CITY OF PARKSVILLE
ADVISORY DESIGN PANEL

MINUTES OF MEETING

Date: July 13, 2017
Time: 2:00 pm
Place: PCTC, THE FORUM
Chairperson: P. Jorgensen, Acting Chair

Members Present:

X I. Druker  X S. Lindberg
____ N. Gray  X B. Lipsey
____ H. L. Haggard  ____ C. Man
X S. Hobson  X R. Myers
X P. Jorgensen  X I. Niamath

Others:

R. Hill, Applicant
D. Simpson, DYS Architecture
C. McDonald, MacDonald Gray Consultants
E. Barker, MAIBC Architect Inc.
R. Christensen, Qualicum Engineering Services, Applicant
G. Pires
A. Pires
B. Russell, Director of Planning
S. Beaudoin-Lobb, Planning Technician
D. Young, Recording Secretary
One member of the public

1. Call to Order:
The meeting was called to order at 2:00 pm by P. Jorgensen.
2. **Adoption of Minutes**

It was moved that the minutes from the Advisory Design Panel Meeting on June 8, 2017 be adopted.

*Moved by B. Lipsey  Seconded by S. Lindberg  CARRIED*

3. **Review of 164 Alberni Highway and 113 Jensen Avenue E.**

Legal: Lot A, District Lot 14, Nanoose District, Plan VIP83731 and Lot B, District Lot 14, Nanoose District Plan VIP83731

Owner/Applicant: 0699488 B.C. LTD., INC. NO. 0699488

File Number: 3060-PDP046

Development Permit Area No. 1 - Downtown

David Simpson and Cara McDonald introduced the proposal for a commercial project, the “Gateway Project”, a commercial building including:

- Frontage of building wraps around the corner as per guidelines, slopes with a plaza at front;
- Similar to existing character, with west-coast earth tones, lots of glazing;
- Feature corner building (character), other building change character, colour shape;
- Larger feature building addresses the corner, materials, patterns, colour work within guidelines with earthy, stone materials;
- Incorporate a decorative custom guardrail as an element of public art, reflects natural landscape;
- Landscaping to include a mix of native/non-native drought-tolerant species, trees in parking lot area;
- Project is built for the vehicle perspective as opposed to pedestrian perspective.

**Panel Discussion**

- How did you come up with “Gateway” design of building (shape/massing, orientation)?
  - Is a significant location, beginning of development of city/strategic corner. Elevated plaza is a visual barrier, especially from bottom of site;
  - We considered it from a traffic view into the city, not a pedestrian view, clean, simple, massing. Steps to get in to buildings better than steps within buildings.
- Concern about safety in regard to amount of space between exterior doors (when open) to top of stairs;
- Suggestion of a tactile at top of stairs;
- Concern that multi-levels may present a challenge for visually impaired;
- Concern that building character does not fit with downtown design;
- The building lacks visual interest;
- Discussed concerns whether guidelines are fully addressed;
- Questioned whether the handrails meet building code;
- Suggested to ensure there are no barriers between accessible parking and nearest entrance;
- Suggested the building could better address the corner, there is no intuitive entrance off Jensen Avenue and would like to see a softer, more inviting corner;
• The raised plaza fits the context of the site;
• Concern regarding pedestrian safety, specifically relating to the narrow lane with two-lane traffic, raised plaza and pedestrian visibility in general.

Recommendation

That the Advisory Design Panel recommends that the development permit application number 3060-PDP046 to facilitate the proposed development at 164 Alberni Highway and 113 Jensen Avenue West are requested to re-examine the following design aspects and present revisions to the Advisory Design Panel for further review:

• Building character to be more consistent with downtown design contained within the Official Community Plan;
• Massing, scaling and orientation of the building to respond to the corner location;
• Building to emphasize its gateway presence;
• Reconsider pedestrian plaza or improvements to accessibility and safety such as:
  o wider plaza to provide clearance from opening doors;
  o avoid stairs adjacent to door openings;
  o avoid uneven levels where stairs interface with sidewalk;
  o enhance visibility and tactile features of step risers;
  o provide handrails of appropriate length;
  o Consider relocating loading bay;
  o Consider relocating accessible parking space to increase visibility from roadways;
  o Avoid barriers to accessible parking spaces;
  o Consider the possibility of providing additional accessible spaces.

Moved by P. Jorgensen Seconded by I. Niamath CARRIED

4. Review of 171 Jensen Avenue W.

Eric Barker introduced the proposal for a three-storey commercial/residential mixed building including:
• 1,200 sq. ft. of commercial space on level one;
• 18 parking stalls underneath (level 1);
• 16 residential units on levels two, three - mostly two bedroom, two bathroom with balconies;
• Concept of front- step massing with shape of Jensen, clad with metal framed balconies (curved with columns plus glass on corner);
• Use of metal framing to support balcony and incorporate additional metal/glass elements;
• Parking screened from road;
• Access is off lane as per the City’s request;
• Open/exposed staircase at rear of building; and
- Green roof will be used to help with storm water;
- Landscape plan - street tree planting carrying it along lane, shrubbery as shown on landscaped drawings, benches, rain garden for roof water;
- Street trees planted surrounding much of the building and on the lane side.

Panel Discussion

- In reference to the OCP - are there any natural materials (wood or stone)?
  - No.
- Balconies should be more integrated into the façade of the building, perhaps consideration of a less industrial appearance considering the residential nature of the building and the downtown design guidelines. Perhaps it could be recessed;
- Multi-unit residential recommends a sloped roof in this type of building. Is it because of height restriction that building has a flat roof?
  - Yes, eleven metre maximum.
- Recessed balconies in tune more with the rest of the downtown buildings;
- Concern related to columns and settling of joists and penetration into building, suggestion to ensure waterproofing;
- Concern that the entrance lacks prominence; suggestion for the entrance and parking be more visible for visitors, and consideration of an entrance off Jensen;
- Suggested consideration of additional accessible parking spaces and suites;
- Concern over whether parking meets CPTED principles;
- Would like to see screening of parking lot addressed and development of open space at the front of the building;
- Suggested exploration of alternative stormwater management opportunities such as collecting rainwater on the roof;
- Concern about space between pillars and trees, in terms of long-term maintenance, recommends use of well-casing for trees;
- Discussion of providing more natural materials and a sloped roof;
- Concern regarding the stairway design adjacent to the lane, suggested consideration, no cover on staircase could be an issue for slipping;
- Question whether the stairwell could be integrated into the interior of the building;
- How did you address DP guidelines?
  - To bring commercial to the street, manage parking lot visibility; it’s in guidelines, reinforce pedestrian activity. Enhanced development of a public open space at the front of the building, reinforcing pedestrian activity, providing benches, enhances downtown experience.

Recommendation

That the Advisory Design Panel recommend to Council that development permit application number 3060-PDP052 to facilitate the proposed development at 171 Jensen Avenue West be considered for issuance with the applicant reconsidering the following design elements:
- Improve prominence of building entrance;
- Revisit exterior stairwell design for safety and appearance;
- Revisit CPTED aspects of pedestrian circulation;
- Consider incorporating more downtown design elements;
• Improve parking wayfinding;
Other considerations:
• Consider additional accessible parking spaces;
• Consider incorporation of universal design units.

Moved by P. Jorgensen  
Seconded by S. Hobson  
CARRIED

5. Adjournment
There being no further business, the meeting adjourned at 3:40 pm.

Moved by P. Jorgensen  
Seconded by R. Myers  
CARRIED

P. Jorgensen,  
Acting Chair

SB/SR/dy