

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, FEBRUARY 14, 2023 – 3:00 pm
DOGWOOD ROOM / Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice-Chair

Design Review Advisory Committee:

Chris Klaassen, Development
Quintin van Dyk, Design
Michelle Savich, Community Member
Carmen Peters, Community Member
Jennifer Perigo, Community Member

City Staff:

Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Trish Alsip, Recording Secretary

Regrets:

Jesse Hildebrandt, CADREB Representative
Jessica Thiessen, BCSLA Representative
Scott Pelletier, Planning
Constable Lucian Mares, RCMP

1. CALL TO ORDER

Councillor Kloot was Chair, called the meeting to order at 3:00 pm and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Design Review Advisory Committee meeting of Tuesday,
Seconded (February 14, 2023 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 31, 2023 be adopted.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Jason Ballou, Prairie Coast Equipment, was present.

1. DP000697 (amendment) – 44158 Progress Way

The Manager of Development Planning provided a presentation regarding an amendment to a previously approved Development Permit to facilitate construction of a new industrial storage building within DPA No. 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.

In July 2014, a Development Permit (DP000697) was issued approving an industrial development for *Prairie Coast Equipment*, a John Deere dealership. At that time, given the large size of the lot, a development area was created, which excluded the rear portion of the site dedicated to open storage. The development area considered the front portion of the site where the existing building, parking and display area are located. Through the original Development Permit, landscaping was provided around the perimeter of the site to screen the open storage area. However, the open storage area was not paved in 2014 as the previous Zoning Bylaw did not include that requirement.

A query was raised with respect to the rationale of a variance to waive the requirement for the open storage area; the applicant provided rationale noting that, as some of the trees were dying, removal of trees was required thereby compromising the perimeter screening of the yard. The applicant went on to note the potential impact of the reduced screening is minimal due to the neighbouring industrial properties to the east and west and the CN Mainline to the south. A suggestion was made to incorporate additional privacy screening to block the view into the open storage area.

Moved /) That the Design Review Advisory Committee supports DP000697 and recommend
Seconded (Council approve the application subject to the following condition:

- that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided on the building; and,
- that a view obscuring screen such as privacy slats within the existing chainlink fence be provided along the property lines to screen the open storage area from view.

Carried unanimously

Jason Ballou left the meeting at 3:10 pm.

Chair Kloot withdrew from the meeting at 3:11 pm declaring a potential conflict of interest as the applicant with respect to the following application DP001555 is a family member.

Jennifer Perigo withdrew from the meeting at 3:11 pm declaring a potential conflict of interest as the applicant with respect to the following application DP001555 is her employer.

Due to a lack of quorum, the meeting was lost. The meeting was adjourned at 3:12 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Chair Kloot and Jennifer Perigo returned to the meeting at 3:16 pm; therefore, the meeting resumed as quorum was met.

Quintin van Dyk, Design Representative withdrew from the meeting at 3:16 pm declaring a potential conflict of interest as the applicant with respect to the following application DP001555 is his employer.

Sevda Safarova, CPA Development Consultants and Janice Silver, MQHS CEO, Operator, were present via zoom.

Chelsea Mueller, Architect AIBC, Station One Architects, Casey Clerkson, CPA Development Consultants, Debora Soutar and Tony Degroot, Owners/church, joined the meeting at 3:16 pm.

2. DP001566 – 45835 Spadina Avenue & 46015 Yale Road

The Manager Planner of Development Planning provided a presentation regarding this application for a new BC Housing funded, mixed-use commercial-residential building within the consolidated area of the subject properties located within DPA No. 4 (Downtown). 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 comments were provided via email by one of the Design Review Advisory Committee (DRAC) members upon review of the proposal, who was not able to join the meeting.

I just wanted to add that I'm not a huge fan of the building design of the BC housing proposal. It doesn't really fit with the neighborhood and also the requested 18 variances bring some concerns to myself.

Devon Harlos, CPA Development Consultants, joined the meeting at 3:20 pm via zoom.

Concern was expressed with respect to the massing and scale of the proposed development in comparison with the surrounding properties. It was felt that the setbacks requested will lead to compromises in the building design.

A committee member provided comment noting that preserving heritage is of great importance in the community; concern was expressed with the removal of the existing building and church. An enquiry was made as to whether there has been any consideration to retain the original structure to continue using the amenity and religious assembly space, and build outside of the existing building on a different area of the site; Chelsea Mueller, Architect AIBC, Station One Architects, noted it is the church who owns the existing building and the building is very meaningful to the congregation; although, the building is not designated as a heritage building. However, to preserve some of the heritage aspects of the existing building, a portion of the materials from the church will be salvaged and repurposed in the interior portion of the religious assembly outreach space.

Casey Clerkson, CPA Development Consultants, noted that the building is no longer structurally sound, and the challenges associated with the building has triggered the redevelopment of the property. Mr. Clerkson provided further comment with respect to elements of the church which will be considered in the religious assembly portion of the new development in order to preserve some of the character of the existing building as opposed to retaining the structure or original façade. Demand for public use in facilities such as this has decreased in the past few years; however, there will be public space still available in the religious assembly portion of the new development.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

A query was raised with respect to the rationale for waiving the requirement to provide separate storage locker space for each unit in favour of storage within 50 of the 74 units; Mr. Clerkson noted the proposal falls within the strict guidelines that must be adhered to with respect to the design of BC Housing-funded projects, and further noted the BC Housing project will have adequate provision of storage.

Vice-Chair Mercer expressed concern with the location of the project and how the proposed development will integrate into the existing neighbourhood. He noted the property sits at the focal point or gateway into the historical downtown corridor; however, the design does not include any historical features. As Vice-Chair of the Heritage Advisory Committee, he noted the property is considered to be located in a heritage conservation area with the intent that heritage buildings remain in place; or when they have to be replaced, they are to be designed in a way that respects heritage as part of the design process.

Further discussion ensued with respect to the prominent location and the uniqueness of having three street facades; it was suggested to incorporate design elements in keeping with the heritage aspect of the existing building and of some of the surrounding buildings such as the Chilliwack Museum. It was further suggested that a 3-dimensional rendering of the surrounding area be provided to better illustrate how the proposed development will fit into the existing neighbourhood.

A query was raised with respect to providing clarification regarding the timeline of the development permit, as there is a current referral to the Ministry of Environment and Climate Change (MOE) for review of possible site contamination due to a previous auto repair business historically operating on the site. Staff provided clarification on the timeline.

An enquiry was raised with respect to whether there was any consideration for off-street parking on the south side of the property at the intersection of Spadina Avenue, Main Street and Yale Road rather than on the north side of the building; therefore, having the building situated deeper into the site; Ms. Mueller provided comment noting consideration was taken with respect to the gateway approach to the building as you enter the downtown area. The intent of the design was to incorporate the frontage on Main Street keeping the frontage more apparent and present while taking into consideration the pedestrian access to the building.

A query was raised as to whether there was consideration given to a step-back design to help reduce the scale of the building and to provide a parking area along Spadina Avenue; Mr. Clerkson noted the intent of the design is to maximize as many affordable housing units as possible; and as such, a step-back design would have resulted in a decrease in the number of residential units. The applicant noted in an effort to reduce the mass scaling, the proposed design incorporates a variety of materials such as brick to break up the seamless continuity of a wall and create visual interest.

A query was raised regarding the materials proposed for the fascia located on the interior of the balconies; the applicant noted hardi board is proposed for the patio enclosures and a non-combustible materials such as aluminum is proposed for the soffit within the balcony roofs.

An enquiry was raised with respect to the reduced number of parking spaces proposed compared with the number of residential units; concern was expressed regarding residents being required to find on-street parking. Mr. Clerkson provided comment noting the target population for the project is low-income seniors, and as such, it is anticipated the nearby amenities and transit routes will allow seniors to not need a vehicle. He noted an independent traffic engineer has conducted an assessment of the future tenant population has deemed the number of parking stalls as more than sufficient for the intended population.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

A further enquiry was raised as to whether it is known if BC Housing has done studies with respect to how many tenants own vehicles that reside in BC Housings' current senior housing projects; Mr. Clerkson could not speak on behalf of BC Housing; however, reiterated the independent traffic engineer's assessment who has studied this particular project and deemed the number of parking spaces proposed as sufficient.

Concern was reiterated with the loss of the heritage aspect and the importance of retaining a design which includes historical aspects. Debora Soutar, a member of the board for the United Church, provided comment noting the congregation has been struggling with the loss and emotional attachment of the existing building. Ms. Soutar noted the church is willing to offer the building to be relocated on a suitable property. Ms. Soutar clarified that the building was built in 1953, and is not a heritage building. The site is historical in the sense that a church has been on the property for many years with the Goldsmith Shoppe across the street being the original church located on the property. In summary, the neighbourhood has a great deal of history.

A query was raised with respect to the Crime Prevention Through Environmental Design Report and whether the CPTED assessment includes the Save-On-Foods parking lot area; clarification was provided and it was noted the Save-On-Foods property is included in the assessment.

Discussion ensued with respect to the landscape design, and whether there has been any consideration for irrigation on the grounds; the applicant is amenable to the suggestion of irrigation and further noted landscaping is emphasized on the front of the building along Yale Road, on the corners, and adjacent to the residential entryway.

Staff provided clarification on the options moving forward, and the Committee provided the following recommendation noted below.

Moved /) That the Design Review Advisory Committee reviewed DP001566 and requested the
Seconded (application be referred to staff in order for the applicant to provide the following additional information for review by the Committee prior to making recommendation to Council:

- that a 3-dimensional rendering of the streetscape surrounding the subject properties be provided to demonstrate how the massing and scale of the development will integrate into the neighbourhood;
- that the proposed building design incorporate the existing building which includes historical and aesthetic interest, into the development or the applicant provide a professional assessment to confirm that due to the condition of the structure, integration is not possible;
- that design elements reflecting the existing building and unique character of the downtown be included within the overall site and building design;
- that non-combustible cladding and soffits be provided within the balconies;
- that an irrigation system be included into the landscaped areas within the site;
- incorporate adequate wayfinding signage within the parking areas to ensure site safety;
- that a detailed light plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and pedestrian entrances, in accordance with CPTED recommendations;
- the addition of video surveillance or a window on the bike storage room;
- security film on the perimeter entry doors; and,
- that any rooftop equipment such as heaters, mechanical units, air conditions, etc. should be located near one another, buffered to reduce noise and screened from view.

Carried unanimously

Chelsea Mueller, Casey Clerkson, Sevda Safarova, Debora Soutar, Tony Degroot and Janice Silver left the meeting at 4:00 pm.

Quinton van Dyk returned to the meeting at 4:01 pm.

5. DELEGATION / PRESENTATION

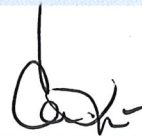
6. INFORMATION

7. NEXT MEETING

The next meeting will be held on Tuesday, March 14, 2023 at 3:00 pm in the Dogwood Room.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:02 pm.



Councillor Chris Kloot, Chair