

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2024-JAN-11, AT 5:02 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Hector Alcala, AIBC (joined electronically 5:09 p.m.)
 Jonathan Behnke , BCSLA/CSLA
 Kevin Krastel, At Large
 Nathan Middleton, AIBC
 Kaein Shimuzu, At Large (disconnected 6:08 p.m.)

 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 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-NOV-23 be adopted as amended to update Hector Alcala's appointment to AIBC. The motion carried unanimously.

 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-DEC-14 be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001324 – 3180 Island Highway N.

 Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Helen Besharat, BFA Studio Architect, introduced the project team in attendance, Chattan Manchanda, David Leung, Mahfuzul Mannan, Kristin Defer, Jacob Pez, Reuben James, and David Jiang, and 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:
 - Current site is vacant
 - Surrounding area primarily consists of industrial/commercial buildings
 - Design inspired by existing car washes in other jurisdictions
 - Proposed development will have two vehicle access points
 - Maintenance and servicing will be required below the permeable pavers located to the east
 - Emergency car exit located to the east of the carwash, should there be a malfunction
 - Additional landscaping will be incorporated
 - Proposed site is located in a high visibility area
 - Materials in keeping with the industrial concept
 - A custom wave light incorporated in the lighting plan for evenings
 - Sustainability concepts incorporated in the project
 - Consideration given to ways of water conservation
 - LED lighting incorporated throughout the project
 - EV charging stations to be installed at each parking spot.

Kaien Shimuzu disconnected from the meeting at 5:07 p.m.

Hector Alcalá joined the meeting at 5:09 p.m.

Kaien Shimuzu re-joined the meeting at 5:15 p.m.

2. Kristin Defer, landscape architect, discussed the landscaping plans and proposed plantings. Highlights included:
 - Incorporating screening between the street and internal drive aisle
 - Maximizing porous materials to allow ground filtration.

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place regarding:

- Proposed usage of the dedicated space on the upper floor
- Height of proposed plantings at the time of planting and assuring screening between the car wash and oncoming vehicle headlights
- Planting irrigation systems
- Timeline for planting establishment and ways to mitigate light pollution from the highway
- Garbage and recycling enclosure details
- Utilizing a fence like structure to mitigate light pollution from oncoming traffic

- Additional tree plantings along Norwell Drive in keeping with the landscaping across the street
- Secure and visible bicycle parking well designed for employees
- Additional seating near the building entrance for employees
- Incorporating sustainable concepts into the design of the building
- Design element of the diagonal brackets to the north of the roof
- Utilizing transparent materials to incorporate the visual aspects of a carwash
- Appreciation for the sustainability concepts incorporated in the proposed project

It was moved and seconded that Development Permit Application DP001324 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider ways to shield vehicle headlights with shrubs or other landscape treatments along the Island Highway frontage;
- Consider planning additional trees on site; and
- Consider adding outdoor seating at the building entrance.

The motion carried unanimously.

(b) Development Permit Application No. DP001326 – 1950 & 1960 Island Diesel Way.

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Jarrod Koster, Herold Engineering, introduced the project team in attendance, David Lopatka, Allan Fritz, Cara McDonald and Scott Jenson.
2. David Lopatka, owner, discussed the demand for additional industrial rental spaces in Nanaimo.
3. Allan Fritz, discussed the neighbourhood context, site plan, site characteristics, proposed variances, site sections, building materials, elevations, building renderings, future site access, project data, parking information, and architectural features. Highlights included:
 - Site is currently vacant and groomed for future development
 - Parking lot lighting will be incorporated
 - Additional bicycle parking will be provided
 - Retaining wall will be required as per current building design
 - Buildings will be distinguished by separate colours
 - Street frontage is in keeping with the current neighbourhood architecture
4. Cara McDonald, landscape architect, discussed the landscaping plans and proposed plantings. Highlights included:
 - Tree planting is not permitted over the City sewer right of way to the north east of the site

- Dense tree planting in all available landscape areas
- Sidewalks and pedestrian crossings are located adjacent to each building
- Staff amenity picnic tables proposed to the north east around building A and the south east behind building B
- Bike racks proposed outside both buildings
- Staff design comments will be addressed once the parking plans are revisited

5. Scott Jensen, Civil Engineer, discussed the site servicing, vehicle turning diagrams and civil plans. Highlights included:
- Both buildings will be serviced on one site
 - City storm sewer that runs through the site

Video animation of the proposed development presented to the panel.

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussions took place regarding:

- Ways to incorporate more flexible parking that can be utilized for multiple purposes
- Simple sloping roof aiding in rain water drainage
- Utilizing transparent materials to create a connection with the street frontages
- Eliminating parking stalls near the street building entrances to increase landscaping
- Incorporating a feature concept at the entrance way
- The need for industrial land within the City of Nanaimo
- Allowing flexibility within the building design to meet potential tenant demands
- Finding ways to increase the landscape areas
- Incorporating additional EV chargers to the site plan
- Walking path surrounding the building interrupted by loading bays
- Incorporating different materials to articulate each individual building
- Separating the vehicle and truck traffic
- Incorporating additional bench seating with back support
- Weather protection for the employee amenity space
- Incorporating a transparent fencing material to make it visually permeable
- Accessibility in relation to the south corner parking spots
- Bicycle parking rack which can accommodate a larger sized bicycle tires or E-bike
- Appreciation for the chosen color pallet
- Consider storm water run off on the sidewalk where there is no landscape buffer

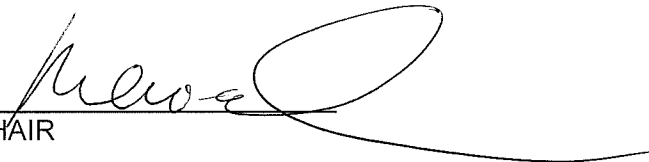
Kaien Shimuzu disconnected from the meeting at 6:08 p.m.

It was moved and seconded that Development Permit Application DP001326 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider ways to expand the amenity area by creating a flexible space on parking lot using permeable or decorative paving;
- Consider expanding the landscaping around the site entrance;
- Consider adding more electric vehicle chargers throughout the site;
- Consider adding weather protection and other seating to the amenity areas;
- Consider installing a bike rack that can accommodate different types of bikes;
- Consider ways to mitigate storm water runoff in the area of the proposed landscape variance; and
- Consider using transparent fencing along the Island Diesel Way frontage.

5. ADJOURNMENT:

It was moved and seconded at 6:35 p.m. that the meeting terminate. The motion carried unanimously.


CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY