

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARDROOM SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-FEB-08, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Councillor Hong
 Martin Hagarty
 Charles Kierulf
 Kevin Krastel

 Absent: Frank Basciano
 Will Melville
 Dan Appell

 Staff: Gary Noble, RPP, Development Approval Planner
 Keltie Chamberlain, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2017-NOV-23 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

 It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-JAN-25 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a.) Development Permit Application No. DP1088 – 3425 Uplands Drive

Gary Noble, Development Approval Planner, introduced the project and spoke regarding site context, site features, and the proposed parking variance.

David Simpson, Architect of DYS Architecture, presented the project and spoke regarding site context, and the limited building area due to the site's topography

and an existing sewer-right-of-way. Mr. Simpson also introduced project team members in attendance and outlined the following aspects of the proposed development.

- A preserved forested, wetland area will remain onsite and will provide a good amenity for the residents.
- The density is located on the upper levels of the site with stacked townhomes on the Uplands Drive frontage.
- The BC Housing project includes one-bedroom units that have a single family appearance.
- The amenity space is at-grade in the second building and there are units above.
- The homes on Uplands Drive appear as two-storey, with the third storey exiting to the rear, and the longer building is a three-storey building.
- The rear units have an open corridor on the exterior of the building.
- The stacked townhouses have front patios for the upper units, and the upper entries are emphasised with stairs and an exaggerated entry with an elevated rooftop hood.
- The inner courtyard has parking and amenity space with a corridor to the three-storey building, and is scaled to be only 1 1/2 storeys above Uplands Drive.
- BC Housing has requested the development team target Step 3 Energy Step Code requirements.
- Proposed exterior materials include panelling, boards, and flat panels with reveal joints and accent colours at the entryway to provide a typical residential appearance.

Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect, presented the Landscape Plan. Ms. Drakeford explained half of the site will remain intact, and the proposed landscape plan includes the recreation of the woodland on a smaller scale.

- A sidewalk is proposed on Uplands Drive that protects the patios and outdoor spaces of the units fronting the street.
- There are two main entrances from Uplands Drive into the front units on the street.
- The amenity space includes benches for residents.
- Pedestrian access weaves through the building form and there is visual connection to the site for wayfinding.
- The eastern boundary is used for storm water management, and the roof runoff will be directed to an infiltration swale.
- The landscape will include space for urban gardening within beds or in containers in the courtyard.

Panel discussion took place regarding:

- Orientation and siting of buildings.
- Density consideration for the project.
- Target tenants: adult couples.
- Hydro connection and location of hydro kiosk/transformer.
- Property fencing.
- Pedestrian connectivity and wheelchair accessibility within the site.

- Proposed tree removal - existing trees along Uplands Drive to be removed.
- Sundeck encroachment into the side yard – variance may be required.
- Pedestrian link from the lower parking to the main plaza area.
- Provision of sidewalks on Uplands Drive.
- Retaining walls on southwest corner: concrete or small blocks.
- Limited weather protection on buildings.
- Lack of overhangs on east and west ends of the buildings.
- An appreciation was conveyed for the colour palette, materials and coloured doors proposed for the Uplands Drive building.

It was moved and seconded that Development Permit Application No. DP1088 be accepted as presented with support for the proposed variances. The following recommendation was provided:

- Consider adding weather protection over the front doors of the buildings.

The motion carried unanimously.

(b.) Development Permit Application No. DP1089 - 285 Rosehill Street

Gary Noble, Development Approval Planner, introduced the project, a 19 unit personal care facility for the Non-profit, Vancouver Island Mental Health Society. Mr. Noble spoke regarding the removal of an existing 4-plex onsite, a road dedication, and noted that a sense of residential architectural expression is lacking.

Kim Howard, Architect, of Low Hammond Rowe Architects Inc., presented the project and spoke regarding a partnership with M'akola Developments, who provide supportive transitional housing.

- The units are self-sufficient, and the project will house a vulnerable tenant group.
- A respect for privacy to provide safety is required. Large outdoor areas and outdoor decks are omitted in the project to provide an inward-looking development.
- The site is currently under a rezoning application. The area is designated as Corridor, which is mixed-use. Neighbouring properties include residential, condominiums, a four-story residence, a low rise commercial, and a hotel.
- The site has gentle grade drop.
- The entrance is located at the corner of Terminal Avenue and Rosehill Street.
- Off-site there are street trees, parking, boulevard trees, and a public realm and public art elements on the corner.
- The ground floor has residential units and a small office, mechanical room, and bike parking.
- The architecture is contemporary with a focus on scale and massing.
- A two-storey dark bar between the white base and roof treatment is proposed and the elevator is on the end of the building.
- The landscape buffers the building from the street.

- There is not a significant exterior space onsite.
- An easy to maintain exterior includes window patterns and reveals, and colour to provide punctuations on the building.
- A sun path and shadow study is provided.
- The parking variance is from 3 to 2 spaces.
- A 1.5m front yard setback variance is proposed.

Victoria Drakeford, Landscape Architect, of Victoria Drakeford Landscape Architect, presented the landscape design.

- The transition from commercial to residential (Terminal Avenue to Rosehill Street) and the view through Newcastle Channel from Rosehill Street taken into consideration to balance the landscape design.
- The plaza is open and urban with lighting that is artistic playing on the context of neon signs on Terminal Avenue.
- There is an internal walkway with secondary linear landscape planting (easy maintenance) areas around the building.
- Layered plantings along the Rosehill Street side.
- Consideration given to communal gardening areas.
- Storm water management takes place on the southern property line and on the east corner.

Panel discussion took place regarding:

- Building form and character.
- Rooftop mechanical screening (parapet height).
- Covered bike rack.
- Storm water management and flow to bioswale.
- Limited residential landscaping on neighbouring properties.
- Limited amenity/communal space inside or outside of the building.
 - A small seating area is located on the east side.
 - Smoking areas are not included on the site plan as the exits do not have the distance required.
 - No BC Housing funding for amenity spaces.
- Landscaping elements and hardscaped areas.
- Suggestion made to find ways to break up the repetitive massing.
- The need to include the elements of the landscape plan (indoor/outdoor blended space), and carry them through to the site development.
- Maintenance of white Hardie panel.
- BC Housing funding acknowledgement and restraints.

It was moved and seconded that Development Permit Application No. DP1089 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider using a building cladding type for rooftop screening.
- Consider adding a covered amenity area and a more intimate space on the south side for use by residents.
- Consider using the same type of finishing on the east side sidewalk as used on the entrance plaza.
- Ensure the final site plan reflects the details of the landscape plan.

- Consider using a better quality cladding on the north elevation that is easy to maintain.
- The Panel supports using an alternate material on the tower to bring the exterior charcoal colour down to the base and the entrance of the building.

The motion carried unanimously.

(c.) Development Permit Application No. DP1090 - 1726 Kerrisdale Road

Gary Noble, Development Approval Planner, introduced the project and spoke regarding: the Garry Oak grove on the northeast corner of the site (treated as an amenity), street access, and unit front doors fronting Kerrisdale Road.

Jeff Boehm, Principal of Boehm Construction, spoke regarding the intent of the project to take advantage of the Corridor zoning and to provide some level of affordability in the marketplace. The project includes modestly sized units targeting young buyers. Mr. Boehm also introduced the project team members.

Kevin Rurka, Designer of Kevin J. Rurka Design, presented the architectural portion of the project and spoke regarding building siting, contemporary design, materials and colour, the existing Garry Oak meadow providing greenspace, and the proposed variances – side yard reduction and parking.

- Garry Oak trees onsite were initially seen as a challenge; however, they have become a benefit providing an enlarged greenspace.
- Contemporary, open concept units.
- Exterior materials include vinyl siding, vinyl board and batten, and some Hardie materials.
- The rooflines change from pitched to flat roofs with each unit having a unique roofline.
- A zero lot line variance is proposed for the side yard of Building 2 due to building siting and tree protection requirements.
- A parking variance is requested (from 14 to 11 parking spaces) – targeting a younger demographic with amenities within walking distance.
- The staggered unit windows that follow the stair are utilized to bring natural light to the space.
- The decks echo natural materials. There are timber arbours on the front that are accentuated.

Jamie Wallace, Regenerative Lands Designer of Jaan Designs, presented the landscape concept and spoke regarding the Garry Oak meadow, edible and medicinal plants, logs, and wood chip pathway. The wood products will enhance the fungal productivity in the soil.

- There are smaller trees on the northern edge.
- Additional Garry Oak trees will be planted.
- A two-tiered canopy will be produced.
- Each unit has patios with screens and small retaining walls.
- The front units have Maple trees and ornamental plantings, while native plants are used more heavily on the front.
- The front units have retaining walls at the front entrance, and the rear units have retaining walls in the rear yards.

- Permeable pavers are used in the parking areas and on the rear patio entry landings of each unit.

Scott Lewis, Civil Engineer of Alpine Martin Engineering, introduced the civil plans and spoke regarding storm water retention and maintenance of pre-development flows, topsoil depth, use of permeable pavers and in-ground storage.

- Roof drainage is daylighted then returned into the landscape areas. The site slopes and the space between the buildings is dished for storm water storage.
- There is no area for bioswales onsite due to the Garry Oak trees.

Panel discussion took place regarding:

- The possible articulation of the balcony/deck on the front of Building 1.
- The narrowness of the driveway (15') and difficult vehicle movement.
- Lack of pedestrian link to the rear of the buildings.
- Possible surface textural change to denote pedestrian connectivity.
- Levelness of pathway under Garry Oak trees and location of benches.
- The entrances have arbours and the doors are under the balconies. They mark the path and steps off the street.
- The possible varying of sundeck railing depths to provide further definition to each unit.
- Rear elevation with windows up the stairs – texture/colour.
- Possible garage depth/storage area reduction to provide parking space in front and support proposed parking variance.
- Ways to simplify the overall building facade palette (balconies, window forms, siding, colours and rooflines) and calm the overall character.
- Zero lot line condition (Building 2) in the side yard and use of non-combustible materials.


It was moved and seconded that Development Permit Application No. DP1090 - 1726 Kerrisdale Road be accepted as presented with support for the proposed variances as discussed. The following recommendations were provided:

- Consider optional material finishes in order to address fire separation issues for Building 2 with a zero lot line.
- Consider a change in the driveway finish/texture for a pedestrian connection from the street to internal parking area and to Building 2.
- Consider articulation of the front decks on both buildings.
- Consider adding benches and amenities to the internal pathway under the Garry Oak grove.
- Consider ways to simplify the overall appearance of each unit through the use of common window designs, a reduced number of materials, textures, and colour in order to create a unique identity for each unit.
- Look at garage depth/storage space reduction to allow parking in front of the unit garages and help support the parking variance.

The motion carried unanimously.

7. ADJOURNMENT:

It was moved and seconded at 7:35 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:


CORPORATE OFFICER