

MINUTES

OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-MAY-10 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Councillor Hong
 Dan Appell
 Frank Basciano
 Martin Hagarty
 Charles Kierulf
 Kevin Krastel
 Will Melville

 Staff: Dave Stewart, RPP, Planner
 Laurie Nielsen, Planning Clerk (Recording Secretary)

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 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 Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday 2018-APR-12 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1099 - 1200 Dufferin Crescent

Dave Stewart, Planner introduced the project, a new Thermal Energy Building for Nanaimo Regional General Hospital and spoke regarding the pedestrian corridor between the buildings re CPTED concerns and landscaping challenges due to the hospital's heli-port location.

Stefan Schulson, Architect of Stantec Architecture Ltd., introduced Ms. Deanna Fourt, Director of Energy Efficiency for Vancouver Island Health Authority; and presented the project. Mr. Shulson spoke regarding site context, exterior building materials, building siting, proposed landscaping and CPTED considerations:

- Proposing boiler building in front facing Boundary with an administration annex at the back
- The appearance of this portion of the NRGH site is being upgraded.

- The intermediate area fronts onto the hospital's rehabilitation area which will become an intermediate amenity space.
- The planned landscaping consists of low trees and any plant material will be kept under-height to accommodate the heli-port flight path requirements.
- Building height is capped at 9.0m.
- Improving the entry to provide better pedestrian access.
- Pedestrian walkway with CPTED concerns: There is a clear line to the rehab area with a lot of activity the area - the building will be well lit.
- Loading zone will not be an active loading zone - 6 parking stalls added
- An electrical catwalk is located in the intermediate service level.
- The existing cooling tower will be moving to rehab building.
- The west elevation with adjacent walkway - windows on the building will provide overlook and security to the area.
- The proposed exterior materials were explained.
- Building sections were explained along with the placement of equipment.

Panel discussion took place regarding:

- A reference was made to the new Hospital Area Plan and walkability within the area.
- The possible addition of more wood/trellis work to create a less institutional aesthetic.
- Site lighting and transparency of the building.
- The possibility of using opaque glass around water supply building to make the two buildings marry together a little better.
- The use of multiple textures and materials on the boiler building.
- The possible re-siting of the building to enhance and allow a wider walkway, allowing it to be more inviting.
- Onsite wayfinding signage.
- Ms. Fourt added there have been conversations regarding site programming.
- It was agreed the project would benefit by having an official landscape plan and rationale (as it relates to Boundary Avenue).
- The overall landscape plan and organization of the space to create a pleasant human, healing environment.

It was moved and seconded that Development Permit DP1099 be accepted as presented. The following recommendations were provided:

- Consider ways to simplify the material palette on the building to reflect existing strategies used onsite for service buildings.
- Consider relocation of the building onsite to widen the walkway between the buildings.
- Consider opportunities to introduce additional glazing into the main boiler hall area.
- Provide a landscape plan showing intent for use, grading and planting on adjacent site areas.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:27 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER