



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, October 24, 2024, 5:00 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair*
Councillor Eastmure*
Hector Alcala, AIBC*
Jonathan Behnke, BCSLA/CSLA*
Angie Boileau, At Large*
Harry Law, At Large*

Absent: Kevin Krastel, At Large

Staff: K. Mayes, Planner, Current Planning*
A. Bullen, Steno, Current Planning
C. Chee, 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-26 at 5:00 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. DP001352 and DP001353 - Hogler Crescent

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Joyce Troost, Architect, Joyce Troost Architecture, presented the neighbourhood context, site characteristics, building renderings and elevations, building materials, site plans, future site access, project data, and architectural features. Highlights included:

- Variations in property sizes across units
- A vision for cohesive architectural styles and elevations between units
- Individual driveways for each unit, with one parking space in the garage and one on the driveway
- Two-car garages located at the back (along the lane) for lots 39 and 40
- Lot 43 features two garages
- Strategic architecture designs on corners to optimize lighting and visual appeal
- Use of repetition and patterns through coastal contemporary colour scheme
- Setting a design precedent for future residential developments in the area

2. Frank Basciano, Landscape Architect, Frank Basciano Landscape Architect, provided an overview of the landscape plan. Highlights included:

- The planting of 15-16 replacement trees
- Strategic tree arrangements to add colour and accentuate corner units
- Use of grasses and flowering shrubs to delineate areas between units
- Preservation of existing cedar trees along the rear property line

Panel discussion took place. Highlights included:

- Clarification regarding the covenant registered on title that outlines restrictions on the number of garages and driveway alignment
- Parking spaces and the two car garages
- Explanation of the parking bylaw and layout design
- The laneway's purpose for fire and emergency access
- Discussion regarding the other rowhouse lots across from the property which are required to have front entrances on Harbour View Street and vehicle access from Hogler Crescent
- Consideration for potential fences along backyard perimeters
- The flat roof design and its implications
- Emphasis on colour variations across units to foster warmth and individuality
- The three-stream waste management bin storage
- Suggestions to incorporate additional plants to enhance unit areas, including native shrub plantings along property edges
- Clarification regarding fencing between units and the garage space connectivity to patios

It was moved and seconded that Development Permit Application No. DP001352 and DP001353 - Hogler Crescent be accepted as presented. The following recommendations were provided:

- Consider ways to soften the roofline so that it better complements the neighbourhood character;
- Considering enhancing the corners on the laneway and Hogler Crescent with landscape plantings;
- Consider adding native shrubs along the property lines that border undeveloped properties;
- Consider modulating the colours of the units to add more warmth and character; and,
- Consider ways to enhance the residential nature of the buildings to reduce the industrial appearance of the buildings.

The motion carried unanimously.

b. Development Permit Application No. DP0001356 - 6124 Metral Drive

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Krithi Koushik, Joyce Troost Architecture, presented the neighbourhood context, site characteristics, building renderings and elevations, building materials, site plans, future site access, project data, requested variances, and architectural features. Highlights included:
 - Two multi-family residential buildings, 89 total units, Front Building (Building A) has 59 units, Back Building (Building B) has 30 Units, featuring a diverse range of unit types
 - Full parkade in Building A, complemented by surface and under-building parking in Building B
 - Indoor and outdoor amenity spaces accessible to all residents
 - Publicly accessible statutory right-of-way for roadway and walkway
 - Designated fire truck turnaround

2. Danika Proven, Landscape Architect, Calid Services Ltd., provided an overview of the landscape plan. Highlights included:
 - Curated mix of evergreen plants to enhance colour and texture
 - A row of trees strategically placed to provide shade along the road
 - River rock border along the boundary for low maintenance and fire safety
 - Pathway will feature berry-producing shrubs or herb gardens
 - Native plantings along the parking buffer and retaining walls
 - A blend of native and ornamental plants to enrich the landscape
 - Will explore opportunities to incorporate seating areas with benches along the pedestrian pathway

Panel discussion took place. Highlights included:

- Clarification regarding the location and design of the townhouse
- The City's requirement for a road network
- Insights on bike storage and bike racks

- The retaining wall was noted to have space suitable for landscaping and chain link fencing along the top
- Clarification on the overall design of both buildings
- Discussions on height variances and potential design enhancements, such as wall finishes with patterns, textures, and colours
- Consideration of street access for lower-level suites
- Clarification regarding fencing designs


It was moved and seconded that Development Permit Application No. DP001356 - 6124 Metral Drive be accepted as presented. The following recommendations were provided:

- Consider ways to break up the blank wall on the south elevation;
- Consider multiple individual bike racks that can accommodate a variety of different types of bikes instead of a single bike rack;
- Consider adding texture to the retaining wall finish;
- Consider the addition of more bike racks, especially near Building B; and,
Consider providing direct outdoor access from the ground floor suites where feasible.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:20 p.m. that the meeting adjourn. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY