



AGENDA
DESIGN ADVISORY PANEL MEETING

February 22, 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. Meeting Minutes of February 8, 2018

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2018-FEB-08

[Document to be distributed on Addendum]

4. PRESENTATIONS:

a. Development Permit Application No. DP1087 - 1875 and 1885 Boxwood Road

2 - 20

A development permit application DP1087 was received from Raymond de Beeld Architect Inc., on behalf of Nanaimo Industrial Space Ltd., for the development of new (stratified) multi-unit rental warehouses on each of the two subject properties. The subject properties are legally described as LOT 14 &15, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP15172.

5. ADJOURNMENT:

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. 001087 – 1875 BOXWOOD ROAD

Applicant: RAYMOND DEBEELD ARCHITECT INC.

Owner: NANAIMO INDUSTRIAL SPACE LTD

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	I2 – Light Industrial
<i>Location</i>	The subject property is located on the west side of the traffic roundabout at the intersection of Boxwood Road and Dufferin Crescent.
<i>Total Area</i>	8777.5m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Light Industrial Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design Guidelines and Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit 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 properties.

PROPOSED DEVELOPMENT

The proposed development is two warehouse buildings on two separate lots. A joint access easement agreement is essential for the development proposal to function without lot consolidation. If lot consolidation is anticipated, either Building A or Building B would require a side yard variance. The side yard requirements are 0m for one side yard and 6m for the other side yard.

The design of the two large buildings allows the overall floor area in each to be divided into a number of rental or strata warehouse units.

The floor area for each building is as follows:

- Building A – 956.7m²
- Building B – 1,789.8m²

There are five proposed warehouse unit types, which range in size from 181.3m² to 280.5m². The unit layout in each building allows the option of joining the units together for a tenant or owner who needs more floor area. There is provision for mezzanines to be added to each unit type.

The proposed typical internal signage program on the unit facades does not conform to the Parkway signage requirements in the City of Nanaimo sign Bylaw. A sign variance is required to allow the proposed internal signage program.

Site Context

The Green Rock Industrial Park is very successful with an inventory of contemporary designed industrial buildings. Buildings have a variety of roof forms, good detailing and high quality exterior finishes. The success of the industrial park is promoting the completion of works and services of Phase II that will see Boxwood Road connect with East Wellington Road.

The property at 1925 Boxwood along the north property line is currently vacant will see a similar building program with three industrial warehouse buildings through an approved Development Permit (DP1045). The building design is very similar to the design of the two proposed industrial warehouse buildings. The fenced Oak tree on the property boundary is recognized as a site amenity in the approved site design of DP1045. Construction will soon begin.

The soon to be subdivided lot along the south subject property line is zoned I1 – Highway Industrial.

Site Design

The predominant siting of buildings in the Green Rock Industrial Park is up close to the street, typically a 4.5m setback from the street. Building B has a reasonable interface with the street at setback of 6.2m. Building A is setback from the street to allow a view of the fenced specimen Oak tree. The building siting is a good design strategy to allow public viewing of the site amenity however the site design includes a parking court in the front yard facing the street.

Staff Comment:

- The site design does offer good pedestrian connections from the public sidewalk and the property to the north at 1925 Boxwood. The sidewalk fronting the industrial warehouse units may need additional width. An integral curb instead of individual wheel stops for each parking space would allow the vehicle overhang to be part of a wider sidewalk when the parking space is vacant. The increase in sidewalk width will reduce the amount of asphalt surface in the interior parking layout. As an alternative, the sidewalk could be moved over 0.9m to allow the width of the planting beds next to the buildings to be increased. The change in width of the planting beds may assist with on-site storm water management.

The typical vehicle turning movement needs to be illustrated on the site plan for the two loading spaces with loading docks.

Building A needs to have a stronger street presence. The parking court in front of Building A is 18.3m in width, and the separation weakens the urban edge at an important intersection (gateway roundabout). The separation is not completely negative as the specimen oak tree is in public view.

Building Design

The building form is repetitive with no vertical articulation to reduce the long horizontal planes of the facades of each building facing the internal parking lot between the two buildings. The maximum building height in the I2 zone is 12m. Individual warehouse units could have differing parapet heights to create an undulating rhythm to allow a greater expression for each unit. The proposed building height is 8.23m.

