

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2022-JUL-28, AT 5:03 P.M.

PRESENT: Members: Marie Leduc, Chair
 Councillor Brown
 Tony James, AIBC
 Kevin Krastel, At Large
 Jason Santeford, AIBC
 Kate Stefiuk, BCSLA

 Absent: Angela Buick, At Large
 Kaein Shimuzu At Large

 Staff: L. Rowett, Manager, Current Planning Section
 C. Horn, Planner, Current Planning Section
 K. Mayes, Planner, 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 5:03 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-MAY-26 be adopted as circulated. The motion carried unanimously.

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-JUN-23 be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001275 – 525 Third Street

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

Presentations:

1. Mike Kubasiewicz, Development Manager of IronClad Developments introduced the project team members in attendance, provided an overview for the project and spoke regarding site and neighbourhood context, site topography (slopes), building siting and layout, and proposed parking.
 - There are two access points proposed for the project, one from Watfield Avenue, and one mid-site (between Buildings 1 and 2)
 - 171 residential units (bachelor, 1, 2 and 3 bedroom units) are proposed
 - Parking consists of 216 stalls, with 5 accessible stalls included, and bike parking spaces also provided. Provision is being made for electric vehicle chargers

2. Marshall Kirton, Vice President, Architecture and Design of Ironclad Developments spoke regarding building orientation, site topography, and building sections.
 - Building 1 lies at a 45 degree angle from the property line, with the top floor stepped back
 - Two-storey glazed atriums identify the building entrances
 - A public sidewalk on the south side will provide a pedestrian connection from Watfield Avenue to the townhouse units on the west side
 - Outdoor amenity spaces for residents are located on the south side of Building 2 on the ground level and on a fourth floor deck

3. Laurelin Svisdahl, Landscape Architect of Svisdahl Lazzarin Landscape Architects presented the landscape plan and spoke regarding hard and softscape features, and the proposed planting plan.
 - A tiered retaining wall planted with drought resistant plants is proposed for the southwest side of Building 1
 - Small trees and native species will be planted on sloped banks
 - Seating, bike racks, a large feature tree and a small accessible children's play area are located on the south side of the west building (Building 2)
 - Tiered plantings will be used to bring down the height of the parkade wall and deal with the grade change
 - A total of 60 trees and more than 1,000 plants are proposed for the landscape plan

Marie Leduc, Chair opened the floor for questions:

- Kevin Krastel inquired about the status of the original development permit (DP001049) approved by Council in 2017

Caleb Horn, Planner confirmed that the first phase of the development is complete (townhouses on Hillcrest Avenue), and the remaining portion will be completed in

two phases. This application replaces Phases 3 and 6 (for student housing), as originally proposed in DP001049.

- Kevin Krastel asked about site access

Caleb Horn, Planner responded stating Staff is working to secure egress through a current subdivision application via a shared access agreement.

Panel discussions took place regarding:

- Building siting
- The possibility of moving some surface parking for Building 2 underground to create an outdoor amenity space
- The possible addition of weather protection to the main entrance of Building 2
- The possibility of adjusting the scale of Building 1 on the southwest corner, adjacent to the single family neighbourhood, to lower the height of the building
- Ways to generally soften the landscape plan and perhaps reduce the amount of hard surfacing
- The possibility of moving the garbage enclosure to the underground parkade
- The possible elimination of the lawn area along the sidewalk and increasing the landscape buffer
- It was suggested that more thought be given as to how individual outdoor spaces will be used by all residents
- The possible addition of public art
- The possibility of adding weather protection to top floor balconies
- Increased density in the neighbourhood and how additional green space (ie. park) could benefit the neighbourhood
- The possible addition of a deciduous tree to the landscape island proposed for the middle of the parking lot
- The use of softer landscaping materials on the northwest corner
- The need to increase the tree canopy and plantings to mitigate hard surfaces
- Adding trees along the pedestrian walkway
- Consider an alternate surface material for the children's play area
- The possibility of reducing the amount of surface parking to allow more outdoor amenity space

It was moved and seconded that Development Permit Application DP001275 be accepted as presented. The following recommendations were provided:

- Consider adding canopies over the main entrances of both building
- Consider ways to cover all upper floor balconies
- Consider ways to increase outdoor amenity space
- Consider stepping back the height of Building 1 on the southwest corner, in keeping with the neighbourhood plan
- Consider increasing the density of trees to mitigate the hard surfaces; add more trees along the pedestrian walkway

- Consider ways to reduce hard surfaces by adding more plant material
- Consider an alternate material for the play area surface
- Consider moving garbage into the garage

The motion carried unanimously.

(b) Development Permit Application No. DP001276 – 140 Tenth Street

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

Presentations:

1. Glenn Hill, Architect and principal of dhKarchitects introduced project team members in attendance and spoke regarding zoning, site and neighbourhood context, existing site conditions, and building features.
 - The two buildings are pre-manufactured structures with equally sized tenant spaces
 - Designed to provide as much flexibility in tenant spaces as possible
 - The north site entrance provides access for large industrial trucks
 - The corner units of both buildings facing Tenth Street have double height spaces to allow tenants to create mezzanine levels and corner canopies, where necessary
 - Exterior materials consist of metal panels for durability, wood-look panel siding and glazing
 - Development of the site is designed around a hydro right-of-way
 - Additional parking is provided with the anticipation of future construction of mezzanine levels
 - Large fascia panels may be used for signage to fit with the form and character of the buildings
2. Cara MacDonald, Landscape Architect of MacDonald Gray provided an overview of the proposed landscape plan and spoke regarding, site layout, hard and soft-scape features, landscape buffers, proposed amenity spaces and furnishings, and site lighting.
 - Staff amenity spaces are located on the south side of Building 2 and on the edge of the storm water pond in the southeast corner of the site
 - Overhead lighting will be provided for site security and to illuminate the pedestrian areas
 - Bioswales border all sides of the development
3. Drew Beiderweiden, Civil Consultant, of Newcastle Engineering provided an overview of the proposed storm water management plan.

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

- Kevin Krastel referred to the two narrow strips of land to the south which separate the property and asked what their uses are.

Kristine Mayes, Planner responded that Island Corridor Foundation owns the land and is responsible for any maintenance of the land.

Panel discussions took place regarding:

- The difficulties faced developing a light industrial project in the vicinity of residential properties and riparian setbacks
- Fence materials
- Signage, programming, branding, and use of colour in the design
- Site development restrictions due to the mid-site hydro pole right-of-way
- Possible enhancements to the staff amenity space of Building 2
- The proposed storm water management plan
- Island Corridor Foundation land strips and landscape maintenance considerations
- The possibility of enhancing landscape plantings along Tenth Street
- Considerations for building elevation improvements to better relate to the street
- Parking
- Increasing the number of proposed trees and plantings wherever possible
- Generally reviewing signage within development permit applications to ensure fit within projects.

It was moved and seconded that Development Permit Application DP001276 be accepted as presented. The following recommendations were provided:

- Consider enhancing the landscaping along Tenth Street and the south property line; and
- Consider more landscaping where possible, within the property.

The motion carried unanimously.


5. ADJOURNMENT:

It was moved and seconded at 6:53 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:


RECORDING SECRETARY