



AGENDA
DESIGN ADVISORY PANEL MEETING

July 26, 2018, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

a. Minutes of the Meeting held 2018-JUL-12

2 - 4

Minutes of the Design Advisory Panel Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, July 12th, 2018 at 5:00 p.m.

4. PRESENTATIONS:

a. Development Permit Application No. DP1097- 1900 Griffiths Road (Lot 3)

5 - 16

A development permit application was received from Universal Estates BC Ltd., for the development of a pre-engineered two-storey warehouse and a wood framed office with a gross floor area of 1,952m².

5. ADJOURNMENT:

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-JUL-12, AT 5:00 P.M.

PRESENT: Members: Kevin Krastel, Chair
 Frank Basciano
 Martin Hagarty
 Charles Kierulf
 Will Melville

 Absent: Councillor Jerry Hong
 Dan Appell
 Gur Manhas

 Staff: Lauren Wright, Planner, Current Planning and Subdivision
 Natasha Tiwana, Steno (Recording Secretary)

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:02 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 Meeting of the Design Advisory Panel held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-MAY-24 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application DP1105 – 2700 Norwell Drive

Lauren Wright, Planner, Current Planning and Subdivision introduced the project, a 2-storey medical and office building with a gross floor area of 966.5m² and spoke regarding the proposed small car parking variance.

Ms. Donna Hais, Project Manager of RW (Bob) Wall Ltd., presented the project and spoke regarding the following:

- The site has been vacant and contaminated for over the last decade. All environmental issues have been resolved.
- The two-storey building will be slab on grade.

- A 4.5m expropriation that will happen from the City on Norwell. An estimated date has not been provided as to when this will occur.
- The Ministry of Transportation will agree to cut back the setback.
- The office space upstairs will be leased out.
- Building to street and rounded to mimic curve of street and hopefully provide some street appeal.

Mr. Igor Nardin, Architect of OCA Architecture, spoke regarding the following:

- Site planning - access point is from laneway in order to eliminate traffic for pedestrians.
- The MOTI has asked that the other access be closed.
- A plaza type space is provided for lease space occupants. Bike parking will be located close by, near the Island Highway.
- Mechanical/HVAC is proposed to be screened on the roof.

Mr. Nardin also presented the Landscape Plan on behalf of Victoria Drakeford Landscape Architect.

- A bioswale and rain garden will be installed onsite to deal with run-off.
- Landscaping will be planted along the outside of the property line as parking was moved to the property's edge.
- Various trees are proposed for the street side of the parking entrance.
- The proposed vegetation will provide seasonal colour.

Panel discussions took place regarding the following items:

- the proposed exterior materials;
- the building siting and curve of the road;
- the amenity space and its intended use;
- the curtain wall and its transparency;
- the proposed landscape and lack of details;
- the proposed number of trees and planting locations;
- the building's entrance way and the need for weather protection; and,
- the proposed signage and location regarding wayfinding.

It was moved and seconded that Development Permit Application No. DP1105 be accepted as presented with support for the proposed parking variance. The following recommendations were provided:

- Consider ways to add further detailing and transparency to the curtain wall to better reflect the human scale; and,
- Look at ways to define and enhance the main entry.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:23 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001097 – 1900 GRIFFITHS RD, LOT 3

Applicant/Designer: UNIVERSAL ESTATES BC LTD. (Gunter Yost)

Owner: 0966158 BC Ltd

Landscape Architect: JPH CONSULTANTS INC.

Subject Property:

| | |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning | I2 - Light Industrial |
| Location | The subject property is located at the corner of Boxwood Road and Griffiths Road. |
| Total Area | 8336.5m ² |
| Official Community Plan (OCP) | Map 1 – Future Land Use Plan – Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development. |
| Relevant Design Guidelines | General Development Permit Area Design Guidelines Nanaimo Parkway Development Permit Area Guidelines |

BACKGROUND

The 20m Parkway Character Protection Zone was landscaped to the Rural Parkway – Open standard as part of the Green Rock Industrial Park Subdivision. Both the existing native vegetation and planted material have matured successfully, and now provide an adequate screen between the Nanaimo Parkway and the subject property.

There is an active subdivision application on this property to establish the lot boundaries, as shown on the site plan.

PROPOSED DEVELOPMENT

The proposed development is a pre-engineered 2-storey warehouse and a wood framed office with a total gross floor area of 1952m²:

- Warehouse – 1729m²
- Main office – 223m²

Site Context

The proposed development is located in the Green Rock Industrial Park, at the south end of Boxwood Road and adjacent to Griffiths Road. The lots to the north, east and west are currently vacant, and Parker Marine, Hit Fair Auto and a BC Ferries industrial site are located across Griffiths Road to the south.

Site Design

The main site access is via Boxwood Road in the northwest corner of the site with an exit only onto Griffiths Road for large transport vehicles. A secondary access for smaller vehicles is located at the south end of the property on Griffiths Road.

The site is organized to accommodate large tractor and trailer movement. The building is sited approximately mid-way through the site. A small parking area for staff and customers is located at the front of the building and additional employee parking is located behind the southeast portion of the building. Loading spaces and truck storage is located behind the building in a secure fenced area. A pedestrian walkway leads from the front parking area to the building entrance and also connects to Boxwood Road.

Building Design

The building form for the warehouse is rectilinear, with a long roofline and minimal vertical articulation. Finishes include white vertical metal panels, with the company's corporate colours as accent panels. The west and east elevations have limited detail and design elements to break up with wall surfaces.

The office portion of the building is located in front of the warehouse facing the street for convenient access. Horizontal and vertical beige hardie is used to identify the office, and timber elements are incorporated into a canopy to add some definition at entrances.

Staff Comments:

- Consider additional details to add visual interest and further articulate the form of the building, particularly on the north and east elevations facing Boxwood Road.
- The office portion of the building appears undersized in comparison to the attached warehouse.
- Consider further articulation on the front elevation or more glazing.

Landscape Design

The north facing wall face of the building is softened with Swedish poplar trees and garden beds that provide visual interest from the street. Three flagpoles are located in the front of the building facing Boxwood Road. A 0.9m high free-standing wall and landscaping is proposed to screen the public parking area in front of the building.

The entrance to the parking area and the lot frontage are framed by oak trees and a continuous planting of rose bushes, which will screen the chain link fence around the southern half of the site.

A rain garden is located in the south east corner of the property, adjacent to the Griffiths Road exit.

Staff Comments:

- Consider sidewalk connection from the man-door on the east elevation to the rear of the building.
- Further information regarding site lighting is to be provided.

PROPOSED VARIANCES

There are no proposed variances.

March 20, 2018

City of Nanaimo
455 Wallace Street,
Nanaimo BC, V9R 5J6

Attn: Gary Noble
Development Approval Planner

**Re: Development Permit Revision for Proposed Industrial Building located at Lot 3
Boxwood Road, Nanaimo BC**

Project Site Description

The proposed Development is for a new 1,952m² pre-engineered warehouse with a wood framed office portion. It is located at Lot 3 Boxwood Road, the latest Phase of the Greenrock Development.

Zoning

The property is zoned I-2 Light Industrial and the proposed development conforms to the zoning. The building is proposed at 10.2m tall and is within all required height and property setbacks. This includes the 7.5m front property line setback and the 4.5m side and rear yard setback.

Proposed Building, Form and Character

The proposed building has been designed as a pre-engineered structure for the warehouse portion of the building with a wood framed office portion for the future home for a Moving Company.

The site has been designed so that the rear yard where the moving trucks are stored and access the warehouse is secured by fences and the front of the site is landscaped with parking for customers. The customer parking will be screened with a partial wall incorporated into the landscape design.

The office portion of the building has been designed with modern shed roofs with large overhangs with a timber framed canopy to fit in with the context of the existing modern west coast industrial Green Rock Development.

The proposed colours are white with charcoal trim for the metal warehouse building and light and dark beige for the office portion of the building, with charcoal trim as well to tie the office portion together with the warehouse portion of the building. The Moving Company's corporate colours have also been used as accents for the doors and three stripes on the front and rear of the building.

