

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE,
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-MAY-28, AT 5:00 P.M.

Present: Gur Minhas, Chair
Tyler Brown, Councillor (joined electronically)
Tony James (joined electronically)
Steve Johnston (joined electronically)
Charles Kierulf (joined electronically)
Kevin Krastel (joined electronically)
Marie Leduc (joined electronically)
Kate Stefiuk (joined electronically)

Staff: J. Holm, Director, Development Approvals (joined electronically)
L. Rowett, Manager, Current Planning Section
L. Brinkman, Planner, Current Planning Section
C. Horn, Planner, Current Planning Section
J. Vanderhoef, Steno, Legislative Services
L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:08 p.m. This meeting was conducted in accordance with Ministerial Order No. MO139.” This order allows for electronic meetings.

2. APPROVAL OF THE AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF THE MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel Meeting, held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-MAR-12 at 5:30 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1183 – 2124 Northfield Road

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Brian Kapuscinski, Architect of BJK Architecture Inc., presented the project, and spoke regarding site context, pedestrian links, siting lighting, architectural features, floor plans, under-the-building parking, and exterior materials.
2. Brad Forth, Landscape Architect of 4-Site Landscape Architecture and Site Planning presented the Landscape Plan and spoke regarding site features, vehicle access and movement, perimeter fencing (chain link and wood), rain gardens, and overviewed the proposed tree and plant species.
3. Scott Jensen, EIT of Herold Engineering, presented the civil site servicing plan for the project.

Panel discussions took place regarding:

- Plans to screen rooftop equipment
- Garbage enclosure locations and screening
- The possible enhancement of the main entrance/lobby of Building 3
- The removal of western red cedar and pacific dogwood from the proposed landscape plan
- The addition of wayfinding signage to improve pedestrian connectivity.
- Vehicle access and movement within the site
- Possible enhancements to the main drive aisle

It was moved and seconded that Development Permit Application No. DP1183 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider ways to provide further articulation to the west wall of Building 1;
- Provide more detail regarding the garbage enclosures and screening;
- Look at ways to enhance the entrance of Building 3 by way of materials, glazing, colour, and lighting;
- Consider alternate species to replace western red cedar and pacific dogwood within the landscape plan;
- Consider ways to provide wayfinding for the public walkway through the site;
- Consider a feature treatment to accent the main drive aisle;
- Review the vehicle turning radius at Building 1 to ensure it is not too tight; and,
- Ensure rooftop equipment is screened with materials that work well with the proposed buildings.

The motion carried unanimously.

(b) Development Permit Application No. DP1185 – 338 Machleary Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Jeff Christianson, Project Manager of IBI Group presented the project, accompanied by David Thom, Architect and President of IBI Group. Mr. Christianson spoke regarding site context, slope, history, zoning, the proposed architectural plans, underground parking, site access and neighbourhood connectivity.
2. Catherine Offenberg, Landscape Architect and principal at IBI Group presented the landscape plan and spoke regarding site topography, perimeter wall features, the planting plan, outdoor amenity spaces (including rooftop), pedestrian connectivity, accessibility and wayfinding; and remaking the old staircase for integration into the landscape plan.

Panel discussions took place regarding:

- The need for a pick up/drop off area off Machleary Street
- The architectural dominance of the central pavilion building
- Visitor parking
- The openness of proposed pool and lack of weather protection
- The plant palette and suggestion to re-evaluate the proposed tree species to be more specific to Vancouver Island
- Garbage enclosure and rooftop equipment screening
- The possibility of adding something to reference site/neighbourhood history

It was moved and seconded that Development Permit Application No. DP1185 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Look at ways to provide a stronger mix and rhythm of materials to better define the residential wings of the building;
- Consider re-evaluating the proposed planting plan and trees to be more reflective of Vancouver Island;
- Consider incorporating elements to the site to reflect the history of the site;
- Look at ways to incorporate the existing old stairs and/or columns into the project;
- Work with Staff to establish a pick up/drop off area along Machleary Street; and,
- Provide details of garbage enclosure and materials used for rooftop screening.

The motion carried unanimously.

5. OTHER BUSINESS:

It was moved and seconded that Mr. Charles Kierulf be appointed as Chair of the Design Advisory Panel for a one year term, commencing 2020-JUN-11. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:10 p.m. that the meeting terminate. The motion carried unanimously.

C H A I R

CERTIFIED CORRECT:

CORPORATE OFFICER