



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, September 26, 2024, 5:00 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair*
Councillor Eastmure
Hector Alcala, AIBC*
Johnathan Behnke, BCSLA/CSLA
Angie Boileau, At Large*
Kevin Krastel, At Large*
Harry Law, At Large*
Nathan Middleton, AIBC*

Staff: L. Rowett, Manager, Current Planning
P. Carter, 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 5:00 p.m.

2. ADOPTION OF AGENDA:

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

3. PRESENTATIONS:

a. Development Permit Application No. DP001350 – 77 Chapel Street

Introduced by Payton Carter, Planner, Current Planning.

- Six-storey multi-family residential development with 156 apartment units and six townhouse units
- No variances are proposed for this development

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

Presentations:

1. Greg Mitchell, Primex Investments Ltd., presented an overview of the project.
2. Glenn Hill, Architect, dHKarchitects, presented the neighbourhood context, streetscape, site plan, and building renderings and materials. Highlights included:
 - Explanation of unit types
 - Two-storey parkade with entry from Skinner Street
 - Outdoor amenity area located at the corner of Chapel Street
 - Amenity gym space on the southeast corner of the building
 - Car sharing program on-site for residents
 - Incorporation of windows in the exit stairwells to enhance natural light and improve wayfinding
3. Kai Ming Ren, BCSLA Intern, MDI Landscape Architects Inc., and Scott Murdoch, Landscape Architect, MDI Landscape Architects Inc., provided an overview of the landscape plan. Highlights included:
 - A dog park situated towards the corner of Chapel Street
 - Bench seating incorporated along building walkways
 - Use of rain gardens
 - A variety of native plants to provide colour and texture
 - Focal tree positioned at the corner of the property
4. Drew Beiderwieden, Civil Engineer, Newcastle Engineering, provided an overview of the civil plans.

Panel discussion took place. Highlights included:

- Additional enhancements to the building design through colours and materials
- Consideration of adding a commercial unit to optimize corner space
- Discussion on the building facade
- Comments on the necessity of the dog park
- Considerations for effective wayfinding around the building
- Discussion regarding the proposed location for the smoking area
- Discussion of the inclusion of public art

It was moved and seconded that Development Permit Application No. DP001350 – 77 Chapel Street be accepted as presented. The following recommendations were provided:

- Consider adding texture, colour, and/or materials to break up the uniformity of the exterior in a way that would make the form and character of the building more iconic and suitable to its location

- Consider enhancing the form and character of the townhomes by adding a variety of materials, colours, and more durable and authentic materials to the exterior
- Consider adding a green roof or other treatment to the townhome rooftops as a way to improve the appearance from above
- Consider creating a retail unit on the ground floor of the north end of the building to better animate the corner plaza
- Consider ways to enhance the north corner as a potential landmark as per the applicable design guidelines
- Consider relocating the smoking area away from the plaza on the north end of the building
- Consider ways to better address the grade of the units on Chapel Street
- Consider ways to ensure security along the pedestrian corridor on the south end of the building by adding windows on the south face and by providing wayfinding and suitable lighting
- Consider relocating the dog park and ensuring materials used, such as fencing, are appropriate to the neighbourhood context and that the ground material is durable
- Consider adding texture to the retaining walls along Chapel Street
- Consider adding fenestration on the concrete walls along Skinner Street as a way to add visual interest and to provide lighting in the parkade
- Consider adding some shaded areas to the rooftop amenity space
- Consider bike racks that can accommodate larger bikes

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:45 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

CHAIR

RECORDING SECRETARY