

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
THURSDAY, 2022-FEB-10, AT 4:00 P.M.

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PRESENT:   Members:   Marie Leduc, At Large (Chair)  
                              Councillor Brown  
                              Angela Buick, At Large  
                              Tony James, AIBC  
                              Kevin Krastel, At Large  
                              Jason Santeford, AIBC  
                              Kate Stefiuk, BCSLA  
                              Jill Yuzwa, At Large (left the meeting at 6:10 p.m.)

                  Staff:       L. Rowett, Manager, Current Planning Section  
                              C. Horn, Planner, Current Planning Section  
                              S. Robinson, Planner, Current Planning Section  
                              K. Lundgren, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 4:00 p.m.

2.    INTRODUCTION OF LATE ITEMS:

- (a)    Agenda Item 4(a) – Add Minutes of the Design Advisory Panel Meeting held electronically on Thursday, 2022-JAN-13 at 5:00 p.m.
- (b)    Agenda Item 5(b) – Development Permit Application No. DP001255 – 2229 Boxwood Road - Replace original Staff Design Comment with a revised Staff Design Comment.

3.    ADOPTION OF AGENDA:

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

4.    ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held electronically on Thursday, 2022-JAN-13 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held electronically on Thursday, 2022-JAN-27 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP001256 – 77 Chapel Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Glenn Hill, Architect, dHK Architects, introduced Greg Mitchell, Primex Investments Ltd., and presented the project. Highlights included:
  - Proposal for a 6-storey development with a combination of rental building and two strata condominium buildings
  - The property is located in Downtown Nanaimo at the corner of Skinner Street and Chapel Street
  - Exterior design includes grey tones and select choice of signature materials, decorative panel for privacy for residential decks and wood materials articulated around the building
  - Complexity of the site due to the elevation difference between Chapel Street and Skinner Street
  - Skyline not significantly interrupted by the scale of the project
  - Strata building joins and completes the street wall of 91 Chapel Street
  - Private courtyard for residents includes an AstroTurf surface
  - Form and character informed by 91 Chapel Street
  - Creating accessible plaza spaces in front of the main floor along Chapel Street
  - Two-storey townhomes with private entry ways include steps and garden spaces facing Skinner Street
  - Potential for additional public art in the park space at the north end of the property
  - Amenity space on the rental building is on the ground floor adjacent to the corner park space
2. Scott Murdoch, Landscape Architect, Murdoch de Greef Inc., presented the landscape plan. Highlights included:
  - Green park space and seating is surrounded by trees and planting
  - Plaza space along Chapel Street, between the two buildings, features bench seating
  - Courtyard turf area adds multi-functional space
  - The Skinner Street side includes a terraced rain garden that can act as an amenity space and functional water management space
  - A mix of native/non-native plant material will be used to fit the characteristics of the site

Marie Leduc, Chair, opened the floor for questions to Staff.

Caleb Horn, Planner, and Lainya Rowett, Manager, Current Planning, responded to questions from the Panel regarding: accommodating parking demands and noted that the applicant will be providing the required parking in accordance with the City's

“Off-Street Parking Regulations Bylaw 2018 No. 7266”; and, public art requirements and procedures.

Panel discussions took place regarding:

- Possible public art programming for the site
- Suggested more attention and energy in the north corner of the property
- Potential use of vines to create a green wall for the blank wall at the parkade entry
- Consider a hierarchy of landscape elements in the north end park
- Adding different textures and/or lighter colours to the material palette to enhance and brighten the corridor
- The use of artificial turf, as grass will be difficult to maintain in the private courtyard area
- The potential opportunity for commercial space on the ground floor of the rental building
- Possible enhancements to the green roof feature
- Enhancements to the streetscapes of both Skinner Street and Chapel Street

3. Chris Lundy, Owner, Westmark Construction Ltd., provided a brief overview of the potential to accommodate commercial kiosks within the public plaza along Chapel Street.

It was moved and seconded that Development Permit Application DP001256 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider enhancing the north elevation in terms of landscape hierarchy, public art, and the form and character of the north end of the rental building;
- Consider ways to soften the concrete wall on the Skinner Street elevation; and
- Consider enhancing the south elevation of the rental building.

The motion carried unanimously.

The Design Advisory Panel recessed the meeting at 5:27 p.m.

The Design Advisory Panel reconvened the meeting at 5:34 p.m.

(b) Development Permit Application No. DP001255 – 2229 Boxwood Road

Introduced by Sadie Robinson, Planner, Current Planning.

Presentations:

1. Darren Moss, Owner, Tectonica Management Inc., presented the project. Highlights included:
  - The site centrally located between Northfield Road and Bowen Road
  - Major feature is the 1.2 hectare private forest which is being retained to create a significant greenspace

- Site bordered by single family homes
  - Strong pedestrian connection with multi-use path that runs from Mountain Vista Drive through the site
2. Wil Peereboom, Designer, Victoria Design Group, presented the building design. Highlights included:
- Proposing a 31 unit townhome development, 2-3 storeys with private patio and yards
  - Requesting height variance of .75m on some of the units to accommodate existing site grades and building forms
  - Parking and bicycle stalls are provided as required
  - Exterior material is West Coast inspired
3. Danika Proven, Landscape Designer, Calid Services Ltd., spoke regarding landscape design. Highlights included:
- The intent is to provide private spaces for a single family residential experience in the rear yards
  - Units fronting Mountain Vista Drive will have hedges and stone pillars and picket style fence
  - Open green space area with seating for a gathering space
  - Trying to allow for some storage in the side yards
  - Incorporating native plants and low maintenance shrubs

Marie Leduc, Chair, opened the floor for questions to Staff.  
No questions were asked.

Panel discussions took place regarding:

- Ways to individualize the entries to units
- Possibly adding a textural change in the drive aisle to distinguish the sidewalk
- Possibly adding additional features to the two open lawn landscapes
- Possibly upsizing the trees on-site and the advantages of using trees to shade hard surfaces
- Improving access to visitor parking stalls from the units to the north

It was moved and seconded that Development Permit Application No. DP001255 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider ways to individualize the buildings and/or entries to the different units;
- Consider a marked pedestrian path along the south drive aisle;
- Consider ways to add more trees, especially larger growing trees and plants throughout the site; and
- Consider redistributing the visitor parking.

The motion carried unanimously.

Jill Yuzwa left the meeting at 6:10 p.m.

(c) Development Permit Application No. DP001251 – 2355 Kenworth Road

Introduced by Sadie Robinson, Planner, Current Planning Section.

Presentations:

1. Alan Lowe, Architect of Alan Lowe Architect Inc., presented the project. Highlights included:
  - Proposal to construct a building for a Wheaton Hyundai Car Dealership
  - The building is set back due to creating an easement across the front of the property to connect with sanitary sewer
  - Two driveway access points
  - The building is to meet Hyundai corporate image guidelines while fitting in with the surrounding area
  - Front entrance includes canopy
2. Stefan Luchinger, Landscape Architect of Design North Landscape Architecture Inc., provided a brief overview of the landscape plan.
3. Scott Lewis, Civil Engineer, Aplin & Martin Consultants Ltd., spoke regarding site servicing and constraints due to the existing sanitary sewer.

Marie Leduc, Chair, opened the floor for questions to Staff.  
No questions were asked.

Panel discussions took place regarding:

- Limited flexibility in the design due to Hyundai's corporate branding guidelines
- Opportunity for more landscaping on the site along the St. Johns Ambulance building property line
- A suggestion was made to use perennial grasses and plants that can be planted and removed if the right-of-way needs to be accessed
- Adding benches along side walk to enhance pedestrian space
- Historical significance of the site and opportunity to install tribute to the history of Nanaimo and the previous use of the site (Madill facility)
- Building should be the focal point rather than the cars parked in front
- Possibly increasing buffer on south end of property
- Electric vehicle charging stations

Sadie Robinson, Planner, responded to the Panel and clarified the requirements of the property line landscape buffer.

Panel discussions continued regarding:

- Consideration of green roof to compensate for less landscaping elsewhere on the site

It was moved and seconded that Development Permit Application No. DP001251 be accepted with support for the proposed variances, with the exception of the landscape buffer variance request related to the Minimum Landscape Treatment Level along the south (rear) property line. The following recommendations were provided:

- Consider finding ways to increase the landscape buffer where possible, especially along the south and east property lines, with the east buffer being more robust;
- Consider a textural change in the drive aisle connecting the front of the building to the two driveway entrances to the site; and
- Consider adding a tribute to reflect the history of the Madill site.

The motion carried unanimously.

6. OTHER BUSINESS:

Marie Leduc, Chair, and Lainya Rowett, Manager, Current Planning, advised the Panel that the 2022-FEB-24 Design Advisory Panel meeting has been cancelled, and Staff will follow up with the Panel to confirm the next meeting date.

7. ADJOURNMENT:

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

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY