

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-JAN-26, AT 5:03 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Angela Buick, At Large
 Kate Stefiuk, BCSLA
 Tony James, AIBC
 Kevin Krastel, At Large
 Kaein Shimuzu, At Large (Joined the meeting electronically at 5:06 p.m.)
 Jason Santeford, AIBC (Joined the meeting electronically at 5:16 p.m.)

 Staff: L. Rowett, Manager, Current Planning Section
 G. Fujii, 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 5:03 p.m.

(a) Introduction of Council representatives

It was announced that at the in camera Council Meeting held on Monday, 2022-DEC-19 Councillor Eastmure was appointed as Council Representative to the Design Advisory Panel, with Councillor Armstrong as the alternate to replace Councillors Brown and Hemmens.

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-DEC-08 be adopted

4. PRESENTATIONS :

(a) Development Permit Application No. DP001290 – 1861 East Wellington Road

Introduced by George Fujii, Planner, Current Planning Section.

Kaien Shimizu joined the meeting electronically at 5:06 p.m.

Presentations:

1. Peter Sinclair, Executive Director of Loaves and Fishes Food Bank, provided a brief overview of the project and spoke regarding the services that Loaves and Fishes provides to the community. Highlights included:
 - Reduction of food waste associated with the food recovery program
 - Required infrastructure to support such a large scale program
 - The demand for food bank services
 - Support that Loaves and Fishes provide to the vulnerable community

2. Alvin Fritz, Architect, introduced the project team in attendance: Karl Binder, Cara MacDonald, Kyle Riley, Scott Jensen and Louise Turch, and, presented an animation of the proposed development, discussed the site characteristics, site plan, truck turning radius, and architectural features. Highlights included:
 - Site layout based on the nature of the warehouse operation
 - Providing the highest building profile to the rear of the site
 - Building largely consisting of warehouse space
 - Loaves and Fishes ability to accept large volumes of donations
 - Required turning radius' necessary for large loading trucks
 - Attention to cost effectiveness
 - Achievement of architectural form and character

Jason Santeford joined the meeting electronically at 5:16 p.m.

3. Kyle Riley, Herold Engineering, spoke in regards to the site plans, floor plans, neighbourhood context, future site access, parking areas, architectural features, building materials, elevations, and the proposed variances. Highlights included:
 - The different components of the warehouse
 - Level entry requirement and incorporation of loading bays
 - Siting of the industrial portion of the warehouse to be located facing East Wellington Road
 - Office areas to be fronting the future Multi use family development
 - Measures taken to provide pedestrian safety
 - Separation between the short term partner pick up area and the industrial area
 - Incorporation of the future plans for Hansen Road
 - Industrial sized freight elevator to service all three floors
 - Partner pickup area geared to be a retail type experience for the clients
 - Rooftop amenity space incorporated for volunteers and employees
 - Windows to be utilized where possible to allow natural light
 - Attention given to limit UV light from reaching the product
 - Color scheme to be consistent throughout the building design

- The tightness of the site when incorporating truck turning radiuses
4. Scott Jensen, spoke regarding site servicing, civic plans, future site access, the parking area, truck turning, and lot grading. Highlights included:
 - Working in correlation with the development to the south at 200 Hansen Road
 - Turning radius for large vehicle access
 - Installation of new watermain and storm sewer
 - New sanitary service to be added to an existing system
 - Infiltration of as much water back into the ground as possible
 5. Kyle Riley, Herold Engineering, provided a brief summary regarding an existing service right of way and the plans to install retaining walls on site.
 6. Cara MacDonald, presented the landscape plans and spoke regarding the proposed plantings, streetscape, and materials. Highlights included:
 - Bike parking area located at rear of property, near offices

Alvin Fritz replayed the animation of the proposed development to reiterate the items that had been discussed.

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussions took place regarding:

- The site specific challenges
- The requirements for a second set of exit stairs from the roof top deck
- The parking plans, and multitude of parking
- Possible improvements to the loading bays, including coverage by means of canopies
- Ways to enhance the multiple elevations
- Retaining wall heights and the opportunity for plantings
- Utilization of materials that will be complementary when screening the roof top equipment
- The possibility of a tree to be planted at the south west corner of the lot
- Location of the office areas
- The Inclusion of a roof top deck
- Appreciation for the color details at the loading bay
- The Gary Oak tree which may require removal from the site
- Reiteration given to preservation of the Gary Oak tree
- Possibility of additional tree plantings along Hansen Road to enhance public experience, and create additional greenery within the City
- Additional bicycle parking, if possible
- Ability to include showers for volunteers and employees

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- Appropriate design and character complementing nearby neighbourhood
- Possible incorporation of Cherry blossom trees to the landscaping plans
- Incorporation of solar panels on the roof
- Rain water capture to be reabsorbed back into the ground
- A wonderful addition to Nanaimo
- Anticipated client pick up hours
- Possible traffic challenges due to high volume of clients
- Glazing facing the residential area

It was moved and seconded that Development Permit Application DP001290 be accepted as presented with support for the requested variances. The following recommendations were provided:

- Consider adding weather protection over the loading bay doors;
- Use complementary materials for the roof top equipment;
- Consider adding trees along Hansen Road and wherever possible, along the entire site; and
- Consider increasing bike parking and adding a shower facility.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:38 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY