

**City of Chilliwack**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**TUESDAY, JANUARY 11, 2022 – 3:30 pm**  
**Held Electronically**

---

**Council Members:**

Councillor Chris Kloot, Chair  
Councillor Bud Mercer, Vice Chair

**Design Review Advisory Committee:**

Mark Andersen, Community Member  
Chris Klaassen, Development  
Shida Neshat-Behzadi, Architect AIBC  
Michelle McNaughton, Community Member  
Scott Pelletier, Planning

**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  
Brecon Satchwell, Utilities Operations Technician  
Trish Alsip, Recording Secretary

**Regrets:**

Jesse Hildebrandt, CADREB Representative  
Jessica Thiessen, BCSLA Representative  
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     (   January 11, 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     (   November 30, 2021 be adopted as amended.

Carried unanimously

**4. DEVELOPMENT PERMIT APPLICATIONS**

Randy Regier, Preview Builders International Inc., Kevin Welsh, Precision Design Building Associates and Andrew Igel, Igel Architecture, were present.

Paul Fortin was present.

**1. DP001440 – 44921 & 44951 Commercial Court**

The Manager of Development Planning provided a presentation regarding this application for a new industrial building within DP Area 7 (Industrial) 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.

Andrew Igel, Architect, provided comment noting the proposed multi-tenant industrial building will blend in with other buildings on lots nearby; however, the prominent storefront design will ensure a strong presence facing the public street. Each unit will have a unique entryway to provide additional visual interest. A suggestion was made to incorporate additional accent warm, contrasting colours to the façade. The architect will consider the request; however, noted the proposed colour palette is designed to fit in with the surrounding buildings.

A query was raised with respect to whether security gates or surveillance is proposed; Randy Regier, Preview Builders International Inc., noted lighting will be included around the perimeter of the property. Clarification was requested with respect to whether the parking area will be fenced; the applicant noted there is no fencing proposed due to the storm detention system located between the pavement and the watercourse skirting the perimeter of the property. The applicant provided follow-up comment noting there are 10’ blackberry bushes adjacent the riparian area which surrounds the property, and as such, will act as a natural deterrent. An enquiry was made with respect to whether the RCMP receive many calls-for-service in the area; the RCMP noted patrols are conducted; although it is not a highly patrolled area unless there is a call-for-service. Locking gates were encouraged to provide security within the site.

Moved / ) That the Design Review Advisory Committee supports DP001440 and recommend  
Seconded ( Council approve the application subject to the following conditions:

- that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided throughout the complex;
- that directional signage directing users to units located at the back of the property be provided, and;
- that roof top equipment is positioned to minimize exposure or be properly screened with all other mechanical and operational equipment to be screened from public view through a combination of landscaping and fencing.

Carried unanimously

Randy Regier, Kevin Welsh and Andrew Igel left the meeting at 3:45 pm.

#### 4. DEVELOPMENT PERMIT APPLICATIONS

Doug Luteyn, Luteyn Architecture Ltd. was present.

The following email comment was provided from Jessica Thiessen, BCSLA Representative, who was unavailable to attend the meeting. “The Hope townhomes may need a barrier between the drive aisle and the basketball area unless that is being doubled as truck turning”.

##### 2. DP001481 – 46339 Hope River Road

The Manager of Development Planning provided a presentation regarding this application for a 10 unit townhouse development 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.

Positive comment was provided regarding the length of the driveways; staff noted parking requirements are now embedded into the Zoning Bylaw 2020 No. 5000, which require all townhouse driveways be 6m in length or include the provision of one unenclosed space on-site dedicated to that unit, in addition to one space within the garage.

Constable Dan Burrgraaf, RCMP, reiterated the importance of a well-lit complex sign and directional signage for emergency vehicles. The applicant noted lights will be provided at the entrance way complex sign and pot lights will be installed over each unit door and garage door, providing adequate lighting throughout the development.

Positive comment was made with respect to the play court with a portable basketball hoop; the applicant noted the play court is versatile and can be utilized for activities other than basketball, such as hockey. Clarification was requested regarding the portability of the basketball hoop; the applicant noted the base is weighted down with water, and therefore, deterring from theft.

Chair Kloot referred back to Ms. Thiessen’s comments noted above, and requested the applicant to provide further comment. The applicant noted the proposal includes a pedestrian pathway that runs in front of each unit wrapping around the front of the play area with a roll-over curb. It was further noted there is a bike rack located in the common amenity area which deters vehicles from turning around near the common amenity area.

An enquiry was made with respect to whether additional equipment or play structures could be incorporated for younger children and infants such as small outdoor furniture, safe landscape arrangements such as an amphitheater/low steps; or boulders. The applicant noted there is an active area (basketball / hockey) and a passive area (lawn and picnic table area); and therefore, does not want to over crowd the space with too many functions. The applicant; however, will bring forth with the landscape architect, the suggestion of adding some boulders to the tree area on the north west corner.

**4. DEVELOPMENT PERMIT APPLICATIONS**

Moved / ) That the Design Review Advisory Committee supports DP001481 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 adequate lighting is provided for the common amenity area, walkways, parking areas and pedestrian entrances;
- that all utility equipment, including mailboxes, be wrapped or screened from public view through a combination of landscaping and fencing;
- that a well-lit complex sign be provided at the entrance of the property; and,
- that signage stating “NO PARKING – FIRE LANE” be provided to maintain the minimum required clear width and to ensure that no parking or obstruction occurs within the strata road and vehicular turn-around area.

Carried unanimously

Doug Luteyn left the meeting at 4:09 pm.

Alvin Bartel, Architect, Station One Architects and Dave Algra, Algra Bros Developments Ltd. were present.

**3. DP001501 – 9298 Young Avenue**

The Manager of Development Planning provided a presentation regarding this application for two mixed-use commercial and residential buildings within DP Area 4 (Downtown) 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 email comment was provided from Jessica Thiessen, BCSLA Representative, who was unavailable to attend the meeting. “The Algra ones look really great. The larger townhomes would benefit from some structural soil in areas where there is low soil volume”. The applicant noted the landscape architect has proposed landscaping which will ensure healthy and viable trees throughout.

The applicant provided comment with respect to the west elevation of the ground floor of “Building 6A” which is reserved for a future mural, noting there will be additional murals installed throughout the development over a period of time, possibly 4-5 years, allowing the developer and the community to participate in the mural art process throughout the phased development. The applicant requested the Development Permit include the plans for future murals in the description of the project; staff will ensure this aspect of the proposal is included in the Development Permit.

Discussion ensued regarding the recommendation of glazed windows overlooking the space under covered walkways be provided on the ground floor of each building, as identified in the Crime Prevention Through Environmental Design (CPTED) Report. The architect and applicant provided rationale with respect to the CPTED recommendation and requested some flexibility regarding the number of windows on the ground floor; however, are amenable to further reviewing the recommendation.

**4. DEVELOPMENT PERMIT APPLICATIONS**

Follow-up discussion ensued with respect to the time-line of the murals, and it was suggested to ensure the murals are up-do-date in design when installed, particularly if they are being designed years in advance. The applicant noted the murals will be designed and installed within a short period of time; and therefore, will be 'current'.

Moved / ) That the Design Review Advisory Committee supports DP001501 and recommend  
Seconded ( Council approve the application subject to the following condition:

- that glazed windows overlooking the spaced under the covered walkways be provided on the ground floor of each building where possible.

Carried unanimously

**5. DELEGATION / PRESENTATION**

**6. INFORMATION**

**1. 2022 Terms of Reference**

The 2022 Terms of Reference was provided for information.

**2. 2022 Membership List**

The 2022 Membership List was provided for information.

**3. Memo – Year in Review 2021**

The Memo 2021 Year in Review was provided for 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 4:11 pm.

\_\_\_\_\_  
Councillor Chris Kloot, Chair