



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, January 09, 2025, 5:05 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*

Absent: Harry Law, At Large

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

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:05 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-NOV-28 at 5:02 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. DP001362 – 1044 Old Victoria Road

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Chris Lundy, President, Westmark Construction Ltd., gave a brief introduction of the company and provided relevant background information on the application.
2. Drew Fisher, Pre-Construction Manager, Westmark Construction Ltd., provided an overview of the application and presented the neighbourhood context and building renderings. Highlights included:
 - Three new single-storey buildings with an accompanying office space
 - A total of 340 storage units of various size
 - Onsite caretaker and video monitoring for security
3. Jarrod Koster, Engineer, Herold Engineering, presented the site characteristics, site plan, site section, exterior materials, and building elevations. Highlights included:
 - A large retaining wall separating the properties
 - Colour palette featuring shades of orange and red
 - An office space with a caretaker suite located above
4. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, provided an overview of the landscape plan. Highlights included:
 - A landscape buffer surrounding the site
 - Incorporation of indigenous plantings
 - Retention of Douglas fir trees at the site corner
 - An employee rest area featuring a small rain garden
5. Drew Beiderwieden, Engineer, Newcastle Engineering Ltd., provided an overview of the civil plan. Highlights included:
 - Stormwater management, with drainage directed to the Chase River
 - Infiltration trenches follow the stormwater pipes to ensure onsite retention and detention
 - A flow control manhole to regulate outflow from the site

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

Panel discussion took place. Highlights included:

- Comments regarding the addition of marked pedestrian pathways leading to the buildings, as well as the incorporation of decorative permeable pavers in the parking areas
- Clarification regarding the surface and wall-mounted lighting and accent lighting around the building entrances
- Retrofitting for solar panels on the roof area
- Additional landscape screening around the refuse enclosure
- Discussion on the decision not to include an additional retaining wall, based on the need to maintain adequate fire truck access
- Form and character are suitable for the neighbourhood
- Clarification that the property will be gated with a wire mesh fence
- Fully glazed doors will not last or hold up very well
- Clarification regarding the layout of parking stalls, specifically those located at the end of each building and the few additional stalls in the north corner of the site

It was moved and seconded that Development Permit Application No. DP001362 – 1044 Old Victoria Road be accepted as presented. The following recommendations were provided:

- Consider adding marked pedestrian pathways between the north corner parking to storage building three and between the parking area near the office to building one
- Consider adding decorative permeable pavers to the parking areas
- Consider adding additional landscaping around the waste-management enclosure
- Consider adding dedicated marked parking spaces for those accessing the indoor storage units

The motion carried unanimously.

b. Development Permit Application No. DP001364 – 1960 Mountain Vista Drive

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Darren Moss, Project Manager, Tectonica, and representing ownership of the project, introduced the team and gave an overview of the project.

2. Dave Poiron, Architect, Checkwitch Poiron Architects Inc., presented the site characteristics, design concepts, site plan, site aerials, street context, floor plans, building elevations and renderings, proposed variances, and building materials. Highlights included:
 - Explanation of the location of the remediated area, which includes two mounds
 - Three residential buildings and one amenity building
 - Buildings A and B will be located along Mountain Vista Drive, while Building C will be to the rear of the development
 - The site entry will be off Mountain Vista Drive
 - Walkways will connect to building entrances and integrate with the existing site walkway system
 - Site lighting will be designed to illuminate the parking lots
 - No direct overlook from Building B to neighbouring properties
 - A solar array will be installed on Building D
 - Buildings A and B will feature patios with direct access to the sidewalk
 - Building C will include a higher number of accessible units
 - The amenity building will offer a common space, a multipurpose room with a kitchenette, and additional bike storage and bike maintenance areas

3. Danika Proven, Landscape Architect, Calid Services Ltd., provided an overview of the landscape plan. Highlights included:
 - Native plant restoration along the north property line
 - An open lawn amenity area will be provided for Building C
 - Vegetated swales will be established to treat stormwater runoff from the parking lot

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

Staff provided clarifications on the procedure for addressing parking and height variances, as well as the staff comment regarding the refuse enclosures.

Panel discussion took place. Highlights included:

- Clarification regarding potential future developments surrounding the property
- Clarification regarding the mounds of contaminated materials on site
- Recommend making entryways to Buildings A and B more prominent
- Suggestion to reduce the density of Building C
- Concerns raised regarding parking, specifically the need to include visitor parking spaces

- Colour palette of the buildings
- Concerns about the height of the privacy screens for units along the street
- Discussion on the presence of Garry oak trees on the property and their integration into the landscape plan
- Clarification provided regarding the row of red alder trees
- Potential for rooftops to be solar ready
- Clarification regarding hydroseeding for native grass at Building A
- Comment to install bike racks with two points of contact
- Suggestion to increase accessibility to the refuse area
- Suggestion to add more landscaping between the development and adjacent single-family homes
- Bike storage area in the units will be designed to be flexible, with all units equipped with charging ports

It was moved and seconded that Development Permit Application No. DP001364 – 1960 Mountain Vista Drive be accepted as presented. The following recommendations were provided:

- Consider including a few on-site visitor parking spots
- Consider a hard surface path to connect to public trails in the forested area
- Consider choosing bike racks with two points of contact
- Consider additional plantings between Building C and residences to the north to increase privacy
- Consider alternate material and scale of the privacy panels on ground floor patios to better fit with the architectural presence of the building
- Consider including a dedicated car-share parking stall, or working with the City and car-share companies to locate one on the street
- Consider adding some areas of decorative paving to the parking lot

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:02 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

CHAIR

RECORDING SECRETARY