

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
MONDAY, NOVEMBER 9, 2020 – 3:30 pm
Held Electronically

Council Members:

Councillor Chris Kloot, Chair
Councillor Bud Mercer, Vice Chair

Design Review Advisory Committee:

Scott Pelletier, Planning
Blair Arbuthnot, BCSLA Representative
Jesse Hildebrand, CADREB Representative
Patrick Stewart (AIBC)
Hendrick Guliker, Intern Architect
Constable Dan Burrgraaf, RCMP
Kim Harder, Community Member
Michelle Savich, 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:

Chris Klaassen, Development
Brendan Robinson, Community Member
Mark Andersen, Community Member

1. CALL TO ORDER

Councillor Mercer 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 (November 9, 2020 be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Friday,
Seconded (September 25, 2020 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Kevin Welsh, Precision Building Design Associates Ltd. was present.

a) DP001263 – 46376 Yale Road

The Manager of Development Planning provided a presentation regarding this application for a new townhouse development within DP Area 6 (Infill) within the subject property. A Development Permit to facilitate the construction of a 7-unit townhouse development was approved in 2017; however, as no construction has commenced, the permit has since expired. Minor changes to vehicle access and select recommendations of the CPTED (Crime Prevention Through Environmental Design) Report have been incorporated into the proposal; otherwise, the form and character of the proposal is the same as the previous Development Permit that was approved in 2017.

As this Development Permit (DP) application was submitted prior to the adoption of Zoning Bylaw 2020, No. 5000, this proposal is consistent with the standards of the previous Zoning Bylaw. Due to additional regulations which have been incorporated into Zoning Bylaw 2020, No. 5000, the applicant is requesting variances and a list of the variances and corresponding discussion was provided to the Committee.

The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

A query was raised regarding the timeline of this development application as it had lapsed prior to the adoption of Zoning Bylaw 2020, No. 5000. Staff noted this application was originally submitted prior to Zoning Bylaw 2020, No. 5000; however, it is still required to be evaluated on the new standards.

A comment was noted, on page 22 of the CPTED Report, details regarding crime stats stated the information was from the Innisfail, Alberta RCMP Detachment; the applicant noted this was an error, and indeed, the crime stats noted are from the RCMP in Chilliwack. The report will be amended and resubmitted.

A query was raised regarding the location of the fuse panels; the applicant noted the fuse panels will be located in each garage. A follow up question was raised regarding whether the design entails electric vehicle charging outlets; the applicant is amenable to the suggestion of installing the minimum required Electric Vehicle (EV) charging spaces, including all electrical equipment, as per Zoning Bylaw 2020, No. 5000.

Michelle Savich, Community Member, joined the meeting at 3:45 pm.

Discussion ensued regarding the colour palette for the façade and a suggestion was made to provide additional colour for a more visually appealing exterior; the applicant is amenable to the suggestion. Discussion ensued regarding the materials proposed for the fascia located on the interior of the balconies; the applicant noted the interior of the balconies, including the ceiling, will comprise of non-combustible materials. Although the previous standards did not require bicycle racks to be included in the design, it was encouraged by the Committee and the applicant is amenable to the suggestion of incorporating the minimum bicycle parking spaces, as per Zoning Bylaw 2020, No. 5000.

A query was raised with respect to the rationale for the change in material in the fencing; the applicant noted a 1m tall corrugated metal fence is proposed along the front/side portion of the property; and, the remaining perimeter of the site (side/rear) will include a 1.8m tall cedar fence which will provide more height and security.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Moved /) That the Design Review Advisory Committee supports DP001263 and recommend
Seconded (Council approve the application subject to the following conditions:

Previous Zoning Bylaw Standards:

- that screening height be reduced from 2 to 1.8m and 1m, as shown on the Site Plan;
- that the requirement to provide a 1.5m wide pedestrian pathway to the frontage of each townhouse building be waived;

Design Guidelines and Technical Considerations:

- that a clearly marked/defined pedestrian entrance from the street/sidewalk to the site be provided;
- that bollard style lighting be installed on either side of the entrance to the driveway and around the visitor parking and mailbox area, as per the CPTED Report prepared by Frank Wilson, CPP, on behalf of Paladin Security Group Ltd.;
- that a covenant restricting left turns from the property be registered on the title of the property at the time of Building Permit;
- 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 within the strata road and vehicular turn-around area;
- that the applicant be encouraged to provide additional colour to add more variety and liveliness to the exterior finishes;
- that the applicant be encouraged to provide the minimum required Electric Vehicle charging spaces, including all electrical equipment, as per Zoning Bylaw 2020, No. 5000; and,
- that the applicant be encouraged to provide the minimum bicycle parking spaces, as per Zoning Bylaw 2020, No. 5000.

Carried unanimously

Joe Minten, Architect and Raj Aadmi, Owner were present.

b) DP001283 – 8900 Young Road

The Manager of Development Planning provided a presentation regarding this application for a new commercial development (car wash facility) within DP Area 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. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

As this Development Permit (DP) application was submitted prior to the adoption of Zoning Bylaw 2020, No. 5000, this proposal is consistent with standards of the previous Zoning Bylaw. Due to additional regulations which have been incorporated into Zoning Bylaw 2020, No. 5000, the applicant is requesting variances and a list of the variances and corresponding discussion was provided to the Committee.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Discussion ensued regarding the author/company of the CPTED Report; Joe Minten, Architect noted the CPTED Report was prepared by himself, JM Architecture Inc. A follow up question was asked regarding the policy on preparation of CPTED reports; staff clarified a CPTED report can be completed in-house if construction value is less than \$1M, such as in this case.

A query was raised regarding security of the wash bays, particularly at night time; the applicant noted there is one wash bay and the wash tunnel is enclosed with lockable roll-up doors on both ends. A question was raised regarding whether there were any concerns identified by staff with respect to sufficient space for accumulating traffic on Young Road, given the location of the proposal is adjacent to a railway crossing; staff noted the queuing design meets the new bylaw requirements with the queuing lengths improved over some of the previous drive-through establishments.

A query was raised regarding directional signs on site when exiting the car wash tunnel; the applicant noted directional signage is proposed near the exit of the wash tunnel.

Moved /) That the Design Review Advisory Committee supports DP001283 and recommend
Seconded (Council approve the application subject to the following conditions:

Previous Zoning Bylaw Standards:

- that the one-way manoeuvring aisle widths be reduced from a minimum of 4m to 3.35m;
- that the minimum sidewalk widths be reduced from 1.5m to 1.2m;
- that the drive-through establishment standards be waived with respect to pedestrian oriented entrances visible from the street and waste receptacles in queue aisles;

Design Guidelines and Technical Considerations:

- that appropriate directional signage be provided near the exit of the car wash tunnel in order to ensure adequate traffic management is provided within the site;
- that any roof top utilities or equipment be screened from view with detailed plans provided at time of Building Permit; and,
- that a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and entrances.

Carried unanimously

5. DELEGATION / PRESENTATION

6. 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 3:57 pm.

Councillor Bud Mercer, Vice-Chair