

**City of Chilliwack**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**TUESDAY, APRIL 11, 2023 – 3:00 pm**  
**DOGWOOD ROOM / Held Electronically**

---

**Council Members:**

Councillor Chris Kloot, Chair  
Councillor Bud Mercer, Vice-Chair

**Design Review Advisory Committee:**

Chris Klaassen, Development  
Jesse Hildebrandt, CADREB Representative  
Tyler Jones, AIBC Representative  
Carmen Peters, Community Member

**City Staff:**

Erin Leary, Manager of Development Planning  
Richard Fortin, Manager of Parks Planning  
Trish Alsip, Recording Secretary

**Regrets:**

Gillian Villeneuve, Director of Planning  
Quintin van Dyk, Design  
Jennifer Perigo, Community Member  
Jessica Thiessen, BCSLA Representative  
Scott Pelletier, Planning  
Michelle Savich, Community Member  
Constable Lucian Mares, RCMP

**1. CALL TO ORDER**

Councillor Kloot was Chair, called the meeting to order at 3:00 pm and provided territorial acknowledgement.

**2. ADOPTION OF AGENDA**

Moved /        )   That the Agenda for the Design Review Advisory Committee meeting of Tuesday,  
Seconded     (   April 11, 2023 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved /        )   That the Minutes for the Design Review Advisory Committee meeting of Tuesday,  
Seconded     (   March 14, 2023 be adopted as circulated.

Carried unanimously

#### 4. DEVELOPMENT PERMIT APPLICATIONS

Eric Poxleitner and Andressa Linhares, Keystone Architecture, were present.

##### DP001620 – 45746 & 45750 Wellington Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new apartment development within the subject property located within DPA No. 6 (Infill Development). 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.

Chair Kloot recited the following comments provided via email by committee member Jessica Thiessen, BCSLA Representative, with respect to DP001620, who was unable to attend the meeting:

- *"I would encourage the applicant to include additional trees or a shade structure in the amenity area on the south west. This area will be very sunny, especially being raised above the adjacent properties and will benefit from additional shade in the summer months.*
- *Please provide irrigation for all soft landscape areas on site, including the vines along the parkade wall."*

Discussion ensued regarding the proposed materials with respect to the siding for the balconies and soffit and whether playground equipment is included in the amenity space.

Moved / ) That the Design Review Advisory Committee supports DP001646 and recommend  
Seconded ( Council approve the application subject to the following conditions:

- that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure lighting recommendations are adhered to, as identified in the CPTED Report;
- that a well-lit complex sign be provided along Wellington Avenue and the rear lane;
- that glazing, in the form of side lights or glazed doors, be provided for all entrances into and out of stairwells, exits and communal spaces;
- that climbing plants be utilized on the west parkade wall to create a green wall;
- that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping.
- that non-combustible siding and soffits be provided within the balcony areas;
- that an irrigation system be incorporated throughout all landscape areas within the property; and,
- that additional trees be provided in the common amenity area on the south east side of the property to ensure sufficient shade is provided throughout the space.

Carried unanimously

Eric Poxleitner and Andressa Linhares left the meeting at 3:07 pm.

Councillor Chris Kloot, Chair, declared a potential conflict of interest with respect to the following application DP001647 as a family member is employed by the company and withdrew from the meeting at 3:09 pm. Councillor Bud Mercer, Vice-Chair assumed the role of Chair.

---

5. DELEGATION / PRESENTATION

6. INFORMATION

7. NEXT MEETING

The next meeting will be held on Tuesday, May 9, 2023 at 3:00 pm in the Dogwood Room.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 3:09 pm.



---

Chair