

AGENDA ITEM NO: 11.4.3

MEETING DATE: July 2, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Thinkspace Architecture Planning  
Interior Design Ltd.  
Development Variance Permit / 10125  
McGrath Road DATE: June 18, 2025


DEPARTMENT: Planning  
DVP01522 PREPARED BY: Joty Rai / mb

**1. SUMMARY OF ISSUE:**

The applicant is seeking to increase the maximum permitted building height within the P1 (Civic Assembly) Zone from 15m to 17.2m to facilitate the construction of a new elementary school on the subject property.

**2. RECOMMENDATION:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01522 with respect to property located at 10125 McGrath Road, subject to the recommendations as stipulated within the draft Development Variance 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 DVP01522

PREPARED BY: Joty Rai DATE: June 18, 2025  
POSITION: Planner I DEPARTMENT: Planning Department

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### 1. BACKGROUND:

*Rosedale Elementary School* previously operated on the subject property from 1914 to 2011 when it was demolished as the building was no longer viable for continued use. In 2019, the Agricultural Land Commission (ALC) approved a Non-Farm Use for the construction of a new elementary school on the subject property (Resolution #257/2019), subject to conditions related to siting and required buffering between agricultural parcels.

### 2. PROPOSAL:

The applicant is seeking to increase the maximum permitted building height within the P1 (Civic Assembly) Zone from 15m to 17.2m to facilitate the construction of a new elementary school on the subject property. The increase in building height is requested to accommodate the minimum flood construction level, the provision of parking and conditions of the ALC Non-Farm Use approval while ensuring that the proposed school meets the capacity needs of the School District.

The ALC Non-Farm Use approval restricts the footprint of the elementary school and associated parking and play areas to 0.85ha of the 2ha subject property, which constrains the buildable area. Further, the subject property is located within the floodplain, which requires the proposed building to meet the required flood construction level. As such, the building includes an at-grade parking structure which is approximately 3m in height. The overall proposed building height is approximately 16.5m with an elevator parapet that projects to 17.2m, which is required for accessibility and safety purposes.

The applicant requests a 2.2m increase to the maximum building height to accommodate the constraints as discussed above. The impact of the proposed height is anticipated to be mitigated through substantial landscape buffering which is required along all property lines as well as trees and shrubs which are proposed throughout the site and adjacent to the parkade walls. The proposed increase in building height, which results in an increase in floor area, also allows for the inclusion of a daycare facility which will provide convenient access to child care for the community.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Agriculture".

Land Use: Vacant.

### 3.2 Neighbourhood Character

The subject property is located in the Rosedale neighbourhood and is within the Agricultural Land Reserve (ALR). The area is characterized by a mix of land uses, including large, actively farmed parcels that are within the AL (Agricultural Lowland) Zone and the ALR, and smaller residential properties within the R1-A (Urban Residential) and RR (Rural Residential) Zones. As the proposed school is sited adjacent to agricultural fields along three property lines, the requested variance is not anticipated to impact neighbouring properties.

### 3.3 Technical Issues

Floodplain:	The subject property is within the protected floodplain and is subject to the Floodplain Regulation Bylaw.
Watercourses:	There are no known watercourses within, or in the immediate vicinity of, the subject property.
Geotechnical:	The property is not subject to any known geotechnical hazards or earthquake-related risks.

### 3.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit subject to the following conditions being met:

- That the development be in accordance with the applicable Agricultural Land Commission Non-Farm Use approvals; and,
- That the development be in accordance with the plans found in Schedule "A".

## 4. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01522 with respect to property located at 10125 McGrath Road, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

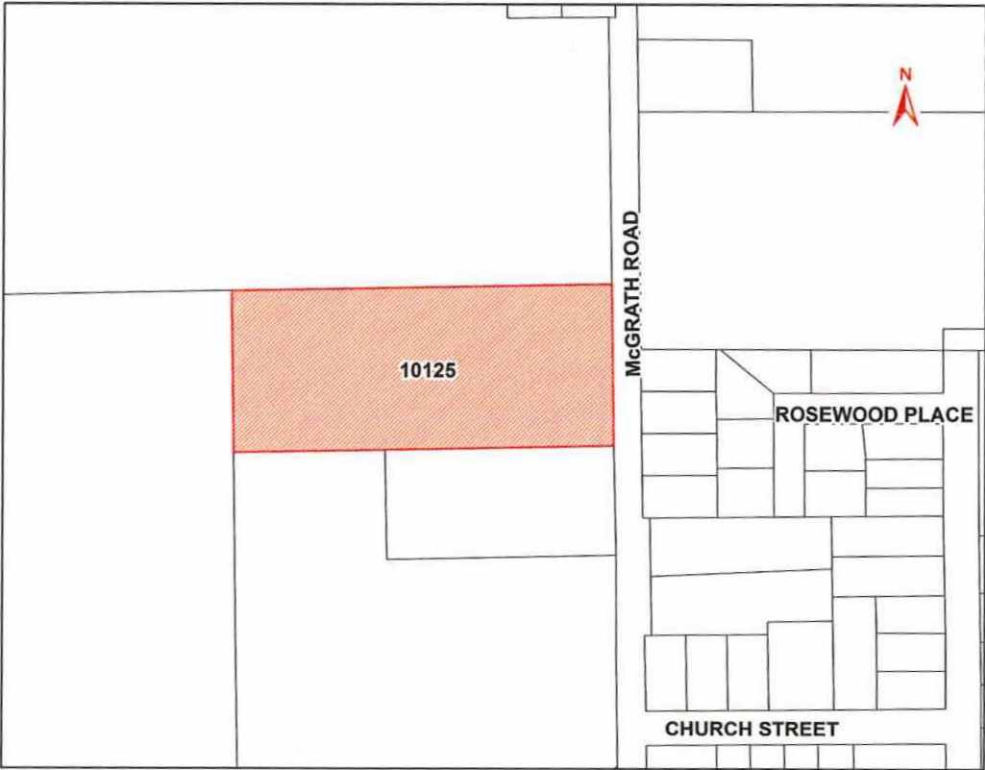
### Substantiation:

The requested variance to building height is supportable in this instance as it accommodates localized building constraints to facilitate a valuable service for the community. Further, ample plantings surrounding the parkade have been proposed to ensure that the increased height will not have a significant impact on the privacy or function of the surrounding properties.

**5. SOURCES OF INFORMATION:**

- ALC Non-Farm Use Decision 58015d1 (Resolution #257/2019) - July 26, 2019
- ALC Non-Farm Use Decision 58015d2 (Resolution #460/2019) – December 4, 2019
- ALC Non-Farm Use Decision 58015d3 (Resolution #126/2022) – April 6, 2022
- ALC Non-Farm Use Decision 58015d4 (Resolution #224/2025) – March 27, 2025
- Building Permit Application (BP035448) – November 5, 2024
- Development Variance Permit Application (DVP01522) – June 10, 2025

Location Map



Ortho Photo





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

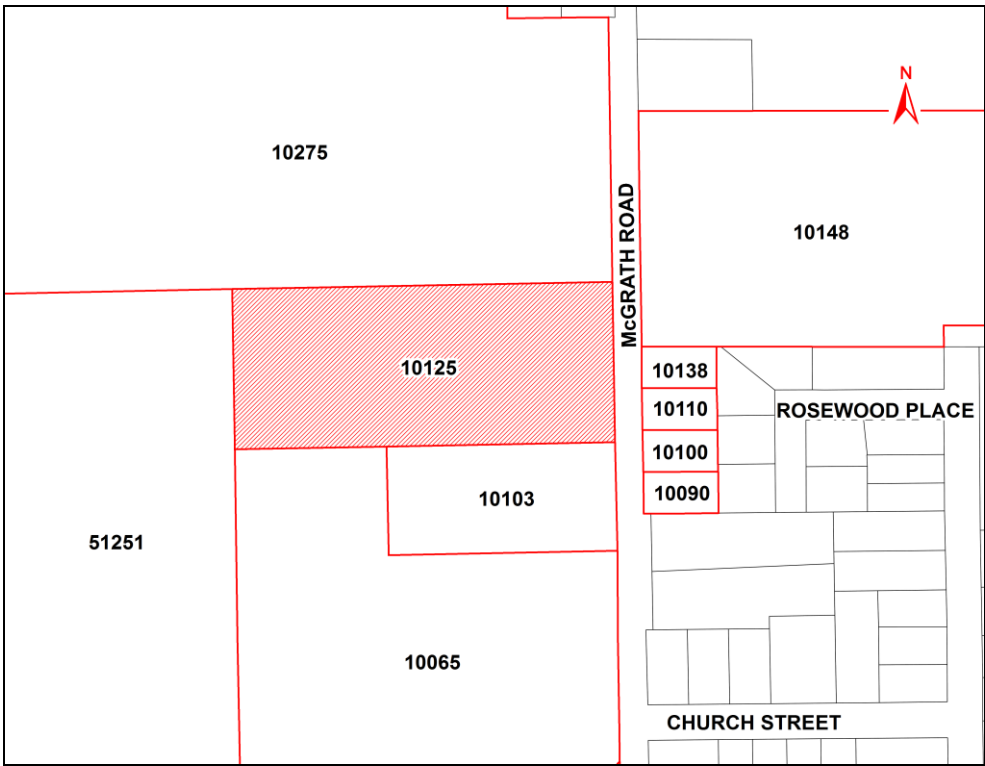
**When:** Wednesday, July 2, 2025 at 4:00 PM  
**Watch:** The live council meeting broadcast at [Chilliwack.com/live](https://chilliwack.com/live)

**Development Variance Permit (DVP01522)**

**Locations:** 10125 McGrath Road

**Applicant:** Thinkspace Architecture Planning Interior Design

**Purpose:** To increase the maximum permitted building height within the P1 (Civic Assembly) Zone, to facilitate the construction of a new elementary school on the subject property, as shown on the included 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)

- Submissions will be accepted until 4:00 PM on July 1, 2025. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, June 18, 2025 and Wednesday, July 2, 2025 for a copy of the proposed permit at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer





**SCHEDULE "A"**

**CITY OF CHILLIWACK**  
**DEVELOPMENT VARIANCE PERMIT NO. DVP01522**

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 school, and, does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

**Parcel Identifier No.** 008-767-726  
**Legal Description:** LOT 3 DISTRICT LOT 467 GROUP 2 NEW WESTMINSTER  
DISTRICT PLAN 25610  
**Address:** 10125 MCGRATH ROAD

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section of "Zoning Bylaw 2020, No. 5000" is varied as stated:

***Section 11.01(9)(B) within the P1 (Civic Assembly) Zone is varied by increasing the maximum permitted building height for all other buildings and structures from 15m to 17.2m.***

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 conditions apply:
  - a) That the development be in accordance with the applicable Agricultural Land Commission Non-Farm Use approvals; and,
  - b) 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**

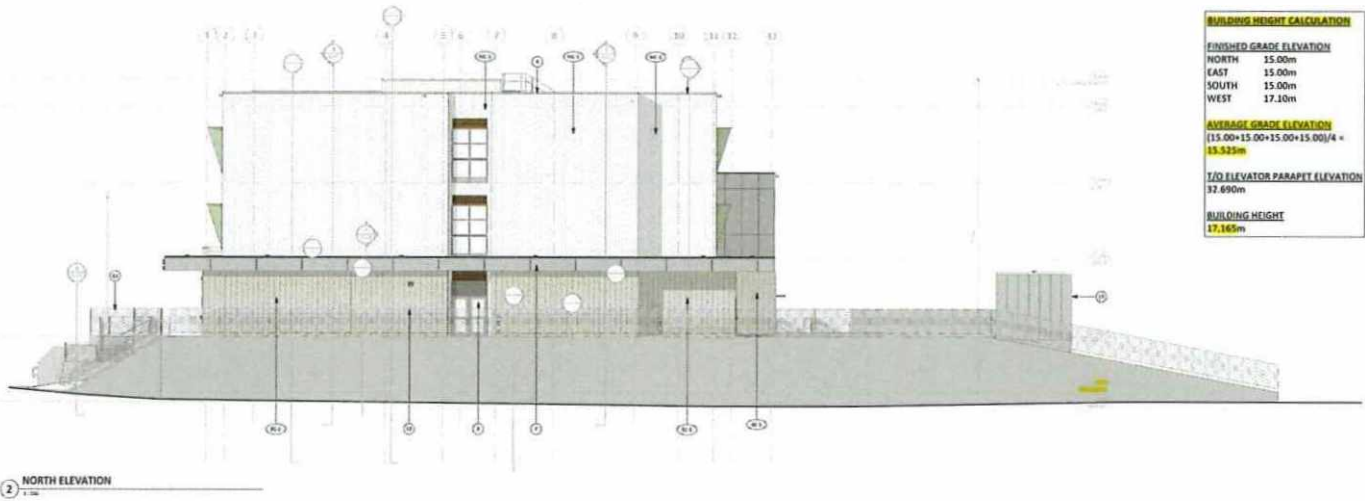
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**Elevations (as provided by the applicant)**



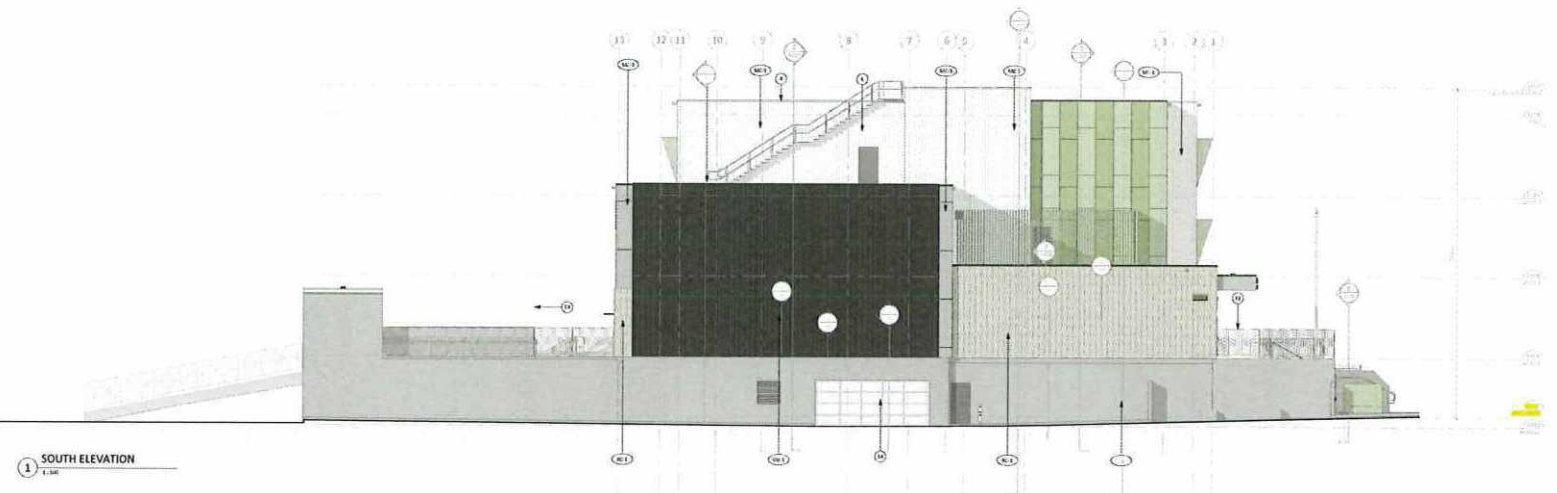
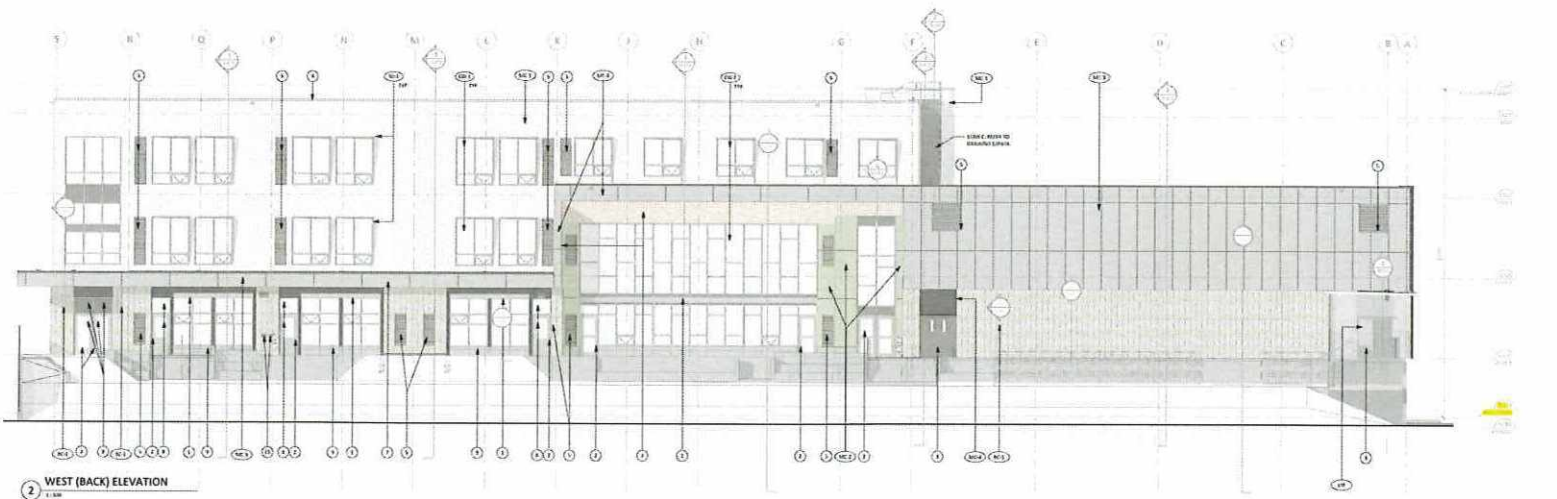
Building height 17.2m

BUILDING HEIGHT CALCULATION	
FINISHED GRADE ELEVATION	
NORTH	15.00m
EAST	15.00m
SOUTH	15.00m
WEST	17.10m
AVERAGE GRADE ELEVATION	
$(15.00 + 15.00 + 15.00 + 17.10) / 4 =$	
15.525m	
T/O ELEVATOR PARAPET ELEVATION	
32.690m	
BUILDING HEIGHT	
17.165m	



**DRAFT**



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