

CITY OF PARKSVILLE
ADVISORY DESIGN PANEL

MINUTES OF MEETING

Date: March 11, 2010
Time: 2:00 pm
Place: PCTC, The Forum
Acting Chair: R. Galdames

Members Present:

_____	M. LaFoy	_____	L. Taylor
<u> X </u>	R. Galdames	<u> X </u>	L. Locke
<u> X </u>	D. Firouzli		

Others:

G. Wuerch, Radcliffe Development Corporation
C. Jensen, Carsten Jensen Architect
V. Drakeford, Victoria Drakeford Landscape Architect
B. Russell, Manager of Current Planning

1. Call to Order:

The meeting was called to order at 2:05 pm by the Chair.

2. Adoption of Minutes:

Moved by L. Locke Seconded by R. Galdames

That the minutes of the meeting of January 14, 2010 be approved.

3. Development Permit Application (251 Mills Street)

Legal: Lot 1, District Lot 4, Nanoose District, Plan VIP53013
Applicant: G. Wuerch of Radcliffe Development Corporation
Owner: Radcliffe Development Corporation, Inc. No. 89655
Planning File: 3060-10-02

- 2.24 acre site
- Virtually level
- 29 two-storey townhomes proposed
- Proposing contemporary west coast architecture
- Butterfly and mono-pitch roof proposed
- Zoned RS-3
- Context photos presented
- Building Design concept explained
- General landscaping and screening concept explained
- Inclusion of drought tolerant plants and bio-swales explained
- Requested variances explained.

Panel Discussion:

Q. Where is garbage being stored?

A. Will be using individual curb-stop pickup which is available in Parksville. It also reduces waste and encourages recycling.

Q. Outdoor recreation (amenity) space?

Comment: Not clearly public space and paths not indicated on the plan.

A. It is a shared space between the tenants of the buildings. It forms common property and is not divided or screened into individual yards. While the landscaping does not contain a formal path it is designed to be inviting.

Q. Driveway Widths?

Comment: The proposed 4.3 driveway width appears to be too narrow and should be increased by 1 metre to 5.3 or 5.5 metres.

Q. What kind of fence around the property?

A. A 6 foot cedar fence with open slats at the top is proposed along all interior lot lines. Only privacy screens are proposed along the front and exterior lot lines located in front of the individual patios.

Q. What type of exterior lighting is proposed?

A. Lighting is proposed to consist of 2 pot lights recessed into the soffits over the garage doors. These lights are proposed to be controlled by a photo-sensor. In addition, there will be an individual controllable pot light over the entry doors.

Q. What type of roofing material is proposed?

A. Roof will be metal. The metal roof is made of recyclable materials and is fully recyclable at its end of life. It is higher quality than the alternative tar roof and has a longer life expectancy.

Comment: Proposed variance to 4.3 m for driveway appears to be too tight and should be changed to no less than 5.5 metres.

Q. Will close proximity of buildings cause a corridor effect?

A. No, the buildings are an additional 16ft (5 m) on each side of the 5.5 m internal driveway. In addition, there is significant variation in the roof line and building articulation.

Comment: - Good quality of architecture and design
- Lends itself to a green roof in the future.
- The architecture works well with the roof slope.

Q. Would it be feasible to incorporate sidewalks by buildings B-1 and B-2?

A. Would prefer shared access. Sidewalk would eliminate bio-swale. Development will have extremely low speed limit.

Q. Could grass-crete or some other material be considered at corners to aid the movement of garbage truck?

Q. Access across the site? Is there the possibility for the inclusion of paths across the site?

A. Too many issues with trespass, people would short cut across the property.

Q. Could gates be included?

A. Raises security concerns and would still likely encourage trespass.

Recommendation:

THAT Council should accept the design proposal based on drawings and presented to the Advisory Design Panel for Lot 1, District Lot 4, Nanoose District, Plan VIP53013 (251 Mills Street) subject to Staff review conceding the duly noted comments of the Panel. **CARRIED**

3. Aesthetic Advice (PCTC Park Community Garden Fencing)

Presented by Blaine Russell, Manager of Current Planning:

- context of PCTC site shown via aerial photo map
- images and plans for the proposed garden site were presented
- images of the existing community garden site were shown
- galvanized chain-link presented
- black coated chain-link presented
- black coated chain-link with wooden slats presented
- cedar lattice fence presented

The Advisory Design Panel was asked to provide recommendation on a suitable level of screening for the proposed community garden site at the Parksville Civic and Technology Centre Park.

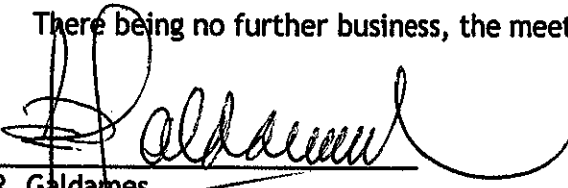
The Panel, having taken into consideration visibility of the site, reviewed various levels of screening. The Panel concluded that the site is highly prominent and requires a quality level of screening. Only the cedar lattice fence and the black coated chain-link fence with wooden slats were deemed appropriate for the site. With respect to the black coated chain-link fence the Advisory Design Panel recommends that the fence be articulated such that after every 3 fence sections the fence is recessed for 1 or 2 sections and then returns for the next 3. Within the recess sections there would be an opportunity to lower the fence height and include shrubs.

4. Adjournment:

Moved by L. Locke

Seconded by D. Firouzli

There being no further business, the meeting adjourned at 4:00 pm.



R. Galdames
Acting Chair

BR/sh

I:/Users/Planning/0540-20/Advisory Design Panel/2010/MinMarch11-10.