

Schedule A – Response Letter from applicant



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February 27, 2025

BY EMAIL

Planning Department
City of Chilliwack
8550 Young Road
Chilliwack, BC V2P 8A4

Attn: Adam Roberts, Senior Planner

Re: The Grove - 45466 Yale Rd, Chilliwack (DVP01483 & DP001889)

In response to your email dated February 21, 2025, this letter confirms that BC Housing has long-term operating funding available for the proposed new modular facility at 45466 Yale Rd, Chilliwack. The proposed modular housing, referred to as The Grove, has an economic life of approximately 10 years. To that end, BC Housing has allocated operational funding for the balance of the service life of the building. The operating funding will be funded at a level to maintain the service model of supportive housing with 24/7 staff, proposed at The Grove as per the January 31, 2025 staff report to council.

Sincerely,

A handwritten signature in black ink, appearing to be "NB" followed by a long, sweeping horizontal line.

Naomi Brunemeyer
Director Regional Development, Lower Mainland
Development Strategies

Schedule B – Increased Window Size

Previous East Elevation



Current East Elevation



Previous Renderings – Vedder Road Frontage



Current Renderings – Vedder Road Frontage



Schedule C – January 31, 2025 Staff Report

AGENDA ITEM NO: _____

MEETING DATE: February 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Tasu Construction Ltd.
Development Variance Permit &
Development Permit / 45466 Yale Road DATE: January 31, 2025

DEPARTMENT: Planning Department
DVP01483 & DP001889 PREPARED BY:  Adam Roberts / mb

1. SUMMARY OF ISSUE:

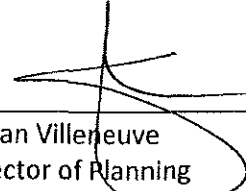
The applicant wishes to reduce minimum landscaping requirements of the Zoning Bylaw to facilitate a new supportive housing development within the subject property.

The applicant is also seeking approval of the form and character of a new supportive housing development within the subject property. As the property is within Development Permit Area No. 5 (Urban Corridor), a Development Permit is required.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01483 with respect to property located at 45466 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

Recommendation that Council approve the issuance of Development Permit DP001889 with respect to property located at 45466 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit. (Presentation)



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 DVP01483 & DEVELOPMENT PERMIT DP001889

PREPARED BY: Adam Roberts DATE: January 31, 2025
POSITION: Planner III DEPARTMENT: Planning Department

1. BACKGROUND:

The subject property was rezoned from the CS2 (Tourist Commercial) Zone to the R8 (Supportive Housing) Zone in December 2023 to facilitate the conversion of a hotel to a BC Housing funded supportive housing development. As part of the rezoning application, a "Site Specific Exemption" from the Floodplain Regulation Bylaw was granted to permit the finished floor elevation of the existing building to be sited below Flood Construction Level.

The applicant has now submitted concurrent Development Permit and Development Variance Permit applications to facilitate the expansion of the facility on the property. Given the age of the proposed modular structure, they do not meet the current BC Building Code requirements. As the subject property and facility is owned by the Provincial Rental Housing Corporation, the development is immune from complying with City bylaws, the BC Building Code or obtaining a Building Permit. As such, the Province has decided to retain the modular building in its current condition and forgo a Building Permit application for this project. Despite this, an application has been submitted for a Development Permit to ensure the design guidelines for Development Permit Area No. 5 are met. In addition, a new "Site Specific Exemption" from the Floodplain Regulation Bylaw has been submitted to facilitate the expansion of residential uses on site as the modular building will be sited below the applicable Flood Construction Level.

2. PROPOSAL:

In summary, the proposal includes:

- 12 modular structures connected to create a single building;
- 43 units to act as an emergency shelter for seniors from the Chilliwack area;
- 24/7 on-site staff supervision provided by Ruth and Naomi's Mission; and,
- 27 trees (16 are required).

A separate Development Variance Permit (DVP01483) application has been submitted to vary the following Zoning Bylaw standards:

- Reduce the minimum pervious surface of the development area from 20% to 13.3%; and,
- Reduce the minimum overall landscaping of the development area from 15% to 14.4%.

3. DISCUSSION REGARDING VARIANCES:

Landscaping

Given the subject property has an existing development on site and the proposal only impacts a portion of the property, a development area has been designated surrounding the proposed modular building in order to limit Zoning Bylaw requirements (i.e. landscaping) to the affected area of the development. As the building is being sited on an existing paved parking lot, the impervious surfaces and minimum landscaping requirements of the Zoning Bylaw have not been achieved within the development area. To compensate for the significant amount of paved surface on the site, the applicant has proposed landscape planters around the entirety of the building, including vegetable planters to create a community garden space. In addition, the applicant has expanded the existing landscape bed along Vedder Road and provided a variety of trees and plantings within that bed. The landscaping provided includes a variety of shrubs and perennials to satisfy the extensive landscaping requirement of the Zoning Bylaw and create attractive frontages for the building. Given the use of planters, and that the minimum tree planting requirement of the Tree Management Bylaw is met, the loss of pervious surfaces and total landscaping is not anticipated to have any impact on the visual appeal or function of the site. For the reasons discussed above, the requested variances are considered supportable in this instance.

4. DEVELOPMENT PERMIT CONSIDERATIONS:

As demonstrated by the attached checklist evaluation for DPA 5, the proposed building design complies with the Urban Corridor Design Guidelines. A copy of the proposed site plan, landscape plan, colour elevations is attached within the draft Development Permit.

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*. A summary of the CPTED assessment is shown in the table below:

CPTED Elements	Recommendations	
	✓ included in the design	* not included in the design
Natural Access Control	✓ The entrances to the building are clearly delineated and access is provided by a sidewalk from the City street to the building. Three accessibility ramps are provided to assist with access for people with reduced mobility.	
Natural Surveillance	✓ The proposed building includes glazing on all sides to ensure a visual connection throughout the site. Trees and landscaping have been added to the site to create a visually appealing space for residents and people travelling on Vedder Road.	
Territoriality	✓ The building is located at the rear of the site and separated from Vedder Road by a retaining wall, fence and landscaping. The primary access to the site is through a gate. This will serve to reduce nuisance, loitering and vandalism.	

Maintenance	✓ 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 trees should be regularly trimmed to ensure sightlines are maintained under the canopies. Any damage or vandalism should be repaired within a timely manner.
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5. DESIGN REVIEW AND ADVISORY COMMITTEE:

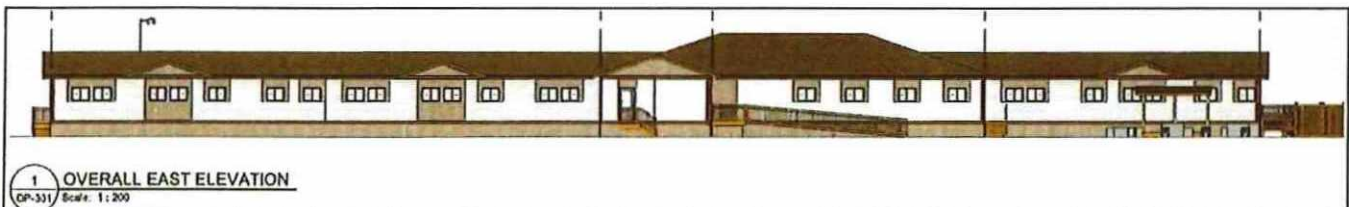
The application was reviewed by the Design Review Advisory Committee (DRAC) on January 21, 2025. Based on this, the following recommendation was made:

That the Design Review Advisory Committee supports DP001889 and recommend Council approve the application subject to the following conditions:

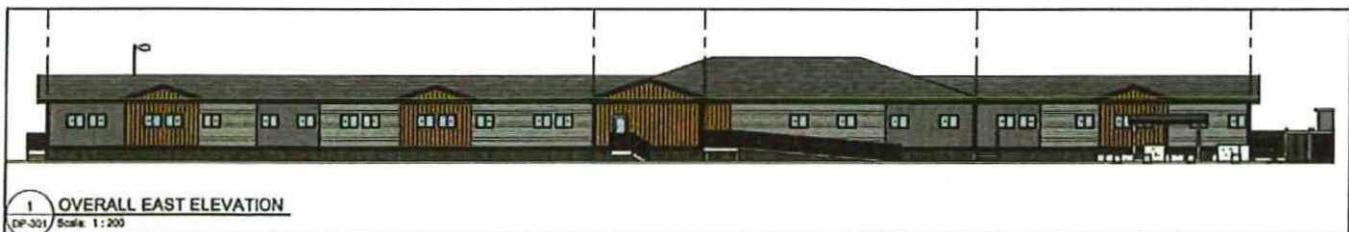
- 1. That design elements such as accent colours or varied materials be incorporated on the street fronting elevation to create greater visual interest;*
- 2. That the proposed building materials and colour scheme be reassessed to ensure the intended aesthetic of the building can be maintained in good condition throughout the structure’s lifespan on site; and,*
- 3. That the landscape plan be revised to realign the landscaping throughout the site to better screen the building from view and create a more attractive development. The applicant may consider the inclusion of larger caliber trees as an option to enhance the on site landscaping.*

In response to condition 1, the applicant has submitted revised elevations which include darker colours and greater variation to break up the overall massing of the structure and increase visual interest. A comparison of the current and previous elevations has been provided below. In response to condition 2, the darker colours proposed will require less frequent maintenance to ensure the building will maintain an attractive appearance from Vedder Road. In response to condition 3, the landscape plan has been revised to increase the number and size of trees, relocate trees to an expanded bed along Vedder Road, and a detailed landscape maintenance plan has been provided.

Previous Elevation



Current Elevation



Considering conditions 1-3 have been resolved by the applicant, they have been removed from the draft Development Permit.

6. FACTORS:

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

Official Community Plan: "Comprehensive Development Area" as designated within the 2040 Official Community Plan.

Land Use: The property contains an existing supportive housing building that will be retained.

Community Engagement: The applicant hand-delivered an information brochure to adjacent neighbours in January 2025 to inform them of the proposed development. The applicant received positive feedback from multiple neighbours. A copy of the engagement summary has been included as part of the official record.

6.2 Neighbourhood Character

The subject property is located within the Chilliwack Proper neighbourhood and fronts Vedder Road to the east and Yale Road to the west. The property to the south is within the same R8 Zone, and the property to the north is a commercial development within the CSM (Service Commercial Industrial) Zone.

6.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain and subject to the Floodplain Regulation Bylaw. A "Site Specific Exemption" from the Floodplain Regulation Bylaw has been submitted to facilitate the expansion of residential uses on site as the modular building will be sited below the applicable Flood Construction Level.

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.

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 DVP01483 with respect to property located at 45466 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

Recommendation that Council approve the issuance of Development Permit DP001889 with respect to property located at 45466 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit. (Presentation)

Substantiation:

The requested variances are supportable in this instance as the paving and landscaping relate to pre-existing conditions on the property and are not anticipated to impact neighbouring properties or the function of the site.

The proposed development meets the intent of the Design Guidelines for Development Permit Area No. 5 through the use of an architecturally coordinated design and ample amenity space for residents.

8. DEVELOPMENT PERMIT AREA NO. 5 DESIGN GUIDELINE CHECKLIST:

Design Guidelines		Yes/No	Comments
Character of Buildings			
1.	Buildings, structures architecturally coordinated; compatible in design with surrounding properties & streets	Yes	The proposed development has been architecturally coordinated with the existing building on the site.
2.	Façade and Roof Articulation to soften massing	Yes	Despite the pre-manufactured nature of the building, multiple roof peaks and varied façade articulation was achieved as the building is made up of 12 modular buildings connected together.
3 & 4	Exterior finish / materials	Yes	The proposal uses a variety of high-quality building materials including: cement board vertical and horizontal siding and trim (Light Mist, Night Grey, Khaki, Midnight Black), asphalt shingles (Two Tone Black), metal fascia, soffit and gutters (Black). A small electrical shed is proposed and will match the colour and material of the main building. A small covered deck is also proposed in the amenity

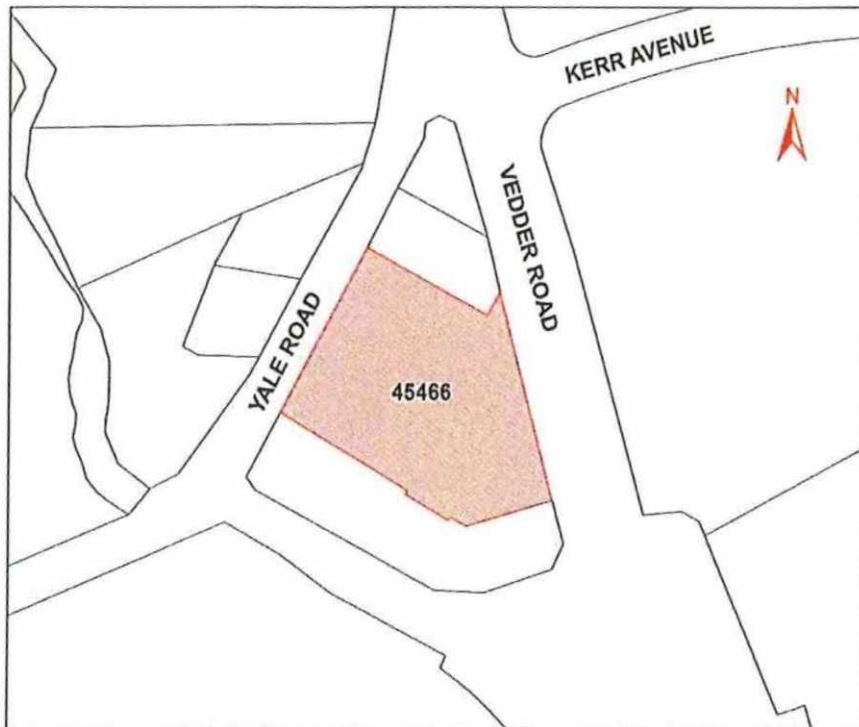
			area and will include an asphalt shingle roof to match the main building and a natural wood stain finish.
5.	Muted colours, compatible with surrounding development	Yes	The colour palette includes shades of grey, black and a beige. A full listing of the material and colours is provided with the attached building elevations.
Siting			
6.	Orientation of main façade to street; building sited near back of sidewalk	Partial	Despite being sited at the rear of the property, the building faces Yale Road and a sidewalk has been provided from the street to the new building. Given the grade difference between the site and Vedder Road, direct access is not possible. However, the building is sited close to Vedder Road and 22 trees (out of 27 total) have been planted along the Vedder Road frontage to enhance the streetscape.
7.	Garbage receptacles in rear yard; screened from road	Yes	Garbage facilities are sited internal to the site and further screened by a wood enclosure.
8.	Outdoor storage screened	N/A	No outdoor storage is proposed.
Parking & Access			
9.	At rear / side of building	Yes	All parking spaces are provided internally and screened from both street frontages by each building.
10.	Design promotes safe & efficient vehicle movements	Yes	A 1.5m wide sidewalk has been provided to ensure safe pedestrian access to the building. Sufficient vehicle maneuvering has been provided through the site and all vehicle movement areas are clearly defined.
Landscaping			
11.	Meets Zoning Bylaw standards	Partial	The minimum tree planting requirements of the Tree Management (Land Development) Bylaw are exceeded. As the building is being sited on an existing paved parking lot, the impervious surfaces and minimum landscaping requirements of the Zoning Bylaw have not been achieved. As 27 trees and many landscape planters are proposed, the loss of pervious surfaces is not anticipated to have any impact on the visual appeal or function of the site.
12.	Retention & integration of existing mature plantings in landscape plan; internal sidewalk links to public sidewalk in landscaping area	N/A	There are no existing landscaped areas within the development area to retain.

