

AGENDA ITEM NO: 11.4.2

MEETING DATE: April 2, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Peter Postma
Development Variance Permit / 9029 DATE: March 18, 2024
Charles Street


DEPARTMENT: Planning
DVP01391 PREPARED BY: Adam Roberts / mb

1. SUMMARY OF ISSUE:

The applicant requests to reduce the minimum off-street parking requirement for the existing building on the subject property to consider the existing number of off-street parking spaces as sufficient for all permitted uses on the property.

2. RECOMMENDATION:

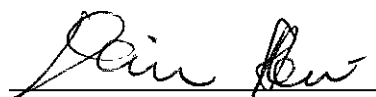
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01391 with respect to property located at 9029 Charles Street, subject to the recommendations as stipulated within the draft Development Variance Permit.



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 DVP01391

PREPARED BY: Adam Roberts DATE: March 18, 2024

POSITION: Planner III DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant requests to reduce the minimum off-street parking requirement for the existing building on the subject property to consider the existing number of off-street parking spaces as sufficient for all permitted uses on the property.

2. BACKGROUND & DISCUSSION:

A Development Permit (DP001585) and concurrent Development Variance Permit (DVP01318) were issued in January of 2023 to approve the form and character of a new industrial development within the subject property with variances to the front lot line setback, rear lot line setback, and industrial driveway width.

The previously issued Development Permit approved a site design with 8 parking spaces based on a light manufacturing use which requires 1 parking space per 100m² of Gross Floor Area (GFA). The applicant is seeking to reduce parking requirements to facilitate a tradesperson use which requires 1 space per 60m² GFA.

The definition of tradesperson and associated parking requirements were adopted in May of 2023. As the Development Permit and Development Variance Permits for the subject property were issued in January of 2023, the applicant did not accommodate the additional parking spaces required for tradespersons in their design. As such, the applicant requests a variance to consider the existing number of parking spaces as sufficient for all future permitted uses on the property.

The size and location of the subject property limit options for site design and layout. As such, there are no options to provide additional parking spaces within the current parking area. Furthermore, the applicant has confirmed the number of parking spaces provided is adequate for tradespersons to operate from the subject property. Considering this, staff consider the proposed variance as supportable and do not foresee future issues related to parking within the site.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Industrial" as designated in the Downtown Land Use and Development Plan within the Official Community Plan.

Land Use: New industrial building.

3.2 Neighbourhood Character

The subject property is located in an established area within the downtown neighbourhood that is surrounded by industrial and residential zoned properties as follows:

North: Residential lot within the M1-A (Residential Light Industrial) Zone.

East: Residential lots within the R1-B (Urban Duplex Residential) Zone and R5 (Low Rise Apartment) Zone.

South: CN Railway.

West: Industrial lots within the M1 (Light Industrial) Zone and M2 (Service Industrial) Zone.

3.3 Technical Issues

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

Watercourses: There are no known watercourses within or in the immediate vicinity of the subject property.

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

3.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit, subject to the conditions as stipulated within the draft Development Variance Permit.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01391 with respect to property located at 9029 Charles Street, subject to the recommendations as stipulated within the draft Development Variance Permit.

Substantiation:

The requested variance is supportable and not anticipated to negatively impact the surrounding neighbourhood or the functionality of the site.

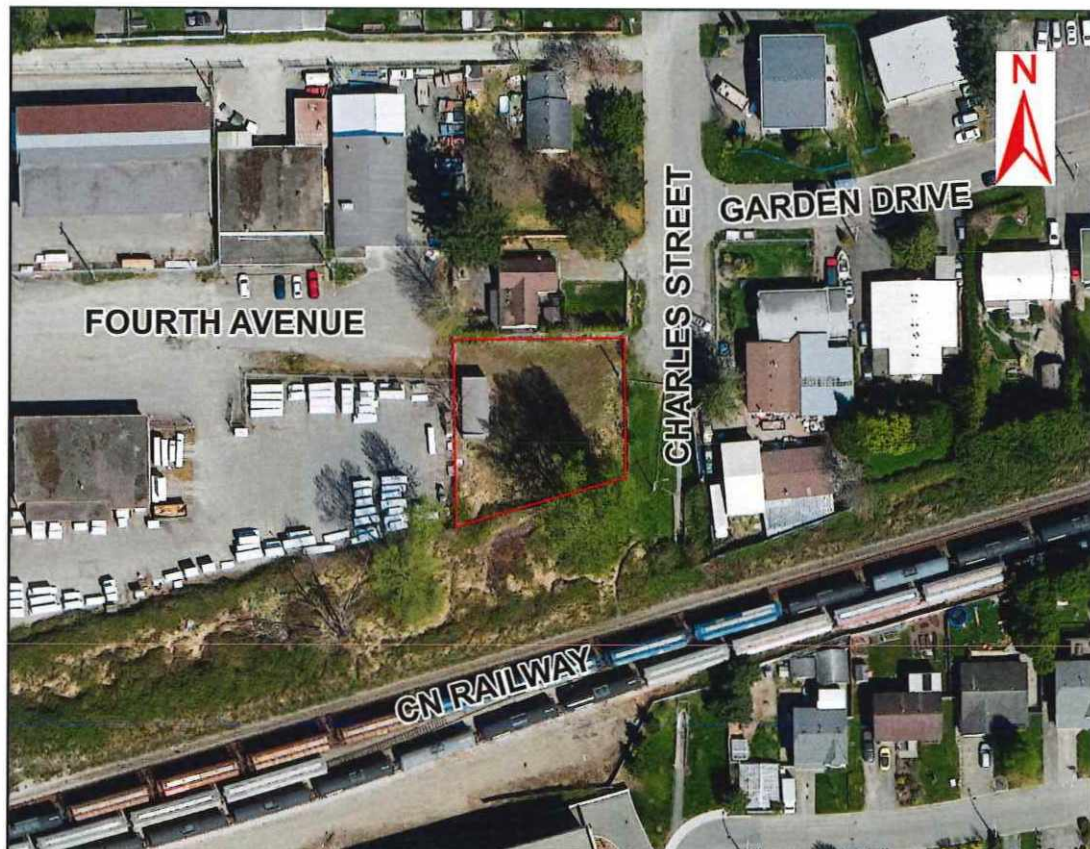
5. SOURCES OF INFORMATION:

- Development Permit (DP001585) – February 13, 2023
- Development Variance Permit (DVP01318) – February 13, 2023
- Development Variance Permit Application (DVP01391) – November 29, 2023
- Development Application Review Team (DART) Minutes – January 18, 2024

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 (DVP01391)

Location: 9029 Charles Street

Applicant: Peter Postma

Purpose: The applicant requests to reduce the minimum off-street parking requirement for the existing building on the subject property, as shown on the included map, to consider the existing off-street parking sufficient for all permitted uses on the property.

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. DVP01391

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 the operation of permitted industrial uses within the existing 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. 029-087-708
Legal Description: LOT 2 DISTRICT LOT 332 GROUP 2 NEW
WESTMINSTER DISTRICT PLAN EPP22571
Address: 9029 Charles Street

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 5.04 is varied by reducing the minimum off-street parking requirement to consider the existing number of spaces as sufficient for all permitted uses on the subject property.

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(s) applies/apply:
 - 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.

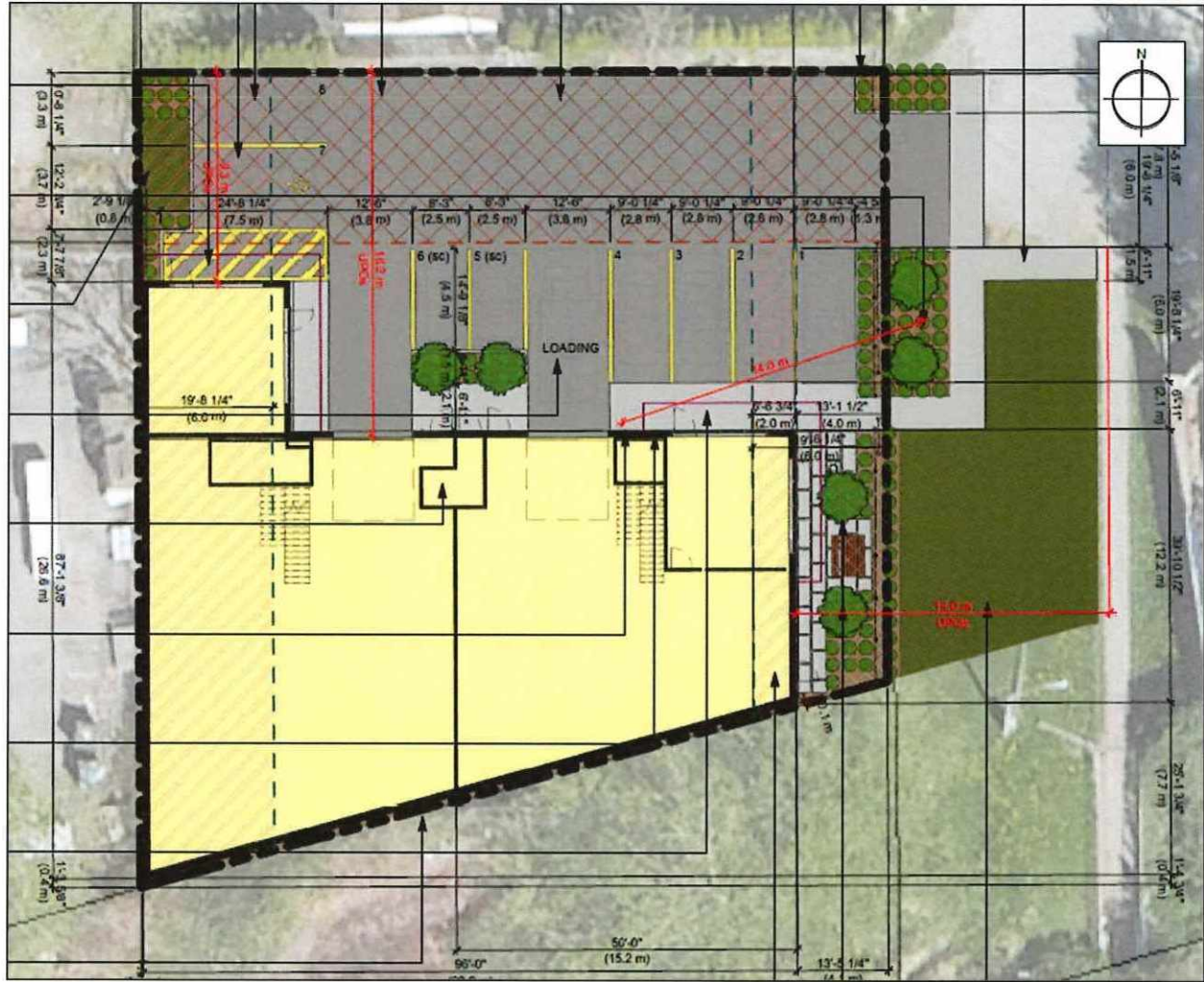
APPROVED BY COUNCIL ON THE ____ DAY OF ____, 2024.

ISSUED THIS ____ DAY OF ____, 2024

CORPORATE OFFICER

DRAFT

Site Plan (as provided by the applicant)



DRAFT