Staff Comment:

- Street presence is a design issue for Building A. Additional building height or a different roof style and further articulation, specifically vertical architectural elements, are design solutions that may assist in improving street presence and allow the building design to overcome the challenges of a front parking court.

Landscape Design

The landscape plan in front of Building B works well with the existing rain garden and plantings sited to the west of the proposed public sidewalk. The internal planting beds with small-scale trees introduces texture to the internal space between the two buildings.

The landscape plan in front of Building B is weak as the 90-degree parking is very visible to the street. It is important to create a landscape plan that also shields the vehicle headlights so they do not shine into the road area (roundabout). The applicant proposes to address this challenge with a revised landscape plan to be presented at the DAP meeting.

Staff Comment:

- The landscape plan needs to consider design strategies to reduce the visual impact of the parking court in between the street and Building A, and to address off-site glare from headlights.

PROPOSED VARIANCES

Boxwood Road is a major collector. The required front yard setback is 7.5m. The proposed front yard setback is 6.217m, a proposed variance of 1.28m.

GN/kc



**RAYMOND
de BEELD
ARCHITECT Inc.**

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Dec 21, 2017

Design Rationale – NBS Industrial (Garry Oak Park)

Project:

New (stratified) rental multi unit warehouses on two separate lots. Possible lot consolidation yet to be determined.

Project Background:

Empty lot as part of the Greenrock Industrial Park, Phase 1. Note realignment of south property south lot line as part of Greenrock Industrial Park, Phase 2.

Site Layout:

Site layout determined by existing storm water west/ east easement at centre of proposed development and easement for protected Oak tree. Buildings located at north and south property lines to maximize shared vehicle loading movements and views into the development from Dufferin Road, slightly uphill. North building and additional parking oriented to emphasize existing oak tree and its health with additional landscaping abutting. Buildings setback from side yard property lines to permit clerestorey glazing and non combustible cladd wood frame structure.

Pedestrian Circulation:

New private sidewalk (for public use) provided onsite, connected to pedestrian road crossings, due to lack of sidewalks within road right of way. Internal sidewalks with decorative treatment provided along the warehouse frontages from adjacent hard surfaces. South facing private/ semi public seating amenity provided adjacent to existing oak tree. Potential pedestrian connection to adjacent north lot around existing oak tree. Rear unit exits used only for emergency and for security provided within fenced enclosure with gates at either end.

Vehicular Circulation:

Existing vehicle entrances off Boxwood Road relocated due to shared parking/ loading between the lots.

Parking:

Parking provide at grade with staff parking located away from unit entry frontages. Each unit provided with a potential loading stall that can double as an extra parking stall if not required or

more than one unit consolidated for tenant(s). Bikes/ scooters parking provided adjacent to building and visible from Units and Boxwood Road for security.

Form:

Unit area/ footprint/ 2 storey structure based on similar Owner multi unit warehouse project in North Vancouver. Cost efficient and simple form that permits the combination of multiple units and internal configurations from basic warehousing, quasi service oriented business, and smaller scaled showroom retail/ warehouse operations. Unit of each building fronting Boxwood more retail oriented with additional glazing and floor area suitable for 2nd storey offices.

Materials & Colour:

Colours are softer/ warmer toned to reduce visual dirt accumulation (including vertical orientation of metal cladding) and neutral background to accentuate landscaping and decorative steel elements. Metal cladding is used for durability and cost effectiveness. Colours and signage of each unit varies for visual identity, including numbering of overhead doors.

Exterior Lighting:

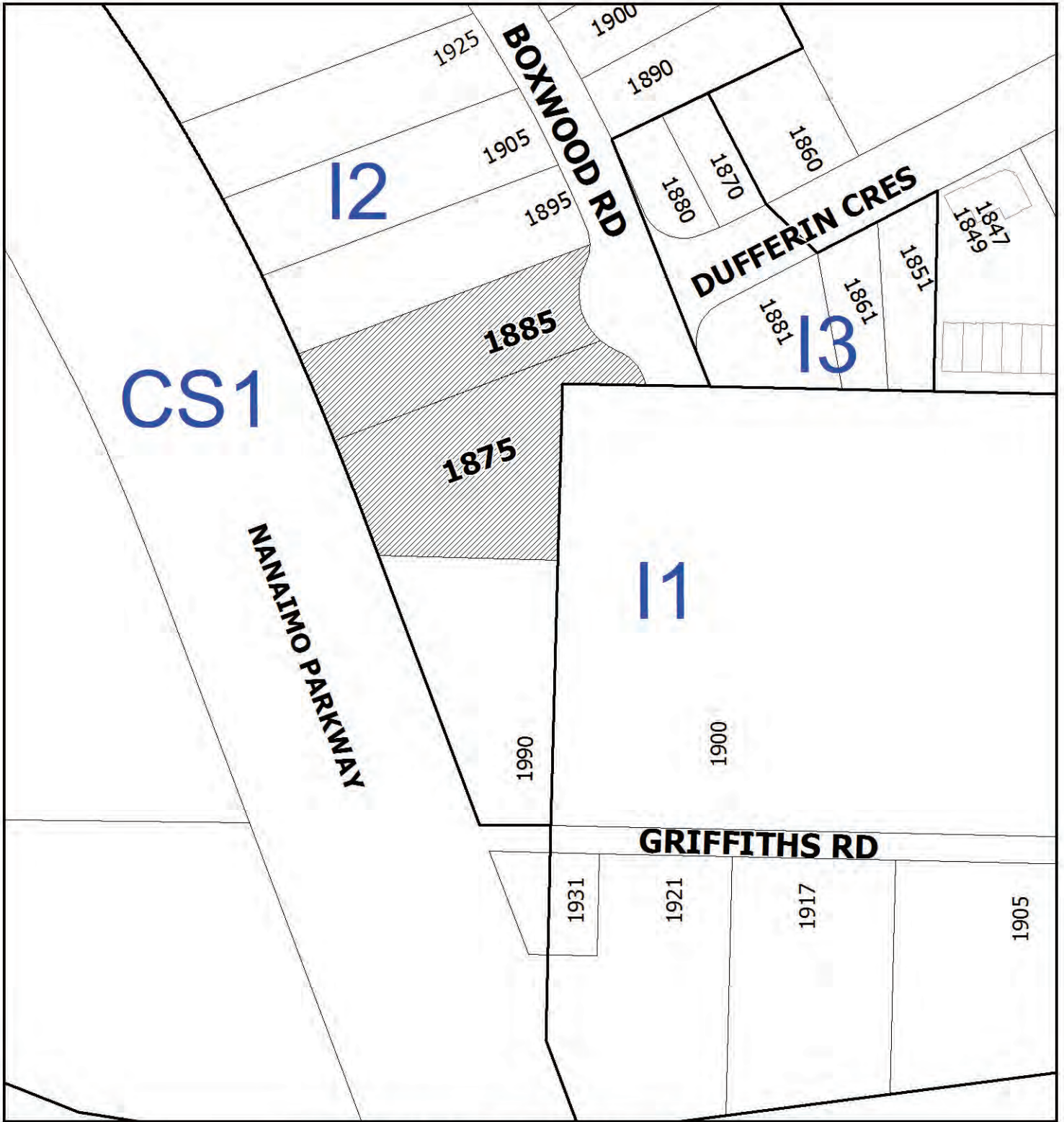
Decorative exterior lighting featured as site visible from Dufferin Road approach. Bollard style lighting of backlit perforated steel provided along primary pedestrian pathways. Similarly, backlit perforated metal columns accentuate the main entry building corners that have balconies and the corners of the garbage enclosures. Selected landscape elements complimented with daylight sensor/ timer controlled lighting.

Utilities/ Garbage/ Recycling:

Garbage and recycling intended to be stored within each unit, plus additional common enclosure at the end of the shared driveway. Decorative Garbage enclosures compliment the building materials/ forms and are integrated with the decorative concrete/ steel lattice guard at the end of the shared driveway.

