

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
FRIDAY, JULY 24, 2020 – 2:00 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Michelle Savich, Community Member
Mark Andersen, Community Member
Scott Pelletier, Planning
Kim Harder, Community Member
Blair Arbutnot, BCSLA Representative
Jesse Hildebrand, CADREB Representative
Patrick Stewart (AIBC)

City Staff:

Gillian Villeneuve, Manager of Development Planning
Erin Leary, Senior Planner
Richard Fortin, Manager of Parks Planning
Trish Alsip, Recording Secretary

Regrets:

David Blain, Director of Planning and Engineering
Sergeant Krista Vrolyk, RCMP
Brendan Robinson, Community Member
Chris Klaassen, Development
Hendrick Guliker, Intern Architect

1. CALL TO ORDER

Councillor Kloot was Chair and called the meeting to order at 2:00 pm.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Design Review Advisory Committee meeting of Friday,
Seconded (July 24, 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 (June 22, 2020 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Roger Huitema, Applicant and Chuck Stam, Precision Building Design were present.

a) Memo - DP001229 – 5754 Vedder Road

The Manager of Development Planning provided a presentation regarding this application in which the applicant is seeking approval for amendments to the “form and character” of a new commercial development and pylon sign, previously approved under Development Permit (DP001229). A Building Permit has been issued, as per the approved Development Permit, and construction of the building has commenced.

The Design Review Advisory Committee (DRAC) recently reviewed a request that proposed:

- A change to the colour of the building from “Woodland Carpet” and “Victorious” to “Orange You Happy”; and,
- A change to the style and colour of the pylon sign.

Moved /) That the Design Review Advisory Committee supports the amended DP001229 as proposed
Seconded (for Dutch Bros. Bud.

Carried unanimously

Chuck Stam left the meeting at 2:05 pm.

Doug Luteyn, Luteyn Architecture Ltd. was present.

b) DP001280 – 45555, 45563 and 45577 Spadina Avenue

The Manager of Development Planning provided a presentation regarding this application for a new apartment complex within DP Area 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. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

In January 2020, Council approved rezoning of the properties to the R5 (Medium Density Multi-Family Residential) Zone and variances with respect to front lot line (FLL) setbacks from 6m to 3m/4.5m for the apartment entrance and parkade, respectively, in addition to increasing the maximum lot coverage for the parkade from 60% to 64%, and requesting a reduced parking rate (1.5 space to 0.75 spaces) to accommodate small unit apartments (51m² or less with an allowance for up to an additional 6m² of storage per unit).

As part of the proposal, the applicant is now requesting an increase to the overall lot coverage for the parkade from 64% to 65% in order to remedy a miscalculation which occurred as part of the previous DVP process.

An enquiry was raised regarding the materials proposed for the interior of the balconies; the applicant noted the materials proposed will be a variety of materials such as metal, hardi board and vinyl. A request was made to clarify the location of the vinyl siding on the interior of the balconies; the applicant provided clarification regarding where the proposed vinyl siding is to be located. It was suggested to use an alternate and/or non-combustible material such as hardi board, aluminum or metal in place of vinyl within the balconies; the applicant was amenable to the suggestion.

4. DEVELOPMENT PERMIT APPLICATIONS

Discussion continued regarding the BC Building Codes for sprinkler systems; staff noted Council is petitioning the Provincial Government to change the BC Building Code to require balcony spaces to have non-combustible materials used on the inside of interior balconies. The applicant confirmed the balconies would be sprinklered as per the BC Building Code’s requirements.

A query was raised with respect to whether there are any energized “EV Ready” outlets proposed for the development; the applicant noted there are eight parking stalls proposed to have raceways or conduit available; however, will not be “EV Ready”. The conduit will be installed in the concrete slab leading down to a capped plug on the wall. If the strata decides to power the outlets, the electrical system would then be required to be installed.

Discussion ensued regarding the exposure of the lower parkade; the applicant noted two of the elevations of the concrete parkade wall will be covered by a 5’ cedar fence proposed for the north and east elevations. There will be substantial landscaping and articulation along Spadina Avenue.

Moved /) That the Design Review Advisory Committee supports DP001280 and recommends
Seconded (Council approve the application subject to the following conditions:

- That a well-lit complex sign be provided at the entrance of the property;
- 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;
- 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; and,
- That vinyl siding and/or any combustible material within the balconies be replaced with non-combustible material (including soffits).

Carried unanimously

Roger Huitema and Doug Luteyn left the meeting at 2:22 pm.

5. DELEGATION / PRESENTATION

6. INFORMATION

7. NEXT MEETING

The next meeting will be held at the Call of the Chair.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 2:23 pm.

Councillor Chris Kloot, Chair