



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, March 13, 2025, 5:00 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair *
Councillor Eastmure*
Hector Alcala, AIBC*
Jonathan Behnke, BCSLA/CSLA
Angie Boileau, At Large*
Marta Kubacki, AIBC
Harry Law, At Large*
Romolo (Alex) Messina, 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 5:00 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-FEB-27 at 5:00 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. DP001372 - 3400 Barrington Road

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Glenn Froese, Director of Development, HyLand Properties, introduced the company.
2. Paul Koopman, Architect, dHKarchitects, gave an overview of the project and presented the neighbourhood context, site context, site plan, building elevations and renderings, exterior building materials, building sections, proposed variance, and architectural features. Highlights included:
 - Proposing a six-storey building with a two-storey parkade, offering 102 rental units in various sizes
 - Inclusion of four amenity spaces and six accessible units
 - A design that aligns with the surrounding landscape
 - The building's position minimizes excavation and site disturbance
 - The site is bordered by a wetland and public trails
 - Bike parking will be provided at both the primary and forest lobbies
 - West Coast modern architectural style, featuring large roof overhangs, timber accents, and large windows
 - Large balconies on the north side with forest views and the wetland
 - An earth-toned colour palette incorporating dark browns, tans, and greys
 - Clarification regarding screening between the site and the neighbouring property
3. Ian Bower, Certified Technician, Herold Engineering, presented the civil plan. Highlights included:
 - The ground floor of the proposed building will be 1.5m higher than Barrington Road
 - Existing water and sanitary services are located on Barrington Road, plus the addition of a new hydrant
 - There is no storm service currently on Barrington Road; water will drain toward the north side of the building

4. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:
 - Proposing to plant 160 trees post construction
 - Ground-level unit patios will feature a mix of indigenous and ornamental plant species to attract beneficial insects, birds, and bees
 - A rocky outcrop at the building's front
 - Bike parking near the front plaza
 - Clarification regarding the screening of the parkade
 - A lush planting plan including shrubs such as ocean spray and evergreen huckleberry

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

Panel discussion took place. Highlights included:

- A comment to incorporate bird-friendly glazing
- Clarification regarding the location of the refuse area within the parkade and the inclusion of bike maintenance and dog washing areas
- Clarification regarding the setback on the neighbouring property
- Discussion regarding accessible parking spaces, and clarification that the applicant is working with the Rick Hansen Foundation to design the accessible units
- A suggestion to add more aluminum slats on the east and west façades for added variability and light management
- A comment regarding the location of the canopy and the front façade
- Clarification regarding the design of ground-floor units on the north and south sides of the property
- A suggestion to include additional seating in the outdoor amenity spaces
- Comments in favor of adding a children's play area
- Suggestions to incorporate patterns into the concrete wall to complement the proposed building form

It was moved and seconded that Development Permit Application No. DP001372 - 3400 Barrington Road be accepted as presented, with support for the proposed variance. The following recommendations were provided:

- Consider using a bird-friendly design for the building glazing
- Consider adding aluminum slats to the east and west façades
- Consider the placement of the canopy over the front façade
- Consider the addition of seating in the outdoor amenity spaces

The motion carried unanimously.

b. Development Permit Application No. DP001373 – 6055 Turner Road and 6045 Linley Valley Drive

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Jessica Tempesta, Director of Development, District Group, introduced the company.
2. Daniel Smith, Architect, dHKarchitects, introduced the team and presented the site plan, site sections, building elevations and renderings, and external building materials. Highlights included:
 - Building A is a six-storey, 63-unit apartment building with a commercial retail unit
 - Building B is a four-storey, 43-unit apartment building
 - An underground parkade will be located at the rear of the site
 - There is a proposed commercial retail unit which is currently proposed as a café
 - A central courtyard will be situated between the two buildings
 - A neutral and natural colour palette is incorporated in the exterior design
3. Brayden Hughes, Civil Engineer, New Castle Engineering, presented the civil plan and the tree management plan. Highlights included:
 - The site is already serviced from previous developments
 - The entire site maintains a consistent grade between 6% and 8%
 - Rainwater will be captured within the parking area
4. Cara MacDonald, Landscape Architect, MacDonald Gray Consultants, presented the landscape plan. Highlights included:
 - The use of primarily evergreen tree and shrub plantings
 - Ornamental flowerings, shrubs, grasses, and bike racks highlight the entrance to the commercial space
 - The planting scheme focuses on screening the ground floor units on the south side of the building from the parking area
 - The plaza space over the parkade incorporates decorative paving, raised planters, bench seating, and bike racks
 - Parking lot islands are planted with a mix of coniferous and deciduous trees and shrubs
 - Bollard lighting along the pedestrian pathways

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

Staff clarified that the applicant is seeking to amend a covenant related to underground parking, which currently requires that 90% of the parking be underground. This amendment process is running concurrently with the development permit application and will be considered by Council in the coming months.

Panel discussion took place. Highlights included:

- Suggestion to incorporate glass rails on the balconies for safety
- Comments to reduce the surface parking to create more green space
- Concerns that the parking lot appears cramped, with a suggestion to reconsider the spacing and size of the parking stalls
- A suggestion to re-route pedestrian circulation to avoid the parking lot area
- Clarification on the location and design of parking stalls and curb stops
- Comments to include accent colours on the buildings
- A suggestion to increase outdoor amenity space and use decorative paving for the café patio
- A comment to connect the north-facing ground floor units to the street for improved access
- Clarification regarding the use of wood-look plank siding and the location of the refuse area
- A comment to plant additional Douglas fir trees to replace those being removed
- Clarification regarding ornamental planting in the parking aisles
- A suggestion to add more seating along the walkway on the northwest side of Building A
- Concerns regarding the location of the parking ramp between the two buildings
- Clarification that the mechanical rooms on the roof of Building A will be screened

It was moved and seconded that Development Permit Application No. DP001373 – 6055 Turner Road and 6045 Linley Valley Drive be accepted as presented, with support for the proposed variance. The following recommendations were provided:

- Consider using glass rails for the balconies
- Consider reducing the surface parking to provide more green space
- Consider re-routing the pedestrian circulation around the parking lot
- Consider the spacing and sizes of the surface parking stalls
- Consider adding accent colours to give the buildings a more distinctive appearance
- Consider adding more outdoor amenity space

- Consider using decorative paving for the café patio
- Consider connecting the ground floor units to the street
- Consider adding more Douglas fir trees to replace those being removed, where possible
- Consider adding some seating on the walkway on the Northwest side of Building A, near the café
- Consider another location for the underground parking ramp

The motion carried.

Opposed: *Hector Acala*

5. ADJOURNMENT:

It was moved and seconded at 6:38 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY