



CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001649

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

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

1. This Development Permit applies to the following properties:

Parcel Identifier No.	<u>003-987-990</u>
Legal Description:	<u>LOT 10 BLOCK 20 DIVISION "A" NEW WESTMINSTER DISTRICT PLAN 1737</u>
Address:	<u>9132 Mary Street</u>
Parcel Identifier No.	<u>001-717-677</u>
Legal Description:	<u>LOT 9 BLOCK 20 DIVISION "A" NEW WESTMINSTER DISTRICT PLAN 1737</u>
Address:	<u>9146 Mary Street</u>

2. Development of the subject properties 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 cladding and soffits be provided within the balconies;
- ☐ That an irrigation system be included into the landscaped areas within the site;
- ☐ That either trees or a structure be provided within the outdoor common amenity area to provide shade within the space to promote year-round use;
- ☐ 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 a well-lit complex sign be provided along Mary Street;
- ☐ That glazing, in the form of side lights or glazed doors, be provided for all entrances into and out of stairwells, exits and communal spaces;
- ☐ That a direct access door be provided from the first storey indoor common amenity to the outdoor common amenity area to integrate the spaces;

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- ☐ That playground equipment be provided within the outdoor amenity area to create an engaging space for families;
- ☐ That all utility equipment be screened from public view through installation of landscaping, fencing, or vinyl wrapping;
- ☐ That a rubberized (or equivalent) surface be provided throughout the outdoor common amenity to ensure the space is fully accessible for future residents;
- ☐ That the colour scheme be amended at time of Building Permit application to include lighter accent colours to enhance the visual appeal of the development; and,
- ☐ 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.

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.

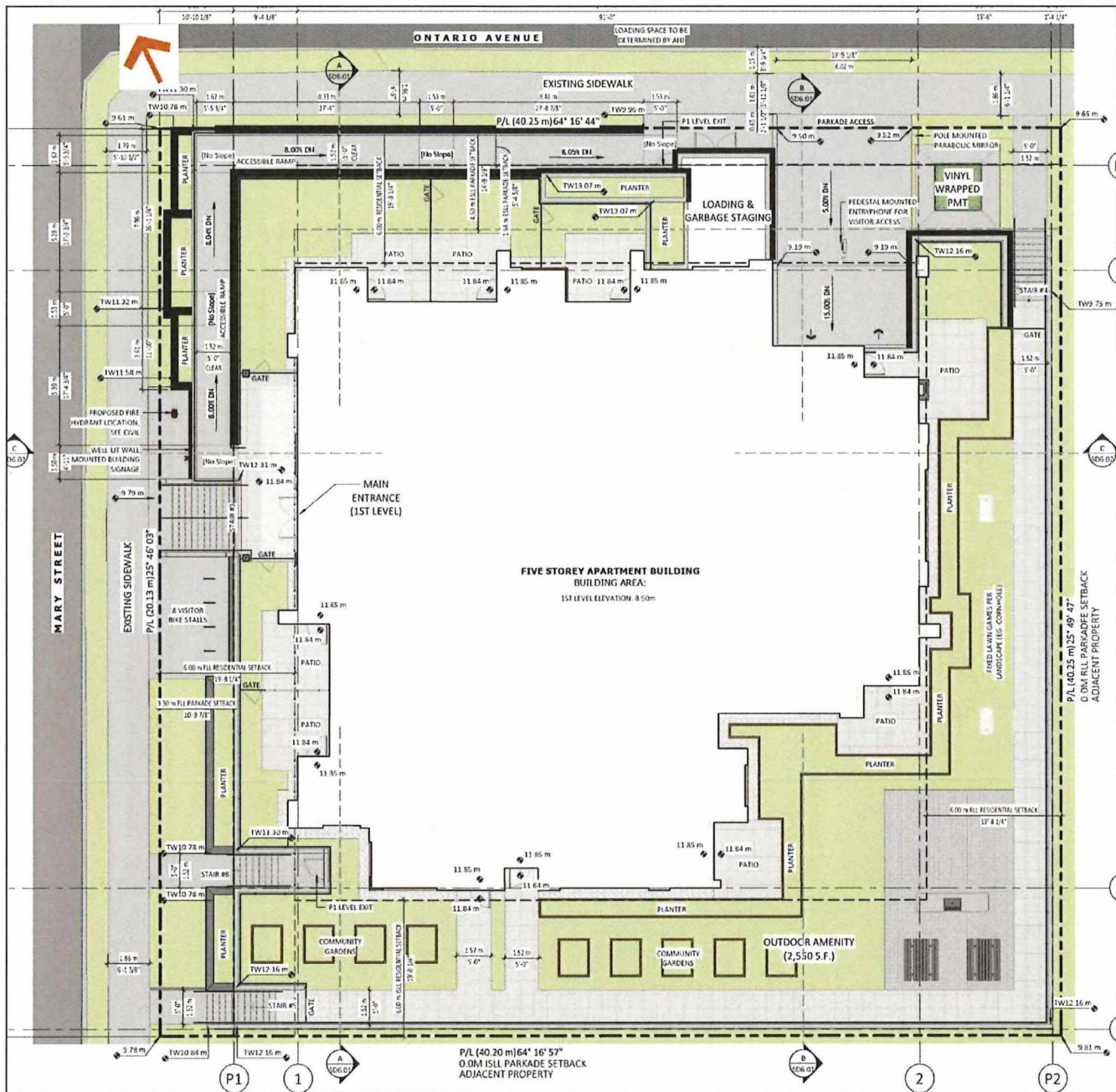
ISSUED THIS ____ DAY OF ____, 2023.

CORPORATE OFFICER

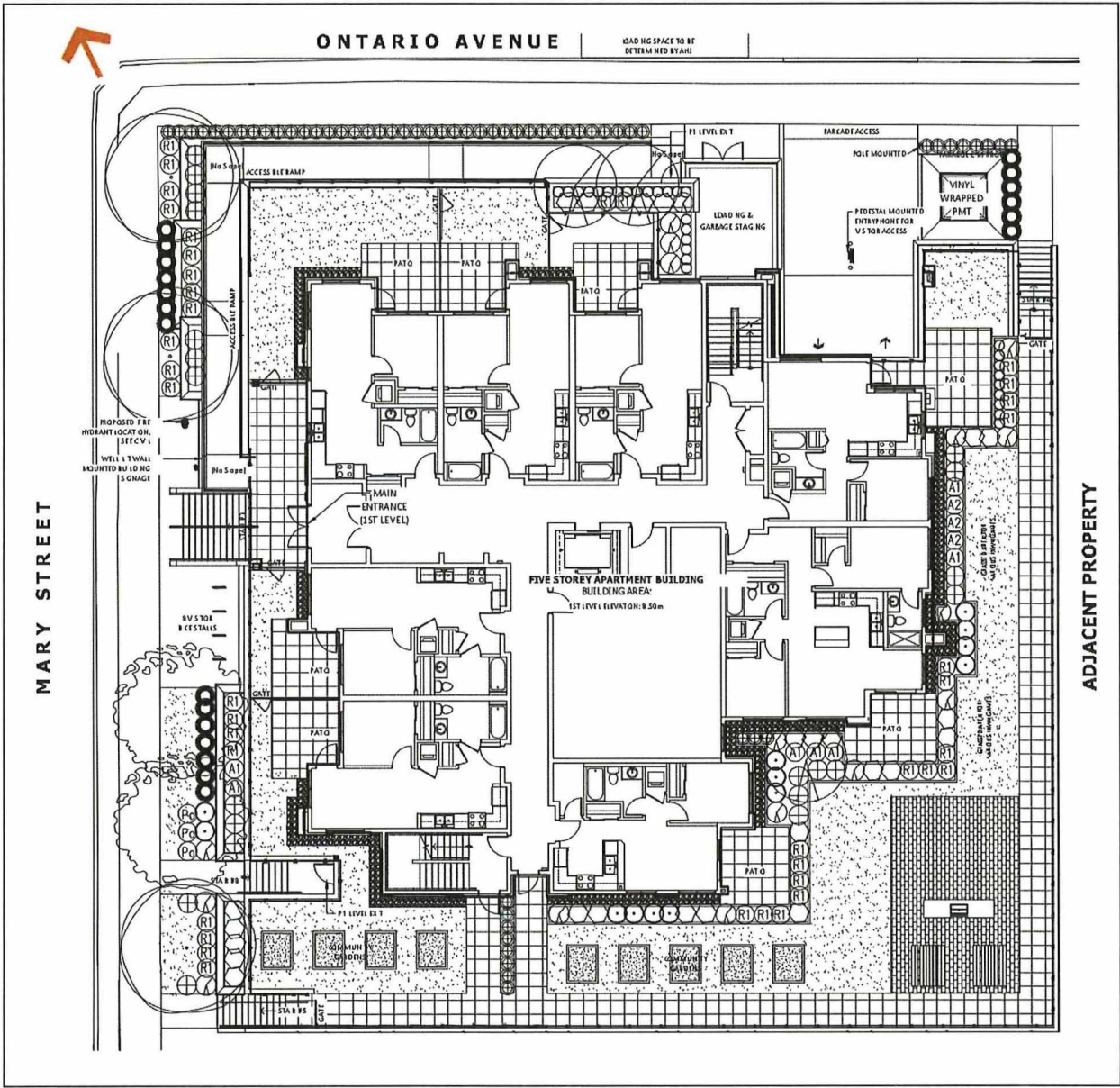
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Schedule "A"


Site Plan (as provided by the applicant)

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Landscape Plan (as provided by the applicant)



Plant List

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	3	3.00 METERS	AS SHOWN	B. & B.
	ACER GINNALA FLAME	FLAME AMUR MAPLE	3	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	7	#3 POT	90 CM. O.C.	
Ⓐ	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	7	#3 POT	90 CM. O.C.	
Ⓐ	AZALEA JAPONICA (VARIOUS)	AZALEA	3	#3 POT	90 CM. O.C.	
Ⓢ	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	24	#3 POT	90 CM. O.C.	
Ⓢ	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	14	#3 POT	90 CM. O.C.	
Ⓢ	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL	3	#3 POT	90 CM. O.C.	
Ⓢ	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	35	#3 POT	90 CM. O.C.	
Ⓢ	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	16	#3 POT	90 CM. O.C.	
Ⓢ	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	59	#3 POT	90 CM. O.C.	
Ⓢ	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	20	1.50 METERS	70 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	29	#3 POT	45 CM. O.C.	

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Elevations (as provided by the applicant)

North

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



East

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



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Elevations (cont.)SouthWest**DRAFT**

Colours and Materials (as provided by the applicant)





1-midnight black



2-night gray



3-gray slate



4-pearl gray



5-pearl gray,
smooth lap



6-countrylane red,
smooth lap



7-mountain cedar



8-corrugated
galvanized metal



9-burgundy smooth,
stack bond



10-imperial gray
smooth, running bond

4. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE - COLOUR: 'MIDNIGHT BLACK'

5. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE - COLOUR: 'NIGHT GRAY'

6. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED OR 'MIDNIGHT BLACK' REVEALS, REFER TO ELEVATIONS)
- JAMES HARDIE - COLOUR: 'GRAY SLATE'

7. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED OR 'MIDNIGHT BLACK' REVEALS, REFER TO ELEVATIONS)
- JAMES HARDIE - COLOUR: 'PEARL GRAY'

8. CEMENT BOARD SMOOTH LAP PANEL SIDING (6" EXPOSURE)
- JAMES HARDIE - COLOUR: 'PEARL GRAY'

9. CEMENT BOARD SMOOTH LAP PANEL SIDING (6" EXPOSURE)
- JAMES HARDIE - COLOUR: 'COUNTRYLANE RED'

10. STEEL PANEL LAP SIDING (5.25" EXPOSURE, 26 GA)
- VICKWEST, SERIES 'MELLARA CLASSIC WOODS', COLOUR: 'MOUNTAIN CEDAR 18-2722'

11. CORRUGATED METAL (VERTICAL) 76" PROFILE
- VICKWEST, COLOUR: 'GALVANNEAL'

12. BRICK - STACK BOND, TEXTURE: 'SMOOTH'
- MUTUTAL MATERIALS, COLOUR: 'BURGUNDY', MORTAR COLOUR: 'MEDIUM GRAY'

13. BRICK - RUNNING BOND, TEXTURE: 'SMOOTH'
- MUTUTAL MATERIALS, COLOUR: 'IMPERIAL GRAY', MORTAR COLOUR: 'MEDIUM GRAY'

14. CEMENT BOARD FASZIA BOARD, TEXTURE: 'SMOOTH'
- JAMES HARDIE, COLOUR: 'MIDNIGHT BLACK'

15. CEMENT BOARD FASZIA BOARD, TEXTURE: 'SMOOTH'
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'

16. CEMENT BOARD FASZIA BOARD, TEXTURE: 'SMOOTH'
- JAMES HARDIE, COLOUR: 'PEARL GRAY'

17. EPS SILICO, TEXTURE: 'THIN SET'
- DRYVIT, COLOUR: 'MATCH CEMENT BOARD MIDNIGHT BLACK'

18. ALUMINUM/GLASS PATIO PRIVACY SCREEN
- COLOUR: 'BLACK POWDER COATED' W/ PRIVACY GLASS

19. ALUMINUM GLAZED SYSTEM
- COLOUR: 'BLACK, POWDER COATED'

20. WINDOW
- COLOUR: 'BLACK EXT / WHITE INT'

21. ALUMINUM/GLASS ENERGY PAVING
- COLOUR: 'BLACK, POWDER COATED'

22. ALUMINUM GUARDRAILING
- COLOUR: 'BLACK, POWDER COATED'

23. CONCRETE WALL
- COLOUR: 'CLEAR SEALER'

24. CONCRETE WALL, STAMPED CONCRETE - BRICK PATTERN
- COLOUR: 'PAINTED TO MATCH MUTUTAL MATERIALS BURGUNDY'

25. MECHANICAL EQUIPMENT SCREEN
- COLOUR: 'CLEAR ANODIZED'

NOTES
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES 1/4" N.O.

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Renderings (as provided by the applicant)



mary street elevation



main entry



ontario avenue elevation

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