Landscaping

The landscape design responds to the new curving Boxwood Rd extension, conceptually. As-constructed drawings will confirm the frontage cross section during the building permit application phase. We are aware that a drainage swale is proposed to parallel the frontage and have located the proposed street trees to accommodate that.

An arcing 914 ht (3') free-standing wall is proposed to screen the proposed parking lot with legs extended towards the lot to screen the ends. A secondary screen is provided with a proposed coniferous bosque.

A continuous shrub rose planting is proposed along all frontage chain link fence (see Calinda Rd ICBC frontage).

The landscape plantings are designed to emphasize 'sense of entry' and are comprised of attractive, drought tolerant tried-and-true varieties. Swedish poplars are shown at the warehouse wall to visually ameliorate it's scale. Street trees are proposed to be full-size shade trees (red oaks)

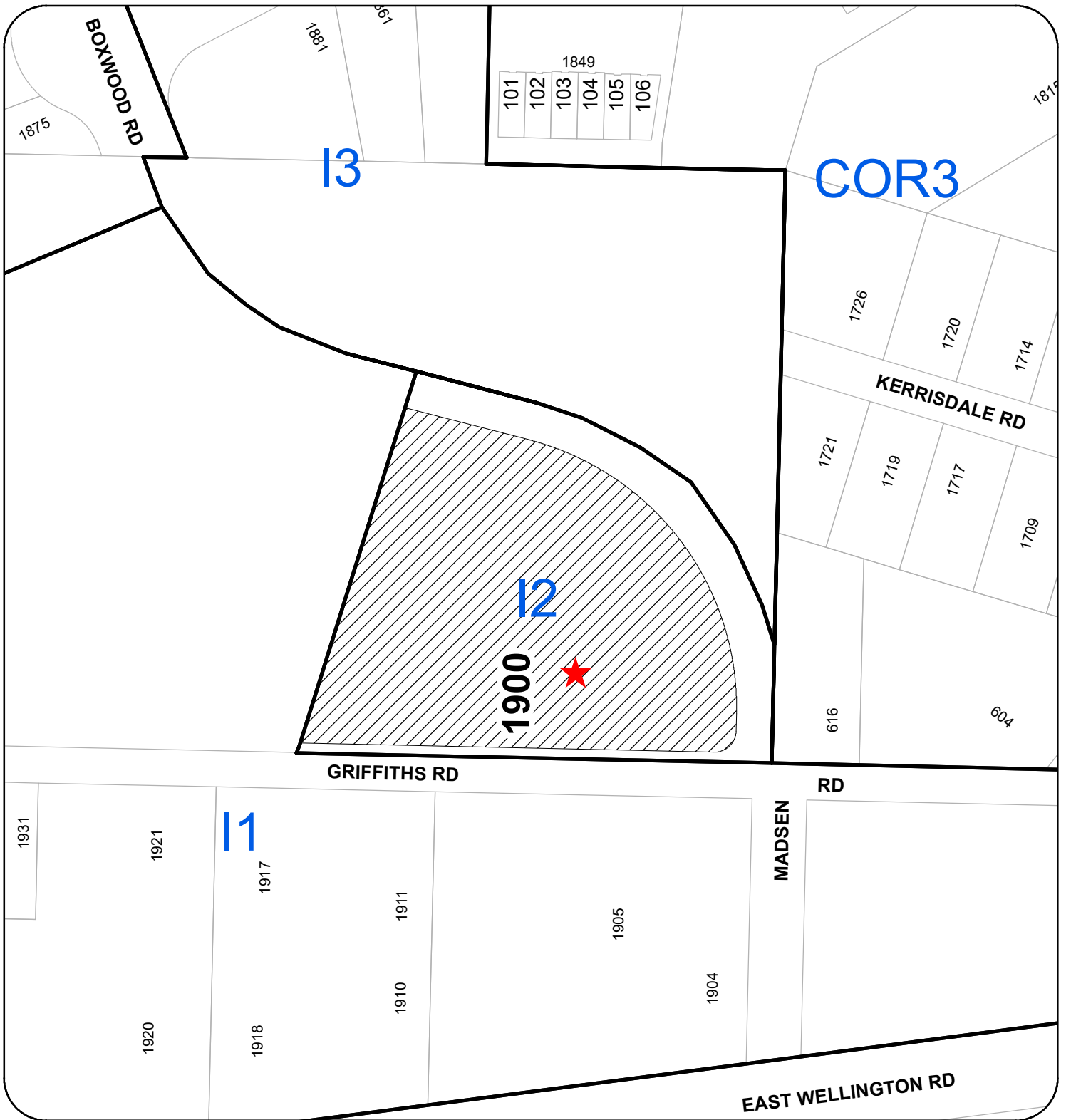
Storm water will be managed in a rain garden - once detailed storm water design is undertaken by the civil consultants, we believe the illustrated footprint will be reduced.

Yours truly,

HEROLD ENGINEERING LIMITED

Derek Matthews ASCT.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001097

LOCATION PLAN

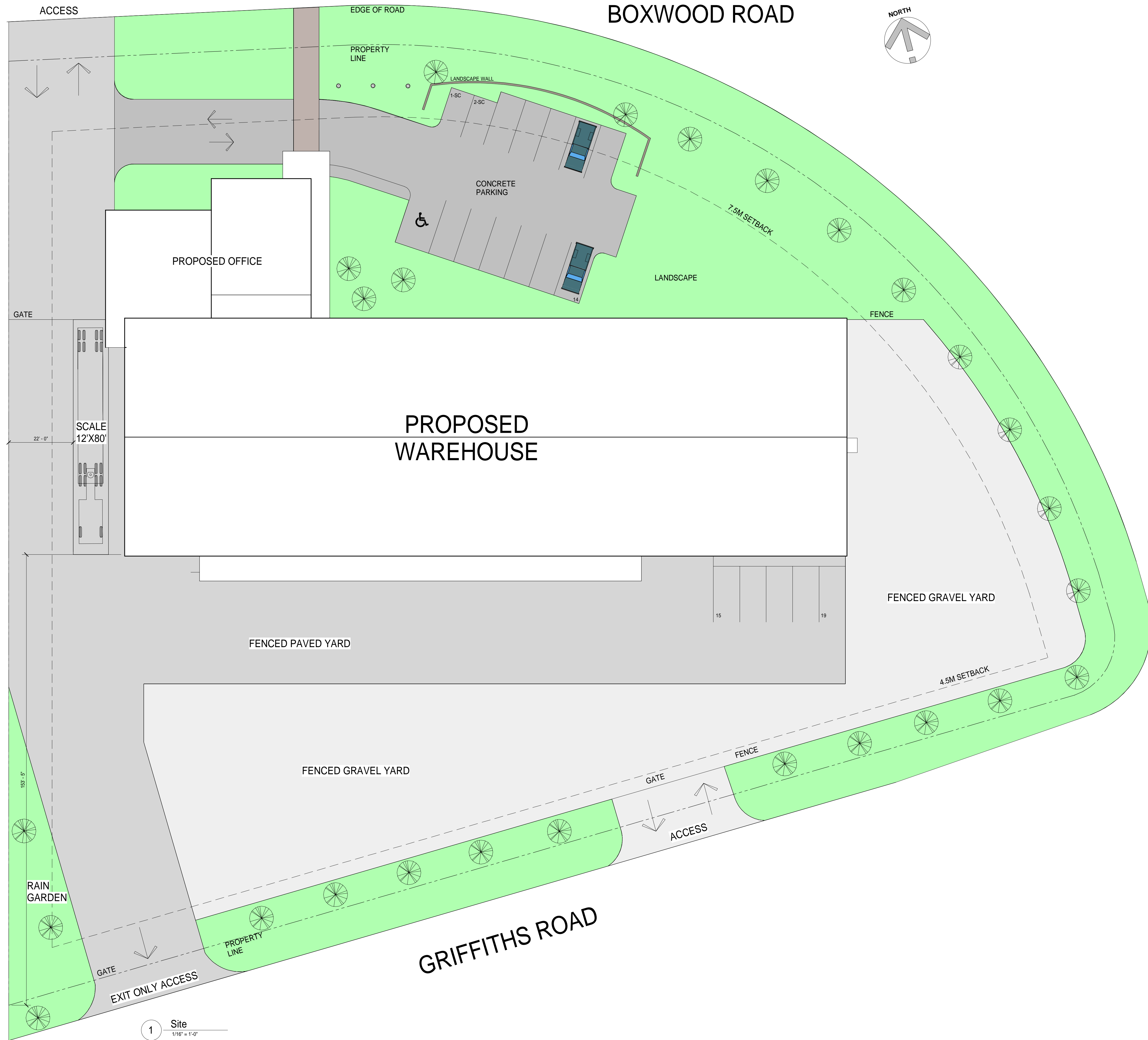


Civic: 1900 Griffiths Road



Subject Property

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| ISSUES | | |
|--------|------------|-------------------------------|
| No. | DATE | ISSUED FOR |
| 1 | 2017.10.30 | REVIEW |
| 2 | 2017.12.05 | DEVELOPMENT PERMIT |
| 3 | 2018.03.21 | DEVELOPMENT PERMIT REVISION |
| 4 | 2018.04.03 | DEVELOPMENT PERMIT REVISION 2 |

SUB CONSULTANT

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

UNIVERSAL ESTATES BC LTD.

HEROLD ENGINEERING

3701 Shenton Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
E: mail@heroldengineering.com

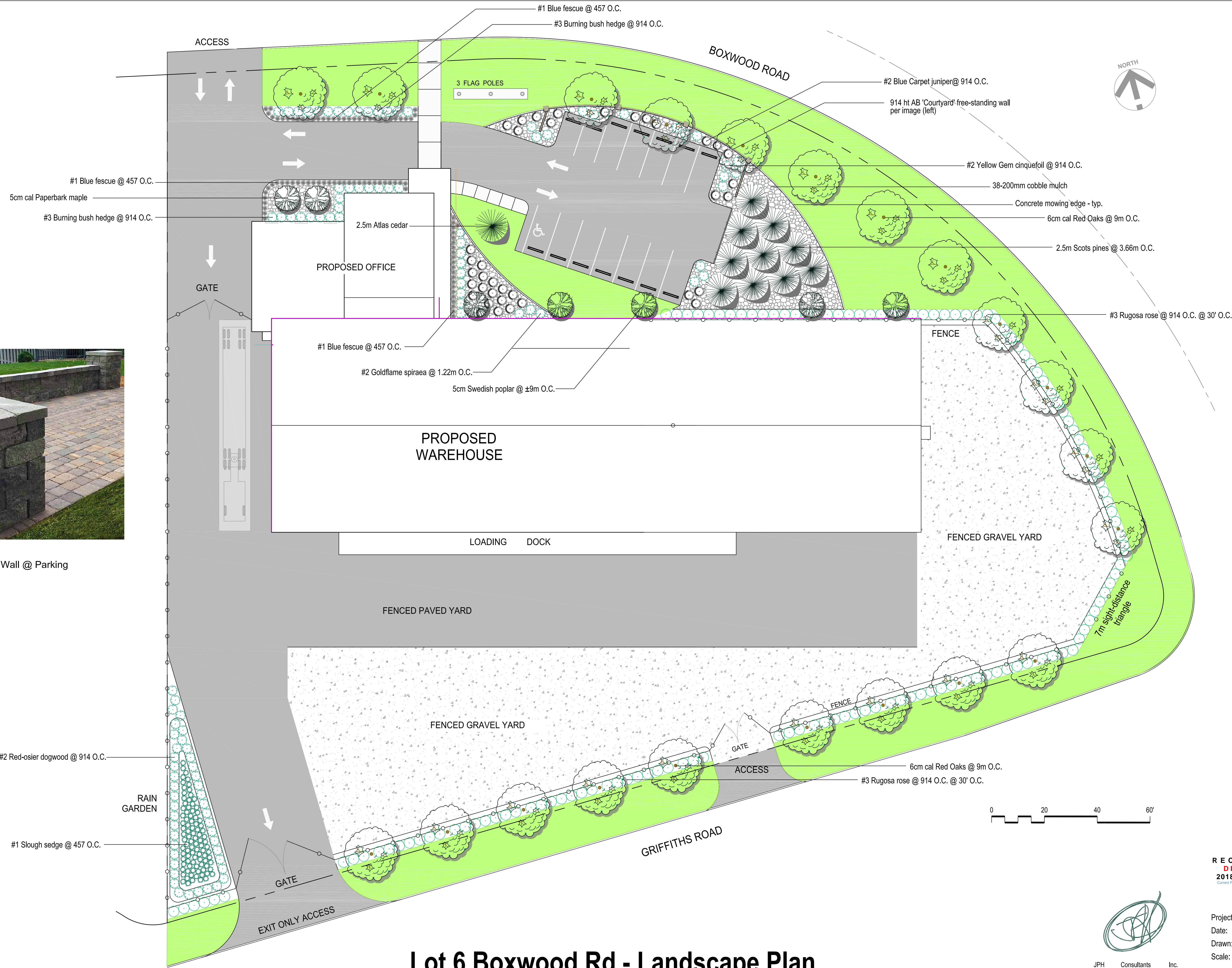
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| SITE PLAN | |
|--------------------------------|--------------------|
| DESIGNED DM | SEAL |
| DESIGN REVIEW | |
| DRAFTED DM | |
| DRAFTING REVIEW | |
| PROJECT No. 4376-001 | CLIENT DRAWING No. |
| SCALE 1/16" = | PERMIT No. |
| HEL DRAWING No. A101 | OF |

RECEIVED
DP 1097
2018-MAY-28
Consult Planning & Subdivision

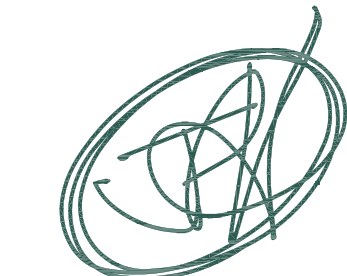


Proposed Screening Wall @ Parking



| Revisions | | | |
|-----------|------------------------|-------|--|
| Date | Details | Init. | |
| | | | |
| | | | |
| | | | |
| 22/13/18 | DP application REVISED | JPH | |
| 06/12/17 | DP application | JPH | |

Lot 6 Boxwood Rd - Landscape Plan



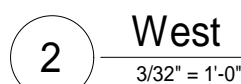
JPH Consultants Inc.
434 Millon Street, Nanaimo BC V9R 2L1
Phone: 250-754-5857 Cell: 250-714-5856

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DP1097
2018-MAY-28
Countryside Planning & Consulting

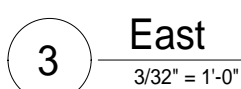
Project: 17-Lot 6 Boxwood
Date: DD/MM/YY
Drawn: JPH Checked: DM
Scale: 1/16" =1'-0"
Sheet: L1 of 1



1'-0"

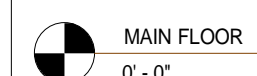


West
 $3/32'' = 1'-0''$

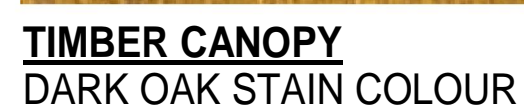


East

$3/32^{\circ} = 1^{\circ}-0'$



South
3/32" = 1'-0"



