



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, March 27, 2025, 4:34 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* (joined the meeting at 4:36 p.m.)
Marta Kubacki, AIBC
Harry Law, At Large* (joined the meeting at 4:48 p.m.)
Romolo (Alex) Messina, At Large* (joined the meeting at 4:59 p.m.)

Staff: L. Rowett, Manager, Current Planning*
P. Carter, Planner, 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 4:34 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-13 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. DP001359 - 1435 Cranberry Avenue

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Joan Brown, Snuneymuxw First Nation, introduced the project.
2. Maris MacDonald, Architect, MacDonald Hagarty Architects Ltd., introduced the team and presented the site plan, form and character, neighbourhood context, site characteristics, building renderings and elevations, and exterior building materials. Highlights included:
 - An L-shaped courtyard design
 - An overarching theme of basket weaving, which is reflected in the building's cladding, incorporating natural wood tones
 - The main floor of the proposed building will feature administrative offices, rooms for social gatherings, child minding rooms, a community room, one accessible unit, and a three-bedroom unit
 - A concrete canopy will provide coverage for the entrance area
 - The proposed building is six-storeys tall, with a 2-metre grade change across the site
 - A designated bicycle storage area located in the basement
 - A variety of external materials are proposed, including longboard and aluminum composite panels
3. Bianca Bodley, Landscape Architect, Biophilia Design Collective, presented the landscape plan. Highlights included:
 - A double gate to the north for security, along with a second gate at the opposite end of the parking lot to improve traffic flow
 - Garbage and recycling facilities will be located on the boulevard for easy pickup
 - The proposed building's orientation has been designed to create a buffer for the landscape and maximize natural light
 - Circular raised planters will be used for growing food
 - Accessibility will be supported by a ramp that connects the top and lower levels, in addition to stairs
 - A designated social gathering space with tables will be located on the middle tier of the landscape plan
 - The lowest level of the landscape plan will include a sheltered area and a designated smoking zone, with direct views of the children's play area

- An eight-foot fence will enclose the development for privacy and security
- The parking area will feature permeable paving
- A variety of medicinal plants, as well as native plants with edible berries, will be integrated throughout the site

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

Staff clarified the definition of a personal care facility and explained that the off-street parking bylaw allows for a reduced parking rate for this type of use.

Panel discussion took place. Highlights included:

- Clarification regarding the fencing surrounding the property
- Concerns regarding the height of the fence, particularly near the front of the building
- Concerns regarding the aggressive root system of the quaking aspen and its potential impact when planted near pavement or underground pipes
- Clarification regarding the building elevations
- A suggestion to consider noise mitigation strategies, such as incorporating triple-pane windows, to address potential highway noise
- Comments regarding the elevator overhang, with a suggestion to break up the building's massing further
- Suggestions to add a window across from the elevator in the seating area and to provide a sheltered bicycle parking area
- Clarification regarding public transit availability in the area
- Concerns regarding the building's height and its potential impact on neighbouring properties
- A comment regarding the building's entrance appearing hidden and discrete, with a suggestion to highlight it by adding colour

It was moved and seconded that Development Permit Application No. DP001359 – 1435 Cranberry Avenue be accepted as presented, with support for the proposed variances. The following recommendations were provided:

- Consider the necessity for extra fence height, particularly on the front of the building
- Consider using triple-pane window glass to mitigate the noise from the highway
- Consider adding a window in the small nook near the elevator
- Consider a covered bicycle parking area
- Consider the building height and how it will impact the neighbours

The motion carried unanimously.

b. Development Permit Application No. DP001377 – 415 Prideaux Street

Introduced by Kristine Mayes, Planner, Current Planning.

Presentation:

1. Rohit Sharma, Saanich Designs Ltd., presented the site location, site plan, form and character, exterior building materials, and landscape plan. Highlights included:

- The proposed development is located in the Old City neighbourhood
- Proposing five ground-oriented townhouses, each with two-bedroom units
- One landmark tree will be retained on the site
- Each unit will have its own private outdoor space
- Garbage bins will be housed in individual garages, with a shared communal garbage shed
- The design reflects a contemporary West Coast style, featuring distinct colour palettes
- Hedging will be incorporated for privacy

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

Staff clarified that while a landscape architect is not required to prepare the landscape plan for development permit submissions, the cost estimate for the landscaping must be prepared by a landscape architect or qualified professional. Additionally, staff confirmed that five parking spaces are required for this development, with visitor parking included in this total.

Panel discussion took place. Highlights included:

- A suggestion regarding incorporating Hardie shingles along the siding to add texture
- Concerns regarding the lack of detail in the landscape plan
- Comments to enhance visual interest along the sides of all units
- A concern regarding the apple tree along the property line
- Clarification regarding the fencing on the property and the process for garbage pickup in the laneway
- Clarification regarding the connected pathways on-site and the site's drainage plan
- A comment to re-route the pedestrian circulation around the parking

It was moved and seconded that Development Permit Application No. DP001377 – 415 Prideaux Street be accepted as presented, with the

condition that the applicant returns with a revised landscape plan. The following recommendations were provided:

- Consider adding Hardie shingles to add texture and variety to the exterior
- Consider adding windows or textured materials to create visual interest along the sides of all units
- Consider re-routing the pedestrian circulation around the parking lot
- Return to the Design Advisory Panel with a detailed landscape plan that provides information on the type and location of plantings, fences, paving, parking, sidewalks, and location of the garbage enclosure

The motion carried unanimously.

c. Development Permit Application No. DP001378 – 200 Hansen Road

Introduced by Payton Carter, Planner, Current Planning.

Presentation:

1. Rasila Herman, Operations Manager, Family Tree Developments, presented the site context photos, landscape plan, building elevations, and site plan. Highlights included:
 - Images of the completed Phase 1 buildings, along with an aerial photo confirming that Phase 1 is under construction
 - The addition of raised crosswalks and speed bumps in Phase 1
 - Proposing 12 buildings in Phase 2, with a total of 42 residential units
 - Private pathways that connect to the rear of the units for accessibility
 - A central park area with trellis features at the entrance
 - Consideration of visual buffers, such as wood partition fencing, to provide privacy between the units
 - Site lighting will minimize light-pollution visitor parking is proposed, with pathway access to the units
 - Garages will be designed with space for three-stream waste management, including private pickup along the street

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

Panel discussion took place. Highlights included:

- Clarification that the two English oak trees on-site will be retained
- Clarification that landscaping will provide four large trees near Block 24 to screen parking from view
- A suggestion to pave the gravel pathways to reduce maintenance
- Comments to incorporate seating along the pathway and to consider using a different style of bike rack
- Clarification regarding the location of a raised crosswalk, with a suggestion to add a crosswalk where the path between Blocks 17 and 20 meets the street
- A comment to include additional landscaping features or fencing to increase privacy between the patios
- Clarification that the inclusion of a basketball court is intended to serve children of all ages and support a variety of recreational activities
- Clarification regarding the height of fencing for the development

It was moved and seconded that Development Permit Application No. DP001378 - 200 Hansen Road be accepted as presented. The following recommendations were provided:

- Consider adding a bench along the pathway near the oak tree in the central park
- Consider using a different style of bike rack in the central park to avoid impeding access to the picnic table and to accommodate different types of bicycles
- Consider adding a crosswalk where the path between Blocks 17 and 20 meets the street
- Consider adding landscaping features or fencing to create more privacy between the unit patios

5. ADJOURNMENT:

It was moved and seconded at 6:14 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:



CHAIR



RECORDING SECRETARY