



MINUTES
NANAIMO ADVISORY PLANNING COMMITTEE
TUESDAY, 2012-NOV-20
ROTARY FIELD HOUSE, 850 THIRD STREET

MEMBERS PRESENT:

Fred Pattje, Chair
Carey Avender
Jim Goldsack
Jim Kipp
Nadine Schwager

Brian Anderson
Chris Cross
Ted Greves
Ellen Ross
Randall Taylor

MEMBERS ABSENT:

Sarah Boyd
Darwin Mahlum

Michael Harrison

STAFF PRESENT:

Chris Jackson, Manager, Community Planning
John Horn, Social Planner
Bill Corsan, Manager, Real Estate

Sheila Herrera, Planner, Planning & Design
Jill Collinson, Planning Assistant, Planning & Design
Cindy Hall, Recording Secretary

OTHERS PRESENT:

Bob Wall, Canadian Cache Dev. Corp.
Pete Sabo, School District 68

Igor Nardin, OCA Architects (BC) Inc.

1. Call to Order

The meeting was called to order at 5:00 pm.

2. Adoption of Minutes from 2012-SEP-18

It was moved and seconded that the Minutes from 2012-SEP-18 be adopted. The motion was carried.

3. Approval of Agenda and Late Items

The agenda was approved as presented.

4. Correspondence

None.

5. Presentations

None.

6. Information Items

- a. RA296 – Part of 3500 Rock City Road - Rezoning application for a single family (fee simple) development. C. Jackson advised that the APC recommended approval of the application on 2012-MAY-15, and it was adopted by Council on 2012-OCT-15.

7. Old Business

None.

8. New Business

- a. Rezoning Applications
 - i. RA304 – 1621 Dufferin Crescent – To rezone from R8 to CC5 to allow for a medical office and retail use.

S. Herrera introduced the application.

B. Wall, Canadian Cache Development Corporation, advised that their proposal is to build a medical office on property purchased from the City of Nanaimo, which they believe is the best location in Nanaimo for this use.

I. Nardin, OCA Architects (BC) Inc. advised that the property is located across from the hospital. The proposed three-storey building will address the corner and be compatible with the area and the hospital. The building will be situated at the corner of the Dufferin Crescent plaza making it a pedestrian focal point. Visitors will enter off of Dufferin Crescent and have access to 70 parking spaces at the rear of the building. Employees will utilize 40 spaces of underground parking accessed off of Boundary Avenue. The two parking areas will not be linked.

The main entry to the building will be located at the corner of Boundary Crescent and Dufferin Crescent on the lower floor, which will consist of a main lobby, coffee shop, and retail space. The second floor will have a lobby off of the visitor parking area and two main stairwells, one exiting through the lobby and out at grade. Each floor will be 10,000 ft² in area.

The building will be constructed of steel and be totally non-combustible. The design will include aesthetics of traditional and modern. A green living wall will hide the upper level parking.

Committee Comments

The Committee inquired how accessible the main entrance would be for people with disabilities, and what kind of connection there would be to the supportive housing.

I. Nardin replied that a ramp is being proposed for the front of the building.

B. Wall advised that he has been communicating with the project manager and architect of the proposed supportive housing project in order to assist each other as much as possible. Both developers have also retained the same civil engineer to ensure the access points mesh. He noted that his company is very aware of the supportive housing building's use and needs.

The Committee inquired whether two disabled parking spaces will be sufficient, what the rear of their building will look like from the low barrier housing building, and whether there will be lighting at the rear of the medical building.

S. Herrera advised that staff are waiting for revised plans from the applicant. She added that parking will be addressed in the Council Report.

I. Nardin noted there will also be disabled parking in the underground parking garage. He advised the supportive housing building will partially look out onto a wall, but landscaping will provide some coverage. The area in the rear will be lit appropriately.

It was moved and seconded to recommend that Council approve RA304. The motion was carried.

9. Next Meeting

The next regular meeting of the APC is scheduled for 2012-DEC-18 in the City Hall Board Room, 455 Wallace Street at 5:00 pm, followed by APC's Christmas dinner to be held at the Firehouse Grill, 7 Victoria Road at 5:30 pm.

10. Adjournment

The meeting adjourned at 5:20 pm.