

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
THURSDAY, 2023-JUN-22, AT 5:00 P.M.

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PRESENT:   Members:   Marie Leduc, At Large (Chair)  
                                  Councillor Eastmure  
                                  Angela Buick, At Large  
                                  Jonathan Behnke, BCSLA/CSLA  
                                  Kaein Shimuzu, At Large  
                                  Kevin Krastel, At Large

                  Absent:    Jason Santeford, AIBC

                  Staff:     L. Rowett, Manager, Current Planning Section  
                                  K. Mayes, Planner, Current Planning Section  
                                  B. Binnersley, Recording Secretary  
                                  C. Richards, Current Planning Section

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 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, 2023-MAY-25 be adopted. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP001307 – 924 Old Victoria Road

Introduced by Kristine Mayes, Planner, Current Planning Section.

Presentations:

1.    Davin Reid presented the neighbourhood context.
  - Site is steeply sloped to the northeast and heavily treed
2.    Larry Padora presented the site characteristics, renderings, building materials, site plans, elevations, future site access, project data, requested variances, architectural features, and proposed plantings. Highlights included:
  - Site challenges due to topography

- Buildings sited at different elevations
- Access gained from Eighth Avenue
- Exposed concrete walls are proposed to be textured
- Designed to consider future residential development on Old Victoria Road
- Materials used to give a sense of a historic site
- Glazing and different materials used to articulate building façade
- Common materials used between each building tie development together
- Outdoor amenity space to be provided beside Buildings 1 and 2
- Bicycle parking will be incorporated
- Lower parking requirements for the mini-storage use (Building 4)
- Several existing trees are being retained along Old Victoria Road
- Challenges to provide pedestrian connections to Old Victoria Road due to topography of the site

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

Panel members confirmed with Staff whether the additional height would trigger the requirement to provide Schedule D amenities. Staff advised only an increase of lot coverage would require provision of Schedule D amenities.

Panel discussions took place regarding:

- Ways to add additional density into the project
- Ways to improve pedestrian circulation
- Pedestrian connections between Building 4 (mini-storage) and the other buildings
- Fencing and gate access from Old Victoria Road for Building 4 (mini-storage) for safety
- Enhancing the elevation of Building 4 facing Old Victoria Road, potentially with windows
- Introduction of wooden elements
- Potential placements and design for corporate signage
- Screening of rooftop equipment
- Addition of a staff shower area for employees commuting by bicycle
- Muted lighting
- Additional lighting for the loading areas
- Incorporating electric car charging and electric bicycle stations in centrally accessible areas of the site
- Distance of garbage refuse areas to Building 4 (mini-storage), and potential for adding an additional refuse area
- Ways to draw people into the site from Eighth Avenue
- Enhancing landscaping along Eighth Avenue
- Harmonization between the resident and industrial areas
- Incorporating green roofs and/or solar technology
- Consideration of shadowing of residential areas due to the height variance
- Recognition for the need of light industrial areas within the City of Nanaimo
- Incorporating tables and seating within the amenity area for staff
- Weather protection for amenity spaces
- Incorporating secure bicycle storage area for staff

- Incorporating rocks and boulders into the landscape plan
- Consider replacing the proposed Arbutus with a different species of tree within the parking lot area
- Potential for storm water management to be incorporated into the natural slope of the site and landscaping
- Cascading plants to be incorporated to the retaining wall
- It was noted the guardrail atop the retaining wall is possibly a steel material
- River rock is proposed between retaining wall and east wall of Building 2 to restrict pedestrian access


It was moved and seconded that Development Permit Application DP001307 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider ways to improve pedestrian circulation throughout the site;
- Consider ways of enhancing the facade facing Old Victoria Road on Building 4;
- Provide screening for rooftop equipment;
- Consider adding secure bike parking and a change room with showers for cyclists;
- Consider adding electric charging stations for cars and bicycles;
- Consider landscaping features to create a gateway feature to enhance the corner of Eighth Street and Old Victoria Road;
- Consider adding lighting along Old Victoria Road and Eighth Street;
- Consider ways to use the landscape to harmonize the transition between the adjacent residential areas in the neighbourhood;
- Consider sign design that will harmonize with the residential and industrial nature of the neighbourhood;
- Consider green options such as green roofs and solar power;
- Add tables, seating and a covered area to the outdoor amenity space for employees;
- Consider an alternate tree species to the Arbutus and review the shrub species to ensure they are suitable to the soil moisture on site (drought tolerant);
- Consider adding concrete texturing or trailing plants to the retaining wall; and,
- Consider replacing the gravel strip by the parking lot with plantings.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:22 p.m. that the meeting terminate. The motion carried unanimously.

  
CHAIR

CERTIFIED CORRECT:

  
RECORDING SECRETARY