



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, April 10, 2025, 5:02 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
Romolo (Alex) Messina, At Large*

Absent: Harry Law, At Large

Staff: C. Horn, Planner, Current Planning*
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-MAR-27 at 4:34 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. DP1376 - 2090 East Wellington Road

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Scott Mack, Architect, Townsite Planning, spoke on behalf of the owner, introduced the team, and provided an overview of the project. Highlights included:
 - The site is approximately 5.75 acres and is located on the north side of East Wellington Road
 - Previously two separately titled properties that have been consolidated
 - Surrounding land uses include industrial, community services, and rural residential
2. Glenn Hill, Architect, dHK Architects, presented the site plan, aerial photo, site context, building elevations and renderings, external building materials, and floor plans. Highlights included:
 - Block One, located in the southeast corner, will contain the main entrance, reception, and boardrooms
 - The remaining blocks are designated for data and equipment storage
 - Temporary site access from East Wellington Road
 - Block Four to contain the primary loading area
 - The garbage enclosure is located at the rear of the driveway
 - Bicycle parking near the main entrance
 - Stairwells to include glazing for added transparency and light
 - Canopies proposed at entryways to reduce building scale
 - LED lighting to enhance the building's visual interest
3. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:
 - Existing on-site wetlands, with a swale and rain garden on the western side
 - Garry oak forested area
 - Over 230 replacement trees proposed, including Arbutus
 - Outdoor staff gathering space with bicycle storage in front of Block One
 - Security is prioritized through perimeter fencing (chain-link and barbed wire)
 - Predominant site lighting to be wall-mounted on buildings

Marie Leduc, Chair, opened the floor for questions to Staff. Staff clarified the following points:

- Future road connection timelines
- The application's current technical review status, including referral to the City's Engineering and Environmental departments
- No parking variance was requested by the applicant
- The land use designation to the south is suburban neighbourhood and light industrial to the north

Panel discussion took place. Highlights included:

- Clarification regarding fire suppression and fire flow
- Approximately 100 employees total, with 20 regularly on-site
- Concerns regarding fencing through the wetland; with comments to remove the chain-link and barbed wire fencing in sensitive areas
- Suggestion to install solar panels to reduce energy consumption
- Noted agreement between the owner and BC Hydro to prohibit data mining due to power demand
- Suggestions to enclose or lower equipment for sound mitigation
- Comment regarding roof water collection to support sustainability
- Clarification regarding Block Four and the loading and storage area
- Suggestion to implement a green roof with pollinator-friendly plants
- Comment regarding the re-use of materials in future project phases
- Concerns regarding parking quantity; suggestions for a potential variance or permeable pavers to enhance greenspace
- Comment regarding the consideration of heat recovery systems
- Suggestion to plant a row of trees along East Wellington Road to buffer the site from nearby residential areas
- Comment regarding including outdoor tables for staff and utilize bird-friendly glass
- Confirmation that backup generators will be used during power outages
- Concerns regarding potential noise impacts on adjacent residences

It was moved and seconded that Development Permit Application No. DP001376 – 2090 East Wellington Road be accepted as presented. The following recommendations were provided:

- Consider adding solar panels on the roof to help mitigate energy use
- Consider the possibility of enclosing and lowering the cooling elements into the building to reduce noise
- Consider reducing the parking or using permeable pavers to retain more green space
- Consider adding a water collection system to the roof

- Consider adding a green roof with pollinator plants
- Consider how materials can be re-used through the different phases of the building
- Consider possibility of heat recovery potential
- Consider removing the chain-link and barbed wire fencing in the wetland
- Consider adding a row of trees outside the fence on East Wellington Road to help shield the facility from the residential neighbourhood
- Consider adding some tables in the outdoor amenity area
- Consider using bird-friendly glass

The motion carried.

Opposed: *Marta Kubacki*

Marta Kubacki vacated the Boardroom at 6:35 p.m. declaring a conflict of interest with Development Permit Application No. DP001375 – 210 Caledonia Avenue due to current employment with Raymond de Beeld.

b. Development Permit Application No. DP001375 – 210 Caledonia Avenue

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Raymond de Beeld, Architect, Raymond de Beeld Architect Inc., provided an overview of the project and presented the aerial photos, site views, and context map.
2. Ruben Boas, Architect, Raymond de Beeld Architect Inc., presented the project data, floor plans, building renderings and elevations, shadow study, and external building materials. Highlights included:
 - Six-storey residential building with two levels of underground parking
 - A mix of unit types, including studios, one-bedroom plus den, two-bedroom, and three-bedroom units
 - Bicycle storage area and an enclosed garbage room
 - Visitor parking and short-term bicycle parking external to the parkade
 - Outdoor seating area for residents
 - Bird-friendly glazing on windows
 - Viewing platform at the rear with seating and dining areas
 - Exterior finishes to include earth-toned Hardie panels, brick, wood, and concrete
3. Kate Stefiuk, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:

- The site is within a 30-metre environmental setback area
- A vegetation management plan is in place to reduce ecological impacts
- Proposal to remove 83 trees and replant 126
- Tree mix includes conifers and deciduous species, such as Douglas fir and Bigleaf maple
- Proposed viewing deck to overlook the river
- Vegetation screening prioritized

It was moved and seconded that Development Permit Application No. DP001375 – 210 Caledonia Avenue return to the Design Advisory Panel at a later meeting date for further discussion.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:26 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY