

AGENDA ITEM NO: 11.4.3

MEETING DATE: April 2, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Kerry Krahn
Development Variance Permit / 8810 DATE: March 18, 2024
Young Road

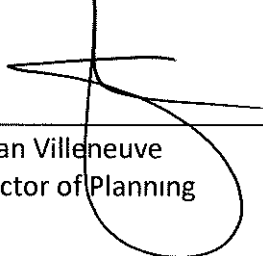
DEPARTMENT: Planning
DVP01395 PREPARED BY: Adam Roberts / mb

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:

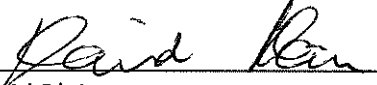
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01395 with respect to property located at 8810 Young Road, subject to the recommendations as stipulated within the draft Development Variance Permit.



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 DVP01395

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 & PROPOSAL:

The City received a business licence application for *Smoke Shack BBQ* in November of 2023. As the business is looking to operate within the commercial unit that was previously occupied by *Wild Birds Unlimited*, a review of parking within the site was triggered as a restaurant use requires more parking than general commercial uses (9 parking spaces are required to facilitate *Smoke Shack BBQ*, in comparison to the 4 spaces that were required for the previous tenant). While the site as a whole previously met the minimum requirement of 13 parking spaces, 19 spaces are now required to accommodate the proposed new and existing business (*Sinamen Bun Co*) on site. As such, a Development Variance Permit is required.

The subject property has been in use with the current parking configuration without complaints since the time it was constructed (approximately 1968) and the proposed variance will serve to formalize the current parking area and ensure the building can be utilized for future commercial uses in perpetuity without further variance applications. As such, staff consider the proposed variance as supportable in this instance.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Thoroughfare Commercial" as designated within the Official Community Plan.

Land Use: Existing commercial building.

3.2 Neighbourhood Character

The subject property is located in an established area within the Chilliwack Proper neighbourhood that is surrounded by a mix of commercial and residential zoned properties as follows:

North: Commercial lot within the CSM (Service Commercial Industrial) Zone.

East: Commercial lot within the CSM (Service Commercial Industrial) Zone. Further to the east, there are two apartment buildings within the R5 (Low Rise Apartment) Zone.

South: Valley Toyota within the CS1 (Service Commercial) Zone.

West: Commercially zoned lots within the CSM (Service Commercial Industrial) Zone and CS1 (Service Commercial) 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 Condition of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit, subject to the condition 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 DVP01395 with respect to property located at 8810 Young Road, 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.

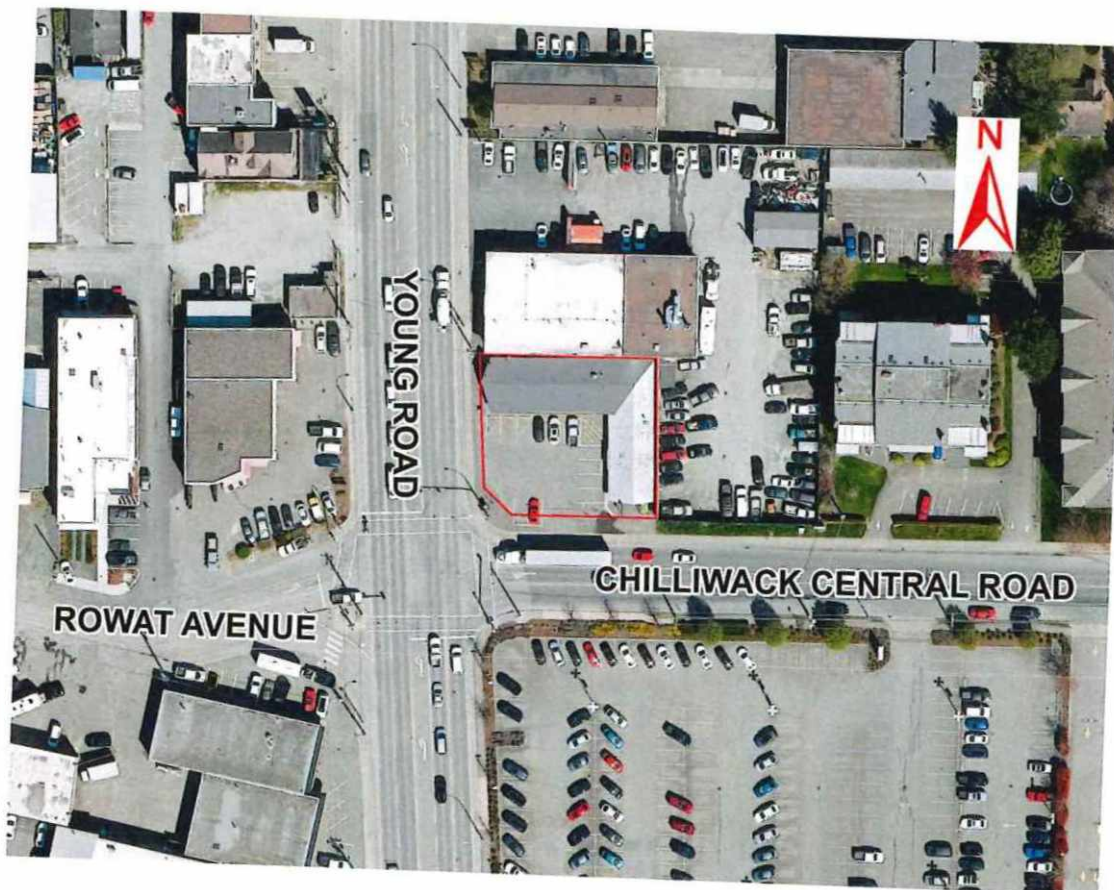
5. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01395) – December 20, 2023

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 (DVP01395)

Location: 8810 Young Road

Applicant: Kerry Krahn

Purpose: 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. DVP01395

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 commercial 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.

008-486-077

Legal Description:

**LOT 80 EXCEPT PART DEDICATED ROAD ON PLAN
BCP11653, DISTRICT LOT 341 GROUP 2 NEW
WESTMINSTER DISTRICT PLAN 38250**

Address:

8810 Young Road

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.

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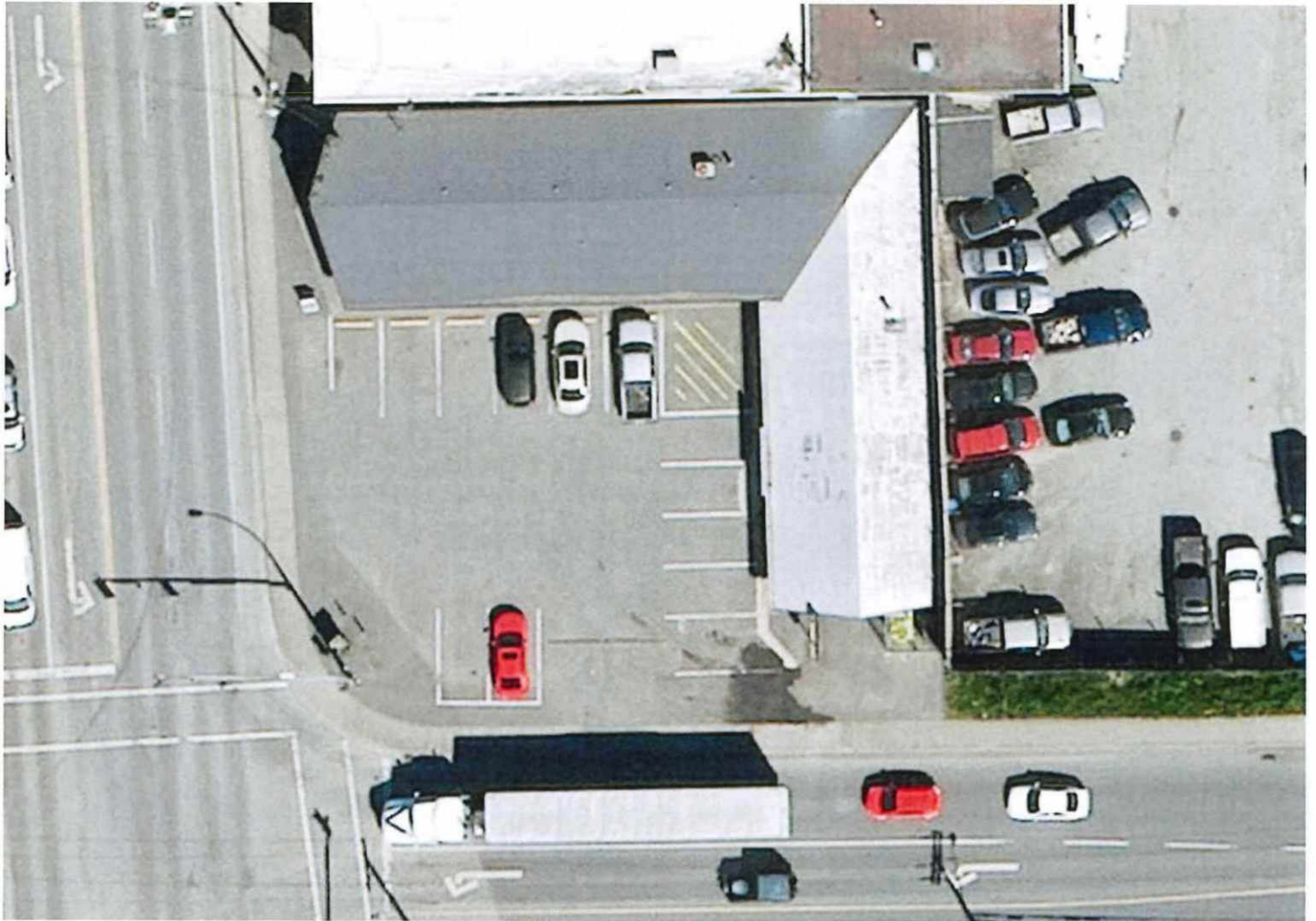
APPROVED BY COUNCIL ON THE ____ DAY OF ____, 2024.

ISSUED THIS ____ DAY OF ____, 2024

CORPORATE OFFICER

DRAFT

Site Plan



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