



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, April 24, 2025, 5:01 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*
Harry Law, At Large*
Romolo (Alex) Messina, At Large*

Absent: Marta Kubacki, AIBC

Staff: L. Rowett, Manager, Current Planning
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 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the agenda be adopted. The motion carried unanimously.

3. PRESENTATIONS:

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

Introduced by Caleb Horn, Planner, Current Planning.

This application is continued from the 2025-APR-10 Design Advisory Panel Meeting.

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

Presentation:

1. Ruben Boas, Architect, Raymond de Beeld Architect Inc., presented a video illustrating the proposed development's perspectives and provided an overview of the variances.

Harry Law disconnected from the meeting at 5:09 p.m. due to technical issues.

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

- No community amenity contributions or offsite works are required
- The development permit process will include lot consolidation; however, setbacks will be measured from the zoning boundary
- The site is not designated as an archaeological site, but the owner is considering conducting an archaeological overview assessment

Panel discussion took place. Highlights included:

- Concerns were raised regarding the building's orientation and the placement of the ramp
- Comments regarding setting the top two stories back and varying the materials to break up the massing of the proposed building
- Suggestions regarding including a plaza to the south and making the south end of the proposed building more visually cohesive
- Comments regarding the difficult location of the development
- Concerns regarding the proposed height variance
- Comments to reduce the building from six-storeys to five-storeys to better align with the neighbourhood context
- Clarification regarding the all-terrain vehicle parking space
- Comments regarding increasing the number of two and/or three-bedroom units in place of some studio units
- Comment regarding moving the indoor bicycle storage or changing the configuration for more direct access
- Staff clarified that although there is no guarantee that the recommendations that the Design Advisory Panel provides will be implemented in the design, the applicant is expected to consider all the recommendations

It was moved and seconded that Development Permit Application No. DP001375 – 210 Caledonia Avenue be accepted as presented, with support for the proposed variances. The motion was defeated.

Opposed: Marie Leduc, Hector Alcala, and Angie Boileau

It was moved and seconded that Development Permit Application No. DP001375 – 210 Caledonia Avenue be accepted as presented, with support for the proposed variances except for the height and front yard setback variances. The following recommendations were provided:

- Consider setting back the top two-storeys and varying the materials to break up the massing of the building
- Consider revising the plan from a six-storey building to a five-storey building
- Consider ways to make the south end of the building more visually cohesive
- Consider including more two and/or three-bedroom units in place of some of the studio units
- Consider moving the indoor bicycle storage, or changing its configuration, so that there is direct access through only one door to the outside or to the parking garage

The motion carried unanimously.

b. Development Permit Application No. DP001379 – 1850 Boxwood Road

Caleb Horn, Planner, Current Planning introduced the application and clarified that the proposed development is a Personal Care Facility consisting of 22 dwelling units.

Presentations:

1. Adam James, Principal, Ryder Architecture, introduced the team and provided an introduction to the project.
2. Kevan Tacq, Senior Designer, Ryder Architecture, provided a project overview and presented the project goals.
3. Annabelle Blyton, Architect, Ryder Architecture presented the site location, zoning map, site photographs, and floor plans. Highlights included:
 - The site has a gentle slope leading to a two-storey retaining wall at its northern boundary
 - An existing wooden staircase connects the site to a public pathway to the east
 - Proposing a south-facing outdoor amenity courtyard
 - The building's east-west wing was rotated to maximize year-round sunlight in the courtyard
 - Setbacks on all sides are intended to reduce impacts on adjacent properties

- Administrative offices are positioned near the main entrance, with clinical spaces located toward the rear
 - The proposed building includes amenity spaces such as a cultural room, common room, dining room, and a commercial kitchen
4. Melvin Lau, Architect, Ryder Architecture, presented the external building materials and building elevations and renderings. Highlights included:
- A combination of cedar wood and metal cladding for the façade
 - Gable roof form to support effective rainwater management
 - A south-facing main entrance from Boxwood Road
 - A central node with shared amenities to promote a sense of security and a home-like atmosphere
5. Tamara Bonnemaïson, Landscape Architect, MDI Landscape Architects, presented the landscape plan. Highlights included:
- The proposed courtyard includes seating nooks, gardening spaces, open lawn, and covered dining areas
 - Low-growing indigenous plants near the building to maintain sightlines, with larger plantings near the retaining wall for privacy and security
 - A smoking shelter with high visibility and accessibility
 - A basketball hoop proposed for shared use within the loading zone
 - A large rain garden located at the intersection of the pedestrian pathway and Boxwood Road
 - Proposing to plant 56 trees

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

Panel discussion took place. Highlights included:

- Suggestions to enhance the façade by using a more distinct yet neutral colour palette
- A suggestion regarding making the building entrance more prominent and easily identifiable
- Clarification regarding the six-foot wooden perimeter fence
- Concerns regarding the location of the smoking shelter with a suggestion to relocate it
- Concern that the proposed building is more industrial-looking than residential

- Comment regarding limiting the use of colour on the façade for more cohesiveness
- Comment regarding keeping the seating area within the amenity areas
- Suggestion to incorporate evergreen plantings along the terrace wall for year-round greenery
- Concern that combining the basketball hoop with the loading zone may be too crowded
- Concern regarding the proximity of both the garbage area and smoking shelter to the property line

It was moved and seconded that Development Permit Application No. DP001379 – 1850 Boxwood Road be accepted as presented. The following recommendations were provided:

- Consider the colour selection on the façade to make it more distinct and cohesive
- Consider ways to highlight the entrance
- Consider relocating the sensory seating nook away from the smoking shelter
- Consider adding evergreen shrubs on the terraced walls to provide greenery all year

The motion carried unanimously.

c. Development Permit Application No. DP001381 – 266 and 268 Bryden Street and 250 Terminal Avenue North

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Ron Hart, Architect, Ron Hart Architecture, introduced the team and provided a brief overview of the project.
2. Graham Case, Architect, Ron Hart Architecture, presented the site context, neighbourhood map, site plan, building elevations and renderings, external building materials, and landscape plan. Highlights included:
 - The proposal includes 50 units, comprising two accessible units and 48 adaptable units
 - To the south is the supportive housing building and to the north is the proposed affordable housing building
 - The proposed building is positioned to help shield Newcastle Avenue from noise generated along Terminal Avenue North
 - A landscape buffer is incorporated to minimize the building's impact on the surrounding neighbourhood

- The site slopes upward from south to north, allowing the design to reduce the visual impact of the proposed five-storey building
- A four-foot black metal fence with a vehicle gate is proposed along Bryden Street
- A nine-foot cedar fence is proposed along the rear of the site to screen the adjacent Newcastle Avenue neighbourhood
- A smoking shelter is situated adjacent to the long-term bicycle storage area
- The garbage enclosure is located at the end of the drive aisle
- Landscaping along Terminal Avenue North includes shrubbery and small trees
- A rooftop patio is proposed on the fifth floor

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

Panel discussion took place. Highlights included:

- Confirmation that the amenity space will not be shared between this building and the adjacent supportive housing
- Suggestion to assess potential noise impacts on nearby residents if the vehicle gate is motorized
- Clarification that the rooftop patio guard rail will be 1.2 metres in height
- Concern regarding the lighting at the entryway, with a suggestion to add a more durable lighting feature to improve visibility along the walkway
- Confirmation that the long-term bicycle storage will be enclosed
- Clarification regarding the type of bicycle racks proposed for the building entrance, with a suggestion to use the same inverted U-style racks for both long-term and short-term bicycle parking
- Clarification regarding the unit types and the amenity spaces included
- Staff confirmed that no units from this development will trigger the community amenity contribution
- Clarification regarding parking and lighting along the eastern edge of the site

It was moved and seconded that Development Permit Application No. DP001381 – 266 and 268 Bryden Street and 250 Terminal Avenue North be accepted as presented. The following recommendations were provided:

- Consider a more durable lighting feature at the entrance

- Consider using the same bicycle racks (inverted U-style) in the long-term and short-term bicycle parking

The motion carried unanimously.

4. OTHER BUSINESS:

a. Appointment of Chair

It was moved and seconded that Angie Boileau be appointed as Chair of the Design Advisory Panel for the May 2025 Design Advisory Panel Meetings. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:07 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY