

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
THURSDAY, APRIL 9, 2020 – 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
Michelle Savich, Community Member
Brendan Robinson, Community Member
Jesse Hildebrand, CADREB Representative
Hendrick Guliker, Intern Architect
Mark Andersen, Community Member
Kim Harder, Community Member
Blair Arbuthnot, BCSLA Representative

City Staff:

Gillian Villeneuve, Manager of Development Planning
David Blain, Director of Planning and Engineering
Sergeant Krista Vrolyk, RCMP (Alternate)
Trish Alsip, Recording Secretary

Regrets:

Patrick Stewart (AIBC)
Richard Fortin, Manager of Parks 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 Thursday,
Seconded (April 9, 2020 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 14, 2020 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

James Pernu, McEllenany Ltd. and Doug Johnson, Douglas R. Johnson, Architect Ltd. joined the meeting at 3:30 pm.

a) DP001030 – 45755 & 45777 Kipp Avenue, 9299 Main Street and 9300, 9312 & 9320 Mary Street

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

Discussion ensued regarding the lighting plan for the amenity area and whether the Crime Prevention Through Environmental Design (CPTED) report dated September 19, 2019, has been updated since that time. It was suggested to have an updated CPTED report provided; staff confirmed an updated CPTED report will be requested and included in the application to Council.

Discussion ensued regarding the distance of the setback from the street to the parkade and height that the parkade projects above street level; staff noted the two apartment buildings and the common amenity building are all located above the partially underground parkade. Staff reported the development includes a stepped design which incorporates two levels of landscaping as well as offers individual pedestrian entrances for the ground-orientated units to directly access the street. The landscaping is tiered back from the street to create a more attractive street frontage. Doug Johnson, Architect added comment with regards to the proposed implementation of low retaining walls with landscaping sloping up towards the balconies with smaller retaining walls at the top.

A query was raised with respect to whether the amenity area is private; staff confirmed the proposed stand-alone amenity area is private and is located on private land as part of the strata development. A query regarding whether there are gates proposed to secure the internal area; Doug Johnson, Architect, noted there are no locked gates securing the internal area and no means to completely secure the area. Discussion ensued regarding access to the space located between the two apartment buildings and the amenity building. A query was raised with respect to an access ramp to the amenity space; staff noted the development includes a ramp along the Mary Street frontage to provide access to the development for those persons with mobility challenges.

Discussion ensued regarding the materials proposed for the fascia located on the interior of the balconies; Doug Johnson, Architect, noted hardi board and/or non-combustible materials are proposed.

Discussion followed with respect to the blank wall appearance on the east elevation along the parkade structure. A suggestion was made to include additional foliage and/or trees along the east portion of the development to enhance the streetscape. Doug Johnson, Architect is amenable to the suggestion and offered a suggestion to incorporate a berm to create a terraced landscape to help minimize the massing appearance of the wall. He will forward the suggestions to the landscape architect, particularly on the interior portion of the court yard.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Moved /) That the Design Review Advisory Committee supports the proposed DP001030 and
Seconded (recommends 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 for outdoor common amenity areas, all walkways, parkade entrance, and pedestrian entrances;
- That all mechanical and operational equipment be screened from public view through a combination of landscaping and fencing;
- That a new CPTED report be provided for the entire development, including the common amenity area;
- That landscaping be provided along the Eastern elevation; and,
- That the landscaping design ensure appropriate growing medium within all landscaped areas.

Carried unanimously

Sean Gill, Tritech Group Ltd. was present at the meeting.

b) DP001246 - 44820 Wolfe Road (Waste Water Treatment Facility/City Project)

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.

Positive comments were received from the Design Review Advisory Committee regarding the overall design of the building; however, it was suggested to integrate additional design details to the elevation facing Wolfe Road to create a more aesthetically pleasing streetscape and less of a “box-like” appearance.

It was noted that the reduction of the front lot line setback from 17.44m to 11.5m is to accommodate future road widening.

Moved /) That the Design Review Advisory Committee supports the overall proposed development
Seconded (at 44820 Wolfe Road; however, recommends the design be revised to incorporate additional architectural elements/design details to improve the elevation and streetscape along the Wolfe Road frontage.

Carried unanimously

5. DELEGATION / PRESENTATION

6. INFORMATION

Discussion Notes – February 26, 2020

Discussion notes from the February 26, 2020 Design Review Advisory Committee meeting were 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 4:09 pm.

Councillor Chris Kloot, Chair