



Date Received: October 5, 2022
Received From: Jonathan Silcock
Folder Number: RZ001658
Subject Property: 7895 Lickman Road
Council Date: January 24, 2023 - 1st & 2nd

October 5, 2022

City of Chilliwack
Planning and Strategic Initiatives
8550 Young Road
Chilliwack, BC V2P 8A4

Attention: Ms. Stacy Thoreson | Senior Planner

**RE: Open House for Rezoning and Development Permit Application
Fraser Gateway Business Park
7985 Lickman Road, Chilliwack, BC**

Dear Ms. Thoreson:

Denciti Development hosted an Open House on Thursday September 29th to present the preliminary design material for our proposed project at 7985 Lickman Road. The Open House was a voluntary event organized by Denciti and held at the Coast Chilliwack Hotel. We have prepared this report to summarize the Open House for Planning staff to include with our Rezoning and Development Permit Applications for the project.

Purpose of the Open House

- Invite residents, property owners and businesses from the neighbourhood to view the plans and vision for the Fraser Gateway Business Park at 7985 Lickman Road.
- Discuss the project benefits and impacts with attendees. Answer any questions and gather feedback. Consider design adjustments based on feedback.
- Collect names and comment sheets for a report to Chilliwack Planning to accompany the Rezoning and DP applications.

Invitations and Attendees

Denciti produced a postcard-style invitation with project renderings and information about the Open House (See Figure 1 for the postcard). Denciti staff delivered the invitations to approximately 150 neighbouring properties within a 600 metres radius of the property. The postcards were delivered on Thursday September 22 to businesses and homes in the area (See Figure 2 for the distribution area map). By delivering the postcards in-person, Denciti staff had a chance to speak with neighbours and answer any initial questions. The neighbouring businesses and homeowners were generally interested in hearing

about the project timing and had questions about the type of buildings that would be constructed as part of the new development. No negative comments or concerns were received during the postcard delivery.

The Open House event was held in the Fraser Room at the Coast Chilliwack Hotel from 5-7pm on Thursday October 29. Three Denciti staff and the Architect were present along with eight display boards showing the site plan, building renderings and landscape plans. There were a total of 11 attendees from the public to the Open House, five of those attendees agreed to sign the attendance sheet and three people completed comment sheets (Sign-in sheet and comments are attached as Figures 4 & 5).

Presentation Material and Comments

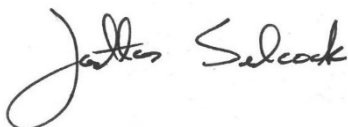
Denciti had eight boards on display for the attendees to review and discuss. The boards showed site plans, building plans, elevations, renderings and landscaping. The thumbnail images of the boards are included in this report. The Open House attendees were all interested in the project and had a variety of questions and comments. The most common questions were about the size and heights of the industrial buildings and what type of businesses could operate in these units. There were several complimentary comments about the exterior appearance of the buildings.

Although the Open House was specifically for the North Lot property, the majority of the questions from attendees were related to the plans for the South Lot. Multiple questions were asked about the Tim Horton's restaurant, a potential replacement hotel and restaurant space. All the comments were positive about the re-development plans for the North and South Lots with a public sentiment to get the projects started.

We trust that you will find this report satisfactory, and we look forward to the next steps in the approval process

Respectfully submitted,

DENCITI DEVELOPMENT CORP. acting on behalf of
7985 LICKMAN ROAD LTD., INC. NO. BC1308104



Jonathan Silcock
VP, Development



Figure 1 - Open House Invitation



Dear Neighbours,

Denciti invites you to attend an Open House in support of our Rezoning and Development Permit applications. We will have preliminary design materials on display for the public to review, ask questions and provide feedback.

Open House Details:
Date: Thursday Sept 29th, 2022
Time: 5pm - 7pm
Location: Fraser Room, Coast Chilliwack Hotel, 45920 First Avenue


Acting on behalf of 7985 Lickman Road LP

The bottom section of the invitation contains a circular site map on the left, showing the location of 7985 Lickman Rd. in red. To the right is a perspective architectural rendering of the proposed Fraser Gateway building, a long, modern structure with blue accents and large windows. A white pickup truck is parked in front of the building. The background of this section is a light blue sky with clouds.



Figure 2 - Invitation Distribution Area

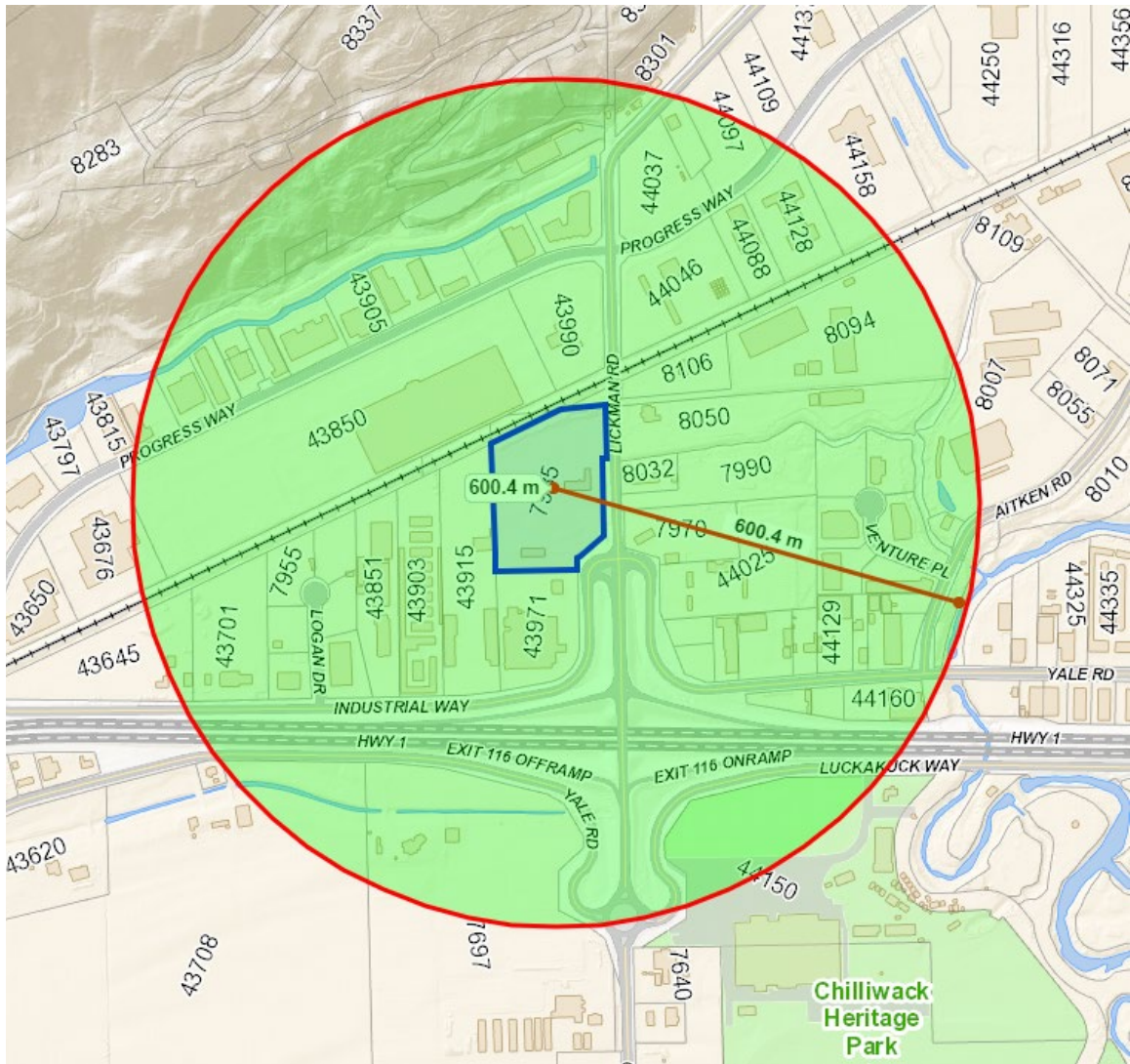
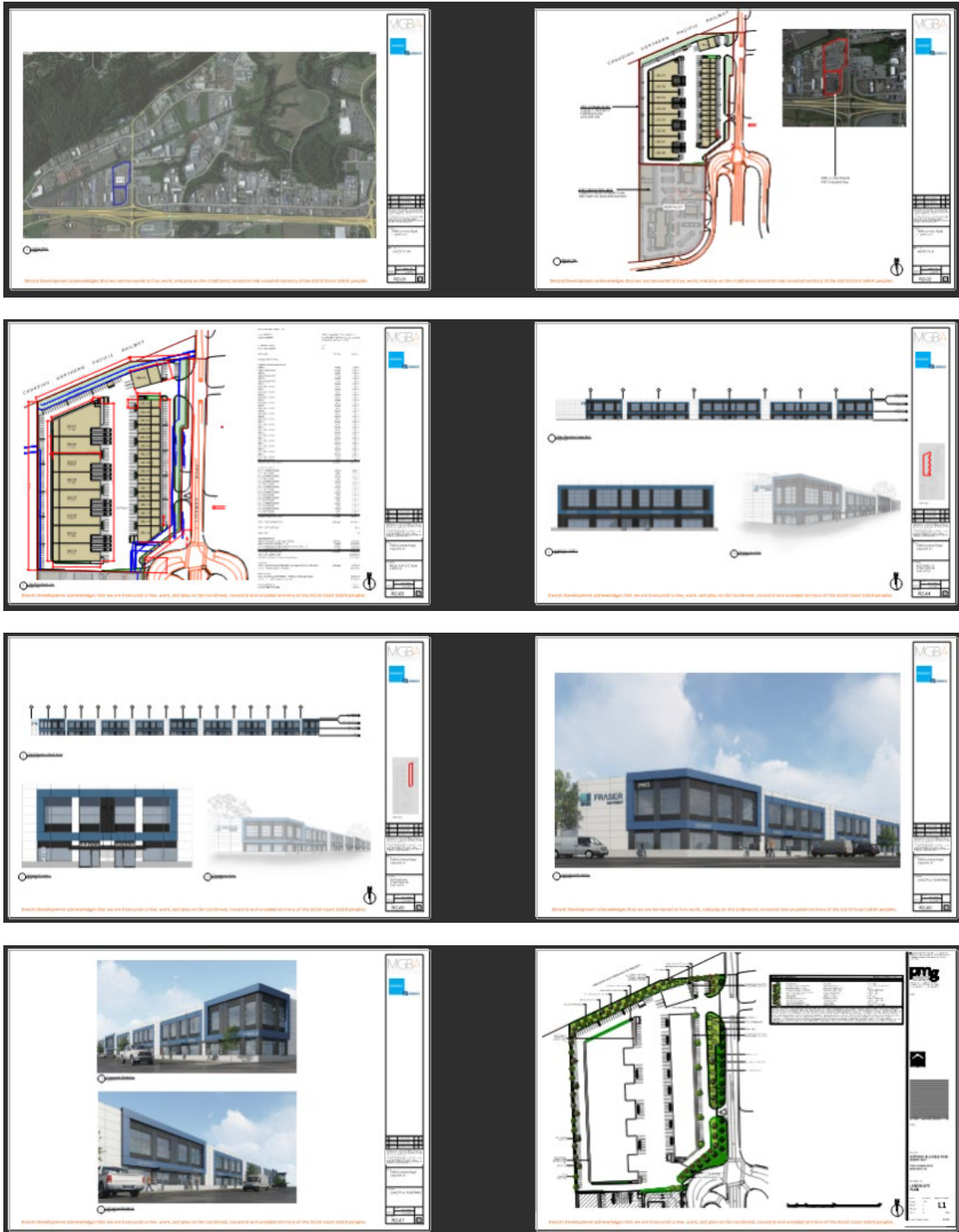