Features:

Unlike many industrial projects, landscaping is a key element of the building due to the Owner's interest. As the Owner is also a First Nations art collector/ dealer, potentially a welcoming figure by a local caver is considered to the north side of the common driveway. Storm water is treated decoratively with roof water exiting internal rainwater leaders exiting into splash scuppers near grade. Similarly the shared common driveway has a decorative overflow scupper through the west retaining wall. A new rainwater bioswale is created on the south lot to match the existing one on the north lot.



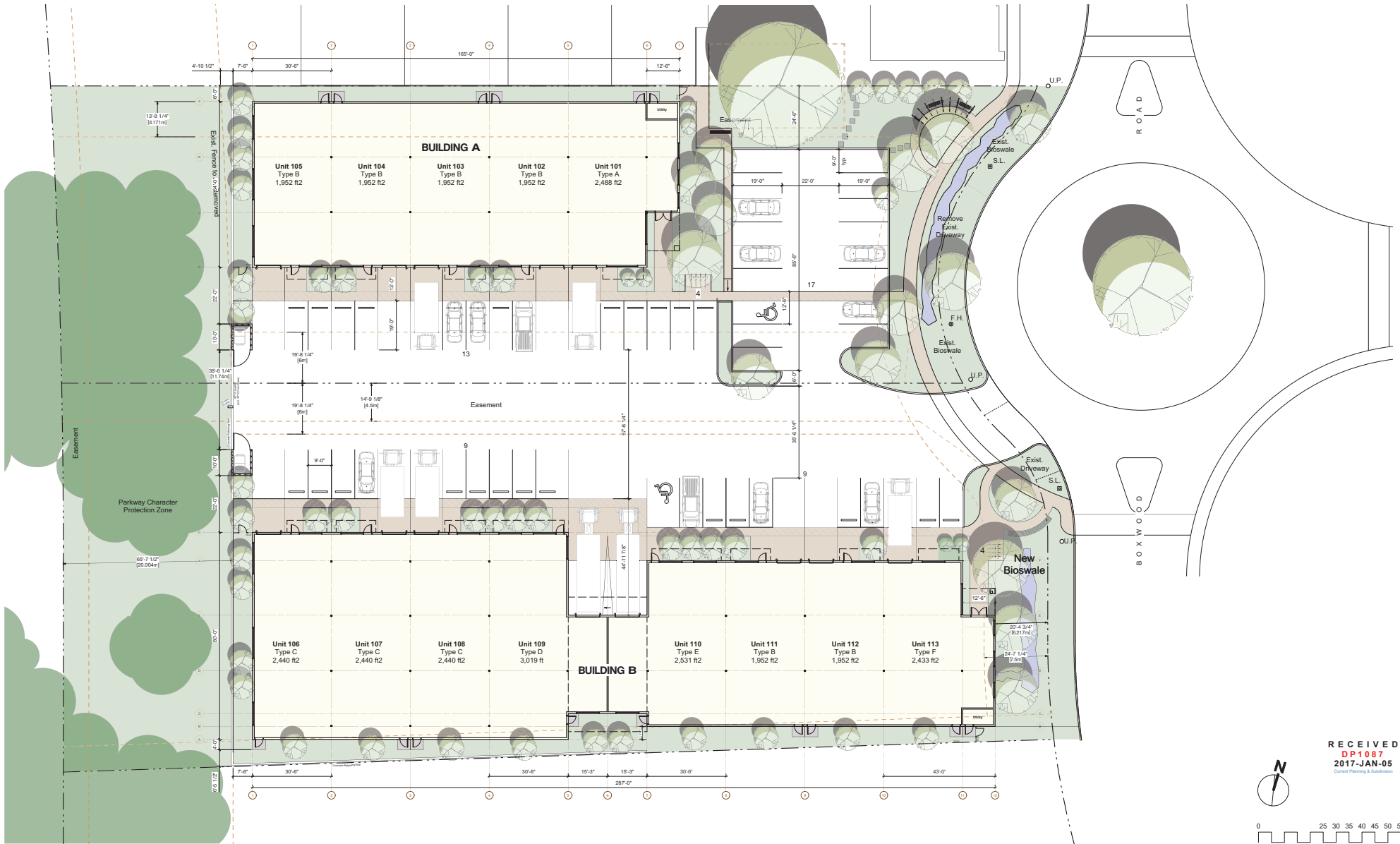
DEVELOPMENT PERMIT NO. DP001087



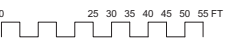
LOCATION PLAN

 **Subject Property**

Civic: 1875 / 1885 Boxwood Road
 Lots 14 & 15, Section 15, Ranges 7 and 8,
 Mountain District, Plan EPP15172

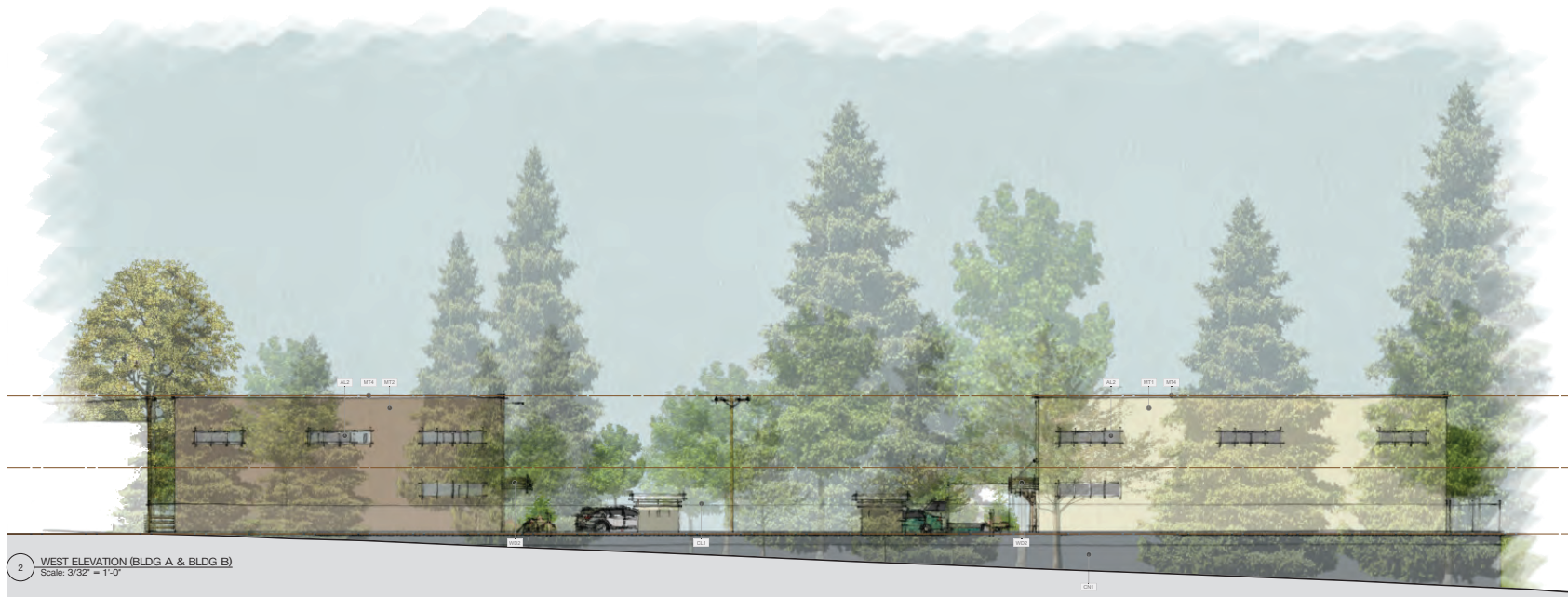


RECEIVED
 DP 1087
 2017-JAN-05
 Grant Planning & Solutions





1 EAST ELEVATION (BLDG A & BLDG B)
Scale: 3/32" = 1'-0"



2 WEST ELEVATION (BLDG A & BLDG B)
Scale: 3/32" = 1'-0"

- MATERIALS LEGEND**
- AL1 Aluminum Storefronts - Clear Anodized
 - AL2 Aluminum Windows - Clear Anodized
 - AL3 Aluminum RWL
 - AL4 Aluminum DN Door
 - CL1 Chainlink Fence - Black
 - CNT Concrete - Natural
 - GL1 Aluminum & Glass Guardrails
 - LTB Light Bulbard (Perforated Steel)
 - MT1 Corrugated Metal Siding - Light Color
 - MT2 Corrugated Metal Siding - Dark Color
 - MT3 Perforated Steel (Backlit)
 - MT4 Metal Flashing
 - SNT Sprague
 - WD1 Cedar Panels
 - WD2 Cedar Trellis



1 NORTH ELEVATION - BLDG A
Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION - BLDG A
Scale: 3/32" = 1'-0"

- MATERIALS LEGEND**
- AL1 Aluminum Storefronts - Clear Anodized
 - AL2 Aluminum Windows - Clear Anodized
 - AL3 Aluminum RAIL
 - AL4 Aluminum OH Door
 - CL1 Charred Fence - Black
 - CNT Concrete - Natural
 - GL1 Aluminum & Glass Glazetrails
 - LTB Light Bollard (Perforated Steel)
 - MT1 Corrugated Metal Siding - Light Color
 - MT2 Corrugated Metal Siding - Dark Color
 - MT3 Perforated Steel (Backlit)
 - MT4 Metal Flashing
 - SN1 Signage
 - WD1 Cedar Panels
 - WD2 Cedar Trellis



1 NORTH ELEVATION - BLDG B
Scale: 3/32" = 1'-0"

- MATERIALS LEGEND**
- AL1 Aluminum Storefronts - Clear Anodized
 - AL2 Aluminum Windows - Clear Anodized
 - AL3 Aluminum RWL
 - AL4 Aluminum OH Door
 - CL1 Charisma Fence - Black
 - CN1 Concrete - Natural
 - GL1 Aluminum & Glass Guardrails
 - LTB Light Bolard (Perforated Steel)
 - MT1 Corrugated Metal Siding - Light Color
 - MT2 Corrugated Metal Siding - Dark Color
 - MT3 Perforated Steel (Backlit)
 - MT4 Metal Flashing
 - SN1 Signage
 - WD1 Cedar Panels
 - WD2 Cedar Trills



2 SOUTH ELEVATION - BLDG B
Scale: 3/32" = 1'-0"



1 WEST @ BOXWOOD SEATING



2 NW AT BUILDING A CORNER



3 BUILDING B TRELLIS @ BACK



4 NW BIRD



1 SW @ BUILDING A CORNER



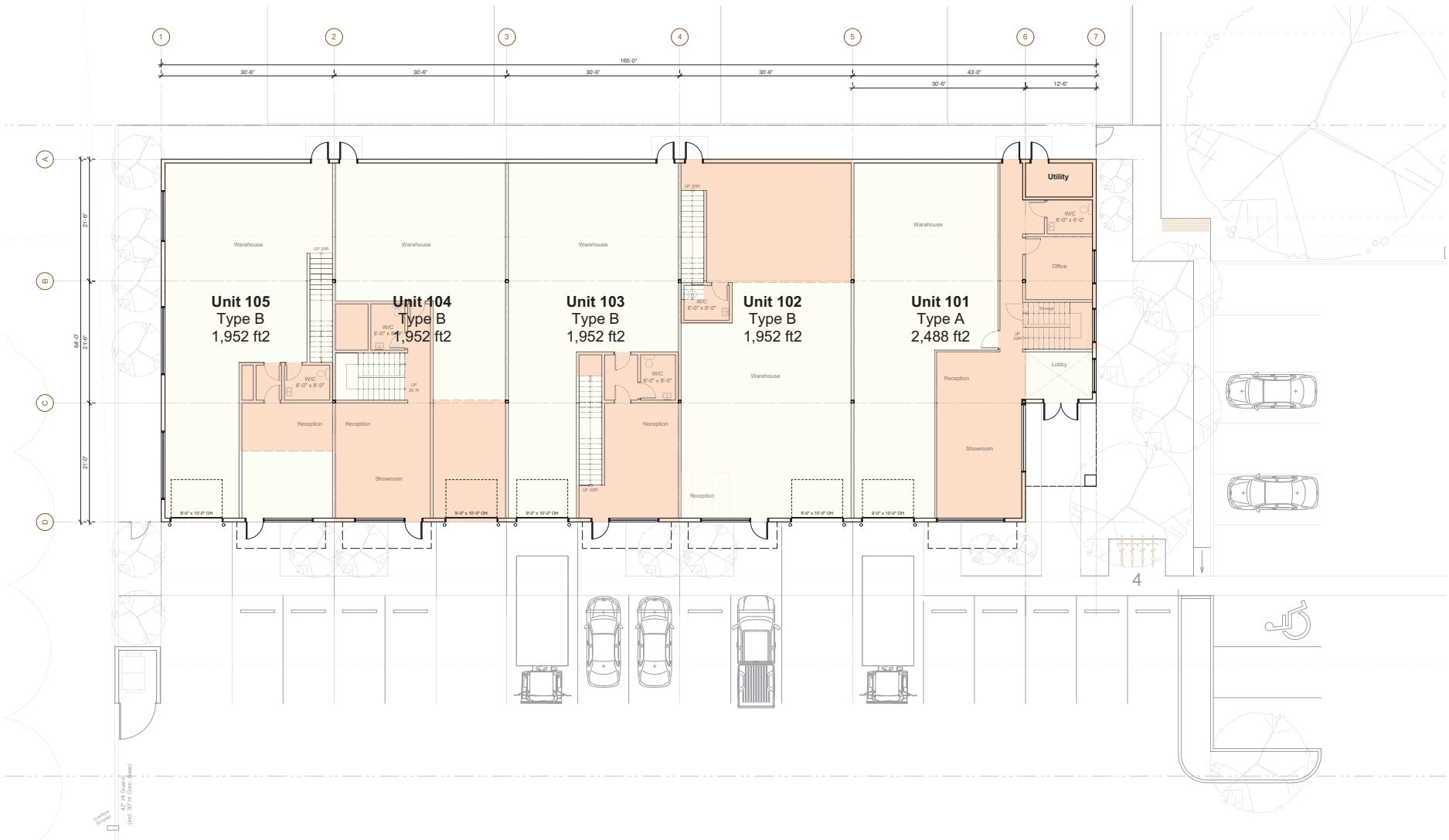
2 SOUTH FROM BOXWOOD RD



3 WEST FROM DUFFERIN RD

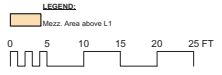


4 SW BIRD



UP 20' (incl. 30" x 12" Conv. Beam)

RECEIVED
 DP1037
 2017-JAN-05
 Carter Planning & Suburban



NBS WAREHOUSES (GARRY OAK PARK) 1885/1875 Boxwood Road, Nanaimo, B.C.

Building A L1 - Mezzanine Options

December 21, 2017

A2.1



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 DP 1087
 2017-JAN-05
 Current Planning & Subdivision



NBS WAREHOUSES (GARRY OAK PARK) 1885/1875 Boxwood Road, Nanaimo, B.C.

Building B L1 - Mezzanine Options

December 21, 2017

A2.2



1 DRAWING LIST

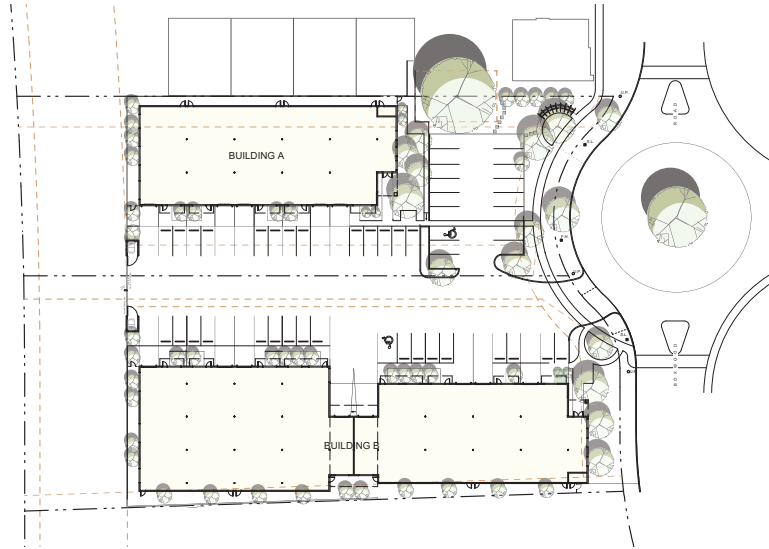
ARCHITECTURAL	
Drwg. No.	Drawing Name
A0.0	Coversheet, Drawing List, Consultant List
A0.1	Project Data
A0.3	Perspectives
A0.4	Perspectives
A1.1	Site Context Plan
A1.2	Site Plan
A2.1	Building A – L1 & Mezzanine
A2.2	Building B – L1 & Mezzanine
A6.1	Elevations – Building A & B
A6.2	Elevations – Building A
A6.3	Elevations – Building B

LANDSCAPE	
Drwg. No.	Drawing Name
L1-DP	Landscape Concept Plan
CIVIL	
Drwg. No.	Drawing Name
SSP-01	Preliminary Storm Water Management and Grading Plan

2 CONSULTANTS

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Project Description:		
Civic Address:	1875 / 1885 Boxwood Road, 1900 Griffins Road	
Legal Address:	LOT 14, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP15172	
	LOT 15, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP15172 (part of)	
	LOT 1, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 11142 (part of)	
Zoning:	I-2 Light Industrial	
Property Area:	84, 478 R2 (8777.51 m ²)	
Building A		
Gross Floor Area		
Unit Type A	2,458 R2 (231.1 m ²)	1
Unit Type B	1,652 R2 (151.3 m ²)	4
Total Building Footprint:	10,299 R2 (956.7 m ²)	
Building B		
Gross Floor Area		
Unit Type B	1,952 R2 (181.3 m ²)	2
Unit Type C	2,440 R2 (226.7 m ²)	3
Unit Type D	3,019 R2 (280.5 m ²)	1
Unit Type E	2,531 R2 (235.1 m ²)	1
Unit Type F	2,453 R2 (228.5 m ²)	1
Total Building Footprint:	19,265 R2 (1789.8 m ²)	
Combined Building Footprints:		
39,562 R2 (2,746.4 m ²)		
GFA:	41,387 R2 (3,845.0 m ²)	
	Assume avg. 40% mezz./upper floor	
Zoning Requirements		
Required / Max	Proposed	
Site Coverage:	40%	31%
Front setback (A)	7.5 m	10.65m (100'7")
Front setback (landscaped) (B)	4.5 m	6.2m (20'0")
Front major road	7.5 m	7.5m
Side 1 setback (A)	0 m	13.67m (44'8")
Side 1 setback (B)	0 m	17.69m (57'9")
Side 2 setback (A)	0 m	1.83m (6'0")
Side 2 setback (B)	0 m	1.88m (6'2")
Rear setback (A)	4.5 m	22.80m (75'0")
Rear setback (B)	4.5 m	22.25m (73'1")
Parkway character protection (A)	20 m	22.85m (75'0")
Parkway character protection (B)	20 m	22.25m (73'1")
Building Height:	12 m	8.23 m (27'0")
Parking		
Required	Provided	
Regular car:	37	43
Small car (33% max):	0	0
Drop off:	0	N/A
Handicapped:	2	2
Total Parking (1:100 r/c):	39	45
(assuming 40% mezz./unit)		
Total Loading:	3	11 @ 32' x 28'4"
	(assuming all units have loading staff unit and not used as parking)	



2 KEY SITE PLAN

1 PROJECT DATA
DEC. 21, 2017



3 NW FROM BUILDING B



NBS WAREHOUSES (GARRY OAK PARK) 1885/1875 Boxwood Road, Nanaimo, B.C.

RECEIVED
DP 1087
2017-JAN-05
Surrey Planning & Development



4 NE BIRD FROM PARKWAY



5 SW FROM DUFFERIN RD



6 EAST FROM BOXWOOD RD

Project Data

December 21, 2017

A0.1



NBS WAREHOUSES (GARRY OAK PARK) 1885/1875 Boxwood Road, Nanaimo, B.C.

Site Context Plan

December 21, 2017

A1.1

Aerial Photo



DEVELOPMENT PERMIT NO. DP001087

