

**City of Chilliwack  
DESIGN REVIEW ADVISORY COMMITTEE  
MINUTES OF MEETING  
TUESDAY, JANUARY 21, 2025 – 3:00 pm  
COTTONWOOD ROOM**

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**Council Members:**

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

**Design Review Advisory Committee:**

Daryl Moniz, CADREB Representative  
Michelle McNaughton, Community Member  
Quintin van Dyk, Design  
Scott Pelletier, Planning  
Scott Watson, BCSLA Representative

**City Staff:** Erin Leary, Manager of Development Planning  
Gillian Villeneuve, Director of Planning  
Jennifer Trithardt-Tufts, Recording Secretary

**Regrets::** Chris Klaassen, Development  
Tyler Jones, AIBC Representative  
Carmen Peters, Community Member  
Jennifer Perigo, Community Member

**1. CALL TO ORDER**

Councillor Kloot was Chair, called the meeting to order at 3:07 pm and provided territorial acknowledgement.

**2. ADOPTION OF AGENDA**

That the agenda for the Design Review Advisory Committee meeting of Tuesday, January 21, 2025, be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

That the minutes for the Design Review Advisory Committee meeting of Tuesday, December 10, 2025, be adopted as circulated.

Carried unanimously

#### 4. DEVELOPMENT PERMIT APPLICATIONS

Vipul Chauhan - Arcus Consulting Ltd., Principal and Santanm Sandhu, Owner, were present.

##### a) DP001684 – 50380 Yale Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of a proposed commercial development within Development Permit Area No. 7 (Industrial) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping and recommendations.

This application was previously reviewed by the Design Review Advisory Committee in September 2024 and was referred back to staff to address an update of colours and materials to reflect the agricultural and historic character of the surrounding area. Staff were also asked to look into opportunities for road improvements at the intersection of Yale and Annis Road. The applicant was asked to confirm that the lighting design will limit light pollution onto adjacent properties and to look at opportunities for installation of fencing along the drive-through aisle to mitigate the impact on the adjacent property.

Discussion ensued regarding the updated colour pallet which creates greater visual interest on the north and west facades; comment was raised regarding the provision of accent features or additional design elements on the south façade; the applicant confirmed the red accent colour can be incorporated into the south façade.

Comment was raised regarding the acoustic panel fence along the south property line and the opportunity for landscaping in this area. A committee member noted that due to the fencing and sun location, landscaping in this area is not viable.

Discussion ensued regarding the traffic flow and road improvements; staff confirmed that a left turn lane at the Annis Road and Yale Road intersection will be provided as part of the frontage improvements at time of Building Permit application.

That the Design Review Advisory Committee supports DP001684 and recommend Council approve the application subject to the following conditions:

- That an irrigation system be included into the landscaped areas within the site;
- That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping;
- That any rooftop equipment be positioned to minimized exposure or be adequately screened;
- That an acoustic panel fence be provided along the south property line adjacent to the drive-through drive aisle; and,
- That the red accent colour be incorporated within the upper storey of the southern elevation to enhance the visual interest of the visible portion of the proposed building from Annis Road.

Carried unanimously

Vipul Chauhan - Arcus Consulting Ltd., Principal and Santanm Sandhu, Owner, left at 3:30 pm.

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

BC Housing staff and Tazu staff were present

##### b) DP001889 – 45466 Yale Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new supportive housing modular development property within Development Permit Area No. 5 (Urban Corridor) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, landscaping and recommendations.

Comment was raised regarding the projected timeline for completion of the project; the applicant confirmed that, should all applications receive the necessary approvals, construction should be complete by the end of spring 2025.

Discussion ensued regarding the provision of landscaping to soften the appearance of the modular units from the Yale Road overpass. The applicant made comment about the landscape design and made suggestions for improving the overall appearance of the site.

Further comment was made by the committee emphasizing the fact that the site is considered to be a gateway to Chilliwack and as such, the development is highly visible and is a first impression for visitors to the community. The members expressed concern regarding the muted colour palette and institutional design; the applicant noted opportunity to update the colour pallet to create visual interest and vibrancy to the development. Comment was raised regarding the window design/size; the applicant confirmed that as the building is a modular, changes to window size and/or location is not possible; however, updates to the colour scheme could create a banding effect to emphasize the windows.

Temporary adjournment at 3:36 pm

Re-adjourned at 3:38 pm

That the Design Review Advisory Committee supports DP001889 and recommend Council approve the application subject to the following conditions:

- That design elements such as accent colours or varied materials be incorporated on the street fronting elevation to create greater visual interest;
- That the proposed building materials and colour scheme be reassessed to ensure the intended aesthetic of the building can be maintained in good condition throughout the structure's lifespan on site; and,
- That the landscape plan be revised to realign the landscaping throughout the site to better screen the building from view and create a more attractive development. The applicant may consider the inclusion of larger caliber trees as an option to enhance the on site landscaping.

Carried unanimously

BC Housing staff and Tazu staff left at 3:58 pm

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Eric Schulz, Project Manager – Recreation and Civic Services was present

**c) DP001926 – 45130 Wolfe Road (Townsend Park)**

The Manager of Development Planning provided a presentation regarding this application for the form and character of exterior alteration to an existing building within Development Permit Area No. 6 (Infill) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations and recommendations.

Discussion regarding the lack of fencing in the rendering resulted in staff explaining that the fencing will remain and equipment will continue to be secured on site.

That the Design Review Advisory Committee reviewed DP001926 for property located at 45130 Wolfe Road and determined the proposed exterior alterations to the existing concession/amenity building are in keeping with the Design Guidelines for Development Permit Area No. 6 (Infill).

Carried unanimously

**5. DELEGATION / PRESENTATION**

**6. INFORMATION**

**7. NEXT MEETING**

The next meeting is scheduled for Tuesday, February 18, 2025 at 3:00 pm in the Dogwood Room.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:03 pm.

  
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Councillor Chris Kloot, Chair