

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2022-DEC-08, AT 5:05 P.M.

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PRESENT:   Members:   Marie Leduc, At Large (Chair) (joined electronically)  
                          Councillor Brown (joined electronically)  
                          Angela Buick, At Large (joined electronically)  
                          Tony James, AIBC (in-person)  
                          Kevin Krastel, At Large (joined electronically)  
                          Jason Santeford, AIBC (joined electronically)  
                          Kaie Shimizu, At Large (in-person)  
                          Kate Stefiuk, BCSLA (joined electronically)

                  Staff:       S. Robinson, Planner, Current Planning  
                          J. Holm, Director, Development Approvals  
                          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.       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 the Minutes of the Design Advisory Panel meeting held electronically on Thursday 2022-NOV-24 at 5:01 p.m. as amended, be adopted as circulated. The motion carried unanimously.

4.       PRESENTATIONS:

(a)       Development Permit Application No. DP001287 – 1880 Dufferin Crescent

                  Introduced by Sadie Robinson, Planner, Current Planning Section

Presentations:

1.       Brian Kapuscinski, Architect, BJK Architecture Inc., introduced project team members: Gur Minhas, Developer/Owner of Satgur Development Inc., Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect, and Will Melville, Building Designer of Delinea Design Consultants Ltd.

2. Will Melville, Building Designer of Delinea Design Consultants Ltd, presented the project and spoke regarding site context, site access and features and the proposed architectural features and floor plans.
  - Site access is tight to the northern boundary, the furthest point away from the Dufferin Crescent / Boxwood Road traffic circle
  - The building design follows the contemporary scheme found within the Green Rock industrial park
  - Approximately eighty percent of the site is utilized to satisfy the parking requirement
  - A bioswale straddles the property frontage at approximately 2.5m on either side of the property line
  - A concrete pedestrian path from the front of the building will connect to the sidewalk and crosswalk on Boxwood Road
  - A 0.7m encroachment of the building into the required yard setback along Dufferin Crescent is at the parking level only
  - Fifty percent of parking is provided under the building
  - An amenity space is included on the third level deck
  - Rooftop mechanical equipment will be screened from view
  - Exterior materials include glazing, metal panelling, tilt up architectural concrete, and timber accents
  - Colours used on the building exterior complement the proposed plant palette
  
3. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and spoke regarding site restrictions and the proposed plant palette.
  - Due to the size of the site, there is little room for plants and no room for evergreens/conifer trees, or benches and bike racks at the front of the building
  - The proposed plant palette is drought tolerant, and as low maintenance as possible, and fits into the Green Rock Industrial Park, with plantings that are attractive to bees and birds
  - It is necessary to use more exotic non-native plants on a site such as this due to exposure and drought conditions, as native plants tend to expire through the summer if not irrigated and mulched
  - Cascading plants will screen the under building parking area from the street
  - The existing large bioswale fronting the will be re-planted
  - Site lighting will be provided from the building itself, with a lamp standard in the parking area
  
4. Nathan Trobridge, Civil Engineer of Newcastle Engineering Ltd., provided a brief overview of the civil works for this fully serviced site.

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

- No questions were asked

Panel discussions took place regarding:

- The building use and siting, and its orientation to the street corner
- The proposed exterior materials
- Building massing
- The nature of the proposed screening around the parking area
- The surface material proposed for the front pedestrian path
- Bike parking/storage considerations
- The potential for including green technology/solar in the development
- The proposed plant palette and conflict with parking requirements
- The possibility of linking the pedestrian connection with the parking area
- Staff's suggestion to include weather protection on the third storey patio and how doing so may affect the strong lines and symmetry of the building

It was moved and seconded that Development Permit application No. DP001287 be accepted as presented with support for the proposed variances.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:53 p.m. that the meeting terminate. The motion carried unanimously.

  
CHAIR

CERTIFIED CORRECT:

  
RECORDING SECRETARY