

**City of Chilliwack  
DESIGN REVIEW ADVISORY COMMITTEE  
MINUTES OF MEETING  
TUESDAY, JANUARY 16, 2024 – 3:00 pm  
DOGWOOD ROOM**

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**Council Members:**

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

**Design Review Advisory Committee:**

Tyler Jones, AIBC Representative  
Jessica Thiessen, BCSLA Representative  
Daryl Moniz, CADREB Representative  
Quintin van Dyk, Design  
Scott Pelletier, Planning  
Chris Klaassen, Development  
Michelle Savich, Community Member

**City Staff:**

Erin Leary, Manager of Development Planning  
Richard Fortin, Manager of Parks Planning  
Constable Mark Janzen, RCMP  
Trish Alsip, Recording Secretary

**Regrets:**

Carmen Peters, Community Member  
Jennifer Perigo, Community Member  
Gillian Villeneuve, Director of Planning

**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,  
Seconded     (   January 16, 2024 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

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

Carried unanimously

#### 4. DEVELOPMENT PERMIT APPLICATIONS

Baljit Heer and Kulwinder Heer, Owners, were present.

##### 1. DP001683 – 45873 Trethewey Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new industrial building within Development Permit Area No. 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.

A query was made regarding the proposed colour palette, architectural design and materials of the building; staff noted while not provided in the design, the applicant has agreed to add additional materials or colour accents along the front façade. Discussion ensued with respect to the setbacks and adjacent land uses; staff provided clarification noting the property to the west is currently being redeveloped and includes a small green space adjacent to the subject property.

Moved / ) That the Design Review Advisory Committee reviewed DP001683 with respect to property  
Seconded ( located at 45873 Trethewey Avenue and requested the 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 updated elevations be provided for the south and west building facades which incorporate additional colours and/or building materials to enhance the overall visual appeal of the development.

Carried unanimously

Dave Algra, Algra Bros Developments Ltd., Leon Schroeder and Jordan Stern, Station One Architects, were present.

Michelle Savich, Community Member, joined the meeting 3:07 pm.

Quintin van Dyk, Design, left the meeting at 3:08 pm declaring a potential conflict of interest as he is employed at the architectural firm involved in the application

##### 2. DP001701 – 9298 Young Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of new commercial building within Development Permit Area No. 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.

Alvin Bartel, Station One Architects, joined the meeting at 3:10 pm.

Members discussed the bike room, bike parking requirements and accessible parking with respect to the parking variance. Comment was provided concerning the wall on the east side of the building; D. Algra noted a mural is planned for the east wall of the building which will serve to break up the façade. Discussion ensued regarding irrigation; staff provided clarification with respect to the required number of trees.

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

Moved / ) That the Design Review Advisory Committee supports Development Permit application  
Seconded ( DP001701 with respect to property located at 9298 Young Road and recommend Council  
approve the application subject to the following conditions:

- That for any new signs, awnings, canopies, etc., encroaching within a City road allowance, the owner shall complete an encroachment application in the form attached to Policy Directive No. F-16 (Encroachments) and submit the application to the City Property Manager;
- That a reciprocal access and parking agreement be registered between all properties within "District 1881";
- That adequate bike racks be provided within the designated bike room to meet the minimum requirements of the Zoning Bylaw for "Type A" bike parking;
- That an irrigation system be incorporated throughout all landscape areas within the property; and,
- That, at time of Building Permit application, the site and landscape plans be amended to indicate the treatment which will be incorporated into the void space located along the east property line adjacent to the parking area.

Carried unanimously

**5. DELEGATION / PRESENTATION**

**6. INFORMATION**

1. **2024 Terms of Reference**  
The 2024 Terms of Reference were provided for information.
2. **2024 Membership List**  
The 2024 Membership List was provided for information.
3. **2024 Meeting Schedule**  
The 2024 Meeting Schedule was provided for information.

**7. NEXT MEETING**

The next meeting is scheduled for Tuesday, February 13, 2024 at 3:00 pm in the Dogwood Room.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:19 pm.

  
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Councillor Chris Kloot, Chair