



SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01322

To: 1335457 BC Ltd.
Attn: Shane Nercessian
3102 McBride Street
Surrey, BC V4A 3H1

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 an 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. 003-987-990
Legal Description: LOT 10 BLOCK 20 DIVISION "A" NEW WESTMINSTER
DISTRICT PLAN 1737
Address: 9132 Mary Street

Parcel Identifier No. 001-717-677
Legal Description: LOT 9 BLOCK 20 DIVISION "A" NEW WESTMINSTER
DISTRICT PLAN 1737
Address: 9146 Mary Street

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 82% for an off-street parking structure;

Section 8.12(7)(e) within the R6 (Mid Rise Apartment) Zone is varied by reducing the minimum front lot line setback from 6m to 3.3m for an off-street parking structure;

Section 8.12(7)(e) within the R6 (Mid Rise Apartment) Zone is varied by reducing the minimum exterior side lot line setback from 4.5m to 1m for an off-street parking structure;

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;

DRAFT

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

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 portions 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 five 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 two ground-oriented units;

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

DRAFT

Proposed Site Plan (as provided by the applicant)

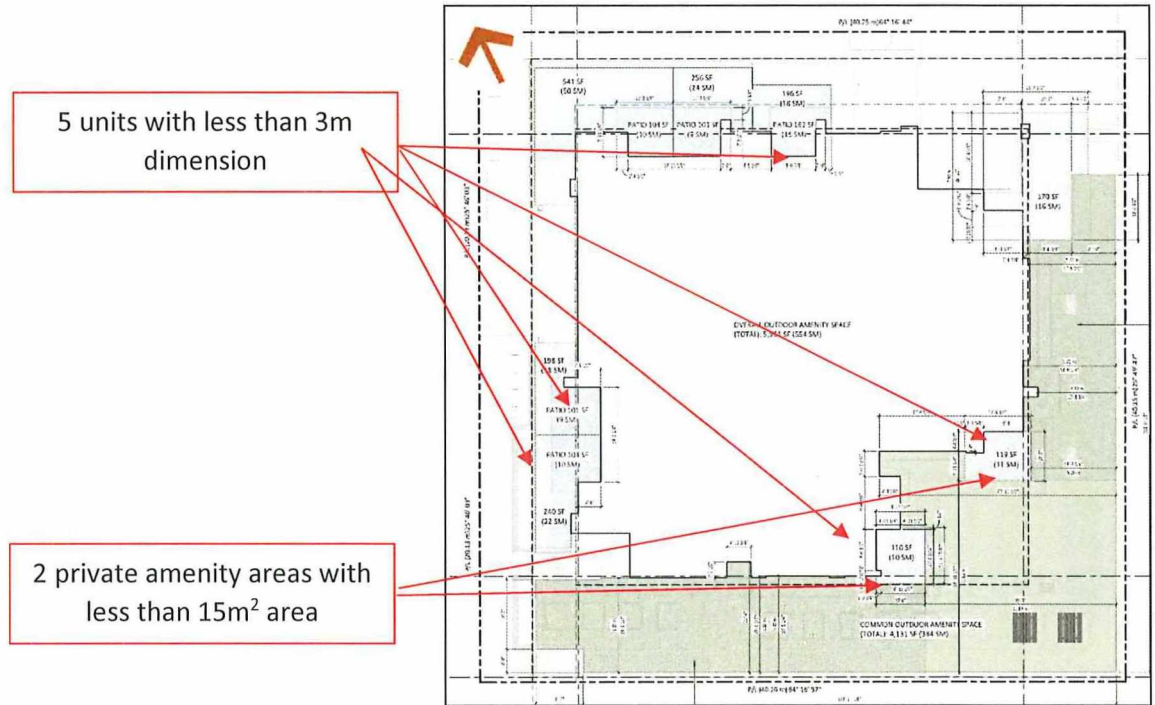


Reduce setback to 6m for 4th and 5th storeys on south and east property lines



Portions of amenity area that reduce to less than 6m width

DRAFT

Private Amenity Area (as provided by the applicant)**DRAFT**