



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01274

To: **Station One Architects - Chelsea Mueller**  
9355 Young Road  
Chilliwack BC V2P 4S3

**Cheam View United Church**  
45835 Spadina Avenue  
Chilliwack BC V2P 1T4

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 mixed-use 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.**                    031-908-527  
**Legal Description:**                    LOT A DIVISION 'A' NEW WESTMINSTER DISTRICT  
   PLAN EPP126274  
**Address:**                                    45835 Spadina 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 8.15(7)(a)(i) within the R9 (Affordable Rental Housing) Zone is varied by reducing the minimum required front lot line setback for an apartment use from 3m to 1.5m (2<sup>nd</sup> to 6<sup>th</sup> storeys).

Section 4(6)(c)(i)(a) within General Provisions is varied by reducing the minimum required common amenity area from 470m<sup>2</sup> to 229m<sup>2</sup>.

Section 4(6)(c)(i)(b) within General Provisions is varied by reducing the minimum required dimension of a common amenity space from 6m to 2.7m for the Main Street patio area.

Section 4(6)(g) within General Provisions is waived by removing the requirement to provide storage lockers in a conveniently located and directly accessible or accessible by elevator from either the ground floor or parking level entrance in favour of providing a storage locker within each apartment unit.

Section 4(6)(ii) within General Provisions is varied by reducing the minimum required length of a storage locker from 2m to 1.3m for 5 apartment units.

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Section 8.15(8)(a) within the R9 (Affordable Rental Housing) Zone is waived by removing the requirement that only General Commercial and School uses be permitted on the floors located below apartment uses to permit an indoor common amenity area and club/lodge space associated with the apartment to be located on the ground floor.

Section 5.03(1)(d) within Parking Requirements is varied by increasing the maximum number of small car parking spaces from 20% to 28% (9 to 13 stalls).

Section 5.03(4)(c) within Parking Requirements is varied by reducing the minimum required maneuvering aisle width for commercial and institutional uses from 7.5m to 6m.

Section 5.03(4)(b) within Parking Requirements is varied by reducing the minimum required parking stall width for commercial and institutional uses from 2.75m to 2.6m.

Section 5.03(7) within Parking Requirements is waived by removing the requirement to provide interior landscaping of parking lot areas.

Section 4.09(2)(b)(ii)(A) within General Provisions is varied by reducing the minimum required overall site landscaping from 20% to 14.5%.

Section 8.15(8)(b) within the R9 (Affordable Rental Housing) Zone is waived by removing the requirement that parking and waste container facilities be located behind or under proposed uses.

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

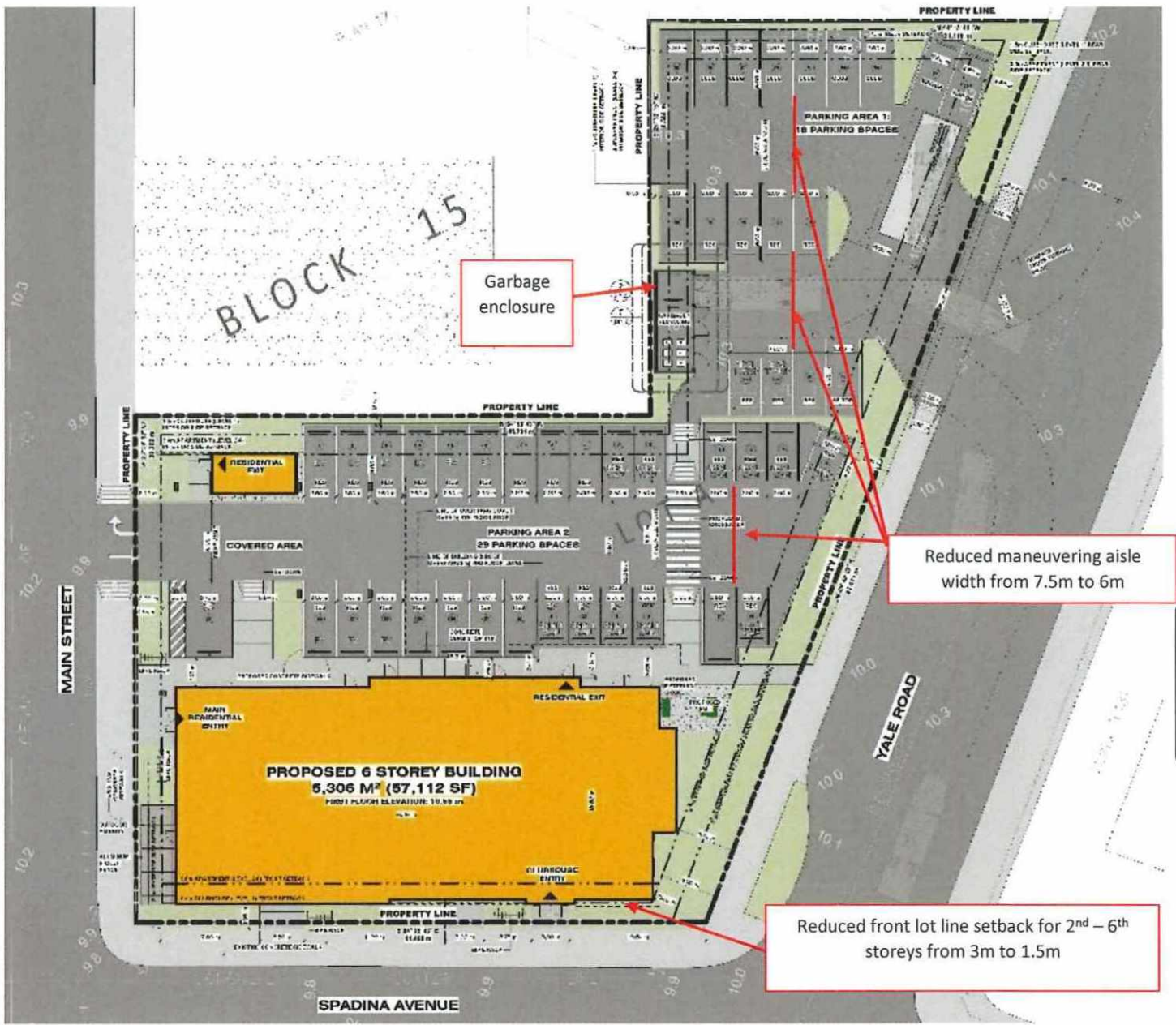
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CORPORATE OFFICER

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Site Plan (as provided by the applicant)



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**Elevations**

**North**



**East**



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**South**



**West**



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