13.	Screening of parking areas visible from street	Yes	All parking is screened from the street by the buildings and landscaping.
Signage			
14.	Architecturally coordinated with overall building design	N/A	No signage is proposed at this time.
15.	Meets Sign Bylaw standards; Fascia signs max of 2m ² per linear metre of building wall	N/A	No signage is proposed at this time.
External Lighting			
16.	Oriented to illuminate building form & parking areas	Yes	Sufficient lighting has been provided throughout the development illuminate the building form, amenity and parking areas.

9. SOURCES OF INFORMATION:

- Development Application Review Team (DART) Minutes – November 14, 2024
- Development Permit Application DP001889 – October 2, 2024
- Development Variance Permit Application DVP01483 – January 10, 2025
- CPTED Report, prepared by AMR Systems – August 7, 2024

Location Map



Ortho Photo





SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01483

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 supportive housing 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. 029-571-987
Legal Description: LOT 1 DISTRICT LOT 265 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP40425
Address: 45466 Yale 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 4.09(2)(b)(ii)(A) is varied by reducing the minimum pervious surface of the development area from 20% to 13.3%; and,

Section 4.09(2)(b)(ii)(B) is varied by reducing the minimum overall landscaping of the development area from 15% to 14.4%.

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.

APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2025.

ISSUED THIS ___ DAY OF ___, 2025.

CORPORATE OFFICER

DRAFT



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001889

(Portion of Development Permit Area No. 5 of the Official Community Plan)

1. This Development Permit applies to the following property:

Parcel Identifier No. 029-571-987
Legal Description: LOT 1 DISTRICT LOT 265 GROUP 2 NEW WESTMINSTER
 DISTRICT PLAN EPP40425
Address: 45466 Yale Road

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"; and,
- Specifications of Development Permit Area No. 5 (Urban Corridor) of the City of Chilliwack Official Community Plan.

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.

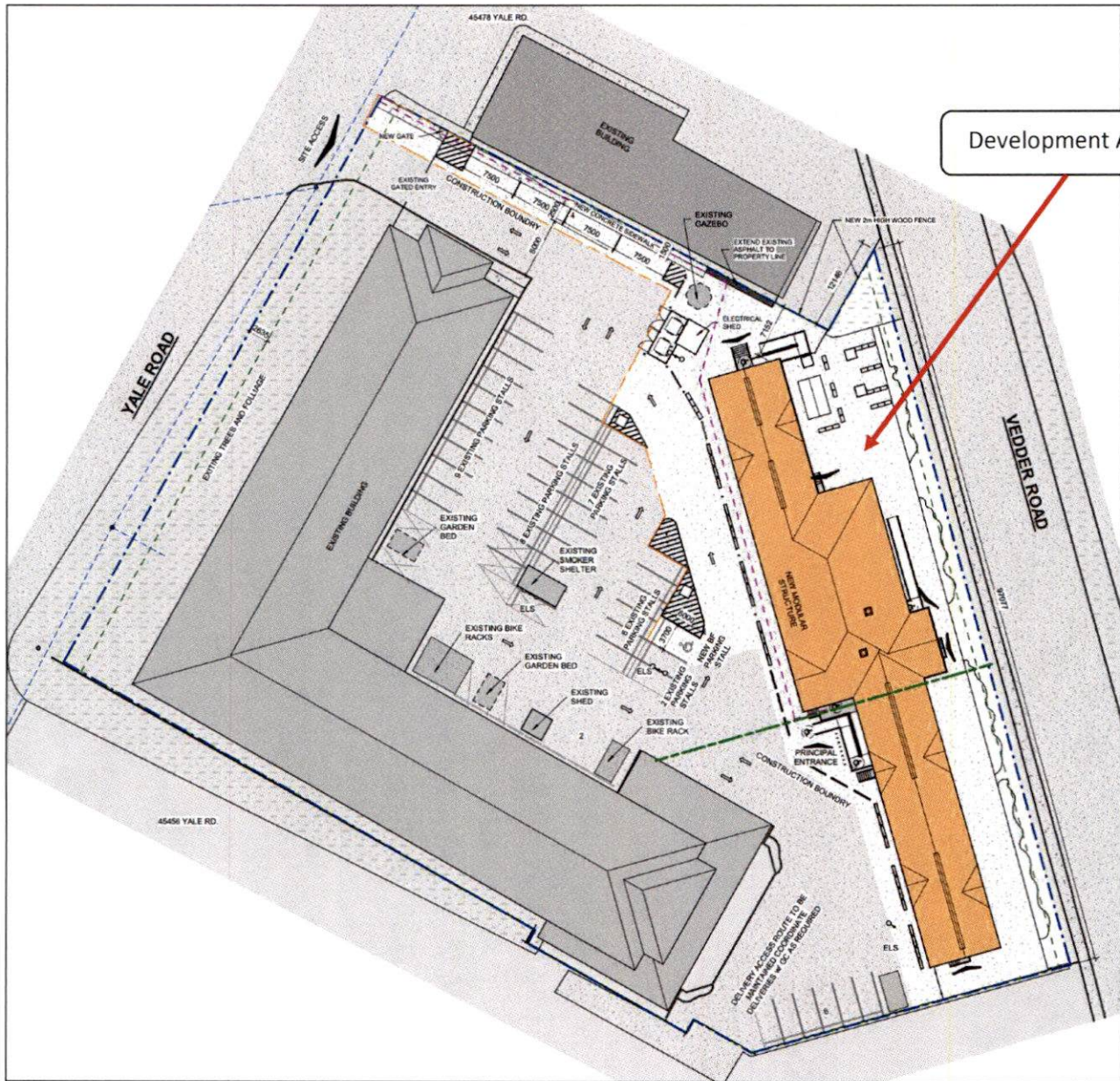
APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2025.

ISSUED THIS ___ DAY OF ___, 2025.

CORPORATE OFFICER

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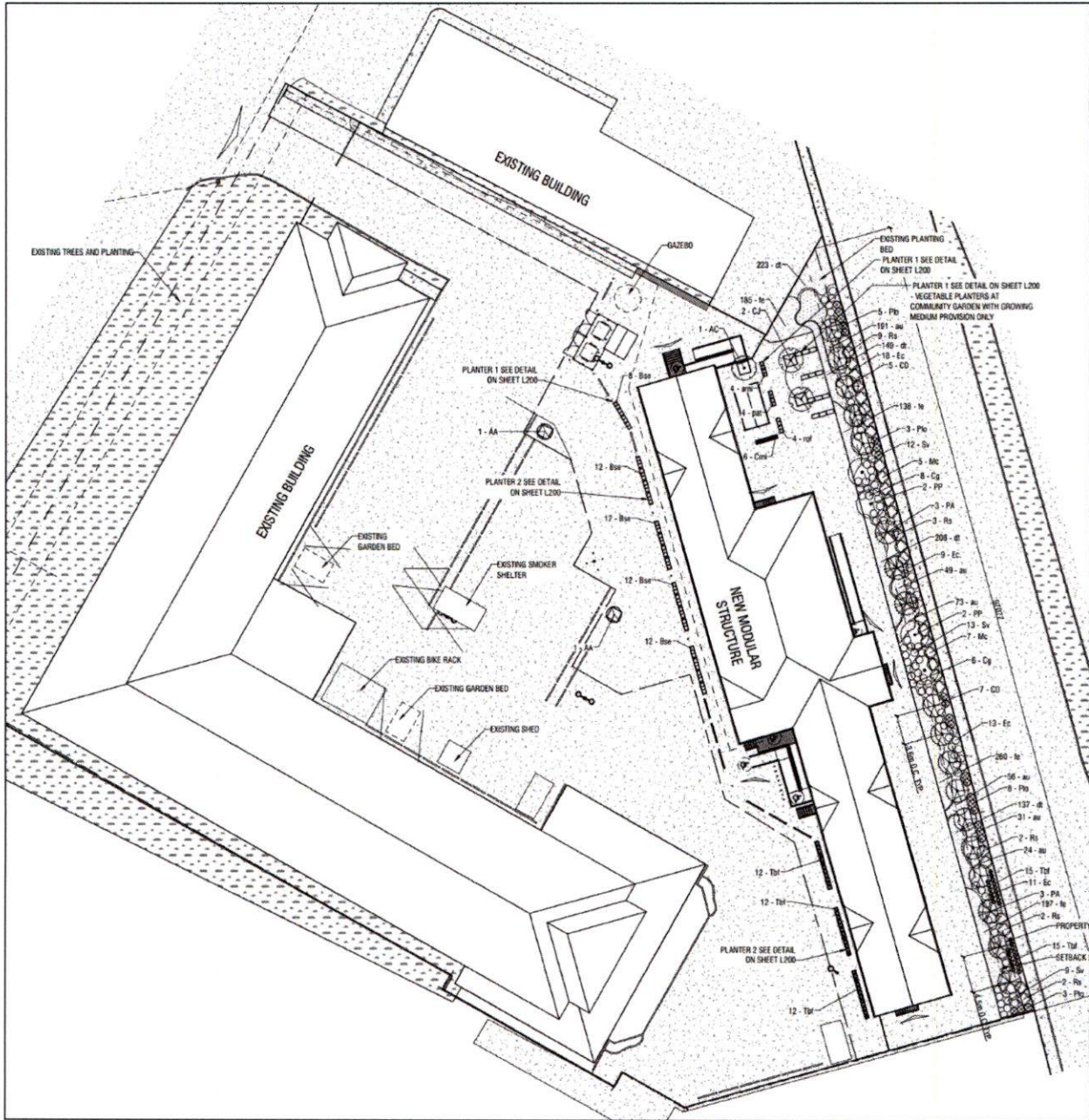
Site Plan (as provided by the applicant)



Development Area

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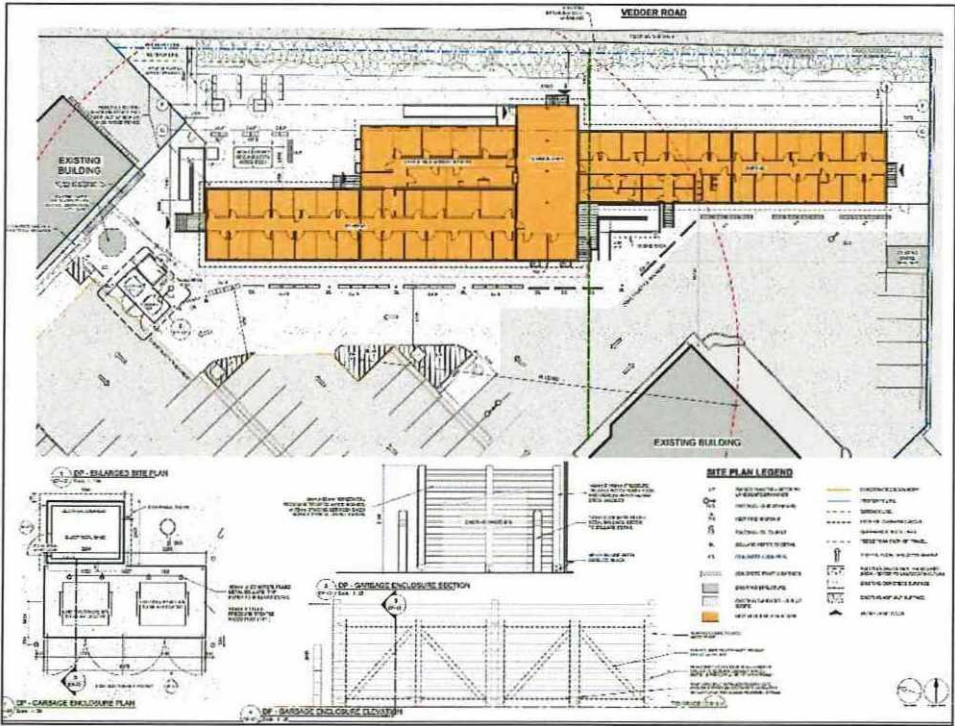
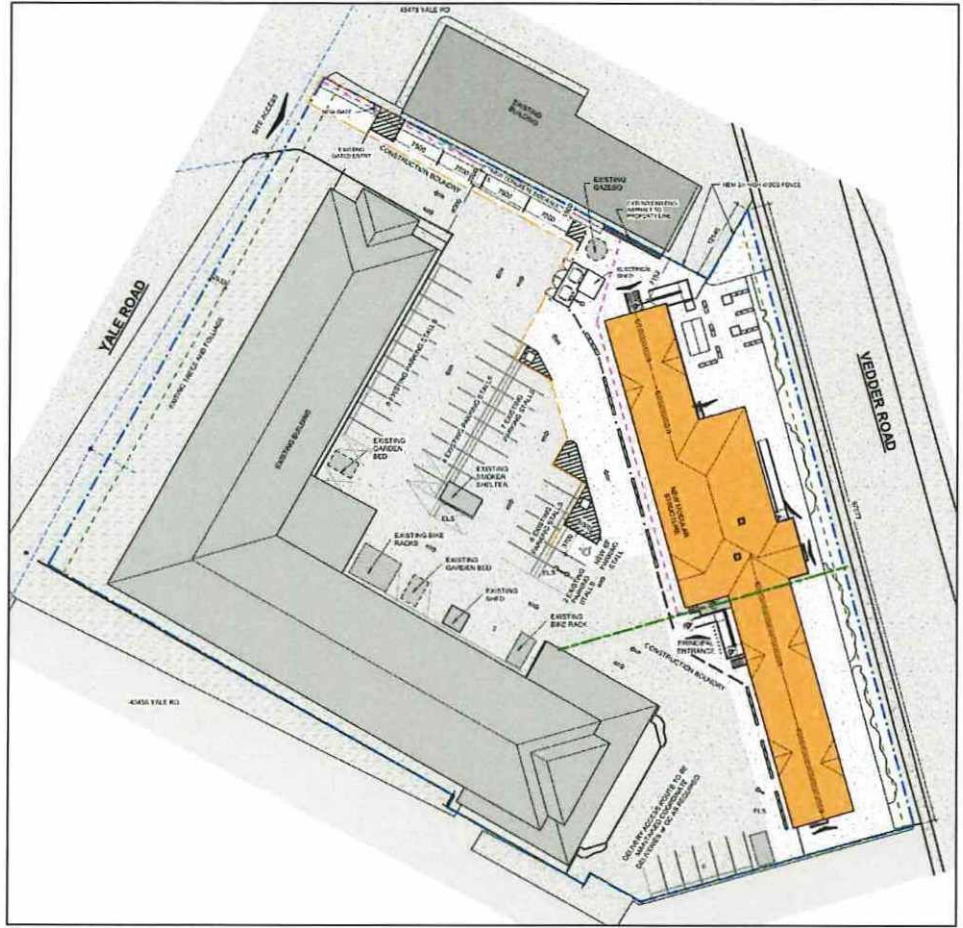
Landscape Plan (as provided by the applicant)



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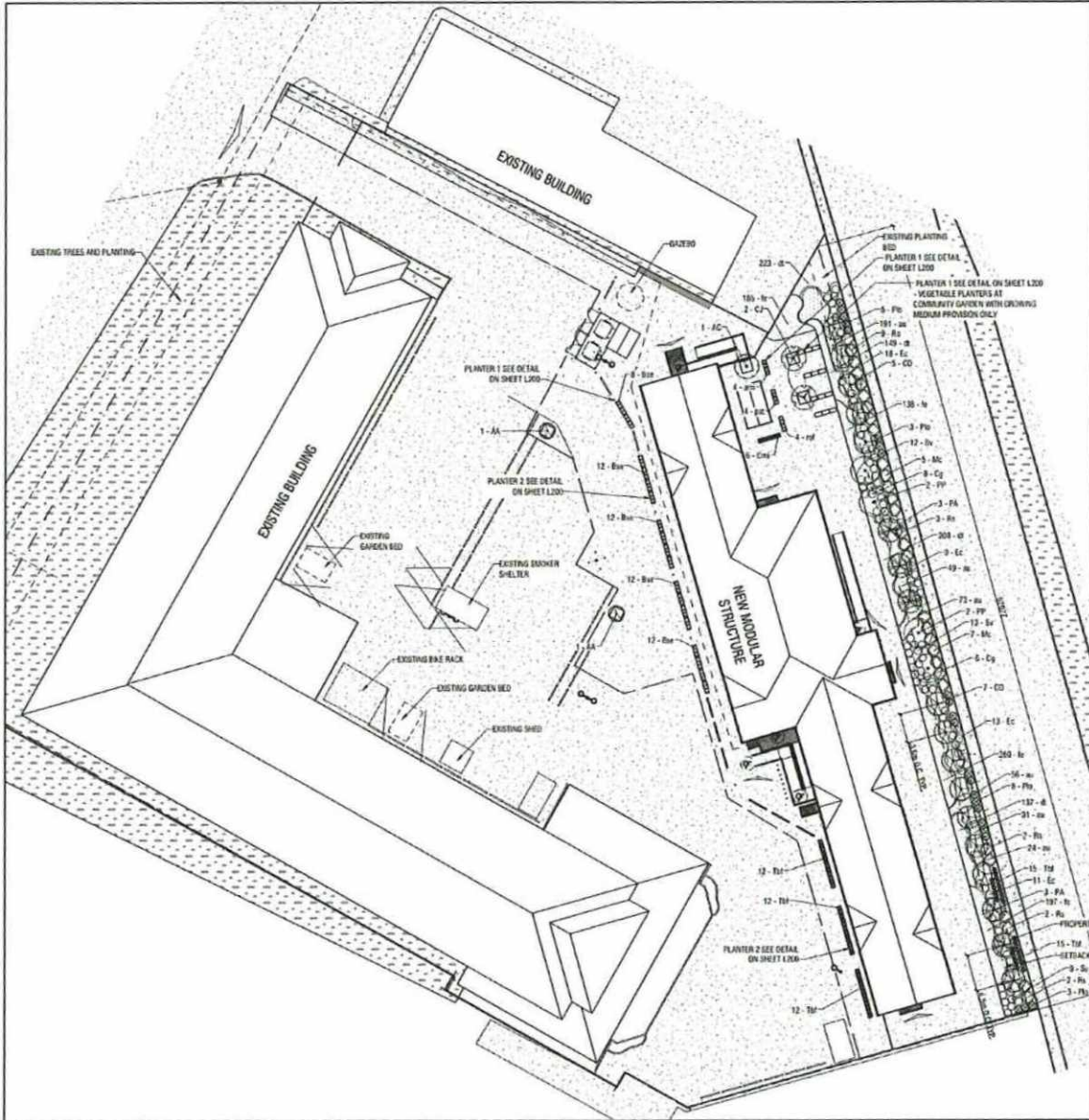
Schedule "A"

Site Plans



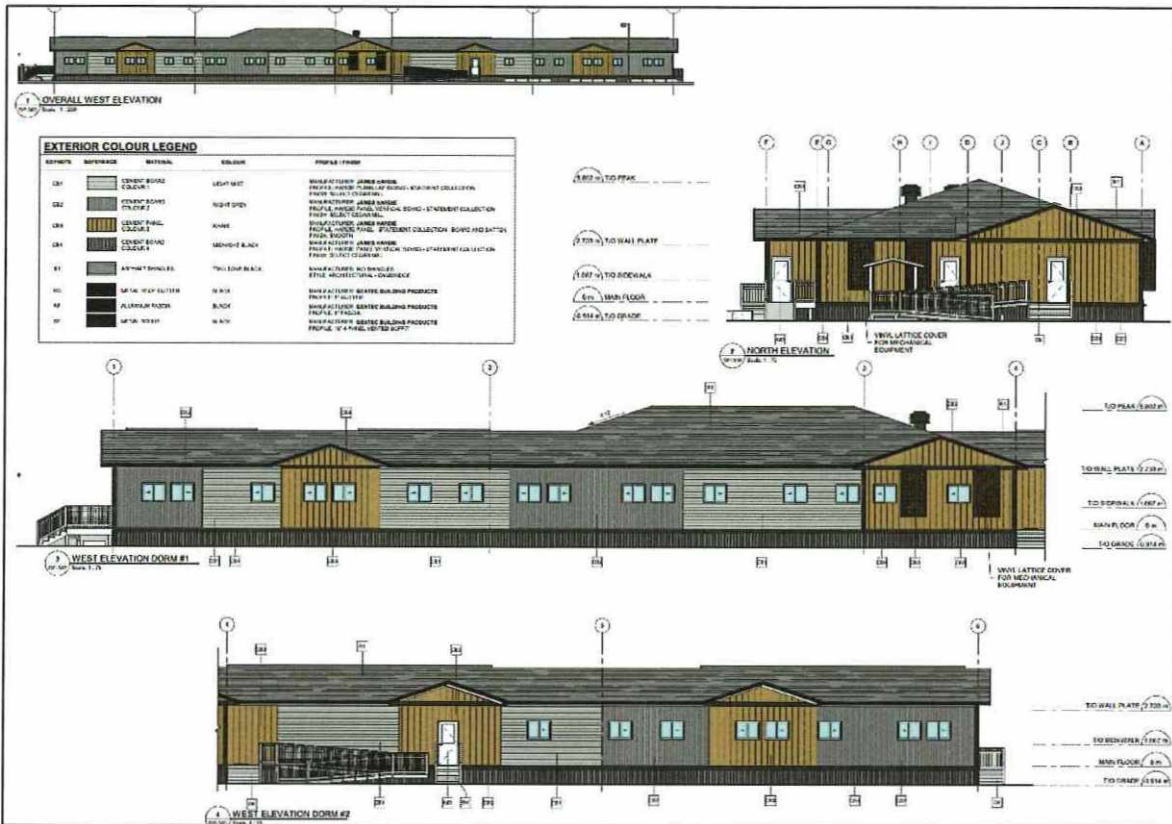
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Landscape Plan



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Elevations



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Renderings



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