

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-JUL-13, AT 5:02 P.M.

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
 P. Carter, Planner, Current Planning Section
 C. Richards, 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 5:02 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-JUN-22 be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001300 – 3612 Island Hwy N

 Introduced by Payton Carter, Planner, Current Planning Section.

Presentations:

1. Alan Lowe presented the project team in attendance: Davoud Moradpour, James Partlow, Jacob Pez, and Scott Lewis, and discussed the neighbourhood context, site characteristics, proposed variances, building materials, site plans, elevations, building renderings, future site access, project data, architectural features, and proposed plantings. Highlights included:

- An existing Nissan car dealership is located on the site
 - Upgrades are to meet Nissan Canada corporate guidelines
 - Current dealership is located along 107th Street and Island Highway North
 - Four street frontages bounding the site
 - Island Highway North is to be considered as a “front yard” for development purposes
 - Plans to demolish the servicing area while they build the new dealership
 - Addition of underground parking to be built on site and utilized as car storage
 - Proposed parking variance for display cars between the front property line and the proposed building face
 - Proposed building massing meets the building code interpretation of a two-story building
 - Colour scheme based on the Nissan Canada corporate guidelines
 - Freestanding signage to stay in location of existing signage
 - Once the proposed dealership is built on site, the existing building will be demolished
2. James Partlow, presented the proposed plantings and architectural features. Highlights included:
- Main landscaping element to be the trees located around the perimeter of the site
 - Larger trees to be planted along the back lot line as a buffer between the residential homes and dealership
 - Adjustments may be required dependent on the City of Nanaimo recommendations to the street scape
3. Scott Lewis, presented the civil plans and site servicing. Highlights included:
- Landscaping incorporated in the storm water management plan

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

Staff confirmed:

- This property is a site specific use within the zone, and because it is an existing use this site would not require a mixed use component.
- Some frontage works will be required through the development process, and those details will come at a later time.
- The City of Nanaimo is reviewing vehicle turning diagrams for the existing vehicle access through Victoria Ave and 106th Street to confirm that the site access conforms with the use.

Panel discussions took place regarding:

- Sidewalk upgrades to be a valuable component of this development
- Additional tree plantings along the frontage of Victoria Avenue and 106th Street
- Adding a roof amenity space
- Increased permeable paving within the parking lot
- Adding addressing signage to aid in wayfinding on site
- Green technologies, such as solar panels and green roof
- Addition of a significant landscaping feature at the corner of 107th Street and the Island Highway North
- Visible lot from the highway
- Renderings do not represent an active car dealership, with prices, string banners, and balloons
- Focus is geared towards the vehicles not the building
- Siting the building into the corner of the Island Highway North and 107th Street
- Opportunity to reduce the footprint of the building by adding office space to a third floor
- As a car dealership, the focus will be buying and selling vehicles
- Dealership is located within close walking proximity to nearby coffee shops and a shopping centre
- Importance of a pedestrian connection to the shopping centre
- Consideration of the residential neighbouring properties to the north
- Importance of an outdoor amenity space for staff
- Potential addition of shower facilities for staff
- Indoor bicycle parking to be utilized by staff and patrons
- Options for a pedestrian connection from the crosswalk at Island Highway North and 107th Street to Victoria Ave and/or into the site
- Utilizing landscaping to enhance street presence
- Decorative paving to be incorporated in some of the parking areas
- Additional planting of trees to incorporate shade within the parking areas
- Consider tree species with wider canopies to create larger shade coverage
- Incorporating a diverse tree planting list
- Reviewing the tree list and prioritizing trees that can handle drier conditions
- Rain gardens incorporated in the storm water management
- Additional species to be incorporated in the rain garden
- Filtration of polluted waters from vehicles
- Attention to lighting details
- Addition of a wider variety of plantings and removal of any invasive species from the proposed landscape plan
- Visibility of the building from the setback of the Island Highway North
- The ability to showcase the Nissan building with revised siting
- Plan to build proposed building while operating business on site
- Thoughtful ideas when dealing with a large paved area
- Reducing the large size of the parking lot
- Additions of trees and landscaping within the parking lot
- Additional landscaping between the commercial and residential sites
- Options for the requested setback variance

Allan Lowe spoke with regards to the siting of the building, underground parking, permeable pavers, and the suggested outdoor amenity space. Highlights included:

- The existing dealership is located where panel members recommend siting the proposed building
- Current dealership would be closed for an extended period of time for demolition and rebuild, and owners would no longer have an operating building on site if they were to rebuild in the location of the current dealership
- Design aspects and functionality of a car dealership has been considered with the proposed plans
- If site was clear, relocation of the proposed building may have been considered
- Outdoor amenity space would be located adjacent to a fast-moving highway

Panel discussions took place regarding the outdoor amenity space, invasive species, decorative paving and the siting of the proposed building.

It was moved and seconded that Development Permit Application DP001300 return to the Design Advisory Panel with an amended application, with support for the height variance. The following recommendations were provided:

- Consider re-siting the building to the corner of Island Highway North and 107th Street and relocate the parking to the back of the building, as per General Development Permit Area Design Guidelines.
- Review the tree list and incorporate more shade trees, evergreen trees, and trees suitable to climate change. Avoid invasive species.
- Consider options for pedestrian connection from the crosswalk at Island Highway North and 107th Street to Victoria Ave and/or into the site.
- Add diversity to the raingarden.
- Consider adding a rooftop deck or outdoor amenity area.
- Consider adding permeable or patterned paving to the parking lot.
- Consider making the wayfinding from the Island Highway North clearer.
- Consider green options such as solar panels or a green roof.
- Consider adding a significant landscaping feature at one of the property corners.
- Consider incorporating garbage and recycling into the building or ensure the refuse enclosure materials fit the character of the building.
- Ensure that site lighting does not intrude on the residential neighbourhood.
- Consider adding showers and a change room for staff.

The motion carried.

Opposed: *Kaien Shimizu*

5. ADJOURNMENT:

It was moved and seconded at 6:30 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY