

AGENDA ITEM NO: 7.5

MEETING DATE: August 20, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: Bryan Van Hoepen  
Rezoning / 7949 Venture Place DATE: August 9, 2024

DEPARTMENT: Planning Department  
RZ001742 PREPARED BY: Krista Goodman / mb

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**1. SUMMARY OF ISSUE:**


The applicant wishes to amend the Official Community Plan designation of the subject property from “General Industrial” to “Mixed Commercial and Industrial” and rezone the subject property from an M3 (General Industrial) Zone to a CSM (Service Commercial Industrial) Zone to permit commercial uses.

As detailed within the Staff Report, staff are not supportive of the proposed change in land use. As a result, staff recommend that Council deny the proposed amendment Bylaws, with respect to property located at 7949 Venture Place.

**2. RECOMMENDATION:**

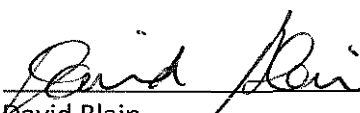
Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5423”, which proposes to amend the Official Community Plan designation of the property located at 7949 Venture Place from “General Industrial” to “Mixed Commercial and Industrial”, be denied.

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5424”, which proposes to rezone property located at 7949 Venture Place from an M3 (General Industrial) Zone to a CSM (Service Commercial Industrial) Zone, be denied.

  
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for 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 REZONING APPLICATION RZ001742

PREPARED BY: Krista Goodman DATE: August 9, 2024  
POSITION: Planner I DEPARTMENT: Planning Department

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### 1. BACKGROUND/PROPOSAL:

In August 2015, a Temporary Use Permit (TUP) was issued to permit the operation of a dance studio (*Capella Dance Academy*) within Units 3 and 4 of the industrial building on the subject property. The dance studio has successfully been operating under various TUP applications and renewals for the past nine years. In June 2024 a TUP was renewed and approved to continue the operation of the dance studio.

The applicant is requesting to amend the OCP designation for the subject property from “General Industrial” to “Mixed Commercial and Industrial” and rezone the subject property from an M3 to a CSM Zone in order to permit a variety of service commercial and industrial uses. The applicant is pursuing this application as a means to permanently allow the continued operation of *Capella Dance Studio* as well as to allow various other commercial tenants to operate on the subject property. No alterations to the site layout, parking or existing building are intended at this time.

### 2. DISCUSSION:

In August 2019 the City, in partnership with the Chilliwack Economic Partners Cooperation (CEPCO), drafted the Industrial Land Strategy which included various objectives and policy options to address key issues affecting industrial lands and business within the City. This strategy identified significant concerns including the retention and expansion of industrial businesses, the underutilization of industrial land and the use of industrial land for non-industrial purposes. The strategy also identified key objectives to address these concerns including increasing industrial development capacity to meet long term employment goals, exploring opportunities to intensify and improve land use efficiency and to focus on industrial promotion on high priority targets.

The proposed OCP amendment and Rezoning application is not supported by staff as the proposal goes against the objectives of the Industrial Land Policy by promoting commercial uses in predominantly industrial areas which in the long term limits industrial growth and potential to achieve employment needs. One of the main objectives of the Industrial Land Policy is to preserve industrial land for its intended industrial purpose; this proposal is in direct conflict with this goal.

In addition to the above, the City has recently begun an update of the 2040 Official Community Plan which will include an in-depth review of the existing commercial and industrial inventory and forecasting future employment land needs. The purpose of this review is to ensure land availability for continued growth in local employment. It is anticipated Policy Directive No. G-31: Industrial Land Policy will be reviewed and updated as part of this process. As such, the proposed OCP amendment and Rezoning application to permit commercial uses on the subject property is considered

premature in advance of this comprehensive review of the OCP and Industrial Land Policy. Given the proposal is in direct conflict with Council's existing policy and, if approved, will result in encroachment of commercial uses into industrial lands, staff are not supportive of the proposal.

The applicant is aware that staff are not supportive of the proposed change in land use, and has requested that the application be forwarded to Council. The applicant is aware that staff's recommendation to Council is to deny the OCP amendment and rezoning application.

