

AGENDA ITEM NO: 11.4.4

MEETING DATE: August 6, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Sarah Bjornson, StudioHUB Architects
Development Variance Permit &
Development Permit /
46719 & 46721 Yale Road DATE: July 24, 2024

DEPARTMENT: Planning Department
DVP01420 & DP001790 PREPARED BY: Adam Roberts / mb

1. SUMMARY OF ISSUE:

The applicant wishes to increase the maximum height permitted within the R8 (Supportive Housing) Zone and waive the requirements to provide an off-street loading space and private amenity areas to facilitate construction of a supportive housing development within the subject properties.

The applicant is seeking approval of the form and character of a new supportive housing development within the consolidated area of the subject properties. As the properties are within Development Permit Area No. 6 (Infill Development), a Development Permit is required.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01420 with respect to properties located at 46719 and 46721 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Recommendation that Council approve the issuance of Development Permit DP001790 with respect to properties located at 46719 and 46721 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.



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 DVP01420 & DEVELOPMENT PERMIT DP001790

PREPARED BY: Adam Roberts DATE: July 24, 2024
POSITION: Planner III DEPARTMENT: Planning Department

1. BACKGROUND:

On July 16, 2024, Council gave 1st, 2nd and 3rd readings to a rezoning application seeking to rezone the subject properties from an R1-A (Urban Residential) Zone to an R8 (Supportive Housing) Zone to facilitate the construction of a supportive housing development. As such, the Development Variance Permit and Development Permit are now being brought forward for Council's consideration.

2. PROPOSAL:

The development is funded by BC Housing and will be operated by the Ann Davis Transition Society. In summary, the proposal includes:

- 6-storey building (1 partially below ground parkade, 1 floor of offices and support space, and 4 residential floors);
- 52 units;
- Two common amenity areas including a 218m² open-air courtyard internal to the building;
- 15 parking spaces including 12 visitor parking spaces (15 are required);
- 20 bicycle parking spaces; and,
- 19 trees (10 are required).

A separate Development Variance Permit (DVP01420) application has been submitted to vary the following Zoning Bylaw standards:

- Increase the maximum permitted building height from 15m to 16.6m;
- Waive the requirement to provide an off-street loading space in favour of on-street loading on Yale Road; and,
- Waive the requirement to provide a private amenity area for each unit.

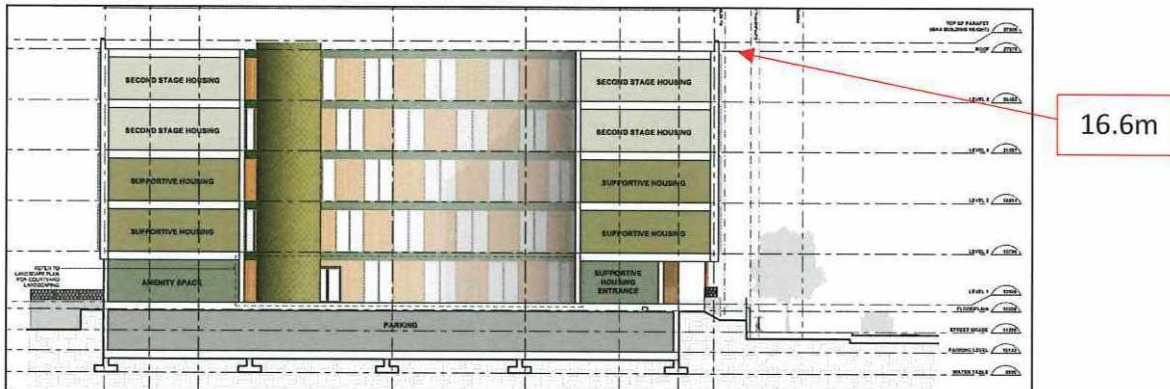
3. DISCUSSION REGARDING PROPOSED VARIANCES:

Building Height

The applicant requests to increase the maximum height for the proposed building from 15m to 16.6m as shown below. The building was originally designed to meet the 15m maximum building height with a fully underground parkade; however, due to the flood construction level (FCL) and a high-water

table, the parkade was raised by 1.6m. As such, the applicant requests a 1.6m increase to maximum building height to offset the FCL requirement.

To mitigate the impact of the increased height, the applicant has provided substantial landscaping within planters to screen the parkade wall along the frontage. As a result of this design element, the building appears to be sited on a podium, thereby reducing the impact of the proposed height.



In addition to the on-site design elements which mitigate the impact of the increase in height, the subject properties and surrounding area are designated “Residential 3” (as per the Chilliwack Proper Fairfield Island Neighbourhoods Plan) which envisions future development in the area to take the form of low-rise apartments which are permitted a maximum height of 17.5m. As such, the proposal is consistent with both future development expectations along Yale Road as well as the existing apartments built in the area.

Off-street Loading Space

The applicant requests to waive the requirement to provide an off-street loading space in favour of an on-street loading space on Yale Road. The Land Development Department has confirmed loading on Yale Road is acceptable in this location.

Private Amenity Areas

As the proposed supportive housing facility constitutes a residential building with individual apartment units, the Zoning Bylaw requires that independent private amenity areas (i.e. balconies) be provided for each unit. As this facility is intended as a temporary housing facility to assist people in need of support, the applicant has requested that the requirement for a private amenity space be waived. To compensate for the loss of private amenity space, the development has included two outdoor common amenity areas as well as indoor gathering and play areas. Based on the building design, site layout and use of the structure, the proposed variance is considered appropriate in this instance.

For the reasons discussed above, the requested variances are deemed supportable in this instance.

4. DEVELOPMENT PERMIT CONSIDERATIONS:

Overall, the design of the building and site is visually appealing and constitutes a high-quality addition to the area. As demonstrated by the attached checklist evaluation for DPA 6, the proposed building design complies with the Infill Development 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	<ul style="list-style-type: none"> ✓ The front entrance to the building is clearly delineated and access is provided by a sidewalk with stairs and an accessible ramp. ✓ It will be clear to users where they are located on the site and where the entrance to the buildings are, which shall decrease loitering and unwanted pedestrian travel through the development.* 	
Natural Surveillance	<ul style="list-style-type: none"> ✓ The proposed building includes extensive glazing on all sides. The use of windows, articulation and a diverse variety of building materials create a visually appealing development. The use of various materials and textures also deters vandalism. 	
Territoriality	<ul style="list-style-type: none"> ✓ The use of landscaping along Yale Road creates a clear delineation between public and private, which will serve to reduce nuisance, loitering and vandalism. 	
Maintenance	<ul style="list-style-type: none"> ✓ 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. ✓ Anti-graffiti coating has been provided for all first-floor surfaces. 	
	<p>*The report recommends installing a gate at the entrance to the eastern walkway. The applicant has stated a gate will hinder access for people with strollers and that 24/7 security will be provided as an alternative.</p>	

5. DESIGN REVIEW AND ADVISORY COMMITTEE:

The application was reviewed by the Design Review Advisory Committee (DRAC) on June 11, 2024. Based on this, the following recommendation was made:

That the Design Review Advisory Committee supports DP001790 and recommend Council approve the application subject to the following conditions:

1. *That the building elevations be updated to include additional visual interest along the Yale Road frontage through the incorporation of a varied roofline, design features on the building corners which extend from grade to the roofline or other design elements designed to break up the overall massing or the structure;*
2. *That a landscape maintenance plan be submitted at time of Building Permit application to ensure long term plant health and longevity;*
3. *That a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas, the parkade entrance and any address/complex signage;*
4. *That an irrigation system be included into the landscaped areas within the site; and,*
5. *That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping.*

In response to condition 1, the applicant has submitted revised elevations which include additional design features on the corners of the building to break up the overall massing of the structure. The applicant proposes vertical metals slats with a wood grain appearance that are off-set from the building face to provide additional depth. Considering condition 1 has been resolved by the applicant, it has been removed from the draft Development Permit.

6. FACTORS:

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

Official Community Plan: “Residential 3 – Low Rise Apartment and Attached Housing” as designated in the Chilliwack Proper and Fairfield Island Neighbourhoods Plan within the 2040 Official Community Plan.

Land Use: Each property contains a single detached dwelling and ancillary building (to be demolished).

Community Engagement: The applicant sent an information brochure to adjacent neighbours on June 26, 2024 to inform them of the proposed rezoning. The applicant also intends to circulate an information package to inform neighbouring residents of the requested variances in advance of the Public Information Meeting. If an engagement summary is received, it will be recorded to form part of the official record.

6.2 Neighbourhood Character

The subject properties are located within the Mountainview East neighbourhood and are surrounded by properties within the R1-B (Urban Duplex Residential), R4-A (Medium Density Multi-Unit) and R5 (Low Rise Apartment) Zones. Current land uses in the area include a variety of apartments, townhouses, duplexes and single detached dwellings. The subject properties are located in close proximity to several schools, Kinsmen Park on Portage, and the commercial buildings located at the corner of Yale Road and Menzies Street.

As appropriate housing types within the “Residential 3” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan includes low rise apartments and the surrounding area is comprised of various built forms, the proposal is considered to be in keeping with the redevelopment vision and existing character of the neighbourhood.

6.3 Technical Issues

Floodplain: The subject properties are located within the protected floodplain and subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject properties.

Geotechnical: The properties are 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 DVP01420 with respect to properties located at 46719 and 46721 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Recommendation that Council approve the issuance of Development Permit DP001790 with respect to properties located at 46719 and 46721 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.

Substantiation:

The requested variances are supportable in this instance 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. 6 through the use of extensive landscaping, an attractive building design and ample amenity space for residents.

8. DEVELOPMENT PERMIT AREA NO. 6 DESIGN GUIDELINE CHECKLIST:

Design Guidelines	Yes/No	Comments
1.1 Landscaping & building materials		
Preserve existing trees where possible	No	No existing trees retained
Utilize tree species & vegetation common to area	Yes	Tree species are consistent with the Tree Management Bylaw.
Use varied building materials (i.e. combinations of wood, brick, rock, etc)	Yes	<p>The proposed exterior finishes for the building include materials such as: horizontal fibre cement siding in cedar, vertical cedar siding, vertical metal slats in wood-grain, metal siding in light and dark green, glass spandrel in black, metal sunshade in dark green, windows, railings and handrails in black, and heavy timber posts.</p> <p>As shown on the attached front elevation and render, the applicant is proposing a mural on the front of the building. At this time, the mural shown is a placeholder, and the final design will be created by a local indigenous artist to be reviewed separately by the Public Art Advisory Committee and Council.</p>
2.1 Building shape & form		
Provide visual variety in building form, shape & character	Yes	Building projections and recesses, and the incorporation of an indigenous-based design, create a visually appealing design The applicant engaged with the Salish Weavers guild during the design phase and incorporated colours, textures and shapes found in Stó lō weavings into the design of the building. The result includes green diamond pattern metal cladding, large timber posts, fibre cement board with a cedar appearance and wood-textured concrete
Avoid large expanses of blank façade	Yes	Blank façades are avoided through the incorporation of architectural features, building indentations, and varying colours/materials.
Use a variety of complementary colors	Yes	The proposed exterior finishes include shades of green, black and wood accent features. A copy of the colour and material list is attached
3.1 Physically integrate development with adjacent development		
Shared access, consolidate open space, etc.	N/A	As the site is adjacent to properties that are already developed, shared access or open space is not possible

3.2	Scale, mass & form is sensitive to adjacent properties		
	Height not to exceed more than 8m above adjacent historically significant home	N/A	There are no significant historical buildings adjacent to the site.
	Use articulation, vary materials and colors to provide visual relief	Yes	Diverse building materials and building articulation serves to create a visually appealing development.
	Series of modules fit together	Yes	Varying architectural treatments create a design where the building appears as a series of individual units that fit together.
	Differentiate between pedestrian-level commercial/upper level residential development	Yes	The ground floor is differentiated from the upper level residential units through the use of vertical cedar siding, wood posts and a large covered entrance.
	Complement existing size, mass, and scale of surrounding development	Partial	<p>The proposed building is compatible with the surrounding apartment development in the area; however, the properties immediately to the east and west are comprised of 1-3 storey buildings that include duplexes and townhouses.</p> <p>As the area is designated for apartments within the Chilliwack Proper Fairfield Island Neighbourhoods Plan, further apartment development is expected in the future.</p>
	Consideration of views from adjacent developments	Partial	<p>Given the proposed building height of 16.6m, and the existing buildings are one-storey, views that are currently experienced by neighbouring properties will be impacted.</p> <p>As future development in the area is expected to take the form of apartments with a building height of 17.5m, the departure is considered acceptable in this instance.</p>
4.1	Maximize a positive impact on the street		
	Preserve & integrate existing natural features where possible	N/A	No existing natural features to be preserved.
	Orient development towards street	Yes	The development is oriented to Yale Road with clear pedestrian and vehicle access.
	Locate development close to & parallel to street	Yes	The building is sited parallel to Yale Road with a front lot line setback of 4.5m.
	Consider impact of sun, wind & shadows on site	Yes	The proposed development includes two common amenity areas. One is located at-grade in the north-east corner of the site and will receive sunlight year-round for the parts of the day. The other is located in an open-air courtyard internal to the building. This space will be well protected from sun and wind throughout the year.
4.2	Locate mechanical equipment and service areas out of public view		
	Locate or screen mechanical and operational equipment from the view of tenants and from the street	Yes	It is recommended that all utility equipment be screened from public view through a combination of landscaping, fencing or vinyl wrapping.
5.1	Entrances into the development must be highly visible, easy to find and logical in location.		
	Emphasize vehicle entrance through additional landscaping, tree planting, appropriate signage & lighting	Yes	The pedestrian entrances are clearly defined through landscaping and pathways. Vehicles are directed to the parkade access.

			It is recommended that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided throughout the development.
	Define pedestrian & vehicle corridors	Yes	The proposal includes pedestrian and vehicle access that is clearly marked/defined.
5.2	Parking areas must be adequate in size, efficient in layout and safe in location & design		
	Parking areas are visually secured all day	Yes	All parking spaces are provided within the parkade
	Provide parking areas that are easily accessible but do not dominate the user's first impression of the site	Yes	Easily accessible parking will be provided within the secured parkade
	Avoid the provision of parking in the front yard	Yes	Parking is provided within the parkade.
	Adequate concealed underground parking	Yes	Substantial landscaping has been provided to conceal the concrete wall of the parkade along all 4 elevations
	Avoid large expanses of contiguous parking	Yes	All parking spaces are provided within the parkade.
	Use landscaping to soften the impact of parking area	Yes	Substantial landscaping is proposed throughout the development, specifically along street frontages to conceal the parkade wall at-grade
6.1	Building entrances must be highly visible, attractive and inviting to the pedestrian		
	Clearly identify and orient the primary pedestrian entrance to the street	Yes	The main entrances to the building are clearly defined through use of signage, landscaping and pedestrian pathways.
	Provide separate ground-level entrances for commercial and residential developments	Yes	Clearly separate entrances are provided for the supportive housing and second stage housing users.
	Provide a suitable transition from public (street) to semi-private to private (entrance) through scale, detail, and sense of enclosure	Yes	The proposed front landscaping planters provide a suitable transition between public, semi-private and private space.
6.2	Enhance the pedestrian experience by providing interest at the street level		
	Set back building facades to create amenity areas that interact with the street	Yes	The building is setback 4.5m from the street where substantial landscaping and pathways interact with the City sidewalk.
	Use various materials and design techniques to create through-visibility or transparency, (e.g windows, see-through landscaping and fencing, etc.) at ground level	Partial	Low level landscaping and glazing is proposed at ground level. Given constraints related to flood construction level, the first floor is raised out of the ground, which reduces the ability to provide glazing at-grade. Despite this, substantial glazing is provided 1.6m above grade at the first level of the building.
	Have a pedestrian oriented building base of 1 to 3 storeys that is distinct from upper storey developments	Yes	The first storey parkade is clearly defined from the residential storeys above through the use of varied building materials and colours
	Provide architectural detail to capture pedestrian attention	Yes	As above
6.3	Design outdoor spaces to provide a sanctuary for its occupants		
	Create useable, accessible & highly visible on-site people places & amenity areas (i.e paths, courtyards, upper level decks, playgrounds, etc)	Yes	The development includes a 218m ² open air courtyard in the centre of the building, and an outdoor common amenity area within the rear yard. Both spaces are easily accessible to residents and exceed Zoning Bylaw requirements for amenity space

Accommodate the year-round use of outdoor spaces by considering environmental conditions (e.g. sun angles and prevailing winds)	Yes	The outdoor common amenity area has been sited in the north-east corner of the site which will benefit from year-round sun exposure for portions of the day.
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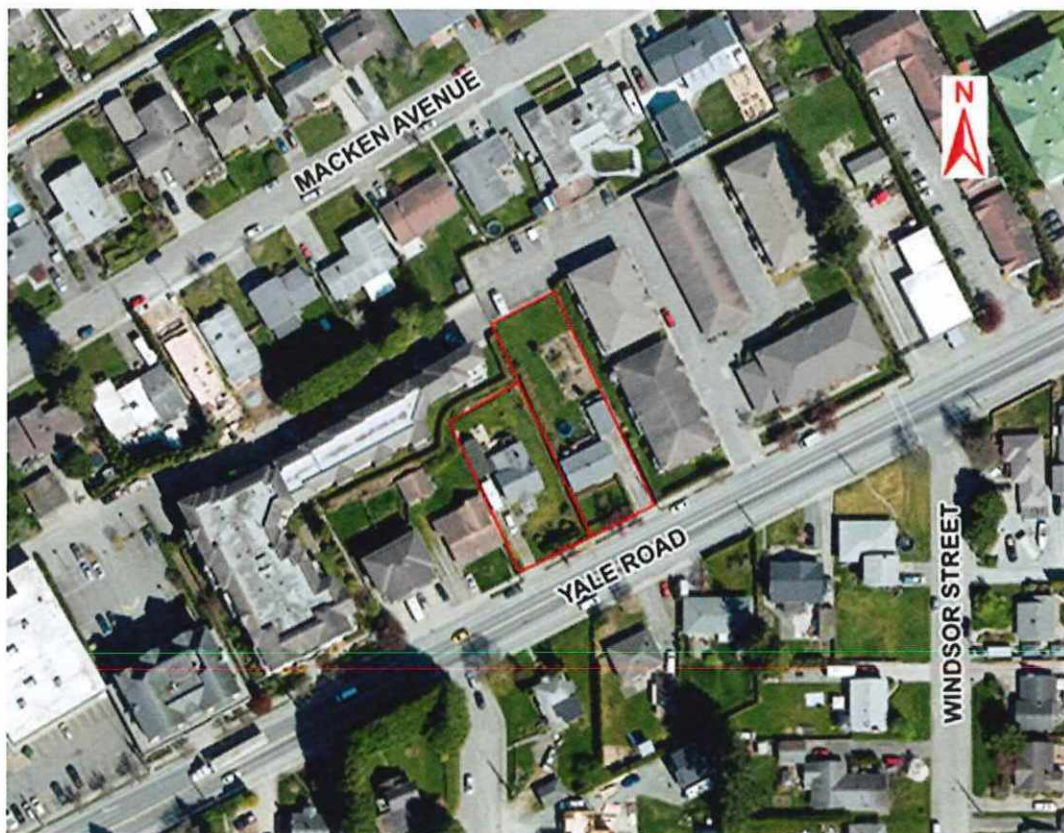
9. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – March 21, 2024
- Rezoning Application RZ001745 – December 19, 2023
- Development Variance Permit Application DVP01420 – March 26, 2024
- CPTED Report, prepared by *AMR Systems* – March 21, 2024

Location Map



Ortho Photo





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

When: Tuesday, August 6, 2024 at 4:00 PM

Watch: The live council meeting broadcast at Chilliwack.com/live

Development Variance Permit Application (DVP01420)

Location: 46719 Yale Road

Applicant: Sarah Bjornson

Purpose: To increase the maximum permitted height, waive the requirement to provide an off-street loading space, and waive the requirement to provide private amenity areas within each unit, within 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

- Submissions will be accepted until 4:00 PM on August 5, 2024. 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, July 24, 2024 and Tuesday, August 6, 2024 for a copy of the proposed permit at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer

From:
To: [Clerks Dept Email](#)
Subject: Development Variance Permit (DVPO1420) [EXTERNAL]
Date: July 31, 2024 7:00:12 PM

I am a resident who lives at 46693 Yale

Rd. Many of the residents in the Adriana Condo building bought there condos because we have a lovely view of the mountains to the east of us. Some have lived in the building since it was built 28 years ago and are seniors. The existing homes on the properties under this development and run by Anne Davis Society caused a great deal of grief for some of our owners. It took many complaints to finally have the people removed that were renting from the Anne Davis Society. We do not have any faith in the Anne Davis Society. This development is going to have a very negative impact on the 53 owners in our condo building. Reasons being.

1. The height of the proposed buildings blocking the view we have had for 28 years.
2. The noise of the construction on our residential community for a majority of seniors will cause mental health problems.
3. The lack of confidence in the people who are involved with the Anne Davis Society in maintaining a safe environment around and inside the development.

I understand the property rezoning was already past and it was for a 5 story building. This seemed to be done without looking at a package that was presented to city council by another resident in our building . We watched the city council meeting and it was totally ignored.

City council needs to consider all the above concerns before continuing to approve this development.

Do not let the developers continue to make changes without considering how it will affect the neighborhood.

BC Housing needs to give great consideration on who is going to occupy this housing complex and the society that will run it.

My name is Bonnie Lauzon

I live at 46693 Yale Rd. in condo 211.

Sent from my iPhone

From:
To: [Clerks Dept Email](#)
Subject: Re: Development Variance Permit (DVP01420) [EXTERNAL]
Date: August 1, 2024 12:00:04 PM

To Whom it may Concern.

We are the owners of units #3 and #15 in the townhouse complex next door at 46735 Yale Road (Heritage Lane). We are against the Development Variance Permit (DVP01420) and do not wish it to go ahead. Please let us know if there is anything further we need to do to ensure our voices are heard on this matter. Thank you in advance.

Best Regards,

Vincent and Joanna Maddalozzo

From:
To: [Clerks Dept Email](#)
Subject: Variance Permit DVP01420 [EXTERNAL]
Date: August 5, 2024 3:40:03 PM

To Mayor Popove and Council Members,

I am writing on my behalf as well as the behalf of several unit owners at 46693 Yale Road. We are being directly and heavily impacted by the rezoning of 46719/47621 Yale Road.

I am writing today because of the questions we have regarding the Variance Permit DVP01420.

Since this is a Public Information Meeting, I would like a chance to address and ask questions from City Council on some concerns regarding the Variance Permit.

Specifically, why does the developer want to increase the height of the building. My understanding is that this information should be EASILY ACCESSIBLE, which it is not.

If this building receives approval for the height increase, there will be significant cost and harm to our building which is directly behind it. Where we receive all day sunshine right now, the new building, especially if the height increase is allowed, will completely obliterate any sun we get. This will have an emotional and mental cost to many unit owner since we are a 65+ building. We have owners who are not very mobile and enjoy sitting on their balconies in the sunshine for physical and emotional health.

With a height increase of the newly proposed building, there will also be more damage done to the building due to excessive shadowing. This excessive shadowing will cost us in building maintenance fees and again, will decrease our quality of life.

Other questions we have for Council are:

We have to rely on the skill of the operator, who in this case is Anne Davis Society, and their ability to manage their team. Will the operator have a relationship with the community?

Can we see the contract between BC Housing and the Operator who is in this case Anne Davis Society? This is important since we have a right to know how their contract will directly affect the neighborhood.

Will there be a Good Neighbor Agreement between the Operator and the Community

Normally a fence is 7 feet tall. Is BC Housing and the Operator willing to erect a 9 foot fence between our buildings, on the Operator's property, since a 7 foot fence can easily be scaled.

These are just a few questions we have. I am representing several owners whose names are listed below.

Sincerely,

Erika Nash

#315 46693 Yale Rd

Pauline and John Eley

#215 46693 Yale Rd

Fred and Angela Buburuz

#115 46693 Yale Rd

Tony Van Der Linden

#114 46693 Yale Rd

Bonnie Lauzon-Souter

#211 46693 Yale Rd

There are several other unit owners with strong concerns who I could not reach since they have been away. I can provide these names owners by the end of the month.

erika



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01420

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. 004-325-591
Legal Description: PARCEL "A" (REFERENCE PLAN 1763) OF LOTS 13 AND 32A DIVISION "J" NEW WESTMINSTER DISTRICT PLAN 1737
Address: 46719 Yale Road

Parcel Identifier No. 009-807-217
Legal Description: LOT "B" DIVISION "J" NEW WESTMINSTER DISTRICT PLAN 13393
Address: 46721 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 8.14(9)(a) within the R8 (Supportive Housing) Zone is varied by increasing the maximum permitted building height from 15m to 16.6m;

Section 5.02 Minimum Off-Street Loading Space Requirements is varied by waiving the requirement to provide an off-street loading space; and,

Section 4.08(6)(f) Regulations Applicable to Specific Zones is varied by waiving the requirement that a private amenity area be provided for each individual unit.

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".

DRAFT

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 ___, 2024.

ISSUED THIS ___ DAY OF ___, 2024

CORPORATE OFFICER

DRAFT

Section – Height Increase (as provided by the applicant)



DRAFT



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001790

(Portion of Development Permit Area No. 6 of the Official Community Plan)

1. This Development Permit applies to the following property:

Parcel Identifier No. 004-325-591
Legal Description: PARCEL "A" (REFERENCE PLAN 1763) OF LOTS 13 AND 32A DIVISION 'J' NEW WESTMINSTER DISTRICT PLAN 1737
Address: 46719 Yale Road

Parcel Identifier No. 009-807-217
Legal Description: LOT "B" DIVISION 'J' NEW WESTMINSTER DISTRICT PLAN 13393
Address: 46721 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";
- That a landscape maintenance plan be submitted at time of Building Permit application to ensure long term plant health and longevity;
- That a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas, the parkade entrance and any address/complex signage;
- That an irrigation system be included into the landscaped areas within the site;
- That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping; and,
- Specifications of Development Permit Area No. 6 (Infill) 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.

DRAFT

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 ___, 2024.

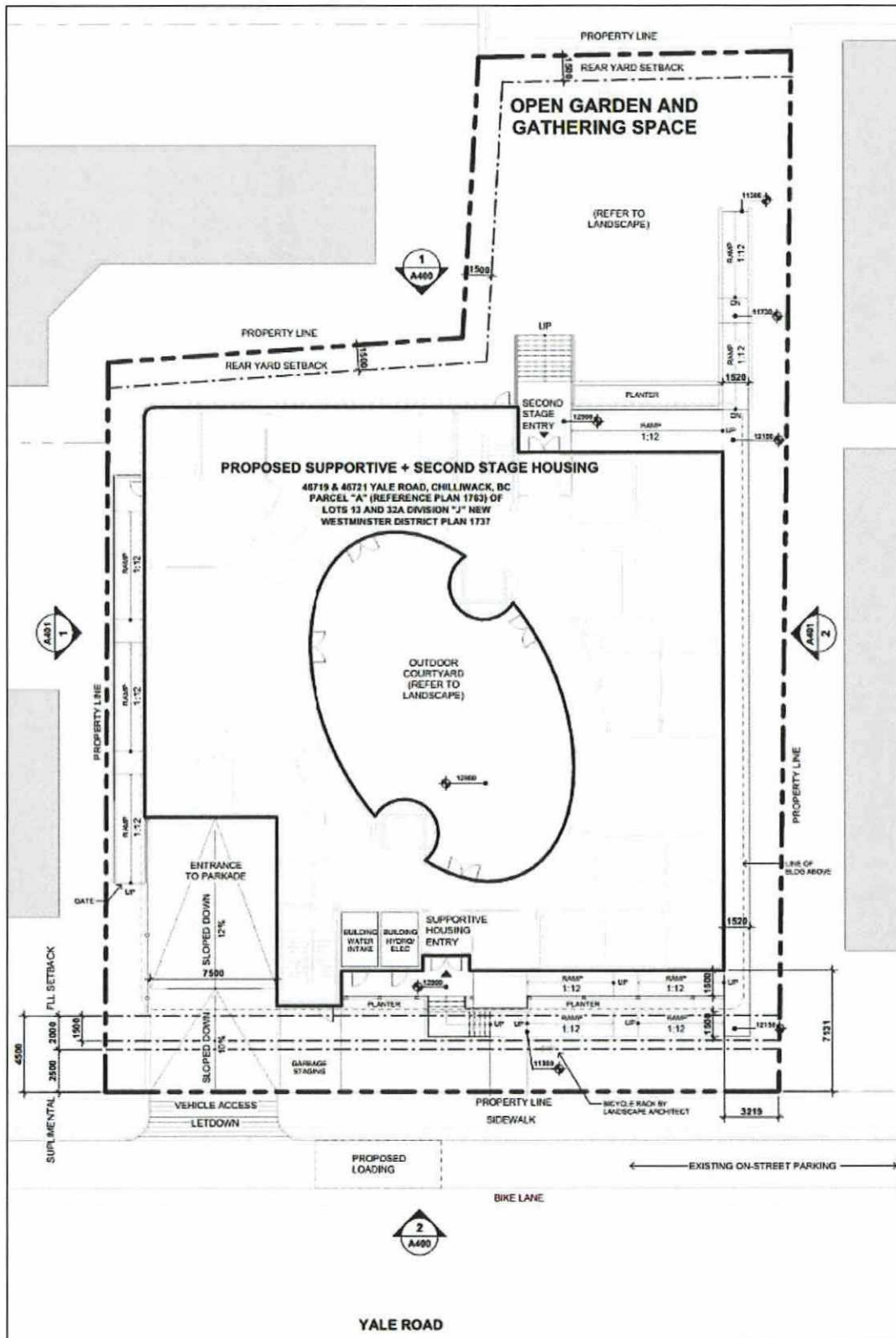
ISSUED THIS ___ DAY OF ___, 2024.

