

**City of Chilliwack**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**WEDNESDAY, AUGUST 31, 2022 – 4:28 pm**  
**Held Electronically**

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**Council Members:**

Councillor Chris Kloot, Chair  
Councillor Bud Mercer, Vice Chair

**Design Review Advisory Committee:**

Jesse Hildebrandt, CADREB Representative (tentative)  
Shida Neshat-Behzadi, Architect AIBC  
Jessica Thiessen, BCSLA Representative  
Michelle McNaughton, Community Member

**City Staff:**

Erin Leary, Manager of Development Planning  
Gillian Villeneuve, Director of Planning  
Sergeant Krista Vrolyk, Chilliwack Community Policing Office  
Richard Fortin, Manager of Parks Planning  
Trish Alsip, Recording Secretary

**Regrets:**

Scott Pelletier, Planning  
Mark Andersen, Community Member  
Chris Klaassen, Development  
Hendrick Guliker, Intern Architect

**1. CALL TO ORDER**

Councillor Kloot was Chair and called the meeting to order at 4:28 pm.

**2. ADOPTION OF AGENDA**

Moved /        )   That the Agenda for the Design Review Advisory Committee meeting of Wednesday,  
Seconded     (   August 31, 2022 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

Moved /        )   That the Minutes for the Design Review Advisory Committee meeting of Tuesday,  
Seconded     (   July 26, 2022 be adopted.

Carried unanimously

#### 4. DEVELOPMENT PERMIT APPLICATIONS

Paul De Koning was present.

##### 1. **DP001544 – 45838 Railway Avenue**

The Manager of Development Planning provided a presentation regarding this application for a new industrial building within DP Area 7 (Industrial) 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.

A query was raised with respect to the colour palette; the applicant noted the colour palette in the drawings provided appears substantially darker than the sample palette provided at today's meeting which reflects a more accurate lighter gray colour.

A member enquired as to whether there could be consideration given for the addition of warmer accent colours above the front door to enliven the façade; the applicant noted once the new tenants are in place, there will be additional signage which will incorporate further colour to the façade. The applicant noted that he is amenable to lightening the colour palette, if necessary.

Discussion ensued with respect to the canopy over the man-door on the west side of the façade; it was suggested a similar canopy be incorporated over the single person-door on the façade to the east to enhance the visual appearance. The applicant is amenable to the suggestion.

Moved /     )   That the Design Review Advisory Committee supports DP001544 and recommend  
Seconded   (   Council approve the application subject to the following conditions:

- that a cosmetic canopy consistent with the design of the proposed canopy over the main building entrance be included over the easternmost man door on the Railway Avenue frontage; and,
- that the applicant consider the incorporation of warmer accent colours on the Railway Avenue façade to create greater visual interest.

Carried unanimously

Paul De Koning left the meeting at 4:35 pm.

#### 4. DEVELOPMENT PERMIT APPLICATIONS (continued)

Michael Burton Brown, Architect and Josh Kim ABBARCH, Jared Stern and Erik Chu, PCI Group were present via zoom.

##### 2. **DP001607 – 45585 Luckakuck Way (a portion of)**

The Manager of Development Planning provided a presentation regarding this application for the renovation of an existing commercial building within DP Area 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 with respect to the parking lot and whether it will be redone. Staff noted there will be a minor reconfiguration of the existing parking area in conjunction with the proposed renovations to address parking accessibility and location; however, the parking lot configuration will fundamentally remain the same.

A committee member enquired whether there has been any consideration with respect to beautifying the parking lot area and if there is any proposed ‘greening’ of the parking lot with more trees and landscaped boulevards; staff noted that through the redevelopment of Cottonwood Mall in its entirety, landscaping would be reviewed. As this particular redevelopment is to the rear of the site and is a small portion of the property, it has not been contemplated for this portion of the development.

Staff provided further background information noting that site parking was last overhauled during the time when the retail tenant, Target was implemented. At that time, a parking lot reconfiguration was completed incorporating landscaping which was considerably more than what existed at the time. Since that time, there has not been any parking reconfiguration, nor does this particular renovation trigger any additional landscaping.

An enquiry was raised with respect to whether shopping cart storage is proposed for the existing parking area. Staff noted shopping cart storage has not been proposed for this specific portion of the proposal; however, through the redevelopment of Cottonwood Mall in its entirety, shopping cart storage will be addressed through other phases of the development.

Staff provided an update with respect to the status of shopping cart lock-up systems; the City of Chilliwack has reached out to the existing retail operators regarding provision of shopping cart storage and the Bylaw Department is still working with those operators with respect to a plan to secure storage of their shopping carts if the tenant does have shopping carts in excess of 20 carts available for patron use. A committee member suggested shopping cart lock-up storage be included in the recommendations.

The applicant provided comment noting a revised proposal for the new Save-On-Foods at Cottonwood Mall included a shopping cart lock-up system at the suggestion of this Committee. The applicant is amenable to the suggestion of implementing a similar cart lock-up system as with Save-On-Foods with respect to this particular proposal, if required, for future tenants.

A committee member enquired whether additional warm colours could be incorporated along the north façade to provide a playful façade; the architect is amenable to some consideration of additional colour; however, this will be dependent upon the signage policy of the tenant involved.

**4. DEVELOPMENT PERMIT APPLICATIONS (continued)**

Moved / ) That the Design Review Advisory Committee supports DP001607 and recommend  
Seconded ( Council approve the application subject to the following conditions:

- that a lighting plan be provided at time of building application indicating proposed lighting throughout the development including pedestrian pathways and vehicle maneuvering areas;
- place bollards or decorative planters in front of the retail entrances to obstruct any potential vehicular attack or accident from occurring; and,
- that the garbage enclosures be constructed in accordance with Zoning Bylaw standards and are appropriately screened from view.
- that a secure shopping cart storage system be included within the northern portion of the property, consistent with the existing cart storage system incorporated on the southern portion of the property, should the future retail tenants require the use of shopping carts; and,
- that the applicant consider including additional red tile accents on the northern building façade if consistent with the branding colour scheme of future tenants.

Carried unanimously

**5. DELEGATION / PRESENTATION**

**6. INFORMATION**

**Discussion Notes – Tuesday, August 9, 2022**

The Discussion Notes from Tuesday, August 9, 2022 were provided for information.

**7. NEXT MEETING**

The next meeting will be held at the Call of the Chair.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:50 pm.

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Councillor Chris Kloot, Chair