

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, MARCH 14, 2023 – 3:00 pm
DOGWOOD ROOM / Held Electronically

Council Members:

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

Design Review Advisory Committee:

Quintin van Dyk, Design
Jennifer Perigo, Community Member
Jessica Thiessen, BCSLA Representative
Scott Pelletier, Planning
Tyler Jones, AIBC Representative

City Staff:

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

Regrets:

Jesse Hildebrandt, CADREB Representative
Michelle Savich, Community Member
Carmen Peters, Community Member
Chris Klaassen, Development

1. CALL TO ORDER

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

Tyler Jones, AIBC Representative, was welcomed to the Committee and roundtable introductions were made.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Design Review Advisory Committee meeting of Tuesday,
Seconded (March 14, 2023 be amended by replacing the word DPA7 to DPA6 in Section 4, item #5 on
the agenda with respect to DP001659 – 51296 Yale Road; and further, that the Agenda be
adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Design Review Advisory Committee meeting of Tuesday,
Seconded (February 14, 2023 be adopted.

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Chair Kloot recited the following comments provided via email by committee member Chris Klaassen, Development, who was unable to attend the meeting:

“Due to a conflicting meeting I will not be able to attend this afternoon’s DRAC meeting but I wanted to share some comments on the proposal for the commercial exterior alterations at 51296 Yale Road. Feel free to read them out on my behalf.

This building is located at a prime location in the center of the historic community of Rosedale and really sets the tone as you pass through. The current upgrades are not attractive and in particular, the green metal canopy needs to be redesigned to be more in keeping with current architectural styles as well as the historic significance of this particular property. The current colour and design of the canopy do not coordinate well and are not an improvement to the area. The fact that work has started without approvals in place in no way removes the onus on the property owners to meet the design guidelines. I would strongly suggest the applicant submit revised drawings showing an updated design and colour scheme.

I also want to commend the designers of 9450 Woodbine for a great looking building with excellent use of materials and a quality rendering that shows it well.”

Kevin Welsh, Precision Building Design Ltd., and Andy Igel, Igel Architecture, were present.

1. DP001548 – 9540 Woodbine Street

The Manager Planner of Development Planning provided a presentation regarding this application for form and character of an apartment building within the subject property located within DPA No. 6 (Infill Development). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Scott Pelletier, Planning, joined the meeting at 3:12 pm.

Discussion ensued regarding the proposed interior balcony and soffit materials, irrigation, and type of materials proposed for the play surface of the playground area. Comments were provided with respect to the location of the playground, and the viability of landscaping with respect to the pedestrian pathway.

Moved /) That the Design Review Advisory Committee supports DP001548 and recommend
Seconded (Council approve the application subject to the following conditions:

- that non-combustible siding and soffits be provided within the balcony areas;
- that an irrigation system be incorporated throughout the landscape areas within the property;
- that a rubber play surface be incorporated into the playground area to ensure a continuous pathway can be provided along the perimeter of the site;
- that the applicant explore options to relocate the playground area closer to the main entrance to the building to ensure easy access for future residents;
- that the pedestrian pathway located along the perimeter of the property be relocated in such a manner as to consolidate all of the grassed area onto a single side to ensure long term maintenance and health of these areas can be achieved;

4. DEVELOPMENT PERMIT APPLICATIONS (Continued)

DP001548 – 9540 Woodbine Street

- 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 glazing, in the form of side lights or glazed doors, be provided for all entrances into stairwells, exits and communal spaces; and,
- that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping.

Carried unanimously

Kevin Welsh and Andy Igel left the meeting at 3:23 pm.

Graeme Elliot and Ben Togaretz, Lumon Canada Inc., were present.

2. DP001631 – 5865 Vedder Road

The Manager Planner of Development Planning provided a presentation regarding this application for form and character of an addition to an existing commercial building within the subject property located within DPA No. 5 (Urban Corridor). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

The applicants brought in a sample of the window glass enclosure system proposed for the addition in order to provide a demonstration.

Discussion ensued regarding setbacks and consideration of future road widening. Comments were provided with respect to fire safety regarding accessibility to exits and maintenance of the window glass enclosure.

Moved /) That the Design Review Advisory Committee supports DP001631 and recommend
Seconded (Council approve the application subject to the following conditions:

- that a lighting plan be provided at the time of Building Permit to ensure site security is met;
- the existing landscaping within the development area, including 3 trees, be retained or replanted; and,
- colour coordinated wayfinding signage to be provided to indicate the entrance to the existing establishment.

Carried unanimously

Graeme Elliot and Ben Togaretz left the meeting at 3:32 pm.

4. DEVELOPMENT PERMIT APPLICATIONS (Continued)

Brent Savard, Smartcentres Management Inc., Warren Schmidt, Kasian Architecture and Meredith Mitchell, M2 Landscape Architecture, were present.

3. DP001636 – 45610 Luckakuck Way

The Manager of Development Planning provided a presentation regarding the form and character of a new commercial building within DPA No. 5 (Urban Corridor) within the subject property. The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Discussion ensued regarding colour palette, the irrigation system and signage for the one-way traffic at the east entrance to the parking lot. Comment was provided regarding the relocation of a disabled parking space on the east side to allow for more direct access. Members discussed landscaping plans between the drive-through aisle and the building on the south side and signage on the buildings.

Moved /) That the Design Review Advisory Committee supports DP001636 and recommend
Seconded (Council approve the application subject to the following conditions:

- that an irrigation system be provided throughout the landscaped areas within the development area to be integrated into the existing system throughout the remainder of the property;
- that signage be provided within the parking area clearly indicating one-way traffic at the east entrance to the parking lot;
- that, at time of Building Permit application, the site plan be amended to relocate one disabled parking space to the east side of the building to provide direct access to the structure;
- that additional taller plantings be included within the proposed landscape beds located between the drive through aisle and the building and along the south side of the development area to deter pedestrian crossings;
- that all electrical wiring within the fascia mounted signs be integrated within the signage and completely screened from view; and,
- that a lighting plan be submitted prior to Building Permit issuance.

Carried unanimously

Brent Savard, Warren Schmidt and Meredith Mitchell left the meeting at 3:46 pm.

Councillor Chris Kloot, Chair, withdrew from the meeting at 3:47 pm declaring a potential conflict of interest with respect to the following application DP001647 as a family member is employed by the company.

Councillor Mercer, Vice-Chair, assumed the role of Chair.

4. DEVELOPMENT PERMIT APPLICATIONS (Continued)

Scott Bundziak and Kody Knash, Axiom Architecture, Brett Reynolds, Eagle Builders, Dan Powers, Owner and Pieter Kerkhoff, Owner, were present.

4. DP001647 – 43645 Industrial Way

The Manager Planner of Development Planning provided a presentation regarding this application for form and character of a new industrial building within the subject property located within DPA No. 7 (Industrial). The presentation included an overview of the proposal, location map, ortho map, site plan, proposed elevations, signage, landscaping and recommendations. A Crime Prevention Through Environmental Design (CPTED) report was prepared in conjunction with this application.

Discussion ensued with respect to the colour palette, the landscape plan in the parking lot area, provision of shaded areas in the third storey common amenity space and treatment to windows to reduce reflection for traffic along Highway 1. As the development is considered to be a gateway to the City, discussion ensued with respect to the western elevation regarding incorporating additional architectural features.

Moved /) That the Design Review Advisory Committee reviewed DP001647 and requested the
Seconded (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 additional trees be provided throughout the parking area to provide visual interest and reduce the overall impact of the parking lot on the site design;
- that additional detail be provided within the landscape plan for the third storey common amenity area to clearly indicate any shaded areas;
- that all windows/glazing on the south and west elevations be treated to limit reflection to ensure vehicles on the Trans Canada Highway are not impacted by the development; and,
- as the west elevation of the structure is very visible from the Trans Canada Highway and functions as a gateway to the City, that additional architectural features or unique design elements be included on the western elevation design.

Carried unanimously

Scott Bundziak, Kody Knash, Brett Reynolds, Dan Powers and Pieter Kerkhoff left the meeting at 4:09 pm.

Councillor Kloot returned to the meeting at 4:10 pm and continued chairing the meeting. He reiterated the comments provided via email regarding the following application DP001659 – 51296 Yale Road.

Julie Huitema, Applicant, was present.

5. DP001659 – 51296 Yale Road

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

4. DEVELOPMENT PERMIT APPLICATIONS (Continued)

Discussion ensued regarding building elevations, signage, window decals, entrance/canopy design and overall site design. Comment was provided with respect to the lack of accurate details in the proposed renderings and a suggestion was made to refer the application back to staff.

Moved /) That the Design Review Advisory Committee reviewed DP001659 and requested the
Seconded (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, professionally prepared building elevations, renderings and a site plan (including landscape details) be provided which clearly demonstrate the proposed exterior alterations to the building and the overall site design;
- that the proposed canopy be replaced or re-clad to incorporate a more modern, visually appealing and coordinated finish;
- that designs of any proposed signage or window decals be provided; and,
- that additional entrance features be provided along the Yale Road frontage to ensure a consistent design throughout the development.

Carried unanimously

Julie Huitema left the meeting at 4:30 pm.

Discussion ensued with respect to incorporating a provision within the Design Guidelines to ensure universal accessibility standards in relation to playgrounds are provided for all multi-family developments.

General recommendation:

Moved /) That Council direct staff to review the Design Guidelines for common amenity areas within
Seconded (multi-family developments to ensure universal accessibility standards are provided specifically in relation to playground areas.

Carried unanimously

5. DELEGATION / PRESENTATION

6. INFORMATION

a) Memo – 2022 Year in Review

The Memo 2022 Year in Review was provided for information.

b) Discussion Notes – Tuesday, February 14, 2023

The Discussion Notes from the Tuesday, February 14, 2023 meeting were provided for information.

c) 2023 Membership List – revised

An updated 2023 Membership List was provided for information.

7. NEXT MEETING

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

8. ADJOURNMENT

There being no further business, the meeting adjourned at 4:34 pm.



Councillor Chris Kloot, Chair