



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, February 26, 2026, 5:00 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*
Harry Law, At Large*
Dusan Nikolic, AIBC*

Absent: Jessica Kaman, At Large
Kait McGeary, BCSLA/CSLA

Staff: L. Rowett, Manager, Current Planning*
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 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, 2026-FEB-12 at 5:00 p.m. be adopted. The motion carried unanimously.

4. PRESENTATION:

- a. Development Permit Application No. DP001408 – 4073 Old Slope Place

Introduced by Lainya Rowett, Manager, Current Planning.

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

Presentation:

1. Karim Kadri, Architect, 2K Architecture Inc., introduced the team and presented the aerial map, perspective views, site plan, building renderings and elevations, and external material palette. Highlights included:
 - Substantial grade change across the site
 - The upper portion of the site contains an existing house to be demolished, and the lower portion is currently used as a storage yard
 - More than 60% of existing trees will be retained to provide screening from the highway and neighbouring residential properties
 - Proposal includes a multi-tenant industrial strata development consisting of three buildings
 - Building A will consist of 11 industrial commercial units with second-floor office spaces
 - Building B will consist of 12 industrial commercial units, or alternatively six multi-level units created through the site's grade separation
 - Building C will function as a six-bay workshop that also includes office spaces
 - Three proposed access points from Old Slope Place
 - The main waste management enclosure will be located at the end of the driveway adjacent to Building B
 - A variance is requested to reduce the landscape buffer width for a portion of the parking area and to accommodate the main waste management enclosure
 - With proximity to the E&N Trail, a multi-use path is proposed along Old Slope Place, with pedestrian connections near the lower driveway and the upper portion of Building B
 - The upper parking lot will feature a secondary, smaller waste management enclosure
 - Colour differentiation will be used for tenant identification at entry points
 - Provided an overview of responses to the Staff Design Comments

2. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:
 - A large number of trees are proposed around the perimeter of the site
 - Use of ornamental species closer to the proposed buildings
 - The landscape design is functional and low-maintenance, incorporating a robust and restorative planting palette

- A gathering space will be integrated into the natural slope
 - Proposing 131 replacement trees and 11 arbutus trees
3. Matt Rosenthal, Technologist, Cascara Consulting Engineers Ltd., presented the site servicing plan.

Marta Kubacki, Chair, opened the floor for questions to Staff. Staff clarified that access from Mostar Road is not permitted due to its proximity to the highway intersection. Staff further noted that technical review is ongoing and that site access will be from Old Slope Place.

Panel discussion took place. Highlights included:

- Enhance visual interest on the rear elevation of Building A by incorporating additional windows or artwork
- Add a covered area within the outdoor amenity space to allow year-round usability
- Further break up the long façades on Buildings A and B using architectural or landscaping elements that reflect a West Coast character
- Add window treatments to the south-facing windows to reduce solar heat gain
- Integrate pedestrian walkways connecting the proposed buildings to the outdoor amenity space and the Parkway Trail
- Provide tables in the outdoor amenity space and screen the space from the adjacent parking area
- Include West Coast inspired wayfinding signage for entries, the outdoor amenity space, and the off-site trail connection
- Use permeable pavers where appropriate to improve stormwater management
- Clarification regarding Building C's waste management enclosure and the black chain-link fence location on the north side of the site
- Incorporate a bicycle maintenance station for employees near the parking area
- Reduce parking to enlarge the outdoor amenity space
- Ensure a safe pedestrian walkway between Buildings A and B by demarcating the walkway
- Use additional natural materials between units to add warmth to the building design
- Designate accessible parking spaces in front of Building A
- Incorporate clerestory windows along the north façade

- Introduce additional opportunities for natural daylighting throughout the proposed buildings

It was moved and seconded that the consideration of Development Permit Application No. DP001408 – 4073 Old Slope Place be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider enhancing the visual interest of Building A through the addition of windows or artwork
- Consider revising the outdoor amenity space by enlarging the area, incorporating screening, adding tables, and providing weather protection
- Consider breaking up the massing of Building A with additional architectural or landscape elements that reflect a West Coast character
- Consider incorporating window treatments, particularly along the south façade to reduce solar heat gain
- Consider providing a pedestrian walkway leading to the Parkway Trail and outdoor amenity space
- Consider providing wayfinding signage that integrates a West Coast character
- Consider using permeable pavers to support on-site stormwater management
- Consider providing a bicycle maintenance area for employees
- Consider demarcating a pedestrian walkway between Buildings A and B
- Consider designating accessible parking spaces in front of Building A
- Consider introducing opportunities for daylighting within working spaces

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:52 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY