

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2022-MAY-12, AT 5:00 P.M.

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PRESENT:   Members:   Kate Stefiuk, BCSLA (Chair)  
                              Councillor Brown (disconnected at 6:57 p.m.)  
                              Angela Buick, At Large  
                              Tony James, AIBC  
                              Marie Leduc At Large  
                              Kaien Shimuzu, At Large

                  Absent:   Kevin Krastel, At Large  
                              Jason Santeford, AIBC

                  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 5:05 p.m.

2.    INTRODUCTION OF LATE ITEMS:

Kate Stefiuk, Chair, introduced Kaien Shimuzu as the newest member of the panel, as appointed by Council at its meeting held 2022-MAY-02.

3.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda 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 in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-MAR-10 be adopted, as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-APR-14 be adopted, as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-APR-28 be adopted, as circulated. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP001266 – 1 Commercial Street

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

Presentations:

1. Colin Harper, Architect of Colin Harper Architect, presented the project and spoke regarding neighbourhood and site context, history of the site, proposed improvements to the existing building and site (slope). Jake Steiner, property owner and principal of Steiner Properties and Bianca Bodely, Landscape Architect of Biophilia Design Collective were also in attendance.

- A rooftop patio over the first storey is proposed with access from Wallace Street, and will be accessible to building tenants only
- A patio is proposed off the restaurant space
- A pedestrian connection from Wallace Street will be created
- Pavers will be used to demark the entrance to the market from the parking lot
- Exterior materials consists of glass, metal, cedar soffits, perforated metal (stairs from Wallace Street top parking lot)
- Landscaping will provide a buffer to the parking lot from Terminal Avenue and will include rainwater retention

Jake Steiner, Principal of Stienner Properties, provided a summary of the project strategy and the creation of a community hub and pedestrian connections from Wallace Street to Terminal Avenue.

Colin Harper, Architect of Colin Harper Architect, provided an overview to the landscape plan and spoke regarding storm water retention, the refuse enclosure location, the proposed planting palette and buffers for the patio and alongside Terminal Avenue at the parking area.

2. Bianca Bodely, Principal and Landscape Architect of Biophillia Design Collective, presented the landscape plan and spoke regarding the proposed planting palette.
  - A buffer, consisting of metal planters and shrubs for a sound barrier and visual buffer from the street is proposed between Wallace Street and the rooftop patio
  - Five foot high glass will be provided on the Terminal Avenue side for visual screening

- Drought tolerant species including pollinators and structural evergreens will be used in the plant palette
- Lighting for safety is proposed for rooftop planters, the parking area, on the staircase, and in the tree planter

Kate Stefiuk, Chair opened the floor for questions to Staff:

- Marie Leduc asked who is responsible for the fence along the Wallace Street side.

Colin Harper responded the fence along Wallace Street will be updated.

Panel discussions took place regarding:

- The proposed colour for the building's exterior
- Consideration toward designing a more inventive staircase to make it more functional with more of a statement
- The rooftop garden / patio area and access
- The possible addition of trees and bench seating to the rooftop deck/patio
- The proposed outer stair location and views down the street
- Ways to break/soften the retaining wall mass
- The possibility of including showers for commuters and bike parking for daycare clients
- Possible improvements to each of the building entrances on Terminal Avenue and Wallace Street
- The possibility of making the connection to the stairs more prominent to feel more like a plaza, as it is very visible
- Possibly providing added articulation to the Wallace Street side to make it more interesting
- The possible addition of landscaping along the street
- The creation of a quality outdoor environment for children on the rooftop deck space, if daycare is the intended use
- The removal of invasive species and taking a restorative approach to re-establish the bank as an important part of the property
- Appreciation was conveyed for the proposed plan for re-development of the property, and the modern form of the building

It was moved and seconded that Development Permit Application DP001266 be accepted as presented. The following recommendations were provided:

- Look at ways to enhance the character of the Wallace Street façade;
- Consider enhancing the market entry and elevation;
- Consider improvements to the pedestrian connection through the parking area;
- Consider improving the rooftop garden with more plantings and shade (lighting);
- Look at taking a restorative approach to the tree palette;
- Look at ways to add vegetation to the corrugated metal wall; and
- Consider adding trees or green space to the parking area.

The motion carried unanimously.

Jake Steiner, Principal of Steiner Properties, added the second floor space may be used by an alternate business to the suggested daycare; and, if special items are required for any tenant the cost to enhance the space may be shared with that tenant.

(b) Development Permit Application No. DP001269 – 1840 Stewart Avenue

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

Presentations:

1. Glenn Hill, Architect of dHK architects introduced Jason Guild who spoke regarding his work with Snuneymuxw First Nation, and how excited they are to display parts of their culture within the project, through changes within the area and the building.
2. Glenn Hill, Architect of dHK architects presented the project and spoke regarding site and neighbourhood context, existing structures and usage, proposed improvements, and pedestrian connections.
  - The project consists of improving existing conditions and reconfiguring the parking area
  - Working toward creating a linear pedestrian connection from the waterfront walkway to the front of Building 1 through to the sidewalk along Zorkin Road
  - Building 1 will be a collection of commercial retail leased space and will feature a primary cultural entry way with totems to recognize the culture and art of first nations
  - Exterior improvements to existing buildings include the addition of ground level patios (for commercial spaces along the waterside for Building 1), new canopies (covered entries), updated windows and cedar cladding
  - Exterior materials include: metal panel (canopies), vertical aluminum siding, cement fibre panels (back), and cedar for frontage facing the parking lot, and heavy timbers
3. Cara MacDonald, Landscape Architect of Gray MacDonald, provided an overview of the landscape plan and spoke regarding the proposed planting plan, lighting, hardscape features, and proposed site furnishings.
  - The plaza area in front of Building 1 is the focal point of the project
  - Decorative paving patterns will be used to create pedestrian connections from the waterfront walkway through the site
  - The existing rails behind Building 1 will be updated
  - Bike racks will be added to the plan once building uses are secured

4. Keith Davies, Civil Engineer of Cascara Consulting, spoke regarding civil upgrade requirements and stated that due to the proximity of the ocean they are not looking at retention/detention but rather at treating stormwater runoff in the landscaped areas.

Kate Stefiuk, Chair opened the floor for questions to Staff.  
No questions were asked.

Panel discussions took place regarding:

- Appreciation was conveyed regarding the proposed rejuvenation of the site and the creation of a mixed use space
- The possible addition of a green roof on the main building
- Suggested increased plantings and trees
- Possible integration of art forms from the proposed front totems of Building 1 into the parking area
- The incorporation of paving patterns and form and character of the central entrance space
- Improving pedestrian connections through and to the site and formalizing the waterfront walkway connection
- Finding ways to attract and keep people on the site through improved active spaces
- The possible reduction in parking to increase the size of the plaza and provide more amenity space
- The possibility of breaking the linearity of the parking area with more trees and landscaping
- Possible improvements to the landscaping along the adjacent road right-of-ways
- The possibility of providing a stairwell from Stewart Avenue to the site
- The possibility of working with the City to improve the edges of the site along Stewart Avenue and Zorkin Way
- Shoreline softening and restoration as parcels redevelop and the possible addition of more indigenous species to enhance the project

Councillor Brown left the meeting at 6:57 p.m.

Glenn Hill, Architect of dHK architects asked Caleb Horn, Planner, Current Planning Section about the suggested parking reduction to further enhance the pedestrian aspect of the plaza.

Caleb Horn, Planner, Current Planning Section confirmed that parking reductions are Council decisions if reduced below the minimum required amount, and there may be an opportunity for a trade-off with additional amenity space.

Caleb Horn, Planner, Current Planning Section also mentioned the right-of-way along Stewart Avenue is under the jurisdiction of the Ministry of Transportation and Infrastructure.

It was moved and seconded that Development Permit Application No. DP001269 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider ways to break up the parking area with plantings and trees;
- Consider enlarging the size of the plaza at the front entry of the building;
- Look at ways to improve the pedestrian connections within and to the site;
- Consider incorporating a green roof into the re-design where feasible; and
- Consider working with governing bodies to enhance the bank off Stewart Avenue and the Zorkin Road right-of-way.

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:02 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY