

AGENDA ITEM NO: 11.4.2

MEETING DATE: May 7, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: Omicron AEC  
Development Permit / 8190 Brannick  
Place DATE: April 29, 2024

DEPARTMENT: Planning Department  
DVP01397 & DP001792 PREPARED BY:  Adam Roberts / mb

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**1. SUMMARY OF ISSUE:**

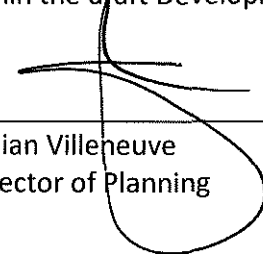
The applicant wishes to increase the maximum height permitted within the AFP (Agricultural Food Processing) Zone and reduce the minimum required number of parking spaces to facilitate construction of an industrial development within the subject property.

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

**2. RECOMMENDATION:**

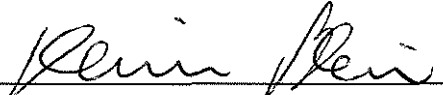
Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01397 with respect to property located at 8190 Brannick Place, subject to the recommendations as stipulated within the draft Development Variance Permit.

Recommendation that Council approve the issuance of Development Permit DP001792 with respect to property located at 8190 Brannick Place, 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.

  
\_\_\_\_\_  
David Blain  
Chief Administrative Officer

## STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01397 & DEVELOPMENT PERMIT DP001792

PREPARED BY: Adam Roberts DATE: April 29, 2024

POSITION: Planner III DEPARTMENT: Planning Department

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### 1. DEFINITION OF ISSUE:

The applicant wishes to increase the maximum height permitted within the AFP (Agricultural Food Processing) Zone from 15m to 18.1m and reduce the minimum required number of parking spaces from 210 to 91 to facilitate construction of an industrial development on the subject property.

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

### 2. PROPOSAL:

In summary the proposal includes:

- A new 4-storey 18,784m<sup>2</sup> industrial building (18.1m in height);
- 91 parking spaces (210 spaces required);
- 170 trees (149 trees required); and,
- A future expansion area to add 7,600m<sup>2</sup> warehouse space and 56 parking spaces. Until the area is constructed, it will be landscaped as a planted meadow.

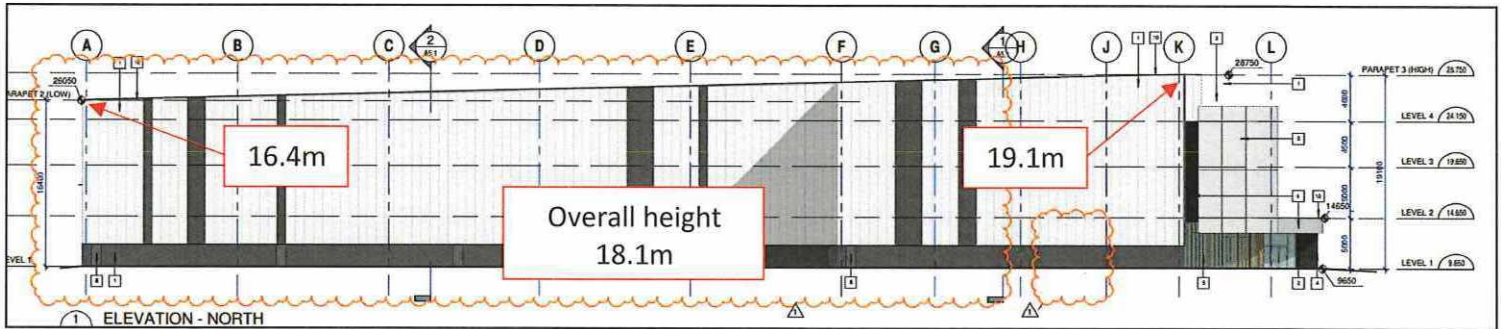
A separate Development Variance Permit (DVP01397) application has been submitted to vary the following Zoning Bylaw standards:

- increase the maximum height permitted within the AFP (Agricultural Food Processing) Zone from 15m to 18.1m; and,
- reduce the minimum required number of parking spaces from 210 to 91.

### 3. DISCUSSION REGARDING PROPOSED VARIANCES:

#### Height

The applicant requests to increase the maximum height for the proposed building from 15m to 18.1m. Given the sloped roofline of the building, the height of the roof along the east side is 16.4m, while the height on the west side increases to 19.1m (as shown below). As building height is measured from the grade at the centre of all walls of a building to the midpoint of a roof, the overall building height is 18.1m.



The applicant has indicated that the facility will contain equipment and processes that generally require a 17m clear interior height within the warehouse. As such, the warehouse portion of the building is a single floor, while the remainder of the building includes up to four floors. Given the proximity of the property to the Chilliwack Airport, the applicant has reviewed the proposed height with a geomatic consultant to ensure it meets the Transport Canada Airport Zoning Regulations (under the Aeronautics Act). To ensure the proposed building does not exceed the maximum height permitted, a survey (completed by a BC Land Surveyor) will be required prior to Building Permit issuance as well as after construction to ensure the proposed height is not exceeded.

The requested increase is considered supportable in this instance given the varied roofline and variety of materials and colours provided. The stepping down of the building's form along the front elevation and in the southwest corner serves to reduce the impact of the increased height. In addition, the proposed height is consistent with the surrounding area, including the Molson Brewery building located at 45620 Kerr Avenue which is 24.5m in height in portions of the structure.

### **Off-street Parking**

The applicant requests a reduction to the minimum number of parking spaces required from 210 to 91. The applicant has indicated that 45% amount of floor area within the building is entirely automated, and as such, the number of staff required within the building is significantly less than the Zoning Bylaw requires. In addition, to the fully automated space within the building, the processing areas include a mix of automated machines and employees. The applicant and future operator have confirmed the number of parking spaces proposed meet all current and future vehicle counts for staff, contractors, drivers and visitors. In addition, the amount of parking required for the proposed office space is met (78 spaces required for office). To support the requested reduction, and promote less reliance on vehicles, a covered and secured bike parking area has been provided which includes chargers for electric bicycles. In addition, a future expansion area includes a parking area to accommodate 54 more spaces.

Considering the above, and in particular the high proportion of floor area dedicated to automated equipment involved in the operation of the facility, staff support the requested variance in this instance.

**4. DEVELOPMENT PERMIT CONSIDERATIONS:**

Overall, the design of the building and site is visually appealing and constitutes a positive addition to the area. As demonstrated by the attached checklist evaluation for DPA 7, the proposed industrial development substantially complies with intent of the Industrial Design Guidelines. A copy of the proposed site plan, landscape plan and colour elevations are attached within the draft permits.

**Summary and CPTED Review**

In support of the application, the applicant has submitted a CPTED (Crime Prevention Through Environmental Design) report prepared by *AMR Systems*. The report concluded that the proposed development will be a positive activity generator for the area and is compatible with surrounding development. A summary of the CPTED assessment is shown in the table below:

CPTED Elements	Recommendations	
	✓ included in the design	✗ not included in the design
<b>Natural Access Control</b>	✓ The front façade of the building is visually appealing and includes a large amount of landscaping to break up the size of the building. The front elevation of the building includes significant glazing to promote transparency between indoor and outdoor spaces, and to further direct users to the front entrance.	
<b>Natural Surveillance</b>	✓ Sightlines from within the building, in particular the front administration and foyer space, create “eyes on the street”.	
<b>Territoriality</b>	✓ The proposed development has extensive landscaping along Brannick Place promoting ownership of the site and clear delineation between public and private space. The inclusion of a security fence along all property lines will promote further ownership of the site and deter negative activity.*	
<b>Maintenance</b>	✓ The 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.	
*The CPTED report recommended anti-climb fencing be provided to deter unauthorized entry onto the property. The applicant has confirmed the fencing proposed is designed to resist climbing (Omega Fence Systems).		

**5. DESIGN REVIEW AND ADVISORY COMMITTEE:**

The application was reviewed by the Design Review Advisory Committee (DRAC) on April 9, 2024. Based on this, the following recommendation was made:

*That the Design Review Advisory Committee supports DP001792 and recommend Council approve the application subject to the following conditions:*

1. *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, mailboxes, and any address/complex signage;*
2. *that an irrigation system be included into the landscaped areas within the site (excluding the meadow);*
3. *that a maintenance plan for the meadow be provided for review and approval by staff at time of Building Permit application which includes the following:*
  - a. *planting and irrigation plan at time of establishment of the meadow which meets best practices for plant health;*
  - b. *annual trimming/cutting schedule with parameters to ensure plant health and prevent overgrowth;*
  - c. *commitment to prevent invasive species from encroaching into the meadow area;*
  - d. *measures to prevent unwanted trespass; and,*
  - e. *measures to prevent and/or manage litter accumulation.*
4. *that glazing, in the form of side lights or glazed doors, be provided for all entrances into stairwells, exits and communal spaces in accordance with BC Building Code requirements;*
5. *that all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping;*
6. *that any rooftop equipment such as heaters, mechanical units, air conditioners, etc. should be located near one another, buffered to reduce noise and screened from view;*
7. *that a survey be submitted prior to Building Permit issuance to confirm the height of the building meets the Chilliwack Airport Zoning Regulations; and,*
8. *that 149 of the 170 trees to be provided on site are a species included within the approved species list of the Tree Management (Land Development) Bylaw.*

In response to condition 3, the applicant has submitted a revised landscape plan that details the requirements for planting, irrigation, trimming, invasive species removal, litter removal and conditions for final acceptance of the landscaping installation by the Landscape Architect for the meadow. The applicant has also confirmed 24/7 security will be on-site with cameras and intrusion detection technology to ensure unwanted trespass is mitigated. As such, condition 3 has been updated within the draft Development Permit to the following:

- *that the Meadow Landscape Maintenance Notes provided within the landscape plan be followed.*

A copy of the Meadow Landscape Maintenance Notes is included within the draft Development Permit.

## 6. FACTORS:

### 6.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP: "Agri-business Park" as designated within the 2040 Official Community Plan.

Land Use: Bare land.

**Public Engagement:** The applicant contacted adjacent neighbours to inform them of the proposal and requested variances. At the time this report was written, the applicant had received one email of support from 8105 Young Road. The applicant will submit an engagement summary to be included within the public record for Council's consideration.

## **6.2 Neighbourhood Character**

The subject property is located within the Chilliwack Proper neighbourhood and is surrounded by properties similarly zoned AFP (Agricultural Food Processing). These properties are within the Agricultural Land Reserve and have been approved for non-farm uses related to food processing, including the processing of soft drinks. The Southern Railway is located immediately to the east of the subject property, including the Valley Rail Trail. The Chilliwack Airport is located further east, which limits the height of the proposed building due to the flightpath height restrictions.

## **6.3 Technical Issues**

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

**Watercourses:** Chilliwack Creek, a Class A watercourse, is located to the north of the subject property. The proposed building location is greater than 30m from the natural boundary of Chilliwack Creek, which meets the standard riparian area setback established within Development Permit Area No. 3 (Riparian Area).

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

## **6.4 Conditions of Issuance**

Staff support the requested variances 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.

## **7. RECOMMENDATION & SUBSTANTIATION:**

### **Recommendation:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01397 with respect to property located at 8190 Brannick Place, subject to the recommendations as stipulated within the draft Development Variance Permit.

Recommendation that Council approve the issuance of Development Permit DP001792 with respect to property located at 8190 Brannick Place, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

**Substantiation:**

The requested variances are supportable in this instance and are not anticipated to impact neighbouring properties or the function of the site.

The proposed industrial development meets the intent of the Design Guidelines for Development Permit Area No. 7 through the use of extensive landscaping, a neutral building design and ample employee amenities.

**8. 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 building, open spaces, surrounding properties and the street.
<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 front entrance to the building is oriented to the street. The use of extensive landscaping and outdoor amenity space creates a welcoming entrance for pedestrians
<b>1.4</b>	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
<b>1.5</b>	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
<b>1.6</b>	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, however, the eastern elevation has been revised with additional colour to ensure an attractive presence along the Valley Rail Trail.
<b>1.7</b>	Low profile building designs are incorporated, particularly adjacent to Hwy#1	N/A	The property is not located adjacent to Highway 1; however, the proposal includes an 18 1m tall building with a large footprint. As such, a low-profile building design is not achieved. To soften the impact of the building's massing, extensive landscaping and variation in building material and colour has been provided. In addition, the proposed roofline is sloped in accordance the Chilliwack Airport flight path height requirements, which creates additional visual interest.

1.8	Box-like structures with little surface articulation and long expanses of uninterrupted roof lines are avoided	Partial	The proposed roofline is sloped from east to west, which breaks up the box-like structure appearance from the north and south perspectives. Despite this, the front of the building will appear box-like along Brannick Place. As such, the applicant has provided extensive landscaping and variation in building material and colour along the front of the building (west elevation). As part of the review of the application, the applicant has provided additional colour along the rear of the building (east elevation) to help break up break the large expanse of roof and building wall along the Valley Rail Trail.
1.9	Loading bays and service compounds are screened or minimally visible from the public view	Yes	The loading bay doors are located along the east side of the building and screened from the street by a bump-out in the building for "driver's services" and the extensive landscaping provided along the street.
1.10	Materials are of high quality, untreated or unfinished concrete, metal and/or prefabricated metal structures are not used	No	The exterior building materials are primarily metal, including insulated metal panels, perforated aluminum and metal screen, in addition to glass and wood slats.  The metal proposed includes varied finishes and colours, which creates a high-quality appearance that is normally found with other materials. As such, the proposed departure is acceptable in this instance.
1.11	Roof top equipment is positioned to minimize exposure or properly screened	No	The plans do not indicate if any rooftop equipment is proposed. As such, a recommended condition requires that any rooftop equipment should be positioned to minimize exposure or be adequately screened.
1.12	Public entrance is clearly identified and accessible from the street	Yes	The use of landscaping and sidewalks creates a welcoming entry for pedestrians and directs users to the front entrance of the building.
1.13	Garish or neon colours are not used	Yes	A neutral colour scheme is proposed.
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 within the building.
3.	<b>Parking</b>		
3.1	Parking provided at back and side of property	No	The majority of parking spaces are located between the front entrance and front lot line. Despite this, extensive landscaping is provided within the front setback area to screen vehicle parking.
3.2	Parking and loading areas facilitate safe and efficient vehicle and pedestrian movement	Yes	Pedestrian routes are clearly defined by sidewalks located close to parking spaces to ensure efficient vehicle and pedestrian movement. Truck movement and loading is clearly separated by gate-access to the side of the site.
3.3	Parking areas screened from street	Yes	The parking area is screened from the street by the extensive landscaping within front setback area.



<b>4.</b>	<b>Screening &amp; Landscaping</b>		
<b>4.1</b>	Berms, shrubs, beds, low walls and plantings used to screen unaesthetic features	Yes	The proposal includes substantial landscaping to screen the vehicle parking area from the street
<b>4.2</b>	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
<b>4.3</b>	Landscaping creates an attractive high-quality development	Yes	The proposed landscaping is attractive and has a positive impact on the development
<b>4.4</b>	Street trees along road frontage are in compliance with the Tree Management Bylaw	Partial	The proposed number of trees and caliber meet and/or exceed the Tree Management Bylaw requirements. Despite this, some of the proposed species are not from the approved species list. As such, a recommended condition has been included to ensure that the minimum number of trees required (149) are from the approved species list.
<b>4.5</b>	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	Plain galvanized chain-link fence is not proposed. A simple black metal fence (Omega Fence Systems) is proposed along the south, east and north property lines. A solid concrete wall is proposed along Brannick Place, which will be screened by substantial landscaping both in front and behind the wall.
<b>4.6</b>	Natural vegetation or berming adjacent to Hwy#1 not removed unless approved by Development Permit	N/A	
<b>4.7</b>	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	
<b>4.8</b>	Outside storage areas are screened. Screening along Hwy#1 does not compromise the visibility of the building(s) on site.	N/A	Open storage areas are not proposed.
<b>5.</b>	<b>Lighting</b>		
<b>5.1</b>	Adequate lighting of all pedestrian and vehicle movement areas to ensure security and public safety	No	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 building and parking area.
<b>6.</b>	<b>Crime Prevention Through Environmental Design (CPTED)</b>		
<b>6.1</b>	Application of CPTED 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.
<b>7.</b>	<b>Public Open Space and Recreational Pathways</b>		
<b>7.1</b>	Open space areas should be designed for passive and active recreational opportunities for employees	Yes	An outdoor walking loop complete with benches is proposed around the detention pond on the north end of the site.
<b>7.2</b>	Outside employee amenity area provided (an encouragement)	Yes	Multiple outdoor amenity areas are proposed, including at the front entrance of the building, on the first floor in an open-air courtyard, and on the fourth floor on a rooftop terrace.
<b>7.3</b>	Secure bicycle storage provided (an encouragement)	Yes	Eight bicycle parking spaces are located at the front entrance of the building and easily accessible from the sidewalk. This includes three spaces with charging for electric bicycles.

<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	Outdoor storage areas are not proposed
<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	Same as above.

**9. SOURCES OF INFORMATION:**

- Development Permit Application (DP001792) – December 29, 2023
- Development Variance Permit Application (DVP01397) – December 29, 2023
- Development Application Review Team (DART) Minutes – February 22, 2024
- Schedule A – CPTED Report, prepared by *AMR Systems* – December 14, 2023

**Location Map**



**Ortho Photo**





**City of Chilliwack  
Notice of Public Information Meeting  
Council Chambers  
8550 Young Road, Chilliwack BC V2P 8A4**

**When:** Tuesday May 7, 2024, 2024 at 6:30 PM

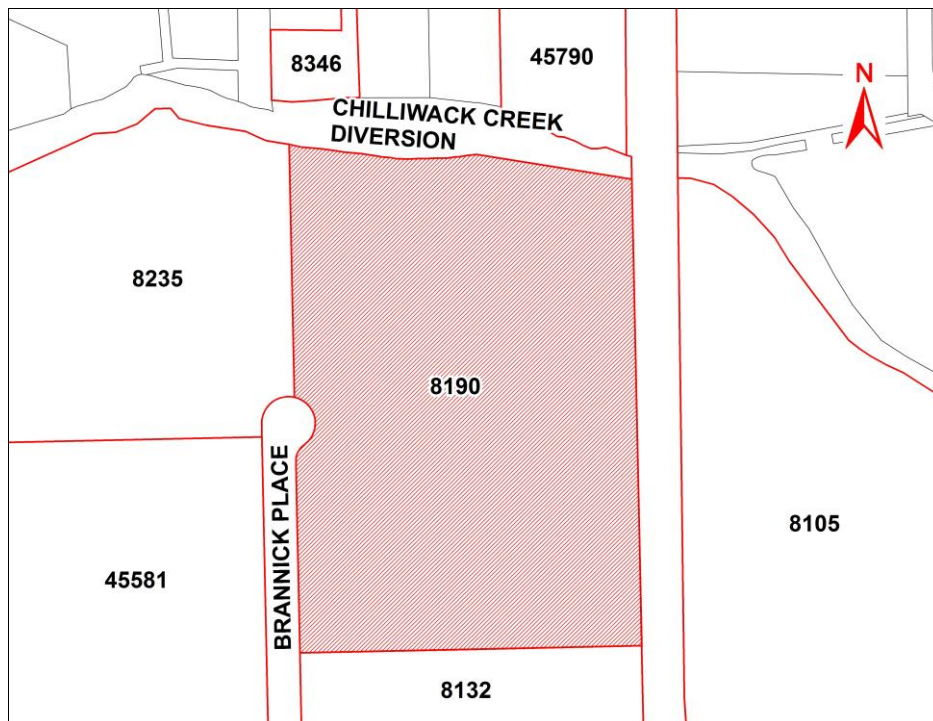
**Watch:** The live council meeting broadcast at [Chilliwack.com/live](https://www.chilliwack.com/live)

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**DEVELOPMENT VARIANCE PERMIT (DVP01397)**

**Location:** 8190 Brannick Place  
**Applicant:** Omicron AEC  
**Purpose:** To increase the maximum height permitted within the AFP (Agricultural Food Processing) Zone and reduce the minimum required number of parking spaces, to facilitate a new industrial development, on the subject property, as shown on the included map.

**Location Map**



**How to share your feedback:**



Attend the Public Information Meeting in person (8550 Young Road)

Mail or email our Legislative Services Department:



Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: [clerks@chilliwack.com](mailto:clerks@chilliwack.com)

- Mail and email submissions will be accepted until 4:00PM on Monday, May 6, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All submissions, including your name and address, will be recorded and form part of the record.**

Contact our Planning Department between Wednesday, April 24, 2024 and Tuesday, May 7, 2024 for a copy of the proposed permit at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer

**Benz, Melissa**

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**From:** Pablo Yuste <pyuste@omicronaec.com>  
**Sent:** April 22, 2024 12:22 PM  
**To:** Roberts, Adam  
**Cc:** Hal Owens; Matt Pelletier  
**Subject:** FW: [EXTERNAL]RE: Red Bull - Development & Variance Permit

Hi Adam,  
We have reached out to each of six neighbours showing them the proposed development , height and parking variances. We will provide you with a summary of this outreach prior to May 7<sup>th</sup>.  
Please see below from owner of 8105 Young Rd. in support of the Red Bull development.

**Pablo Yuste** B.Sc., B.E.S., M.Arch., Architect AIBC, MRAIC, LEED AP

Senior Vice President, Architecture

**OMICRON**

T: +1 604 632 4140 M: +1 604 809 5431 E: [pyuste@omicronaec.com](mailto:pyuste@omicronaec.com)

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**From:** Brian Bilkes <brian@kooymangroup.ca>  
**Sent:** Monday, April 22, 2024 11:23 AM  
**To:** Natalie Ashcroft <NAshcroft@omicronaec.com>  
**Cc:** Pablo Yuste <pyuste@omicronaec.com>; Hal Owens <HOWens@omicronaec.com>; Matt Pelletier <MPelletier@omicronaec.com>; Brian Coombes <coombes@chilliwackpartners.com>  
**Subject:** RE: [EXTERNAL]RE: Red Bull - Development & Variance Permit

Hi Natalie:

My name is Brian Bilkes and I represent the property owner (0563492 B.C. Ltd.) of the property to the East of 8190 Brannick Place which is 8105 Young Road. Thank you for sharing the development plans with us and providing the notice of an application of Development and Variance permits. We are in support of your project and would love to have Red Bull Canada as a neighbour to our property. We support the variance requests as well.

Regards,  
Brian Bilkes

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**From:** Natalie Ashcroft <NAshcroft@omicronaec.com>  
**Sent:** Monday, April 22, 2024 8:20 AM  
**To:** Brian Bilkes <brian@kooymangroup.ca>  
**Cc:** Pablo Yuste <pyuste@omicronaec.com>; Hal Owens <HOWens@omicronaec.com>; Matt Pelletier <MPelletier@omicronaec.com>  
**Subject:** RE: [EXTERNAL]RE: Red Bull - Development & Variance Permit

Good morning Brian,  
  
Thank you for your email.

Date Received: April 22, 2024  
Received From: Pablo Yuste  
Folder Number: NVP01397  
Subject Property: 8190 Brannick Place  
Council Date: May 7, 2024  
Pg. 1 of 3

You are welcome to comment in support by email back to us and we can submit to Chilliwack, or you may do so directly yourself.

Regards,  
Natalie

**Natalie Ashcroft**

Project Coordinator

(She/Her)

**OMICRON**

T: +1 604 632 1178 M: +1 604 613 6682 E: [NAshcroft@omicronaec.com](mailto:NAshcroft@omicronaec.com)

**From:** Brian Bilkes <[brian@kooymangroup.ca](mailto:brian@kooymangroup.ca)>  
**Sent:** Friday, April 19, 2024 8:08 PM  
**To:** Natalie Ashcroft <[NAshcroft@omicronaec.com](mailto:NAshcroft@omicronaec.com)>  
**Subject:** [EXTERNAL]RE: Red Bull - Development & Variance Permit

Hi Natalie – are you looking for written support for this development permit/variance? If you are, let me know and we will see what we can do.


Thanks.  
Brian Bilkes

**From:** Natalie Ashcroft <[NAshcroft@omicronaec.com](mailto:NAshcroft@omicronaec.com)>  
**Sent:** Thursday, April 18, 2024 4:00 PM  
**To:** Brian Bilkes <[brian@kooymangroup.ca](mailto:brian@kooymangroup.ca)>  
**Cc:** Pablo Yuste <[pyuste@omicronaec.com](mailto:pyuste@omicronaec.com)>; Hal Owens <[HOWens@omicronaec.com](mailto:HOWens@omicronaec.com)>; Matt Pelletier <[MPelletier@omicronaec.com](mailto:MPelletier@omicronaec.com)>  
**Subject:** Red Bull - Development & Variance Permit

Good afternoon,

We are writing to inform you that Omicron Canada has applied for a development permit with the City of Chilliwack to allow development of an industrial building at 8190 Brannick Place on behalf of Red Bull Canada. The purpose of this notice is to provide neighboring property owners details regarding the development and to offer an opportunity for questions and comments.

Please use the link below to access the project information.

 [LTR 18Apr2024 -Red Bull Development & Variance \(Brian Bilkes\).pdf](#)

Regards,  
Natalie

**Natalie Ashcroft**

Project Coordinator

Date Received: April 22, 2024  
Received From: Pablo Yuste  
Folder Number: DVPO1397  
Subject Property: 8190 Brannick Place  
Council Date: May 7, 2024  
Pg. 2 of 3

(She/Her)



T: +1 604 632 1178 | M: +1 604 613 6682  
[NAshcroft@omicronaec.com](mailto:NAshcroft@omicronaec.com)  
Fifth Floor Three Bentall Centre 595 Burrard Street  
Vancouver, BC, V7X 1L4, Canada  
Visit [omicronaec.com](http://omicronaec.com)



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Date Received: April 22, 2024  
Received From: Pablo Yuste  
Folder Number: DVP01397  
Subject Property: 8190 Brannick Place  
Council Date: May 7, 2024  
Pg - 3 of 3



CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01397

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 construction of a new industrial development, and does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

**Parcel Identifier No.** 032-072-481  
**Legal Description:** LOT 1 DISTRICT LOT 264 GROUP 2 NEW WESTMINSTER DISTRICT  
PLAN EPP131248  
**Address:** 8190 Brannick Place

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 6.06(9)(a) within the AFP (Agricultural Food Processing) Zone is varied by increasing the maximum permitted building height from 15m to 18.1m; and,***

***Section 5.04 Minimum Off-Street Parking Space Requirements is varied by reducing the minimum required number of parking spaces from 210 to 91.***

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.

**DRAFT**



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

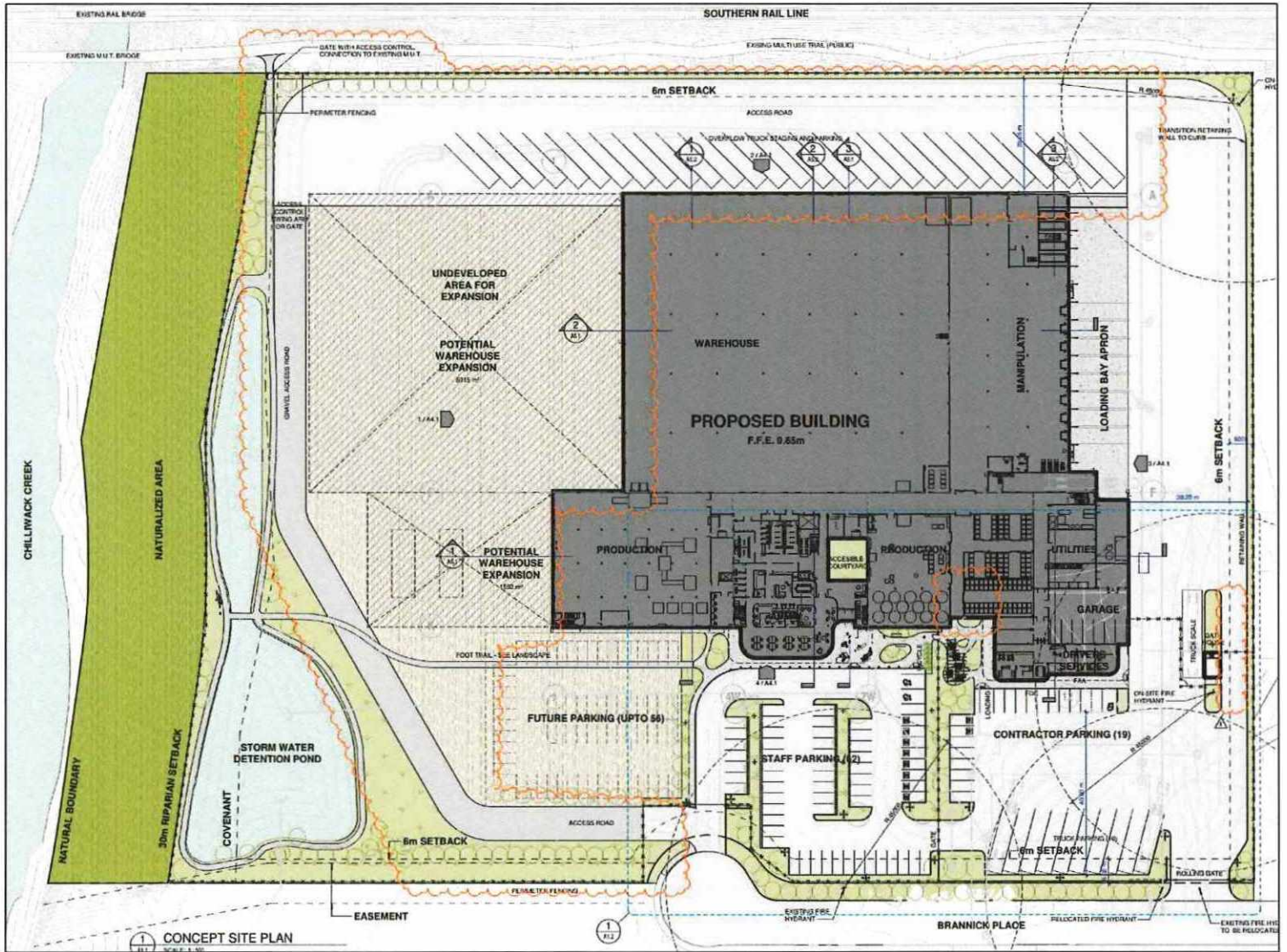
ISSUED THIS \_\_\_ DAY OF \_\_\_, 2024.

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CORPORATE OFFICER

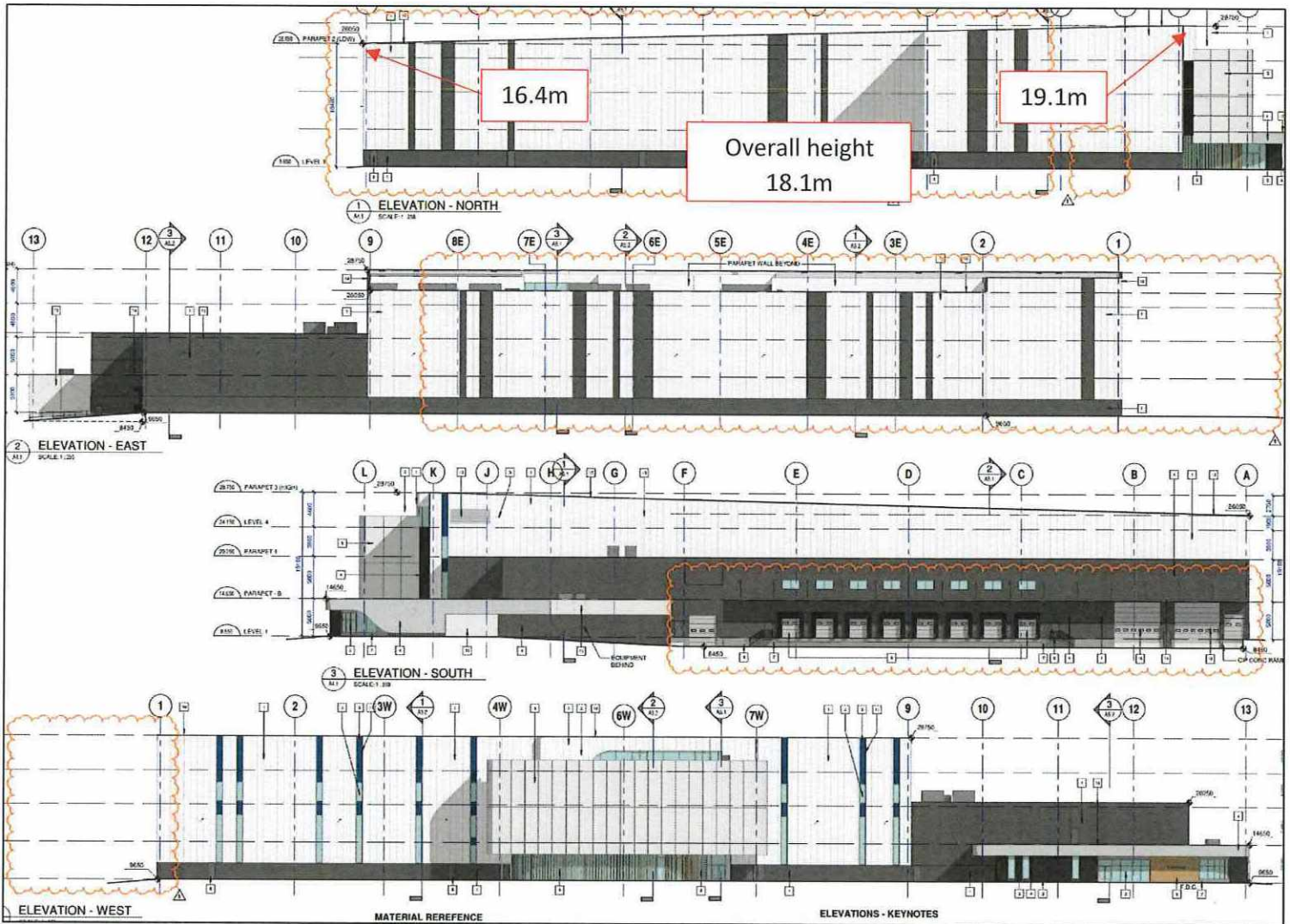
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Site Plan (as provided by the applicant)



**DRAFT**

**Elevations (as provided by the applicant)**



**DRAFT**



**CITY OF CHILLIWACK**

**DEVELOPMENT PERMIT NO. DP001792**

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

1. This Development Permit applies to the following property:

**Parcel Identifier No.** 032-072-481

**Legal Description:** LOT 1 DISTRICT LOT 264 GROUP 2 NEW WESTMINSTER DISTRICT PLAN  
EPP131248

**Address:** 8190 Brannick Place

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 within 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, mailboxes and any address/complex signage;
- That an irrigation system be included into the landscaped areas within the site (excluding the meadow);
- That the Meadow Landscape Maintenance Notes provided within the landscape plan be followed;
- That glazing, in the form of side lights or glazed doors, be provided for all entrances into stairwells, exits and communal spaces in accordance with BC Building Code requirements;
- That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping;
- That any rooftop equipment such as heaters, mechanical units, air conditioners, etc. should be located near one another, buffered to reduce noise and screened from view;
- That a survey be submitted prior to Building Permit issuance to confirm the height of the building meets the Chilliwack Airport Zoning Regulations;
- That 149 of the 170 trees to be provided on site are a species included within the approved species list of the Tree Management (Land Development) Bylaw; and,
- Specifications of Development Permit Area No. 7 (Industrial Form and Character) of the City of Chilliwack Official Community Plan.

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**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.

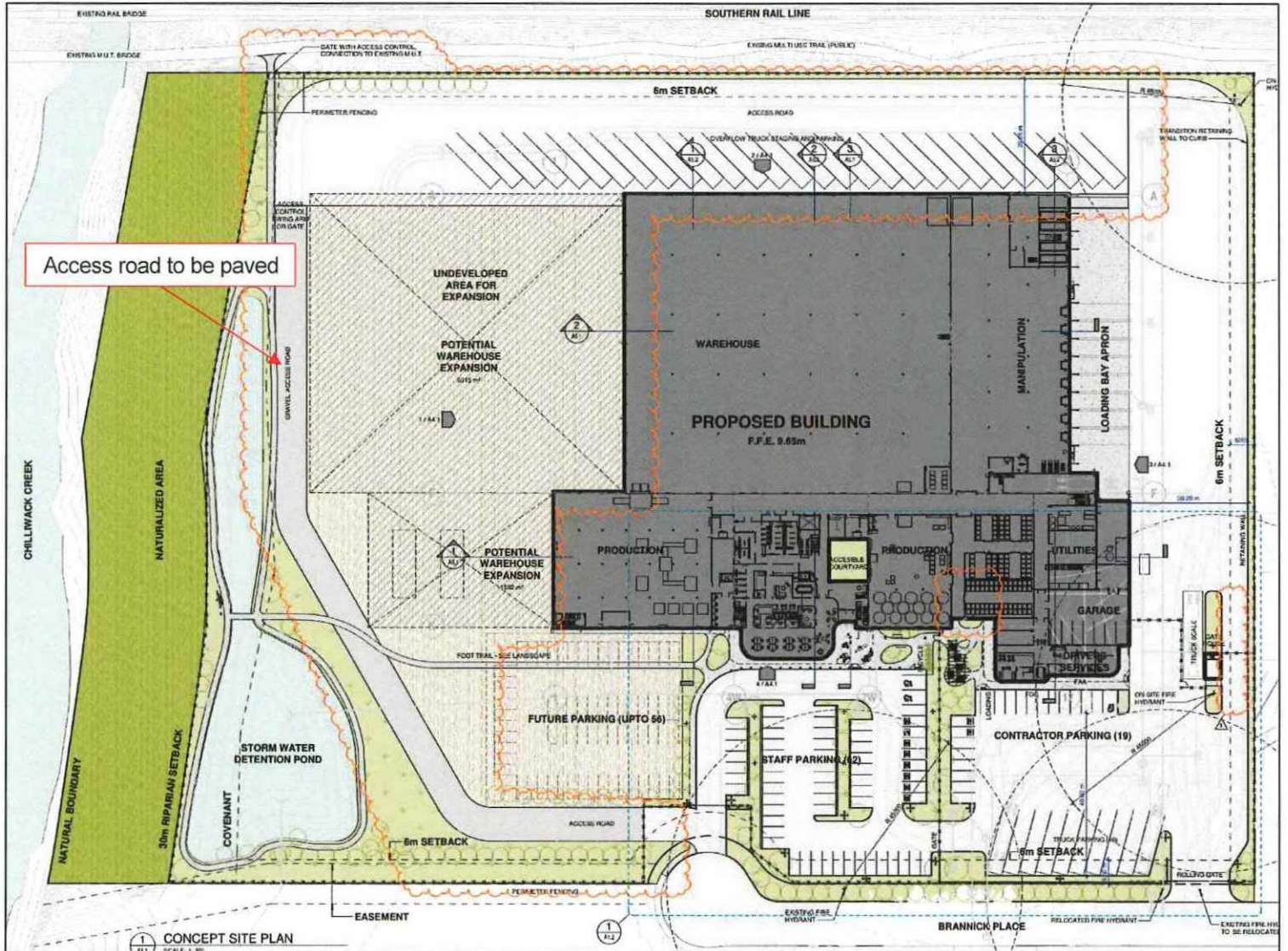
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CORPORATE OFFICER

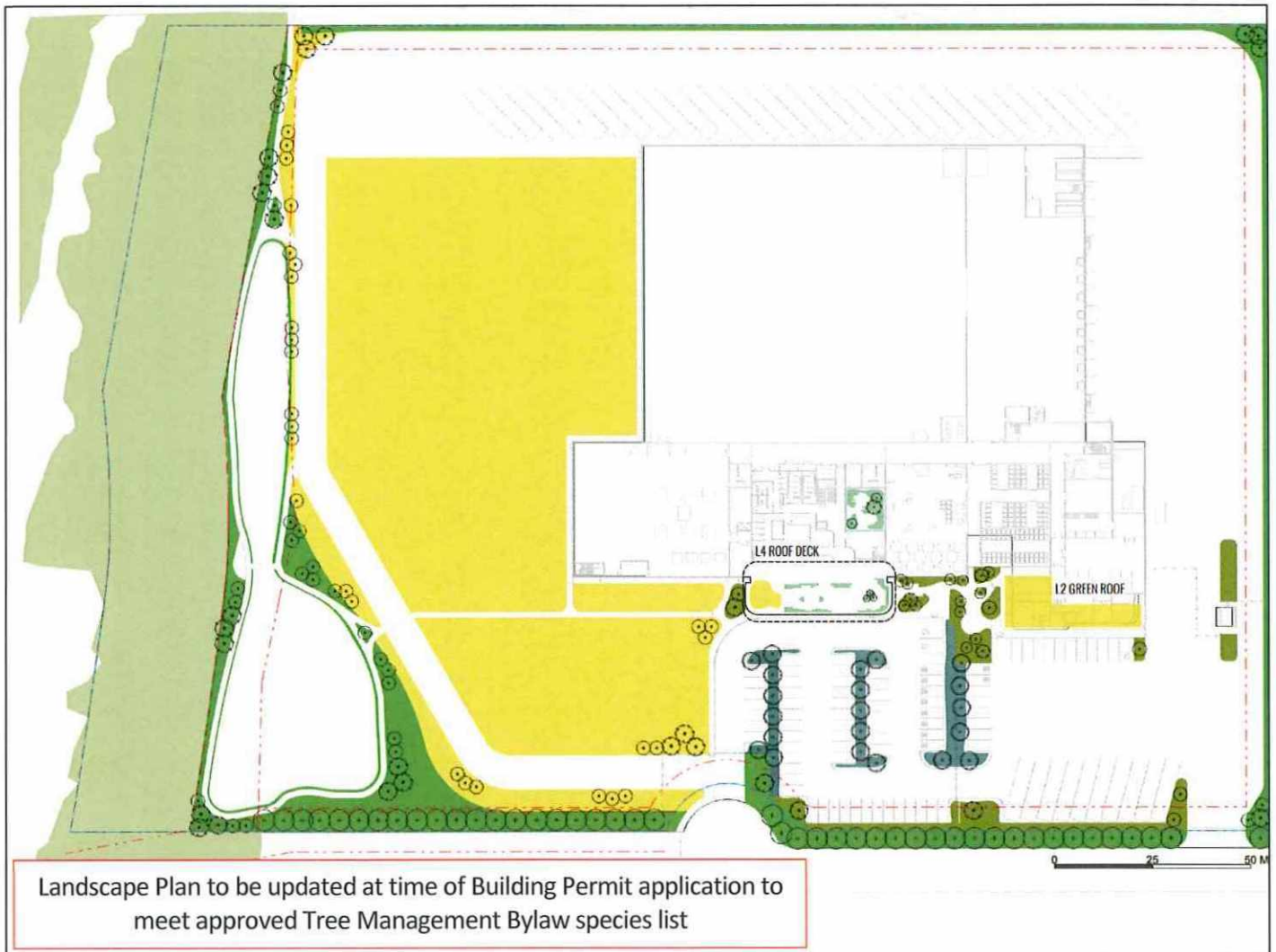
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Schedule "A"

Site Plan (as provided by the applicant)



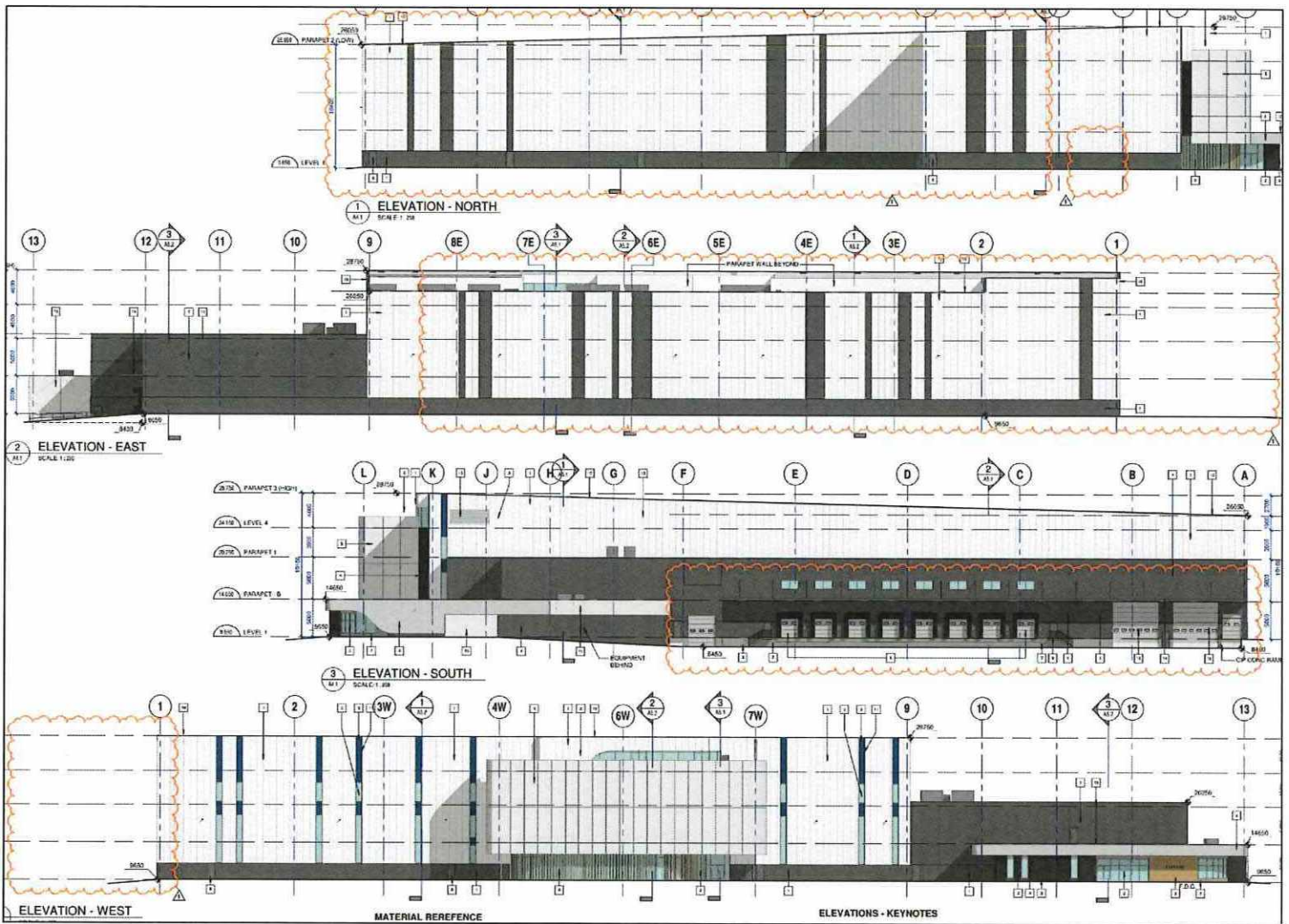
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**Landscape Plan (as provided by the applicant)****Meadow Landscape Maintenance Plan (as provided by the applicant)****MEADOW LANDSCAPE MAINTENANCE NOTES**

1. PROVIDE TEMPORARY AUTOMATIC IRRIGATION SYSTEM DURING 1-2 YEAR ESTABLISHMENT PERIOD
2. CARRY OUT SEEDING OF GRASS DURING PERIODS WHICH ARE MOST FAVOURABLE FOR GERMINATION AND ESTABLISHMENT (PREFERRED GENERALLY FROM MARCH TO END OF MAY, OR MID AUGUST TO MID SEPTEMBER). IF THIS CANNOT BE ACHIEVED, ALTERNATE SEED MIX, COMBINED WITH WATERING, MULCH, AND EROSION CONTROL IS TO BE PROVIDED FOR APPROVAL BY CONSULTANT.
3. MAINTENANCE OF SEEDED AREAS TO CONFORM TO CANADIAN LANDSCAPE STANDARDS (LATEST EDITION), LEVEL 5 & 6.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL LITTER AND LANDSCAPE WASTE THROUGH THE DURATION OF THE ESTABLISHMENT PERIOD.
5. SEEDED AREAS TO BE MOWN MAXIMUM 2X PER YEAR (IN EARLY OCTOBER AND MID-JUNE) TO PRESERVE BIODIVERSITY AND MEADOW FUNCTIONING.
6. HEIGHT OF CUT GRASS AREAS TO BE MINIMUM 100-150MM. REMOVE CLIPPINGS WHICH WILL SMOTHER GRASS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR INSPECTION AND REMOVAL OF WEEDS FROM ALL LANDSCAPE PORTIONS OF THE PROJECT.
8. WEEDING SHALL BE DONE MANUALLY AT A BI-WEEKLY INTERVAL DURING THE MAINTENANCE PERIOD. WEEDS IDENTIFIED SHALL BE REMOVED WITHIN 1 WEEK OF INSPECTION AND NOT ALLOWED TO BE GREATER THAN 50 MM IN SPREAD. WEEDS SHOULD BE REMOVED IN THEIR ENTIRETY, INCLUDING ROOT SYSTEMS.
9. WEEDS ARE DEFINED AS UNDESIRABLE PLANTS AND WILL INCLUDE ALL PLANT SPECIES NOT INTENTIONALLY PLANTED OR SEEDED AND WILL ALSO INCLUDE INVASIVE, NON-NATIVE SPECIES SUCH AS SCOTCH BROOM, JAPANESE KNOTWEED, HIMALAYAN BLACKBERRY, PURPLE LOOSESTRIFE.
10. FOR THE CONDITION OF FINAL ACCEPTANCE TO BE MET THE FOLLOWING IS REQUIRED:
  - A. THE PRESENCE OF WEEDS IN PLANTED AREAS ARE LIMITED TO 5% OF THE SURFACE AREA.
  - B. SUBSTANTIAL PERFORMANCE FOR THE PROJECT SHALL HAVE BEEN DECLARED AND AREAS HAVE BEEN MAINTAINED AS SPECIFIED FOR A MINIMUM OF 1-YEAR.
  - C. GROWING MEDIUM, FERTILITY LEVELS, DEPTHS AND SURFACE CONDITIONS ARE AS SPECIFIED.
  - D. AREAS HAVE BEEN MOWN AT LEAST TWICE AND FERTILIZED.
  - E. MEADOW ESTABLISHMENT MEETS THE CRITERIA FOR 95% COVERAGE BY HYDROSEEDED PLANT SPECIES.

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**Elevations (as provided by the applicant)**



**DRAFT**



Colours and Materials (as provided by the applicant)

**ADMIN AREAS**

- SSG CURTAIN WALL GLAZING / SPANDREL
- RANDOM PERFORATED ALUMINUM SCRIM
- WOOD LOOK SLATS / CLADDING

**MAIN BUILDING**

- INSULATED METAL PANELS
- VARIED ORIENTATION & COLOUR
- CURTAIN WALL SLOTS
- SHADOWLINE WALL FINIS

**INSULATED METAL PANEL**

**COLOUR PALETTE**

REGAL WHITE	BRIGHT SILVER	CHARCOAL	REGAL BLUE

PLANES FROM THE GRAPHIC SYSTEMS OF VOLVO

**DRAFT**

Renderings (as provided by the applicant)



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Renderings continued (as provided by the applicant)



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