

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, AUGUST 8, 2023 – 3:00 pm
DOGWOOD ROOM / Held Electronically

Council Members:

Councillor Bud Mercer, Vice-Chair

Design Review Advisory Committee:

Tyler Jones, AIBC Representative
Jessica Thiessen, BCSLA Representative
Quintin van Dyk, Design
Chris Klaassen, Development
Carmen Peters, Community Member
Jennifer Perigo, Community Member

City Staff:

Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Richard Fortin, Manager of Parks Planning
Constable Lucian Mares, RCMP
Paisley Hammerton, Recording Secretary

Regrets:

Councillor Chris Kloot, Chair
Scott Pelletier, Planning
Brendan Kurtz, Parks Operations Manager
Michelle Savich, Community Member

1. CALL TO ORDER

Councillor Mercer, Vice-Chair, called the meeting to order at 3.07 pm and provided territorial acknowledgement

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Design Review Advisory Committee meeting of Tuesday, August 8,
Seconded (2023 be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Tuesday, July 11,
Seconded (2023 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Joel Marples, Drafter, 4th Dimension Design & Drafting and Ramesh Monga, Owner, were present

1. DP001518 – 45700 & 45710 Yale Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of an addition to a commercial building within DPA5 (Urban Corridor) The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Moved /) That the Design Review Advisory Committee supports DP001518 and recommend
Seconded (Council approve the application subject to the following conditions.

- that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and elevations of the building,
- that all utility equipment be screened from public view through installation of landscaping, fencing, or vinyl wrapping, and,
- that an irrigation system be included into the landscaped areas within the site.

Carried unanimously

Joel Marples and Ramesh Monga left the meeting at 3:13pm

Richard Kramp, Applicant, Satir Hill and Rodger Whiteway were present

2. DP001541 – 9451 Hazel Street

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new townhouse development within DPA6 (Infill). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Discussion ensued regarding requirements for a BC Hydro PMT, tree protection measures and landscape plans.

Moved /) That the Design Review Advisory Committee supports DP001541 and recommend
Seconded (Council approve the application subject to the following conditions.

- that a plan be submitted, prior to the issuance of a Building Permit, to confirm the turnaround is adequately sized utilizing the IBUS standard;
- that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and elevations of the building;
- that all utility equipment be screened from public view through installation of landscaping, fencing, or vinyl wrapping,
- that an irrigation system be included into the landscaped areas within the site,
- that non-combustible cladding and soffits be provided within the balconies;

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

- that a well-lit complex sign be provided at the entrance of the property;
- that signage stating "NO PARKING - FIRE LANE" be provided to maintain the minimum required clear width and to ensure that no parking or obstruction occurs within the strata road and vehicular turn-around area;
- that tree protection measures be implemented during construction for the trees located to the south of the property to ensure they are maintained through the redevelopment process, and,
- that the landscape plan be amended at time of Building Permit application to include evergreen plantings between Unit 2 and the pedestrian pathway to ensure year-long greenery.

Carried unanimously

Richard Kramp, Applicant, Satir Hill and Rodger Whiteway left the meeting at 3.25 pm.

Doug Luteyn, Luteyn Architecture, Ltd., Bernie and Bryan Thiessen, Owners, were present.

3. DP001640 – 45745 & 45751 Alder Avenue, 45740, 45744 & 45754 Webb Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new apartment development within DPA 5 (Urban Corridor) The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Discussion ensued regarding security measures on stairways and the use of synthetic grass in amenity areas

Moved /) That the Design Review Advisory Committee supports DP001640 and recommend
Seconded (Council approve the application subject to the following conditions:

- provide signage that is visible from the street and includes the name and address of the building;
- provide stamped or textured pavers from the front entrances to the sidewalk,
- all doors that open onto the public space areas of the building should have a window in the door or sidelights beside it so users can see before entering,
- a non-climbable lockable gate be provided at the base of the stairs,
- that non-combustible cladding and soffits be provided within the balconies,
- that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and elevations of the building,
- that all utility equipment be screened from public view through installation of landscaping, fencing, or vinyl wrapping; and,
- that an irrigation system be included into the landscaped areas within the site.

