

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, JUNE 13, 2023 – 3:00 pm
DOGWOOD ROOM / Held Electronically

Council Members:

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

Design Review Advisory Committee:

Chris Klaassen, Development
Tyler Jones, AIBC Representative
Carmen Peters, Community Member
Quintin van Dyk, Design
Jennifer Perigo, Community Member
Jessica Thiessen, BCSLA Representative
Michelle Savich, Community Member
Scott Pelletier, Planning

City Staff:

Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Richard Fortin, Manager of Parks Planning
Jaimie Tocher, Recording Secretary

Regrets:

Constable Lucian Mares, RCMP
Jesse Hildebrandt, CADREB Representative

1. CALL TO ORDER

Councillor Kloot was Chair, called the meeting to order at 3:00 pm and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Design Review Advisory Committee meeting of Tuesday, June 13,
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, May 9,
Seconded (2023 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Councillor Kloot informed Committee members that there was one application on the Agenda, which Staff are not supportive of (8947 Hazel Street). He clarified that the Committee has the following options: to refer the application back to staff with concerns; to support the application; to support the application with conditions, or to not support the application.

Vik Dutta, Arch Developments Ltd., and Rajesh Kumar, Architect, were present.

1. DP001583 – 46120 & 46130 First Avenue and 9164 Nowell Street

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new 48 unit 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 colour scheme and building materials; decorative bike racks; if the apartments will be rental units or sale units, and amenity space being compatible for children. Members discussed irrigation, back-lane access, shade through planting or structures, and, trees below the overhead power lines.

Moved /) That the Design Review Advisory Committee supports DP001583 and recommend
Seconded (Council approve the application subject to the following conditions:

- that all utility equipment, including mailboxes and mechanical equipment, be wrapped or screened from public view through a combination of landscaping, vinyl adhesives and/or fencing;
- that a detailed lighting plan be submitted prior to the issuance of a Building Permit with lighting provided at the following areas: visitor parking, mailboxes, pedestrian routes from visitor parking, main entrance doors of each unit, exterior side of garage doors, any internal walkways and main pedestrian routes;
- that a well-lit complex sign is provided at the main entrance to the building;
- that decorative bicycle racks be provided for all publicly accessible spaces;
- that programming to accommodate younger age groups be incorporated into the outdoor common amenity area;
- that additional plantings or a structure be provided in the rooftop common amenity area to provide shade on the south and west sides of the space;
- that all tree species utilized along the street frontages are selected to accommodate the overhead power lines;
- that additional planting be provided along the northeast property line to increase visual interest and screening of the utility box;
- that additional and varied colours or building materials be incorporated onto both the east and west building elevations to provide further visual interest and reduce massing; and,
- that an irrigation system be incorporated throughout all landscape areas within the property.

Carried unanimously

Vik Dutta and Rajesh Kumar left the meeting at 3:24 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Kevin Welsh, Precision Building Design Ltd., Sunny Goindi, 1314024 BC Ltd. and Andy Igel, Igel Architecture, were present

2. DP001600 – 8947 Hazel Street

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new 5 unit townhouse 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 the site layout, on-street parking, and driveway configuration; the option of inclusion of a strata road, and, exploring other options in regard to the number of units or the building orientation, which might allow for a better overall site design.

Moved /) That the Design Review Advisory Committee reviewed DP001600 and requested the
Seconded (application be referred to staff in order for the applicant to address concerns in regards to site layout, access, and street-oriented design.

Carried unanimously

Kevin Welsh, Sunny Goindi, and Andy Igel left the meeting at 3:40 pm.

Doug Luteyn, Applicant, and John Vander Hoek, Owner, were present

3. DP001633 – 45700 Spadina Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new 64 unit 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 with respect to building materials, colour scheme, trees below the overhead power lines, and amenity spaces. Comment was provided regarding the parkade and the height of the building being necessary due to floodplain requirements. Members discussed the need for the outdoor common amenity areas to be more varied, as well as be able to accommodate younger age groups.

Moved /) That the Design Review Advisory Committee supports DP001633 and recommend
Seconded (Council approve the application subject to the following conditions

- That decorative bicycle racks be provided for all publicly accessible spaces;
- That all tree species utilized along the street frontage are selected to accommodate the overhead power lines,
- That programming to accommodate younger age groups be incorporated into the outdoor common amenity areas;
- That an irrigation system be incorporated throughout all landscape areas within the property;
- That sidelites or glazed doors be included in all entrances into and out of stairwells, exits, and communal spaces,

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

- That at time of building permit application, a lighting plan be submitted demonstrating sufficient illumination for the following areas: visitor parking, mailboxes, pedestrian routes from visitor parking, main entrance doors of each unit, exterior side of garage doors, any internal walkways and main pedestrian routes; and,
- That a well-lit complex sign be provided at the main entrance to the building.

Carried unanimously

Doug Luteyn left the meeting at 4:02 pm.

John Vander Hoek was present.

4. DP001696 (amendment) - 9194 Edward Street

The Manager of Development Planning provided a presentation regarding this application, which is for an amendment to a previously issued Development Permit (DP001228), for the form and character of a 28 unit apartment development within DPA 6 (Infill).

When this application was originally reviewed by the Design Review Advisory Committee (DRAC) in June 2020, a recommendation was made and endorsed by Council to provide fencing along the property boundaries, particularly along the north property line, in order to ensure adequate screening between adjacent lots. The applicant was amenable to this and indicated that they would install 6 ft. high fencing around the perimeter of the property.

The applicant requests to amend the original Development Permit, to remove the requirement that fencing be provided along the north and south property lines, adjacent to the neighbouring buildings. A new chain link fence was installed at the rear property line (east) and a security gate has been installed to restrict access along the north property line. In support of the proposal, the applicant has stated that screening is provided by the 6 ft. high parkade wall which parallels the property lines and as such, additional screening is not necessary.

The applicant has also provided a signed agreement in support of the change from the adjoining property to the north, Chartwell Birchwood Retirement Residence, at 45650 Patten Avenue.

Comment was provided by Members that it makes sense to remove the need for fencing along the north and south property lines.

Moved /) That the Design Review Advisory Committee supports DP001696 and recommend
Seconded (Council approve the application as presented.

Carried unanimously

John Vander Hoek left the meeting at 4:06 pm.

5. DELEGATION / PRESENTATION

6. INFORMATION

7. NEXT MEETING

The next meeting will be held on Tuesday, July 11, 2023 at 3:00 pm in the Dogwood Room

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4.08 pm.



Councillor Chris Kloot, Chair