

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-OCT-26, AT 5:09 P.M.

PRESENT: Members: Marie Leduc, Chair
 Councillor Eastmure
 Hector Alcala, AIBC
 Jonathan Behnke, BCSLA/CSLA
 Kevin Krastel, At Large

 Absent: Angela Buick, At Large
 Kaein Shimuzu, At Large
 Jason Santeford, At Large

 Staff: C. Horn, Planner, Current Planning Section
 C. Richards, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:09 p.m.

2. INTRODUCTION OF LATE ITEM:

(a) Add Agenda Item 4(b): Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-SEP-28 at 5:02 p.m.

3. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted as amended. The motion carried unanimously.

4. MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-OCT-12 at 5:03 p.m. be adopted. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-SEP-28 at 5:02 p.m. be adopted. The motion carried unanimously.

5. PRESENTATIONS:

(b) Development Permit Application No. DP001309 – 231 Fraser Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Ian Niamath, Architect, introduced the revised landscape plan. Highlights included:
 - Detailed information on the proposed species were provided on the plant list; and,
 - Large trees have been proposed on the north side of the property.

Marie Leduc, Chair, opened the floor for questions to Staff.

Panel discussions took place regarding:

- The honey locust tree and other species identified on the proposed landscape plan sometimes struggle in the Nanaimo climate;
- The low branching species might interfere with the parking;
- Considering changing the vine maple between the parking lot and sidewalk to a higher branching species to not interfere with the parking; and,
- A variety of plants have been proposed.

Ian Niamath, Architect, clarified that there is no intention on installing a fence on where that landscape area is on the north east corner of the lot.

It was moved and seconded that the Design Advisory Panel consider the above-noted application and recommend that the applicant return to the Design Advisory Panel following the consideration of the following recommendations:

- Consider an alternate to the locust tree planting;
- Consider changing the vine maple to a higher branching species so as not to obstruct the drive aisle.

The motion carried unanimously.

(c) Development Permit Application No. DP001315 – 821 Haliburton Road

Introduced by Caleb Horn, Planner, Current Planning Section.

The property is zoned R-8, medium multi-residential. A height variance is being requested to increase the height variance from 14.0m to 15.2m to accommodate the guardrail on the amenity deck.

Presentations:

1. Karim Kadri, Architect, presented the neighbourhood context. Highlights included:
 - Five-storey proposed building;
 - The neighbourhood is a mix of commercial and residential properties;
 - Proposed front of building faces the ocean;
 - Two entries and exits proposed on Haliburton Street;

- Proposed materials include of glass panels and wood;
 - Bike storage at the front entrance;
 - One of the variances is for building height;
 - Retaining walls line the west side of the property;
 - One and two-bedroom units are proposed;
 - Colour scheme includes of teal, white, brown (wood), and grey tones; and,
 - Variance is to increase the building height to accommodate a guardrail for the proposed rooftop amenity deck.
2. Kate Stefiuk, Landscape Architect, presented the landscape plan. Highlights included:
- The plan is coastal inspired;
 - Evergreen tree shrubs wrap around the back side of the property;
 - Views are preserved from the building and for units, looking out to the ocean and other key views;
 - The communal space is situated on the rooftop of the building. This is where people will meet, gather and enjoy the view;
 - The main entrance to the site is an accessible entry walkway;
 - Bioswales have been incorporated as part of the storm water management for the site;
 - Native shrubs are included on the plan;
 - Low shrubs will be planted at the front of the property to maintain the look of the building;
 - Minimal amenity space has been provided on the property's main level outdoor area to mitigate noise and loitering;
 - Terrace gardens are proposed in the rear of the property;
 - Lush green grass to be planted near the front entrance to take pets out; and,
 - If rock is uncovered during excavation, the landscape architect will incorporate the rock into the landscape design.
3. Mark Warbrick, owner, presented site servicing. It was noted that there is an existing main water line near the property, however, the water line will need to be widened by a meter to accommodate the building's water usage.

Marie Leduc, Chair, opened the floor for questions to Staff.

Councillor Eastmure inquired if the building must include three-bedroom units, and if any units must be accessible/adaptable. Staff responded that the accessible housing and family-friendly initiatives are in process but have not yet been implemented.

Hector Alcala, panel member, inquired whether there are sidewalks along the Island Highway next to the property. Staff responded that there are sidewalks further north on the highway but no sidewalks adjacent to the property.

Panel discussions took place regarding:

- Units containing more than two units;
- The possibility of including accessible units;

- Sound dampening;
- The possibility of including an e-bike charging station on site;
- The plant selection currently proposed in the outdoor stroll loop - the area will likely be used to take pets out, and plants should be selected with consideration of this;
- Considering installing a slightly higher and detailed fence (such as a black picket fence) along Island Highway;
- Bike station – keep in mind that people might park their e-scooters in there as well;
- Adding a different style of bike rack that accommodates a variety of bike styles and types;
- The proposed accessible walkway – If they don't take the driveway, habitants or visitors may use the lawn instead of the walkway as a shortcut; and,
- Access to the garbage enclosure.

Karim Kadri, Architect, noted that it is possible to implement a charging station in the bike room.

Kate Stefiuk, Landscape Architect, noted that the currently proposed fence was chosen to mitigate noise from the highway and provide more security. Should the proposed fence be replaced for a picket fence, they will plan to bring the fence closer to the building and plant bushes and shrubs to the exterior of the fence, closer to the highway.

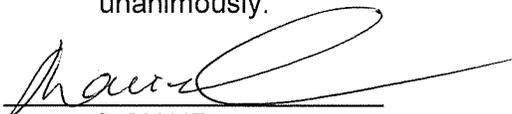
It was moved and seconded that Development Permit Application DP001315 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider adding accessible units, especially on the ground floor;
- Consider a designated walkway along the south driveway to Haliburton Street;
- Consider the aesthetic quality of the fencing along the highway; and,
- Consider a different style of bike rack that can accommodate a range of bike types.

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:12 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY