

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, SEPTEMBER 12, 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
Carmen Peters, Community Member
Quintin van Dyk, Design
Jessica Thiessen, BCSLA Representative
Daryl Moniz, CADREB Representative

City Staff:

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

Regrets:

Chris Klaassen, Development
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 3:00 pm and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

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

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Tuesday, August 8,
Seconded (2023 be adopted as circulated.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Joe Dhaliwal and Kevin Dhaliwal, Mainland Development, Lance Barnett, Lance Barnett Architects, and Joe Minten, JM Architecture, were present.

1. DP001712 – 7990 Lickman Road

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new mixed-use industrial and hotel 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.

Members commented with respect to the lack of colour on southeast façade, visibility of the hotel entrance way, protection measures such as structural soil regarding landscaping along the reciprocal access road and, the screening of rooftop equipment.

Moved /) That the Design Review Advisory Committee supports DP001712 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 pedestrian entrances;
- 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 any rooftop equipment such as heaters, mechanical units, air conditioners, etc. should be located near one another, buffered to reduce noise and screened from view;
- that any chain link fencing provided be black; and,
- that a painted pedestrian pathway be provided in various locations throughout the site including from the front entrance of the hotel to the nearest sidewalk and along the front of each industrial building to connect each unit; and,
- that additional colour and/or materials be incorporated into the southeast corner elevation of the hotel building to create greater visual interest and break up the overall *massing of the structure*.

Carried unanimously

Joe Dhaliwal, Kevin Dhaliwal, Lance Barnett and Joe Minten left the meeting at 3:24 pm.

Navia Sivia, Gagan Sivia, Andrew Figueiredo, and JD Gilliland, Azure Properties Group, Steven Bartok, Principal Architect, Mina Girgis, Project Manager and, Jennifer Wall, Landscape Architect, Keystone Architecture, were present.

4. DEVELOPMENT PERMIT APPLICATIONS (continued)

2. DP001667 – 45624 & 45632 Wellington 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.

Discussion ensued regarding the amenities to be provided within the two playground areas, the surface material of the playground areas in the outdoor amenity space; incorporating additional shade in the common amenity area, specifically in the children’s playground; and the impact of the construction with respect to the large, mature tree on the property. Committee members discussed flood-plain requirements with respect to the pedestrian connectivity between the above-ground parkade with the street.

Moved /) That the Design Review Advisory Committee supports DP001667 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 glazing, in the form of side lights or glazed doors, be provided for all entrances into and out of stairwells, exits and communal spaces;
- that a well-lit complex sign be provided along Wellington Avenue;
- 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 a coded gate be provided at the entrances to the lobby, parking area and amenity area;
- that non-combustible cladding and soffits be provided within the balconies;
- that a rubberized tile surface be included within the playground areas to ensure site safety and accessibility;
- that additional shade or trees be provided within the south side of the common amenity area, specifically surrounding the playground area, to ensure year round use; and,
- that protection measures be taken during construction to ensure the mature tree located on the property to the east is maintained throughout the redevelopment process.

Carried unanimously

5. DELEGATION / PRESENTATION

6. INFORMATION

• **2023 Membership List – Updated**

A revised 2023 Membership List was provided for information.

• **Annual Review of Member Appointments**

Chair Kloot noted that all member appointments may be reviewed annually at Council’s discretion, or will be done after a Council re-election takes place.

7. NEXT MEETING

The next meeting is rescheduled on Tuesday, October 17, 2023 at 3:00 pm in the Dogwood Room.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 3:45 pm.



Councillor Chris Kloot, Chair