

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
THURSDAY, 2023-FEB-09, AT 5:01 P.M.

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PRESENT:   Members:   Marie Leduc, At Large (Chair)  
                                  Councillor Eastmure  
                                  Kate Stefiuk, BCSLA  
                                  Tony James, AIBC  
                                  Kevin Krastel, At Large  
                                  Kaein Shimuzu, At Large

                  Absent       Jason Santeford, AIBC  
                                  Angela Buick, At Large

                  Staff:           L. Rowett, Manager, Current Planning Section  
                                  S. Robinson, 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 5:01 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 following Minutes be adopted:

- Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2022-OCT-27.
- Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-JAN-26.

The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP001293 – 582 Bradley Street

Introduced by Kristine Mayes, Planner, Current Planning Section.

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

No questions were asked.

Presentations:

1. Raymond De Beeld, introduced the project team: Aziz Jariry, Clarissa-Mari Rabie-Venter, Ruben Vilas Boas, Ruchir Dhall, and Brayden Hughes, and discussed the site characteristics, neighbourhood context, site plans, parking plans, and architectural features. Highlights included:
  - Context between previously issued Development Permit and the current plans
  - Benefits of a three story building
  - Responses to the staff design comments provided to City Staff
  - Privacy elements
  - Solar elements to be incorporated in the project
  - The uses of textured materials and intent of the landscaping
2. Ruchir Dhall, spoke in regards to the landscaping plans and details, architectural features, and building materials. Highlights included:
  - The tree retention plans and required tree removal
  - Weather protection for amenity area
  - Change of colours within the landscaping for wayfinding
  - Usage of shade tolerant plants
  - Installation of additional lighting where building lighting will not reach

R. De Beeld commented on water storage plans for the site.

Panel discussions took place regarding:

- The location of the parking lot on the site
- A sense of enclosure via the landscape design and planting choices
- Fencing materials and the height of the proposed fencing and retaining wall
- Intent to have a gate enclosing the three stream waste management containers
- Variation of paving materials to assist wayfinding and pedestrian safety

Kevin Krastel disconnected from the meeting at 5:11 p.m.

- Difficulty of retaining trees on such a narrow lot
- Spacing between the proposed building and existing building to the north
- The location and nature of the amenity space
- Difficulty securing waste pick up due to site constraints
- Opportunities for landscaping and greenery

- South and west facing units retaining excess heat during warm months

Kevin Krastel reconnected to the meeting at 5:44 p.m.

- The tightness of the parking spots for midsized vehicles and turning ratios
- The lack of street parking in the neighbouring area
- Consideration given to bird friendly design
- Electric vehicle charging options
- Design respective of neighbourhood context and surrounding dated buildings
- Pedestrian safety of entrance to the building adjacent to driveway

It was moved and seconded that Development Permit Application DP001293 be accepted as presented with support for the requested variances. The following recommendations were provided:

- Consider shortening the height of the fence as it approaches the front of the property; and
- Consider changing the paving pattern to indicate pedestrian route to the front entrance

The motion carried unanimously

(b) Development Permit Application No. DP001294 – 6004 Nelson Street

Introduced by Sadie Robinson, Planner, Current Planning Section.

Presentations:

3. William Melville, introduced the team in attendance Chris Windjack, and Scott Jensen, and discussed the neighbourhood context, site plan, parking/vehicle movement plan, building façade, building materials, and architectural features. Highlights included:
  - A long and narrow site
  - An aquatic setback is located to the back corner of the site
  - Mature landscaping surrounding the street frontage
  - Locations of the proposed street lighting
  - Four buildings, four units per building
  - Main drive isle with a secondary lane to double as an emergency vehicle turn around
  - Single car garages included in the floor plan for each unit
  - Attention to keep driveways level
  - Utilization of colour and materials aid in wayfinding of entrances
  - Colour usage to highlight entrance from the street
4. Chris Windjack, presented the landscape plans and spoke regarding the proposed plantings, storm water management, streetscape, and materials. Highlights included:

- Usage of landscape buffers to provide a pedestrian buffer without hard screening
- Two ways to infiltrate surface run off
- Maximization of rear patio areas for units
- Replanting and retaining as many trees as possible
- West side of the site houses two amenity spaces
- Amenity spaces located across the drive isle away from the proposed units
- A children's play area and outdoor propane fire pit incorporated into the landscape design as shared space for gatherings
- Shared maintenance access routes incorporated in the design for property maintenance and easy access

5. Scott Jensen, presented the civil plans and spoke regarding site servicing and stormwater management, property access, sanitary sewer and materials.

Marie Leduc, Chair, opened the floor for discussion.

Panel discussions took place regarding:

- The potential for basement space
- Form and character in relation to the neighbourhood
- Great incorporation of the watercourse setback to the design
- Appreciation given to the form and character
- Individualization to the units by way of materials and colours
- Accesses to the amenity spaces across the drive isle
- Definition to the walk ways for pedestrian safety
- Location of bike racks and parking stalls in relation to the play feature
- Appreciation for three bedroom units, and townhomes being built
- Scaling of the units complements the streetscape
- Placement of the amenity spaces
- Accessibility to the amenity spaces for children
- The potential of a path addition to the lower rain garden area
- Accessibility between all amenity spaces

It was moved and seconded that Development Permit Application DP001293 be accepted as presented with support for the requested variances. The following recommendations were provided:

- Move the bike rack closer to the playground

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:45 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY