



MINUTES

DESIGN ADVISORY PANEL MEETING

March 14, 2024, 5:01 P.M.

Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair
Councillor Eastmure
Angela Buick, At Large*
Jonathan Behnke
Kevin Krastel, At Large*
Nathan Middleton, At Large*
Kaein Shimuzu, At Large*

Absent: Hector Alcala, At Large

Staff: D. Lindsay, Chief Administrative Officer (arrived 5:04 p.m.)
J. Holm, Director, Current Planning
C. Horn, Planner, Current Planning*

T. Humpherville, Planning & Development Clerk
L. Middleton, Planning & Development Clerk
C. Richards, Recording Secretary

1. **CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**

The Chair called the meeting of the Board of Variance to order at 5:01 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,

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

Nanaimo, BC on Thursday, March 14, at 5:01 p.m., be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001329 – 355 Nicol Street

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Maris MacDonald, MacDonald Hagarty Architects Ltd., introduced the project team in attendance, Andrew Sutherland, Member of Snuneymuxw First Nation, Joan Brown, Member of Nation, and Bianca Bodley, Landscape Architect.

Dale Lindsay entered the Boardroom at 5:04 p.m.

2. Andrew Sutherland and Joan Brown, Members of Snuneymuxw First Nation, introduced the project background. It was noted that the visual effects of the proposed project will draw attention back to the land itself, and that natural landscape and selected plantings will play a crucial part in healing.
3. Bianca Bodley, landscape architect, Biophilia Design Collective Ltd., discussed the landscaping plans and proposed plantings. Highlights included:
 - The proposal is intended to restore the land to its original landscaping to heal the land
 - Proposed tree plantings can be used for medicinal purposes; including Big Leaf Maple, Western Red Cedars and Douglas fir trees
 - A safe and healing space is proposed to cross over towards the buildings from public spaces; as well as a healing bowl
 - Welcome gateways are located at the entrances of the park and the entrance along Nicol Street
 - Proposed a natural playground park with logs
4. Maris MacDonald, discussed the neighbourhood context, site plan, site characteristics, proposed variances, building materials, elevations, building renderings, future site access, civil site plans, project data, architectural features. Highlights included:
 - Keeping the footprint as tight as possible while still facilitating the program was necessary for the site

- Nicol Street is fast moving; therefore, the main entrance is located off the lane
- The sacred garden will be pedestrian friendly
- Form of character is simple; white corrugated panels, rotated 90 degrees to create a shadow line for each unit
- Ancestral Teachings: water, island, sky and mountain with plasma cut panels
- Desire to create Hul'q'umin'um' language signs on the north and south elevations that would be dark sky compliant and make people wonder what the phrases mean

5. Joan Brown, Member of Snuneymuxw First Nation, provided a summary and concluded the presentation.

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

Panel discussions took place. Highlights included:

- Whether the single-family residence on site is part of the supportive housing complex or independent and if landscaping around that will be updated
- It was confirmed that the single-family home at 364 Haliburton was purchased by BC Housing to be part of the First Nation's housing stock and goals
- Upgrades to the one-way alleyway will allow for pedestrian safety
- Glare and solar heat gain potentially being addressed architecturally
- Natural lighting is lacking within the corridors
- Increasing glazing and using the stair core to help with lighting

Panel discussions took place. Highlights included:

- The patio space potentially having weather protection to be useable year-round
- The connection of the site and potentially including artwork in the laneway
- The fencing around the lot is to be removed and will be replaced with natural vegetation and hedging and a woven willow fence that represents the waves of the ocean
- Link along the walkways should be maintained
- Garbage enclosures need textures in form with the building
- Accessibility for all users. Four of the 36 units will be accessible units

- The height of woven willow fence would be six feet but lower on Nicol (possibly 4 feet)
- Desire for visual permeability
- Adding a vegetative buffer around the garbage enclosure
- Recommended that the bike racks be able to accommodate a variety of bikes
- The addition of a rain garden and swales
- It was suggested that graphics and colour be added to the building and ensuring that lighting won't affect the neighbours
- Raised crosswalks with art and texture

It was moved and seconded that Development Permit Application No. DP001329 – 355 Nicol Street be accepted as presented, with support for the variance. The following recommendations were provided:

- Consider adding passive shading and solar gain to the fenestration on the east and west facades;
- Consider ways to enhance natural light on the interior corridors and stairways;
- Consider adding weather protection for the patio area;
- Consider a visual connection on the laneway between the two properties;
- Consider screening the garbage enclosure with materials complementary to the building and landscape plan;
- Ensure an accessible entrance off Nicol Street;
- Consider a visually permeable fence on Haliburton Street; and,
- Consider using a bike rack that accommodates different types of bikes.

The motion carried unanimously.

(b) Development Permit Application No. DP001332 – 1901 Northfield Road

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Rajesh Kumar, Kumar Architecture Ltd., presented the project team, Yash Bal, Engineer, Thomas Amess, Civil Engineer, and Brad Forth, Landscape Architect, discussed the neighborhood context, site plan, site characteristics, proposed variances, building materials, elevations, building renderings, future site access, civil site plans, project data, architectural features. Highlights included:

- Site includes 130-units of senior housing, single attached residential housing, residential and industrial buildings
- Proposed development consists of four storeys and 35 units with an underground parkade
- Site is currently zoned R1 and proposed to be rezoned to R8
- Space lost due to 2.9m of right-of-way on the property
- The building includes 11 two-bedroom suites at 1100 sq ft; 24 units that are 730 sq ft each
- Total square area for the proposed development is 2535 sq meters
- Floor Area Ratio of 1.5

Site and building design was discussed. Highlights included:

- Materials include hardy plank and glass with smaller rectangular segments and jut outs
- The site entrance along the front of the property leads to the parkade entrance that is situated at the rear of the property
- Community garden space
- A barrier free ramp is provided at the main entrance
- Large canopy and LED lighting to highlight the entrance
- Parking in compliance with "Off-Street Parking Regulation Bylaw 2018 No. 7266"
- Two electrical charging stations and bicycle storage spaces available
- The garbage enclosure is located at the rear of the site
- Energy efficiency and conservation sustainability
- 4.3m road dedication and 2.95m right-of-way
- Total of 46 parking stalls with 9 small stalls and 37 regular size stalls

Brad Forth, landscape architect, Forsite Landscape Architecture, discussed the landscaping plans and proposed plantings. Highlights included:

- There is a grass boulevard at the front with four large trees that are being protected
- A 1:1 tree replacement ratio is in compliance with the City's bylaw and 21 trees will be planted on the property
- Proposing a Japanese Snowbell Tree, visible from windows of the amenity room and upon arrival
- Patios have solid fences for privacy
- Karl Foerster grass to be planted on the south side along with a fence

- The garbage enclosure is proposed to be situated at the end of the driveway and coniferous trees will be added as a buffer
- Five trees to separate the building from the traffic going into the parkade
- Golden Beach trees are proposed along the west side for the property
- Three trees to be planted near Hydro kiosk

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

Panel discussions took place. Highlights included:

- Incorporating a rooftop patio
- Providing planters to screen the patios
- The garbage enclosure will have it's own gated fencing for screening
- The chosen bike rack style is adaptable for various bike types
- Consider ways to mitigate the driveway taking up a lot of possible permeable area and have more amenity space
- Noted that the shallow area will have planter boxes with grass as the area is not wide enough for a sidewalk to be installed
- Consider a textural concrete change on the driveway for pedestrians
- Guardrail will direct people to garbage enclosure
- Consider the strategy to not think of the driveway exclusively as a car-domain by using textures and pavers
- Consideration for the City of Nanaimo's Design Guidelines
- More contemporary design given the site location and start shifting the look into more Vancouver style
- Forty percent of units are adaptable one- and two-bedroom suites, located on all floors
- Tight turn on ramp could be difficult for accessibility with wheelchairs
- Recommended adding pointillism to windows to stop birds from flying into the glass
- Consider plantings to divide patios and driveway
- The colour scheme of the perspective drawings
- Enhance the property with outdoor seating, art, and other outdoor features at the front of the main entrance
- Adding a patio at the front of the property
- Consider a covered rooftop deck to see the ocean, which will likely increase the value of each unit

- Consider adding a better connection to the street from the ground floor units by making them accessible from the outside
- Drive aisle, steps and ramp seem awkward, create more flow and make it people centric
- Other than the rooftop deck, there are no nearby parks or amenities
- There are no variances for this project

It was moved and seconded that Development Permit Application DP001332 be accepted as presented. The following recommendations were provided:

- Consider an outdoor amenity area either on the property or on the rooftop;
- Consider adding plantings to divide the patios and driveway;
- Consider complementary materials for screening the garbage enclosure;
- Consider Improving pedestrian connectivity around the site;
- Consider a way to add natural lighting to the central corridor;
- Consider ways to simplify the entrance with fewer stairs and simpler ramp access; and,
- Consider direct access into the ground floor units.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:00 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY