



CITY OF NANAIMO
MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL
HELD ON 2016-OCT-13 AT 5:00 P.M. IN ROOM 105 OF THE CITY'S SERVICE & RESOURCE
CENTRE 411 DUNSMUIR STREET, NANAIMO, BC

MEMBERS: R. deBeeld, Chair
D. Appell
G. Minhas
W. Melville
Councillor Hong
F. Brooks
K. Krastel
A. Ionescu

STAFF: J. Collinson, Planner
T. Rogers, Planning Assistant
L. Nielsen, Recording Secretary

1. CALL TO ORDER

The meeting commenced at approximately 5:00 pm.

Welcome to VIU: Professor Mike Betanzo and the Master of Community Planning Students

2. PANEL REVIEW

Development Permit Application No. DP001018 – 4125 Jingle Pot Road

Jill Collinson introduced the project. Mr. Will Melville (Delinea Design Consultants) presented the project. Also in attendance: Ms. Breanna Bourcier, Mrs. Cherine Melville and Ms. Victoria Drakeford, Landscape Architect.

Building Siting & Design:

- Intro: Site context explained – large flat undeveloped, treed (recently rezoned) I2 site on north side of Jingle Pot Road. A small house and shed currently exist on the property. North side – DBL Disposal / McKay Precast is on the south side. Great exposure for westbound vehicles off Jingle Pot Road.
- Proposal is develop site with a couple of industrial use buildings – no committed tenancies at this time.
- Building set up to work independently - 1 loading bay per building
- Cross-section explained

Landscape Plan (Victoria Drakeford):

- Layered planting – mixed deciduous trees/shrubs (to provide seasonal colour variety); tapestry of plants
- Internal spaces: benches and trees with some precast products.
- Retaining wall to be textured, highlighting concrete
- Tall trees – pine and beech used to break the massing
- Unable to plant within Jingle Pot Road easement area

Building Form and Character

- Both buildings will have similar treatment – combination of tilt up or precast concrete panels, likely steel skeleton with steel studs – storefront glazing
- Timber component over glazed areas (weather protection); hardie panel clad element – signage bands – signage to be integrated into the architecture
- Site Lighting – wall packs to showcase walls and illuminate parking area

Discussion:

- Proposed variances – retaining wall heights and supporting variances without actual measurements.
- Suggestion made to add articulation to the retaining wall
- Existing fir – not on property (future road widening possible)

Recommendations:

Motion to accept DP1018 as presented with support for the proposed variances, and provide the following recommendations:

- *Find ways to reduce the visual impact of the retaining wall on the southwest corner.*
- *Encourage the owner to provide some articulation to the pre-cast concrete on the retaining wall and the building.*

MOTION CARRIED
Unanimous

Development Permit Application No. DP001016 – 1515 Dufferin Crescent

Tamera Rogers introduced the project. Ms. Donna Hais (R.W. (Bob) Wall Ltd.), presented the project along with: Mr. Igor Nardin, Architect (OCA Architecture) and Ms. Victoria Drakeford, Landscape Architect.

- The property abuts Beaufort Park – The project has been introduced to Council; director discussions and public consultation with neighbours explained. Staff supports the variances, and referrals are underway.
- Ms. Hais presented Canadian Cache' vision re the development of a hospital "campus", and community involvement with Island Health, the RDN, City of Nanaimo, etc.
- Parkade is proposed to assist in alleviating current parking problems within the hospital area.
- Park land swap explained – ROW – walk way

Site Context (Igor Nardin)

- The site is located directly across the street from NRGH; diverse neighbourhood: multi-family residential, commercial, medical care facilities, and park surround the property.
- High water table onsite – no opportunity for underground parking
- Dufferin Crescent – road slopes from west to east – 4 to 5 feet
- First and second level of parkade houses public and disabled parking
- Existing street level parking will remain outside the building

Building Siting and Design

- Medical office (fronting Dufferin) and Parkade, essentially two separate buildings
- Side yard setback reduction – 3m to 1.5m
- Architecture and exterior materials explained.
 - Recessed main level / front façade gives the impression of being raised (stilted) – large overhang of 2nd storey provides shading and weather protection
 - Materials: red brick exterior, glass, cast-concrete and steel
 - Fenestrations proposed to look like DNA map (window films)
 - Breezeway separates the two building structures – entrances to building from parkade on each level
 - Garbage enclosure – locked and screened

Landscape Plan (Victoria Drakeford)

- Long thin strips of paving and precast provide island effect
- Breezeway separates the two structures
- Angle of entrances – do not want planters in symmetrical configuration; benches to face different directions



- Multi-dimensional plantings: columnar trees, lower planters – more texture than that of the Millstone building
- Section of green wall to have sign built into it

Discussion:

- Pedestrian way-finding concerns between parkade and building, and within parkade
- Security and possible CPTED issues for main parking level
- Vehicle circulation for larger vehicles – emergency vehicle access

Recommendation:

Motion to accept DP1016 as presented with support for the proposed variances, and provide the following recommendations:

- Consider way to enhance the narrow space between the parkade and the building
- Consider ways to improve pedestrian wayfinding between and within the parkade and the building.
- Consider ways to make use of the corner spaces such as opening up for landscaping, where possible.

Comment: Ensure that the wall that separates the parking garage from the park is well articulated if a lot of the openings are eliminated.

MOTION CARRIED
Unanimous

3. **ADOPTION OF MINUTES**

Meeting Minutes of September 22, 2016 – Approved

4. **ADJOURNMENT**

The meeting adjourned at approximately 7:30 pm.

Next Scheduled Meeting – 2016-OCT-27



STAFF LIAISON


CHAIR

2016- NOV-07

Date
NOV. 10/16

Date

CORPORATE OFFICER

Date