

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, JANUARY 14, 2020 – 3:30 pm
DOGWOOD ROOM – CITY HALL

Council Members:

Councillor Chris Kloot, Chair

Design Review Advisory Committee:

Chris Klaassen, Development
Scott Pelletier, Planning
Michelle Savich, Community Member
Kim Harder, Community Member
Mark Andersen, Community Member
Jesse Hildebrandt, CADREB Representative

City Staff:

Gillian Villeneuve, Manager of Development Planning
David Blain, Director of Planning and Engineering
Corporal Brad Rendall, Community Policing, RCMP
Karen Stanton, Manager of Long Range Planning
Sharel Isabella, Planner III
Trish Alsip, Recording Secretary

Regrets:

Councillor Bud Mercer, Vice Chair
Patrick Stewart (AIBC)
Brendan Robinson, Community Member
Blair Arbuthnot, BCSLA Representative
Hendrick Guliker, Intern Architect
Richard Fortin, Manager of Parks Planning

1. CALL TO ORDER

Councillor Kloot was Chair and called the meeting to order at 3:30 pm.

2. ADOPTION OF AGENDA

Moved /) That the amended Agenda for the Design Review Advisory Committee meeting of Tuesday,
Seconded (January 14, 2020, be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Monday,
Seconded (November 18, 2019 and Wednesday, December 18, 2019, be adopted as circulated.

Carried unanimously

4. NEW BUSINESS/FOLLOW UP

5. DEVELOPMENT PERMIT APPLICATIONS

Alvin Bartel and Tyler Jones, CHP Architects and Gerry Enns, Gerry Enns Contracting were present.

a) DP001190 – 45530 Vedder Mountain Road

The Manager of Development Planning provided a presentation regarding this application for a new multi-unit commercial development in DP Area No. 6 (Infill) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations.

Positive comments were received from the Design Review Advisory Committee regarding the overall design of the building and noted the development will add value to the area as it blends in well with the mountains and surrounding area. Discussion ensued regarding parking; staff noted the proposed parking variance was approved by Council and numbers are reflective of the recent study done as part of the Zoning Bylaw review. Concern was expressed regarding potential traffic congestion on the Vedder Bridge when vehicles are turning left into the property. A suggestion was made to redirect traffic during peak summer hours around the Cultus Lake roundabout and back in order to safely turn right into the parking lot. Staff advised a traffic impact study was completed as part of the project to ensure traffic issues were taken into consideration as part of the development. The applicant noted patron parking will be monitored by staff and parking patrols will be conducted. A query was raised regarding tenancy in the future and whether the building is purpose-built. The applicant noted the development is specifically proposed for a brew pub; however, should there be a change-over in tenants over time, the building has been designed so it could be easily and most likely transitioned into a restaurant.

Moved /) That the Design Review Advisory Committee supports DP001190 and recommends Council
Seconded (approve the application subject to the following conditions:

- that mechanical and operational equipment (including roof top equipment) be screened from public view through a combination of landscaping, fencing or appropriate placement; and,
- that the recommendations of the CPTED report prepared by CHP Architects dated January 6, 2020, be adhered to and the details be included in the plans submitted with the Building Permit application. The recommendations relate to providing appropriate lighting, landscaping and/or anti-graffiti surfaces for exposed concrete walls and measures to discourage loitering in the basement parkade.

Carried unanimously

Alvin Bartel, Tyler Jones and Gerry Enns left the meeting at 3:42 pm. Sharel Isabella, Planner III, joined the meeting at 3:42 pm.

5. DEVELOPMENT PERMIT APPLICATIONS (continued)

Alexander Moshenkov, Molibu Construction Inc. and Norm Davis and Lukas Wykpis, Keystone Architecture, joined the meeting at 3:42 pm.

b) DP001194 – 9450 Robson Street

The Manager of Development Planning provided a presentation regarding this application for a new apartment complex in DP Area No. 6 (Infill) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations.

Discussion ensued regarding whether the development would be for rental or sale; the applicant noted the units will be available for purchase. A query was raised regarding security of the amenity area; the applicant noted the amenity area is located above street level due to floodplain and parking requirement constraints; and as such, there is no exterior stair access to the amenity area; rather, the amenity area is to be accessed internally from the first-floor.

Moved /) That the Design Review Advisory Committee supports DP001194 and recommends
Seconded (Council approve the application subject to the following conditions:

- that low level lighting be provided along the pedestrian pathways and included within a lighting plan to be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and entrances to reinforce site security and resident safety; and,
- that any utilities and/or equipment be screened from view with appropriate and architecturally coordinated materials with detailed plans provided at time of Building Permit.

Carried unanimously

Alexander Moshenkov, Norm Davis and Lukas Wykpis left the meeting at 3:47 pm.

6. INFORMATION**a) Memo – Security Window Shutters**

Karen Stanton, Manager of Long Range Planning provided a brief overview of the background information regarding security window shutters. A preliminary enquiry was received in September 2019 concerning a proposal to install solid security roll-down shutters (also referred to as security window shutters) on a building in the Downtown area within Development Permit Area 4 (Downtown) (DPA4). Security window shutters are not permitted in DPA4 without a development permit as it is an alteration to an existing building. The DPA4 design guidelines do not specifically address security window shutters. A request from the Design Review Advisory Committee (DRAC) was made in September 2019 for further information in order to determine design guidelines for DPA4.

Key Considerations:

- DPA4 Gate and Window Decal Design Guidelines
- Best Practice in Urban Design – the importance of Transparency
- Chilliwack Policies Related to Pedestrian Friendly Streets and Transparency
- Other Municipalities

6. INFORMATION (continued)

Alternative Approaches to Security Window Shutters:

- security rated window film,
- polycarbonate sheets,
- safety glass,
- accordion gates,
- rolling grills, and
- security window bars.

The pros and cons of each of the above approaches were discussed and the Committee concluded security window shutters should be prohibited within DPA4 for the reasons outlined within staff’s memo. A further suggestion was made to have unconstrained choice of colour of interior window bars.

Moved /) That the proposal to install security window shutters on a commercial property in the
Seconded (Downtown not be supported; and,

- that Council give consideration to directing staff to amend the Downtown Design Guidelines (OCP) to prohibit security window shutters, to discourage accordion gates and rolling grills, and to encourage the use of interior window bars.

Carried unanimously

b) Memo – 2019 Year in Review

The 2019 Year in Review was provided to the Committee for information.

c) Discussion Notes – December 18, 2019

Discussion notes from the December 18, 2019 Design Review Advisory Committee meeting were provided for information.

7. NEXT MEETING

The next meeting will be held on Wednesday, February 26, 2020 at 3:30 pm in the Dogwood Room at City Hall.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:30 pm.

Councillor Chris Kloot, Chair