

**City of Chilliwack**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**TUESDAY, APRIL 13, 2021 – 3:30 pm**  
**Held Electronically**

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**Council Members:**

Councillor Chris Kloot, Chair  
Councillor Bud Mercer, Vice Chair

**Design Review Advisory Committee:**

Hendrick Guliker, Intern Architect  
Chris Klaassen, Development  
Mark Andersen, Community Member  
Jesse Hildebrandt, CADREB Representative  
Michelle Savich, Community Member  
Shida Neshat-Behzadi, Architect AIBC  
Jessica Thiessen, BCSLA Representative

**City Staff:**

Gillian Villeneuve, Manager of Development Planning  
David Blain, Director of Planning and Engineering  
Seamus McConville, Planner 1  
Constable Dan Burrgraaf, RCMP  
Trish Alsip, Recording Secretary

**Regrets:**

Brendan Robinson, Community Member  
Kim Harder, Community Member  
Scott Pelletier, Planning  
Richard Fortin, Manager of Parks Planning

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**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     (   April 13, 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     (   February 23, 2021 be adopted as amended.

Carried unanimously

#### 4. DEVELOPMENT PERMIT APPLICATIONS

##### 1. DRAC – Meeting Structure Overview

The Manager of Development Planning provided a brief presentation with respect to the outline of the Design Review Advisory Committee’s process to assist in guiding the discussion at DRAC and to provide clarity for the developer and Council as to what conditions of development are required. The process at a Design Review Advisory Committee meeting is as follows:

- a) Presentation
- b) General Discussion / Q&A with Developer
- c) Committee Discussion re: Recommendation
- d) Summary of Recommendation in keeping with Design Guidelines
- e) Motion re: Recommendation

Shida Neshat-Behzadi, Architect AIBC expressed concern in general regarding applications not represented by an architect at Design Review Advisory Committee meetings. Ms. Neshat-Behzadi provided the following additional statement concerning projects requiring the services of an architect: “Apart from my professional obligation to recuse myself when an architect member of the AIBC is not presenting these types of projects, I am concerned about the lack of professional architectural review on the DRAC’s part which could potentially facilitate Council’s review of these projects.”

Staff noted it is the developer’s responsibility to ensure the appropriate members of their team represent their respective application. The City of Chilliwack understands, from a professional perspective through AIBC, if a committee member needs to recuse themselves from the discussion because an architect is not representing the file, the committee member must declare this as a conflict up front and remove themselves from the discussion. The City of Chilliwack’s Planning Department encourages applicants to have the appropriate persons represent the file; however, the City of Chilliwack has no control regarding whether this occurs.

Chair Kloot provided additional comment expressing appreciation for the above-noted concern; however, provided assurance that Council reviews all committee minutes. If there are any questions regarding advisory committee minutes, Council will seek clarification from staff. Chair Kloot noted he is confident in the process that is in place.

Jesse Rayner, JCR Design Ltd was present.

Shida Neshat-Behzadi, Architect AIBC requested clarification as to whether the architect was present for the following application; Jesse Rayner, JCR Design Ltd. noted he is representing the developer for application DP001334.

Shida Neshat-Behzadi, Architect AIBC declared a conflict regarding the following application DP001334 due to there being no architect representing the application present and left the meeting at 3:40 pm.

**4. DEVELOPMENT PERMIT APPLICATIONS (continued)**

**2. DP001334 – 8387 Young Road**

The Manager of Development Planning provided a presentation regarding this application for exterior improvements to the existing Homelife building 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. The applicant did advise staff and wished to note that the elevations were updated after distribution of the staff report to the Committee; and as such, the updated renderings show some differences including material patterns that have been changed to provide a more cohesive colour palette. The presentation reflects the resubmitted elevations in comparison to those noted in the original staff report.

A query was raised with respect to whether enhanced use of light sources on the exterior of the building will be incorporated into the design plans, as noted in the Crime Prevention Through Environmental Design (CPTED) report; the applicant noted enhanced use of light sources will be included in the lighting plan at the time of Building Permit.

Constable Dan Burrgraaf, RCMP expressed concern regarding the overhang areas in the design plan and queried whether there was any way of limiting access to the property during closed business hours in order to mitigate the potential of individuals camping overnight on the property. Chair Kloot noted there were some concerns noted in the CPTED report with respect to recent issues along the Rail Trail. The applicant noted enhanced lighting, security surveillance, landscaping and pedestrian use will help to deter permanent camps and criminal activity occurring on the property. Chair Kloot enquired as to whether the RCMP have had any calls-for-service in the area; Constable Dan Burrgraaf, RCMP noted there has been one call-for-service in the last few months and notes it is not a high frequented area. A committee member, who's work place is near to the subject property, noted that there have been very few issues in the area.

Moved / ) That the Design Review Advisory Committee supports DP001334 and recommend  
Seconded ( Council approve the application subject to the following conditions:

- that pedestrian access to the structure be clearly delineated; and,
- the garbage area be secured and enclosed.

Carried unanimously

Jesse Rayner left the meeting at 3:50 pm and Shida Neshat-Behzadi, Architect AIBC re-joined the meeting.

Dave Algra, Algra Bros., Andy Sidhu and Alvin Bartel, Station One Architects were present.

**3. DP001352 – 9298 Young Road**

The Manager of Development Planning provided a presentation regarding this application for a new commercial development within Five Corners / District 1881 site 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.

**4. DEVELOPMENT PERMIT APPLICATIONS (continued)**

Though the overall design of the proposed development is considered to be in keeping with the Downtown Design Guidelines, there are a number of deficiencies noted with respect to the parking, loading and landscaping, as required within the Zoning Bylaw. As such, an application to amend the text of the CD-22 Zone (RZ001458) is currently being considered to include a number of new uses and to resolve deficiencies identified within this proposal, and as anticipated within future phases, with respect to parking, loading and landscaping.

Staff are seeking any recommendations this committee might have to bring forth to Council; however, there were no items that staff specifically identified with respect to the proposal.

A query was raised with respect to lighting on the east elevation of Buildings 4 and 5, a suggestion was made to incorporate additional lighting to address any CPTED concerns with respect to dark areas; staff noted the CPTED report identified that lighting would be provided throughout the development. The item, with respect to increased video surveillance on the east side of each building where windows had not been provided, and any hidden areas identified in the CPTED report, would be addressed at time of Building Permit.

Andy Sidhu, Station One Architects provided additional background information regarding lighting and the east elevation on Building 4; the CPTED report defined the next phases of the development as providing additional lighting which will generate more light facing the east sides of Building 4 and 5.

Dave Algra, Algra Bros. noted the lighting on the east side of Building 4 is consistent with the lighting on all of the new buildings in the development along Yale Road. The lighting plan for Buildings 4 and 5 will remain consistent with the lighting throughout the remainder of the development as it has been a successful with no dark spots.

Moved / ) That the Design Review Advisory Committee supports DP001352 and recommend  
Seconded ( Council approve the application.

Carried unanimously

To provide clarification, Alvin Bartel, Station One Architects provided comment with respect to the above-noted application and stated he joined the meeting a few minutes late; however, is the architect representing DP001352.

**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 3:57 pm.

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Councillor Chris Kloot, Chair