



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, January 8, 2026, 5:01 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marta Kubacki, Chair
Councillor Eastmure
Angie Boileau, At Large*
Kenneth Hample, At Large*
Jessica Kaman, At Large*
Kait McGeary, BCSLA/CSLA*

Absent: Harry Law, At Large*
Dusan Nikolic, AIBC

Staff: L. Rowett, Manager, Current Planning*
M. Paiement, Planner, Current Planning*
B. Binnersley, Recording Secretary
A. Bullen, Steno, Current Planning

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-DEC-11 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. PRESENTATION:

- a. Development Permit Application No. DP001405 – 4444 and 4446 Wellington Road

Introduced by Morgan Paiement, Planner, Current Planning.

Presentations:

1. Jackson Low, Low Hammond Rowe Architects, presented the neighbourhood context, site plan, floor plans, building elevations, and renderings. Highlights included:

- Surrounding neighborhoods consist primarily of mixed-use single-family and multi-family units
- Addressing Staff comments
- Additional lighting inside and outside of the facility to aid in wayfinding
- Accessible entrance to be located on the north side of the unit
- The patio near the Pad Mounted Transformer (PMT) will be flipped to allow for more screening surrounding the PMT
- The PMT must remain accessible in some areas for BC Hydro staff
- Relocating the bicycle parking to a covered area
- Providing open and covered areas within the outdoor amenity spaces
- Massing is broken up into two separate masses
- Area on the rooftop and electrical room are being designated for possible future solar upgrades

2. Kate Stefiuk, Landscape Architect, Kinship Design, presented the landscape plan. Highlights included:

- The landscape plan incorporates three main design elements: the plantings and streetscape, the rooftop amenity space and the rain garden amenity space
- Shrubs will be utilized to create a formal hedge
- Creating a layer of vegetation to aid in screening the lower units
- Rain garden amenity space consists of three rain gardens included to support the onsite stormwater management
- Landscaping features within the amenity space geared towards providing opportunities for open-ended play and interaction with the landscape
- Utilizing plantings that support diverse pollinators

- Rooftop amenity space includes benches, tables, and plantings
- Orientation of the rooftop amenity space seating is purposeful to take advantage of the surrounding views
- Fencing the perimeter of the property with a black metal picket fence
- Low bollard lighting to highlight main pedestrian pathways

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

Panel discussion took place. Highlights included:

- Appreciation for the project's form and character
- Staff comments have been addressed
- Appreciation of the rooftop terrace
- Creating a more universally accessible front entrance
- Adding in a dedicated bicycle maintenance area on site
- Addition of shared barbeques to be located in the amenity spaces
- Reducing the parking lot drive isle to increase green space
- Addition of permeable pavers
- Creating a passenger loading zone at the front of the building paired with an accessible pathway
- Sun screening elements on the west side of the building
- Additional screening to mediate traffic along Wellington Road
- Addition of tables to the amenity space at grade
- Adding signage to indicate the location of the bicycle parking area
- Making a few of the adaptable units accessible from the start
- Adding a form of shaded screening to the amenity space

It was moved and seconded that Development Permit Application No. DP001405 – 4444 and 4446 Wellington Road be accepted as presented. The following recommendations were provided:

- Consider a ramp and passenger loading zone at the front entrance or accessible side door;
- Consider a bicycle maintenance area;
- Consider urban agricultural beds on the rooftop amenity space;
- Consider barbeques and tables on the rooftop amenity space;
- Consider reducing the drive aisle to the minimum requirements to allow for increased greenery and landscaping;
- Consider permeable pavers;
- Consider screening the west side of the building for glare;
- Consider providing screening from vehicles off Wellington Road;
- Consider providing tables and screening from parking in the rain garden;

- Consider providing signage for bicycle parking location; and,
- Consider making one unit accessible

The motion carried unanimously.

b. Development Permit Application No. DP001406 – 1136, 1146, 1158, & 1166 Seafield Crescent & 1135 Dufferin Crescent

Introduced by Morgan Paiement, Planner, Current Planning.

Presentations:

1. Donna Hais, R.W. (Bob) Wall LTD., introduced the team and provided a brief project overview. Highlights included:
 - Medical buildings are being built around the Nanaimo Regional General Hospital (NRGH) to provide supporting services not required within the existing hospital
 - Extra parking spaces which can be utilized by this development will be available at the Colville Medical Centre parkade
 - Providing outdoor amenities for those attending the facility with a patient
 - Providing many outdoor amenity spaces that staff members are encouraged to utilize
 - Ambulances attend these facilities on a regular basis
2. Igor Nardin, O.C.A. Architecture Inc., presented the neighbourhood context, site plan, parking plan, building elevations and renderings. Highlights included:
 - Underground parking to be located under both buildings
 - A common gathering space will be located between the buildings
 - Access to the parking behind the building will be through the parkade
 - Plans take into consideration the need to secure the building during the evenings
 - Limited width building opportunities based on the site specifics causing the variance request
 - Road dedications associated to front setback variance
 - Simple rectangular buildings with a high proportion of glazing
 - Differentiating buildings via different color pallets
 - Providing south-facing rooftop decks to optimize views
 - Ground floor courtyard area to provide seating
 - Recessing ground floors and breaking up the volume vertically

3. Nigal Gray, Landscape Architect, Macdonald Gray, presented the landscape plan. Highlights included:
 - Keeping consistent with existing landscaping
 - Seating areas for short-term use
 - Secured courtyard provided between the buildings
 - Courtyard to house both staff and clientele
 - Fencing will be black chain link fencing with lush planting behind
 - Chain link fence predominantly on east side property line
 - Screening for ground level utilities to be considered once Pad Mounted Transformer (PMT) location is confirmed by BC Hydro

Marta Kubacki, Chair, opened the floor for questions to Staff. Staff clarified no surrounding residential units are actively rezoning. The applicant explained that loading spaces are available within the street at other neighboring buildings.

Panel discussion took place. Highlights included:

- Altering the roof line by introducing peaked roofing in the Seafield Crescent area in keeping with the residential feel
- The extremes to present traffic movement and street parking
- Adding a passenger loading zone with accessible access to the front of both buildings
- Minimizing the requested parking variance as much as possible
- Adding in unit pavers in lieu of concrete
- Adding hand rests and back support to the benches
- Expanding the concrete planter sizes
- Changing the broom finish concrete to pavers
- Utilizing bird-friendly glazing
- Window shading to add architectural interest and minimize solar heat gain
- Opportunities to preserve existing trees on site
- Ambulance transport through each of the buildings
- Confirming that locations of permeable pavers do not impede accessibility
- Sheltering the short-term bicycle parking
- Rough-in for solar installation
- Referencing the architectural features of the existing hospital
- Reducing the massing on the upper floor units in the Parkview building
- Highlighting the main pedestrian entrances

- Opportunity to add wayfinding to the Colville Medical Centre parkade

It was moved and seconded that Development Permit Application No. DP001406 – 1136, 1146, 1158, & 1166 Seafield Crescent & 1135 Dufferin Crescent be accepted as presented. The following recommendations were provided:

- Consider adding peaked roof elements to the roof or canopy along Seafield Crescent to complement the residential character of adjacent properties;
- Consider adding passenger loading zones near the front entrance of each building;
- Consider providing more parking, particularly in the Parkview building, to reduce the parking variance request to a 10 percent reduction;
- Consider opportunities to add wayfinding to off-site parking areas;
- Consider providing arm and back rests on the outdoor benches;
- Consider increasing planter sizes with sufficient soil volumes to support the proposed trees;
- Consider glazing options that are bird-friendly and minimize solar heat gain;
- Consider strategically placed pavers keeping in mind accessibility;
- Consider providing a shelter over the bicycle parking in front of the Parkview building;
- Consider solar rooftop installation or rough-in for future solar installation;
- Consider ways to highlight pedestrian entrances for wayfinding; and,
- Consider ways to reduce the upper floor massing.


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