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SUB CONSULTANT

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

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ELEVATIONS

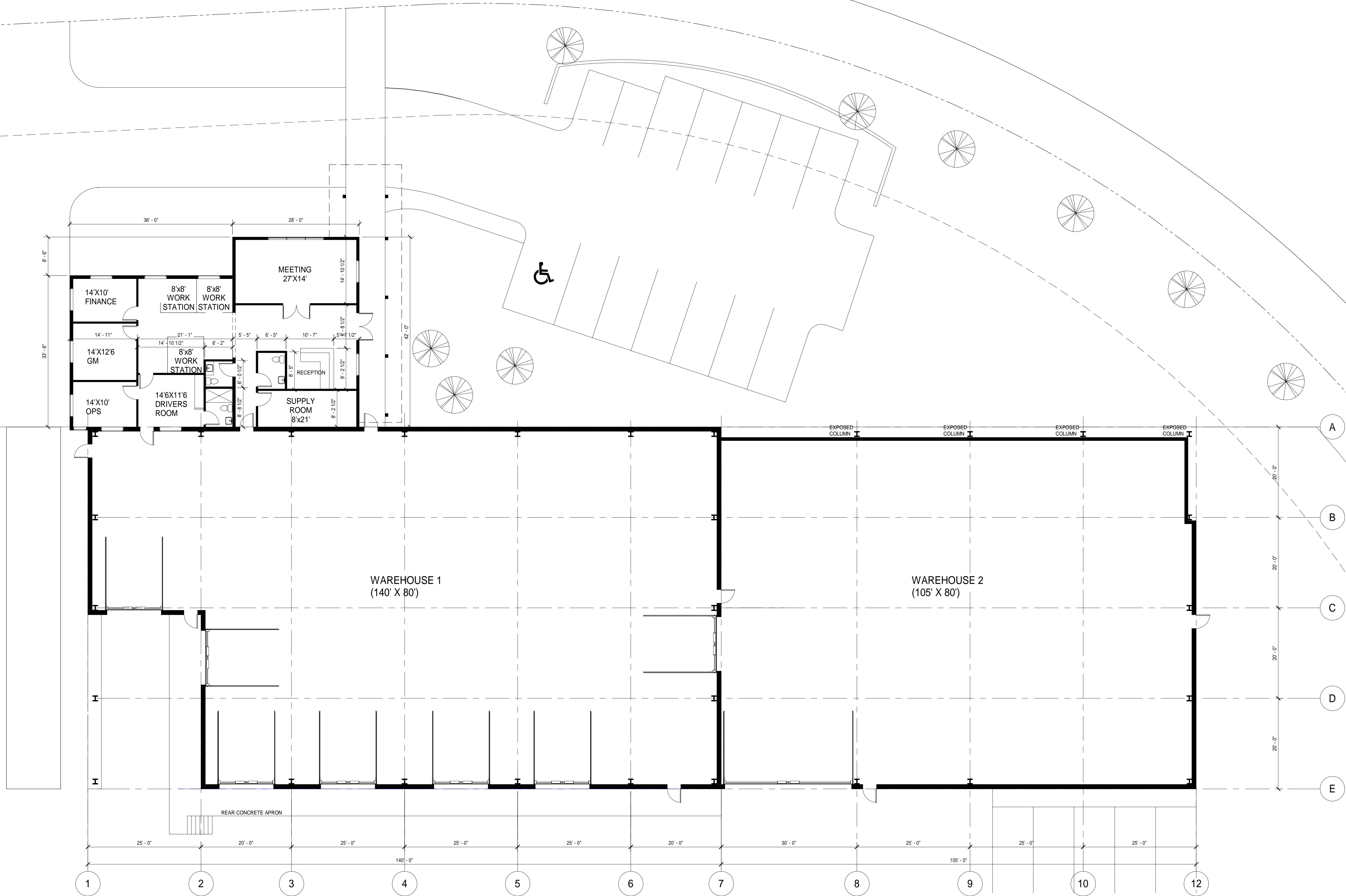
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| SCALE 3/32" = | PERMIT NO. |
| HELD DRAWING NO. A302 | |

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

ARCHITECTURAL Dwg - 1st Floor
PLAN: PROJECT 10726, 001, LOT 3, Boxwood - Industrial Building/Manufacturing/Storage, Drawings/2D, REVISED/000000, Text

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| 4 | 2018.04.03 | DEVELOPMENT PERMIT REVISION 2 |

SUB CONSULTANT



1 MAIN FLOOR
3/32" = 1'-0"

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

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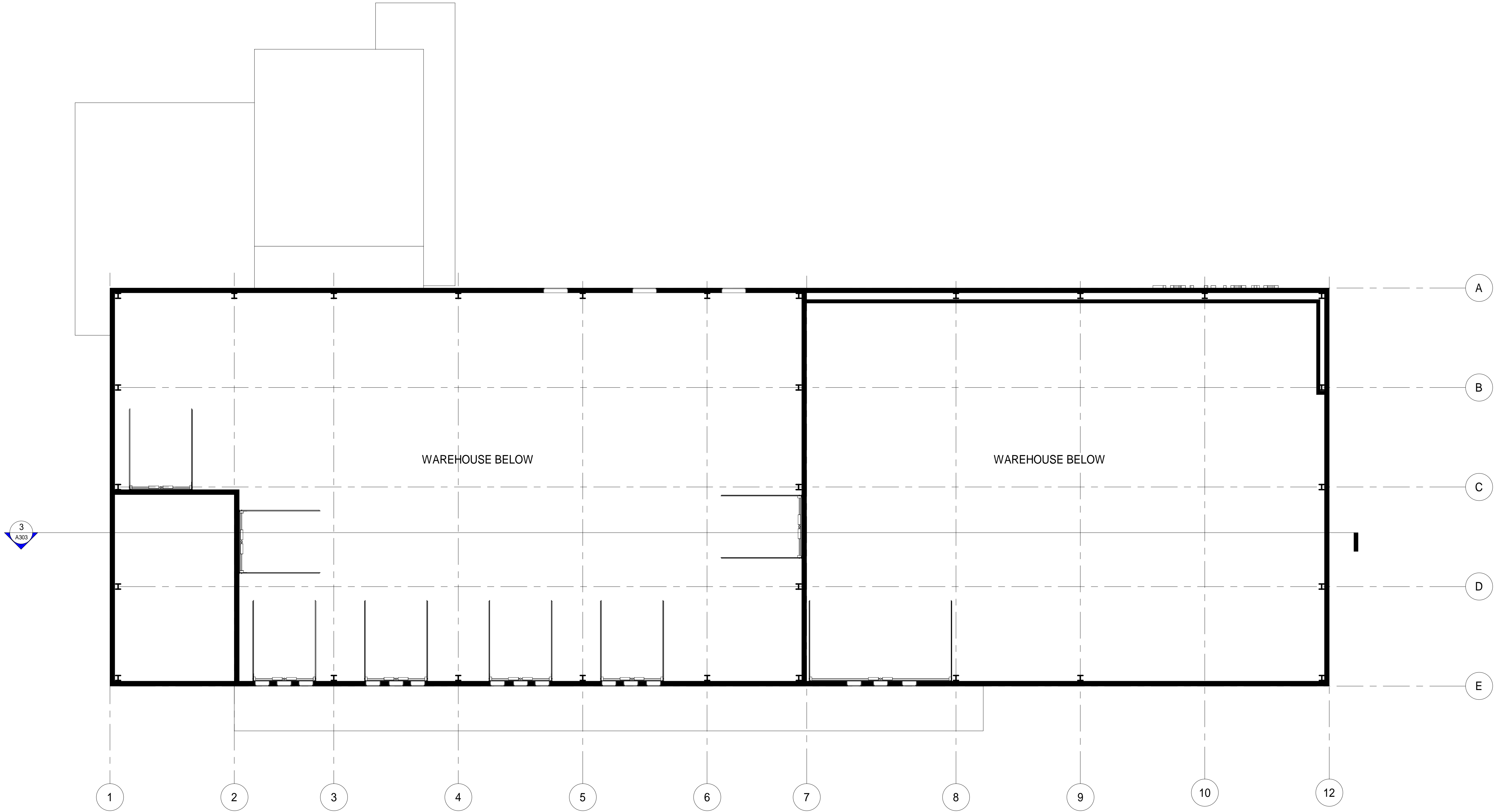
FLOOR PLAN

| | |
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| DRAFTED DM | |
| DRAFTING REVIEW | |
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2018-MAY-28
Civil Planning & Solutions

ARCHITECTURAL Dwg - 3rd Floor Warehouse - 3/32" = 1'-0" - 14

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| 2 | 2017.12.05 | DEVELOPMENT PERMIT |
| SUB CONSULTANT | | |



1 UPPER FLOOR PLAN
3/32" = 1'-0"

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

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UPPER FLOOR PLAN

| | |
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| DRAFTED DM | |
| DRAFTING REVIEW | |
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