

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-AUG-13, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, Chair, AIBC
 Tony James, AIBC (joined electronically)
 Steve Johnston, At Large (joined electronically)
 Kevin Krastel, At Large (joined electronically)
 Marie Leduc, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Councillor Brown
 Gur Minhas, At Large

 Staff: C. Horn, Planner, Current Planning Section
 L. Brinkman, Planner, Current Planning Section
 S. Robinson, Planning Assistant, Current Planning Section
 L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 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 Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-JUL-09 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1197 – 11 Port Drive

Introduced by Lisa Brinkman, Planner, Current Planning Section. The proposed project is for a new lease (Western Canada Marine Response Corporation) area on Nanaimo Port Authority assembly wharf property. This design review is being conducted as a courtesy. There are no proposed variances.

Presentation:

1. Brian Kapuscinski, Architect of BJK Architecture Ltd., presented the project and spoke regarding the proposed building elevations, floor plans, exterior materials, building siting, site access and architectural features.
 - The building is sited to face Port Drive with the industrial portion located within a fenced in area.
 - The floor plans include a second floor office/administration space with training and meeting rooms. A separate warehouse area is located in the back half of the main level.
 - Exterior materials include insulated metal panel, cement board and wood paneling, heavy timbers and canopy overhangs at each entrance for weather protection.
 - Plantings will be contained in pots as the site is considered contaminated.

Panel discussions took place regarding:

- The location of the building in relation to the proposed waterfront walkway and pedestrian links
- Pedestrian connectivity and site lighting
- Screening materials for possible rooftop equipment
- Corporate branding or graphics for water-side elevation
- Building access and connection to the street
- Innovative landscaping in a contaminated site setting

It was moved and seconded that Development Permit Application No. DP1197 be accepted as presented. The following recommendations were provided:

- Consider providing a pedestrian access link to the building/site, and to the waterfront;
- Consider enhancing the waterfront elevation with colour or graphics; and
- Consider providing screening for rooftop equipment.

The motion carried unanimously

L. Brinkman vacated the Boardroom at 5:27 p.m.

(b) Development Permit Application No. DP1189 – 200 Tenth Street

Introduced by Sadie Robinson, Planning Assistant, Current Planning Section. This project proposes a combined heavy equipment maintenance shop, warehouse and storage yard with an accessory caretaker's suite. A watercourse variance is proposed.

Presentations:

1. Vipul Chauhan, Architect, Senior Project Manager of Aplin Martin Consulting provided an overview of the project and spoke regarding site context,

building siting, form and character, the floor plans and proposed exterior materials.

- The site/building will be used as a 24 hour maintenance and repair facility for Island West Coast Developments Ltd.
 - Exterior materials consist of concrete tilt up panels with exposed steel components.
 - The one bedroom caretaker's suite will be located in the site's northeast corner.
2. Chris Windjack, Landscape Architect of LADR Landscape Architects overviewed the landscape plan and spoke regarding screening along the north property line, the creation of a berm with a high vegetative screen to cut down sightlines, the planting plan and the pedestrian link through the property to a park.
- The landscape area in the panhandle, considered a restoration area, is being planted with small plants and native tree species to bring the forested edge out into the site.
 - Onsite planting will consist of low maintenance native and adaptive plants with perimeter planting along the property line.
 - The loc-block retaining wall along the berm will be well hidden.
 - A chain link fencing will surround the entire property.
 - Landscaped areas will be irrigated.
3. Scott Lewis, Senior Project Manager of Aplin Martin Consulting overviewed the Site Civil Works including storm water management, and the proposed loc-block retaining wall.

Panel discussions took place regarding:

- Wexford Creek riparian concerns and planting palette
- Landscape buffer on north side of property and park side
- Concern regarding the transition between light industrial and residential properties
- Concern regarding the proposed building height
- Sound issues related to the proximity of the maintenance building (heavy equipment) to neighbouring residences, if 24 hour operation
- The finishing of the proposed loc-block retaining wall

It was moved and seconded that Development Permit Application No. DP1189 be accepted as presented. The following recommendations were provided:

- Consider enhancing landscape screening for the north and west property lines; and
- Consider continuing the riparian planting on both sides of the walkway and along the parking landscape bump-out.

The motion carried unanimously.

S. Robinson vacated the boardroom at 6:17 p.m.

(c) Development Permit Application No. DP1191 – 326 Wakesiah Avenue

Introduced by Caleb Horn, Planner, Current Planning Section. This project is a mixed use student housing building which consists of 162 residential units and three commercial rental units. A parking variance is proposed.

Presentations:

1. David Echaiz-McGrath, Architect of WA Architects presented the project and spoke regarding site context including the proximity to schools and recreation centre, the consolidation of three lots, architectural features and the building's form and character while referencing the Design Comments prepared by Staff.
 - The proposed public art consists of a graffiti art wall located on the lower level, substantially on the north side.
 - The under-the-building open breezeway parkade is enclosed with a 6' metal fence for security.
 - No visitor parking is proposed.
 - Bike parking will be located on the south side, under-the-building.
 - A lit pedestrian walkway is proposed for the north face of the building and will showcase the graffiti art wall.
 - Most units are one-bedroom with six two-bedroom units.
 - Exterior materials consist of fluted corrugated metal, acrylic stucco Hardie panel and woodgrain pattern horizontal vinyl siding providing a modern look.
 - Garage doors front and back will include windows.

2. Jim Partlow, Landscape Architect of Lombard North, presented the Landscape Plan and spoke regarding the proposed tree species and restrictions, planting material, fencing considerations and overviewed the design for the outdoor student common area.
 - A hedge is proposed to create lower level unit privacy.
 - The southeast corner will include a saw board/lattice fence, columnar trees and planters will also be located there.
 - No trees or garden areas are proposed to be installed in front of the commercial retail units on the ground level.
 - The student common area could include a garden plot area.

Panel discussions took place regarding:

- The overall visual of the exterior building elements, proposed colour scheme, and interaction with the proposed public art graffiti wall
- How the walkway is to be shielded from the neighbourhood so the graffiti art wall does not become part of the neighbouring yards.
- Building siting and its close proximity to the south and east property lines
- As the building creates a courtyard feel, would like to see that incorporated into the design
- The under-the-building parking area and vehicle movement concerns within

- The visual strength of the columns under-the-building's Wakesiah Avenue side
- The possibility of a pedestrian path being created to access the student housing project that is currently underway on Third Street just east of this location
- The landscape plan and possible expansion and furnishing of the proposed amenity/common space(s)
- The possibility of adding a communal food garden area in raised beds
- The fence design being in contrast with the building's modern design
- The COVID-19 factor and providing for social distancing within common spaces
- Possible lighting pollution and how it may impact neighbouring properties.

It was moved and seconded that Development Permit Application No. DP1197 be accepted as presented with support for the proposed parking variance. The following recommendations were provided:

- Consider the overall balance of materials and colour on the elevations;
- Give consideration to adding gathering spaces to the common area landscaping; and
- Give further consideration to the north walkway regarding screening, lighting, and fence design with respect to the neighbouring properties.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:37 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY