

AGENDA ITEM NO: 7.8

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Kevin Welsh
Development Permit / 45226 Bernard
Avenue DATE: February 28, 2025

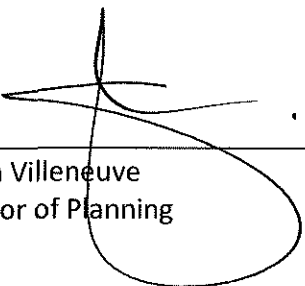
DEPARTMENT: Planning Department
DP001817 PREPARED BY: Joty Rai / mb

1. SUMMARY OF ISSUE:

The applicant is requesting approval of the form and character of a new townhouse development within the subject property. As the property is located within Development Permit Area No. 6 (Infill), a Development Permit is required.

2. RECOMMENDATION:

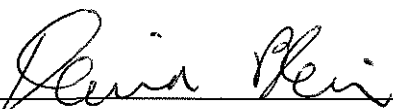
Recommendation that Council approve the issuance of Development Permit DP001817 with respect to property located at 45226 Bernard Avenue, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit. (Presentation)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT PERMIT DP001817

PREPARED BY: Joty Rai DATE: February 28, 2025

POSITION: Planner I DEPARTMENT: Planning Department

1. BACKGROUND:

In October 2021, Council approved a Development Permit (DP001388) for the form and character of a townhouse development within the subject property. As construction did not commence within the required 2-year period, the previous Development Permit expired and the applicant subsequently submitted a new Development Permit application for approval. The proposed lot layout and building design is consistent with the previous application.

2. PROPOSAL:

In summary the proposal includes:

- 15-unit townhouse development within 3 buildings;
- 36 off-street parking spaces including 6 visitor parking spaces (33 spaces required);
- 225m² common amenity space (225m² required); and,
- 32 trees (21 are required).

3. DEVELOPMENT PERMIT CONSIDERATIONS:

Overall, the design of the buildings and site is visually appealing, pedestrian oriented, and constitutes a high-quality addition to the area. As demonstrated by the attached checklist evaluation for Development Permit Area No. 6 (Infill), the proposed development substantially complies with the Infill Development Design Guidelines. A copy of the proposed site plan, landscape plan, colour elevations, and renderings are attached within the draft permit.

Summary and CPTED Review

In support of the application, the applicant has also submitted a CPTED (Crime Prevention Through Environmental Design) report prepared by Tesseract Security Consulting Inc. Please note, the CPTED report was prepared in 2021 in association with the previous Development Permit application. As the proposed site layout and building design has not changed, an updated report was not provided.

The report concluded that the proposed development will be compatible with the surrounding neighbourhood and will be a positive activity generator for the area. A summary of the CPTED assessment is shown in the table below:

CPTED Elements	Recommendations	
	✓ included in the design	✗ not included in the design
Natural Access Control	<ul style="list-style-type: none"> ✓ The planned sidewalk will guide visitors and residents to the main entrance. ✓ The proposed landscaping does not cause any large obstructions. 	
Natural Surveillance	<ul style="list-style-type: none"> ✓ Consistent elevations allow for long clear site lines and minimizes any areas of concealment. ✓ Pedestrian scale lighting is provided along the driveway and on the units to strengthen nighttime surveillance. 	
Territoriality	<ul style="list-style-type: none"> ✓ An appropriate amount of space is provided between the public sidewalk and private property to create transition zones from public to semi-private and private spaces. ✓ A decorative fence clearly marks the property line along Ashwell Road, indicating the transition from public to semi-private space. 	
Maintenance	<ul style="list-style-type: none"> ✓ Maintenance of the site is vital in expressing ownership of a property and deterring undesirable behavior. It is recommended that a commercial property management company be utilized to provide ongoing maintenance.* 	
*maintenance of the site will be completed by the owner/operator.		

4. DESIGN REVIEW ADVISORY COMMITTEE (DRAC):

The Design Review Advisory Committee (DRAC) reviewed the subject Development Permit application on February 18, 2025, and made the following recommendations:

That the Design Review Advisory Committee supports DP001817 and recommend Council approve the application subject to the following conditions:

- *That well-lit address signage be provided at the entrance to the development;*
- *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 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; and,*
- *That non-combustible cladding and soffits be provided within the balconies.*

The applicant was present at the meeting and agreed to the conditions.

Upon further review, a potential parking concern was identified with respect to the short driveway apron for Unit 5 which, if used for parking, is likely to cause blockages of the strata road. As such the draft Development Permit prepared for Council's consideration includes a revised condition as follows:

- That no parking signage be incorporated within the apron space for Unit 5 to prohibit parking in the area.

The applicant has agreed to this condition as well.

5. FACTORS:

5.1. 2040 Official Community Plan (OCP) / Land Use

Official Community Plan: "Residential 2 – Attached Housing and Narrow Infill" within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan.

Land Use: Vacant.

5.2. Neighbourhood Character

The subject property is located within the Chilliwack Proper Neighbourhood at the corner of Bernard Avenue and Ashwell Road. The property is surrounded by single detached dwellings and duplexes in the R1-A (Urban Residential) Zone and R1-B (Urban Duplex Residential) Zone respectively. *Kwa-Kwa-A-Pilt First Nations* lands are immediately west, and the subject property is also within walking distance of *Bernard Elementary* and *Carmel Park*.

5.3. Technical Issues

Floodplain: The subject property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical: The subject property is not subject to any known geotechnical hazards or earthquake-related risks.

6. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approve the issuance of Development Permit DP001817 with respect to property located at 45226 Bernard Avenue, subject to the recommendations of the Design

Review Advisory Committee and the conditions as stipulated within the draft Development Permit. (Presentation)

Substantiation:

The proposed townhouse development is consistent with the Design Guidelines for Development Permit Area No. 6 through the use of a visually appealing and street-oriented design, pedestrian connectivity, and ample landscaping.

7. DEVELOPMENT PERMIT AREA NO. 6 GUIDLINE CHECKLIST:

	Design Guidelines	Yes/No	Comments
1.1	Landscaping & building materials		
	Preserve existing trees where possible	No	The preservation of existing trees on the property is not feasible with the site layout of the proposed redevelopment.
	Utilize tree species & vegetation common to area	Yes	Tree species proposed are consistent with the Tree Management Bylaw A total of 32 trees are proposed, exceeding the Tree Management Bylaw requirement of 21 trees
	Use varied building materials (i.e combinations of wood, brick, rock, etc.)	Yes	The proposed exterior finishes for the buildings include hardi plank siding (Timber Bark), hardi shake (Cobble Stone), smooth hardi panel siding (Khaki Brown), wood posts and beams, and stone veneer (Umber Creek)
2.1	Building shape & form		
	Provide visual variety in building form, shape & character	Yes	The design provides visual interest along the building façades by using varied rooflines, building articulation and elements from various architectural styles to create visual interest
	Avoid large expanses of blank façade	Yes	The design avoids large expanses of blank façade by using a variety of materials, colours and building articulation.
	Use a variety of complementary colors	Yes	The proposed exterior finishes include a variety of colours that complement each other. A copy of the material legend is attached within the elevations
3.1	Physically integrate development with adjacent development		
	Shared access, consolidate open space, etc.	N/A	As the subject property is adjacent to existing single detached dwellings and a duplex, shared access or open space is not possible.
3.2	Scale, mass & form is sensitive to adjacent properties		
	Height not to exceed more than 8m above adjacent historically significant home	N/A	There are no significant historical buildings adjacent to the site
	Use articulation, vary materials and colors to provide visual relief	Yes	A complementary colour scheme with diverse building materials and building articulation in both the façades and rooflines creates a visually appealing development

	Series of modules fit together	Yes	Roof articulation and varying architectural treatments create a design where the buildings appear as a series of units or modules that fit together.
	Differentiate between pedestrian-level commercial and upper level residential development	N/A	No commercial development is proposed
	Complement existing size, mass, and scale of surrounding development	Partial	The proposed townhomes are a departure from the existing single detached dwellings in the area. However, the design of the buildings and ample landscaping on site helps to mitigate privacy concerns and provide visual relief. Additionally, the maximum building height within the Zoning Bylaw for both townhouses and single detached dwellings is 10m. As adjacent properties along Ashwell Road to the north of the subject property are designated for townhouse development in the Official Community Plan, it is anticipated that further townhouse development will occur, providing a consistent streetscape
	Consideration of views from adjacent developments	Yes	The proposed height of the three buildings ranges from 9.8m - 9.9m (3 storeys). Considering the orientation of the buildings on site, and that the subject property is a corner lot with two street frontages, the massing and building height is not anticipated to impact the views from adjacent properties.
4.1	Maximize a positive impact on the street		
	Preserve & integrate existing natural features where possible	N/A	No existing natural features to be preserved
	Orient development towards street	Yes	The proposed development activates both Ashwell Road and Bernard Avenue with street-oriented buildings, an entrance on Bernard Avenue, pedestrian pathway linkages along Ashwell, and landscaping on both frontages.
	Locate development close to & parallel to street	Yes	Same as above.
	Consider impact of sun, wind & shadows on site	Yes	The complex is clustered together, which helps to minimize sun and shadowing impacts on adjacent properties. The proposed trees around the playground area will provide cooling shade in sunny conditions
4.2	Locate mechanical equipment and service areas out of public view		
	Locate or screen mechanical and operational equipment from the view of tenants and from the street	Yes	A condition has been included in the draft permit to ensure that all utility equipment be screened from public view through a combination of landscaping, fencing or vinyl wrapping
5.1	Entrances into the development must be highly visible, easy to find and logical in location.		
	Emphasize vehicle entrance through additional landscaping, tree planting, appropriate signage & lighting	Yes	The main vehicle entrance is defined through ample landscaping and a perimeter iron fence which delineates the driveway entrance.

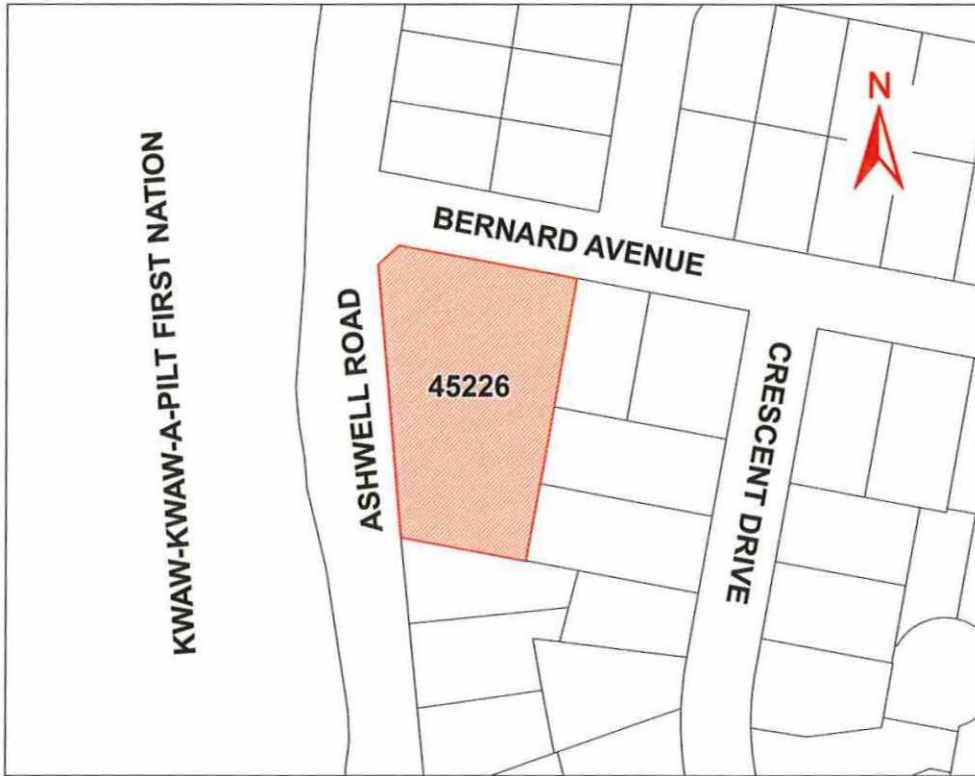
			A condition has been included in the draft permit to ensure that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided throughout the development.
	Define pedestrian & vehicle corridors	Yes	Pedestrian and vehicle corridors are clearly defined, with a wraparound sidewalk from Ashwell Road offering pedestrian access to the entirety of the property
5.2	Parking areas must be adequate in size, efficient in layout and safe in location and design		
	Parking areas are visually secured all day	Yes	Resident parking is provided within secure unit garages and driveways which are visually secured Visitor parking is clearly visible to all users of the space.
	Provide parking areas that are easily accessible but do not dominate the user's first impression of the site	Yes	Parking is easily accessed from Bernard Avenue via a strata access road. Parking spots are integrated into the site design and do not dominate the site
	Avoid the provision of parking in the front yard	Partial	A majority of the parking is located within garages, driveways, and at the rear of the site Two visitor parking spaces are located near the entrance adjacent to Bernard Avenue, but are screened by landscaping.
	Adequate conceal underground parking	N/A	No underground parking is proposed.
	Avoid large expanses of contiguous parking	Yes	Parking areas are well integrated and dispersed throughout the development No large expanses of parking are proposed
	Use landscaping to soften the impact of parking area	Yes	Substantial landscaping is proposed throughout the development which serves to soften the impact of driveways and parking.
6.1	Building entrances must be highly visible, attractive and inviting to the pedestrian		
	Clearly identify and orient the primary pedestrian entrance to the street	Yes	The primary pedestrian entrance is located between buildings 1 and 2, and is oriented to Ashwell Road.
	Provide curbed sidewalk with minimum 1.5m width connecting public road or sidewalk to each dwelling unit or building	Yes	Pedestrian pathways 1.6m in width are provided from Ashwell Road to each unit in buildings 1 and 2. Building 3 does not have individual pedestrian pathways to each unit due to siting, however, a 1.5m pathway connects the building to Ashwell Road.
	Provide separate ground-level entrances for commercial and residential developments	N/A	No commercial development proposed.
	Provide a suitable transition from public (street) to semi-private to private (entrance) through scale, detail, and sense of enclosure	Yes	The proposed fencing, landscaping and individual pedestrian pathways are expected to differentiate between the public and private realm for users of the space.

6.2	Enhance the pedestrian experience by providing interest at the street level		
	Set back building facades to create amenity areas that interact with the street	Yes	Setbacks provide space for landscaping and access to the site. The design includes varied shapes, complementary colours and materials that create a positive impression of the site from both sides of the corner lot All units that face the street include outdoor grass areas and balconies that overlook and interact with the public space
	Use various materials and design techniques to create through-visibility or transparency, (e.g. windows, see-through landscaping and fencing, etc) at ground level	Yes	The site design makes use of see-through landscaping and fencing, ensuring transparency throughout the Ashwell Road street frontage While the Bernard Avenue frontage is vehicle only, the design of the landscaping creates a view corridor to see directly into the complex without compromising privacy
	Have a pedestrian oriented building base of 1 to 3 storeys that is distinct from upper storey developments	N/A	The buildings are three storeys in height
	Provide architectural detail to capture pedestrian attention	Yes	The building articulation, glazing, variety of building materials/colours, and the incorporation of landscaping capture pedestrian attention While not fully pedestrian oriented, the façades facing Bernard Avenue contains windows and architectural treatment which enhances the street-facing façade
6.3	Design outdoor spaces to provide a sanctuary for its occupants		
	Create useable, accessible and highly visible onsite people places and amenity areas (e.g. paths, courtyards, upper level decks, playground areas, etc)	Yes	The proposal includes a 225m ² amenity area with benches and a playground, upper level balconies for each unit and paths with trees to provide high quality people-centered outdoor spaces
	Accommodate the year-round use of outdoor spaces by considering environmental conditions (e.g. sun angles and prevailing winds)	Yes	Private amenity areas include balconies that may be used on a year-round basis. The proposed outdoor common amenity area will benefit from sunlight year-round given the siting and contains trees which will provide shade.

8. SOURCES OF INFORMATION:

- Development Permit Application (DP001388) – April 28, 2021
- Development Permit Application (DP001817) – March 7, 2024
- Development Application Review Team (DART) Minutes – May 9, 2024

Location Map



Ortho Photo





CITY OF CHILLIWACK
DEVELOPMENT PERMIT NO. DP001817

(Portion of Development Permit Area No. 6 of the Official Community Plan)

1. This Development Permit applies to the following property:

Parcel Identifier No. 000-913-596
Legal Description: LOT 28 DISTRICT LOTS 27 AND 28 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 8347 EXCEPT PART DEDICATED ROAD PLAN EPP1972
Address: 45226 Bernard Avenue

2. Development of the subject property shall be substantially in conformance to the following:

- Development shall be in accordance with the approved site plan and elevations attached with Schedule "A";
- That well-lit address signage be provided at the entrance to the development;
- That no parking signage be incorporated within the apron space for Unit 5 to prohibit parking in the area;
- 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 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 non-combustible cladding and soffits be provided within the balconies; and,
- Specifications of Development Permit Area No. 6 (Infill) of the City of Chilliwack Official Community Plan.

N.B. The above technical information is retained on file in the Planning Department.

3. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
4. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

DRAFT

APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2025.

ISSUED THIS ___ DAY OF ___, 2025.

CORPORATE OFFICER

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Schedule "A"

Site Plan

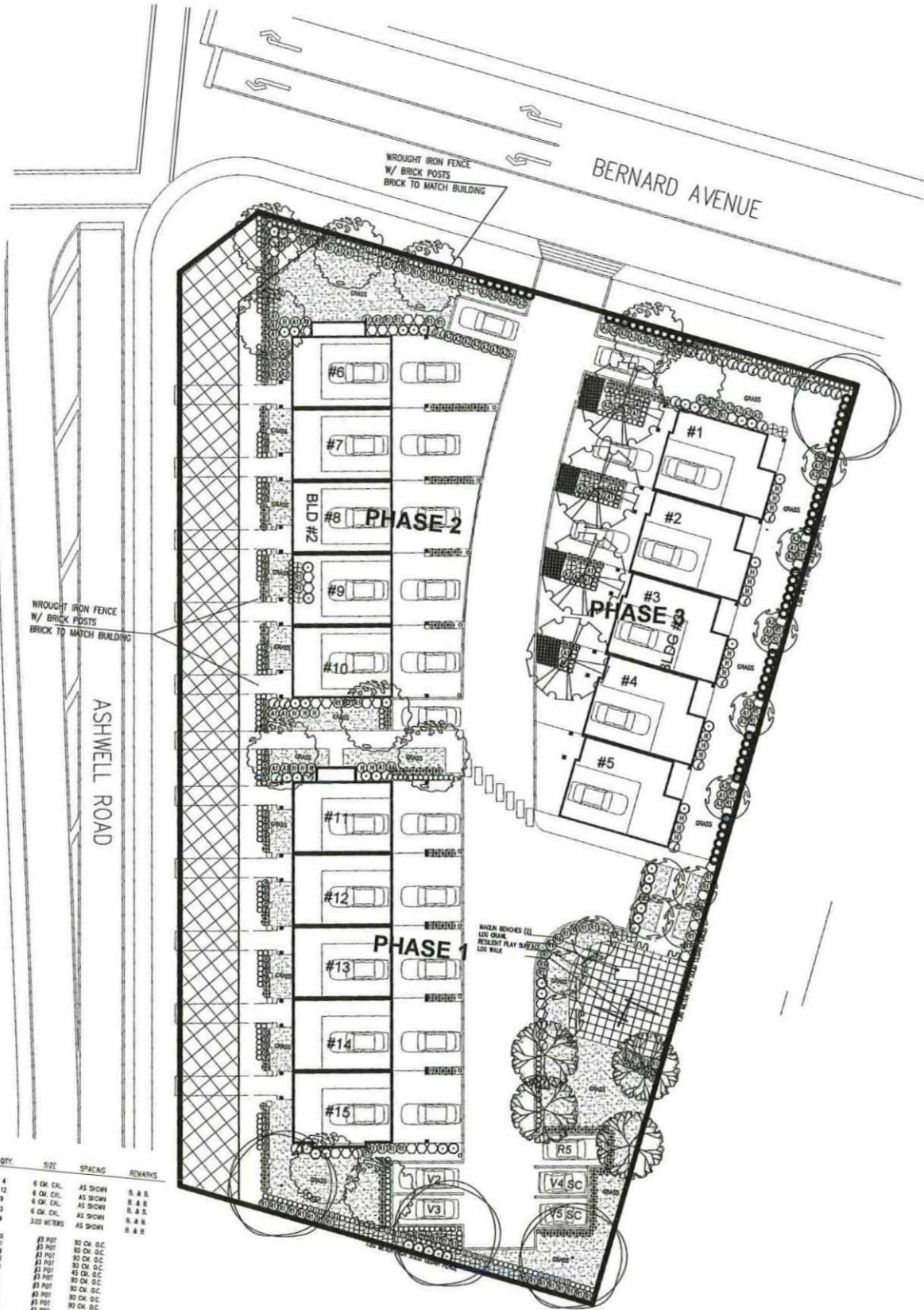


SITE PLAN
1:250

	LANDSCAPE REQUIREMENTS		
	PROPOSED	MIN.	REQ.
OVERALL SITE LANDSCAPING	(%) 30.2	(%)	18.8
LANDSCAPING	(SQM) 1518.9	(SQM)	577.4
OVERALL SITE LANDSCAPING (INTENSIVELY LANDSCAPING)	(%) 13.4	(%)	7.5
INTENSIVELY LANDSCAPING	(SQM) 597.3	(SQM)	287.4
FRONT SETBACK LANDSCAPING	(%) 22.8	(%)	46.8
FRONT SETBACK LANDSCAPING	(SQM) 215.7	(SQM)	117.3
FRONT SETBACK INTENSIVELY LANDSCAPING	(%) 24.4	(%)	28.9
INTENSIVELY LANDSCAPING	(SQM) 74.8	(SQM)	42.4
FRONTING LOT LANDSCAPING	(%) 10.4	(%)	6.0
FRONTING LOT LANDSCAPING	(SQM) 10.4	(SQM)	6.0
TREE PLANTING REQUIREMENTS (5 TREES PER HECTARE)	(NO.) 10.4	(NO.)	18.2

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Landscape Plan



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY	SIZE	SPACING	REMARKS
1	SPRINGA RETICULATA 'TINY SILK'	LIAC TREE	4	6 CM. CAL.	AS SHOWN	B, A, B
2	QUERCUS ROBUR 'SHROOCH'	SHROOCH OAK	12	6 CM. CAL.	AS SHOWN	B, A, B
3	CORNUS CORNIA 'MURRAY'	RED FLOWERING DOGWOOD	9	6 CM. CAL.	AS SHOWN	B, A, B
4	ACER RUBRUM 'CORNELL'	BONHAI RED MAPLE	3	6 CM. CAL.	AS SHOWN	B, A, B
5	ACER PAMATUM 'WOODGEOFF'	BLOODGOOD JAP. MAPLE	4	6 CM. CAL.	AS SHOWN	B, A, B
6	AZALEA JAPONICA 'YUKI CHERRY'	CRAWSON AZALEA	40	#3 POT	30 CM. O.C.	B, A, B
7	AZALEA NORTHERN LIGHTS 'MANGAM LIGHTS'	NORTHERN LIGHTS AZALEA	21	#3 POT	30 CM. O.C.	B, A, B
8	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	49	#3 POT	30 CM. O.C.	B, A, B
9	ABELIA 'EDWARD GONCHOFF'	EDWARD GONCHOFF ABELIA	30	#1 POT	30 CM. O.C.	B, A, B
10	BUSCK WAGNERELLA 'WATER GOD'	WATER GOD BUSH	30	#1 POT	30 CM. O.C.	B, A, B
11	HYDRANGEA MACROPHYLLA 'VIVID BLUE'	ASIAN BLOSSOM	254	#1 POT	30 CM. O.C.	B, A, B
12	HYDRANGEA 'MAGNOLIA'	HYDRANGEA	35	#1 POT	30 CM. O.C.	B, A, B
13	HYDRANGEA 'MAGNOLIA'	HYDRANGEA	82	#1 POT	30 CM. O.C.	B, A, B
14	SPRINGA 'VILGOSIS'	SPRINGA	47	#1 POT	30 CM. O.C.	B, A, B
15	PRUNUS LAUROCESTRUS 'DITO LAUREN'	LAUREN PRUNUS	24	#1 POT	30 CM. O.C.	B, A, B
16	PRUNUS LAUROCESTRUS 'SWARAZ'	SWARAZ PRUNUS	179	#1 POT	30 CM. O.C.	B, A, B
17	LIANALIA ANGLICOLA 'MANGREAV'	MANGREAV	56	#1 POT	70 CM. O.C.	B, A, B
18	RUSSCOEA TULSINA	BLACK-EYED SUSAN	21	1.50 METERS	70 CM. O.C.	B, A, B
19	ALLIUM 'MILK'	BLACK-EYED SUSAN	77	#1 POT	60 CM. O.C.	B, A, B
20	ALLIUM 'MILK'	BLUE BEARDED WAX	30	#1 POT	60 CM. O.C.	B, A, B

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Landscape Details



playfall
Safety Surfacing System

Technical Data Sheet

Playfall Tile Details

- Tiles are 2' x 2' and feature a 2' x 4' "cross-fall" surface system
- Available in 1.5" or 2.5" thickness
- Slip resistant
- Minimal maintenance
- Porous for effective drainage
- Quick installing installation with plastic pins & minimal adhesive
- Made from 100% recycled black tire shreds & granules in a non-toxic polyurethane binder

Drop Height Configurations

• From a 100% recycled black tire shreds & granules in a non-toxic polyurethane binder

Tile Height	Configuration Required
1"	1.5" Playfall Tile
1.5"	2.5" Playfall Tile
2"	1.5" Playfall Tile + 1.5" Playfall
2.5"	2.5" Playfall Tile + 2 layers of 1.5" Playfall
3"	2.5" Playfall Tile + 3 layers of 1.5" Playfall

Standard Colors

10 YEAR WARRANTY

North West Public Works Ltd. 3300 Industrial Avenue Abbotsford, BC, Canada V8Y 1T9 T 844.638.2800 F 604.859.3022 W 1.800.943.2764

MAGLIN

MLB450W

DESCRIPTION: Single frame w/ dual rails with 48" steel base and 36" seat. The seat and back are made of steel. The seat and back are made of steel.

FINISH: All steel components are powder coated with a Class 2 paint system. The high-impact powder provides a durable finish on all metal surfaces. Hand caps are finished with protective enamel.

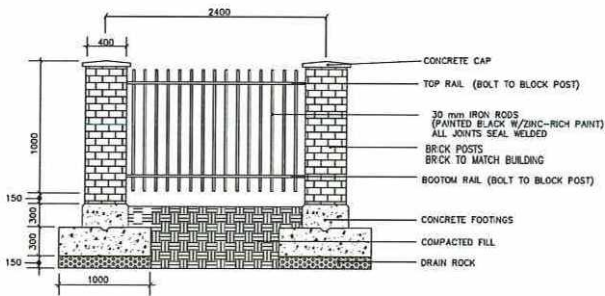
INSTALLATION: The bench is bolted to pre-embedded holes (2.5" dia) in concrete or steel but by ensuring to meet:

TO SAFETY: See M-8402
Check
- See M-8402
- Project File M-8402
- See Project File M-8402

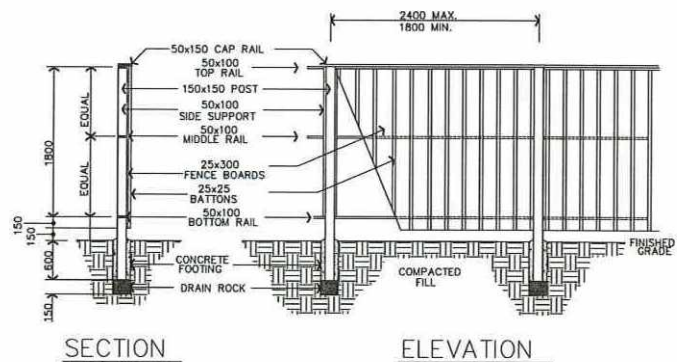
COMPLEMENTARY PRODUCTS:
- M-8402
- M-8402-20W
- M-8402-20W

DIMENSIONS:
Height: 36.00" (914 mm)
Seat: 18.00" (457 mm)
Depth: 18.00" (457 mm)
Width: 48.00" (1219 mm)

WROUGHT IRON/BRICK POST FENCE
TYPICAL DETAIL
(DIMENSIONS IN mm)
N.T.S.



SOLID CEDAR FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.



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Elevations – Building 1



LH SIDE ELEVATION - SOUTH
1/8" = 1'-0"



RH SIDE ELEVATION - NORTH
1/8" = 1'-0"



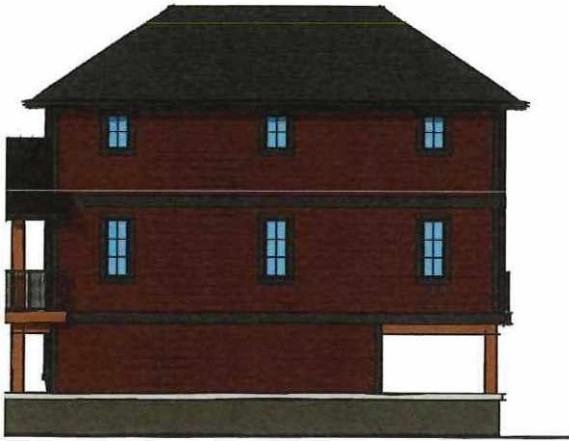
FRONT ELEVATION - WEST
1/8" = 1'-0"



REAR ELEVATION - EAST
1/8" = 1'-0"

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Elevations – Building 2



LH SIDE ELEVATION - SOUTH
1/8" = 1'-0"



RH SIDE ELEVATION - NORTH
1/8" = 1'-0"



FRONT ELEVATION - EAST
1/8" = 1'-0"



REAR ELEVATION - WEST
1/8" = 1'-0"

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Elevations – Building 3



EAST ELEVATION - REAR
1/8" = 1'-0"



WEST ELEVATION - FRONT
1/8" = 1'-0"



NORTH ELEVATION - LH SIDE
1/8" = 1'-0"



SOUTH ELEVATION - RH SIDE
1/8" = 1'-0"

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Renderings – Building 1



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Renderings – Building 2



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Renderings – Building 3



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