

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, NOVEMBER 30, 2021 – 3:30 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Mark Andersen, Community Member
Jessica Thiessen, BCSLA Representative
Shida Neshat-Behzadi, Architect AIBC
Michelle McNaughton, 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
Brecon Satchwell, Utilities Operations Technician
Trish Alsip, Recording Secretary

Regrets:

Hendrick Guliker, Intern Architect
Chris Klaassen, Development
Jesse Hildebrandt, CADREB Representative
Scott Pelletier, Planning

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 (November 30, 2021 be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Tuesday,
Seconded (October 26, 2021 be adopted as amended.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Diane Kalen-Sukra was present.

Jinyong Yum, Applicant/Architect was present.

1. DP001318 – 46130 and 46142 Cleveland Avenue

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

A query was raised regarding the variance request to reduce the Interior Side Lot Lines (ISLL); and whether the requested variance will have an affect on future development should adjacent properties request similar variances; staff noted there will be no impact on adjacent properties.

An enquiry was made with respect to the type of materials proposed for the interior of the balconies; the applicant noted the balcony enclosures will include wall cladding material made of hardie board and vinyl soffit. It was suggested to use an alternate and/or non-combustible material such as aluminum or metal in place of vinyl within the balconies; the applicant is amenable to the suggestion.

Discussion ensued regarding the window formation on the upper floors of the North and South elevations; and a query was raised as to whether there would be any consideration to bundle the windows adding to the legibility and ensuring the building is less prone to water intrusion issues.

The applicant provided rationale for the proposed window design noting the formation of the upper floor windows on the North and South elevations provide visual appeal and variety on the exterior design. In addition, each above-noted window is recessed from the metal cladding and has an appropriate overhang; thus, eliminating concern regarding water intrusion.

Moved /) That the Design Review Advisory Committee supports DP001318 and recommend
Seconded (Council approve the application subject to the following conditions:

- that all mechanical and operational equipment be screened from public view through a combination of landscaping and fencing;
- that clear signage denoting the complex and parking areas be provided on Cleveland Avenue to direct visitors to the parking areas; and,
- that non-combustible materials be used for the siding and soffit s within all balconies.

Carried unanimously

Jinyong Yum, Applicant/Architect left the meeting at 3:46 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Jason Metcalfe and Brendan Robinson, Westbow Construction Group Ltd, were present.

2. DP001327 – 44405 Freshwater Drive

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

Chair Kloot enquired as to whether the design features of the proposed development is a continuation of the developments that are currently being constructed in the area; although, a different strata lot. The applicant noted this to be accurate.

A suggestion was made to incorporate additional contrasting colours or treatments to compliment and break up the colour palette; it was noted the proposed design will complement the existing adjacent developments currently under construction or which have been completed. The applicant reiterated they were maintaining a similar design as the rest of the neighbourhood; however, will take the suggested comments into consideration.

A comment was provided with respect to the landscape plans proposed for the area between driveways; a suggestion was made to consider irrigation or a non-vegetative screening between driveways, as cedar hedges typically do not do well in a location as proposed. The applicant was amenable to the suggestion.

Moved /) That the Design Review Advisory Committee supports DP001327 and recommend
Secoded (Council approve the application subject to the following conditions:

- that a secure, long term bicycle parking space be included within the garages for each townhouse unit at time of Building Permit application;
- that a lighting plan be provided prior to issuance of a Building Permit to ensure adequate lighting is provided throughout the site;
- that any mechanical equipment or utility boxes be screened from view or wrapped with a decorative decal;
- that non-combustible materials be utilized for the siding and soffit areas within all balconies; and,
- that the landscape plan be reviewed to ensure proposed plantings located between driveways will thrive or consider alternate materials for this space.

Carried unanimously

Jason Metcalfe and Brendan Robinson left the meeting at 4:56 pm.

Diane Kalen-Sukra left the meeting at 4:57 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Ted Feenstra, Architect, Feenstra Architecture Inc. was present.

3. DP001442 – 44200 Progress Way

The Manager of Development Planning provided a presentation regarding this application for a proposed industrial development 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 with respect to whether the bike racks could be visually enhanced with a decorative style as per recommendation from the Chilliwack Public Art Advisory Committee. The architect is amenable to the suggestion.

An enquiry was raised with respect to the colour palette, and, whether there are any additional contrasting colours or treatments proposed for the elevations; the applicant noted the design team worked with the client to ensure the proposed development includes contemporary materials and finishes, and variations in shape and colour that contribute to the surrounding industrial environment.

With respect to the landscape plans, a suggestion was made to use structural soil within the planting islands that are incorporating trees, to promote viability.

Constable Burrgraaf, RCMP, queried the hours of operation and whether security gates are proposed as he noted this is not a highly patrolled area unless there is a call-for-service; locking gates were suggested to provide security within the site. The applicant noted he is not aware of the hours of operation as details regarding the units’ licensees and/or renters are not final, yet.

Clarification was requested with respect to the type of exterior lighting proposed; the architect noted he anticipates both low-level lighting and motion lighting to be provided.

Moved /) That the Design Review Advisory Committee supports DP001442 and recommend
Seconded (Council approve the application subject to the following conditions:

- that a lighting plan, including full-coverage motion lighting, be submitted prior to the issuance of a Building Permit to ensure lighting strategies identified per the CPTED Report and Design Guidelines are implemented, including the lighting of entrances, parking areas, loading spaces, and the vehicle and pedestrian circulation network;
- that any rooftop equipment be positioned to minimize exposure or screened from view; and,
- that signage/labelling stating “NO PARKING – LOADING ZONE” be provided to ensure no visitor parking occurs within designated loading spaces.

Carried unanimously

Ted Feenstra left the meeting at 4:05 pm.

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 4:08 pm.

Councillor Chris Kloot, Chair