



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, February 13, 2025, 5:01 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*
Marta Kubacki, AIBC
Harry Law, At Large*

Staff: L. Rowett, Manager, Current Planning
P. Carter, Planner, Current Planning*
K. Mayes, Planner, Current Planning*
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

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

3. CHAIR'S REPORT:

Marie Leduc, Chair, introduced the new Design Advisory Panel member, Marta Kubacki.

4. 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, 2025-JAN-23 at 5:02 p.m. be adopted. The motion carried unanimously.

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

5. PRESENTATIONS:

a. Development Permit Application No. DP001367 - 2453 Labieux Road

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Matthew Cheng, Principal, Matthew Cheng Architect Inc., introduced the team and presented the neighbourhood context, site characteristics, Schedule D amenities, site plan, form and character, materials, and building elevations and renderings. Highlights included:
 - Seven three-storey, ground-oriented townhouse buildings with 30-units, each with three bedrooms
 - The development is designed in a contemporary West Coast style
 - A five-metre slope from north to south across the site
 - A children's play area and garden spaces for residents
 - Four landmark trees to be retained
 - Two parking spaces per unit in garages, with six units designed with tandem parking
 - Three visitor parking spaces, two of which are accessible
 - Designated long-term and short-term bike parking
2. Brad Forth, Landscape Architect, 4 Site Landscape Architecture, presented the landscape plan. Highlights included:
 - A mix of deciduous trees and coniferous trees
 - A centrally located outdoor amenity space, including a timber-frame play structure, seating area, shade tree, and bike parking
 - Small flowering trees planted in front of each unit
 - Permeable and coloured paving at the centre of the site to create a courtyard effect
 - Each unit will have its own divided garden with a walkway leading either to York Crescent or Labieux Road

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

Staff clarified that any development with more than four units will require private onsite garbage pick-up, and the location of the overhead hydro lines will be determined with the applicant during the design stage acceptance for the Building Permit.

Staff provided clarification on a staff design comment regarding incorporating sections of organic (informal) landscaping into the site design.

Panel discussion took place. Highlights included:

- Clarification that all units are fenced and there is not enough space to park a car in the unit's driveway
- Some units appear to share a front porch, and the ground-floor patios may lack privacy
- Tandem parking spaces could potentially cause parking issues
- A suggestion to enhance the pedestrian network around the site
- Concerns regarding the number of trees being removed
- Suggestions to add detailing or glazing to the garage doors
- A suggestion to incorporate one-way traffic to allow for a pedestrian walkway
- The timber play area should be fenced, with additional evergreen trees added to the site
- A suggestion to add more windows to the end walls of the buildings
- Clarification regarding green screens and a suggestion to incorporate them into the design
- Comment to add individual bicycle racks to accommodate various styles of bicycles
- Clarification regarding the grade shift through the centre of the site
- Absence of weather protection on the balconies
- A concern regarding the variety of window sizes and styles, with a suggestion to simplify the design
- Potential issues with the proximity of the garbage enclosure to the visitor parking spaces

It was moved and seconded that Development Permit Application No. DP001367 - 2453 Labieux Road be accepted as presented. The following recommendations were provided:

- Consider adding a pedestrian route from Buildings B and D to the streets, and possibly to the playground
- Consider implementing one-way traffic through the site to allow for pedestrian paths and/or marking the pedestrian paths with different paving
- Consider retaining as many of the original trees as possible
- Consider adding more evergreen trees for better screening
- Consider adding a fence around the play area
- Consider adding detail and/or glazing to the garage doors
- Consider ways to make the outdoor patio spaces more private
- Consider replacing the pronounced grid feature on the facades with a different textured siding
- Consider using fewer window styles
- Consider adding windows and/or different textured siding to the end walls of each building

- Consider ways to add more parking or eliminate the tandem parking
- Consider adding more visitor parking and relocating it away from the garbage enclosure
- Consider adding a bicycle rack that can accommodate different styles of bicycles

The motion carried unanimously.

b. Development Permit Application No. DP001370 - 200 Tenth Street

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Patrick Brandreth, Vice President, Island West Coast Developments Ltd., and ownership representative for the project, provided an overview of the project's history and introduced the team.
2. Homayoun Rad, Architect, Aplin & Martin Consultants Ltd., presented the site location, form and character, perspectives, and building renderings and elevations. Highlights included:
 - The proposed site location is zoned industrial
 - A canopy is proposed at the front of the building
 - A variety of external materials will be used in the design
3. Chris Windjack, Landscape Architect, LADR Landscape Architects Inc., provided an overview of the landscape plan. Highlights included:
 - The flat area on the west side of the site has been expanded
 - The southwestern area features a rain garden and swale, incorporating a mix of native shrubs and ferns
 - The berm at the north end of the site has been retained
 - Additional trees will be planted to create screening

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

Staff clarified that the trail is covenanted and that the design standards for the multi-use path will be determined during the design stage acceptance and through the Building Permit process.

Staff clarified the amenities in Applegreen Park. Currently, there is vacant land with the intention to develop a trail system that will connect the community to the neighbourhood centre.

Panel discussion took place. Highlights included:

- Concerns were raised regarding the urban heat island effect, with a recommendation to add green roofs or solar panels to mitigate the impact
- A suggestion to add more landscape islands in the parking area and to include an outdoor amenity area for employees
- Clarification regarding the height and material of the chain link fence
- A suggestion to add more windows to the warehouse portion of the building
- Clarification regarding the layout of the site and the truck movements around the site
- A comment regarding the use of wooden fences instead of chain links to add more natural elements to the design
- A suggestion regarding adding bird-friendly glazing to the windows
- Clarification regarding the widths of the driveway, with staff confirming that six metres is the minimum width required for fire access
- A comment regarding the need for adequate screening between the development and the north-side properties to reduce light and noise

It was moved and seconded that Development Permit Application No. DP001370 - 200 Tenth Street be accepted as presented. The following recommendations were provided:

- Ensure that the screening along the north side of the property reduces the visual impact of headlights and sound on neighbouring properties
- Consider adding a green roof and/or solar panels to reduce the heat impacts on the site
- Consider adding electric vehicle chargers
- Consider some landscape islands in the parking area
- Consider adding an outdoor amenity area for staff
- Consider using a black chain link fence along the north and west sides of the property
- Consider adding clerestory windows on the warehouse portion of the building

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:47 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY