

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
MONDAY, FEBRUARY 11, 2019 – 3:30 pm
DOGWOOD ROOM – CITY HALL

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
Kim Harder, Community Member
Mark Andersen, Community Member

City Staff:

Gillian Villeneuve, Manager of Development Planning
David Blain, Director of Planning and Engineering
Cpl. Brad Rendall, Community Policing, RCMP
Richard Fortin, Manager of Parks Planning
Trish Alsip, Recording Secretary

Regrets:

Hendrick Guliker, Intern Architect
Jesse Hildebrandt, CADREB Representative
Blair Arbuthnot, BCSLA Representative
Patrick Stewart, AIBC Representative
Brendan Robinson, Community Member

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 Monday,
Seconded (February 11, 2019, be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Wednesday,
Seconded (January 30, 2019 be adopted as circulated.

Carried unanimously

4. NEW BUSINESS / FOLLOW UP

Committee Orientation – Development Permit Areas & Design Guidelines

The Manager of Development Planning provided a ‘committee orientation’ of the Development Permit Areas and Design Guidelines for information.

5. DEVELOPMENT PERMIT APPLICATIONS

Jeff and Sherry Meloshinsky, owners and Jesse Rayner, JCR Design was present.

a) DP00970 – 8434 Chilliwack Mountain Road

At the February 5, 2019 Meeting, Council considered the “form and character” of a new industrial auto repair shop building at 8434 Chilliwack Mountain Road. It was the decision of Council to refer the proposal back to the Design Review Advisory Committee (DRAC) for further review with respect to the built form, landscaping, and overall compliance with the Design Guidelines for Development Permit Area (DPA) No. 7 (Industrial Area Form & Character).

Concerns were raised with respect to the appearance of the built form and landscaping of the proposed development. Council noted the proposed building elevations appear “boxy” and blank on the left, right, and rear façades of the building.

It was suggested that providing additional building articulation to the building design and incorporating more landscaping throughout the development may assist in ensuring that new development is more appealing and visually enhances the streetscape and neighbourhood. Ultimately, Council determined to refer the application back to DRAC for further review and recommendation.

Discussion ensued regarding options that could improve the building’s visual impact; specifically, the right, left and rear elevations. It was suggested to incorporate a long window along the right elevation to break up the blank façade and to include contrasting trim or perhaps, timber knee braces over the windows. A suggestion was also made to provide a contrasting horizontal band of colour along the sides of the building to break up the façade and create a more visually appealing building.

Moved /) That the Design Review Advisory Committee supports DP00970 and recommends
Seconded (Council approve the application subject to the following conditions:

- that the right, left and rear elevations of the building’s form and character be enhanced to improve visual impact through variation of exterior materials, colour and glazing.
Suggested improvements for the applicant’s consideration include:
 - incorporation of long, horizontal windows along the right elevation with either bold trim or timber knee braces framing the windows
 - provision of contrasting horizontal colour banding to break up the façade along the right and left elevations
 - additional timber knee braces above doors along the right elevation and service bay door at rear of building
- that a delineated pedestrian connection, with a minimum width of 1.2m, be provided throughout the property to provide access from the off-street parking area to the industrial building, for the safety of customers;

5. DEVELOPMENT PERMIT APPLICATIONS (continued)

- that lighting, including motion sensor lighting to support CPTED principles during dark hours and avoid conflict with nearby residences, be incorporated into all sides of the building, the pedestrian doorway entrance (west), garbage enclosure, off-street
- customer parking and loading area, and that a lighting plan be submitted prior to the issuance of a Building Permit;
- that bicycle parking is provided on-site in a convenient location with access to the building entrance;
- that a delineated outside employee amenity area, including a lunch/picnic table, be provided within the existing open space associated with the single-family dwelling;
- that mechanical and operational equipment, including waste containers, be screened from public view through a combination of landscaping and fencing; and,
- that black vinyl chain link fencing be installed along the frontage (behind the landscaping), as outlined in the Design Guidelines for Development Permit Area No. 7 (Industrial Area Form and Character).

Carried unanimously

Jeff and Sherry Meloshinsky and Jesse Rayner left the meeting at 4:10 pm.

6. PROJECT UPDATES / INFORMATION

7. NEXT MEETING

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:11 pm.

Councillor Chris Kloot, Chair