### **3. FACTORS:**

#### **3.1 2040 Official Community Plan (OCP) / Land Use / OCP Pre-Consultation**

Official Community Plan: "General Industrial". The proposal is not consistent with this designation. An amendment to the current designation to "Mixed Commercial and Industrial" is requested and detailed above.

Land Use: 6-unit industrial building.

OCP Pre-Consultation: As considered appropriate under Section 475 of the *Local Government Act* and at the direction of Council, OCP pre-consultation with outside agencies was not deemed to be necessary as the proposed amendment is not anticipated to lead to any impacts on the interests of these organizations.

#### **3.2 Neighbourhood Character**

The subject property is located in the Village West Neighbourhood within a predominantly industrial area. Adjacent parcels to the north, south and west are utilized for industrial uses within the M3 and M2 (Service Industrial) Zones. The property to the east is within the RS2 (Public Use Reserve) Zone.

#### **3.3 Technical Issues:**

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

Watercourses: McDermott Ditch, a Class "A" watercourse, with a 15m riparian setback as per the Village West Riparian Setback assessment is located to the north and Atchelitz Creek, a Class "A" watercourse, with a 15m riparian setback is located to the east. The existing industrial building is located outside of the minimum required setbacks.

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

**4. RECOMMENDATION & SUBSTANTIATION:****Recommendation:**

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5423”, which proposes to amend the 2040 Official Community Plan designation of the property located at 7949 Venture Place from “General Industrial” to “Mixed Commercial and Industrial”, be denied

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5424”, which proposes to rezone property located at 7949 Venture Place from an M3 (General Industrial) Zone to a CSM (Service Commercial Industrial) Zone, be denied.

**Substantiation:**

The proposed OCP amendment and rezoning is inconsistent with the goals and objectives of the Industrial Land Policy and departs from the industrial nature of the surrounding neighbourhood. The proposal is in conflict with the Industrial Land Policy as the encroachment of commercial uses within an established industrial area will reduce the availability of industrial land and potentially limit growth of employment opportunities within the City. In addition, expansion of commercial uses into this area is considered premature in advance of the City’s comprehensive review of the Industrial Land Policy, which is currently underway as a component of the OCP update, as it presumes the outcome of the review.

The applicant is aware that staff’s recommendation to Council is to deny the OCP amendment and rezoning application as proposed and has requested to proceed without staff support.

**5. SOURCES OF INFORMATION:**

- Building Permit Application (BP022125) – December 23, 2008
- Building Permit Application (BP027356) – August 20, 2015
- Temporary Use Permit Application (TUP00070) – June 27, 2018
- Temporary Use Permit Application (TUP00178) – June 7, 2023
- Rezoning Application (RZ001742) – November 21, 2023
- Development Application Review Team (DART) Minutes – February 8, 2024
- Temporary Use Permit Application (TUP00242) – May 24, 2024

Location Map



Ortho Photo



**City of Chilliwack**

**Bylaw No. 5423**

**A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”**

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The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2024, No. 5423”**.
2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby amended by redesignating property described as PID: 027-203-191, Lot 1 District Lot 72 Group 2 New Westminster District Plan BCP32318, from “General Industrial” to “Mixed Commercial and Industrial”.

Received first and second reading on the  
Public hearing held on the  
Received third reading on the

Consultation Process considered by Council on the 6<sup>th</sup> day of August, 2024.

Received adoption on the

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Mayor

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Corporate Officer

NOTE: This bylaw refers to property located at 7949 Venture Place.

**DRAFT**

**“Official Community Plan Bylaw Amendment Bylaw 2024, No. 5423”**



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**City of Chilliwack**

**Bylaw No. 5424**

**A bylaw to amend the “Zoning Bylaw 2020, No. 5000”**

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The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Zoning Bylaw Amendment Bylaw 2024, No. 5424”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 027-203-191, Lot 1 District Lot 72 Group 2 New Westminster District Plan BCP32318, from an M3 (General Industrial) Zone to an CSM (Service Commercial Industrial) Zone.

Received first and second reading on the  
Public hearing held on the  
Received third reading on the  
Received adoption on the

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Mayor

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Corporate Officer

NOTE: This bylaw refers to property located at 7949 Venture Place.

**DRAFT**



“Zoning Bylaw Amendment Bylaw 2024, No. 5424”



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