

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, FEBRUARY 23, 2021 – 3:30 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Scott Pelletier, Planning
Hendrick Guliker, Intern Architect
Kim Harder, Community Member
Chris Klaassen, Development
Mark Andersen, 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
Richard Fortin, Manager of Parks Planning
Trish Alsip, Recording Secretary

Regrets:

Jesse Hildebrandt, CADREB Representative
Michelle Savich, Community Member
Brendan Robinson, Community Member
Constable Dan Burrgraaf, RCMP

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 (February 23, 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 (January 26, 2021 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

a) DP1321 – 43610 Chilliwack Mountain Road

The Manager of Development Planning provided a presentation regarding this application for a new 24 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.

Discussion ensued regarding the modern and classic façade treatments; a suggestion was made to adjust the design features so as to appear more consistent. Encouragement was also provided to incorporate additional design elements such as accent colours or a vertical band to reduce the massing and height of the third storey.

Comment was provided regarding the proportion of blank wall on the exterior of Building 3. It was suggested to incorporate additional design elements to provide a more visually appealing entrance way in to the development. An enquiry was made with respect to the colour scheme and whether consideration would be given to provide an additional accent colour to provide additional visual enhancement; the applicant felt the colour scheme proposed will provide a visually appealing development.

Discussion ensued regarding the materials proposed for the fascia located on the interior of the balconies; the applicant noted vinyl is proposed for the balcony enclosures. 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 noted a fire suppressant system is proposed for both the interior and exterior of the building; however, was amenable to the suggestion of non-combustible materials.

A query was raised with respect to the two parking spaces in units 21, 23 and 24 and whether there is any on-street parking on Chilliwack Mountain Road to provide additional parking for residents; staff noted the proposed development has met all parking requirements.

Discussion ensued regarding whether the townhouse development will include electric car charging stations; staff noted that one energized electric vehicle charging station per townhouse unit is required under the new Zoning Bylaw 2020, No. 5000.

A query was raised with respect to the common outdoor amenity area and whether amphitheater-style steps or boulders could be incorporated to provide a more playful space for small children; the applicant noted the common outdoor amenity space is a flat area, and therefore, it would be a challenge to incorporate amphitheatre-style steps; however, the landscape plan includes benches in the playground area and other alternate seating options will be considered.

Discussion ensued regarding the type of fencing located around the perimeter of the development and whether the applicant would consider wood fencing as opposed to chain-link; the applicant confirmed the type of fencing proposed is chain link and provided rationale noting that wood fences tend to lose their visual appeal in a short time frame. The applicant has suggested incorporating additional landscaping adjacent the fence to provide a more visually appealing fence line.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Moved /) That the Design Review Advisory Committee supports DP001321 and recommend
Seconded (Council approve the application subject to the following conditions:

- a lighting plan be submitted prior to the issuance of a Building Permit to ensure that the lighting recommendations are adhered to, as identified in the CPTED Report;
- all utility equipment, including mailboxes, be screened from public view through a combination of landscaping and fencing;
- signage/labeling stating “NO PARKING – FIRE LANE” be provided to maintain the minimum required clear width and to ensure that no parking or obstruction occurs within the strata road and vehicular turn-around area;
- consideration be given to adjusting design elements in conflict with one another (ie: modern vs. classic);
- encourage design elements/treatments that mitigate the massing/height of the 3rd storey;
- encourage more detailed design to maximize positive impact on the street for Building 3;
- encourage non-combustible material use within balconies and outdoor private amenity areas; and,
- encourage alternate seating options to be incorporated within the common amenity area suitable for all ages.

Carried unanimously

Vice-Chair Mercer left the meeting at 4:25 pm.

5. DELEGATION / PRESENTATION

6. INFORMATION

Memo – 2020 Year in Review

The Memo 2020 Year in Review was 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 4:31 pm.

Councillor Chris Kloot, Chair