

**City of Chilliwack**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**TUESDAY, OCTOBER 17, 2023 – 3:00 pm**  
**DOGWOOD ROOM / Held Electronically**

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**Council Members:**

Councillor Chris Kloot, Chair  
Councillor Bud Mercer, Vice-Chair

**Design Review Advisory Committee:**

Tyler Jones, AIBC Representative  
Carmen Peters, Community Member  
Jessica Thiessen, BCSLA Representative  
Daryl Moniz, CADREB Representative  
Chris Klaassen, Development

**City Staff:**

Erin Leary, Manager of Development Planning  
Gillian Villeneuve, Director of Planning  
Richard Fortin, Manager of Parks Planning  
Trish Alsip, Recording Secretary

**Regrets:**

Quintin van Dyk, Design  
Jennifer Perigo, Community Member  
Constable Lucian Mares, RCMP  
Michelle Savich, Community Member  
Scott Pelletier, Planning

**1. CALL TO ORDER**

Councillor Kloot was Chair, called the meeting to order at 3 05 pm and provided territorial acknowledgement

**2. ADOPTION OF AGENDA**

Moved /        )    That the Agenda for the Design Review Advisory Committee meeting of Tuesday,  
Seconded     (    October 17, 2023 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved /        )    That the Minutes for the Design Review Advisory Committee meeting of Tuesday,  
Seconded     (    September 12, 2023 be adopted as circulated.

Carried unanimously

**4. DEVELOPMENT PERMIT APPLICATIONS**

Ruchir Dhall, Architecture Panel Inc , was present.

**1. DP001564 – 45905 Alexander Avenue**

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new apartment building within DPA 6 (Infill) The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application

Members commented with respect to universally accessible play structures for small children, the management and viability of landscaping along Alexander Avenue due to the proximity of the BC Hydro power lines and, additional tiered landscaping along the Alexander Avenue frontage

Moved / ) That the Design Review Advisory Committee supports DP001564 and recommend  
Seconded ( Council approve the application subject to the following conditions

- 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 elevations of the building,
- that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping,
- that an irrigation system be included into the landscaped areas within the site;
- that non-combustible cladding and soffits be provided within the balconies;
- that a universally accessible play structure be provided within the common amenity area for use by future residents,
- that any plantings along Alexander Avenue frontage take into consideration the BC Hydro power lines, if applicable; and,
- that the tiered landscaping along the Alexander Avenue frontage be enhanced with additional landscape beds or variety in plantings to further screen the parkade, reduce the overall massing of the building and create a more visually appealing streetscape

Carried unanimously

Ruchir Dhall, Architecture Panel Inc., Josh Coleman, Project Manager, Titan Construction Ltd and Darren Cruickshanks, were present.

**2. DP001648 – 44199 Progress Way**

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new industrial building within DPA 7 (Industrial). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application

**4. DEVELOPMENT PERMIT APPLICATIONS (continued)**

Discussion ensued with respect to decorative bike racks.

Moved / ) That the Design Review Advisory Committee supports DP001648 and recommend  
Seconded ( Council approve the application subject to the following conditions:

- 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 elevations of the building,
- that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping, and
- that an irrigation system be included into the landscaped areas within the site.

Carried unanimously

Ruchir Dhall, Josh Coleman and Darren Cruickshanks left the meeting at 3.23 pm.

Shannon Webb and Cassidy Silbernagel OTG Developments Ltd., Heather Greene, Architect, Keystone Architecture and Achim Muller, Landscape Architecture, joined the meeting at 3:25 pm. The agenda was varied at this time; however, to allow for the attendance of Eric Poxleitner, Architect, Keystone Architecture, to join the meeting with respect to DP001690 - 46001 Gore Avenue, 46002 & 46010 Princess Avenue, 9232 & 9240 Young Road

Atoine Archie was present and Terra Shimbashi, Architect, Elemental Architecture and Interiors Inc. joined the meeting at 3:25 pm

**3. DP001705 – 45685 Patten Avenue**

The Manager of Development Planning provided a presentation regarding this application for the form and character of exterior alterations to an existing apartment building within DPA 6 (Infill). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Discussion ensued with respect to parking, e-bike and scooter storage, the proposed materials for the balconies and, enhancing the visual appeal of the development with respect to the colour palette

Moved / ) That the Design Review Advisory Committee supports DP001705 and recommend  
Seconded ( Council approve the application subject to the following conditions.

- 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 exterior doors of the building;
- that all new utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping,
- that an irrigation system be included into the landscaped areas within the site;
- that non-combustible cladding and soffits be provided within the balconies, and,
- that additional colour accents be included on the Patten Avenue facade to provide greater visual interest.

Carried unanimously

**4. DEVELOPMENT PERMIT APPLICATIONS (continued)**

Atoine Archie and Terra Shimbashi left the meeting at 3:35 pm

Eric Poxleitner, Architect, Keystone Architecture joined the meeting at 3:37 pm

**4. DP001690 – 46001 Gore Avenue, 46002 & 46010 Princess Avenue, 9232 & 9240 Young Road**

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new 6-storey mixed-use apartment building and 5-storey free-standing parkade within DPA 4 (Downtown). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application

Comment was provided regarding a lack of information provided with respect to the colour and materials board. Discussion ensued with respect to a children’s amenity area, the proposed materials within the east elevation, the colour palette on the 5<sup>th</sup> and 6<sup>th</sup> storeys, and the design details of the parkade

Moved / ) That the Design Review Advisory Committee reviewed DP001690 and requested the  
Seconded ( application be referred to staff in order for the applicant to provide the following additional information for review by the Committee prior to making recommendation to Council:

- that a complete colour and materials board be provided to accurately demonstrate the overall appearance of the development;
- that a universally accessible play structure be incorporated into the rooftop common amenity area for use by future residents,
- that brick be included within the east elevation of the mixed-use building adjacent to the proposed lane to create consistency in relation to the use of materials throughout the building design,
- that a lighter accent colour be included on the 5<sup>th</sup> and 6<sup>th</sup> storeys of the mixed-use building to provide greater visual interest and reduce the overall massing of the structure, and,
- that greater detail be provided in regards to the parkade design, specifically in relation to the south elevation and how it integrates into the surrounding area.

Carried unanimously

Shannon Webb, Cassidy Silbernagel, Heather Greene, Eric Poxleitner and Achim Muller left the meeting at 4:16 pm

Ciro Ruiz, Kasian Architecture, Hussein Al-Tayabi, Tobin Hwang and Ali Arbab, Colliers Project Leaders were present

**5. DP001606 – 43743 Progress Way**

The Manager of Development Planning provided a presentation regarding this application for the form and character of new Industrial development within DPA 7 (Industrial). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping, and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

**4. DEVELOPMENT PERMIT APPLICATIONS (continued)**

Comment was provided regarding a lack of information provided with respect to the colour and materials board.

Moved / ) That the Design Review Advisory Committee reviewed DP001606 and requested the  
Seconded ( application be referred to staff in order for the applicant to provide the following additional  
information for review by the Committee prior to making recommendation to Council:

- that a complete colour and materials board be provided to accurately demonstrate the overall appearance of the development.

Carried unanimously

Ciro Ruiz, Hussein Al-Tayabi, Tobin Hwang and Ali Arbab left the meeting at 4:22 pm.

**5. DELEGATION / PRESENTATION**

**6. INFORMATION**

**7. NEXT MEETING**

The next meeting is scheduled for Tuesday, November 14, 2023 at 3:00 pm in the Dogwood Room.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:25 pm.



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Councillor Chris Kloot, Chair