

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, FEBRUARY 8, 2022 – 3:30 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Chris Klaassen, Development
Scott Pelletier, Planning
Jessica Thiessen, BCSLA Representative
Shida Neshat-Behzadi, Architect AIBC
Mark Andersen, Community Member

City Staff:

Gillian Villeneuve, Manager of Development Planning
David Blain, Director of Planning and Engineering
Constable Dan Burrgraaf, RCMP
Richard Fortin, Manager of Parks Planning
Trish Alsip, Recording Secretary

Regrets:

Jesse Hildebrandt, CADREB Representative
Michelle McNaughton, Community Member
Hendrick Guliker, Intern Architect

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 Tuesday,
Seconded (February 8, 2022 be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Tuesday,
Seconded (January 11, 2022 be adopted as amended.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

James Wu, Architect, RH Architects Inc., Alyssa Semczyszyn, Prospect and Refuge Landscape Architects Ltd., Greg Asling, Vice President, Emil Anderson, Gerry Enns, Gerry Enns Contracting Ltd., and Roy Funk, Vice President, YMCA of Greater Vancouver Properties Foundation were present.

Vincent Yan was present.

1. DP001420 – 45890 Hocking Avenue

The Manager of Development Planning provided a presentation regarding this application for a new commercial building 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.

The following comments were provided by one of the Design Review Advisory Committee (DRAC) members upon review of the proposal to which the applicant responded, as detailed below:

Design Review Advisory Committee Member:

Regarding the item 6.2. Enhancing the pedestrian experience at the street level and the item 6.3. Design of outdoor spaces:

The applicant has proposed an outdoor seating area in front of the building which, if I understand well, is more a probability rather than assurance. Given the significant role this outdoor area plays in strengthening bounds between the residents themselves as well as with the neighborhood, I strongly encourage the applicant to consider providing this space as a contribution to the well-being of the residents.

James Wu, Architect, RH Architects Inc.:

The outdoor public realm is of utmost importance to this project. Deepening of the public zone, by pulling the building mass back on the ground floor, was a careful consideration to bring more of the public domain into the building footprint and to create a protected transition zone between inside and outside. The transition of solid to void at the ground level also marks the location of the main building entry and internal circulation spine.

The outdoor seating, as shown, will be provided and will contribute to the activation of the outdoor space. The proposed landscape elements such as feature paving pattern, landscape lighting, and selection of plants w/ seasonal interest will also contribute to defining the space for outdoor use and enhancing pedestrian experience along the street edge.

Design Review Advisory Committee Member:

Also, I am not quite sure about the material and the color of the soffits. Looking at the 3D modeling, if I am right, they have warm colors which seems very pleasing to the eyes. I would, otherwise, encourage the applicant to add some warm contrasting accent color, in any way the architect finds appropriate, to enliven the look of the façades.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

James Wu, Architect, RH Architects Inc.:

The materials selected at the ground plane are intended to be warm and inviting. Brick was selected as a building material for its human scale and as a symbol of permanence and longevity. The proposed brick is IXL Ironspot which has a very unique colour and texture – which creates a unique sheen that changes with the daylighting. The soffits are proposed to be a wood grain longboard material to create a warm and inviting entryway.

Discussion ensued regarding the loss of landscaping with respect to the potential reduction of the front set-back should future road widening occur. Staff noted there is no design, yet; however, the proposed building is set back enough to absorb any future road widening. With respect to landscaping in the road right-of-way, the architect provided rationale noting the building is set back further than required in the event road widening does occur which will ensure an adequate pedestrian zone remains to activate the entranceway and street-front. The landscape architect noted the sidewalk adjacent the public realm will create a positive interaction with respect to the on-site and off-site pedestrian circulation.

Given that the road widening is not likely to occur in the foreseeable future; a suggestion was made to consider incorporating additional trees around the coffee shop area within the road right-of-way to help provide a more separated area between the outside seating area and the street. A further suggestion was made to include additional trees between the landscaping strips within the parking area to shape the parking lot and reduce the heat island effect. The landscape architect noted the landscape strips are quite narrow; however, will take the suggested comments into consideration.

Chair Kloot requested staff and the landscape architect to comment with respect to tree planting in the proposed road widening area; staff noted landscaping is permitted within the supplemental setback area; however, stated trees in that area may need to be removed at a later date.

Moved /) That the Design Review Advisory Committee supports DP001420 and recommend
Seconded (Council approve the application subject to the following conditions:

- that a reciprocal parking and access agreement be registered on title for both 45890 and 45844 Hocking Avenue at time of Building Permit application guaranteeing 22 parking spaces within the existing parking area on 45844 Hocking Avenue will be reserved for use by 45890 Hocking Avenue in perpetuity;
- that all mechanical equipment be screened from view or wrapped with a decorative decal; and,
- that a lighting plan be provided at time of Building Permit application indicating proposed lighting throughout the development including pedestrian pathways and vehicle maneuvering areas; and,
- that additional trees be added throughout the site, in particular, adjacent the outdoor seating area to provide separation from the street and within the parking area to reduce the heat island effect and to shape the parking area.

Carried unanimously

Greg Asling, Alyssa Semczyszyn and Gerry Enns left the meeting at 3:46 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Justin Dyck, Architect, Station One Architects, Chelsea Mueller, Intern Architect, AIBC Station One Architects and Kathleen Mosa, Owner were present.

2. DP001467 – 5732 Vedder Road

The Manager of Development Planning provided a presentation regarding this application for an 18 unit apartment development in association with Wilma’s Transition House 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.

James Wu and Roy Funk left the meeting at 4:00 pm.

The following comments were provided by one of the Design Review Advisory Committee (DRAC) members upon review of the proposal:

Design Review Advisory Committee Member:

I think that the proposed outdoor play space has a great potential to bring the residents together. I encourage the applicant to include, if possible, age appropriate play equipment or steps for small kids and toddlers as well.” The applicant noted the space for the children’s play area is limited in size; and therefore, playground equipment has not been included in the proposal at this time. The play area; however, will provide future opportunity to review options for the outdoor amenity space designed for toddlers / young children.

Discussion ensued during which a query was raised with the openness of the facility to Vedder Road, and whether there has been consideration given with respect to safety concerns and the accessibility of the lower floor windows; the applicant noted the front of the building along Vedder Road is more public-orientated and houses amenity spaces and counselling offices. The more private zones of the facility are located in the rear of the building providing natural protection. The sidewalk, parking area and the outdoor children’s play area also act as a buffer between Vedder Road and the front entranceway of the building.

An enquiry was made with respect to the security of the site; the applicant noted the office will have staff working every day, however, the office is not intended to have staff on 24 hours/day. The RCMP suggested security measures be taken in order to mitigate full access to the grounds, such as security gates, and, perhaps a staff member in the office after-hours. The applicant noted the facility will be monitored with security cameras. Discussion ensued regarding the recommendation of two gates to deter access and potential for any criminal activity, as identified in the Crime Prevention Through Environmental Design (CPTED) Report. The applicant is amenable to the suggestion. Discussion ensued regarding providing security gates in a way that does not detract from the design of the building, such as decorative gates. A further suggestion was made to incorporate panic buttons in each unit. Discussion ensued with respect to incorporating security film on the unit windows as an additional security barrier. The applicant is amenable to the suggestion of security film or tempered glass.

Discussion ensued regarding the proximity of the property adjacent the rear of the building; and a query was raised as to whether there would be any consideration for additional articulation to provide a more visually-appealing façade; the applicant noted positive discussions have taken place between the owner of the facility and the neighbouring property.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

An enquiry was raised with respect to whether there is a direct connection between the outdoor children’s play area and the indoor amenity space; the applicant noted there is no immediate access; however, there is a door swing located directly to the north into the amenity space. It was suggested to provide a door directly from the indoor amenity space into the outdoor amenity areas; the applicant is amenable to the suggestion.

Further comment was provided with respect to several sod areas on the south side of the building and the applicant was encouraged to consider plantings as these areas will be difficult to maintain; the applicant noted there will be two trees planted in each landscape pocket. In consideration of maintenance on the site, clarification was requested regarding the landscape plans for the open greenspace in between the proposed Hostas located in the landscape pockets; the applicant is amenable to infill the sod areas with plantings.

Moved /) That the Design Review Advisory Committee supports DP001467 and recommend
Seconded (Council approve the application subject to the following conditions:

- that a lighting plan be provided at time of building permit application indicating proposed lighting throughout the development including pedestrian pathways and vehicle maneuvering areas;
- that a sign be installed at the site entrance to clearly identify the property to visitors and residents of the development;
- that screening a minimum height of 2m be provided adjacent to the neighbouring single detached dwellings to the north and east of the property;
- that the design include the addition of 2 gates, as detailed within the CPTED report prepared by Tesseract Security Consulting Inc., to secure the site and deter criminal activity; and further, that the gates be constructed using decorative metal;
- that tempered glass or security film be used on unit windows to create additional barrier to potential breakage;
- that panic buttons be installed in each unit for added security;
- that additional design be incorporated into the rear façade of the building to mitigate impact to adjacent residential neighbours;
- that the design be revised to provide direct connection and access between the indoor and outdoor amenity areas; and,
- that the landscape plan be revised to infill proposed sod areas along the southern boundary with plant material to aid in maintenance and viability of the landscaping.

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 4:10 pm.

Councillor Chris Kloot, Chair