

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-NOV-09, AT 5:03 P.M.

PRESENT: Members: Marie Leduc, Chair
 Councillor Eastmure
 Jason Santeford, AIBC
 Kevin Krastel, At Large
 Hector Alcalá, At Large

 Absent: Jonathan Behnke, BCSLA/CSLA
 Angela Buick, At Large
 Kaein Shimuzu, At Large

 Staff: C. Horn, Planner, Current Planning Section
 P. Carter, Planner, Current Planning Section
 C. Richards, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL 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. 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, 2023-OCT-26 at 5:09 p.m. be adopted as amended to correct:

- A clerical error under the attendance and mark Marie Leduc as in attendance; and
- A clerical error under the attendance and mark Kaein Shimizu as absent.

The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001318 – 427, 449 & 455 Nicol Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1. Avishai Gilad, Architect, presented the neighbourhood context, site characteristics, renderings, building materials, site plans, elevations, future

site access, project data, requested variances, and architectural features. Highlights included:

- The proposed development is made up of three lots, located along Nicol Street;
- A four-storey residential building, containing 35 units, is being proposed;
- A commitment has been made by the developer to include market rental units;
- On the south edge of the site, a common walkway is proposed, to connect Nicol Street and the laneway behind the property. Currently, there are no similar walkways along this block;
- Street side trees will be retained; however, the pavement surrounding them will be removed;
- First-floor units are ground oriented, with access to Nicol Street;
- On the first floor, an amenity space with garden beds is proposed;
- The semi-underground gated parkade is at grade with the rear of the property. As a result, some of the parking spots are exposed; however, are still gated;
- The size and shape of the parkade was determined to comply with the Ministry of Transportation and Infrastructure (MoTI) setback of 4.5 metres from the property line;
- Six unit types are proposed, varying from micro-units to two plus den units;
- Four accessible units (10 percent of units) are proposed, one on each floor;
- A combination of fiber cement panels, fiber cement planks and exposed concrete make up the cladding and finishes;
- The floor space ratio (FSR) is achieved through compliance with Tier 2, Schedule D, which is well above the requirements for the proposed development;
- Vehicle sharing, scooter and motorcycle parking stalls are proposed;
- Half of the vehicle parking stalls accommodate electric vehicle charging;
- The proposed development exceeds BC Energy Code Step 3; and,
- The applicants are requesting a variance to reduce the required parking from 47 stalls to 35 stalls.

2. Chris Midgley, Landscape Architect, presented the landscape plan. Highlights included:

- The proposed lush, robust landscape is inspired by the City of Nanaimo's South End Urban Design guideline, with refined hardscaping along the streetscape;
- Outdoor seating areas (with accessible access) on the ground level are proposed;
- A black picket fence is proposed along the front property line;
- Illuminated entries are proposed for the ground floor units' patio entrances;
- Permeable areas are proposed in outdoor vehicle parking overhang areas; and,
- Cedar board fencing is proposed along the rear property line.

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

Councillor Eastmure inquired if the proposed garden beds are intended to be communal garden beds for the residents. It was confirmed that the proposed garden beds could be communal garden beds.

A panel member inquired if the parking will be assigned to residents. It was confirmed that a decision has not been made at this time.

A panel member inquired to Staff for clarification on the minimum required setbacks. Staff confirmed that one of the side yard setbacks may be reduced to 0m under the existing zoning, and that the front yard setback is dictated by Nicol Street which is not under the jurisdiction of the City of Nanaimo but instead under the jurisdiction of the Ministry of Transportation and Infrastructure.

A panel member noted that the balconies are shared between units and inquired how privacy will be provided between units. It was confirmed that a division between units will be installed on the decks to provide deck privacy.

Panel discussions took place regarding:

- Considering changing the proposed garden beds to raised garden beds in the amenity space to be more accessible;
- The design of the parkade and parking stall sizes;
- The amenity space;
- Considering some addition opportunities in the rear of the property;
- The proposed pedestrian connection and its staircase;
- Setback encroachments;
- The building siting and the existing building north of the plan;
- Considering reversing the north and south orientation of the building siting to provide more sun and to move the main entrance closer to downtown;
- The parking variance;
- Opportunities to strengthen the roofline;
- Considering adding a small gate to separate the property from public property;
- Considering covering the communal balcony above the garbage enclosure to provide sun protection.

Chris Midgley, Landscape Architect, responded to the idea of raised garden beds. They noted that a vegetable garden would not be appropriate for the area as it would not be drought tolerant.

It was moved and seconded that Development Permit Application DP001318 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider ways of adding traditional planting in the rear the parking lot;
- Consider reversing the north and south orientation of the building siting;
- Consider the parking program and see if there are ways to increase the amount of parking by possibly encroaching on the front yard setback or by elimination one of the parking entries;
- Consider ways of strengthening the roofline; and,

- Consider providing weather protection over the first floor balcony on the southeast corner of the building.

The motion carried unanimously.

(b) Development Permit Application No. DP001319 – 5661 Christina Crescent

Introduced by Payton Carter, Planner, Current Planning Section.

Presentations:

1. Jason Skladan, Architect, presented the neighbourhood context, the site characteristics, renderings, building materials, site plans, elevations, future site access, project data, requested variances, and architectural features. Highlights included:
 - The proposed multi-family residential development will occur in two phases;
 - The first phase of the development consists of 20 buildings with a combined total of 30 units (single residential dwellings and duplexes);
 - Visitor parking (including accessible) is located at the entrance of the property;
 - Various pockets of bicycle parking will be located throughout the property;
 - The form of the buildings is to maintain a single-family style in nature, providing more identity to individual units;
 - Units on flatter areas will be two storeys, while units on steeper slope areas will be three storeys;
 - All units are three bedrooms and above;
 - Every unit has its own colour combination from the same earth tone colour palette (comprising of six colours);
 - Accents of wood and brick cladding are proposed;
 - All units have been updated to include weather protection; and,
 - No variances have been requested.
2. Kate Stefiuk, Landscape Architect, presented the landscape plan. Highlights included:
 - The proposed planting consists of 70 percent coniferous and 30 percent deciduous plants, and are to be planted in the area along the Nanaimo Parkway and in the riparian area;
 - Pockets of trees will be throughout the proposed development;
 - A communal area, including a natural play space, located near the front of the property is proposed, and will be located behind the first row of townhouses;
 - The storm water management, including bioswale, will be located in the communal area;
 - Black metal fencing along the rear property line and to separate the units' private outdoor space is proposed; and,
 - Every unit has their own backyard, open-ended for owners to use and design.

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

A panel member inquired if a formal playground would be added to the plan. The landscape architect noted there is a natural play space on the property. In the development of Phase 2 (north end of the property), a trail will be made to connect to the nearby school where a formal playground exists.

Panel discussions took place regarding:

- The form and character of the development;
- The communal area;
- The usability of the play space;
- Considering distributing the visitor parking throughout the development;
- Considering incorporating lighter colours to the palette; and,
- The usability of the bike racks.

It was moved and seconded that Development Permit Application DP001319 be accepted as presented. The following recommendations were provided:

- Consider ways to distribute the visitor parking throughout the site; and,
- Consider adding lighter colours to the exterior finishes.

The motion carried unanimously.

5. OTHER BUSINESS:

It was noted that Jason Santeford's Design Advisory Panel AIBC appointment concludes on November 14, 2023. Another AIBC member will be appointed before the end of the year.

6. ADJOURNMENT:

It was moved and seconded at 6:27 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY