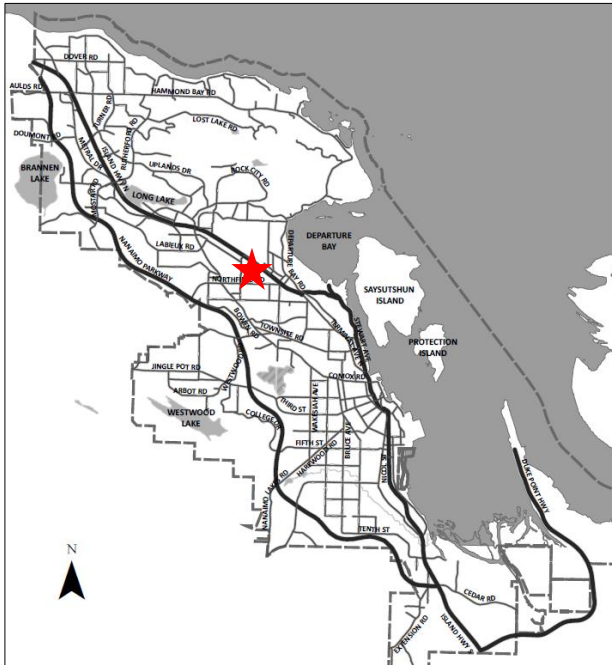


DATE OF MEETING | April 7, 2025 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1365 – 1810  
FREMONT ROAD**



**Proposal:**

Addition to an existing light industrial building

**Zoning:**

I2 – Light Industrial

**City Plan Land Use Designation:**

Light Industrial

**Development Permit Areas:**

DPA8 – Form & Character

**Lot Area:**

772m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for an addition to an existing light industrial building at 1810 Fremont Road.

### **Recommendation**

That Council issue Development Permit No. DP1365 for an addition to an existing light industrial building at 1810 Fremont Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2025-APR-07.

## **BACKGROUND**

A development permit application, DP1365, was received from R.W. (Bob) Wall Ltd. on behalf of 0807593 BC Ltd., to amend DP620 approved on 2009-OCT-07, to permit an addition to an existing light industrial building at 1810 Fremont Road. While consistent with the original form and character of DP620, the scale of the proposed addition and variances triggers the requirement for a development permit.

### **Subject Property and Site Context**

The subject property is a small industrial lot located on the north side of Fremont Road, east of McGarrigle Road in the Northfield industrial area. The property is relatively flat and currently contains a building with an existing service industry use.

Established light industrial developments predominantly characterize the surrounding area.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a 201m<sup>2</sup> addition to an existing light industrial building and related site and landscaping improvements. The total Gross Floor Area of the building will be 401m<sup>2</sup>. The height of the building is 9m (below the maximum permitted building height of 12m in the I2 zone).

### *Site Design*

The existing building is located in the middle of the lot with the proposed addition to be located at the rear of the site (north). The addition will be oriented to face an internal drive aisle. Vehicle access to the site will be from an existing access off Fremont Road, with onsite parking comprising of four surface parking spaces. A loading space is located at the rear of the property and is screened from view from the street. Long-term bicycle parking is provided in the warehouse area of the proposed addition. A secured storage area and refuse enclosure are located at the rear of the site.

### *Building Design*

The proposed addition will match the form and character of the existing building, which is contemporary in design and two-storeys in height. The exterior finishes of the addition are comprised of a mix of metal siding; painted masonry block; exposed concrete; timber canopies and trellises for visual interest; aluminum windows and overhead loading doors; and dark-sky compliant building lighting around the perimeter of the addition to match the existing building.

### *Landscape Design*

The proposed development includes reinstatement of the landscaping at the site entrance and parking area as well as the refuse enclosure from the previously issued development permit (DP620).

The proposed addition meets the intent of the General Development Permit Area Design Guidelines by maintaining the existing character through building form and detailing.

### **Design Advisory Panel**

The proposed development was not considered by the Design Advisory Panel (DAP) as the form and character of the proposed addition was determined to be substantially consistent with the previously issued development permit (DP620).

### **Proposed Variances**

#### *Siting of Buildings*

The minimum rear yard setback for buildings in the I2 zone is 4.5m. The proposed rear yard setback is 0.3m, a requested variance of 4.2m. Staff support the proposed rear yard setback reduction as the proposed siting of the addition is compatible with the setbacks of existing buildings on adjacent lots, and the exterior finishes will be non-combustible (concrete and metal). Additionally, the proposed siting allows the desired width for the pedestrian entrance into the warehouse bay and second floor offices while still accommodating the required onsite functions of the use.

#### *Loading Spaces*

The minimum number of loading spaces required for the proposed light industrial use is one. The applicant is proposing to reduce the length of the required loading space from 10m to 5.8m. Staff support the proposed variance as the lot is constrained in size and the existing development has been designed to accommodate smaller service vehicles. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1365 is for an addition to an existing light industrial building at 1810 Fremont Road.
- Variances are requested for the rear yard setback and loading space dimensions. Staff support the proposed variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site, Parking and Landscape Plans  
ATTACHMENT D: Building Elevations and Details |

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning |

#### **Concurrence by:**

Lisa Brinkman  
Acting Director, Planning & Development |