

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-MAR-23, AT 5:08 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Angela Buick, At Large
 Kevin Krastel, At Large
 Kaein Shimuzu, At Large
 Jason Santeford, AIBC

 Staff: J. Holm, Director, Development Approvals
 G. Fujii, Planner, Current Planning Section
 C. Horn, 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 5:08 p.m.

2. INTRODUCTION OF LATE ITEMS:

(a) Agenda Item 3(a) Minutes – Correct the meeting date noted on the agenda front pages for the 2023-MAR-09 Design Advisory Panel Meeting minutes.

3. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

4. 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, 2023-MAR-09 be adopted. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP001297 – 5801 Turner Road

 Introduced by George Fujii, Planner, Current Planning Section.

Presentations:

1. Barry Weih, presented the site characteristics, neighbourhood context, site plans, elevations, building materials, and architectural features. Highlights included:
 - Review of context photos
 - Thrifty foods is the largest building within the Longwood Plaza
 - Current design was established in 1999
 - Comparisons between the existing building and the current proposal
 - Explanation on the modern form and character of the proposed exterior alteration
 - Changes being made to structure are at the front of the building
 - A side entrance location
 - Distinct architectural expressions
 - Contemporary look that ties in with the current Thrifty Foods corporation design

2. Benjamin Aldaba, spoke in regards to the landscaping plans and details. Highlights included:
 - Mature established, existing landscape features
 - More accurate assessment to be made during the growing season
 - Renewing landscaping that has suffered over time

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

Staff confirmed that the renovations are pertaining just to the Sobeys/Thrifty Foods building.

Panel discussions took place regarding:

- Revision aids in wayfinding
- The potential of light pollution from the glass for the surrounding neighbourhood
- Main entrance of the store and location of signage
- Contemporary style
- Translation to the future buildings scheme on neighbouring buildings
- Entrance sign to aid in wayfinding
- Vegetation replacement
- Consideration for an additional amenity space or enhancements
- Standing out as a renovation addition
- Enhancing the right side entrance
- An entry way that draws the public into the store
- No backlighting to glass panels
- Replacement of the trees in the parking lot
- Possible tree pruning/up keep to create canopies
- Improvements to ground shrubs and landscape islands

- Reflectivity of the glass panels and mindfulness of bird flight paths
- Discreetness of the current signage
- Form and character and symmetry to the signage

It was moved and seconded that Development Permit Application DP001297 be accepted as presented. The following recommendations were provided:

- Consider upgrading landscape islands, including replacement of trees that have been removed, and proper pruning of existing trees

The motion carried unanimously

(b) Development Permit Application No. DP001260 – 6340 McRobb Ave

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

3. Reza Salehi, introduced the team in attendance, Patrick Ryan and Pat Campbell, and discussed the site characteristics, neighbourhood context, site plans, elevations, future site access, parking plans, building materials, architectural features, and civil plans. Highlights included:

- A three phase project
- Development permit already issued for Phase 1
- 279 parking spaces within two levels of a parkade
- Residential parking and visitor parking to be separated
- The impacts to the neighbourhood
- Two storey entrance ways
- Walkway to access indoor and outdoor facilities
- Both indoor and outdoor amenity spaces
- Adaptable units available
- Pedestrian walkway connections
- A modern form and character
- Materials requiring minimal upkeep
- Usage of security cameras

4. Pat Campbell, spoke in regards to the landscaping plans and details, proposed plantings, architectural features, and building materials, Highlights included:

- Garbage and recycling on the south side of the building
- Children's play area included in landscape plans
- Fencing around the plantings to deter wildlife
- Seating area available nearby the children's play area

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

No questions were asked

Panel discussions took place regarding:

- Scale in comparison to the neighbourhood
- Connection from lower units to the street
- Possible usages for the grass area located at the front entrance
- Pool to reflect seasonal use and be unheated
- Benefits of a lighting plan
- Appreciation given to use of space, and amenity pockets
- Location of the garbage receptacle storage near Calinda street
- Necessity of a structure to shield the garbage receptacle
- Purpose and location of the loading bay associated with Phase 2
- Location of the fire hydrant
- Intent surrounding the building phases
- The phase which underground parking will be completed
- Limited accessibility to Calinda Street due to sidewalk meeting stairs,
- Possibility to add elements of enhancement to the top floor
- Phase 2 and 3 building entrance way features
- 14 wheelchair accessible units
- Removal of existing trees and replacement plans
- Addition of a pet amenity space
- Fencing to be installed surrounding the pool
- Separation between road and entrance way
- The mixture of unit sizes
- Size of the garbage enclosure
- Potential for traffic at the front entrance when moving in/out
- Finding ways to make amenity spaces feel welcoming to all buildings
- Appreciation for the buildings form and character
- Garbage maintenance during the second phase
- Possible garbage dumpsters and enclosure below ground
- Amount of garbage and management of collection
- Integrating a large pedestrian pathway
- Covenants surrounding the property and setback lines
- Screening to the north between proposed development and townhouses
- Presentations and public information meetings
- Discussion that has taken place with the surrounding neighbours
- Heat levels of the units facing south west over the summer months
- Window structures to have the ability to connect portable air conditioner
- Appreciation to green spaces, amenities, and underground parking

It was moved and seconded that Development Permit Application DP001260 be accepted as presented. The following recommendations were provided:

- Consider a public pedestrian connection through the site;
- Re-consider the garbage programming for the buildings and consider eliminating the garbage enclosure on Calinda Street and consider eliminating the loading bay area on Calinda Street;
- Consider other uses for the loading bay area;
- Ensure that the sidewalk on the south side of the phase 3 building is accessible;
- Review ways to enhance the aesthetics of the top floor of each building;
- Consider a way to highlight or demarcate the building entries;

MINUTES – DESIGN ADVISORY PANEL MEETING

2023-MAR-23

PAGE 5

- Consider adding a pet area in the landscape plan;
- Consider adding wayfinding to the pool area from all phases of the project;
- Consider how air conditioning units might be integrated especially on the southwest sides of the buildings; and
- Consider adding a fence to the children’s play area and the pool

The motion carried unanimously

6. ADJOURNMENT:

It was moved and seconded at 6:50 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY