



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, September 11, 2025, 5:01 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marta Kubacki, Chair
Councillor Eastmure*
Jessica Kaman, At Large*
Harry Law, At Large*
Kait McGeary, BCSLA/CSLA*
Romolo (Alex) Messina, At Large*
Dusan Nikolic, AIBC*

Absent: Angie Boileau, At Large

Staff: L. Rowett, Manager, Current Planning*
P. Carter, 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. 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-JUL-24 at 5:04 p.m. be adopted. The motion carried unanimously.

4. PRESENTATIONS:

- a. Development Permit Application No. DP001387 – 4670 Laguna Way

Introduced by Payton Carter, Planner, Current Planning.

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

Presentations:

1. Aman Sandhu, ParaMorph Architecture, presented the site plan, proposed variances, building renderings, and external building materials. Highlights included:
 - A proposed multi-family townhouse development consisting of 69 dwelling units across 15 buildings
 - Vehicular access to the site is proposed from the northeast corner
 - Efforts made to minimize slope disturbance, though retaining walls are required along the southern and northern property lines to accommodate grade changes
 - Three outdoor amenity areas are proposed, connected via pedestrian pathways
 - A total of 161 parking spaces, including 23 designated visitor spaces, will be provided

2. Rebecca Krebs, Landscape Architect, PMG Landscape Architects, presented the landscape plan. Highlights included:
 - Bioswales are proposed to manage slope runoff and offer a playable natural feature for children
 - Outdoor amenity areas will include picnic tables, benches, a firepit, a playground, and an outdoor dining space
 - Stamped asphalt pathways will connect amenity areas, enhancing pedestrian safety
 - Each townhome unit will feature a private patio, with maintenance pathways providing access to all yards

Marta Kubacki, Chair, opened the floor for questions to Staff. Staff clarified that the review of the requested variances is still in its preliminary stages, and Staff are not yet able to comment on support. Staff also noted that the Panel may provide feedback on the variances if they feel it is appropriate.

Panel discussion took place. Highlights included:

- Suggestion regarding differentiating buildings using varied Hardie board colours and to incorporate wayfinding signage for each building
- Comments regarding incorporating sidewalks, trails, and multi-purpose paths throughout the development to enhance the pedestrian network
- Concerns regarding bird strikes and a suggestion to incorporate bird-friendly glazing for the guard rails

- Review tree retention plans, including the identification of critical root zones
- Comment regarding relocating the four visitor parking stalls to allow for an expanded outdoor amenity area
- Review the number and location of the bioswales to ensure effective drainage
- Comment regarding planting trees at the front of buildings to improve visual screening

It was moved and seconded that Development Permit Application No. DP001387 – 4670 Laguna Way be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider using varied colours or tones to differentiate the buildings
- Consider incorporating sidewalks, multi-use paths, and trails to improve connectivity between buildings and amenity spaces throughout the development
- Consider bird-friendly glazing for the guard rails
- Consider relocating the four visitor parking stalls to a location outside the amenity area
- Consider enlarging the bioswales and reviewing their capacity to ensure adequate drainage
- Consider planting trees at the front of the buildings to provide visual screening for driveways

The motion carried unanimously.

b. Development Permit Application No. DP001390 – 5360 Bergen-Op-Zoom Drive

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Daryoush Firouzli, Architect, D-Architecture, presented the neighbourhood context, site plan, building elevations, shadow study, project data, and proposed variance. Highlights included:
 - The property was rezoned to R8 last year
 - Proposing two five-storey residential buildings with a combination of underground and surface parking
 - A height variance of 4.53m is being requested
 - The development will provide more on-site parking than required by zoning regulations

2. Dylan Chernoff, Landscape Architect, Durante Kreuk Ltd., presented the landscape plan. Highlights included:
 - Landscape buffering along site edges and formal planting to create separation between ground-level units
 - Bike racks located near building entrances
 - Amenity patios adjacent to indoor amenity rooms
 - Proposing a multi-purpose pathway connecting Bergen-Op-Zoom Drive with Dublin Park
 - Use of permeable pavers in the parking areas and rain gardens for stormwater management
 - A variety of native and drought-tolerant plant species proposed throughout the site
3. Scott Jensen, Herold Engineering, presented the civil site servicing plan for the development.

Marta Kubacki, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Comment regarding incorporating bird-friendly glazing
- Ensure amenity areas are programmed for intentional use and increase seating areas
- Comment regarding retaining or relocating the mature trees at the front entrance
- Suggestion regarding enhancing the use of the amenity space by adding a green roof or rooftop amenity area
- Concern regarding highway noise with suggestions including increasing the landscaping along the highway and utilizing three-pane glass to mitigate the noise
- Comment regarding increasing the colour variation to the buildings
- Concerns regarding the amount of proposed parking with suggestions to reduce surface parking and associated paving
- Comment regarding increasing the size of the outdoor amenity area
- Suggestion regarding a higher-quality finish for the concrete façade wall or potentially screening it
- Comment regarding providing alternative transportation options for residents

It was moved and seconded that Development Permit Application No. DP001390 – 5360 Bergen-Op-Zoom Drive be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider incorporating bird-friendly glass
- Consider outdoor seating and intentional programming in outdoor common areas and amenity spaces
- Consider retaining the mature trees at the front entrance to help screen the building from the adjacent buildings
- Consider a green roof or an amenity space on the roof
- Consider increased landscaping along the highway and utilizing three-pane glass to create a buffer to limit highway noise
- Consider additional colour variation to distinguish from adjacent developments
- Consider reducing surface parking and associated paving
- Consider increasing the outdoor amenity space size
- Consider screening the concrete façade wall and identifying opportunities for glazing in this area
- Consider providing alternative transportation options, such as car, bike, or scooter share programs

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:08 p.m. that the meeting adjourn. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY