

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

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Hendrick Guliker, Intern Architect
Jesse Hildebrandt, CADREB Representative
Chris Klaassen, (Development)
Scott Pelletier, (Panning)
Brendan Robinson, 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:

Blair Arbuthnot, BCSLA Representative
Michelle Savich, Community Member
Patrick Stewart (AIBC)

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 Wednesday,
Seconded (January 30, 2019, be amended to remove DP001043 – 46525 Yale Road; and further, that
 the amended agenda be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Wednesday,
Seconded (December 5, 2018 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Jeff and Sherry Meloshinsky were present.

a) DP00970 – 8434 Chilliwack Mountain Road

The Manager of Development Planning provided a presentation regarding this application for a new industrial auto repair building within DP Area 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.

Discussion ensued regarding outdoor lighting and a suggestion was made to include motion sensor lighting during dark hours; the applicant is amenable to ensuring Crime Prevention through Environmental Design (CPTED) principals are followed. A query was raised as to what the zoning is of the greenspace across the road that separates Chilliwack Mountain Road from the residential area. Discussion ensued regarding the exclusion of windows, the volume of employees on a day-to-day basis and rationale for the employee amenity area. As for the Design Guidelines for this Development Permit (DP) Area, Council has reiterated the importance of bicycle parking and employee amenity space to ensure a better working environment for employees. A query was raised as to the type of ventilation system that is in place. The applicant noted that there are two large doors at the front and back as well as man doors on the sides of the building.

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

- 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;
- 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 left the meeting at 3:43 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Darren Hall, applicant and Len Noort Developments were present.

b) DP001022 – 8497 Young Road

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

Discussion ensued regarding the target market for this development; the applicant noted that it is not an age-restricted building; however, it could be orientated towards a seniors' complex. In follow up, a query was raised as to whether a playground structure for small children will be included in the courtyard. A question was raised regarding the security gate; the applicant noted that the gate will be a full shut-down gate. Concern was expressed regarding traffic flow turning left onto Young Road and shared access between the Waverly Seniors Village and the Hazelwood Grove complex. The applicant noted that a pedestrian pathway leading directly to Young Road is proposed to provide better access from the complex.

Moved /) That the Design Review Advisory Committee supports DP001022 and recommends
Seconded (Council approve the application subject to the following conditions:

- that the pathways leading to the grassed amenity areas be further extended to the exterior stairwells to ensure complete pedestrian connectivity;
- that the pedestrian pathway and delineated surface material be extended from the building entrance to the edge of the surface parking stalls in order to create a pronounced and fully connected courtyard;
- that a detailed design feature, identifying the development (i.e. building name, address, etc.) be incorporated within the portion of the property that directly fronts onto Young Road;
- that a play structure be incorporated within one of the common amenity areas;
- that low level lighting be provided along the pedestrian pathways and included within a lighting plan to be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and entrances to reinforce site security and resident safety; and,
- that any utilities and/or equipment be screened from view with appropriate and architecturally coordinated materials with detailed plans provided at time of Building Permit.

Carried unanimously

Darren Hall and Len Noort Developments left the meeting at 3:55 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Kevin Nichol and Brian Burr, Richlane Homes were present.

c) DP001053 – 7136 Maitland Avenue

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.

Discussion ensued regarding the portion of property facing Wells Road; the applicant noted that there will be a new single family dwelling built fronting Wells Road subject to other development approvals that would not form part of the townhouse development. A query was raised regarding the structural integrity of one of the homes being removed that was considered to be historically significant. Also discussed was the availability of on-street parking on Maitland Avenue; it was confirmed parking requirements for the development are in keeping with the bylaw. Concern regarding the location of the common amenity area and the rationale for including it was discussed; the applicant noted that the design includes useable, accessible and highly visible onsite people places for private and common amenity space. Staff clarified the requirements for the two components for amenity areas and reiterated that the Zoning Bylaw does not dictate what form/improvements are incorporated within the amenity area design other than standards associated with size and that they be free, common and readily accessible to all tenants. Discussion ensued regarding the common waste area; it was suggested a secured garbage enclosure was preferred to the individual stalls shown on the site plan.

Moved /) That the Design Review Advisory Committee supports DP001053 and recommends
Seconded (Council approve the application subject to the following conditions:

- that a delineated pedestrian connection, with a minimum width of 1.2m, be provided throughout the property to provide access to the common amenity area, for the safety of residents;
- that a secured and screened common garbage/recycling enclosure be provided at the rear of the property in place of individual garbage/recycling collection stalls as proposed;
- that lighting (ground level or lamp fixture) be provided for the outdoor common amenity area and that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided for all staircases, pedestrian entrances, walkways, driveways, outdoor common amenity area, and visitor parking area; and,
- that mechanical and operational equipment, including mailboxes, be screened from public view through a combination of landscaping and fencing.

Carried unanimously

Kevin Nichol and Brian Burr left the meeting at 4:23 pm.

5. PROJECT UPDATES / INFORMATION

6. NEW BUSINESS/FOLLOW UP

- **2019 Terms of Reference**
The 2019 Terms of Reference were provided for information.
- **2019 Membership List**
The 2019 Membership List was provided for information.
- **Memo – A Year in Review 2018**
A Year in Review 2018 memo was provided for information.

7. NEXT MEETING

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:35 pm.

Councillor Chris Kloot, Chair