



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, February 27, 2025, 5:00 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair *
Councillor Eastmure
Johnathan Behnke, BCSLA/CSLA*
Marta Kubacki, AIBC
Romolo (Alex) Messina, At Large*

Absent: Hector Alcala, AIBC
Angie Boileau, At Large
Harry Law, At Large

Staff: L. Rowett, Manager, Current Planning
C. Horn, 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 5:00 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, Romolo (Alex) Messina.

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

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-FEB-13 at 5:01 p.m. be adopted. The motion carried unanimously.

5. PRESENTATIONS:

a. Development Permit Application No. DP001366 - 5300 Tanya Drive

Introduced by Caleb Horn, Planner, Current Planning.

Presentation:

1. Kurtis Buick, Development Manager, District Developments Corp, introduced the team and presented the site plan, project data, neighbourhood context, floor plans, building elevations and renderings, external building materials, future site access, landscape plan, and terrain analysis. Highlights included:
 - Proposing 80 fourplex units distributed across 20 buildings on the site
 - A variety of unit types, including one-, two-, and three-bedroom units
 - The site is bordered by a forest, with efforts to preserve as much of the natural woodland as possible
 - The external building materials will include board and batten, shingles, and lap siding
 - A muted color palette reflecting natural earth tones for the buildings
 - A strong emphasis on maintaining a natural environment throughout the development
 - The proposed landscape plan features native groundcovers and trees
 - The site is characterized by significant slopes and a largely rocky terrain
 - A variety of tree species, including Deborah maples, cypresses, and Kousa dogwoods, will be incorporated
 - A proposed seating area will be provided for both residents and the public
 - A pedestrian connection will link the lower units to the sidewalks of the proposed road
 - Clarification regarding the parking rationale, noting that the site's topography limits the possibility of including garages

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

Panel discussion took place. Highlights included:

- Connect the site to Linley Valley via a trail network
- Comments on the massing of the buildings
- Adjust material finishes for Buildings A, C, and D to create visual breaks between the buildings
- Increase the size or number of windows in Buildings D, E, and F
- A comment to preserve the arbutus grove in the northwest corner of the site
- Incorporate more wood materials into the building design and consider alternative roof materials
- Include permeable pavers in the site design
- Clarification regarding the landscape maintenance plans for the site
- Enhance the pedestrian network around the site and add bike storage facilities
- Comments regarding the location of the amenity space, suggesting it be moved to an area with better visibility and natural surveillance
- Incorporate front porches and additional storage spaces in the units
- Integrate more stone and natural materials into the site and expand the color palette of the buildings
- A suggestion to remove Norway maples from the plant palette and to include more native species overall
- Clarification regarding the perimeter fencing, emphasizing a better transition between the lawn area and the surrounding forest
- A comment to consider the location of the boulders
- A concern regarding potential encroachment into the wetland area and the need for a buffer zone between the property and the protected wetland
- Suggestion to incorporate traffic calming measures to mitigate speeding along the proposed road
- Clarification regarding the proposed refuse area

It was moved and seconded that Development Permit Application No. DP001366 - 5300 Tanya Drive be accepted as presented, with the condition that the applicant returns with a revised landscape plan. The following recommendations were provided:

- Consider ways to connect the development to the Tanya Drive Linley Valley trailhead
- Consider material changes on Buildings A, C, and D to help reduce the mass of the building
- Consider larger windows on Buildings D, E, and F

- Consider retaining the arbutus grove on the northwest corner of the property
- Consider adding more natural wood features to the buildings to reflect the forest site
- Consider matching the colour of the Hardie shingles on the building peaks to the colour of the roof material
- Consider ways to make the transition between the lawn and the forest appear more natural by curving the lawn edge and adding transitional plantings
- Consider adding native species along the forest edge
- Consider removing the Norway maples from the plant palette
- Consider the overall planting palette and focus more on native plants
- Consider using permeable pavers on the parking area and drive aisle
- Consider adding the boulders in more natural arrangements and not in the lawn areas
- Consider adding a pedestrian network through the site and to the street
- Consider adding secure weather-protected bike parking
- Consider a different location for the amenity space
- Consider adding front porches on some of the units
- Consider using stone or natural materials for the retaining walls to match the natural landscape
- Consider adding more variety to the buildings' colour palette
- Consider adding a separation between the property and the protected wetland
- Consider adding storage for the units
- Consider adding traffic calming on the new street
- Consider adding a garbage disposal location to the site plan

The motion carried unanimously.

b. Development Permit Application No. DP001371 – 55, 65, 69, & 73 Prideaux Street

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Jackson Low, Architect, Low Hammond Rowe Architects, provided a brief introduction of the project.
2. Selena Kwok, Architect, Low Hammond Rowe Architects, presented the site plan, site sections, building elevations and renderings, and external building materials. Highlights included:

- Proposing 116 affordable rental units with underground parking and a small surface parking area
 - Shared outdoor amenity space with the existing building at 619 Comox Road
 - Garbage enclosure and visitor are parking located at the rear of the building
3. Kate Stefiuk, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:
- A plant palette combining indigenous and non-indigenous species, featuring deciduous, evergreen, flowering, and fruit-bearing shrubs
 - Layered planting to provide seasonal interest and reduce landscape maintenance
 - A mix of deciduous and coniferous trees
 - A large, shared backyard including a shaded woodland garden and a sunnier, more open area
 - A shared courtyard garden between the existing residential building and the proposed building
 - Private patios with screening and raised planters for ground units
 - The site is enclosed with a black metal picket fence for security and safety

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

Panel discussion took place. Highlights included:

- Add weather protection and play elements to the outdoor common area
- Clarification that the development is aimed at families and seniors
- Clarification regarding rent pricing for the existing building and the possibility of rent reduction
- Suggestion that accessible parking spaces be included
- Clarification that design stage acceptance will determine if on-street parking can be designated as accessible
- A car share program is being considered
- Use “salmon-safe” materials when incorporating copper detailing
- Add more variation in finishes on the upper floor to distinguish units
- Position a two-bedroom unit at the outer corner of the building and add more two-bedroom units with gated patios on the ground floor
- Add a window at the end of the north corridor if the heat recovery ventilator rooms are removed
- Reconsider the width of the parapet

- Incorporate artwork into the entrance feature, as well as roses or a commemorative plaque about the Karlin Rose Garden

It was moved and seconded that Development Permit Application No. DP001371 – 55, 65, 69, & 73 Prideaux Street be accepted as presented, with support for the proposed variances. The following recommendations were provided:

- Consider adding a space with weather protection in the outdoor common area
- Consider having accessible parking in the visitor parking lot or work with the City to add an on-street accessible parking space in front of the building
- Consider reducing the depth of the parapet height
- Consider having more two-bedroom units on the ground floor with gated patios
- Consider switching Studio A1 with a two-bedroom unit
- Consider adding artwork to the entrance feature
- Consider adding roses or a commemorative plaque about the Karlin Rose Garden
- Consider adding a window at the end of the north corridor if the heat recovery ventilator rooms are removed
- Consider using “salmon-safe” material for the copper detailing
- Consider adding subtle variability in finish on the upper floor to distinguish units from one another

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:20 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY