

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-SEP-28, AT 5:02 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Hector Alcala, AIBC
 Jonathan Behnke , BCSLA/CSLA
 Kaein Shimuzu, At Large (joined the meeting at 6:07 p.m.)
 Kevin Krastel, At Large

 Absent: Angela Buick, At Large
 Jason Sandiford, 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-SEP-14 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, Architect, presented the project team in attendance 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:

- The applicant has returned to the panel with the recommendations addressed;
 - The requested variances are the same as previously proposed;
 - An existing Nissan car dealership is located on the site;
 - The upgrades are to meet Nissan Canada corporate guidelines;
 - The current dealership is located along 107th Street and Island Highway North;
 - Four street frontages bound the site;
 - Island Highway North is to be considered as a “front yard” for development purposes;
 - The revised plan contains more trees, a walkway to the proposed building from 107th Street, and concrete pads to break-up the asphalt;
 - Plans to demolish the servicing area while they build the new dealership;
 - The addition of underground parking to be built on site and utilized as car storage;
 - As the owners wish to utilize the current building to maintain business during the construction, the proposed building cannot be placed on the south east corner of the lot without removing the current building. Once the proposed dealership is built on site, the existing building will be demolished;
 - Invasive species have been removed from the proposed plan;
 - The colour scheme is based on the Nissan Canada corporate guidelines;
 - The building material consists of Aluminum Composite Material (ACM) panels, corrugated metal cladding, concrete tilt-up panel, and Vitro clear glass; and,
 - The proposed oil storage and garbage enclosure is roughly 20% of the size of the existing enclosure.
2. Scott Lewis, project team member, presented the civil plans and site servicing. Highlights included:
- The civil plans have been updated to reflect the landscaping changes; and,
 - There will be minimal changes to the retention and detention components of the storm water management.

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

Panel discussions took place regarding:

- The requested variance;
- The parking location of cars during construction;
- The proposed underground parking;
- The decrease in street presence compared with what was originally proposed;
- The removal of invasive species on the proposed plans;
- Adding decorative paving to the proposed concrete areas;

- The siting of the proposed building;
- Adding solar panels to the building to practice more sustainability;
- Adding an outdoor amenity space for staff and patrons; and,
- Adding a feature on the south east corner of the lot instead of a car display.

Staff confirmed to the panel that if the applicant made changes to the design following construction of the development, the applicant would require a new development permit as the applicant would no longer be in substantial compliance with the form and character elements of the development permit.

Allan Lowe, Architect, and Justin McElhone, Nissan Dealership, spoke with regards to the siting of the building, the underground parking, permeable pavers, and the suggested outdoor amenity space.

It was moved and seconded that the Design Advisory Panel reconsider the above-noted application and recommend that the applicant return to the Design Advisory Panel with a revised proposal that adheres to the applicable City bylaws and design guidelines. The following recommendations were made:

1. Consider providing an outdoor amenity space or seating area on site;
2. Review the plant list to ensure all invasive plant species are removed;
3. Consider adding additional evergreen trees for winter foliage;
4. Consider textured concrete surfacing within the parking areas; and,
5. Consider ways to incorporate green building technologies.

The motion carried unanimously.

(b) Development Permit Application No. DP001309 – 231 Fraser Street

Introduced by Payton Carter, Planner, Current Planning Section.

Presentations:

1. Ian Niamath, Architect, introduced the client representative, Bill Grace, 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:
 - The property is located at the corner of Fraser Street and Wentworth Street. The proposed plan is for the current building on the property;
 - There is currently no tenant for the building being proposed;
 - The proposed building is an interim building while the owner acquires more sites surrounding this property;
 - As the building is small, the building presence has been emphasized to look larger than what it is;
 - The building material consists of Linarte cladding, Linius cladding, steel picket fencing, and Dryvit stucco panel.
 - It was suggested that the building be brought closer to the corner. As an alternative, a light feature on the corner of the building was proposed; and,

- Large trees are being proposed on the north side of the property. A suggested plant list was provided, but a section from that list has not been made at this time.

K. Shimizu joined the meeting at 6:07 p.m.

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

Panel discussions took place regarding:

- The possibility of requesting a detailed landscape plan;
- Plans for Fraser Street and street access;
- Pedestrian access;
- The state of the current trees on the slope;
- Rain guard functionality and placement;
- Adding textured blocks to the retaining wall;
- Adding cascading plants along the retaining wall; and,
- The possibility of adding another window to the building.

Ian Niamath spoke with regards to the siting of the building, underground parking, permeable pavers, and the suggested outdoor amenity space. It was noted that additional windows were not added as the only other place to add a window was the bathroom.

It was moved and seconded that the Design Advisory Panel consider the above-noted application and recommend that the applicant return to the Design Advisory Panel following the consideration of the following recommendations:

1. Consider ways to provide pedestrian access to the site;
2. Consider incorporating textured blocks to the retaining wall;
3. Consider adding trailing plants to screen the retaining wall; and
4. Provide a revised landscape concept plan that indicates the plant species, quantities, locations and retaining wall treatment.

The motion carried unanimously.

5. OTHER BUSINESS:

Marie Leduc, Chair, will be away at the next scheduled meeting, October 12, 2023.

It was moved and seconded that the Jonathan Behnke, panel member, act as Chair at the next scheduled Design Advisory Panel meeting. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:43 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY