

AGENDA ITEM NO: 7.5

MEETING DATE: April 2, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: N&T Properties Ltd  
Development Permit / 43990 Progress  
Way DATE: March 12, 2024

DEPARTMENT: Planning Department  
DP001749 PREPARED BY: Krista Goodman / mb


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**1. SUMMARY OF ISSUE:**

The applicant is seeking approval for the form and character of a new industrial building within the subject property. As the property is within Development Permit Area (DPA) No. 7 (Industrial), a Development Permit is required.


**2. RECOMMENDATION:**

Recommendation that Council approve the issuance of Development Permit DP001749 with respect to property located at 43990 Progress Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

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

Supports recommendation.

  
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David Blain  
Chief Administrative Officer

## STAFF REPORT ON DEVELOPMENT PERMIT DP001749

PREPARED BY: Krista Goodman DATE: March 12, 2024

POSITION: Planner I DEPARTMENT: Planning Department

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### 1. DEFINITION OF ISSUE:

The applicant is seeking approval for the form and character of a new industrial building within the subject property. As the property is within Development Permit Area (DPA) No. 7 (Industrial), a Development Permit is required.

### 2. PROPOSAL:

In summary, the proposal includes:

- A new 782m<sup>2</sup> building including 2 large bay units with loading facilities;
- 20 new parking spaces resulting in 123 total spaces on site (46 are required overall);
- 1 bicycle parking rack;
- Ample landscaping, including the provision of 4 new trees and 87 existing trees (86 trees are required overall);
- A new pedestrian connection from Lickman Road to the proposed building; and,
- A modern industrial building design with a primarily neutral colour scheme and wood grain accents.

There is an existing building on site that is occupied by *Kal Tire* which will be retained on the property. The proposed new industrial building will not be associated with *Kal Tire* and will be occupied by two new industrial tenants.

### 3. DEVELOPMENT PERMIT CONSIDERATIONS:

Overall, the design of the building is visually appealing and constitutes a high-quality addition to the area. As demonstrated by the attached checklist evaluation for DPA 7, the proposed industrial building substantially complies with the Industrial Design Guidelines. A copy of the site plan, landscape plan and colour elevations are attached within the draft 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 *Rethink Urban*. The report concluded that the proposed building will be compatible with the surrounding development. A summary of the CPTED assessment is shown in the table below:

CPTED Elements	Recommendations	
Natural Access Control	✓ included in the design	✗ not included in the design
	<ul style="list-style-type: none"><li>✓ Spacious entry/exit points onto the property and a large parking lot is provided.</li><li>✓ Design elements provided which prevent hiding places where people can conceal themselves around entrances/exits.</li><li>✗ Installation of bollards near the main entrance is recommended. *</li><li>✓ Ensure landscaping features are consistent with the existing property.</li></ul>	
Natural Surveillance	<ul style="list-style-type: none"><li>✓ Good use of windows allowing for more natural surveillance from inside the premises.</li><li>✓ On site lighting provided.</li></ul>	
Territoriality	<ul style="list-style-type: none"><li>✓ Clear signage provided.</li><li>✓ Landscaping is low and does not create hiding places.</li><li>✓ Proposed fencing creates a barrier that limits access around the loading dock area.</li></ul>	
Maintenance	<ul style="list-style-type: none"><li>✓ Proper maintenance required for landscaping and lighting on site. **</li></ul>	
<p>*Installation of bollards near the main entrance is not required through the Design Guidelines and as such, the applicant does not intend to include them in the site design.</p> <p>**To be maintained by future tenants.</p>		

#### 4. DESIGN REVIEW ADVISORY COMMITTEE (DRAC):

The application was reviewed by the Design Review Advisory Committee (DRAC) on November 14, 2023. Based on this, the following recommendations were made:

*That the Design Review Advisory Committee supports DP001749 and recommend Council approve the application subject to the following conditions:*

1. *That the density of plant material (shrubs, bushes, etc.) within the landscape beds be reviewed to ensure sufficient area is provided for plant health;*

2. *That additional design elements such as increased glazing, varied building materials or accent colours be incorporated onto the Lickman Road building frontage to enhance the visual appeal of the site;*
3. *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;*
4. *That all at grade utility equipment be screened from public view through installation of landscaping, fencing, or vinyl wrapping; and,*
5. *That an irrigation system be included into the landscaped areas within the site.*

The applicant was present at the meeting and agreed to the above-noted conditions.

In response to item 2, the applicant has provided additional clerestory glazing at the northeast corner facing Lickman Road. As such, this condition has been removed from the draft Development Permit.

## 5. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that Council approve the issuance of Development Permit DP001749 with respect to property located at 43990 Progress Way, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

### Substantiation:

The proposed industrial development meets the intent of the Design Guidelines for Development Permit Area No. 7 through the use of attractive landscaping, clearly defined pedestrian routes, and articulated building design.

## 6. DEVELOPMENT PERMIT AREA NO. 7 DESIGN GUIDELINE CHECKLIST:

Design Guidelines		Yes/No	Comments
<b>1.</b>	<b>Building form and character</b>		
<b>1.1</b>	All structures are comprehensively planned and architecturally coordinated	Yes	The proposed development is architecturally coordinated and creates an easily identifiable façade that integrates well with neighbouring industrial developments
<b>1.2</b>	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 buildings, open spaces, surrounding properties and the street frontages.
<b>1.3</b>	Building(s) are oriented toward the street with an emphasis on glazing, and designed to create visually enhanced streetscapes	Yes	The building is oriented towards both street frontages (Progress Way and Lickman Road) with a clearly defined entrance.

1.4	Building design, materials, exterior finishes and landscaping support the creation of an attractive, high quality estate industrial environment	Yes	Overall, the architectural design and materials used 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 adjacent to Hwy #1
1.6	Buildings on corner lots, or fronting more than one road, give design consideration to each frontage	Yes	The building is oriented towards both street frontages (Progress Way and Lickman Road) with a clearly defined entrance
1.7	Low profile building designs are incorporated, particularly adjacent to Hwy#1	N/A	Although the property is not located adjacent to Highway 1, the proposed building height is 8.8m which is less than the maximum permitted within the CD-10 Zone (15m)
1.8	Box-like structures with little surface articulation and long expanses of uninterrupted roof lines are avoided	Partial	Although the building has a linear roof line with no projections, the use of 2 tone concrete panels, windows and a canopy serve to enhance the overall appearance of the building providing visual interest from the street frontages.
1.9	Loading bays and service compounds are screened or minimally visible from the public view	Yes	All loading bays and service compounds are screened from public view through a privacy screen along the western portion of the building
1.10	Materials are of high quality, untreated or unfinished concrete, metal and/or prefabricated metal structures are not used	Yes	Materials include: tilt up concrete panels (dark gray and light gray), metal doors
1.11	Roof top equipment is positioned to minimize exposure or properly screened	N/A	No rooftop equipment has been shown.
1.12	Public entrance is clearly identified and accessible from the street	Yes	The use of landscaping within the front setback area and the canopy over the front entrance creates a welcoming entry for pedestrians.
1.13	Garish or neon colours are not used	Yes	Principal colours include two shades of grey with black and wood grain accents
2.	<b>General</b>		
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 to direct pedestrian traffic.
2.3	Garbage and recycling facilities located away from street and screened from public view	Yes	The garbage and recycling facilities are located away from the street and screened from public view
3.	<b>Parking</b>		
3.1	Parking provided at back and side of property	Partial	Most parking is provided at the back and side of property, all parking provided near the front of the property is screened by landscaping.

3.2	Parking and loading areas facilitate safe and efficient vehicle and pedestrian movement	Yes	Pedestrian access to the building is clearly defined by a sidewalk and crosswalk located along both Progress Way and Lickman Road.
3.3	Parking areas screened from street	Yes	Ample landscaping provides screening for parking areas adjacent to Progress Way and Lickman Road.
4.	<b>Screening &amp; Landscaping</b>		
4.1	Berms, shrubs, beds, low walls and plantings used to screen unaesthetic features	Yes	The proposed landscaping exceeds landscaping requirements associated with industrial developments
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	All proposed street trees are in accordance with the species listed within Schedule E of the Tree Management Bylaw.
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)	N/A	No fencing proposed.
4.6	Natural vegetation or berming adjacent to Hwy#1 not removed unless approved by Development Permit	N/A	
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	
4.8	Outside storage areas are screened. Screening along Hwy#1 does not compromise the visibility of the building(s) on site	N/A	There is an existing open storage area on site for the existing <i>Kal Tire</i> building. This area is appropriately screened
5.	<b>Lighting</b>		
5.1	Adequate lighting of all pedestrian and vehicle movement areas to ensure security and public safety	No	Lighting plan has not been provided.
6.	<b>Crime Prevention Through Environmental Design (CEPTD)</b>		
6.1	Application of CEPTD principals for building design, lighting, signage, etc.	Yes	As outlined in the attached CPTED Assessment, prepared by <i>Rethink Urban</i> , the proposal incorporates key CPTED principles into the design.
7.	<b>Public Open Space and Recreational Pathways</b>		
7.1	Open space areas should be designed for passive and active recreational opportunities for employees	N/A	No open/left-over space is identified within the site, which would make it difficult to incorporate outdoor recreation space for employees.
7.2	Outside employee amenity area provided (an encouragement)	Yes	An outdoor employee amenity area complete with a picnic table, landscaping, and garbage containers has been included.
7.3	Secure bicycle storage provided (an encouragement)	Yes	One bicycle parking rack providing two bicycle parking spaces is located near the front entrance of the building and easily accessible from the front walkway.

<b>8.</b>	<b>Outdoor Storage</b>		
<b>8.1</b>	Outdoor storage areas should be located at the rear or side of the building and visually buffered.	N/A	No open storage is proposed for this new building. There is an existing open storage area for the <i>Kal Tire</i> building which is situated at the rear of the property.
<b>9.</b>	<b>Signage</b>		
<b>9.1</b>	Signage is architecturally coordinated with the overall design of the building and landscaping	Yes	A Sign Permit is required for new signage as per the Sign Bylaw
<b>9.2</b>	Complies with the Sign Bylaw	Yes	As above

## 7. SOURCES OF INFORMATION:

- CPTED Report, prepared by *Rethink Urban* – August 2, 2023
- Development Permit Application (DP001749) – August 25, 2023
- Development Application Review Team (DART) Minutes – September 21, 2023



**Location Map**



**Ortho Photo**







**CITY OF CHILLIWACK**

**DEVELOPMENT PERMIT NO. DP001749, 2024**

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

1. This Development Permit applies to the following property:

**Parcel Identifier No.** 026-511-878  
**Legal Description:** LOT 1 OF COMMONAGE INDIAN RESERVE 17 AND  
SECTION 27 TOWNSHIP 23 NEW WESTMINSTER  
DISTRICT PLAN BCP21216  
**Address:** 43990 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 the density of plant material (shrubs, bushes, etc.) within the landscape beds be reviewed to ensure sufficient area is provided for plant health;
- ☐ That a detailed lighting plan be submitted, prior to 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 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.**

1. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
2. 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.

**DRAFT**

APPROVED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_, 2024.

ISSUED THIS \_\_\_\_ DAY OF \_\_\_\_, 2024.

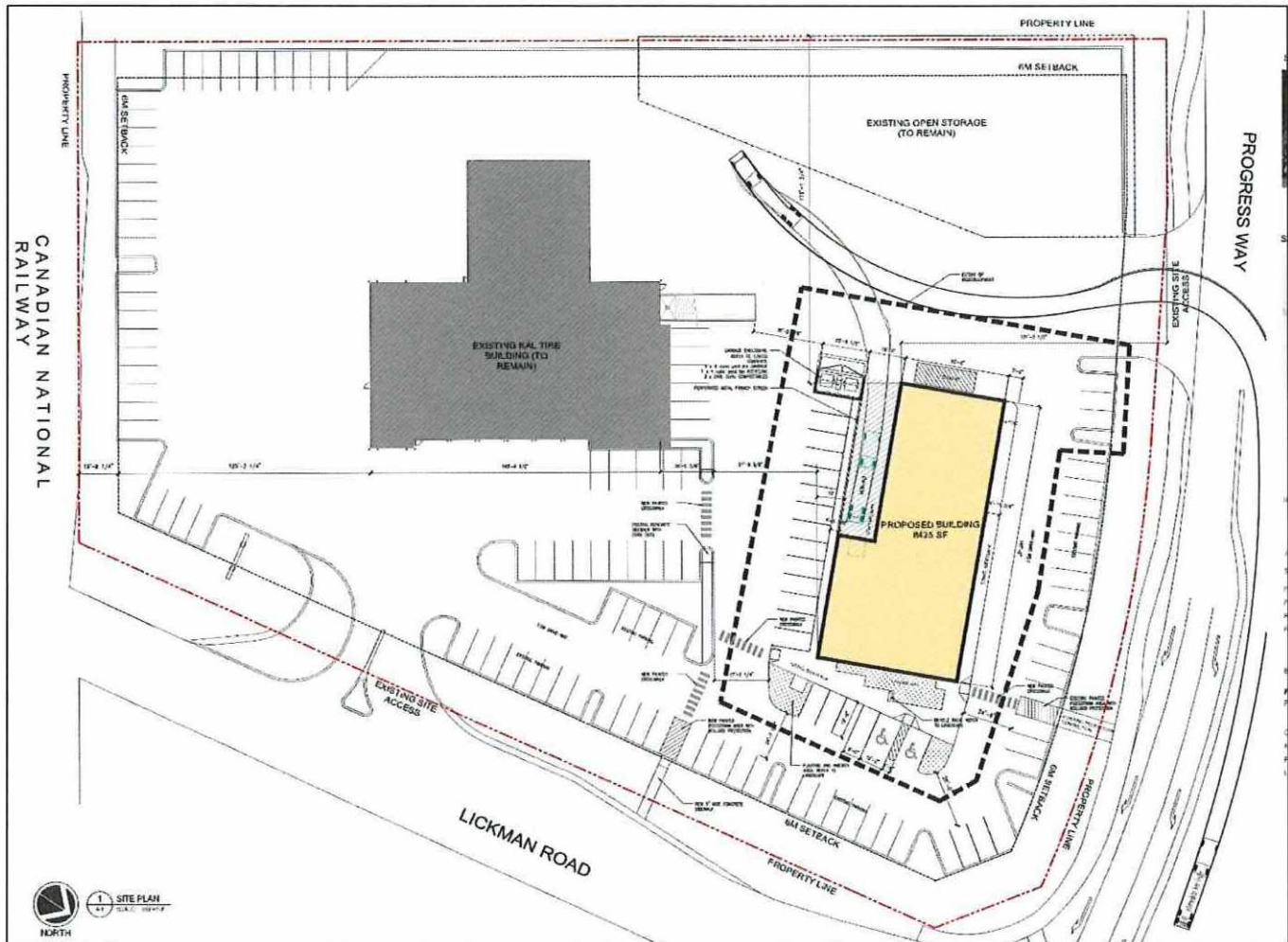
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CORPORATE OFFICER

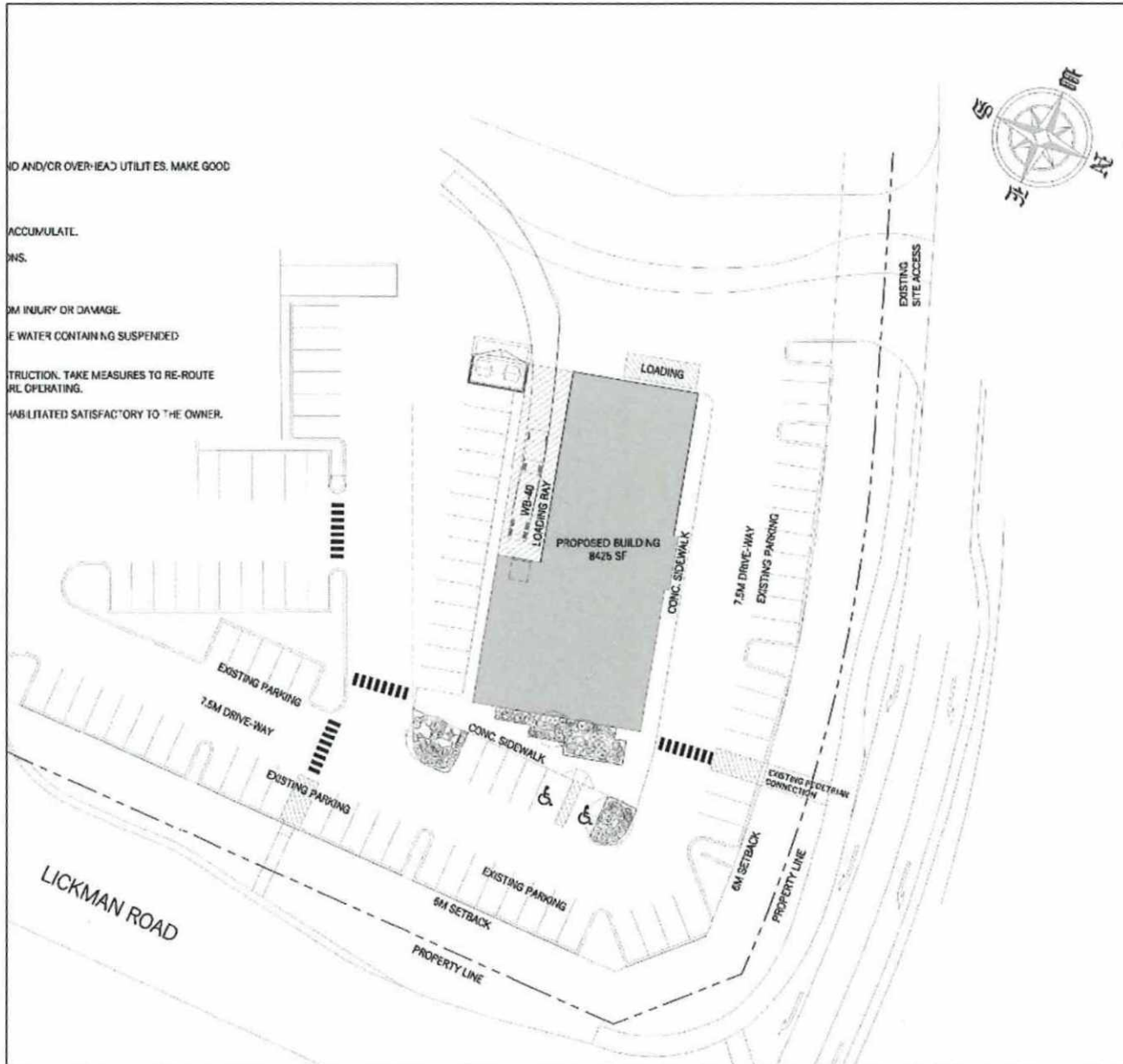
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## Schedule "A"

Site Plan (as provided by the applicant)

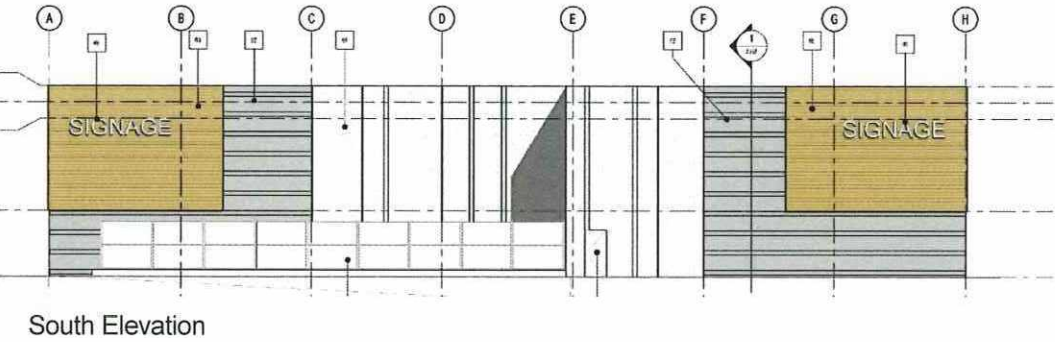
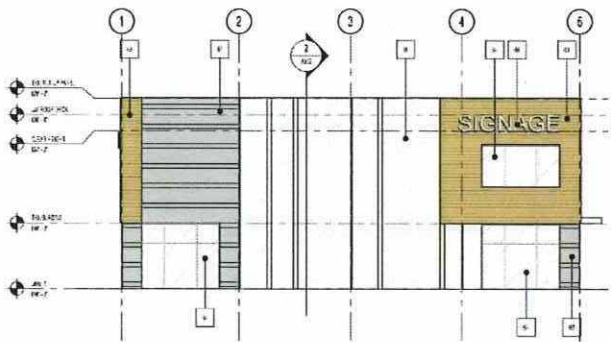
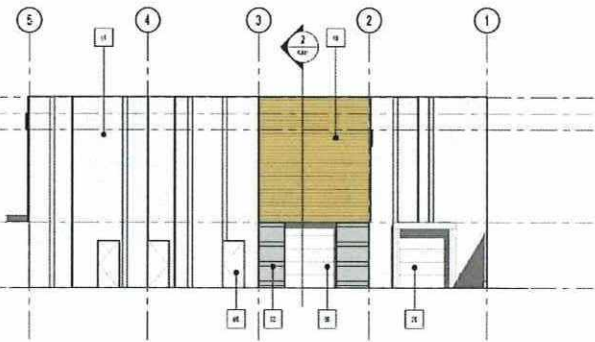
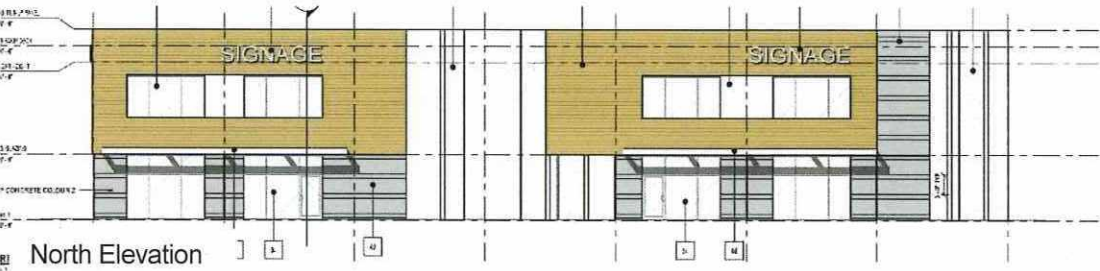
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## Landscape Plan

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Elevations



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## Colours &amp; Materials



## Rendering

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