

**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.

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

                  Absent:   Councillor Jerry Hong  
                              Dan Appell  
                              Gur Minhas

                  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 966.5m<sup>2</sup> 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.

  
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CHAIR

CERTIFIED CORRECT:

  
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CORPORATE OFFICER