

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

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

 Absent: Charles Kierulf, AIBC
 Jill Yuzwa, At Large

 Staff: C. Horn, Planner, Current Planning Section
 L. Stevenson, Planner, Current Planning Section
 L. Rowett, Manager, 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 Thursday, 2021-OCT-28 be adopted as circulated. The motion carried.

4. PRESENTATIONS:

Angela Buick declared a conflict regarding the following presentation due to the proximity of her residence to the subject property and was placed in the Zoom waiting room at 5:08 pm.

(a) Development Permit Application No. DP001238 – 2545 Doctors Road

Lainy Stevenson, Planner, Current Planning Section introduced the project and stated that the Design Advisory Panel at its meeting held 2021-SEP-09 requested that the applicant return to the Panel with a revised landscape plan.

Presentations:

1. Russell McMann, Principal of Russell McMann Builders Group Inc., introduced Jeff Holms, Landscape Designer of Climate Landscaping.
2. Jeff Holms, Landscape Designer of Climate Landscaping provided an overview of the revisions made to the landscape concept plan and spoke regarding neighbouring properties, natural screening, revised hardscape and planting materials, features and amenities.
 - Landscaping has been densified along the front property line
 - Rock walls are changed to a textured rock wall base with ledge stone
 - The retaining wall is 1.5m at its highest point
 - Pedestrian walkways are more defined with textured and stamped surfaces
 - Lighting is provided in the parking areas along the retaining walls
 - Additional trees were added to the plan
 - Improvements at the rear of Block 1 include a pedestrian walkway, and the addition of a pergola (with lighting), and short term bike storage
 - Building entranceways have been re-designed to include enlarged deck space above to provide increased weather protection below

Panel discussions took place regarding:

- The possibility of adding another Japanese black pine tree
- The location of the common pergola space and resident privacy
- The possibility of adjusting building siting to allow improved ocean views for the rear units
- Access area for neighbouring property

It was moved and seconded that the revised landscape plan for DP001238 be accepted as presented with the following recommendation:

- Consider increasing the number of coniferous trees within the site.

The motion carried unanimously.

Angela Buick returned to the meeting at 5:31 p.m.

Kate Stefiuk declared a conflict as the landscape architect for the following application and was placed into the Zoom waiting room at 5:34 p.m.

(b) Development Permit Application No. DP001245 – 225 and 233 Nicol Street

Introduced by Lainy Stevenson, Planner, Current Planning Section.

Presentations:

1. Raymond de Beeld, Architect, of Raymond de Beeld Architecture Inc., introduced project team members Clarissa Ventner, Architect Intern of Raymond de Beeld Architecture Inc., Kate Stefiuk, Landscape Architect of

Kinship Art Ecology and Drew Beiderwieden, Civil Engineer of Newcastle Engineering Ltd.

2. Clarissa Ventner, Architect Intern of Raymond de Beeld Architecture Inc., presented the project and spoke regarding site and neighbourhood context, parking, pedestrian access/wayfinding, and provided an overview of the site plan, grading, and the proposed architectural elements.

- Each live/work unit has its own entrance
- Live/work units will have canopy signage to identify the entries
- The majority of residential units have ocean views, decks and privacy
- All parking will be located beneath the building

Raymond de Beeld, Architect of Raymond de Beeld Architecture provided a brief overview regarding site grades, building layout, parking and access.

Kate Stefiuk, Landscape Architect of Kinship Art Ecology returned to the meeting from the Zoom waiting room to present the landscape plan at 5:45 p.m.

3. Kate Stefiuk, Landscape Architect of Kinship Art Ecology presented the landscape plan and spoke regarding the evolution of Nicol street to a high street in Nanaimo, planting material and the proposed amenity space.

- Street trees are situated in planted edges along Nicol Street
- Planters with integrated seating and recessed lighting will be used at street level
- Plantings will be maximized using a layered approach
- The 3rd-floor deck has a planted edge
- Green screens are used to buffer parkade edges
- The required front yard landscape buffer has not been achieved.

4. Drew Beiderweiden, Civil Engineer of Newcastle Engineering Ltd., provided a brief overview of the proposed storm water management system.

Lainya Rowett, Manager, Current Planning through the Chair invited Panel members to ask any questions related to the landscape plan prior to Kate Stefiuk's return to the Zoom waiting room.

Conversations ensued regarding:

- the proposed landscape buffer
- the choice of street trees and the possibility of considering a species that may bloom later in the year

Kate Stefiuk, Landscape Architect of Kinship Art Ecology was returned to the Zoom waiting room for the remainder of the presentation at 5:59 p.m.

Panel discussions took place regarding:

- The possible addition of an art installation
- The possible inclusion of blooming street trees
- Third storey deck access
- Colour and texture of north and south elevations
- Accessibility and access to the building from the under-the-building parking area

It was moved and seconded that Development Permit Application No. DP001245 be accepted as presented with support for the landscape treatment level variance. The motion carried unanimously.

Kate Stefiuk returned to the meeting at 6:09 p.m.

Lainy Stevenson, Planner, Current Planning Section left the boardroom at 6:09 p.m.

(c) Development Permit Application No. DP001244 – 4101 and 4125 Jingle Pot Road

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Brian Kapuscinski, Architect of BJK Architecture Inc., introduced Ryan Cohen, owner of PacSwell Nanaimo Inc., and Chris Windjack, Landscape Architect of LADR Landscape Architecture and presented the project. Mr. Kapuscinski spoke regarding the building design, site plan and grading, proposed site circulation, pedestrian connectivity, the future Boban Road extension and briefly overviewed the landscape plan.
 - The project consists of two multi-tenant industrial buildings which include a variety of commercial rental units of varying sizes
 - Four units have mezzanines and 11 units have a lower floor under the main area
 - Three significant trees (the largest is 1.2m at its base) are being retained which will be on City property once the road dedication is complete
 - Sidewalks are proposed around the face of both buildings
 - The sidewalk at Boban Road and Jingle Pot Road is being brought out to a flex lane in order to retain the trees
 - A common area complete with gazebo will be located on the southeast corner and will include seating and bike parking
 - Most existing retaining walls onsite will be removed
 - Refuse and recycling will be sited centrally onsite
 - Secure bike storage will be located under Building B
 - The buildings will be constructed with cast-in-place and pre-cast tilt-up cement panels
 - At this time, exterior colours will be left to the individual tenants to decide
 - Storefront configurations consist of punched windows, canopies, and coloured panels

- All signage will be located on the unit fronts - no pylon signage will be used
 - Rooftop screening (1.2m high) will have louvered metal detail and will be dark in colour
 - Storm water and civil servicing is tight on this site.
 - Connected pedestrian network
2. Chris Windjack, Landscape Architect of LADR Landscape Architecture provided an overview of the landscape plan and spoke regarding proposed site amenities, tree removals/plantings, planting plan and rain gardens.
- A plaza with seating area is proposed at the southeast corner of the site which will include a pergola (generous plantings including vines), and bench seating to serve tenants, pedestrian and bike traffic
 - Native and adaptive species are proposed
 - Four trees will be removed from the southeast corner with three of the most significant retained
 - 62 new trees are proposed across the two phases of the development
 - It is hoped some sort of creeping wall would be used on the retaining wall(s)

Panel discussions took place regarding:

- Adherence to the Design Guidelines to be consistent within the area
- The possibility of adding natural elements to the building façade
- The possibility of individualizing the units
- Appreciation was conveyed for the overall design of this transitional space type (residential to industrial)

It was moved and seconded that Development Permit Application No. DP001244 be accepted as presented. The motion carried unanimously.

5. OTHER BUSINESS:

- (a) Lainya Rowett acknowledged Tony James, AIBC representative for volunteering to stay on with the Design Advisory Panel for a second term; and, announced the appointment of new member Jason Santeford, AIBC representative (Council appointed 2021-NOV-15).
- (b) The Chair reminded Panel members that agenda packages are disseminated one week prior to the meetings (Thursday/Friday), and stated that the 2022 DAP Meeting Calendar will be provided to members shortly.
- (c) Kevin Krastel acknowledged Marie Leduc on her role as Chair and suggested she chair the next meeting.

It was moved and seconded that Marie Leduc chair the next meeting scheduled for 2021-DEC-09. The motion carried unanimously.

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It was moved and seconded that a Chair be elected at the next panel meeting to replace outgoing Charles Kierulf, AIBC representative. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:45 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY