



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 05-25
(5721 Production Way)**

From: Ji Woo Lee, BSc., MCRP
Planning Assistant

File #: 6620.00

Bylaw #:

Doc #:

Date: November 25, 2025

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit for 19,717m² light industrial and self-storage development.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Industrial; and
- b. **Zoning:** I1 Light Industrial.

The proposed development:

- a. Is consistent with the OCP (industrial development); and
- b. Is consistent with the Zoning Bylaw

3. DETAILED BACKGROUND INFORMATION

Applicant:	Jeremy Bergmann
Owner:	5721B Production Ltd.
Civic Address:	5721 Production Way
Legal Description:	Lot 93, District Lot 310, Group 2, New Westminster District, Plan 45918 Except Plan BCP49150
Site Area:	15,495 m ² (3.83 acres)
Gross Floor Area:	19,717 m ² (212,228 ft ²)

Floor Area Ratio:	1.27
Lot Coverage:	43.8%
Total Parking Required:	197 spaces (including 10 h/c spaces)
Parking Provided:	111 spaces (including 6 h/c spaces)
OCP Designation:	Industrial
Zoning:	I1 Light Industrial
Variances Requested	111 parking spaces provided (197 min.)
Development Cost Charges:	\$3,626,976.52 (City - \$1,233,044.68, GVS&DD - \$1,148,153.48, GVWD - \$1,124,808.40, MVRD - \$50,934.72, TransLink - \$70,035.24)

4. SITE CONTEXT (5721 Production Way)

The applicant proposes to develop two industrial buildings, with a 2,409 m² small-bay industrial building and a 17,308m² self-storage building (19,717 m² total) on a currently unimproved vacant lot.

The applicant has previously submitted a Development Permit Application for the site in 2023 for a 2-building 9,679 m² industrial development which was approved in 2024. Due to changes in market conditions, the applicant has submitted this application. The new application shares a similar layout as the previous application, with the main difference being the addition of a larger self-storage building in place of a smaller industrial building on the west of the site. The new concept is consistent with the site's OCP designation and zoning. This application is received for a development permit for form and character review.

The subject property is designated as Industrial in the City's Official Community Plan, which aligns with the property's existing I1 Light Industrial zoning, both of which allow for various industrial and industrial-supportive uses, including the proposed development.

Situated in an established industrial area, the subject site is surrounded by various buildings for manufacturing and warehousing. The triangular property has a single frontage on its east, from which access is provided, along the bend of Production Way, a local road that connects the area to the arterial roads of 56 Avenue, Fraser Highway, and 200 Street. To the west, the property is bounded by the 196 Street overpass, which acts as a physical barrier restricting site access from the west. A short section along its north property line is shared with a railway on its north.



Context Map

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The applicant is proposing a two-building industrial development on the I1 Light Industrial-zoned lot. Vehicular and pedestrian access to both buildings are provided from Production Way. The proposed buildings are positioned north-south, parallel to 196 Street. Internal circulation drive aisles are planned throughout the site to connect parking stalls and allow fire truck access. In anticipation of the future Willowbrook Skytrain station north of the site, a pedestrian path along the south property line is provided to allow future access to 196 Street.

B. Building Elevations and Materials

Building 1 is a two-storey tilt-up concrete building with its primary frontage facing east. The building elevations employ a range of construction materials in white and grey. The street facing east elevation features glazing and spandrel. Loading bays and doors to individual units are provided from the rear, west elevation.

Building 2 is a three-storey tilt-up concrete construction with slate-coloured panels. The east elevation includes a glazed storage office main entrance on the ground floor, acting as a lobby to the building. Blue and orange sections, along with grey vertical stripes, are used at intervals on the building elevations to articulate rhythms and reduce the sense of overall width.

C. Landscaping

A total of 43 new trees in a mix of deciduous and evergreen species are planned throughout the site. Primary tree species include Garnet Japanese Maple and Serbian spruce. Additionally, shrubs, perennials, and groundcover species are introduced notably Kinnickinnick and Dwarf Red Osier Dogwood. Existing tree groups along the south property line are preserved.

Two outdoor amenity spaces are proposed: a larger area along the frontage and a smaller one in the southwest corner of the property. Both areas will be furnished with picnic tables and benches, with the larger space also featuring a pergola and bike racks. Pavers will be used as the surface finish for both amenity areas.

6. SUSTAINABILITY FEATURES

- Using construction techniques that minimize site disturbance and protect air quality;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Using drought-tolerant plants and incorporating an irrigation system with central control and rain sensors; and
- Incorporating an irrigation system with central control and rain sensors

7. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

8. VARIANCES

The applicant has requested a variance from the Zoning Bylaw to reduce the required number of parking spaces for the development from 197 to 111. This request reflects the operational characteristics of Building 2 and the lower parking demand associated with its self-storage use. If parking for the two buildings was considered separately, 24 parking spaces would be required for

Building 1 to achieve the required parking rate of 1.0 space/100 m² of gross floor area (GFA), which would leave 87 spaces for Building 2, or equivalent to 0.5 spaces/100 m² GFA. This reduced rate for Building 2 is supported by staff in recognition of self-storage buildings' lower parking demand and the additional analysis below.

A parking rate of 0.5 spaces/100 m² GFA for Building 2 would be well aligned with the lower rates required by surrounding municipalities for self-storage buildings, as outlined in Table 1 below. These rates range from approximately 0.125 spaces/100m² to 0.54 spaces/100 m².

Additionally, a parking study prepared by a Professional Engineer confirms that the proposed parking level is acceptable for Building 2. The study identified a total peak need for 99 parking stalls for both buildings together, compared to the 111 stalls proposed. The study also notes that peak demand periods for self-storage and industrial buildings are offset (5PM vs 2PM respectively) which further supports the proposed parking approach as the total parking supply will be more resilient and efficient in accommodating parking needs for both uses.

Based on the rationale above, staff support the requested variance.

Table 1. Self-Storage Parking Comparisons

Jurisdiction	Rate
Township of Langley <i>Industrial</i>	1 space/186 m ² (0.54 spaces/100 m ²)
Surrey	0.5 spaces/100 m ²
Abbotsford	1 space/800 m ² (0.125 spaces/100 m ²)
Chilliwack	1 space/550 m ² (0.18 spaces/100 m ²)
Mission	1 space/200 m ² (0.5 spaces/100 m ²)
New Westminster	1 space/325.15 m ² (0.31 spaces/100 m ²)

Table 2. Parking Summary

	Required	Provided	Parking variance
<i>Building 1</i>	24	24	No Variance
Building 2	173	87	0.5 spaces/100m ²
Total	197	111	

9. ENGINEERING

The Developer will be required to upgrade the Production Way frontage including curb and gutter, sidewalk and street lights. The existing service connections will need to be replaced to reflect the development flows and a portion of the existing sanitary sewer main on Production Way shall be upgraded. A water meter and backflow preventor shall be installed in a water meter chamber at the property line at the building permitting stage.

10. FIRE DEPARTMENT COMMENTS

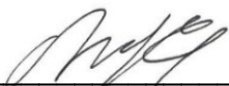
Fire department access for the entire project was reviewed to ensure adequate access was in place for fire apparatus and firefighters. A construction fire safety plan shall be completed. A 4" storz, fire department connection will need to be located on a remote pedestal at the front property line. A fire hydrant within 45 meters of the FDC is to be provided. A FD lock box will be required to be installed on buildings and near gates before occupancy. A radio amplification system will be required.

11. BUDGET IMPLICATIONS

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 and the City's Amenity Contributions Policy, the proposed development is estimated to contribute the following to the City:

- **Development Cost Charges (DCCs):** \$1,233,044.68

Prepared by:



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Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
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Attachments

Concurrence:



Scott Kennedy
Fire Chief



DEVELOPMENT PERMIT APPLICATION DP 05-25

Civic Addresses: 5721 Production Way
Legal Description: Lot "F", District Lot 37, Group 2, New Westminster District, Plan 8633
Applicant: Jeremy Bergmann
Owners: 5721B Production Ltd.

