

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-DEC-14, AT 4:30 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Hector Alcala, AIBC
 Jonathan Behnke , BCSLA/CSLA
 Kevin Krastel, At Large
 Nathan Middleton, AIBC
 Kaein Shimuzu, At Large

 Absent: Angela Buick, At Large

 Staff: L. Rowett, Manager, Current Planning Section
 P. Carter, Planner, Current Planning Section
 J. Kleywegt, Community Development Clerk
 B. Binnersley, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 4:30 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 Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-NOV-09 be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001322 – 19 Nicol Street

Introduced by Payton Carter, Planner, Current Planning Section.

Presentations:

1. Maris MacDonald, discussed the neighbourhood context, site plan, site characteristics, proposed variances, building materials, elevations, future site access, and architectural features. Highlights included:

- Existing building has reached its usable lifespan and will be demolished in January of 2024;
- Proposed building will provide food services for the residents of the New Hope Centre and the surrounding population;
- Additional residential units will be included in the proposed development;
- Proposed development offers a larger buffer between Nicol Street and the building entrance;
- Due to the steep slopped outdoor area, retaining walls and terraces will be added to make the space more usable;
- No demand for parking by building residents;
- Modular design will aid in quick build time, and compliment the site grade while allowing for a concrete foundation;
- Simple geometric design
- Colour palette in keeping with Salvation Army branding
- Minimal glazing incorporated in the design to aid in building efficiency;
- Wooden accents around entrance in addition to planters with drought tolerant species.

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

Councillor Eastmure inquired about the rear amenity space. It was confirmed that the design element is a small retaining wall and the hope is to improve the existing outdoor area.

A panel member inquired about access points for the 15 parking spots to the rear, and if it could be accessed via the rear yard. It was confirmed that it may be possible to add a set of stairs, creating a connection between the area used for parking located off-site and in the rear yard.

A panel member requested additional details about the gap between the proposed building and existing building. It was confirmed that there is currently a 1.6ft gap between the two buildings, however, there will be a connection between the two buildings at the main level bringing the buildings together, so they appear to be joined.

A panel member inquired about how the building addresses the historical aspect of the neighbourhood. It was confirmed that the design does not incorporate historical aspects, but attempts are being made to utilize original and historical signage.

Councillor Eastmure inquired about colour schemes and dark panelling, and if there were limitations within the colour palette due to the modular design. The ability to utilize diverse colourings and cladding was confirmed.

Panel discussions took place regarding:

- Relation between the colour palette of the proposed building and the building to the north;
- Short or long term bicycle storage either in the proposed development or adjoining building;
- Additional glazing within the stair well to add transparency on the main floor;

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- Importance of surrounding fencing and secured gating;
- The design of the south elevation stepped wall;
- Limited landscaping features;
- Hardscaping and materials located at the front of the building;
- Relationship between the existing building and the proposed development;
- Emphasizing the horizontal building lines;
- Landings located to the rear of the building;
- The choice of materials being utilized for the lower landing;
- Making sure that seating and amenity spaces are being made available to the residents;
- Considering incorporating seating into the retaining wall design;
- Restoring the current vegetation within the rear of the building as the landscape plan progresses;
- Lighting for the stairs and terrace;
- Materials for the stair handrails;
- Accessibility to the amenity space and the constraints surrounding the steep slope;
- Materials for the security gate;
- Materials and access to the hydro panel;
- Visual aspect to the proposed building due to the current location;
- Ways to fit in better with the historical buildings in the area;
- Blending the existing building with the proposed development;
- The utilization of dark materials and horizontal lines;
- The ability to serve additional residents with the extra floor space;
- Appreciation for the additional spacing between the building and the street frontage;
- Lack of details such as site sections in the presentation;
- Safety concerns surrounding the gap between the two buildings;
- Consideration of a cage like structure to fence the gap between buildings and aid in limiting safety concerns;
- Increasing attention to the fine details;
- Challenges surrounding the building's site specifics;
- Reducing the emphasis of the dark materials and highlighting the red materials in keeping with the Salvation Army;
- Widening the windows in keeping with the buildings front façade;
- Utilizing the outdoor area and developing the landscaping plan;
- Incorporating an aspect of public art on the utility box;
- The current front building façade; and
- Incorporating the Salvation Army branding into the building design.

It was moved and seconded that Development Permit Application DP001322 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider providing short and long term bike storage;
- Consider adding more glazing on the interior stairwell;
- Consider ways to make the new building better complement the older building and reflect some subtle references to the heritage nature of the neighbourhood and the corporate model of the Salvation Army;

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- Consider an outdoor amenity space for staff and residents;
- Consider restoration planting in the outdoor terrace and future amenity space;
- Include a lighting plan for the back outdoor terrace; and
- Consider finishing the fence around the outdoor staircase to ensure security and to complement the building exterior.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:38 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY