

AGENDA ITEM NO: 7.9

MEETING DATE: November 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Precision Building Design
Development Permit / 46106 Riverside
Drive DATE: November 15, 2023

DEPARTMENT: Planning Department
DP001718 PREPARED BY: Adam Roberts / cc

1. SUMMARY OF ISSUE:

The applicant is seeking approval of the "form and character" of a townhouse development within the subject property. As the property is within Development Permit Area 6 (Infill), a Development Permit is required.

2. RECOMMENDATION:

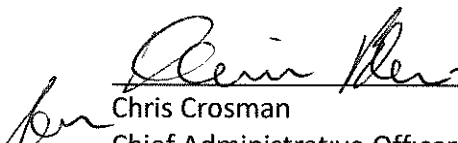
Recommendation that Council approve the issuance of Development Permit DP001718 with respect to property located at 46106 Riverside Drive, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.



Gillian Villeneuve
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S
RECOMMENDATION/COMMENTS:**

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT PERMIT DP001718

PREPARED BY: Adam Roberts DATE: November 15, 2023

POSITION: Planner III DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking approval of the “form and character” of a townhouse development within the subject property. As the property is within Development Permit Area 6 (Infill), a Development Permit is required.

2. PROPOSAL:

In summary the proposal includes:

- 8 units located within 2 separate buildings, including 3 units with street-oriented entrances;
- 18 parking spaces, including 2 visitor spaces (18 required); and,
- 12 trees (10 required).

As shown on the attached site plan and elevations, the proposal meets all Zoning Bylaw requirements.

3. DEVELOPMENT PERMIT CONSIDERATIONS:

Overall, the design of the buildings and site is visually appealing and constitutes a high-quality addition to the area. As demonstrated by the attached checklist evaluation for DPA 6, the proposed development substantially complies with the Infill Development Design Guidelines. A copy of the proposed site plan, landscape plan and colour elevations are attached within the draft Development Permit for information.

Summary and CPTED Review

In support of the application, the applicant has submitted a CPTED (Crime Prevention Through Environmental Design) report prepared by *AMR Systems*. The report concluded that the proposed townhouse development 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	✓ The use of landscaping, fencing, signage, architectural features and lighting will ensure pedestrian access to the site is clearly delineated.	
Natural Surveillance	✓ The proposed buildings have windows on all four elevations and second-storey decks, which will promote “eyes on the street” throughout the day.	
Territoriality	✓ The proposed buildings and future residents will provide an immediate sense of ownership of the space. Territoriality is further enhanced by utilizing the sidewalk, landscaping and fencing to clearly delineate the transition from private to public space.	
Maintenance	✓ The fencing and vegetation on the site should be maintained to provide long sightlines from the street and ensure public and private spaces are well defined. Any damage or vandalism should be repaired within a timely manner.*	

*Future strata to maintain vegetation and ensure sightlines are not obstructed.

4. DESIGN REVIEW ADVISORY COMMITTEE:

The application was reviewed by the Design Review Advisory Committee (DRAC) on November 14, 2023. Based on this, the following recommendation was made:

That the Design Review Advisory Committee supports DP001718 and recommend Council approve the application subject to the following conditions:

1. *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;*
2. *that all at grade utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping;*
3. *that an irrigation system be included into the landscaped areas within the site;*
4. *that non-combustible cladding and soffits be provided within the balconies;*
5. *that a well-lit complex sign be provided at the entrance of the property; and,*
6. *that signage stating “NO PARKING – FIRE LANE” be provided to maintain the minimum required clear width and to ensure that no parking or obstruction occurs within the strata road.*

The applicant was present at the meeting and agreeable to the above conditions.

5. RECOMMENDATION & SUBSTANTIATION:**Recommendation:**

Recommendation that Council approve the issuance of Development Permit DP001718 with respect to property located at 46106 Riverside Drive, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Substantiation:

The proposed townhouse development meets the intent of the Design Guidelines for Development Permit Area No. 6 through the use of extensive landscaping, building siting and varied design features that are expected to create an appealing streetscape.

6. DEVELOPMENT PERMIT AREA NO. 6 DESIGN GUIDELINE CHECKLIST:

	Design Guidelines	Yes/No	Comments
1.1	Landscaping & building materials		
	Preserve existing trees where possible	No	No existing trees are retained
	Utilize tree species & vegetation common to area	Yes	All proposed tree species are consistent with the Tree Management Bylaw. A total of 12 trees are proposed, exceeding the Tree Management Bylaw requirement of 10
	Use varied building materials (i.e. combinations of wood, brick, rock, etc.)	Yes	The proposed exterior finishes include horizontal hardie siding, asphalt shingles, hardie board and batten siding, hardie shake siding, wood brackets, posts and beams and cultured stone
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 a variety of materials and colours
	Avoid large expanses of blank façade	Yes	The design avoids large expanses of blank façade by using a large 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 colour and materials board is attached in the draft Development Permit
3.1	Physically integrate development with adjacent development		
	Shared access, consolidate open space, etc	N/A	As the property is adjacent to a single detached dwelling on the west side and an existing strata development on the east side, shared access or open space with adjacent development 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

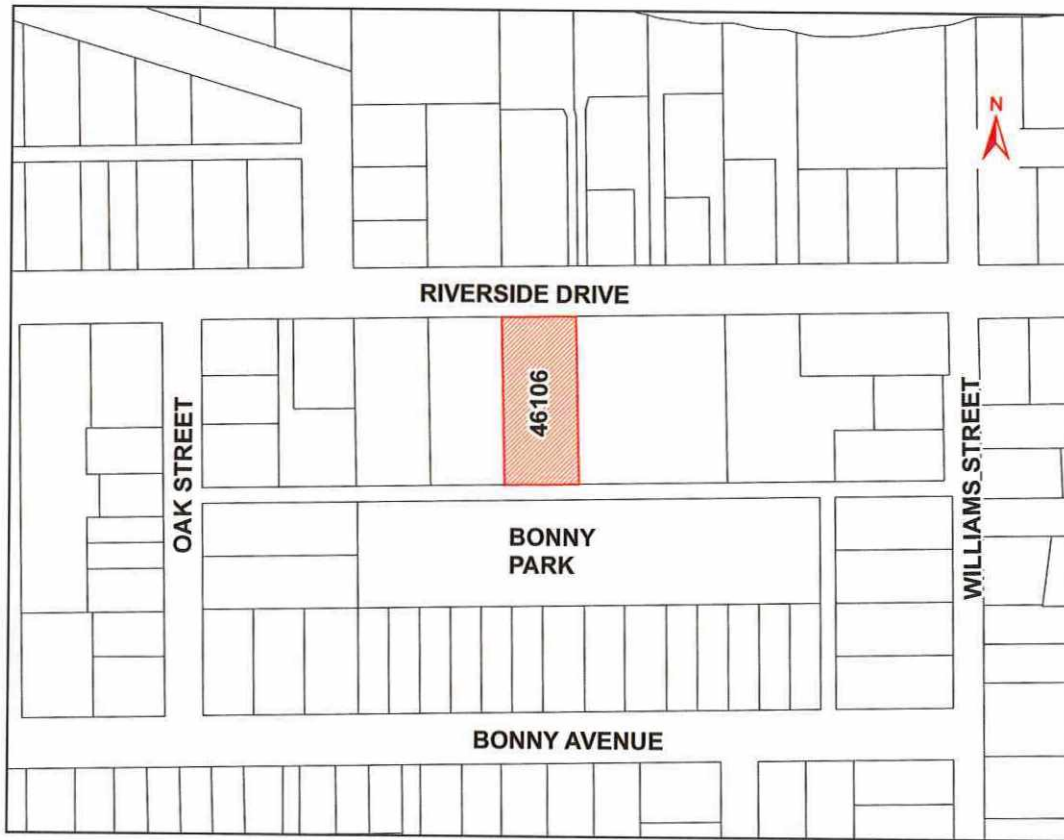
	Use articulation, vary materials and colors to provide visual relief	Yes	A complementary colour scheme with diverse building materials, and building articulation serves to create a visually appealing development
	Series of modules fit together	Yes	Varying architectural treatments create a design where the buildings appear as a series of individual units that fit together.
	Differentiate between pedestrian-level commercial/upper level residential development	N/A	No commercial development is proposed.
	Complement existing size, mass, and scale of surrounding development	Yes	The design of the new townhouse complex is sensitive to the existing size, mass, and scale of the adjacent and surrounding multi-family residential area.
	Consideration of views from adjacent developments	Partial	The scale and massing of the proposed development is mostly consistent with the surrounding area and is expected to have minimal impact on the surrounding properties
4.1	Maximize a positive impact on the street		
	Preserve & integrate existing natural features where possible	N/A	No existing natural features to preserve or integrate.
	Orient development towards street	Yes	Proposed building 1 includes 3 units that are oriented to the street and include direct pedestrian access from the street to the front door of each unit.
	Locate development close to & parallel to street	Yes	Street-facing units are oriented and parallel to the street.
	Consider impact of sun, wind & shadows on site	Yes	The siting of the townhouse complex is not anticipated to significantly impact any existing conditions for adjacent properties
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	It is recommended that mailboxes and at grade utility equipment be screened from public view through a combination of landscaping and fencing.
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 vehicle entrance is clearly defined through landscaping and paving. Conditions have been included in the draft Development Permit for a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided and that a well-lit complex sign be provided at the entrance of the property.
	Define pedestrian & vehicle corridors	Yes	The units fronting onto Riverside Drive are street-facing with defined pedestrian pathways, linking the public street with each unit. The remaining units are accessed from a sidewalk that is clearly differentiated from the strata road by curbing.
5.2	Parking areas must be adequate in size, efficient in layout and safe in location & design		
	Parking areas are visually secured all day	Yes	Residential and visitor parking is secured in view of each townhouse unit or within a garage.
	Provide parking areas that are easily accessible but do not dominate the user's first impression of the site	Yes	Parking is easily accessible within the site and does not dominate the first impression
	Avoid the provision of parking in the front yard	Yes	The visitor parking spaces are located outside of the front yard and screened from the road.

	Adequate concealed underground parking	N/A	No underground parking proposed
	Avoid large expanses of contiguous parking	Yes	All resident parking is located within individual garages or driveways
	Use landscaping to soften the impact of parking area	Yes	Substantial landscaping is proposed throughout the development, specifically within the front setback area and between each unit to soften the visual impact of vehicle parking areas.
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 three units adjacent to the street are oriented so that their main entrances are fronting onto Riverside Drive.
	A minimum 1.5m wide hard surface sidewalk should be provided from the public highway or public sidewalk to each dwelling unit or building, and be clearly separated from any roadways, driveways, parking lots, parking spaces, and maneuvering aisles, by curbing	Yes	The units fronting onto Riverside Drive are street-facing with defined pedestrian pathways, linking the public street with each unit. The remaining five units are accessed from the sidewalk which is clearly delineated from the strata road by curbing.
	Provide separate ground-level entrances for commercial and residential developments	N/A	No commercial development is proposed.
	Provide a suitable transition from public (street) to semi-private to private (entrance) through scale, detail, and sense of enclosure	Yes	The proposed front landscaping area provides a suitable transition between public, semi-private and private 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	The siting of building 1 provides street-facing entrances, pedestrian pathways and ample landscaping to interact with the street. The front lawn and landscaped area provide private amenity spaces that interact with the street and City sidewalk.
	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 proposed design incorporates a variety of textures, colours and materials as part of the façade treatment to help soften the transitional zone, including extensive landscaping.
	Have a pedestrian oriented building base of 1 to 3 storeys that is distinct from upper storey developments	N/A	The proposed buildings are 3-storeys in height.
	Provide architectural detail to capture pedestrian attention	Yes	The building articulation, large windows, variety of building materials/colours, and incorporation of landscaping serve to capture pedestrian attention.
6.3	Design outdoor spaces to provide a sanctuary for its occupants		
	Create useable, accessible & highly visible on-site people places & amenity areas (i.e. paths, courtyards, upper level decks, playgrounds, etc.)	Yes	A private amenity space for each unit is located within the grassed amenity areas of each unit.
	Accommodate the year-round use of outdoor spaces by considering environmental conditions (e.g. sun angles and prevailing winds)	Yes	Each unit is provided with a patio and landscaped outdoor amenity space, which meets the minimum private amenity space requirement for each unit.

7. SOURCES OF INFORMATION:

- Rezoning Application (RZ001529) – July 8, 2021
- Development Permit Application (DP001718) – May 30, 2023
- Development Application Review Team (DART) Minutes – July 13, 2023
- CPTED Report, prepared by *AMR Systems* – May 29, 2023

Location Map



Ortho Photo





CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001718, 2023

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

To: **Precision Building Design**
3 - 45953 Airport Road
Chilliwack, BC V2P 1A3

Richlane Builders
PO Box 2040 Stn Sardis Main
Chilliwack, BC V2R 1A5

1. This Development Permit applies to the following property:

Parcel Identifier No. 011-161-027
Legal Description: LOT 9 DISTRICT LOT 349 GROUP 2 NEW WESTMINSTER
DISTRICT PLAN 5565
Address: 46106 Riverside Drive

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 within Schedule "A";
- 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 at grade 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;
- That a well-lit complex sign be provided at the entrance of the property;
- That signage stating "NO PARKING – FIRE LANE" be provided to maintain the minimum required clear width and to ensure that no parking or obstruction occurs within the strata road; and,
- Specifications of Development Permit Area No. 6 (Infill Development) of the City of Chilliwack Official Community Plan.

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

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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.

APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2023.

ISSUED THIS ___ DAY OF ___, 2023.

CORPORATE OFFICER

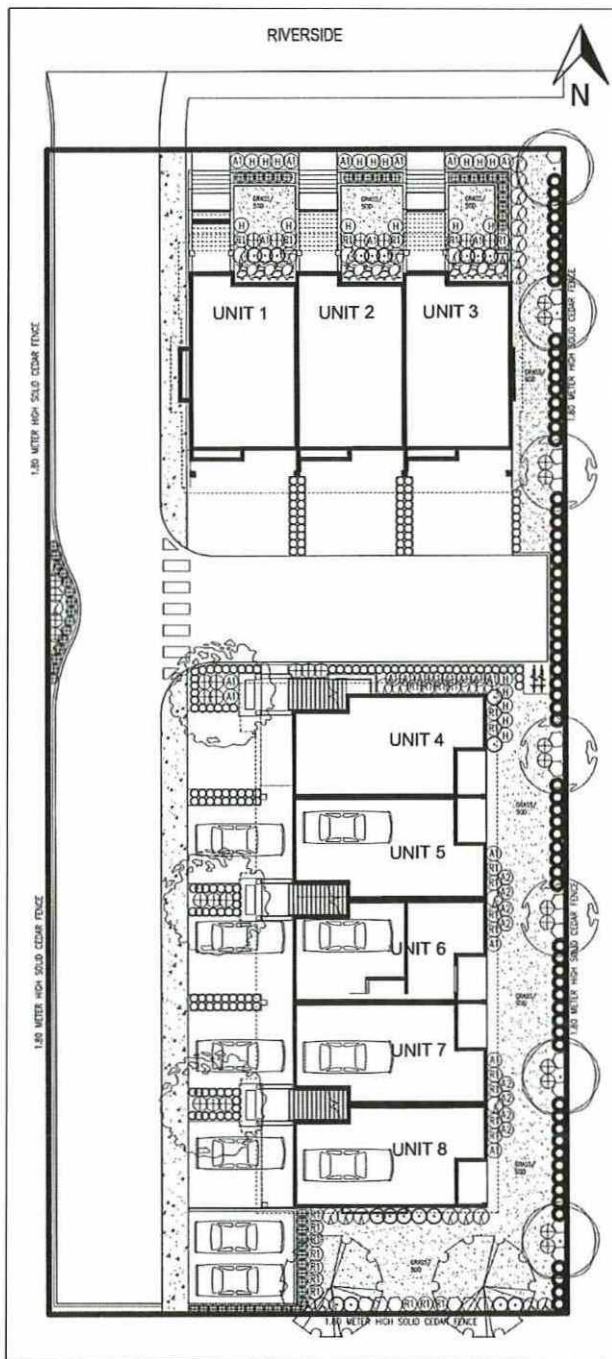
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Schedule "A"

Site Plan (as provided by the applicant)



Landscape Plan (as provided by the applicant)



Plant List (as provided by the applicant)

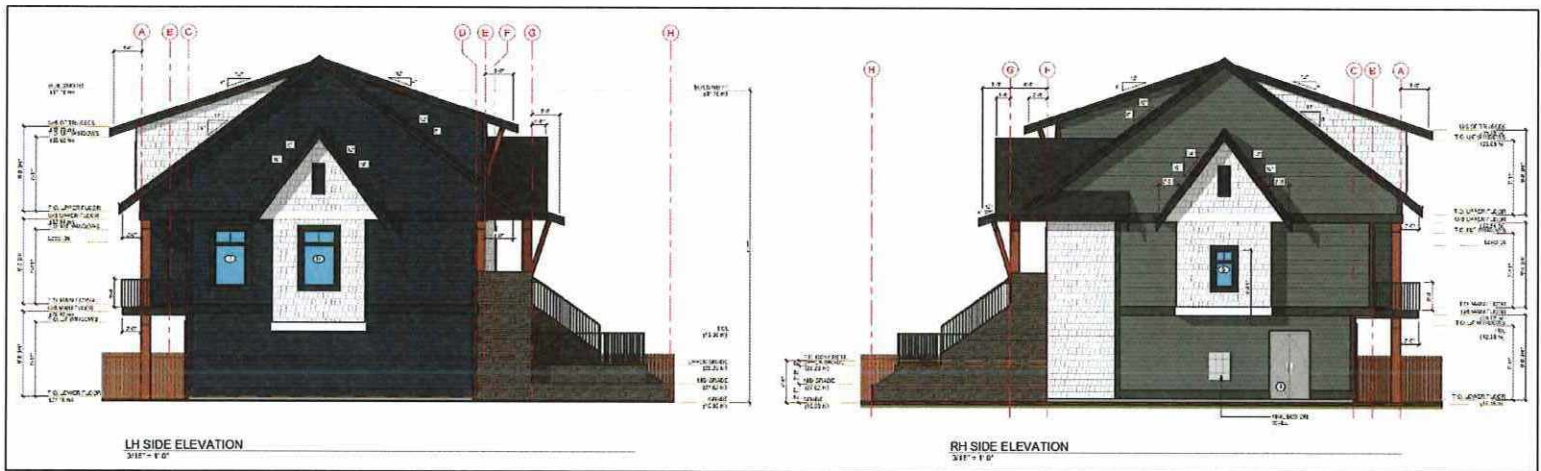
KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER GRiseum	PAPERBARK MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	QUERCUS ROBUR 'SKINNY GENES'	SKINNY GENES OAK	3	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'INDO CRIMSON'	CRIMSON AZALEA	35	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	23	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA	8	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	19	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER CEM'	ASIAN BOXWOOD	163	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'Nikko BLUE'	HYDRANGEA	20	#3 POT	90 CM. O.C.	
	VACCINIUM OXYLUM	EVERGREEN HUCKLEBERRY	4	#2 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	30	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	20	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	31	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	63	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	72	1.50 METERS	70 CM. O.C.	

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Building 1 – North and South



Building 1 – East and West



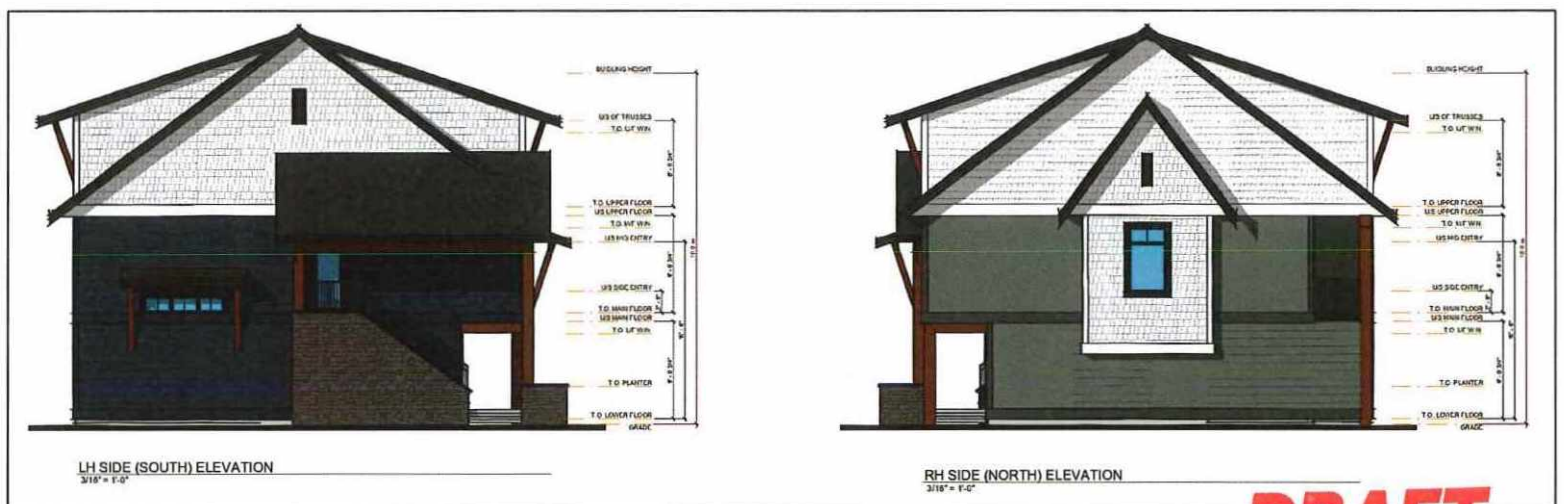
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Elevations (cont.)

Building 2 – East and West



Building 2 – North and South



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Renderings (as provided by the applicant)



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