



## MINUTES

### DESIGN ADVISORY PANEL MEETING

Thursday, September 12, 2024, 5:03 P.M.  
Boardroom, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair\*  
Councillor Eastmure\*  
Hector Alcala, AIBC\*  
Angie Boileau, At Large\*  
Harry Law, At Large\*  
Nathan Middleton, AIBC\*

Absent: Jonathan Behnke, BCSLA/CSLA  
Kevin Krastel, At Large

Staff: L. Rowett, Manager, Current Planning  
P. Carter, Planner, Current Planning\*  
K. Mayes, Planner, Current Planning\*  
C. Chee, Community Development Clerk  
A. Bullen, Recording Secretary

#### 1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 p.m.

#### 2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

#### 3. CHAIR'S REPORT:

Marie Leduc, Chair introduced the new Design Advisory Panel members, Harry Law and Angie Boileau.

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

#### 4. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2024-JUN-13 at 5:00 p.m. be adopted. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2024-JUN-27 at 5:00 p.m. be adopted. The motion carried unanimously.

#### 5. PRESENTATIONS:

a. Development Permit Application No. DP001345 & DP001346 – 4125 Jingle Pot Road & 4300 Forge Road

Introduced by Payton Carter, Planner, Current Planning.

- New light industrial park, comprising three separate buildings for a total of 30 industrial units
- No variances are anticipated for this development

Presentations:

1. Ryan Cohen, CEO of PacSwell Developments Inc., presented an overview of the project, site plans, site characteristics, building renderings and elevations, building materials, and landscaping plans.

Panel discussion took place. Highlights included:

- The proposed colour palette
- Rainwater runoff management, including rain gardens and stormwater retention tank
- The façade of Building A
- Retention of existing vegetation
- Landscape plan review, including native plants
- Parapet roof and concealed building gutters
- Location of garbage and recycling enclosure
- The possible addition of a centralized path between the buildings
- Retaining walls clarification

It was moved and seconded that Development Permit Application No. DP001345 & DP001346 – 4125 Jingle Pot Road & 4300 Forge Road be accepted as presented. The following recommendations were provided:

- Consider adding a livelier hue to the grey palette of the exterior
- Consider ways to express the natural rainwater function as a feature of the site design
- Ensure pedestrian walkways are well-defined and consider adding a centralized path between the two buildings

The motion carried unanimously.

b. Development Permit Application No. DP001349 – 1935 Island Diesel Way

Introduced by Kristine Mayes, Planner, Current Planning.

- Light industrial building with accessory dwelling unit encompassing a total gross floor area of 624m<sup>2</sup>
- Variances are requested to reduce the rear yard setback and to reduce the dimensions and number of loading spaces from two to one

Presentations:

1. Karim Kadri, Architect, 2K Architecture Inc., presented the site and neighbourhood context, building renderings and elevations, building materials, site plans, civil servicing plan, project data, requested variances, architectural features, and landscape plan. Highlights included:
  - Retaining wall at rear of the property will address elevation changes between adjacent lots
  - The building is proposed to have three warehouse bays, an office, and a residential suite
  - Canopy LED lighting will be used around the perimeter to enhance safety and visibility while minimizing light pollution with low, directed lighting
  - Included are seven standard parking stalls, with one dedicated for residential use
  - The residential suite contains a private rooftop deck
  - Building finishing materials are selected to mirror the interior functionality of each space
  - A neutral colour palette ensures flexibility for future adaptations
  - Large windows in both the office space and residential area
  - The landscape plan features native plants and will potentially retain the Common Oak tree on the property (depending on service connections)

- A small common amenity area with bench seating will be provided to the corner of the site

Panel discussion took place. Highlights included:

- Clarification regarding storage and garbage enclosure at the back of the building
- Recommendations for additional landscaping
- Consideration of adding windows to the loading bays and alternatives to using brick veneer
- Discussion to incorporate timber details for the building and colour accents for the loading bays
- The building's integration of residential and industrial spaces
- Consideration of ways to reuse rainwater
- The possibility of elevating the residential entryway
- The strategic placement of the bike rack

It was moved and seconded that Development Permit Application No. DP001349 – Island Diesel Way be accepted as presented, with support for the proposed variances. The following recommendations were provided:

- Consider adding more landscaping at the rear of the building
- Consider adding windows to the loading bay doors
- Consider using another material in place of the brick veneer
- Consider adding some subtle colour changes to the loading bays to help differentiate the units
- Consider adding ways to use rainwater runoff to recharge the landscape before it goes into the city sewer system
- Consider subtly highlighting the residential entry

The motion carried unanimously.

**6. ADJOURNMENT:**

It was moved and seconded at 6:18 p.m. that the meeting adjourn. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY