

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, JULY 11, 2023 – 3:00 pm
DOGWOOD ROOM / Held Electronically

Council Members:

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

Design Review Advisory Committee:

Tyler Jones, AIBC Representative
Jessica Thiessen, BCSLA Representative
Michelle Savich, Community Member
Scott Pelletier, Planning

City Staff:

Erin Leary, Manager of Development Planning
Richard Fortin, Manager of Parks Planning
Constable Lucian Mares, RCMP
Jaimie Tocher, Recording Secretary

Regrets:

Quintin van Dyk, Design
Chris Klaassen, Development
Carmen Peters, Community Member
Jennifer Perigo, Community Member
Jesse Hildebrandt, CADREB Representative
Gillian Villeneuve, Director of Planning

1. CALL TO ORDER

Councillor Kloot was Chair, called the meeting to order at 3:02 pm and provided territorial acknowledgement

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Design Review Advisory Committee meeting of Tuesday, July 11,
Seconded (2023 be adopted as circulated

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Tuesday, June 13,
Seconded (2023 be adopted as circulated

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Ian Tingley, Architect AIBC and Darren Hall, Trio Architecture were present.

1. DP000973 – 9551 & 9563 College Street

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new apartment development 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 regarding building materials, irrigation systems, roof colour, and amenity areas. Members discussed the design and materials of the louvers on the building as well as traffic safety in relation to the loading bay access.

Moved /) That the Design Review Advisory Committee supports DP000973 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, mailboxes, the parkade entrance and any address/complex signage,
- that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping,
- that non-combustible cladding and soffits be provided within the balconies,
- that an irrigation system be provided throughout all landscaped areas within the site,
- that the roof colour be amended to a neutral colour scheme such as slate gray, to better integrate into the building design;
- that the loading bay location be reviewed to ensure safe vehicle movement into and out of the site; and,
- that the louvers on all building elevations be constructed out of metal in a colour consistent with the overall building design

Carried unanimously

Ian Tingley, Architect AIBC and Darren Hall, Trio Architecture left the meeting at 3:19 pm

Justin Dyck and Leon Schroeder, Station One Architects, Casey Clerkson, CPA Developments; Janice Silver, MQHS and Deborah Soutar, Cheam View United Church, were present.

2. DP001566 – 45835 Spadina Avenue and 46015 Yale Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of a BC Housing mixed-use commercial and residential development 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

The application was previously reviewed by the Design Review Advisory Committee (DRAC) on February 14, 2023, and referred back to staff, for the applicant to provide additional information for review by the Committee on a number of different items, as noted below:

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

- 1 That a 3-dimensional rendering of the streetscape surrounding the subject properties be provided to demonstrate how the massing and scale of the development will integrate into the neighbourhood,
- 2 That the proposed building design incorporate the existing building which includes historical and aesthetic interest, into the development or the applicant provide a professional assessment to confirm that due to the condition of the structure, integration is not possible;
- 3 That design elements reflecting the existing building and unique character of the downtown be included within the overall site and building design;
- 4 That non-combustible cladding and soffits be provided within the balconies; and,
- 5 That an irrigation system be included into the landscaped areas within the site

The applicant was present at the meeting and gave a presentation, as well as provided the following as a response to the above-noted conditions

1. The applicant has provided updated 3D renderings that demonstrates massing of the surrounding buildings
- 2 The design has been adjusted to incorporate a number of elements of the existing church building.

Debora Soutar, Cheam View United Church, gave a verbal presentation which provided history on the desire to redevelop the church property on Spadina Avenue for supportive housing, and, to provide outreach services for the residents of the downtown

Jan Silver, MQHS, gave a brief verbal summary of the MQHS’s history and experience with providing affordable and subsidized housing, as well as recognizing and honouring the Indigenous culture

Justin Dyck, Station One Architects, provided a visual presentation to clarify the changes they have made to address the conditions as recommended by the DRAC on February 14, 2023 This includes altering exterior materials to fit better within the neighbourhood, such as curvilinear elements and an Indigenous mural as well as including elements from the existing building, such as the original church entry door. The presentation also included information about the amenity areas, scooter parking, bike storage and the reduction of the number of units originally proposed (from 74 to 64).

Members discussed the front door and emergency access, irrigation system; landscape and rooftop amenity area planting, as well as design elements such as larger windows and brick siding for visual appeal, as the building is the gateway to downtown.

Moved /) That the Design Review Advisory Committee supports DP001566 and recommend
Seconded (Council approve the application subject to the following conditions

- that non-combustible cladding and soffits be provided within the balconies;
- that an irrigation system be included into the landscaped areas within the site;
- that glazing or an alternative locking system be provided for the main entrance along Spadina Avenue to ensure ease of access for emergency services;
- that the proposed parking provision be reviewed to ensure the proposed uses can be adequately accommodated by the parking area provided on site,
- that the plantings provided in the rooftop amenity area be reviewed to ensure year round viability,
- that the tree species be reviewed to ensure adequate spacing is provided for tree longevity for those plantings located adjacent to the proposed building;
- that the size of the windows on all street fronting elevations be increased to provide greater visual appeal and transparency,

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

- that the brick siding be extended to cover the second storey elevations to differentiate the lower and upper levels of the development and help minimize overall massing; and,
- that a decorative ridge cap be provided between the second and third storeys to create visual interest

Carried unanimously

Justin Dyck, Leon Schroeder, Casey Clarkson, Janice Silver and Debora Soutar left the meeting at 4.06 pm.

Ian Colville, Dialog Design was present

3. DP001673 – 8287 Young Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of an existing commercial building within DPA 5 (Urban Corridor). 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.

Moved /) That the Design Review Advisory Committee supports DP001673 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 the front elevation 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

Carried unanimously

Ian Colville left the meeting at 4 10 pm

Darren Cruickshanks, D Force Design, Ruchir Dhall, Architecture Panel Inc and Mike Salter, King Hoe Holdings were present.

4. DP001676 – 45786 Hocking Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new 10-unit 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.

Discussion ensued regarding the landscape plan, irrigation and placement requirements for the BC Hydro PMT. Members discussed the parking area and the need for a continuous pathway to be demarcated to direct pedestrian movement safely as well as the lighting on rear building elevations and colour scheme.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Moved /) That the Design Review Advisory Committee supports DP001676 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, pedestrian entrances and along the east building elevation adjacent to the BC Hydro Railway;
- that all utility equipment be screened from public view through the installation of landscaping, fencing or vinyl wrapping;
- that any signage provided at the front of the complex is well-lit;
- that one off-street parking space (of parking spaces labelled 7, 11, or 15 within the submitted site plan) is removed to ensure adequate area for waste collection vehicle turnaround;
- that an irrigation system be included into the landscaped areas within the site;
- that structural soil be utilized for all tree plantings along the building frontage;
- that a painted pedestrian pathway be included in the site design directly adjacent to the proposed building to ensure safe vehicle and pedestrian movement throughout the site;
- that the colour of the building returns at the main entrance be amended to the dark gray “Cyberspace” colour to match the remainder of building.

Carried unanimously

Darren Cruickshanks, Ruchir Dhall and Mike Salter left the meeting at 4:29pm.

Phil Algra, Algra Bros was present.

5. DP001700 – 9298 Young Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new commercial building 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.

Discussion ensued regarding murals, parking and design facades.

Moved /) That the Design Review Advisory Committee supports DP001700 and recommend
Seconded (Council approve the application subject to the following condition:

- that the requirement for a sidewalk width to be increased by 0.6m when perpendicular to a parking space be waived.

Carried unanimously

Phil Algra left the meeting at 4:40 pm.

5. DELEGATION / PRESENTATION

6. INFORMATION

7. NEXT MEETING

The next meeting will be held on Tuesday, August 8, 2023 at 3.00 pm in the Dogwood Room

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:40 pm


Councillor Chris Kloot, Chair