

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2021-FEB-25, AT 5:00 P.M.

---

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

                  Absent:   Gur Minhas At Large

                  Staff:     L. Rowett, Manager, Current Planning Section  
                              L. Brinkman, Planner, 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 5:05 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 Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2021-FEB-11 at 5:05 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1212 – 285 Prideaux Street

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1.    Chad Zyla, Architect of S2 Architecture & Interior Design presented the BC Housing supportive housing project and spoke regarding site context and topography, building siting, architectural features, exterior materials,

and provided a brief overview of the modular construction method and the proposed building height variance.

- A shared access agreement is in place between this property and the fire station property
- Vehicle access is from both Fitzwilliam and Prideaux Streets
- The site topography has a 2m grade drop from the south side along Fitzwilliam Street to the southern edge of the shared access driveway along Prideaux Street
- The 4m building height variance requested is to accommodate the modular construction method being used and site grades
- The building consists of 10 modules
- The exterior materials provide texture, rhythm, and reduce massing with wood accents along the top and sides to provide visual interest

2. Michael Holm, Landscape Architect, WSP Landscape Architecture, presented the landscape plan.

- The landscape plan focuses on the Prideaux Street and Fitzwilliam Street edges of the site
- A series of evergreen and crab apple trees are proposed along Prideaux Street
- An outdoor, fenced private amenity space is proposed on the south side of the building for residents
- The planting plan consists mostly of hardy, native evergreen species for year round colour
- A narrow landscape buffer with fence is proposed along the north property line

Panel discussions took place regarding the following:

- The possible addition of colour or artwork to add visual interest to the amenity space and/or building on the south elevation
- The form and character transition between the proposed building and the existing neighbourhood
- The similarity of the building in comparison to the 702 Nicol Street BC Housing project
- How the building relates to the corner of Fitzwilliam and Prideaux Street
- The possibility of locating the main lobby on the southeast corner of the building to add transparency and interest to the streetscape
- The possible extension of the white banding on the south elevation, and the addition of windows to the north elevation
- The Prideaux Street ramp entry and possible ways to strengthen the identity of the main entrance
- A suggestion was made to lower the building into the site to reduce the building height and the need for platforms and stairs at each building entrance
- A concern was raised regarding resident privacy and the west side of the building
- Screening of the garbage and recycling enclosure
- The retaining wall finish

It was moved and seconded that Development Permit Application No. DP1212 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Consider incorporating ways for the building to compliment the adjacent neighbourhood character;
- Consider alternative treatments on the south elevation to enhance the building's form and character;
- Consider ways to better screen the garbage and recycling storage area; and
- Consider opportunities to increase the openness and transparency on the southeast corner.

The motion carried unanimously

(b) Development Permit Application No. DP1221 – 3945 Biggs Road

Introduced by Lainya Rowett, Manager, Current Planning Section.

Presentations:

1. Tony Gill, Architect and Global Director P3 Buildings of IBI Group, provided an overview of the project, and its intent as a rehabilitation facility. Mr. Gill also spoke regarding existing site conditions, maintaining the existing site topography, and building architecture and features.
  - The existing campus/facility will be replaced in phases
  - Walkways through the site will be retained
  - The proposed buildings are stepped down with the site's topography
  - Building and site features include administration, library, classrooms, woodworking shop, healthcare services, recreational areas and facilities, horticultural centre, outdoor meeting spaces dining areas and gardens
  - The architectural theme is based on Coast Salish architecture through the use of horizontal siding with vertical lines added, round columns at entry points, and space for exterior artwork
  - Grey tone material is generally used on the building façades with brown wood-look finish on the soffits
2. Michael Patterson, Landscape Architect and Principal of Perry + Associates provided an overview of the site and presented the landscape plan. Mr. Patterson spoke regarding resident rehabilitation and ability for residents to connect with nature.
  - Objective is to maintain existing trees, removing 21 trees that are in poor condition and planting 163 canopy trees
  - The landscape plan focuses on storm water management
  - The firetruck turnaround will double as a small basketball court
  - Artwork is being commissioned for the facility's main entrance area

- Natural elements include hedgerow planting and swales where they can be used
  - Pattern and colour is included within asphalt surfaces
3. Scott Lewis, Civil Engineer of Aplin Martin Engineering Ltd., provided an overview of the storm water management plan and spoke regarding the existing outfall to the lake, retention and detention components, landscape berms, bio-swales, and the proposed open pond system onsite.

Panel discussions took place regarding the following:

- Screening of the visitor parking area from Biggs Road
- A suggestion was made to include weather protection over all exterior doors
- Appreciation was conveyed for incorporating the facility into the existing site conditions, the incorporation of public artwork, and the proposed storm water management plan

It was moved and seconded that Development Permit Application No. DP1221 be accepted as presented. The following recommendations were provided:

- Consider additional landscape screening in the parking area; and
- Consider providing weather protection over all exterior doors.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:05 p.m. that the meeting terminate. The motion carried unanimously.

---

CHAIR

CERTIFIED CORRECT:

---

RECORDING SECRETARY