

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, JULY 26 2022 – 3:30 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair

Design Review Advisory Committee:

Chris Klaassen, Development
Scott Pelletier, Planning
Michelle McNaughton, Community Member
Jesse Hildebrandt, CADREB Representative
Shida Neshat-Behzadi, Architect AIBC

City Staff:

Gillian Villeneuve, Director of Planning
Reuben Koole, Manager of Development Planning
Stella Xiao, Planner 1
Madelaine Peters, Planner III
Constable Dan Burrgraaf, RCMP
Brecon Satchwell, Utilities Operations Technician
Trish Alsip, Recording Secretary

Regrets:

Councillor Bud Mercer, Vice Chair
Erin Leary, Manager of Development Planning
Jessica Thiessen, BCSLA Representative
Mark Andersen, 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
Seconded (Tuesday, July 26, 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 (February 8, 2022 be adopted as amended.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

David Mackeigan and Brian Todd were present via zoom.

1. DP001455 – 45044 Commercial Court

The Director of Planning provided a presentation regarding this application for a new service station, car wash, and drive-thru restaurant 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.

Discussion ensued regarding whether there is a free-standing sign proposed; the applicant noted there is a proposed pylon sign that conforms to the Sign Bylaw with respect to height and siting.

Constable Dan Burrgraaf, RCMP raised a concern with respect to the security of the site; specifically, whether the car wash doors are locked at night or, whether the car wash will be operating 24 hours per day. The applicant noted the current operating hours are set to be 24 hours per day; however, he is amenable to reviewing the operating hours if it is determined this becomes a noise nuisance for neighbours. Constable Burrgraaf provided clarification noting his concern is with respect to individuals experiencing homelessness perhaps entering the car wash bays to camp overnight. The applicant noted when the car wash is not in operation, the man-doors are closed and keyed and the overhead doors cannot be opened. There is no hardware on the outside of the doors; the only access is through the man-doors which are locked.

Moved /) That the Design Review Advisory Committee supports DP001455 and recommend
Seconded (Council approve the application subject to the following conditions:

- that the front lot line (FLL) setback within the CD-2 (Comprehensive Development-2) Zone be reduced from 10m to 7.5m for the proposed restaurant and gas bar canopy, inclusive of the 2.5m supplementary road widening setback for Evans Road. As a result of the supplementary setback, the total proposed FLL setback reduction is from 12.5 m to 10m; and

that a lighting plan be submitted at time of Building Permit application that demonstrates exterior lighting throughout the development, including for the proposed buildings, gas bar canopy, and vehicle and pedestrian movement areas, including sidewalks, maneuvering aisles, and the parking area.

Carried unanimously

David Mackeigan and Brian Todd left the meeting at 3:38 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Darcy Forcier and Shannon Webb were present via zoom. Henry Loewen, Collin Rogers and Glenn Froese were present. Chip Barrett, Architect is expected to join the meeting via zoom.

2. DP001470 – 44688 South Sumas Road

The Director of Planning provided a presentation regarding this application for a new industrial building (Legacy Pacific Building 7) 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.

A query was raised with respect to the intended use of the yellow in the colour palette; the applicant noted the yellow on the colour palette is intended for the safety bollards in the parking lot. A follow-up enquiry was made regarding whether the same yellow or another colour could be used on the building to enliven the façade and provide a focal point, and perhaps provide more distinction on the façade. The applicant noted the “safety yellow” colour is used for the purpose of preventing accidental or intentional crashes. The applicant further noted the proposed development is part of an existing complex, and as such, should remain uniform with respect to the colour palette; however, there is additional colour to the overall development with the tenant’s signage.

Chip Barrett, Architect, joined the meeting via zoom at 3:46 pm.

An enquiry was made with respect to whether a traffic impact study was conducted in terms of a turning egress for trucks so as to avoid potential conflict in the parking lot when commercial vehicles enter and exit; the applicant noted the parking lot within the development adjacent the loading bays will be utilized for employee parking for tenants within the building, with the exception of Anita’s Organic Mill which is located at the south end of the building and not directly across from any loading bays. The applicant noted commercial vehicles entering the development will be able to drive around the entire building in one direction due to the large commercial vehicle access. The traffic will be isolated to the west with wayfinding signage is proposed.

Constable Burrgraaf, RCMP, queried the lighting plan on the existing buildings within the development and on the proposed “Building 7”; the applicant noted there is LED lighting around the existing buildings for the drive aisles and truck loading. The building identified as “Building 7” is proposed to have the same lighting including lighting in the north parking lot and flood and pole lights. There are nightly security patrols conducted within the development area.

A query was made as to whether the existing drive aisle will be expanded at any time in the future; the applicant noted the drive aisle was expanded to the maximum expansion allowable last year; however, there are no future plans to further expand the existing drive aisle.

The applicant requested clarification with respect to the screening requirements for rooftop equipment; staff provided clarification.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Moved /) That the Design Review Advisory Committee supports DP001470 and recommend
Seconded (Council approve the application subject to the following conditions:

- that all outstanding items related to Building Permit (BP21790) for “Building 6” be resolved and the Building Permit closed prior to issuance of a Building Permit for “Building 7”;
- that rooftop 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 or decorative decal;
- that appropriate directional and wayfinding signage be provisioned as part of the “Building 7” Development, and;
- that a lighting plan be submitted at time of Building Permit application to ensure adequate lighting in line with CPTED recommendation is provided as it relates to “Building 7”.

Carried unanimously

Henry Loewen, Shannon Webb, Collin Rogers, Glenn Froese, Darcy Forcier and Chip Barrett left the meeting at 4:00 pm. Madelaine Peters, Planner III, joined the meeting at 4:00 pm.

3. DP4 Amendment: Security Shutters, Gates, Awnings and Canopies

Reuben Koole, Manager of Long Range Planning provided a presentation and update regarding security shutters, gates, awnings and canopies. In the fall of 2019, the Design Review Advisory Committee received an enquiry with respect to roll-down shutters in the downtown area, and as such, the Committee made a request for further review of the Downtown Design Guidelines. In the spring of 2020, the Design Review Advisory Committee recommended that Council consider directing staff to amend the Downtown Design Guidelines (Official Community Plan) to prohibit security window shutters, to discourage accordion gates and rolling grills, and to encourage the use of interior window bars. It was felt that window shutters did not provide a welcoming experience as it may be perceived that the area is experiencing a high level of vandalism.

The BIA supported DRAC’s recommendation with additional criteria, to prohibit security window shutters, to discourage accordion gates and rolling grills *on the exterior of the building*, and to encourage the use of interior window bars, *preferably black as they are less visible than white bars*.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

General Discussion

The Committee discussed the following:

- importance of ensuring the design of gates and bars is done within a downtown aesthetic;
- options such as retractable or hidden security measures;
- interior window bars cause a ‘fortress’ feel in the downtown;
- timing system for auto open and close roll-down window shutters;
- window shutters – a more suitable option than permanent interior bars;
- City incentives – pros and cons;
- vacant buildings – ability to regulate shutters through bylaw; and
- research aesthetic options available.

The Long Range Planning team will provide additional information and feedback in the coming months. This update will also be provided to the Public Safety Advisory Committee in September 2022.

5. DELEGATION / PRESENTATION

6. INFORMATION

Discussion Notes – Tuesday, May 10, 2022

The Discussion Notes from Tuesday, May 10, 2022 were provided for information.

7. NEXT MEETING

The next meeting will be held on Tuesday, August 9, 2022 at 3:30pm in the Dogwood Room.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:55 pm.

Councillor Chris Kloot, Chair