



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01301

To: **1358401 BC Ltd.**
104-3550 Mt. Lehman Road
Abbotsford, BC V4X 2M9

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 apartment 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. 012-297-798
Legal Description: LOT 9 BLOCK 4 DIVISION "A" NEW WESTMINSTER DISTRICT PLAN 1737
Address: 45746 Wellington Avenue

Parcel Identifier No. 023-057-190
Legal Description: LOT B (BJ99141) BLOCK 4 DIVISION "A" NEW WESTMINSTER DISTRICT PLAN 1737
Address: 45750 Wellington Avenue

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 8.12(5)(a) within the R6 (Mid Rise Apartment) Zone is varied by increasing the maximum permitted lot coverage from 50% to 83%;

Section 8.12(7)(g) within the R6 (Mid Rise Apartment) Zone is varied by reducing the minimum interior side lot line setback from 6.75m to 6m for the 4th storey on the east property line;

Section 8.12(7)(g) within the R6 (Mid Rise Apartment) Zone is varied by reducing the minimum interior side lot line setback for the 5th storey from 7.5m to 6m on the east property line and from 7.5m to 6.75m on the west property line;

Section 4.08(6)(d)(i)(B) Regulations Applicable to Specific Zones is varied by waiving the requirement for the common amenity area to have a minimum dimension of 6m for the southeast section of the common amenity area;

Section 4.08(6)(e)(i)(C)(III) Regulations Applicable to Specific Zones is varied by waiving the requirement for the common amenity area to be setback 5m from a window serving a dwelling unit;

Section 4.08(6)(g)(iii) Regulations Applicable to Specific Zones is varied by waiving the requirement for a private amenity area to have a minimum dimension of 3m for three ground-oriented units;

Section 4.08(6)(g)(i) Regulations Applicable to Specific Zones is varied by reducing the minimum private amenity area space to less than 15m² for five ground-oriented units;

Section 4.07(6)(g)(i) Regulations Applicable to All Zones is varied by increasing the maximum projection into an interior side lot line setback from 0.6m to 1.1m on the east property line and to 1.5m on the west property line for roof projections; and,

Section 5.02(6)(g)(iii) Minimum Off-Street Loading Space Requirements is varied by waiving the requirement to provide an off-street loading space.

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".
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.

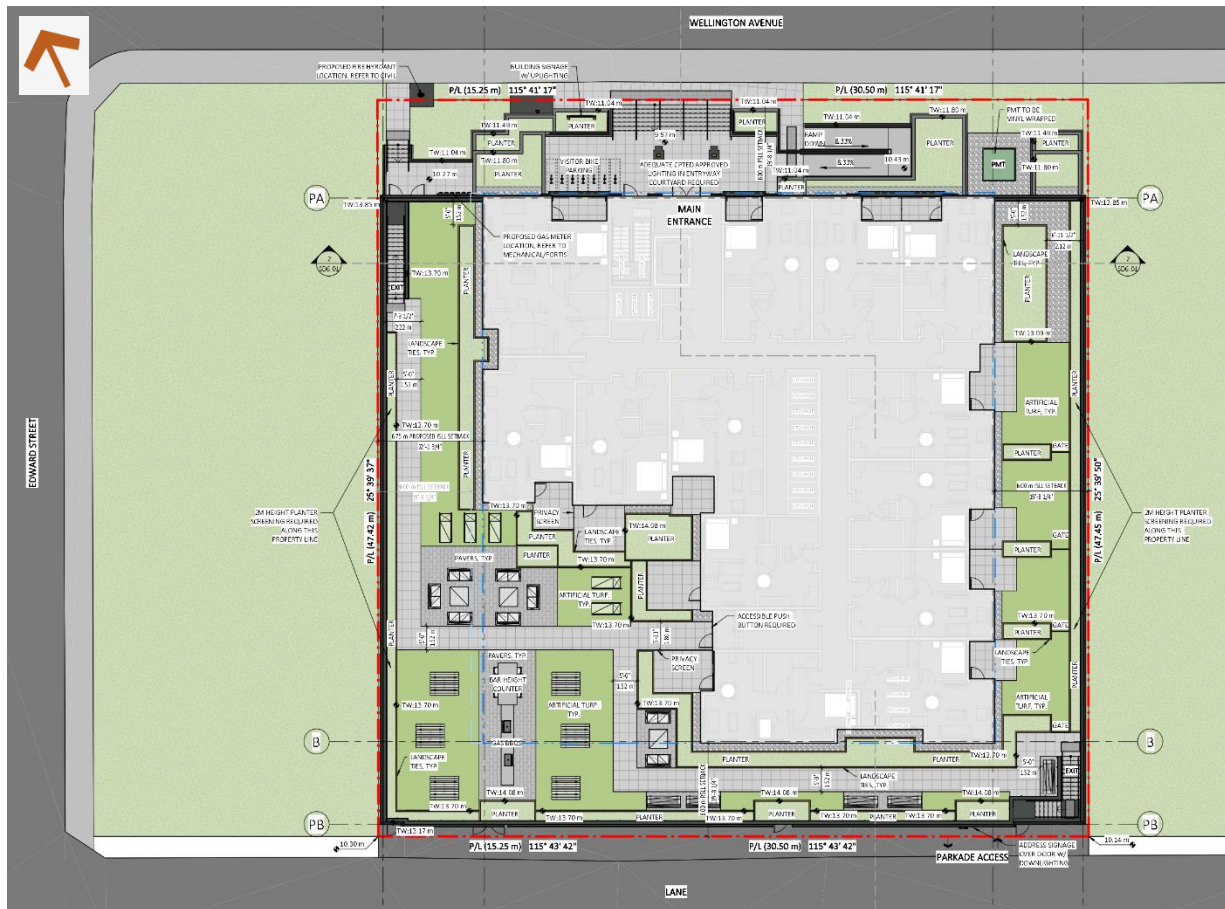
APPROVED BY COUNCIL ON THE ____ DAY OF ____, 2023.

ISSUED THIS ____ DAY OF ____, 2023.

CORPORATE OFFICER

Schedule "A"

Site Plan (as provided by the applicant)



North Elevation (as provided by the applicant)

Reduce setback to 6m for 4th and 5th storeys on east property line

Reduce setback to 6.75m for 5th storey only on west property line



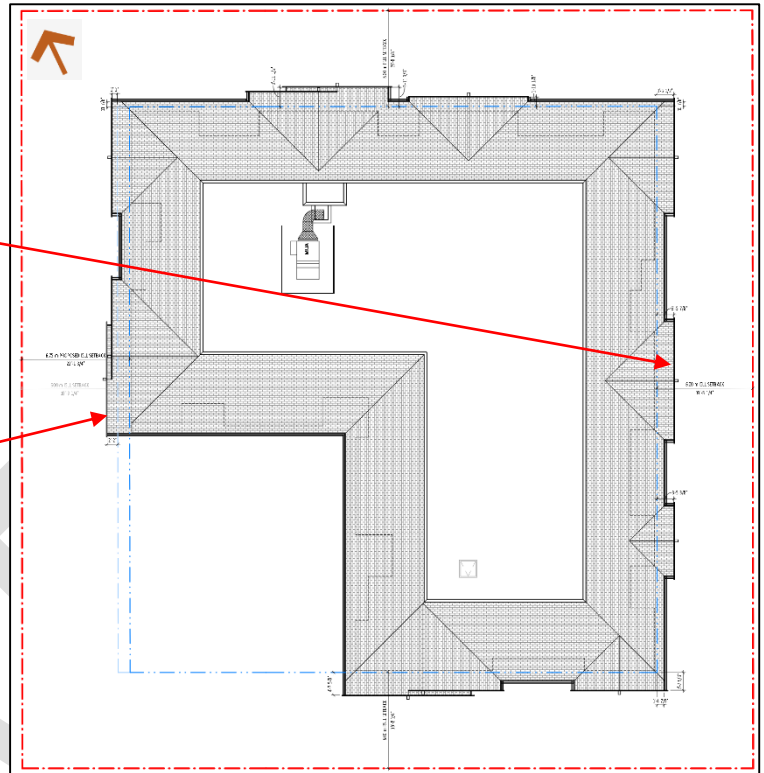
north elevation

3/32" = 1'-0"

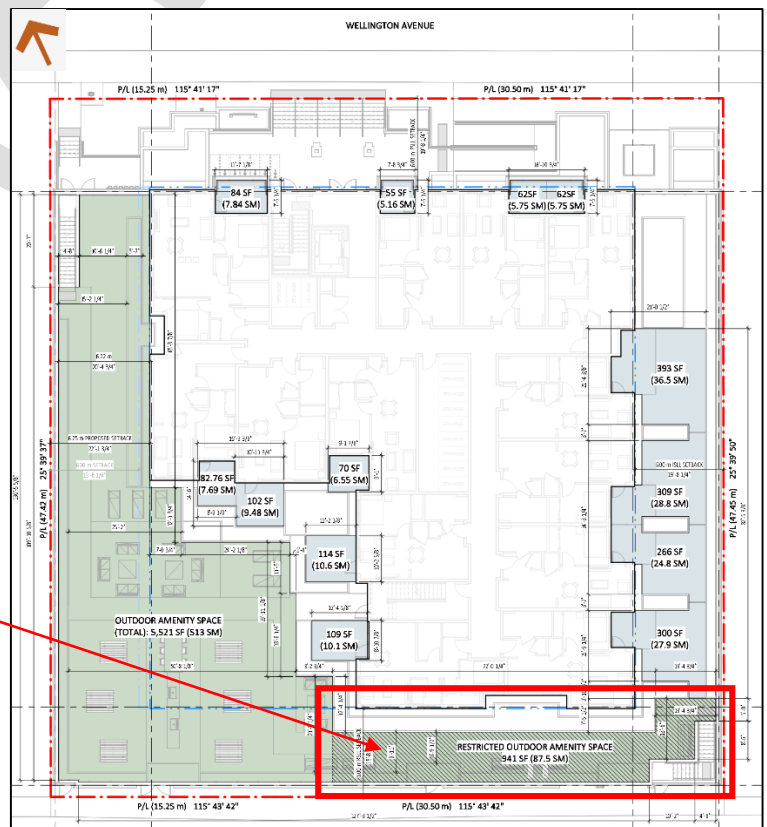
Roof Projections (as provided by the applicant)

Increase roof projection from 0.6m to 1.1m for east property line

Increase roof projection from 0.6m to 1.5m for west property line

**Common Amenity Area Plan (as provided by the applicant)**

68m² portion of amenity area that reduces to less than 6m width



Private Amenity Areas (as provided by the applicant)

5 private amenity areas with
less than 15m² area

3 units with less than 3m
dimension