CORPORATE OFFICER

DRAFT

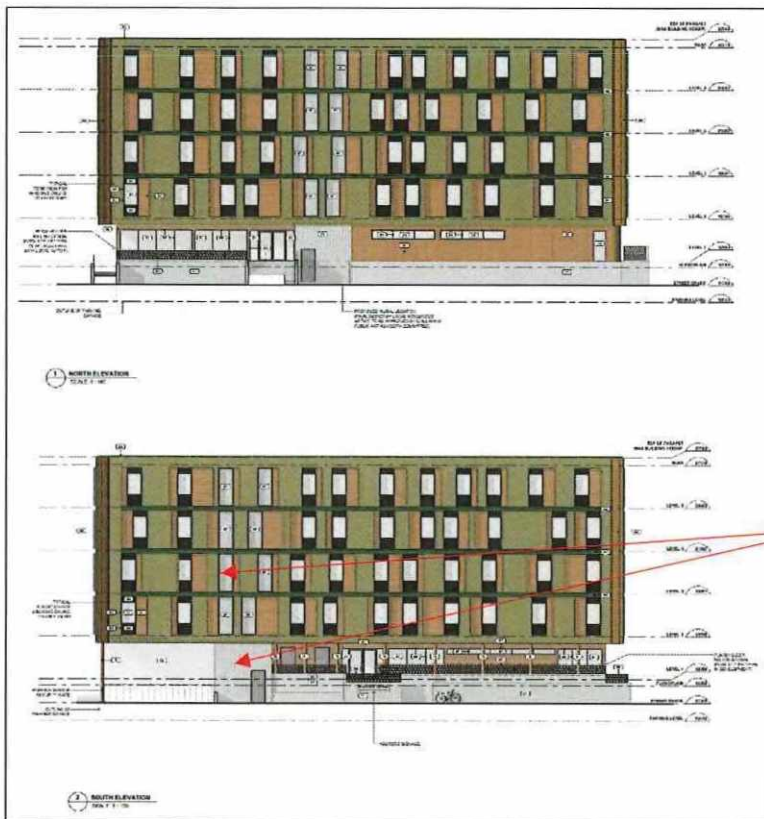
Schedule "A"

Site Plan (as provided by the applicant)



DRAFT

Elevations (as provided by the applicant)



Proposed mural locations shown in grey



DRAFT

Colours and Materials (as provided by the applicant)

FACADE INSPIRATION

THE DESIGN IS INSPIRED BY LOCAL INDIGENOUS CULTURE (STÓ:LŌ NATION), THE LOCAL LANDSCAPE, AND THE WORK OF CHILLIWACK'S SALISH WEAVERS GUILD



WEAVINGS BY LOCAL INDIGENOUS WOMEN - THE SALISH WEAVERS GUILD



DIAMOND-SHAPED THREAD PATTERN



STÓ:LŌ CEDAR WOOD HOUSE



STÓ:LŌ WOVEN CEDAR BASKET



THE NEARBY HOPE SLOUGH

MATERIAL LEGEND



M1

METAL CLADDING - DIAMOND PATTERN
LIGHT GREEN



M2

METAL CLADDING - ACCENT BAND
DARK GREEN



M3

SUNSHADE
DARK GREEN



M4

SPANDREL PANEL
BLACK



M5

WINDOW MULLION
BLACK



M6

METAL RAILING + HANDRAIL
BLACK
FINAL CUT PATTERN TO BE DETERMINED



M7

METAL SPANDREL PANEL PAINTED
FINAL DESIGN BY LOCAL INDIGENOUS ARTIST, TO BE APPROVED BY CHILLIWACK PUBLIC ART ADVISORY COMMITTEE



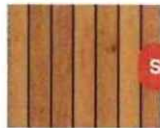
G1

GLAZING
TO BE FINALIZED IN CONSULTATION WITH ENERGY PERFORMANCE REQUIREMENTS



S1

HORIZONTAL SIDING - FIBER CEMENT BOARD
CEDAR INSPIRED



S2

VERTICAL SIDING
CEDAR



C1

CONCRETE - BOARD FORMED PATTERN



C2

CONCRETE PAINTED
FINAL DESIGN BY LOCAL INDIGENOUS ARTIST, TO BE APPROVED BY CHILLIWACK PUBLIC ART ADVISORY COMMITTEE



T1

HEAVY TIMBER POSTS
WOOD
FINAL SPECIES TO BE CONFIRMED

NOTE: ALL EXTERIOR MATERIALS BELOW LEVEL 02 TO BE SELECTED WITH DURABILITY AND RESISTANCE IN MIND, AND ARE TO RECEIVE ANTI-GRAFFITI COATING WHEREVER POSSIBLE/COMPATIBLE.

Renderings (as provided by the applicant)



VIEW FACING SOUTH ELEVATION FROM ACROSS YALE ROAD



VIEW FACING BUILDING ENTRANCE FROM YALE ROAD SIDEWALK

DRAFT