Carried unanimously

Doug Luteyn, Luteyn Architecture, Ltd., Bernie and Bryan Thiessen, Owners, left the meeting at 3 33 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Eric Poxleitner, Architect & Mina Girgis, Project Manager, Keystone Architecture and Shane Nercessian and Adam Lee, Developers, were present

4. DP001649 – 9132 & 9146 Mary Street

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new apartment within DPA6 (Infill). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Discussion ensued regarding outdoor shading areas, access to indoor and outdoor amenity areas, the addition of play structures in the outdoor amenity areas, the use of rubberized surfaces and the building colour scheme.

Moved /) That the Design Review Advisory Committee supports DP001649 and recommend
Seconded (Council approve the application subject to the following conditions:

- that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and elevations of the building;
- that glazing, in the form of side lights or glazed doors, be provided for all entrances into and out of stairwells, exits and communal spaces,
- that a well-lit complex sign be provided along Mary Street,
- that all utility equipment be screened from public view through installation of landscaping, fencing, or vinyl wrapping,
- that an irrigation system be included into the landscaped areas within the site,
- that non-combustible cladding and soffits be provided within the balconies;
- that either trees or a structure be provided within the outdoor common amenity area to provide shade within the space to promote year-round use,
- that a direct access door be provided from the first storey indoor common amenity to the outdoor common amenity area to integrate the spaces,
- that playground equipment be provided within the outdoor amenity area to create an engaging space for families;
- that a rubberized (or equivalent) surface be provided throughout the outdoor common amenity to ensure the space is fully accessible for future residents; and,
- that the colour scheme be amended at time of Building Permit application to include lighter accent colours to enhance the visual appeal of the development

Carried unanimously

Eric Poxleitner, Mina Girgis, Shane Nercessian and Adam Lee left the meeting at 3:47pm.

Gerry Enns, Ian Poettcker, Frank Van Nyatten, and James Wu were present.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

5. DP001686 – 46195 Fifth Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character a new 'Search and Rescue' building within DPA7 (Industrial) As the property is owned by the City, a Development Permit for form and character is not required, however, to ensure City initiated projects meet a high standard of design as detailed within the applicable Design Guidelines, the form and character of City projects are to be reviewed by the Design Review Advisory Committee.

The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application

Discussion ensued regarding the type of building material used on the exterior.

Moved /) That the Design Review Advisory Committee support the development as proposed.
Seconded (

Carried unanimously

Gerry Enns, Ian Poettcker, Jer Plesman and James Wu left the meeting at 3.53 pm

Brad Burritt, Precision Building Design Associates Ltd. and Kelly Mendonca, were present at the meeting

6. DP001707 – 45991 Airport Road

The Manager of Development Planning provided a presentation regarding this application for exterior alterations to an existing commercial building within DPA 5 (Urban Corridor). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations

Exterior alterations were made to the building without the benefit of a Development Permit or Building Permit The applicant has advised that construction ceased upon application for this Development Permit and will not continue until approvals are granted and a Building Permit is issued.

Discussion ensued regarding the building setbacks, signage, and building materials Members discussed the use of metal siding as it is not included in City Design Guidelines

Moved /) That the Design Review Advisory Committee supports DP001707 and recommend
Seconded (Council approve the application subject to the following conditions:

- that the design of the exterior façade be revised by limiting the use of metal siding and include alternative siding materials in keeping with the Design Guidelines,
- that the required minimum front lot line (FLL) setback for all other uses within the CSM (Service Commercial Industrial) Zone be reduced from 10m to 0.6m, and,
- that the required south exterior lot like (ESLL) setback for all other uses within the CSM (Service Commercial Industrial) Zone be reduced from 3m to 1.1m

Carried unanimously

Brad Burritt and Kelly Mendonca left the meeting at 4.18 pm

5. DELEGATION / PRESENTATION

6. INFORMATION

7. NEXT MEETING

The next meeting will be held on Tuesday, September 12, 2023 at 3:00 pm in the Dogwood Room.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:19 pm.



Councillor Bud Mercer, Vice- Chair