

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2022-SEP-22, AT 5:00 P.M.

PRESENT: Members: Marie Leduc, Chair
 Tony James, AIBC
 Kevin Krastel, At Large
 Angela Buick, At Large
 Kaein Shimuzu, At Large
 Kate Stefiuk, BCSLA

 Absent: Councillor Brown
 Jason Santeford, AIBC

 Staff: L. Rowett, Manager, Current Planning Section
 C. Horn, Planner, Current Planning Section
 K. Mayes, Planner, Current Planning Section
 B. Binnersley, 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. 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 2022-JUL-28 be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001279 – 2595 Bowen Road

Kristine Mayes, Planner, Current Planning Section introduced the project.

Presentations:

1. Glenn Hill, Architect of dHKarchitects presented the project and spoke regarding site and neighbourhood context, architectural plans including, exterior materials, elevations, and the proposed variances.

- The goal is to integrate into the car dealership culture of Bowen Road and take advantage of high traffic areas
 - A car elevator is included to access second and third floor galleries
 - An outdoor amenity space is dedicated for staff use
 - A building height variance is proposed to facilitate elevator height overruns
 - A 2.5m setback is required along Bowen Road
 - A parking study was completed to support the variance rationale
 - A solar array is being considered for the rooftop of the second floor
 - Exterior materials consist of metal panel, corrugated and wood-look metal plank siding, curtain wall and storefront glass
 - Street presence is increased via the utilization of glass walls
2. Cara MacDonald, Landscape Architect of MacDonald Gray, provided an overview of landscape plan and spoke regarding the proposed planting plan, site lighting, hardscape features, and proposed site furnishings.
- The landscape plan is focused on the Bowen Road and Island Corridor railway frontages
 - A picnic table and bike racks are sited in the rear
 - Willing to consider a pedestrian connection to the staff amenity area
 - Site furnishings that complement the architectural style of the building will be incorporated
 - Interior lighting will create a visual effect at night.
3. Mark Warbrick, Physical Engineer, Newcastle Engineering Ltd., provided a brief overview of the proposed stormwater management plan and suggested a new water service will be required.

Marie Leduc, Chair, opened the floor for questions:

- Marie Leduc, Chair asked about the status of the property along the railway edge. Kristine Mayes, Planner, stated the Island Corridor Foundation owns the property and a lease may be obtained by the dealership to display vehicles.
- Glenn Hill, Architect, added that the vehicles associated to this dealership are unique and primarily displayed indoors, and may be brought outdoors during business hours for public display.

Panel discussions took place regarding:

- Access to the area along the railway
- Design and treatments for the port cochere's south wall
- Possible methods/materials to provide natural light to the service bays
- Lighting considerations for illumination of the building at night
- Appreciation was conveyed for the design concept and addition of a rooftop deck
- The possible addition of a green roof

- The possible clustering of three trees planted along Bowen Road, to create more balance without blocking views
- Possible improvements to the proposed outdoor staff amenity space
- Possible improvements to surface materials to complement the quality of the building

It was moved and seconded that Development Permit Application DP001279 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider a green roof on some areas of the building
- Consider grouping trees along Bowen Road and near the outside wall of the porte cochere
- Consider improvements for the outside staff amenity space; and
- Consider higher quality paving material in keeping with the quality of the building.

The motion carried unanimously.

Kate Stefiuk disconnected from the meeting at 6:01 p.m. declaring a conflict of interest due to being associated with Development Permit Application No. DP001282 – 6201 Oliver Road.

(b) Development Permit Application No. DP001282 – 6201 Oliver Road

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

Presentations:

1. Raymond de Beeld, Architect, Raymond de Beeld Architecture Inc., introduced the project team, Ataur Rahman, Kate Stefiuk, Mark Warbrick, Brayden Hughes, and Chris Lundy.
2. Ataur Rahman, Architect of Raymond de Beeld Architecture Inc., presented the project and spoke regarding site and neighbourhood context, architectural plans including floor plans, exterior materials, building elevations, and the proposed variances.
 - Access to property will be through an existing driveway connection on adjacent property
 - Landscape elements will be used to help mitigate traffic noise
 - Materials chosen aim to reflect a west coast architectural language
 - Green roof spaces have been incorporated into the building design
 - The refuse area is completely enclosed, lessening the impact to residents and neighbors
 - Existing trees will be retained where possible
 - The rooftop amenity space will have views to the east and west
 - A parking variance is requested to maintain as much green space as possible for tenant use
 - Parking is completely screened from the street
 - A landscape buffer variance request has been made for north edge of the site

3. Chris Midgley, Landscape Architect of Kinship Design Art Ecology, provided an overview of landscape plan and spoke regarding the proposed planting plan, site lighting, hardscape features, and proposed site furnishings.
 - The presence of existing trees on-site has provided the inspiration for the overall landscape plan
 - The landscape concept is designed to respond to the needs of climate change and natural eco-systems
 - Use of landscaping will aid in creating privacy buffers for some of the units
 - Utilization of pollinator plantings will be incorporated to bring both colour and a thriving living system to the landscape plan
 - The raingarden is necessary to meet the stormwater requirements and assist in achieving a healthy thriving landscape
 - Green roofs are being incorporated to the landscape plan
4. Mark Warbrick, Physical Engineer, Newcastle Engineering Ltd., provided a brief overview of the proposed storm water management plan and referenced the water treatment plan.

Panel discussions took place regarding:

- Appreciation was conveyed pertaining to building form and character, the inclusion of green roof elements, and the rich variety of landscaping elements
- The possible inclusion of community gardening space for residents
- North side neighbour views of site and building
- Building siting
- Proposed storage space allotted for residents
- The consideration given to patio privacy
- The possibility of highlighting the proposed water feature
- Rooftop plantings, and the exclusion of trees
- Possible enhancements to entranceways for wayfinding purposes
- Site and building accessibility considerations

It was moved and seconded that Development Permit Application DP001282 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider making the raingarden a feature that is visible from other areas of the site;
- Consider the addition of climbing or cascading plantings on the retaining walls;
- Consider adding a small element of colour on the façade; and
- Consider a hard packed path for better accessibility wherever possible.

The motion carried unanimously.

Kate Stefiuk joined the meeting electronically at 6:55 p.m.

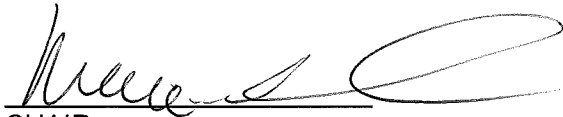
5. OTHER BUSINESS:

- Marie Leduc requested coverage for acting Chair on October 13th, 2022.
- Kate Stefiuk volunteered to act as Chair for the October 13th, 2022 meeting.

It was moved and seconded that Kate Stefiuk act as Chair for the Design Advisory Panel meeting to be held October 13th, 2022. The motion carried unanimously.

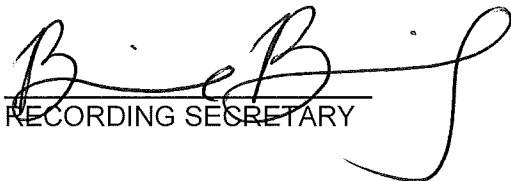
6. ADJOURNMENT:

It was moved and seconded at 6:58 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY