

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2022-APR-14, AT 5:00 P.M.

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

 Staff: C. Horn, 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 5:00 p.m.

2. INTRODUCTION OF LATE ITEM:

Add Agenda Item 6(a), request for chair coverage for May meetings
Add Agenda Item 6(b), request for panel review of DPA 8 Form and Character Guidelines

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 meeting held in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-MAR-02 be adopted, as amended. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP001249 – 1030 Old Victoria Road

Caleb Horn, Planner, Current Planning Section introduced the project.

Presentations:

1. Ryan Anderson, Owner/Project Manager of OTG Developments Ltd., provided an overview of the project and spoke regarding site history and resultant environmental and geotechnical constraints, zoning, and project development processes.

- Purpose built containers are ideal for this location due to site constraints. The containers are purpose built containers and suited for the site. They are not traditional retrofitted shipping containers.
- Colour will be added to the storage containers
- Lighting was added to the warehouse – infra-red camera and motion detection lighting will be on-site
- Refuse will be enclosed in a locker onsite and will be picked up daily

Ryan Anderson Owner/Project Manager of OTG Developments Ltd., introduced project team members in attendance: Cathy Butler and Mark O'Donoghue of Black Sheep Income Corp., Layne Martin, Designer of Com-Tech Drafting and Design, Jenn Power, Project Manager/Development Planner of OTG Developments Ltd., and Chris Windjack of LADR Landscape Architects.

2. Layne Martin, Designer of Com-tech Drafting and Design presented the design concept for the site and spoke regarding site and neighbourhood context, proposed site layout, increasing landscaping to screen the site.

- Attempting to screen the site from the Island Highway side with vegetative screening
- Pods will be painted and arranged on-site to allow easy vehicle movement
- Hoping to add historical items referring to the mine
- The size of each pod is 100m² and if attached they become buildings according to building code and would require piping, wiring and sprinkler

Cathy Butler of Black Sheep Income Corp., spoke regarding the existing building onsite (used for internal storage), signage and remote site management.

3. Chris Windjack, Landscape Architect of LADR Landscape Architects presented the landscape plan and spoke regarding vegetative screening, the retention of native plantings, the introduction of new trees on-site planted in a natural form to blend with the surroundings and the mitigation of invasive species.

- Mass planted drought tolerant ground covers will substitute for lawn (ie. meadow grass and seed mixes)
- Three trees will be removed from the centre portion of the site and a total of 38 trees will be on-site

- A cable trellis system will be added to the main building for vines

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

No question were asked.

Panel discussions took place regarding:

- The property lines and locations of the proposed setback variances
- Individualization and layout of the units (storage pods)
- Suggestions were made regarding wayfinding
- Consistency and quality of signage design within the site, with consideration for the neighbourhood, and possibly reducing the number of signs on-site
- Consistency of colour and design between the main building and the storage pods to reflect a similar character
- The use of bamboo within the landscape plan
- The retention of existing understory vegetation
- The east property line and ways to ensure a strong buffer by way of adding more trees and vegetative screening (hedge)
- Creating more of a park-like feel to the site and adding coastal Douglas fir, possibly in the northwest corner
- Enhancing the front entrance
- Referencing the mining and natural history of the site, possibly through art, signage, and/or landscaping
- Exterior treatment for the existing main building on-site
- The perceived low impact of the storage pods
- Support/non-support for the proposed variances
- The proposed setback variance for the east property line and structuring of the motion

It was moved and seconded that Development Permit Application DP001249 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider ways to individualize the storage pods with colour or finish;
- Consider ways to integrate the existing building through colour and materials;
- Look at ways to pay respect to the history of the site through a piece of public art;
- Consider a more robust landscape integrating more Douglas fir trees in keeping with the history of the site in the local geographical area; and,
- Consider adding a solid landscape buffer along the eastern edge of the property.

The motion carried unanimously.

6. OTHER BUSINESS

- (a) Kate Stefiuk agreed to chair the two meetings scheduled in May during Marie Leduc's absence, as requested.

Caleb Horn, Planner, Current Planning, confirmed that a member/chair calendar would need to be provided to Council for adoption in advance of implementing a rotating Chair. A panel discussion followed. A decision will be made at a future meeting.

Tony James stated he will not be in attendance at the meeting of 2022-APR-28.

Jill Yuzwa stated she is relocating soon and will no longer serve as a panel member.

- (b) Caleb Horn, Planner, Current Planning Section, notified the panel that at the upcoming meeting of April 28th, the Design Advisory Panel will review the DPA8 Form and Character Guidelines pertaining to the Relmagine Nanaimo project currently underway. It was suggested the meeting commence at 4:00 p.m. to accommodate a presentation/discussion.
- (c) At its meeting of 2022-MAR-21, Council approved the panel member extension request for Marie Leduc and Kevin Krastel.
- (d) Tony James will not be available for the 2022-APR-28 meeting

7. ADJOURNMENT:

It was moved and seconded at 6:35 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

[Signed: Laurie Nielsen]

RECORDING SECRETARY