

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
FRIDAY, SEPTEMBER 25, 2020 – 3:30 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Michelle Savich, Community Member
Scott Pelletier, Planning
Kim Harder, Community Member
Blair Arbuthnot, BCSLA Representative
Jesse Hildebrand, CADREB 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
Trish Alsip, Recording Secretary

Regrets:

Mark Andersen, Community Member
Patrick Stewart (AIBC)
Chris Klaassen, Development
Hendrick Guliker, Intern Architect
Constable Dan Burrgraaf, RCMP

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 Friday,
Seconded (September 25, 2020 be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

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

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Pete Levesque, Zavosh Consulting, Inc. was present.

a) DP001288 – 9194 School Street

The Manager of Development Planning provided a presentation regarding this application for exterior alterations to an existing apartment 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 and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

The application was previously brought forward for consideration by the Design Review Advisory Committee (DRAC) on August 24, 2020. As questions were raised regarding the implementation of the considerations outlined in the CPTED report, the application was referred back to staff. The applicant has subsequently provided additional details in regards to the considerations outlined within the CPTED report.

Concern was expressed with respect the type of lighting which currently exists on the exterior of the building; the applicant noted there is perimeter lighting which will be upgraded to LED lighting. The security system will be upgraded to include cameras, motion detector sensors and an intercom system, all of which will be completed at the time of the exterior alterations to the building.

A query was raised regarding securing the rear yards to ensure safety for residents living on the lower floors; the applicant noted the area is motion-lit and is amenable to repairing and installing further fencing along the rear of the property.

Moved /) That the Design Review Advisory Committee supports DP001288 and recommend Council
Seconded (approve the application subject to the following condition:

- To repair and install fencing along the entire rear of the property to secure tenant's private rear yard amenity spaces.

Carried unanimously

Peter Levesque left the meeting at 3:38 pm.

Steven Bartok and Joanna Niznik, Keystone Architecture were present.

b) DP001250 – 45745 Webb Avenue

The Manager of Development Planning provided a presentation regarding this application for a new 101-unit apartment building within DP Area 5 (Urban Corridor) 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.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Discussion ensued regarding the materials proposed for the fascia located on the interior of the balconies; the applicant noted hardi board is proposed for the interior cladding within the balconies, however, the applicants were unsure of the material proposed for the ceilings of the balconies. It was suggested, if the proposed materials are vinyl soffit, that the materials be replaced with aluminum. The applicants were amenable to the suggestion.

Concern was raised regarding site lines for ingress and egress of vehicles with respect to the partial in-ground parkade; the applicant noted there is a retaining wall which is set back far enough to enable clear site lines for vehicles turning in and out of both the partially inground parkade and the visitor parking area. Staff noted these interface details will be reviewed at the time of the building permit process.

A query was raised with respect to whether there are any energized “EV Ready” charging stations proposed for the development; staff noted the application pre-dates the current Zoning Bylaw, and as such, does not require “EV Ready” charging stations. Chair Klot encouraged the applicants to discuss EV charging options with the developer prior to the application being brought forward to Council. The applicant indicated they would follow up with the developer regarding the issue. The applicant queried what level of EV charging stations are required; staff noted the requirements for EV charging stations in the new Zoning Bylaw 2020, No. 5000.

Discussion ensued with respect to an area of concern identified on the CPTED report which notes the entrance from Gaetz Street to Major League 2 Sports Pub as having overgrown heavy trees that create a sheltered area; staff noted the area of concern is on the property owned by Major League 2 Sports Pub and does not form part of the proposed development.

A query was raised with respect to the landscaping plan for dividing the visitor parking lot from the proposed neighbourhood park; the applicants noted fencing and landscaping is intended along the east property line which will assist in providing a visual break between the park and the apartment development. The fence will be a height of 6 -7 feet along the East property boundary and will sit atop the concrete parkade wall. A follow-up question was raised regarding whether the City of Chilliwack plans to landscape the new neighbourhood park; staff noted landscaping will be included in the new park development which is slated for completion in approximately two years’ time.

Moved /) That the Design Review Advisory Committee supports DP001250 and recommend
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 50% of units be designed to adaptable housing standards at time of Building Permit;
- that the vinyl soffit material within the balconies be replaced with aluminum;
- that the applicant be encouraged to incorporate EV Reading Charging Stations as per Zoning Bylaw 2020, No. 5000;
- 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,

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

- 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

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 3:58 pm.

Councillor Chris Kloot, Chair