

**City of Chilliwack**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**TUESDAY, DECEMBER 13, 2022 – 3:00 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  
Shida Neshat-Behzadi, Architect AIBC  
Jessica Thiessen, BCSLA Representative  
Michelle McNaughton, Community Member  
Chris Klaassen, Development

**City Staff:**

Stacy Thoreson, Senior Planner of Development Planning  
Corporal Brad Rendall, Chilliwack Community Policing Office  
Richard Fortin, Manager of Parks Planning  
Brendan Kurtz, Parks Operations Manager  
Brecon Satchwell, Senior Operations Technician  
Jaimie Tocher, Recording Secretary

**Regrets:**

Scott Pelletier, Planning  
Mark Andersen, Community Member  
Gillian Villeneuve, Director of Planning  
Hendrick Guliker, Intern Architect  
Erin Leary, Manager of Development Planning

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

Moved /        )   That the Agenda for the Design Review Advisory Committee meeting of Tuesday,  
Seconded     (   December 13, 2022 be adopted as circulated.

Carried unanimously

**3. ADOPTION OF MINUTES**

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

Carried unanimously

#### 4. DEVELOPMENT PERMIT APPLICATIONS

Doug Luteyn, Luteyn Architecture Ltd, Kacy Otter and Joe Massier, Diverse Properties, were present.

##### 1. DP001538 – 45610 Luckakuck Way

The Senior Planner of Development Planning provided a presentation regarding this application for a 200-unit apartment 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 regarding the existing mature trees on the property that are proposed to be removed, as well as if there was an arborist report available. Drip irrigation was also mentioned for any newly planted trees, to ensure the success of future growth.

A member inquired about the size of the parking spaces, as well as the width of the sidewalk adjacent to the parking spaces and the requirements as per the BC Building code for wheelchair accessibility, etc. Discussion ensued regarding confirmation of appropriate standards being adhered to, for the pathway width.

A question was raised in regards to the amenity area and the suitability of the play equipment for older children. Different types of equipment were discussed and the applicant requested clarification, which staff provided.

Moved / ) That the Design Review Advisory Committee supports DP001538 and recommend  
Seconded ( Council approve the application subject to the following conditions:

- that a lighting plan be provided at the time of building permit application indicating proposed lighting throughout the development including pedestrian pathways and vehicle maneuvering areas;
- that the soffit areas within balcony spaces comprise of non-combustible material;
- that the removal of the trees along the southern property line be supported by an arborist report;
- that an irrigation system be provided throughout all landscaping areas; and,
- that varied equipment be provided within the common amenity areas to support a diverse age group.

Carried unanimously

Doug Luteyn, Luteyn Architecture Ltd, Kacy Otter and Joe Massier, Diverse, left the meeting at 3:32 pm.

Kevin Welsh, Precision Building Design Associates Ltd. and Peter Postma owner, joined the meeting at 3:35 pm. Shida recused herself at 3:36pm.

##### 2. DP001585 – 9029 Charles Street

The Senior Planner of Development Planning provided a presentation regarding this application for a new industrial development 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.

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

A query was raised with respect to the small grassy area on the northwest corner of the property. Discussion ensued regarding the different possibilities for the area and what would discourage loitering; it was determined that plantings be installed rather than grass.

The southwest corner of the property was also discussed, in regards to the importance of completing that area suitably to avoid loitering; especially due to its proximity to the tunnel entrance underneath the railway line. Discussion followed and it was determined that a rock garden, with a combination of large boulders, mixed with smaller rocks/gravel would be the safest and most efficient option.

Moved / ) That the Design Review Advisory Committee supports DP001585 and recommend  
Secoded ( 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 adequate lighting is provided for all walkways, parking areas and pedestrian entrances;
- that the grass area in the northwest corner be replaced with plantings to discourage loitering;
- that structural soil be provided for the two trees provided within the parking area;
- that an irrigation system be provided within all landscaping areas; and
- that a decorative rock garden, with both large and small rocks, be provided within the road right of way at the end of Charles Street.

Carried unanimously

Kevin Welsh, Precision Building Design Associates Ltd. and Peter Postma, owner, left the meeting at 3:45 pm.

Jared Stern and Erik Chu, PCI Group, Paul Sukava and Lena Zhang MCMP Architects were present. Ms. Neshat-Bezhadi, Architect AIBC, declared a conflict regarding the following application DP001607 due to there being no architect representing the application present and left the meeting 3:47 pm.

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

The Senior Planner of Development Planning provided a presentation regarding a requested change to the form and character of renovations to an existing commercial building, which was previously considered by the Design Review Advisory Committee (DRAC) with respect to an application for renovations to 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 followed in regards to the proposed change, which was that although the original design showed a number of windows adjacent to the entrance of the building, now that the internal layout was finalized, office space was to be located there. The applicant noted that the proposed change was to switch to a more secure option, specifically spandrel glass with a light grey opaque finish. This would provide the privacy needed for the offices, but still allow for natural light to enter the building.

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

The Committee agreed that the spandrel glass would be more suitable, and furthermore determined that there were no actual changes to the original recommendations and conditions from the first review on August 31, 2022, as re-stated below:

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 permit application indicating proposed lighting throughout the development including pedestrian pathways and vehicle maneuvering areas;
- that bollards or decorative planters be placed in front of the retail entrances to obstruct any potential vehicular attack or accident from occurring;
- 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 considers 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, September 27, 2022**

The Discussion Notes from Tuesday, September 27, 2022 were provided for information.

**7. NEXT MEETING**

The next meeting will be held on Tuesday, February 14, 2023 at 3:00 pm in the Dogwood Room.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:00 pm.

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Councillor Chris Kloot, Chair