



CITY OF NANAIMO
MINUTES OF THE MEETING OF THE DESIGN ADVISORY PANEL
HELD ON 2016-FEB-11 AT 5:00 P.M. IN ROOM 105 OF THE CITY'S SERVICE & RESOURCE
CENTRE 411 DUNSMUIR STREET, NANAIMO, BC

MEMBERS: K. Krastel, Chair
D. Appell
G. Minhas
W. Melville
Councillor Hong
F. Brooks
R. de Beeld

STAFF: G. Noble, Development Approval Planner
L. Nielsen, Recording Secretary
(in attendance – B. Anderson)

1. CALL TO ORDER

The regular scheduled meeting was called to order at approximately 5:00 p.m.

2. PANEL REVIEW

Development Permit Application No. DP000980 –10 Church Street

Gary Noble introduced the project. Ms. Donna Hais, RW (Bob Wall Contracting) and Mr. Jerry Ellins, accompanied by Ms. Bodil Ellins presented the project, on behalf of Real Estate Webmasters. The proposed project is a re-development of a 3-storey office building abutting the Dorchester Hotel.

- Site context explained – surrounding buildings and ownership - photos presented
- 2-storey brick façade –heritage inspired detailing flanking the building's entrance
- Centre portion of building will become a main entrance feature (open all the way up). The area is to be interactive with the street and become a part of the streetscape – looking at a series of lights or chandelier to assist in lighting the street from within.
- A second storey skylight / open staircase will provide light throughout the building
- The building's structure to be built from within the existing building– a new block or firewall will be erected and will go to the roof. Must be separate – for earthquake or fire.
- The Dorchester Hotel shares a common wall with this building
- The proposed building height is 43 feet, max is 45.9 feet
- Floor area ratio explained
- 2nd floor balconies to overlook and participate with the street below
- Materials: Smooth or scoured, grey decorative block for rear elevation – glass curtain wall with deep charcoal - light tinted grey glass - existing brick will stay - brick to built up on 2 sides - 4 x 4 entry tile will be replaced with 12 x 12 tile - neutral tones - cornice on top of brick - sandy color
- Rooftop equipment will be screened

Discussion:

- Concern raised re lighting at the rear of the building – CPTED issue
- Suggestion made re the possible creation of greenspace on the roof, with consideration given to views from taller neighbouring buildings.
- Suggestion made to consider protecting the root system of an existing street tree.

- Conversation ensued re the existing, inconsistent street lighting and ways to improve it. The applicant may approach DNBI regarding a more comprehensive plan to assist with the lighting.

Motion – To accept DP000980 as presented and provide the following recommendations.

- *Consider supplemental lighting to illuminate the sidewalk (Church Street)*
- *Consider the addition of lighting to the rear of the building*
- *Look at ways to add visual interest to the rooftop re views for taller, neighbouring buildings*

Moved: 1st G. Minhas; 2nd Councillor J. Hong
CARRIED

Development Permit Application No. DP000958 – 333 Tenth Street

Gary Noble introduced the project. Mr. Barry Hicks, Spanmasters, presented the project. A fabric covered structure to be placed over the company's recycling area.

- Recycling Depot wants more covered space to contain the recycling materials that are dropped off, keeping it dry and contained.
- The proposed building is a large rib cage structure with a white poly-ethylene cover (20 year life).
- Lighting is not required within the building as the structure is wide open in front.
- Public viewing is not an issue due to the location of the structure, as it is tucked in behind the property's main building and there is plenty of screening from the Parkway.

Discussion:

- Quick conversation ensued re CPTED concerns – no issues reported.
- It was suggested that projects such as these, where there are no public views evident from outside a private subject property, not be presented within a DAP meeting but rather processed by Staff.

Motion –To accept DP000958 as presented.

Moved: 1st – Councillor Hong; 2nd – G.Minhas
CARRIED

Development Permit Application No. DP000981 – 1200 Dufferin Crescent

Gary Noble introduced the project. Mr. Scott MacNeill, Architect (Stantec) presented the project (Powerpoint presentation) accompanied by Mr. David Neufeld (VIHA) and Mr. Joseph O'Mahony, Project Manager (Stantec). The proposed building is a new electrical energy centre for the Nanaimo Regional General Hospital.

- Context explained (photos presented) – site overview
- This project will be completed over 2 phases
 - Site preparation: the removal of two underground fuel tanks from existing landscape berm - new ones to be installed
 - A new delivery zone (for fuel trucks) will be created within existing parking lot - two parking stalls to be removed for fuel delivery truck access
- Transport Canada to be consulted on any/all landscape changes, building height and colours re helipad near emergency reception area.
- Retaining wall to be installed – investigating lock-block
- Floor plan presented – 3 gensets – building is broken up into 2 rooms – generator room and switch gear room. Generator side includes large intake/exhaust venting and louvers.

- Building Materials: Metal louvers. Galvalum metal cladding, Clear glass and curtain wall framing, Spandrel panel – to create a refined building system.
- **Exterior Hatched area - acoustic silencers – 6m²**
- Parapet height of existing building matches that of the new building.
- Roof – light grey in colour
- Elevations explained: South elevation – designed to pick-up some of the character from the water supply bldg.
- Building materials: vertical corrugated galvalum cladding – clear anodized curtain wall – spandrel panels will be clear with anodized aluminum frames – louvers will be anodized aluminum. Clerestorey glass.
- Some pedestrian traffic: docs, nurses, come through the parking lot down through the stair cutting across and down through, and there is also high truck traffic and circulation
- Complex of service buildings created/maintained through the use of consistent exterior materials.

Discussion

- Rooftop equipment will be screened with vertical corrugated cladding to address acoustic elements – the equipment will be set back from the perimeter of the building. Applicant would be more than happy to provide plans, elevations.
- Conversation ensued re CPTED issues as related to the corridor between the two buildings – it was suggested that chain-link may be installed – security cameras and lighting will be evaluated. The preference is NOT to install security fencing to limit access to the passageway.
- Compliment conveyed to the architect re his enthusiasm in describing all of the engineering of the building
- Conversation ensued re the landscaping (berm) Transport Canada requirements due to the helipad located close by – Transport Canada agreement to landscape with grass. Concerns re what a helicopter may uplift. Recommendation to use mowable grass – perhaps hydro-seeding with wild meadow mix (maintain twice a year) – wildflowers, wild grasses, broadleaf evergreen shrubs. Cotoneaster over the edge of the wall.
- Suggestion made for more low level lighting in the area – low height 12' or 15' high (down lighting).
- Perimeter lighting will be added to the perimeter of the building.
- Conversation re acoustic screening / acoustical rating – new bldg, gensets will be quieter than they are currently – 50/55 ohms suggested.
- Compliments conveyed re the building's transparency

Motion - To accept DP000981 as presented and provide the following recommendations:

- *Look at adding wild grasses and evergreen shrubs to the landscape area;*
- *Look at adding pedestrian friendly lighting along the walkway; and,*
- *Look at screening the rooftop equipment.*

Moved: 1st – D. Appell; 2nd – F. Brooks
CARRIED

3. **PANEL DISCUSSION:**

Meeting Agenda items and materials

4. ADJOURNMENT

The meeting adjourned at approximately 6:50 p.m.

Next Scheduled Meeting – 2015-FEB-25

STAFF LIAISON

Date

CHAIR

Date

CORPORATE OFFICER

Date