



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, January 23, 2025, 5:02 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

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

Staff: L. Brinkman, A/Director, Planning & Development*
C. Davis, Deputy Director, Parks & Natural Areas*
K. MacDonald, Manager, Parks Operations*
L. Rowett, Manager, 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 5:02 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, 2025-JAN-09 at 5:05 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. DP001361 – 564 Fifth Street & 502 Howard Avenue

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Alfred Waugh, Founder and Principal, Formline Architecture and Urbanism Inc., introduced the team and presented the design rationale, site plan and context, road dedications, project data, floor plans, building sections, exterior materials, building elevations and renderings, and streetscapes. Highlights included:
 - 358 residential units with a community building located at the southwest corner of the development
 - A central green space offering views of Te'tuxwtun Mountain, promoting a connection to nature
 - The development is situated on a 5% hillside slope
 - Rainwater collection systems integrated into the site
 - Three daycare facilities and three outdoor play areas
 - A private outdoor amenity area for residents featuring a raised wood deck and a fire pit
 - Multiple access points and gathering areas throughout the site
 - An on-site loading area with fire truck access via a back lane
 - A multi-purpose space available for booking by residents and community members
 - A café at the corner of Fifth Street and Georgia Avenue
 - Underground parking is located at the lowest part of the site
 - All residential buildings include rooftop gardens for growing food
 - Large amenity spaces on the rooftop decks
 - Screening around buildings for sun shading, privacy, and aesthetic interest
 - Sustainable design features including rain gardens, stormwater runoff management, façade shading systems, and rooftop gardens

2. Joan Brown, Snuneymuxw First Nation, provided an explanation of the development concept and provided closing remarks at the end of the meeting. Highlights included:
 - The goal of the Te'tuxwtun Project is to restore and strengthen the community's connection to the land
 - The design is a modern interpretation of ancient traditions: a social, physical, and spiritual centre
 - The design prioritizes spaces for gathering and fostering a strong sense of community
3. Chris Windjack, Landscape Architect, LADR Landscape Architects, presented an overview of the landscape plan. Highlights included:
 - Retention of as many existing trees as possible
 - The west side of the site will feature more public spaces, while the east side will offer more private areas
 - A native plant palette to provide habitat for wildlife, including birds, animals, and insects
 - Selection of plants that offer year-round fruit production for human or animal harvest
 - The western gathering plaza features a double row of trees and includes multiple paving surfaces, such as cobble pavers and concrete banding
 - A basketball court with integrated seating areas
 - A stormwater runnel conveys water down the central path, directing water from the upper rain garden to the stormwater detention area
 - Varied sunny and shaded areas throughout the site
 - Roof landscaping with spaces for cooking, dining, gathering, and gardening
4. Katarina Kandrakova, Architectural Designer, Formline Architecture and Urbanism Inc., shared the draft animation of the development site.

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

Staff clarified that the road will remain between Parcels A and B, with the potential for parking along the side.

Staff provided clarification on the procedure for addressing parking variances. It was also noted that the Panel can discuss these variances in relation to the application's form and character.

Staff clarified the rezoning of the development and the inclusion of the 64 low-income housing units.

Panel discussion took place. Highlights included:

- Comment to consider increasing the capacity of the underground parking
- Clarification regarding how the parking variance study was conducted, including data collection, demand surveys, an analysis of ICBC data, and proposed transportation demand management measures
- Clarification that the project is part of a provincial redevelopment program aimed at providing rent-geared-to-income housing rather than shelter services
- Confirmation of the inclusion of a bike repair area
- Clarification regarding the impact of morning shadowing on the western sites
- Suggestion to consider more pedestrian lighting throughout the development
- Clarification regarding materials and height of retaining walls on site
- Public and private access will be controlled with gates
- Feedback regarding the drainage of mown paths
- Potential accessibility issues raised about the texture of cobble pavers
- Clarification regarding the inclusion of wood sorrel in the plant palette
- Confirmation that three loading spaces will be provided on-site
- Concern raised about the lack of accessible parking spaces
- Suggestion to make curtain walls bird-friendly
- Concern about the potential shadowing on 297 Harewood Road
- Clarification regarding the entrances to the residential buildings

It was moved and seconded that Development Permit Application No. DP001361 – 564 Fifth Street & 502 Howard Avenue be accepted as presented. The following recommendations were provided:

- Consider the height of the rooftop deck fencing so that it does not increase shadowing on the neighbouring properties to the north
- Consider adding sufficient pedestrian lighting throughout the site for nighttime visibility
- Ensure mown paths have good drainage
- Consider the type of surface material used in the plaza to ensure that they do not impede mobility
- Check if the wood sorrel in the planting palette is invasive
- Consider increasing the number of accessible parking spaces
- Consider using bird frit glass on the curtain walls to reduce bird strikes

The motion carried unanimously.

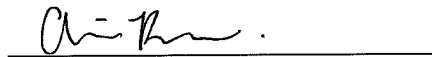
5. ADJOURNMENT:

It was moved and seconded at 6:40 p.m. that the meeting adjourn. The motion carried unanimously.

A handwritten signature in black ink, appearing to read "Merice", written over a horizontal line.

CHAIR

CERTIFIED CORRECT:

A handwritten signature in black ink, appearing to read "Chris", written over a horizontal line.

RECORDING SECRETARY