



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001548

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

To: **Precision Building Design Associates Ltd.** **1265513 BC Ltd.**
 Attn: Kevin Welsh **Attn: Alex Moshenkov**
 3-45953 Airport Road **5528 189A Street**
 Chilliwack, BC V2P 1A3 **Surrey, BC V3S 6X1**

1. This Development Permit applies to the following property:

Parcel Identifier No. **031-543-201**
Legal Description: **LOT A DIVISION "K" NEW WESTMINSTER DISTRICT PLAN EPP115111**
Address: **9540 Woodbine Street**

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 within Schedule "A";
- ☐ That non-combustible siding and soffits be provided within the balcony areas;
- ☐ That an irrigation system be incorporated throughout the landscape areas within the property;
- ☐ That a rubber play surface be incorporated into the playground area to ensure a continuous pathway can be provided along the perimeter of the site;
- ☐ 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, mailboxes, the parkade entrance and any address/complex signage;
- ☐ That glazing, in the form of side lights or glazed doors, be provided for all entrances into stairwells, exits and communal spaces;
- ☐ That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping.
- ☐ Specifications of Development Permit Area No. 6 (Infill Development Form and Character) of the City of Chilliwack Official Community Plan.

N.B. **The above technical information is retained on file in the Planning Department.**

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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 ____, 2023.

ISSUED THIS ____ DAY OF ____, 2023.

CORPORATE OFFICER

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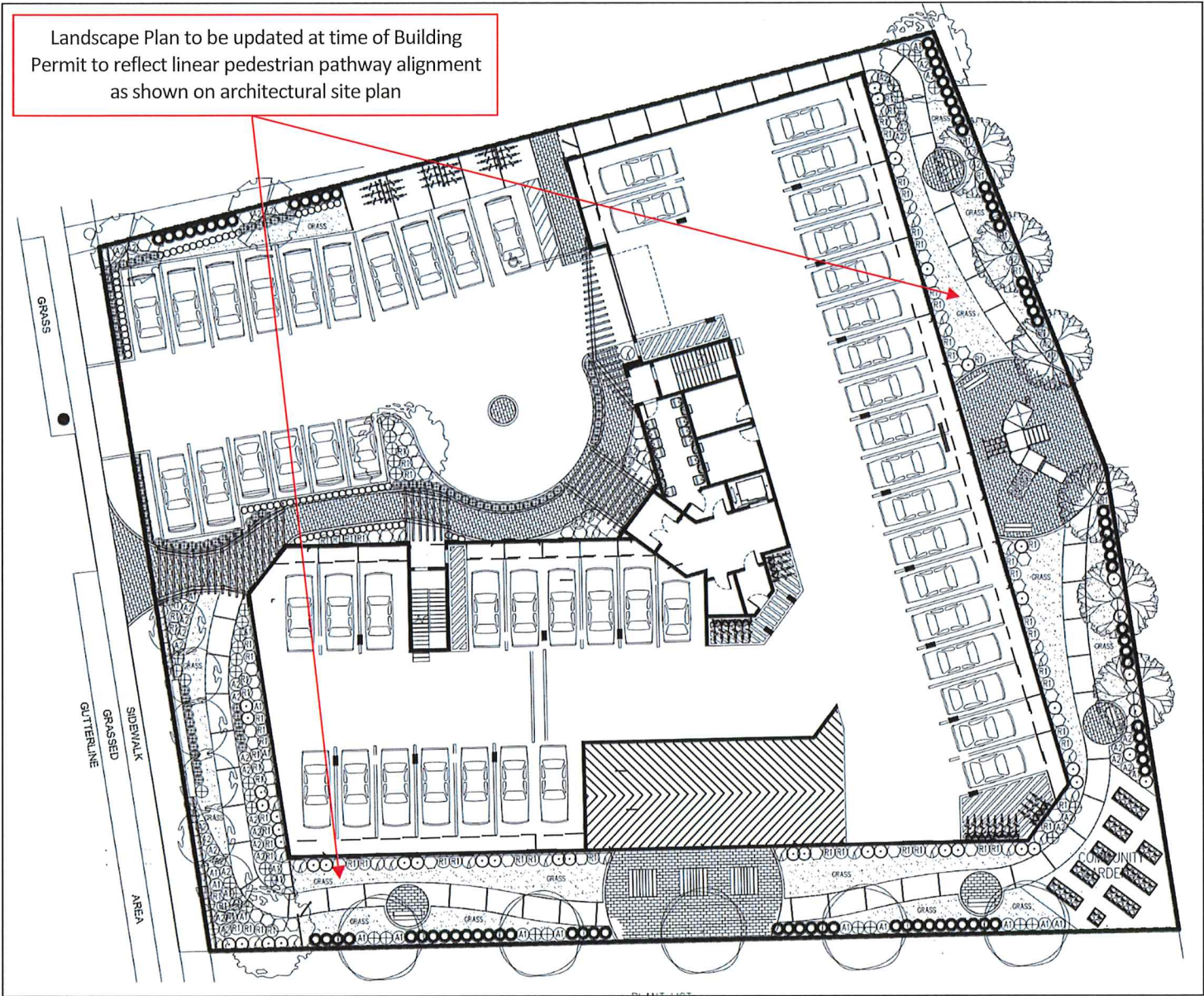
Schedule "A"

Site Plan (as provided by the applicant)



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Landscape Plan (see site plan above for current pedestrian pathway alignment)



Plant List

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	2	6 CM. CAL.	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	47	#3 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	22	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	45	#3 POT	90 CM. O.C.	
○	ABELIA 'EDWARD GOWCHER'	EDWARD GOWCHER ABELIA	55	#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	71	#3 POT	45 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	44	#3 POT	90 CM. O.C.	
○	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	10	#3 POT	90 CM. O.C.	
⊗	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	74	#3 POT	90 CM. O.C.	
⊗	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	29	#3 POT	90 CM. O.C.	
⊗	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	99	#3 POT	70 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	82	1.50 METERS	70 CM. O.C.	

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Elevations (as provided by the applicant)

Reduce setback to 6m for 4th and 5th storeys on north and south property lines



WEST (FRONT) ELEVATION
1/16" = 1'-0"

East

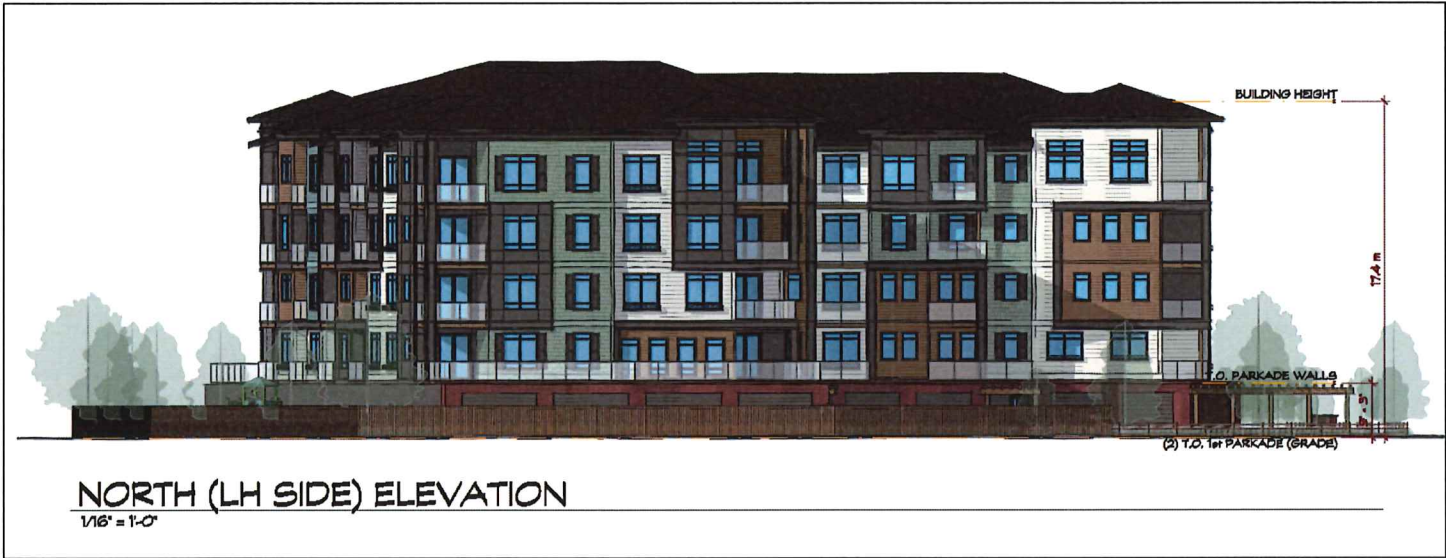


EAST (REAR) ELEVATION
1/16" = 1'-0"

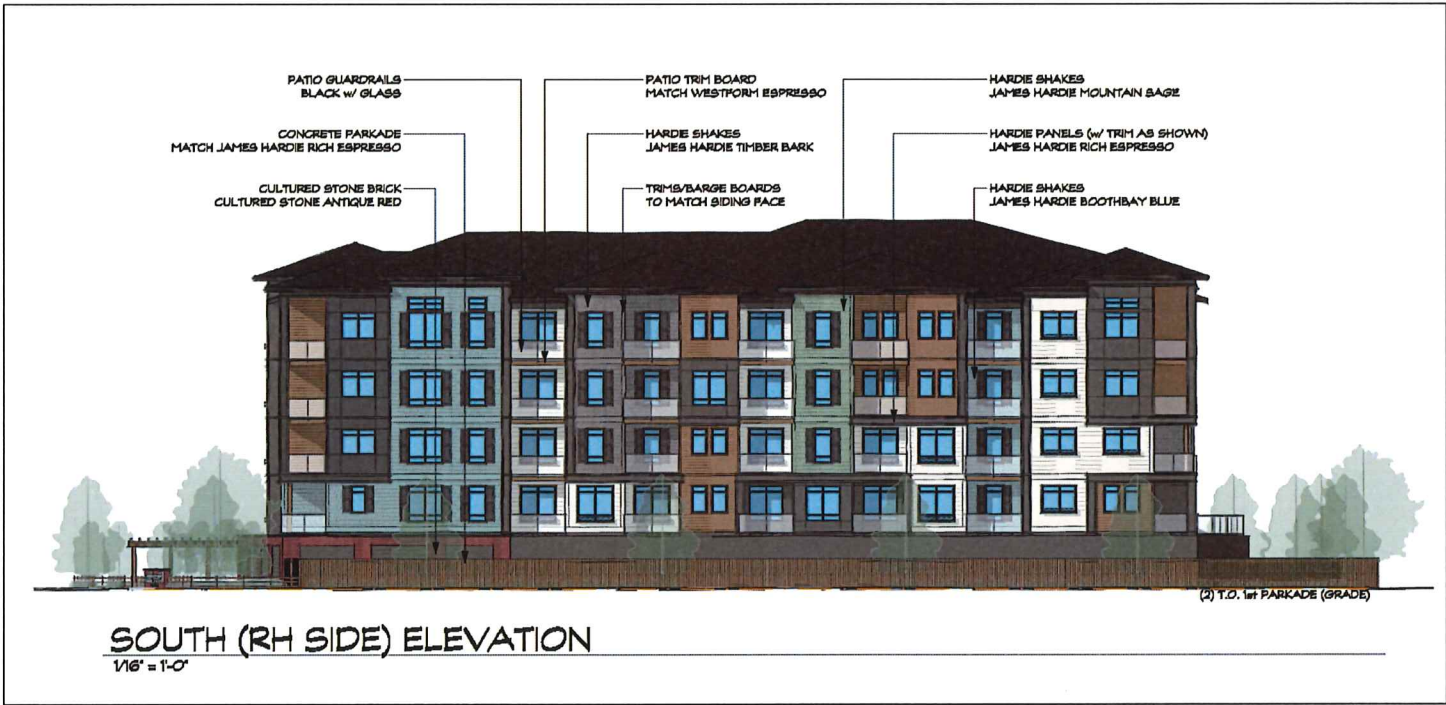
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Elevations (cont.)

North

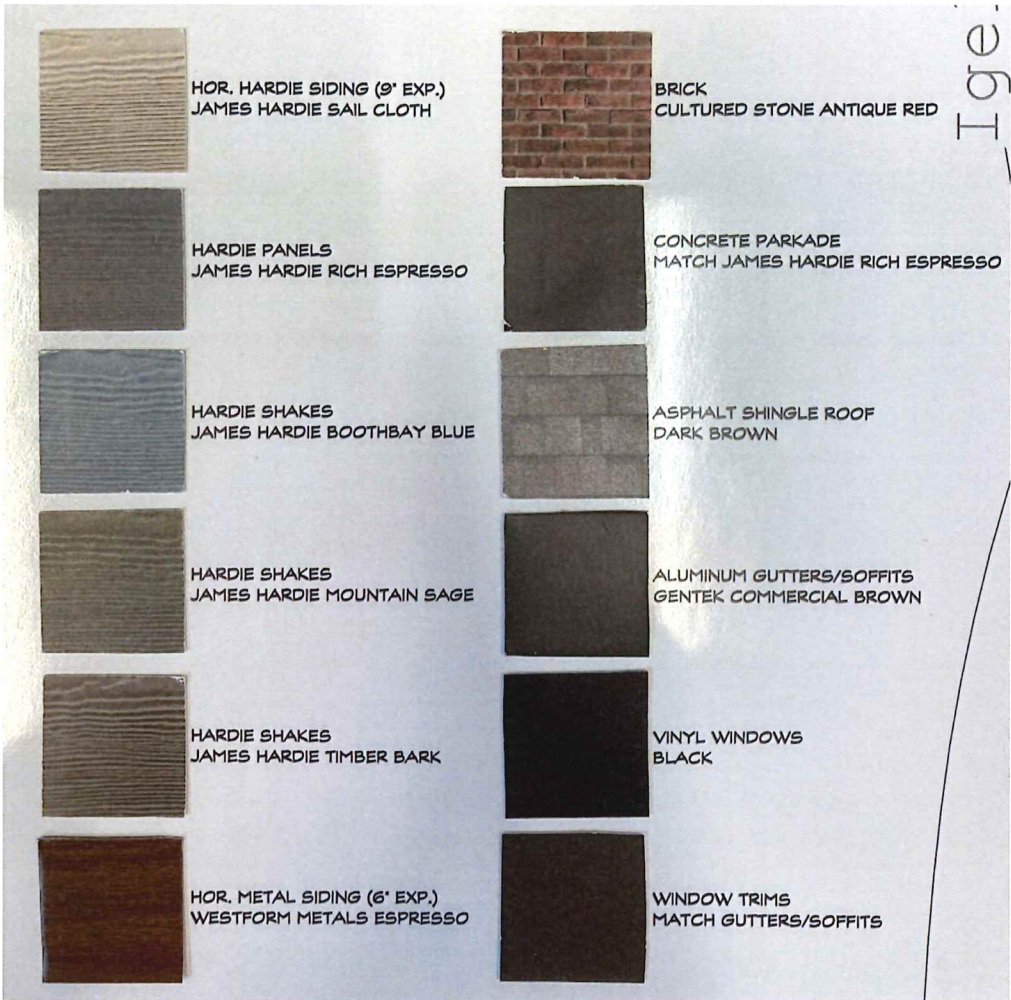


South



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Colours and Materials



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Renderings (as provided by the applicant)

