

AGENDA ITEM NO: 11.4.1

MEETING DATE: April 2, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Precision Building Design Ltd.
Development Variance Permit and
Development Permit / 43833 Progress
Way DATE: March 18, 2024

DEPARTMENT: Planning
DVP01350 & DP001735 PREPARED BY: Adam Roberts / mb

1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the required interior side lot line (ISLL) setback within the CD-10 (Comprehensive Development - 10) Zone from 6m to 0.3m to facilitate an addition to an existing industrial building.

As the property is within Development Permit Area No. 7 (Industrial), a Development Permit for form and character is required.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01350 with respect to property located at 43833 Progress Way, subject to the recommendations as stipulated within the draft Development Variance Permit.

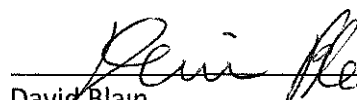
Recommendation that Council approve the issuance of Development Permit DP001735 with respect to property located at 43833 Progress Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.



Gillian Villeneuve
Director of Planning

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

Supports recommendation.



David Blain
Chief Administrative Officer

**STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01350 &
DEVELOPMENT PERMIT DP001735 APPLICATIONS**

PREPARED BY: Adam Roberts DATE: March 18, 2024
POSITION: Planner III DEPARTMENT: Planning Department

1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the required interior side lot line (ISLL) setback within the CD-10 (Comprehensive Development - 10) Zone from 6m to 0.3m to facilitate an addition to an existing industrial building.

As the property is within Development Permit Area No. 7 (Industrial), a Development Permit for form and character is required.

2. BACKGROUND:

In January 2007, Council approved a Development Variance Permit (DVP00363) to reduce the required interior side lot line setback along the western property line from 6m to 0.3m to facilitate the siting of the existing industrial building. The proposed variance is requested to permit the addition to be in line with the siting of the existing building.

3. PROPOSAL:

In summary the proposal includes:

- A 1,400m² addition to the rear side of the existing industrial building;
- A modern industrial building design with a primarily neutral colour scheme;
- 6 new parking spaces with 38 total spaces on site (37 spaces required);
- 2 new off-street loading spaces (1 space required);
- A staff amenity area with picnic table and bicycle parking rack; and
- Additional landscaping in parking areas as well as rooftop landscaping over the new entry canopy.

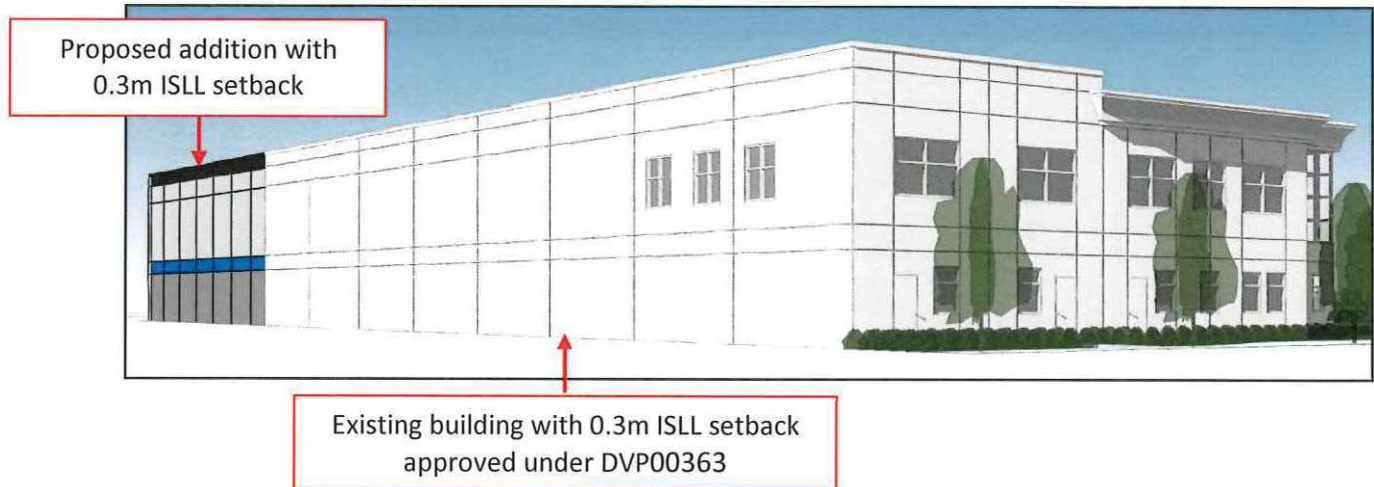
A Development Variance Permit application (DVP01350) has been submitted to be reviewed concurrently with the subject Development Permit application as detailed below.

4. DISCUSSION REGARDING VARIANCE:

Interior Side Lot Line Setback

The applicant is requesting a variance to reduce the ISLL setback along the west property line from 6m to 0.3m. The applicant's rationale for this request is that the variance will facilitate a continuous siting between the proposed addition and existing building on the property, as seen below.

South-West Building Elevation



While the Zoning Bylaw requires a 6m ISLL setback to promote cohesive neighbourhood character and provide the opportunity for green amenity space, the proposed variance is in keeping with the existing siting and architectural style of the development and will create a consistent built form within the subject property. In addition, as the adjacent industrial building at 43815 Progress Way has no windows along the common ISLL, the proposed variance is not anticipated to impact the utility and enjoyment of the adjacent property. Therefore, the requested variance is supportable in this instance.

5. DEVELOPMENT PERMIT CONSIDERATIONS:

As demonstrated by the attached checklist evaluation for DPA 7, the proposed development generally complies with the Industrial Design Guidelines. A summary of the DPA 7 guidelines can be found below. For information, a copy of the proposed site plan, landscape plan and colour elevations are attached within the draft Development Variance Permit and Development Permit.

Summary and CPTED Review

In support of the application, the applicant has also submitted a CPTED (Crime Prevention Through Environmental Design) report prepared by *AMR Systems*. 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 proposed green roof will guide users to the doorway of the addition. ✓ The existing office at the south of the property has signage and addressing that provides ease of access for customers.	
Natural Surveillance	✓ Windows along the south elevation create sightlines towards Progress Way and promote surveillance of the street and internal parking areas during business hours.	
Territoriality	✓ The proposed building will provide an immediate sense of ownership with a visually pleasing exterior. Territoriality is further enhanced by utilizing the sidewalk and landscaping to direct users from the street to the building.	
Maintenance	✓ 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.	

6. DESIGN REVIEW AND ADVISORY COMMITTEE:

The application was reviewed by the Design Review Advisory Committee (DRAC) on February 13, 2024. Based on this, the following recommendation was made:

There was no quorum during the time DP001735 was reviewed. Those members present had a discussion and noted no concerns with the staff recommendations and suggested additional conditions for Council consideration:

- *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 any rooftop equipment be positioned in a manner to limit visibility from the street; and,*
- *That an irrigation system be included into the landscaped areas within the site.*

The applicant was present at the meeting and agreeable to the above conditions to be addressed at time of Building Permit application.

7. FACTORS:**7.1 2040 Official Community Plan (OCP) / Land Use**

OCP: "General Industrial".

Land Use: Industrial building.

7.2 Neighbourhood Character

The subject property is located in an established industrial area within the Village West Neighbourhood and is surrounded by industrially zoned properties within the CD-10 Zone.

7.3 Technical Issues

Floodplain The subject property is located within the protected floodplain and subject to the Floodplain Regulation Bylaw.

Watercourse The subject property is located adjacent to an artificial biofiltration pond, which is outside of DPA 3 (Riparian Areas). As such, a DP 3 and assessment by a Qualified Environmental Professional was determined to not be required for the proposed development.

Geotechnical The subject property is not subject to any known geotechnical hazards or earthquake related risks.

Ministry of Environment (MOE) On February 21, 2024, MOE provided a limited approval for the Development Permit DP001735. Prior to issuance of the associated Building Permit, further MOE review and/or approval will be required.

7.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft DVP and DP, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Variance Permit and Development Permit.

8. RECOMMENDATION & SUBSTANTIATION:**Recommendation:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01350 with respect to property located at 43833 Progress Way, subject to the recommendations as stipulated within the draft Development Variance Permit.

Recommendation that Council approve the issuance of Development Permit DP001735 with respect to property located at 43833 Progress Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as set out within the draft Development Permit.

Substantiation:

The requested variance is supportable and is not anticipated to impact neighboring properties as the ISLL setback reduction will result in a cohesive building envelope that aligns with the existing building.

The proposed industrial development meets the intent of the Design Guidelines for Development Permit Area No. 7 through the use of extensive landscaping and a modern building design. Furthermore, it is anticipated that the resulting development will be compatible with the surrounding industrial developments on Progress Way.

9. DEVELOPMENT PERMIT AREA NO. 7 DESIGN GUIDELINE CHECKLIST:

Design Guidelines		Yes/No	Comments
1.	Building form and character		
1.1	All structures are comprehensively planned and architecturally coordinated	Yes	The proposed development is architecturally coordinated and creates an easily identifiable façade that matches architecturally with neighbouring industrial developments on Progress Way.
1.2	Consideration is given to relationship between buildings and open space, circulation patterns, and design compatibility with surrounding buildings and streets	Yes	The proposed building and associated landscaping have been designed to ensure a positive relationship between the building, open spaces, surrounding properties and the street
1.3	Building(s) are oriented toward the street with an emphasis on glazing, and designed to create visually enhanced streetscapes	Yes	The front entrance to the proposed building is oriented towards the street with glazing and awning features provided to enhance the streetscape.
1.4	Building design, materials, exterior finishes and landscaping support the creation of an attractive, high quality estate industrial environment	Yes	The architectural design and use of materials including black, grey, and blue concrete tilt up panels achieves an attractive and high-quality industrial development
1.5	Building design, layout, siting, landscaping, screening and buffering are designed to mitigate noise from Hwy#1 and between industrial/commercial uses	N/A	The property is not located adjacent to Highway 1.
1.6	Buildings on corner lots, or fronting more than one road, give design consideration to each frontage	N/A	The property is not located on a corner.
1.7	Low profile building designs are incorporated, particularly adjacent to Hwy#1	Yes	Although the property is not located adjacent to Highway 1, the proposed building is 9.2m in height which is within the allowable requirements of the CD-10 Zone (15m)
1.8	Box-like structures with little surface articulation and long expanses of uninterrupted roof lines are avoided	Yes	The existing building has one roof articulation along the front façade to create visual interest.

1.9	Loading bays and service compounds are screened or minimally visible from the public view	Yes	The loading bay doors are screened from public view by the front landscaped area and use colours that match the existing building face to minimize their overall visual impact
1.10	Materials are of high quality, untreated or unfinished concrete, metal and/or prefabricated metal structures are not used	Yes	The exterior of the building is primarily concrete tilt up panel with metal accents used to break up the large expanses of concrete and glass. The concrete is painted in three shades of grey, black, and blue with no surface left untreated
1.11	Roof top equipment is positioned to minimize exposure or properly screened	Partial	The plans do not indicate if any rooftop equipment is proposed. As such, a recommended condition requires that if any rooftop equipment visible from the street it will be positioned to minimize exposure or adequately screened
1.12	Public entrance is clearly identified and accessible from the street	Yes	The existing public entrance is clearly identifiable and accessible from the street. The use of landscaping within the front setback area and a pedestrian connection to Progress Way creates a welcoming entrance for pedestrians
1.13	Garish or neon colours are not used	Yes	A neutral colour scheme with blue accenting is proposed.
2.	General		
2.1	Buildings and open space are well integrated, Minimize untreated space	Yes	The site has been comprehensively planned and is well integrated with no "leftover" space
2.2	Vehicle and pedestrian routes are clearly defined	Yes	Vehicle parking and maneuvering spaces are clearly separated from pedestrian routes through the use of landscaping beds and curbing. Pedestrian routes are identified by raised sidewalks with letdowns near building entrances.
2.3	Garbage and recycling facilities located away from street and screened from public view	Yes	The garbage and recycling facilities are located within the buildings and thus screened from public view
3.	Parking		
3.1	Parking provided at back and side of property	Partial	Parking is located along the east property line and fronting the building. There is no parking provided at the back of the property due to building layout constraints.
3.2	Parking and loading areas facilitate safe and efficient vehicle and pedestrian movement	Yes	Pedestrian routes are clearly defined by sidewalks providing efficient vehicle and pedestrian movement
3.3	Parking areas screened from street	Yes	The parking area is screened from the street by the front landscaped area. Sightlines of the parking area will only be possible through the front driveway.
4.	Screening & Landscaping		
4.1	Berms, shrubs, beds, low walls and plantings used to screen unaesthetic features	Yes	The proposed landscaping is in excess of standard landscaping requirements associated with industrial developments. Additionally, the development exceeds all other Zoning Bylaw landscape requirements and includes fencing and/or landscape buffers along three property lines.
4.2	Landscaping creates visual interest along the street frontage and entire development with variety throughout the year	Yes	The landscaping is varied and creates year-long interest through the use of a variety of trees and ground cover plants
4.3	Landscaping creates an attractive high quality development	Yes	The proposed landscaping is attractive and has a positive impact on the development
4.4	Street trees along road frontage are in compliance with the Tree Management Bylaw	Yes	The proposal includes 23 trees (14 trees are required)

4.5	Landscaping includes decorative fence design (black chain-link fencing hidden within landscaping may be provided, plain chain-link fencing along street frontage is avoided)	Yes	An existing chain link fence runs across the middle of the property parallel to Progress Way. The proposal includes landscaping to screen the existing fence as well as that proposed around the new storage yard at the north-east corner of the property.
4.6	Natural vegetation or berming adjacent to Hwy#1 not removed unless approved by Development Permit	N/A	The property is not adjacent to Highway 1
4.7	Adjacent to Hwy#1, where no vegetation exists of, vegetation that is permitted to be altered, is replaced by a combination of landscaping and berming	N/A	The property is not adjacent to Highway 1.
4.8	Outside storage areas are screened Screening along Hwy#1 does not compromise the visibility of the building(s) on site	Yes	The outside storage area located at the north-east of the property is screened with 2.5m tall fencing
5.	Lighting		
5.1	Adequate lighting of all pedestrian and vehicle movement areas to ensure security and public safety	Partial	The applicant has indicated existing lighting along the east property line and along the existing front façade. A recommended condition requires that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided for the proposed addition and parking area
6.	Crime Prevention Through Environmental Design (CEPTD)		
6.1	Application of CEPTD principals for building design, lighting, signage, etc	Yes	As outlined in the attached CPTED Assessment, prepared by <i>AMR Systems</i> , the proposal incorporates key CPTED principles into the design.
7.	Public Open Space and Recreational Pathways		
7.1	Open space areas should be designed for passive and active recreational opportunities for employees	Yes	An outdoor amenity area, consisting of paving and a picnic table, has been provided for employees in front of the existing building
7.2	Outside employee amenity area provided (an encouragement)	Yes	An outdoor employee amenity area complete with paving and a picnic table has been included.
7.3	Secure bicycle storage provided (an encouragement)	Yes	A bicycle parking rack providing two parking spaces is located adjacent to the front entrance of the proposed addition and easily accessible from the primary maneuvering aisle
8.	Outdoor Storage		
8.1	Outdoor storage areas should be located at the rear or side of the building and visually buffered	N/A	The proposed outdoor storage area is located at the north-east corner of the property and visually buffered through a combination of fencing and landscaping
9.	Signage		
9.1	Signage is architecturally coordinated with the overall design of the building and landscaping	Yes	The applicant has indicated that no additional signage is proposed at this time.
9.2	Complies with the Sign Bylaw	Yes	A Sign Permit is required for any new signage as per the Sign Bylaw.

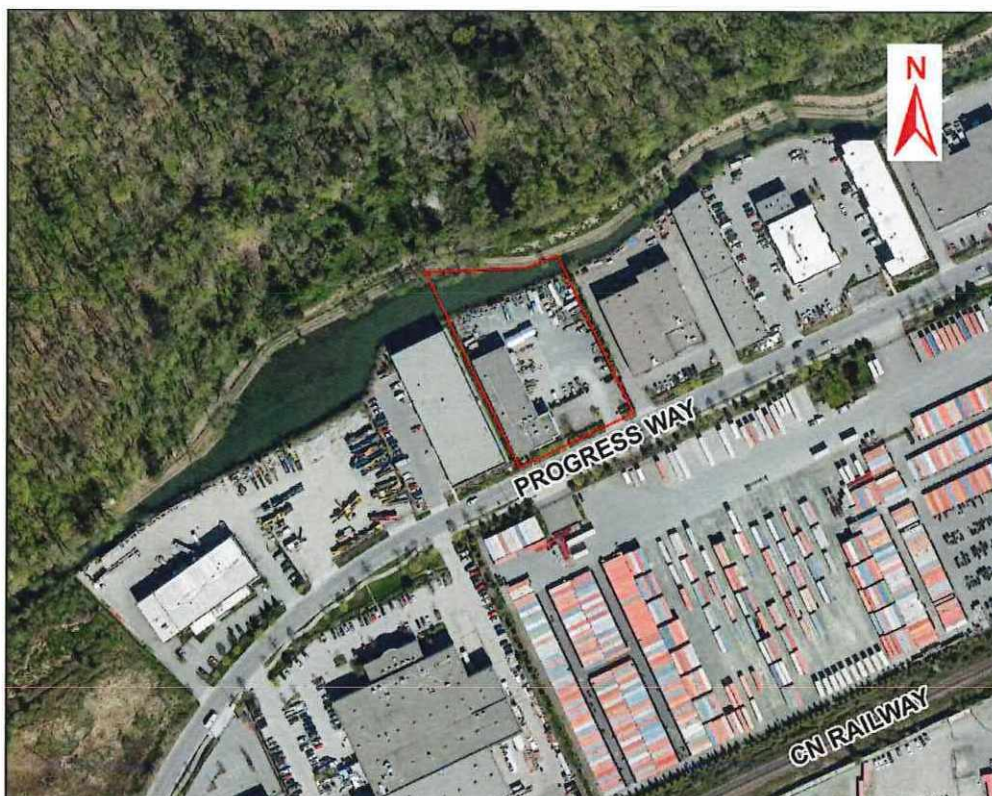
SOURCES OF INFORMATION:

- CPTED Report, prepared by *AMR Systems* – July 29, 2023
- Development Permit Application (DP001735) – July 31, 2023
- Development Variance Permit Application (DVP01350) – March 27, 2023
- Development Application Review Team (DART) Minutes – September 7, 2023
- Development Variance Permit Application (DVP00363) – December 19, 2006

Location Map



Ortho Photo





CITY OF CHILLIWACK
NOTICE OF PUBLIC INFORMATION MEETING
Tuesday, April 2, 2024 at 6:30 PM
Council Chambers
8550 Young Road, Chilliwack BC V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Information Meeting, as noted above, on the following item:

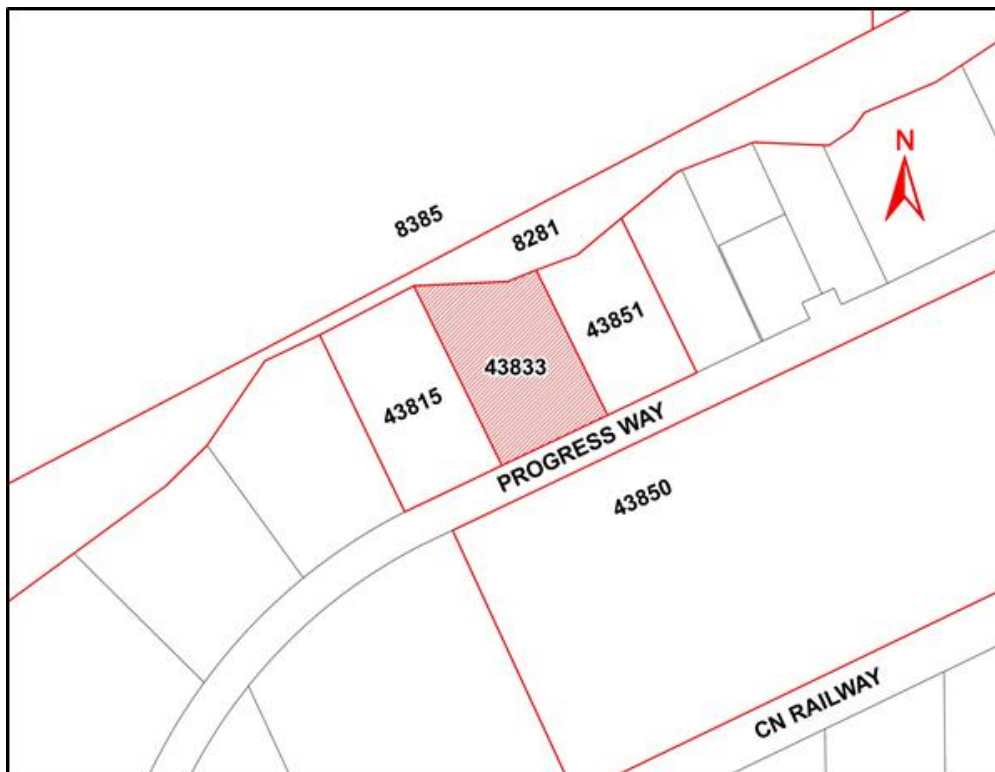
1. DEVELOPMENT VARIANCE PERMIT (DVP01350)

Location: 43833 Progress Way

Applicant: Precision Building Design

Purpose: The applicant requests to reduce the required interior side lot line (ISLL) setback to facilitate an addition onto an existing industrial building on the subject property, as shown on the included map.

Location Map



How to share your feedback:



Attend the Public Hearing in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: clerks@chilliwack.com

- Mail and email submissions will be accepted until 4:00 PM on April 1, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and publicly available in the minutes of the meeting.**

Contact our Planning Department between Wednesday, March 20, 2024 and Tuesday, April 2, 2024 for a copy of the proposed permit at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01350

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, to facilitate an addition to the existing industrial building, and, does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No.

026-788-314

Legal Description:

LOT 10 OF COMMONAGE INDIAN RESERVE 17 AND SECTION 27 TOWNSHIP 23 AND DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP25582

Address:

43833 Progress Way

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Zoning Bylaw 2020, No. 5000" are varied as stated:

Section 13.10(7)(a) within the CD-10 (Comprehensive Development-10) Zone is varied by reducing the western interior side lot line (ISLL) setback from 6m to 0.3m.

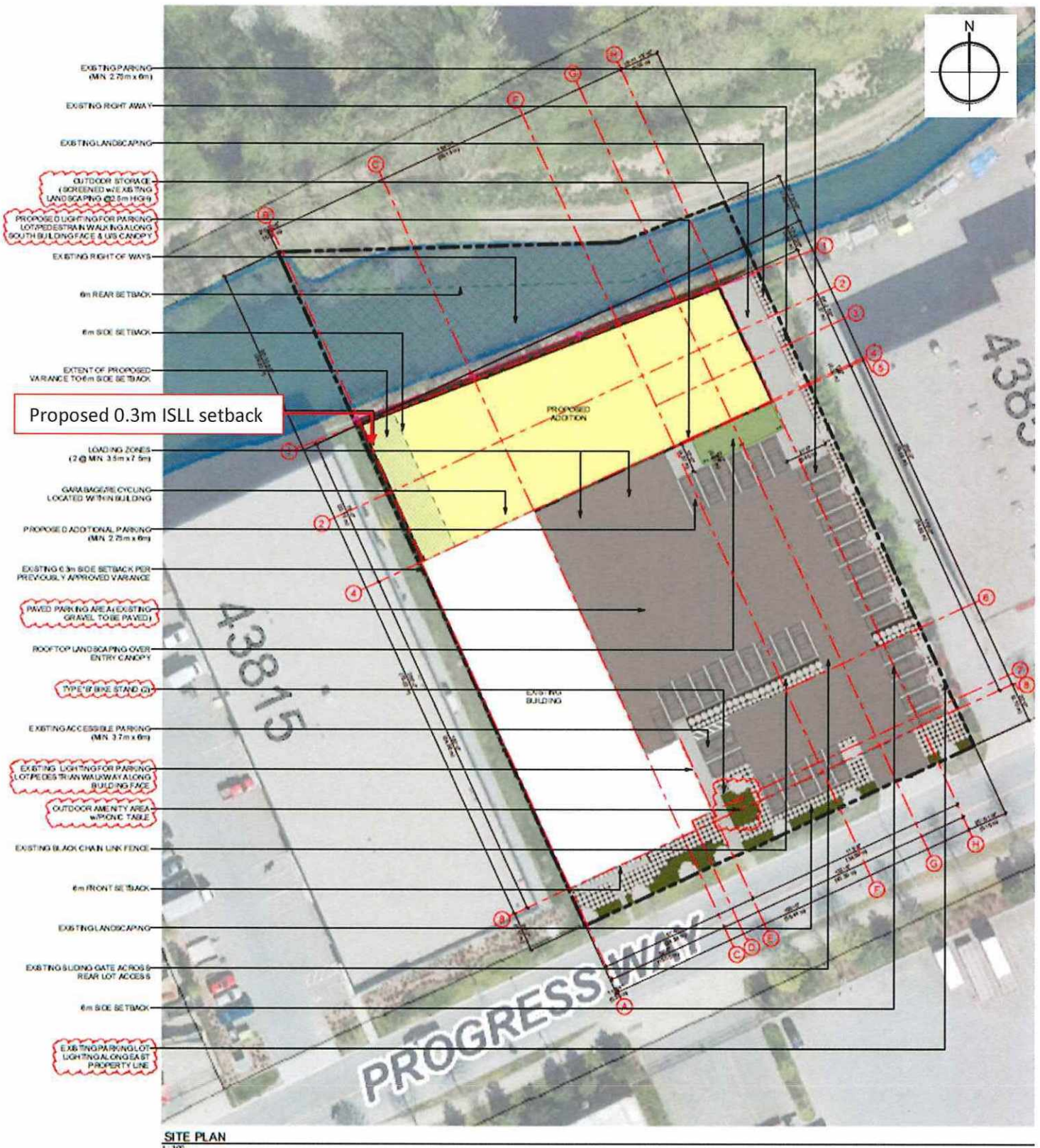
4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application. The following condition applies:
 - a) that the development be in accordance with the plans found in Schedule "A".
5. 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.
6. This Permit is not a Building Permit.

APPROVED BY COUNCIL ON THE ____ DAY OF ____, 2024.

ISSUED THIS ____ DAY OF ____, 2024

CORPORATE OFFICER

DRAFT

Site Plan (as provided by the applicant)**DRAFT**



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001735

(Portion of Development Permit Area No. 7 of the Official Community Plan)

1. This Development Permit applies to the following property:

Parcel Identifier No. 026-788-314

Legal Description: LOT 10 OF COMMONAGE INDIAN RESERVE 17 AND SECTION 27
TOWNSHIP 23 AND DISTRICT LOT 72 GROUP 2 NEW WESTMINSTER
DISTRICT PLAN BCP25582

Address: 43833 Progress Way

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 with 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 any rooftop equipment be positioned in a manner to limit visibility from the street;
- ☐ That an irrigation system be included into the landscaped areas within the site; and,
- ☐ Specifications of Development Permit Area No. 7 (Industrial) of the City of Chilliwack Official Community Plan.

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

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 ____, 2024.

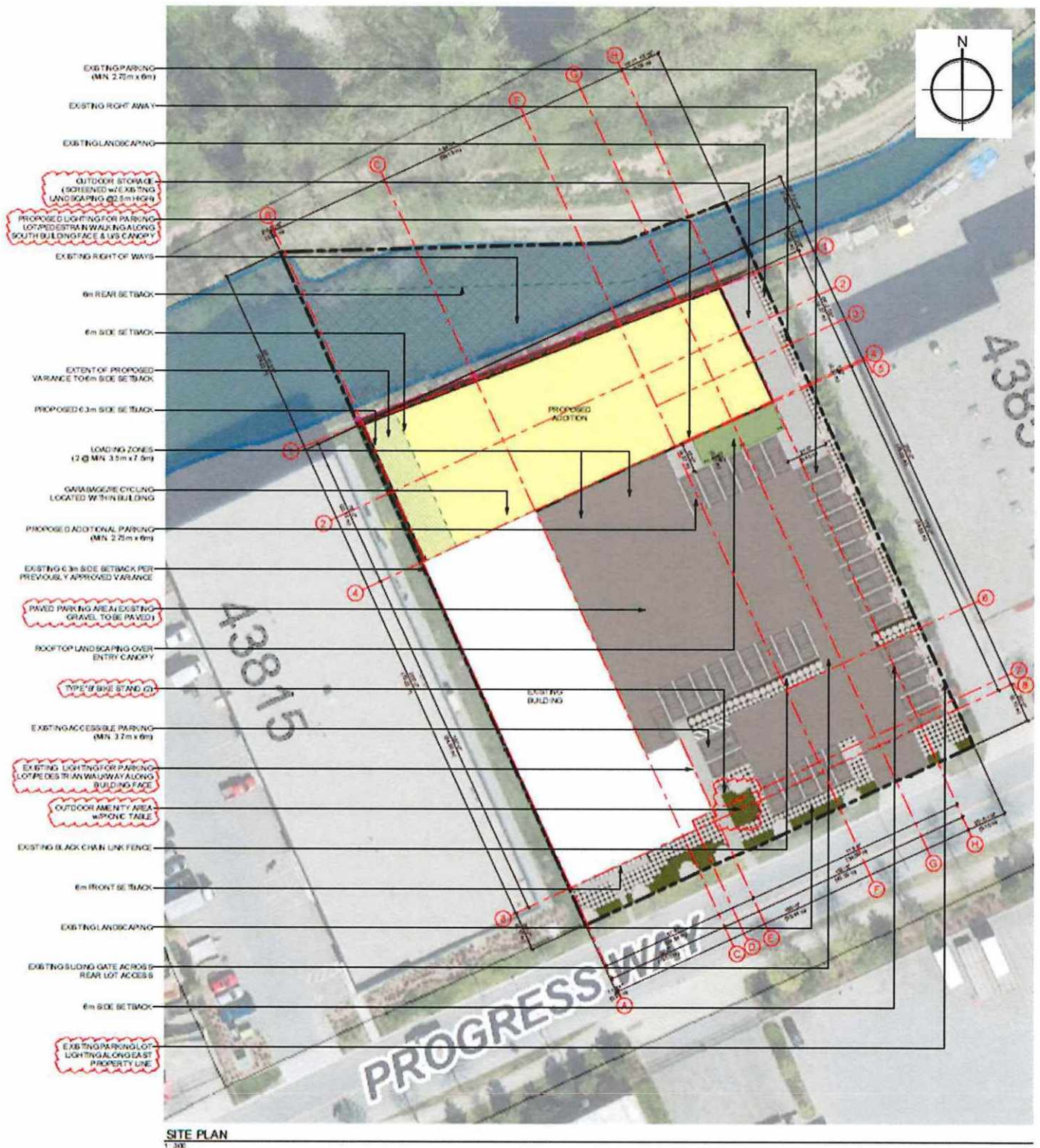
ISSUED THIS ____ DAY OF ____, 2024.

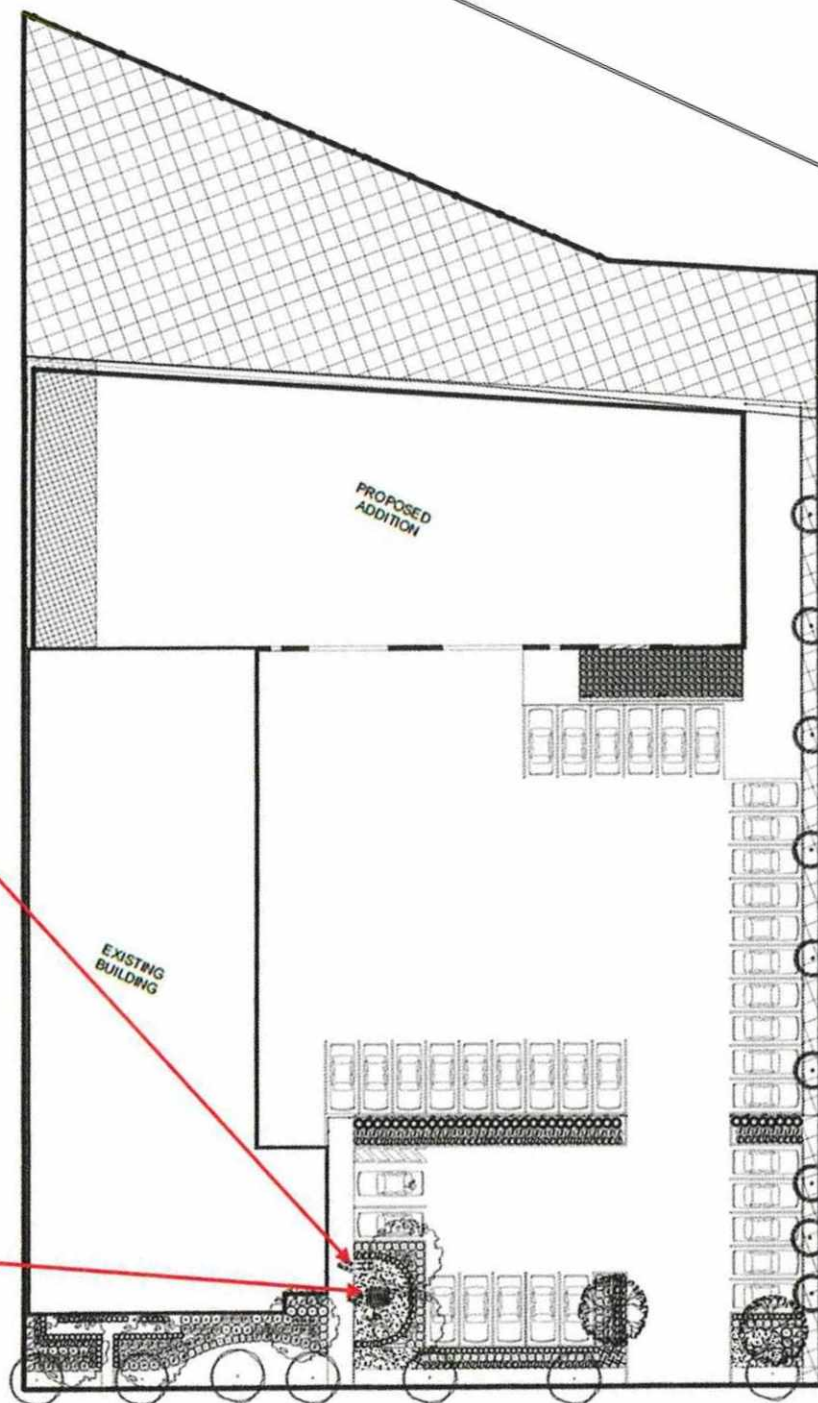
CORPORATE OFFICER

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Schedule "A"





Site Plan

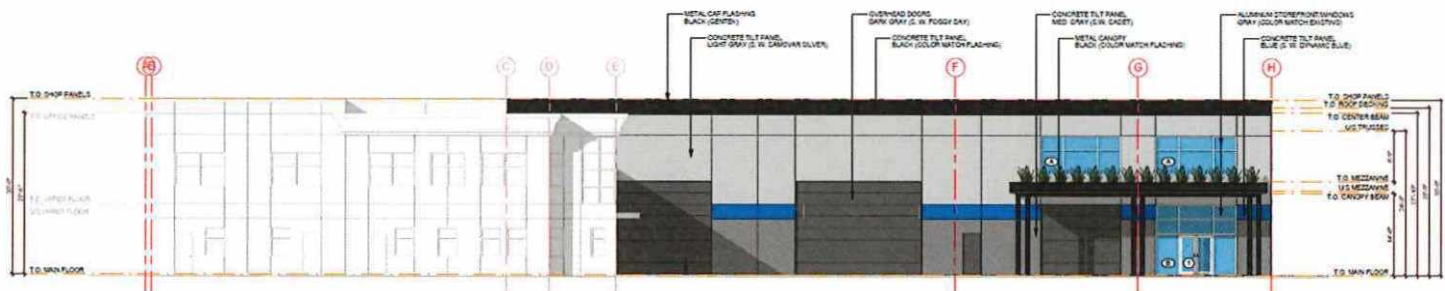




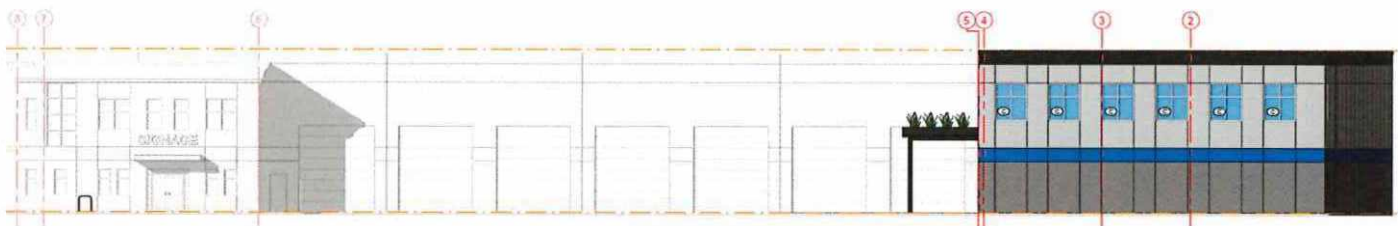
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Landscape Plan (con't)

		PLANT LIST		QTY.	SIZE	SPACING	REMARKS
KEY	BOTANICAL NAME	COMMON NAME					
EXISTING TREES TO BE RETAINED							
	DECIDUOUS			7			
	CONIFEROUS			9			
PROPOSED							
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		5	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE		2	6 CM. CAL.	AS SHOWN	B. & B.
①	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	41	#3 POT	65 CM. O.C.		
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	8	#3 POT	85 CM. O.C.		
○	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	34	#3 POT	65 CM. O.C.		
④	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	24	#3 POT	90 CM. O.C.		
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	110	#3 POT	45 CM. O.C.		
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	8	#3 POT	90 CM. O.C.		
○	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	16	#3 POT	90 CM. O.C.		
②	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	27	#3 POT	90 CM. O.C.		
⑤	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	21	#3 POT	90 CM. O.C.		
⑦	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	13	#3 POT	90 CM. O.C.		
●	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	35	1.50 METERS	70 CM. O.C.		
⑩	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	99	#3 POT	45 CM. O.C.		
⑥	PENNISETUM ALOPECUROIDES 'HAEMELN'	FOUNTAIN GRASS	140	#3 POT	45 CM. O.C.		
⑧	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	29	#3 POT	45 CM. O.C.		

Elevations

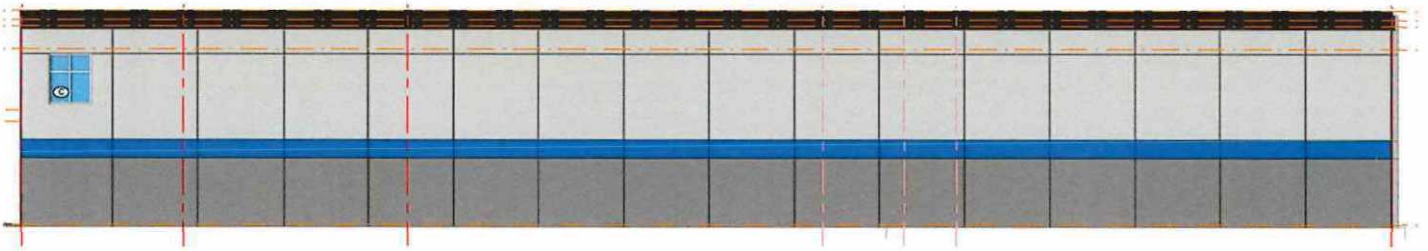
SOUTH (FRONT) ELEVATION



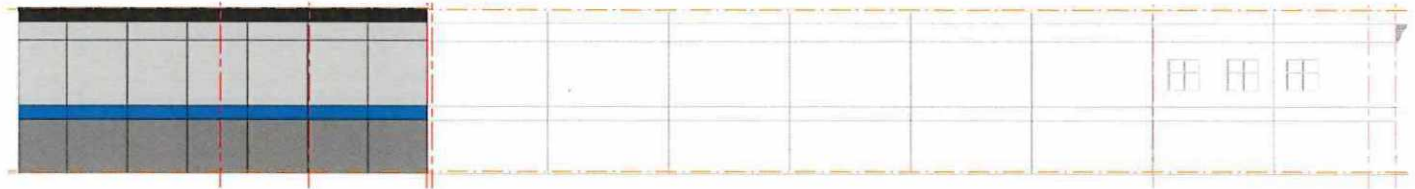
EAST (RH SIDE) ELEVATION

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Elevations (con't)



NORTH (REAR) ELEVATION



WEST (LEFT SIDE) ELEVATION

Renderings



SOUTH EAST ELEVATION



SOUTH ELEVATION



SOUTH WEST ELEVATION

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