



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, October 10, 2024, 5:00 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

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

Absent: Hector Alcala, AIBC
Kevin Krastel, At Large

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. 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-SEP-12 at 5:03 p.m. be adopted. The motion carried unanimously.

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

4. PRESENTATIONS:

a. Development Permit Application No. DP001355 – 5730 Turner Road

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Glenn Hill, Architect, dHKarchitects, introduced the team.
2. Daniel Smith, Architect, dHKarchitects, presented the neighbourhood context, site characteristics, shadow study, building elevations and renderings, proposed variance, building materials, site plans, and architectural features. Highlights included:
 - A rentable community room and a gym for residents
 - Explanation of unit types
 - Commercial retail unit (CRU) proposed as a bank or an office space and a café
 - An array of materials including wood-look planks, warm cement panels, and textured horizontal planks
 - Dark sky lighting for the parking lot and pathways and uplighting to feature trees in the plaza
3. Dylan Chernoff, Landscape Architect, Durante Kreuk Ltd., provided an overview of the landscape plan. Highlights included:
 - A feature tree is proposed at the corner of the property to create a neighbourhood marker
 - Natural plantings surrounding the building and rain gardens to enhance visual interest and manage stormwater
 - Formal planting along the pedestrian promenade to separate ground-oriented units from the public space
 - A proposed plaza between the commercial and residential buildings
 - A small pond located at the low point of the site adjacent to the existing watercourse
 - A mix of native and drought-tolerant plant materials

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

Staff clarified that while the zoning does permit the CRU to be two stories, it is not required, and the Panel may recommend that design if they choose.

Panel discussion took place. Highlights included:

- Clarification of building elevations and air systems
- Positive feedback on the material palette and its contrast
- Adding visual interest or height to the CRU
- Confirmation of the 2.5m building height variance
- Discussion of adding residential units above the commercial space
- The importance of connecting ground floor units to outdoor spaces
- Comment for additional landscaping to screen exposed concrete at lower elevations
- Clarification regarding rain gardens and bike racks
- Overview of wayfinding for the parking areas serving the commercial and residential buildings
- Comment on incorporating permeable pavement into the plaza
- Discussion on adding metal cladding to break up the fibre cement panels
- Clarification that there are no accessible units in the residential building

It was moved and seconded that Development Permit Application No. DP001355 – 5730 Turner Road be accepted as presented. The following recommendations were provided:


- Consider ways to give the commercial retail unit more presence on the corner
- Consider connections to the street from the ground floor residential units
- Consider landscaping to screen the exposed concrete areas at the base of the building
- Consider including adaptable units in the residential building

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:54 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:



CHAIR



RECORDING SECRETARY