



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01373

To:	Sukhjot Singh Lalli	Architecture Panel Inc.	Hardeep Singh Deol
	14262 Hawkstream Drive	206 - 1493 Foster Street	19740 - 70 Avenue
	Surrey Bc V3w 0v1	White Rock, BC V4B 3C4	Langley, BC V2Y 3E8

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 an apartment building, and, does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

Parcel Identifier No. 008-999-503

Legal Description: LOT 143 DISTRICT LOT 28 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 28522

Address: 45905 Alexander 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 8.11(5)(a) within the R5 (Low Rise Apartment) Zone is varied by increasing the maximum permitted lot coverage from 50% to 79.5% to facilitate a parkade.

Section 4(6)(g) General Provisions is varied by waiving the requirement that all storage lockers be located in a centralized location, in favour of in unit storage areas.

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

Section 8.11(7)(b) within the R5 (Low Rise Apartment) Zone is varied by decreasing the minimum required front lot line (FLL) setback from 6m to 3m to facilitate a staircase.

Section 8.11(7)(g) within the R5 (Low Rise Apartment) Zone is varied by decreasing the minimum interior side lot line (ISLL) setback from 6.75m to 6m for the 4th storey and from 7.5m to 6.75m on the 5th storey.

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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.

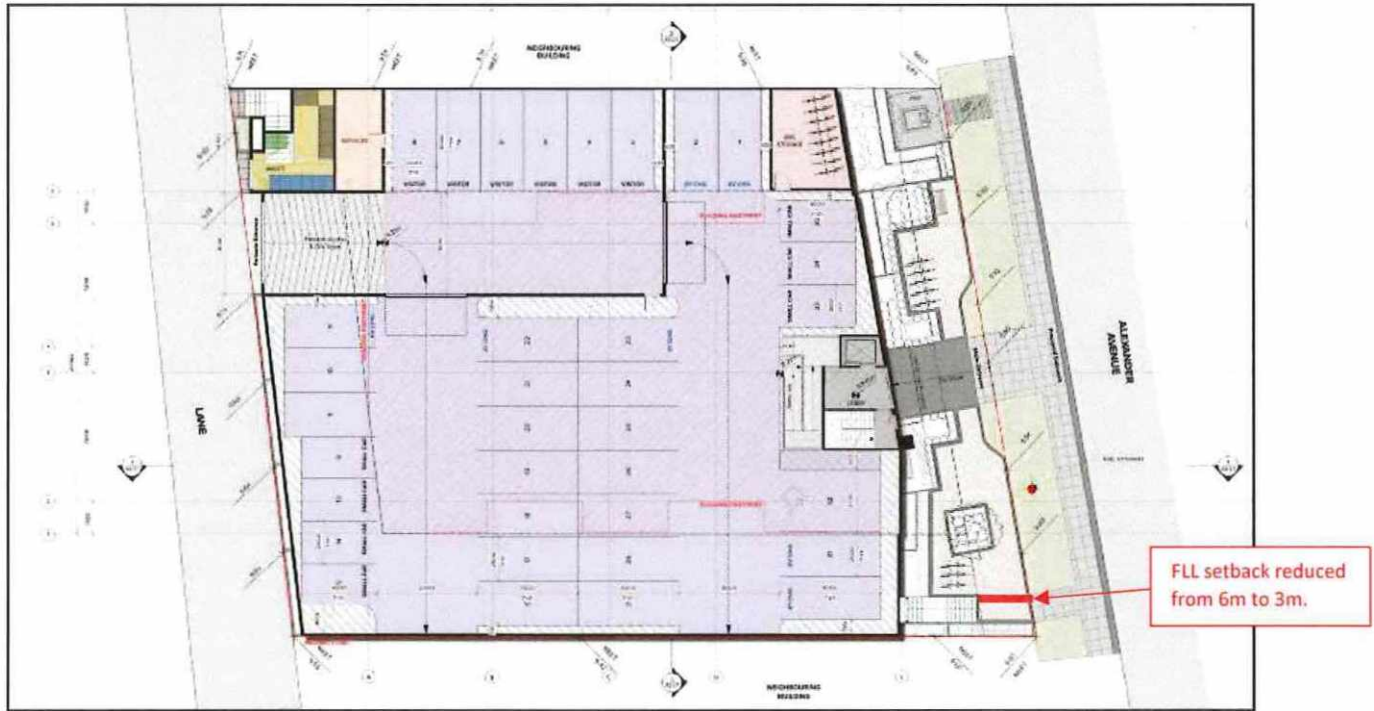
APPROVED BY COUNCIL ON THE ___ DAY OF ___, 2023.

ISSUED THIS ___ DAY OF ___, 2023

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Site Plan (as provided by the applicant)



Building Setbacks (as provided by the applicant)





CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001564, 2023

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

To: **Sukhjot Singh Lalli**
14262 Hawkstream Drive
Surrey, BC V3W 0V1

Architecture Panel Inc.
103 - 15505 Marin E Drive
White Rock, BC V4B 1C9

Hardeep Singh Deol
19740 - 70 Avenue
Langely, BC V2Y 3E8

1. This Development Permit applies to the following property:

Parcel Identifier No. 008-999-503

Legal Description: LOT 143 DISTRICT LOT 28 GROUP 2 NEW WESTMINSTER
DISTRICT PLAN 28522

Address: 45905 Alexander Avenue

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 detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and elevations of the building;
- That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping;
- That an irrigation system be included into the landscaped areas within the site;
- That non-combustible cladding and soffits be provided within the balconies;
- That a universally accessible play structure be provided within the common amenity area for use by future residents;
- That any plantings along Alexander Avenue frontage take into consideration the BC Hydro power lines, if applicable;
- That the tiered landscaping along the Alexander Avenue frontage be enhanced with additional landscape beds or variety in plantings to further screen the parkade, reduce the overall massing of the building and create a more visually appealing streetscape; and,

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- Specifications of Development Permit Area No. 6 of the City of Chilliwack Official Community Plan.

N.B. The above technical information is retained on file in the Planning and Strategic Initiatives Department.

1. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
2. 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.

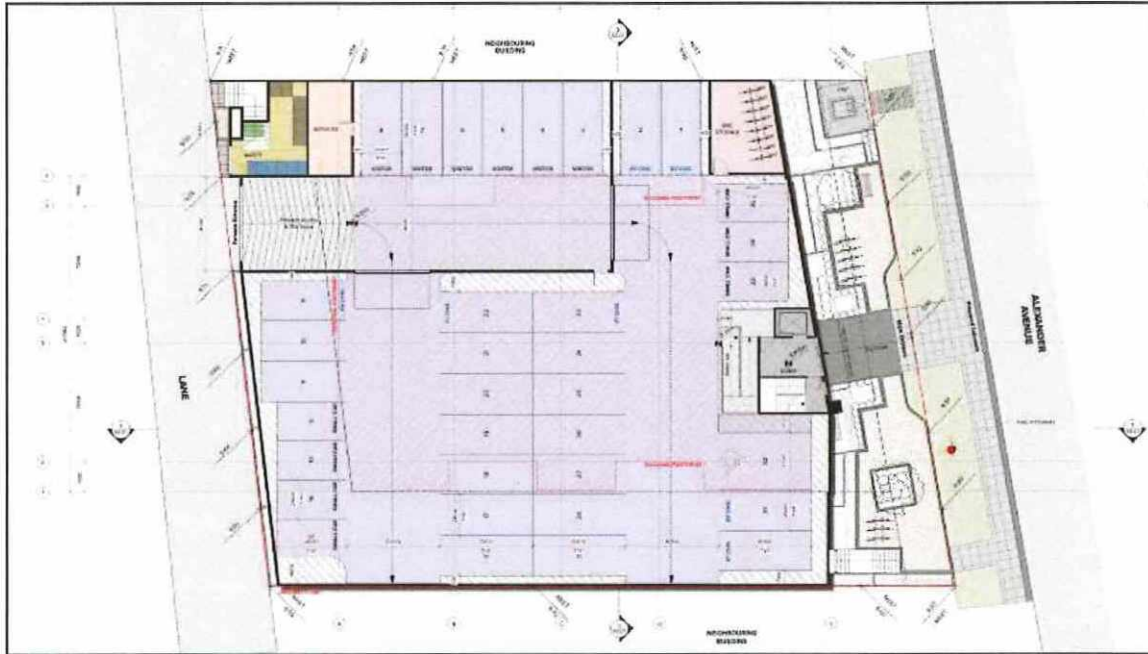
ISSUED THIS ____ DAY OF _____, 2023.

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Schedule "A"

Site Plan



Landscape Plan



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Elevations



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Colors and Materials

<p>1 Face brick stacked Color: MANGANESE IRONSPOT (Endicott)</p>	<p>2 Face brick stacked Color: LIGHT GRAY BLEND (Endicott)</p>	<p>3 6" ARTISAN Fiber Cement Vertical Siding Color: GULL GRAY (James Hardie)</p>	<p>4 6" ARTISAN Fiber Cement Lap Siding Color: ASH GRAY (James Hardie)</p>
<p>5 Painted Hardie Architectural Panel - Fine Sand (James Hardie) Color: TWILIGHT ZONE 2127-10 (Benjamin Moore)</p>	<p>6 Portal/Canopy treated with PVDF Aluminium Composite Panels Color: DARK SILVER DE-113 (VANCO Panels)</p>	<p>7 High-grade extruded Aluminium panel Color: DARK NATIONAL WALNUT (Longboard)</p>	<p>8 Painted Hardie Architectural Panel - Fine Sand (James Hardie) Color: WHITE DOVE OC-17 (Benjamin Moore)</p>
<p>9 Painted Balcony Fascia Color: STEEL WOOL 2121-20 (Benjamin Moore)</p>	<p>10 Painted Roof Fascia Color: ONYX 2133-10 (Benjamin Moore)</p>	<p>11 Curtain Glazing with Grey powder coated Aluminium frame</p>	<p>12 Fascia mounted black metal railing with glass panels</p>

FINISHING LEGEND

<p>1 Face brick stacked MANGANESE IRONSPOT (Endicott)</p>	<p>8 Painted Hardie Architectural Panel - Fine Sand (James Hardie) WHITE DOVE OC-17 (Benjamin Moore)</p>
<p>2 Face brick stacked LIGHT GRAY BLEND (Endicott)</p>	<p>9 Painted Balcony Fascia STEEL WOOL 2121-20 (Benjamin Moore)</p>
<p>3 6" ARTISAN Fiber Cement Vertical Siding GULL GRAY (James Hardie)</p>	<p>10 Painted Roof Fascia ONYX 2133-10 (Benjamin Moore)</p>
<p>4 6" ARTISAN Fiber Cement Lap Siding ASH GRAY (James Hardie)</p>	<p>11 Curtain Glazing</p>
<p>5 Painted Hardie Architectural Panel - Fine Sand (James Hardie) TWILIGHT ZONE 2127-10 (Benjamin Moore)</p>	<p>12 Fascia mounted black metal railing with glass panels</p>
<p>6 Portal/Canopy treated with PVDF Aluminium Composite Panels DARK SILVER DE-113 (VANCO Panels)</p>	<p>13 High-grade extruded Aluminium panels - soffit DARK CHERRY (Longboard)</p>
<p>7 High-grade extruded Aluminium panels DARK NATIONAL WALNUT (Longboard)</p>	

	<p>13 High-grade extruded Aluminium panel Color: DARK CHERRY (Longboard)</p>
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Renderings



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