

City of Chilliwack
DESIGN REVIEW ADVISORY COMMITTEE
MINUTES OF MEETING
TUESDAY, APRIL 11, 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
Jesse Hildebrandt, CADREB Representative
Tyler Jones, AIBC Representative
Carmen Peters, Community Member

City Staff:

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

Regrets:

Gillian Villeneuve, Director of Planning
Quintin van Dyk, Design
Jennifer Perigo, Community Member
Jessica Thiessen, BCSLA Representative
Scott Pelletier, Planning
Michelle Savich, Community Member
Constable Lucian Mares, RCMP

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 (April 11, 2023 be adopted as circulated.

Carried unanimously

3. ADOPTION OF MINUTES

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

Carried unanimously

4. DEVELOPMENT PERMIT APPLICATIONS

Eric Poxleitner and Andressa Linhares, Keystone Architecture, were present.

DP001620 – 45746 & 45750 Wellington Avenue

The Manager of Development Planning provided a presentation regarding this application for the form and character of a new apartment development 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.

Chair Kloot recited the following comments provided via email by committee member Jessica Thiessen, BCSLA Representative, with respect to DP001620, who was unable to attend the meeting:

- *“I would encourage the applicant to include additional trees or a shade structure in the amenity area on the south west. This area will be very sunny, especially being raised above the adjacent properties and will benefit from additional shade in the summer months.*
- *Please provide irrigation for all soft landscape areas on site, including the vines along the parkade wall.”*

Discussion ensued regarding the proposed materials with respect to the siding for the balconies and soffit and whether playground equipment is included in the amenity space.

Moved /) That the Design Review Advisory Committee supports DP001646 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 lighting recommendations are adhered to, as identified in the CPTED Report;
- that a well-lit complex sign be provided along Wellington Avenue and the rear lane;
- 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 climbing plants be utilized on the west parkade wall to create a green wall;
- that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping.
- that non-combustible siding and soffits be provided within the balcony areas;
- that an irrigation system be incorporated throughout all landscape areas within the property; and,
- that additional trees be provided in the common amenity area on the south east side of the property to ensure sufficient shade is provided throughout the space.

Carried unanimously

Eric Poxleitner and Andressa Linhares left the meeting at 3:07 pm.

Councillor Chris Kloot, Chair, declared a potential conflict of interest with respect to the following application DP001647 as a family member is employed by the company and withdrew from the meeting at 3:09 pm.

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

5. DELEGATION / PRESENTATION

6. INFORMATION

7. NEXT MEETING

The next meeting will be held on Tuesday, May 9, 2023 at 3:00 pm in the Dogwood Room.

8. ADJOURNMENT

There being no further business, the meeting adjourned at 3:09 pm.

Chair

DRAFT