City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
DISCUSSION NOTES
TUESDAY, JULY 14, 2026 – 3:00 pm
DOGWOOD ROOM

Council Members:
Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice-Chair

Design Review Advisory Committee:
Scott Watson, BCSLA Representative
Chris Klaassen, Development
Quintin van Dyk, Design

City Staff: Erin Leary, Manager of Development Planning
Reuben Koole, Manager of Long Range Planning
Gillian Villeneuve, Director of Planning
Adam Roberts, Senior Planner
Stella Xiao, Planner III – Long Range Planning
Jennifer Trithardt-Tufts, Recording Secretary

Regrets: Daryl Moniz, CADREB Representative
Tyler Jones, AIBC Representative
Carmen Peters, Community Member
Michelle McNaughton, Community Member
Jennifer Perigo, Community Member
Scott Pelletier, Planning
Cst. Lucian Mares, RCMP

1. CALL TO ORDER

Due to a lack of quorum, the meeting was lost.

2. GENERAL DISCUSSION

Paul Chiu was present.

1. DP001962 – 7560 Vedder Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of an addition to an existing commercial building within Development Permit Area No. 9 (Commercial) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, and recommendations.

Discussion ensued regarding security management on the property. The Manager of Development Planning advised that the applicant completed a Crime Prevention Through Environmental Design assessment and implemented the recommended measures. It was noted that no complaints have been received since August 2025 and the property has been well managed. The applicant added that the site has been used for storage purposes, with regular drive-by security patrols and security cameras are in place.

Discussion ensued regarding the anticipated opening date. The applicant advised that an opening date will be announced following completion of the Council approval process and noted that discussions are underway with two additional prospective tenants to enhance the overall tenant mix.

Discussion Notes

Discussion ensued regarding landscape maintenance. Staff advised that the property owner has committed to maintaining all landscaping on the site in good condition.

There was no quorum during the time DP001962 was reviewed. Those members present had a discussion and noted no concerns with the staff recommendations and suggested the following conditions for Council consideration:

- That 1 tree be planted within the relocated landscape bed along the Knight Road frontage to enhance the visual appearance of the site and screen the off-street loading spaces from view as per Design Guidelines C-14 and C-15; and,
- That that Tree Management (Land Development) Bylaw tree planting requirement be reduced from 9 trees to 1 tree to be planted within the identified development area.

The applicant left at 3:13 pm

Kunwar Veer and Sang Kam were present.

2. DP002016 – 45760 Alder Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new commercial building within Development Permit Area No. 9 (Commercial) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage design and recommendations.

Discussion ensued regarding the location of the medical clinic on the upper floor. The Manager of Development Planning noted that the ground floor is constrained by parking requirements resulting in a larger area on the upper floor which may be a more suitable location for the clinic. It was further noted that the interior layout is at the applicant's discretion and that a range of commercial uses are permitted on site thereby allowing the space to be adapted if future tenants change.

There was no quorum during the time DP002016 was reviewed. Those members present had a discussion and noted no concerns with the proposal and suggested Council approve the application as presented.

The applicants left at 3:20 pm.

Ken Friesen was present.

3. DP002051 – 45925 Collins Drive

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new townhouse development within Development Permit Area No. 8 (Residential) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage design and recommendations.

Discussion ensued regarding access from Collins Drive to the park and concerns that it could become a through route. The Manager of Development Planning advised that the access is required to provide residents with access to the secondary suite entrances. The applicant noted they have considered fencing or gating but are aiming to minimize these features for aesthetic reasons.

There was no quorum during the time DP002051 was reviewed. Those members present had a discussion and noted no concerns with the proposal and suggested Council approve the application as presented.

The owner left at 3:29 pm.

Discussion Notes

4. Small-Scale Multi-Unit Housing Update

The Manager of Long Range Planning provided a presentation with an overview of the implementation and development trends for Small-Scale Multi-Unit Housing (SSMUH) following the adoption of the related Zoning Bylaw amendments in June 2024. The presentation reviewed the provincial SSMUH legislation, the City's phased implementation approach, zoning amendments, delegated authority, and the development application process, including the roles of the Director of Planning, Development Review Advisory Committee (DRAC), and Council.

Staff reported that development trends over the first two years showed continued uptake of apartment and townhouse developments, with SSMUH representing a small proportion of overall multi-unit housing activity. Staff also noted that most Zoning Bylaw departures were resolved through design revisions, with only a small number of variances approved through the Director of Planning or Council with one Development Variance Permit application denied by Council. The presentation also highlighted public information resources available to applicants and concluded with an interactive Design Guideline review exercise and an overview of upcoming work, including residential definitions and zoning reviews, Design Guideline monitoring, and ongoing provincial housing target reporting.

Discussion ensued regarding the role of the Design Review Advisory Committee. The Director of Planning explained that the Committee provides design feedback to improve development proposals and helps communicate Council's design expectations to applicants. It was noted that achieving compliance with the City's Design Guidelines often requires multiple revisions, particularly for developers unfamiliar with local expectations. Discussion also took place regarding small-scale design standards, with concerns expressed that limited design variation could result in a less distinctive built environment.

The Manager of Development Planning advised that developers are encouraged to meet with staff throughout the application process. Staff hold in-person meetings to review expectations and provide consistent feedback during each revision.

Discussion concluded with support for supplementing the City's Design Guidelines with a design catalogue, including examples of successful and unsuccessful proposals, to better illustrate expectations for applicants and improve consistency in interpretation.

There was no quorum during the Small-Scale Multi-Unit Housing (SSMUH) Update presentation. Those members present received the presentation for information and suggested Council consider directing staff to create a design catalog to help clarify the intent of the Design Guidelines and support the development community when designing quality SSMUH development.

Discussion Notes