

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
MONDAY, JUNE 22, 2020 – 3:30 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Scott Pelletier, Planning
Michelle Savich, Community Member
Hendrick Guliker, Intern Architect
Mark Andersen, Community Member
Kim Harder, Community Member
Blair Arbuthnot, BCSLA Representative
Brendan Robinson, Community Member

City Staff:

Gillian Villeneuve, Manager of Development Planning
David Blain, Director of Planning and Engineering
Richard Fortin, Manager of Parks Planning
Sergeant Krista Vrolyk, RCMP (Alternate)
Trish Alsip, Recording Secretary

Regrets:

Jesse Hildebrand, CADREB Representative
Chris Klaassen, Development
Patrick Stewart (AIBC)

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 Agenda for the Design Review Advisory Committee meeting of Monday,
Seconded (June 22, 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 8, 2020 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Rochelle Wallis, Focus Architecture Incorporated and Kacy Otter and James Funk, Diverse Properties Ltd. were present at the meeting.

a) DP001221 – 5525 Vedder Road

At the June 8, 2020 meeting, the Design Review Advisory Committee (DRAC) considered the “form and character” of a new mixed-use development (commercial and residential uses) at 5525 Vedder Road. It was the decision of DRAC to refer the proposal back to staff to work with the applicant on a revised design that addresses the built form of the mixed-use building and overall compliance with the pedestrian priority goals of the Design Guidelines for Development Permit Area (DPA) No. 6 (Infill).

Previous concerns were raised with respect to the proposed mixed-use building not having the character and qualities necessary to engage pedestrians, facilitate safety, and create a vibrant streetscape. The Committee agreed that all concerns were addressed by the applicant.

Moved /) That the Design Review Advisory Committee supports the proposed DP001221 and
Seconded (recommends Council approve the application subject to the following conditions:

- the CPTED Report be revised to reflect/comment on design changes prior to Building Permit issuance;
- the minimum turn radius be reduced from 12m to 7.5m for the loading bays;
- the proposed fence along Vedder Road be deleted in its entirety;
- lighting plan be submitted prior to the issuance of a Building Permit;
- all utility equipment, including mailboxes, be screened; and,
- signage/labeling stating “NO PARKING – FIRE LANE” be provided.

Carried unanimously

Rochelle Wallis, Kacy Otter and James Funk left the meeting at 3:40 pm.

Roger Huitema, Applicant and Kevin Welsh, Precision Building Design Associates Ltd. were present.

b) 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.

Clarification was requested regarding the amended size and colour of the pylon sign; staff noted the amended proposal for the pylon sign shows a reduction in height and copy area and, depicts the true orange colour which is currently in place on the construction site.

A request was made for the applicant to provide rationale regarding the colour change proposal for the building from “Woodland Carpet” and “Victorious” to “Orange You Happy”; the applicant noted the design team felt strongly about branding the store by incorporating the vibrant orange colour to provide visibility; and further, follows the Dutch flag and nationality. The applicant noted the 6” black trim around the windows, each corner and edges which break up the colour; however, is not accurately depicted in the renderings.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Concern was expressed regarding the proposed orange colour appearing considerably bright, having the potential to fade/weather quickly and significantly detracting from the aesthetics within the Design Guidelines for Development Permit Area 5 (Urban Corridor). Concern was expressed regarding the overbearing orange façade residents will face who reside to the south of the property. Suggestion was made to break up the orange colour on the front (west) elevation as well as the north and south elevations so as not to dominate the overall appearance of the building with the orange colour. It was suggested to have the applicant provide a revised design to be brought back to this committee to review the changes.

Moved /) That the Design Review Advisory Committee recommends proposed DP001229 be
Seconded (referred back to staff to work with the applicant on a revised design that better achieves the design guideline objectives for Development Permit Area 5 (Urban Corridor).

Carried unanimously

As part of their rationale, the Committee noted the proposed orange colour along the front (west) elevation, combined with the north and south elevations, dominates the streetscape and is not in keeping with the Design Guidelines as accent or trim colour can be strong or bright, but should not comprise the main colour of the building.

The Committee expressed no concern regarding the proposed amendments to the free-standing signage.

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 4:25 pm.

Councillor Chris Kloot, Chair