

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, FEBRUARY 26, 2019 – 3:00 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
Brendan Robinson, Community Member
Kim Harder, Community Member

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:

Cpl. Brad Rendall, Community Policing, RCMP
Blair Arbuthnot, BCSLA Representative
Patrick Stewart (AIBC)
Jesse Hildebrandt, CADREB Representative
Mark Andersen, Community Member
Michelle Savich, Community Member
Hendrick Guliker, Intern Architect

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Design Review Advisory Committee meeting of Tuesday,
Seconded (February 26, 2019, be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Monday,
Seconded (February 11, 2019 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Ryan Hoxie, Precision Building Design, Raj Sandhu, Andy Sandhu and Jai Rai were present.

a) DP001069 – 9603 Broadway

The Manager of Development Planning provided a presentation regarding this application for a new townhouse development within DP Area No. 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.

Chris Klaassen joined the meeting at 3:20 pm.

Discussion ensued regarding the vehicle turn-around space at the end of unit #8; staff have made a recommendation to provide an additional reserved parking space next to the visitor parking area specifically for unit "8". A concern was raised with respect to the blank façade along the top floor at the rear of the building; it was noted that the light coloured areas on the upper portion appear "institutional-like" or flat in appearance. The applicant noted that all elevations on the proposed building include architectural details (windows, balconies, materials, vertical and horizontal articulation) to avoid blank facades. A query was raised as to whether more articulation could be incorporated on the exterior wall of the rear amenity space; the applicant is amenable to providing hip braces on each wall. Discussion ensued regarding integrating more windows or lengthening the existing windows; the applicant noted that corner windows have been incorporated and confirmed the window percentage allotment allowable under the BC Building Code has been reached. A concern was raised regarding outdoor lighting and a suggestion was made to include motion sensor lights within each of the ground-level amenity spaces at the rear of the building.

Moved /) That the Design Review Advisory Committee supports DP001069 and recommends
Seconded (Council approve the application subject to the following conditions:

- that hip braces be incorporated into the design of each the ground level, covered amenity spaces located at the rear of the building;
- that lighting (ground level or lamp fixture) be provided for the outdoor common amenity area, that motion sensor lights be installed within each of the ground level, covered amenity spaces located at the rear of the building, and that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided for all pedestrian entrances, walkways, driveways, outdoor common amenity area, and visitor parking area;
- that 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;
- that 1 additional reserved parking space be provided next to the visitor parking area specifically for unit "8"; and,
- that mechanical and operational equipment, including mailboxes, be screened from public view through a combination of landscaping and fencing.

Carried unanimously

Ryan Hoxie, Raj Sandhu, Andy Sandhu and Jai Rai left the meeting at 3:24 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Ryan Huston, Craven Huston Powers Architects, Jim Hipwell, Aaron Millar and Mike McChesney were present.

b) DP001098 – 45966 Yale Road

The Manager of Development Planning provided a presentation regarding this application for an existing commercial building within DP Area No. 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 query was raised regarding Crime Prevention through Environmental Design (CPTED) principles; it was suggested to incorporate CPTED principles into the design; the applicant is amenable to this suggestion. Concern was expressed regarding the proposed width of the overhangs; it was suggested to reduce the width of the overhang and elevate the structure to create a more visually appealing streetscape.

Moved /) That the Design Review Advisory Committee supports DP001098 and recommends
Seconded (Council approve the application subject to the following conditions:

- that the design be reviewed for application of CPTED (Crime Prevention Through Environmental Design) principles;
- that the proposed addition be enhanced (ie: raised elevation of structure and reduced overhangs) with consideration given to articulation and entrance treatment as recommended within the Design Guidelines to promote an active frontage;
- that any services or utilities be screened from view;
- that a lighting plan be included with the Building Permit application to ensure adequate lighting is provided to reinforce site security and safety; and,
- that a “No Left Turn” sign be provided at the Yale Road driveway exit to encourage appropriate traffic movements from the site.

Carried unanimously

5. PROJECT UPDATES / INFORMATION

6. NEW BUSINESS/FOLLOW UP

7. NEXT MEETING

8. ADJOURNMENT

There being no further business, the meeting adjourned at 3:46 pm.

Councillor Chris Kloot, Chair