

CITY OF PARKSVILLE
ADVISORY DESIGN PANEL

MINUTES OF MEETING

Date: September 8, 2011
Time: 2:00 PM
Place: PCTC, The Forum
Chair: M. Lafoy

Members Present:

X M. LaFoy X L. Taylor
_____ R. Galdames _____ L. Locke
 X D. Firouzli X G. Price

Others:

B. Russell, Manager of Current Planning, City of Parksville
D. Neale, Oceanside Animal Hospital Ltd.
M. Jones, Timberlake-Jones Engineering Ltd.
A. Terrett, Andrew Terrett Architect
D. Alma, 222 Corfield Development Corp.
L. Mariotto, ICR Projects Inc.
M. Burton-Brown, Abbarch Architecture Inc.
M. Messer, DMA Landscape Architects

Two member of the public were in attendance

1. Call to Order:

The meeting was called to order at 2:04 PM by the Chair.

2. Development Permit and Development Variance Permit (145 Memorial Avenue)

Legal: Parcel B (being a consolidation of Lots 26, 27, 30 and 31, See FB410184), Block 3
District Lot 89 Nanoose District Plan 1504
Owner: Oceanside Animal Hospital Ltd., Inc. No. 0638908
Applicant: Waters & Associates
File Number: 3060-11-05

Presenter:

D. Neale, Oceanside Animal Hospital Ltd.

Presentation:

D. Neil of Oceanside Animal Hospital summarized the four points raised at the August 11, 2011 Advisory Design Panel meeting that were recommended to be revisited. The four items were as follows:

- That the existing exterior stucco and siding pattern be considered for retention and that the pattern be incorporated into the addition;
- That a colour elevation, including proposed signage, be prepared for presentation;
- Provide detail on the location and form of proposed exterior ventilation systems and how they are proposed to be concealed;
- Consider the incorporation of a dedicated handicap parking space within the on-site parking layout or alternatively, explore with the City's Engineering and Operations Department the feasibility of a suitable handicap space being provided on-street.

The applicant presented the following showing how they addressed the issues raised:

- Applicant presented revised elevations plans that were consistent with the prevailing stucco pattern;
- Colour pattern and signage shown on revised elevation;
- Screening for ventilation system shown on revised elevation plans;
- Handicap space to be provided on-site near entrance, space serves as a loading bay before 9:00 AM.

[Staff] On-street handicap parking being reviewed by Engineering and Operations Department.

Panel Discussion:

Q. Parking appears to be addressed, okay to be shared with loading?

A. Not an issue, we can schedule a limited time period for loading in the morning.

[Staff] As it exceeds bylaw requirements it could be setup so that the space is shared.

Q. What are the green bushes shown on the elevation plan?

A. They are the existing rose bushes. We plan on keeping them.

Comment: Proponent has endeavored to meet the four items. Recommend that the application proceed to Council.

Recommendation: Moved by. D. Firouzli Seconded by G. Price

THAT Council should accept the design proposal based on drawings as presented to the Advisory Design Panel on September 8, 2011 for the Oceanside Animal Hospital Ltd. on Parcel B (being a consolidation of Lots 26, 27, 30 and 31, See FB410184), Block 3, District Lot 89, Nanoose District, Plan 1504 (145 Memorial Avenue). **CARRIED**

3. Development Permit (222 Corfield)

Legal: Lot A, District Lot 4, Nanoose District, Plan VIP59960
 Owner: 222 Corfield Development Corp., Inc. No. BC0896370
 Applicant: 222 Corfield Development Corp.
 File Number: 3060-11-01

Presenters:

M. Jones, Timberlake-Jones Engineering Ltd.
 A. Terrett, Andrew Terrett Architect
 M. Messer, DMA Landscape Architects
 D. Alma, 222 Corfield Development Corp

Presentation:

Terrett of Andrew Terrett Architect presented to the Panel as follows:

- Based on current real estate market applicant can't sell a 2 storey walk-up apartment;
- Client is aware of others that have done the apartment format and lost substantial sums because they are not selling in the current market;
- The townhouse project is comprised of 4 different buildings with 16 units in total;
- They are typical 2 bedroom units;
- The walls are clad with vinyl siding. It is the best material for this kind of climate.
- Avoiding stucco due to rot issues. Vinyl an effective rain-screen. Hardiplank can turn to mush;
- Have strived to achieve a traditional character appropriate for this climate;
- Have parking in front that is screened from the street through fencing and landscaping;
- The parking in front allows people to see the cars for safety;
- Each unit has a private back yard;
- City would have liked to see building up towards street. We prefer to have it further from street as the best solution given the site as it provides more privacy for the units;
- This is our rationale for the placement of the 4 buildings. The design allows the private space of the units to align with the private space of the adjacent residential properties. These are the 3 single-family and 1 multi-family residences that are on Evergreen Street;
- There is a 10 foot drop in elevation from corner to corner of the site, the buildings all have their own elevation as they follow the contours of the land;
- An extensive assessment of the trees was conducted by an arborist; most are in poor shape.

Panel Discussion:

Q. Are there steps at the front of the units?

A. No stairs at the front entry, entirely level.

Q. Are there any elevators?

A. It would be done on a case by case basis as needed by the owner at the time of purchase.

Q. When people retire they often have mobility issues. Is there any prep work that could be done in advance?

A. *We can pre-wire and then very easily modify after the fact. The stairways are designed to be wide enough for a lift if required. If needed can just do it. Can be a condition of purchase to customize unit where required.*

Q. *Where are the washrooms?*

A. *There is a washroom proposed on each floor.*

Q. *What is happening to the trees on the site?*

M. Messer of DMA Landscape Architects presented the landscaping:

- *Are trying to maintain the existing trees where possible;*
- *However, many of the trees are overgrown shrubs that are not suitable for preservation;*
- *Will be as selective as possible; in addition, lots of new trees are to be planted as part of the landscaping;*
- *There are 3 different amenity (shared recreation) spaces;*
- *The property will also be fully fenced but in keeping with CPTED will also feature good visibility;*
- *Some stepping stone paths between the units;*
- *Plants in the front yard of the units;*
- *Portion of the pavers are permeable and have a swale as part of the stormwater management regime;*
- *The open areas are quite large and meet the bylaw requirements. Also of note is the yard available to individual units.*

Q. *Any thoughts of cars in a garage?*

A. *Does not fit the more modest price point for the project.*

Q. *What colour scheme is proposed? Is this the final colour scheme? Is it the same as the artist rendering?*

A. *The colours are shown in the elevation drawings. Each of the buildings to have its own palette that is complementary to the overall colour scheme. Not a "one building fits all" design.*

Q. *Are the trims all white?*

A. *Yes, the trims are all white.*

Q. *What is the parking lot material?*

A. *The parking is asphalt.*

Q. *How is the drainage?*

A. *The drainage has been fully reviewed and intergraded in to the City's storm drainage system.*

Comment: Concerned about asphalt impact on drainage.

A. *The site is designed so as not to be sheet drained, there is a water retention plan incorporated into the design. Also there will be 4 catch basins on site.*

- Q. *How is CPTED provided given the proposed berms?*
- A. *The berms are only 2 feet mass with 3 - 4 foot picket fencing. This will provide peck-a-boo views. We are a CPTED certified design firm.*
- Q. *Did the consultant look at the size of the play area?*
- A. *We did look at the play area. The site layout was best suited to having three areas rather than one. This allowed us to keep the recreation areas out of the yard setbacks and provide individual yards.*
- Q. *Traditionally there have been issues with play areas for kids. Is the play area appropriate?*
- A. *There is no play equipment being proposed at this time but we did design it so that there is room. It would, however, likely impact the root system of the existing trees. At this stage the recreation space will be open program with sod.*
- Q. *How would you describe your architectural theme?*
- A. *West Coast Cape Cod.*
- Q. *Is any signage proposed?*
- A. *Signage is limited to the name / address of the development and is proposed to be incorporated into the entrance gate as shown in the plans.*
- Q. *What type of lighting is proposed?*
- A. *There are 4 full cut-off luminaries on 3 lamp posts of approximately 17 - 22 feet in height. A light pattern has been developed in order to avoid light spillage. This is also a dark sky friendly project.*
- Q. *Anything special on how the vinyl is being installed to avoid seams?*
- A. *With the articulation, the lengths of the walls are such that it should not be an issue.*
- Q. *What are you using for trim?*
- Q. *How are you addressing slope?*
- A. *Each unit has a different floor elevation so as to run with the contour of the land.*
- Q. *Is it possible to improve the width of the parking spaces on the ends by modifying the number of trees from 4 to 3?*
- A. *Can be looked at.*

Comment: Proponent has endeavored to meet the guidelines. Should make recommendation to Council that the design panel endorses the project.

Recommendation: Moved by G. Price Seconded by L. Taylor

THAT Council should accept the design proposal based on drawings as presented to the Advisory Design Panel for Lot A, District Lot 4, Nanoose District, Plan VIP59960 (222 Corfield Street). **CARRIED**

4. Development Permit (826 Island Highway West)

Legal: Lot A, District Lot 74, Nanoose District, Plan 27467, except parts in Plans VIP72675 and VIP74693

Owner: Parksville Properties Corp., Inc. No. 338979

Applicant: ICR Projects Inc.

File Number: 3060-11-06

Presenters:

L. Mariotto, ICR Projects Inc.

M. Burton-Brown, Abbarch Architecture Inc.

M. Messer, DMA Landscape Architects

Presentation:

- Will not be looking at building the CRU building at this time. Will instead only be looking at the supermarket building and associated parking and landscaping;
- The current supermarket has existed since the mall was originally built;
- 42,000 square foot supermarket;
- The look and size of the store is similar to others in the chain, uses the following materials:
 - Galvaluminum siding;
 - Metal structural elements;
 - Low-e glass;
- There have been some revisions to the standard design in that it now incorporates more windows. In addition, there is a large atrium at the entrance to let more light in. It uses an air curtain and provides a climate buffer;
- Windows are incorporated into the sides of the building to provide more of a market feel, in the deli and bakery sections for example;
- Skylights are used throughout and there is a concerted effort to use more natural lighting;
- Fixtures used are very high efficiency in design;
- The architecture of the store also provides part of the store branding;
- Have a modern fresh look for the stores;
- Lots of new trees and shrubs to be planted;
- Will also be cleaning-up and where needed re-planting;
- 3 foot maximum view corridor between trees;
- Designed a good vehicle pedestrian interface.

Panel Discussion:

Q. Do you know the phasing?

A. At this time we are looking only at the supermarket building and parking lot / landscaping upgrades. In the future we may be looking at upgrades to the façade of the existing mall. There are other phases we are investigating but nothing definitive at the moment.

Q. *When will the site work be done?*

A. *The site work will be done in the first phase. We are proposing a new relocated access that will be signalized.*

Q. *What is the elevation change?*

A. *No parking lot grade changes. There may be a little bit of change near the highway to accommodate the access change.*

Q. *Does the access change eliminate the real estate office?*

A. *No the Re/Max office stays.*

Q. *Is there a hedge?*

A. *There will new and some existing trees. Next to path and shrubs will extend along with trees. The specific types of shrubs have not been finalized.*

Q. *Question regarding the screening of the mechanical works on the roof of the building?*

A. *We have a 3 ft. (0.91 m) parapet to somewhat screen the roof top mechanical units.*

Q. *It would be helpful to have an elevation rendering from the highway. Do you have any such elevation to show to us?*

A. *We do not yet have this elevation rendering, but can provide it.*

Q. *What is the setback from the highway?*

A. *It is approximately 300 ft. (91 m)*

Q. *Explain the pedestrian connections?*

A. *Pathways within the parking islands. The pedestrian route is 22 ft. wide (6.7 m).*

Comment: *Nice to see the inclusion of the trees.*

Q. *What material is the sidewalk?*

A. *The sidewalk is concrete.*

A. *We have dedicated parking for handicap and family use. The first five spaces on the one side are for mothers / family.*

Q. *What is the grade change across the parking lot?*

A. *There is a 3% to 4% slope across the site. The grade is flush by the store and handicap spaces.*

Comment: *Pleased to see the handicap stalls and the generally large stall sizes. The end parking spaces are often used by persons with disability who have side-loading ramps in their vehicles. The shrubs at the end of the parking aisle may be problematic for persons in*

wheelchairs. The shrubs and trees look nice but if overdone at the end can preclude those spaces use by persons with a disability.

Q. *Is the colour in the elevation plan accurate?*

A. *We do use colour correction to ensure as best we can the accuracy of the colours. It should be noted that the windows, being clear, will not be as blue as is shown in the elevations and rendering.*

Q. *Parkville has a large cycling community, have any provisions been made?*

A. *Bike racks are provided near the building entrance.*

Q. *We have a lot of RVs and fifth wheels visiting here. Finding a suitable parking space can be a bit of a mine field as often need two spaces in tandem. You may want to consider providing a couple spaces accordingly.*

A. *We will take this into consideration.*

Comment: *Might consider landscaping with pedestrian elements as well as address the issue of big car overhangs and their impact.*

A. *We have a lot of space. There is 18 ft. (5.4 m) clear across.*

Panel Discussion:

- *Why is the rendering showing an elevated view when it can show view from below at highway. With computers it should be easy to do. Scale figure would be helpful.*
- *Nice solid void. The artful form of the curve has been re-introduced. Glass on presentation board appears darker than actual.*
- *Western elevation / northwest at the back is warehousing area. Have screening.*
- *Massing is one of our considerations, are there any changes needed? The wall has 3 layers (stepped articulation) already.*
- *Would you entertain response noting more final landscaping, more cross section information, more accessible parking and pedestrian circulation? Also, visibility of roof equipment.*

A. *Won't be able to see roof to equipment from street due to building height and elevation changes.*

A. *Existing landscaped areas in proximity to the supermarket building are also being enhanced including adjacent the highway.*

Panel Discussion:

- *Why these colours, what is unique to Parkville?*
- *Does not shout out colour, but does seem to fit Parkville.*

A: *Colours will be as you find them on the display board and materials board with the exception of the glass that will not look as blue as shown.*

Panel Discussion:

- o Colour on plans can look different in different lighting. Proposal tame in terms of colour, but as a large building more muted colours appear appropriate. Colours part of branding.
- o Wondering about the pedestrian access on surrounding roads and traffic. It appears that there could be some improvements to pedestrian safety on Church and Wembley roads.

Staff: The development permit purview is limited to internal site considerations such as parking and connections on the site to the exterior. However, Staff can pass on comments to the Engineering and Operation Department for consideration as part of future capital projects.

Recommendation:

THAT Council should accept the design proposal based on drawings and presentations provided to the Advisory Design Panel for Lot A, District Lot 74, Nanoose District, Plan 27467, Except Parts in Plans VIP72675 and VIP74693 (826 Island Highway West), subject to the submission of a site cross section and a building elevation rendering from highway perspective;

AND THAT opportunities for handicap parking stalls be maximized and strategically located whilst maintaining beneficial landscaping themes;

AND FURTHER THAT consideration is given to enhance on-site pedestrian linkages between buildings and parking areas as well as enhance linkages to off-site pedestrian routes. **CARRIED**

5. New Business:

None.

6. Adjournment:

Moved by L. Taylor, Seconded by G. Price

There being no further business, the meeting adjourned at 4:18 PM.

M. LAFOY
Chair

BR/sh