Figure 3 - Open House Display Boards






NEIGHBOURHOOD OPEN HOUSE – SIGN IN SHEET

Proposed Rezoning & Development Permit applications for 7985 Lickman Road – Sept. 29, 2022

Name	Address	Email	Phone Number
Peter Montooth	46115 Yale rd		
BRYAN COOMBS	46115 Yale Rd		
Greg McAulay	4673 206 ASt		
Edward Henderson	1850 Redoubt		
Rick TOORZ	8387 Young Rd		

Figure 4 - Open House Sign-In Sheet

Figure 5 - Open House Comment Sheets



NEIGHBOURHOOD OPEN HOUSE - COMMENT SHEET

Proposed Rezoning & Development Permit applications for 7985 Lickman Road – Sept. 29, 2022

Name: Edward Henderson

Address: 1850 Redwood Drive

Email: _____ Phone Number: _____

Do you support the proposed rezoning of the site?
Yes No Unsure / Neutral

To help us understand neighbourhood opinions, please provide us with your comments regarding the proposed rezoning.

Relevant development for area, seems to be well thought out.
Nice work!

Should we require further clarification on your comments, please select the preferred form of contact.
Email Phone I prefer not to be contacted





NEIGHBOURHOOD OPEN HOUSE - COMMENT SHEET

Proposed Rezoning & Development Permit applications for 7985 Lickman Road – Sept. 29, 2022

Name: Greg M Bailey

Address: 4673 205 A St

Email: _____ Phone Number: _____

Do you support the proposed rezoning of the site?

Yes No Unsure / Neutral

To help us understand neighbourhood opinions, please provide us with your comments regarding the proposed rezoning.

Looks great to refurbish the area and grow the
business in the area. Fully supportive

Should we require further clarification on your comments, please select the preferred form of contact.

Email Phone I prefer not to be contacted





NEIGHBOURHOOD OPEN HOUSE - COMMENT SHEET

Proposed Rezoning & Development Permit applications for 7985 Lickman Road – Sept. 29, 2022

Name: Rick Toor
Address: 8387 Young Dr Cheltenham
Email: _____ Phone Number: _____

Do you support the proposed rezoning of the site?

Yes No Unsure / Neutral

To help us understand neighbourhood opinions, please provide us with your comments regarding the proposed rezoning.

- We need more industrial warehouses like this project. Great use of the site!

Should we require further clarification on your comments, please select the preferred form of contact.

Email Phone I prefer not to be contacted

