

Date Received: September 18, 2023

Received From: Kamaljit Gill

Folder Number: RZ001522

Subject Property: 45631 and 45641 Morton Road

Council Date: September 26, 2023

August 17th, 2023

Hello Neighbour

Re: 45631 and 45641 Morton Road – Rezoning Application

As the owners of 45631 and 45641 Morton Road we are proposing to rezone and develop the 2 single family properties into a 32-unit, 5-storey market condominium building with 2 levels of underground parking.

This information letter and accompanying Development Site Plan, Ground Level Floor Plan, and 3D Massing Aerial View images, are to provide you with project background in advance of the public hearing. We have made a rezoning application with the City of Chilliwack in July 2021, and after numerous discussions, revisions, and subsequent changes with the recently adopted new NCP (Neighbourhood Concept Plan) for this area, we are proposing to develop a 5-storey multi-residential building. This application will be further reviewed by Council with a Public Hearing in the next few months. We are providing you with preliminary project information as follows:

- Zoning:
 - Current, R1-A (Urban Residential Zone)
 - Proposed, **R-6** (Low Rise Apartment Zone) this zoning aligns with the current OCP (Official Community Plan) and the newly adopted NCP.
- Project Site Area:
 - Current, 17,375 square feet
 - Proposed, **15,920 square feet** – (after Road dedication along Morton Avenue) Morton Avenue will be improved under this project and include new curb and gutter as well as sidewalk, new pavement and street lighting.
- Density Units per Hectare under **R-6 Zone**:
 - Permitted: 32 units
 - Proposed: **32 units** as follows:
 - One Bedroom – 8 units
 - One Bedroom with Den – 17 units
 - Two Bedroom with Den – 3 units
 - Three Bedroom – 4 units
- Site Coverage:
 - Permitted, 50% of the site area (gross)
 - Proposed, **40%** of the site area (gross)
- Building Height:
 - Permitted, 82'-0" or 25.0m (would be up to 6 storeys)
 - Proposed, **66'** or 20.1m (5 storeys)
- Parking – Resident and Visitor Vehicles:
 - Required, 50 stalls
 - Proposed, **54 stalls** – all parking located in underground parkade.
- Bicycle Parking:
 - Required, 40 stalls, 28 resident and 7 visitors
 - Proposed, **45 stalls**, 37 for residents (underground parkade) + 8 visitors (at front entrance)

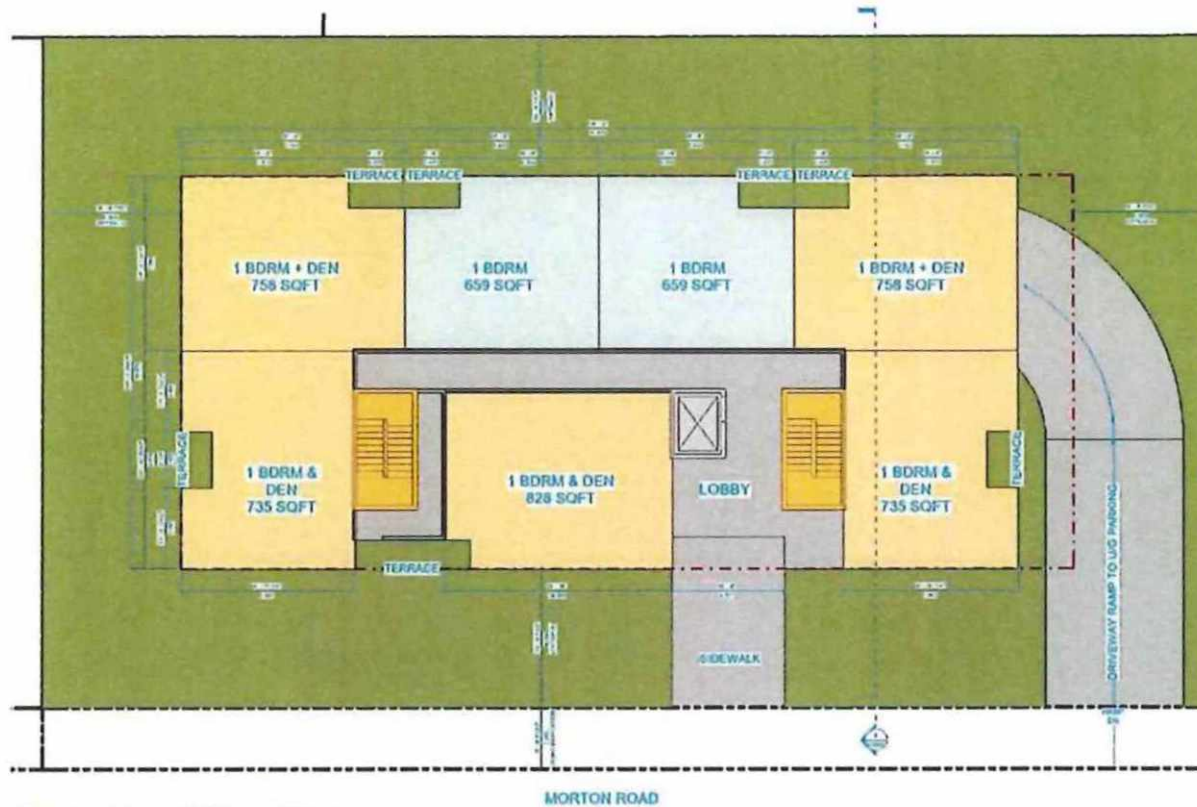
We trust that you will find this proposed project a welcome addition to the neighbourhood. Please forward any feedback by emailing your comments to Kam Gill at before September 18, 2023.

Sincerely,

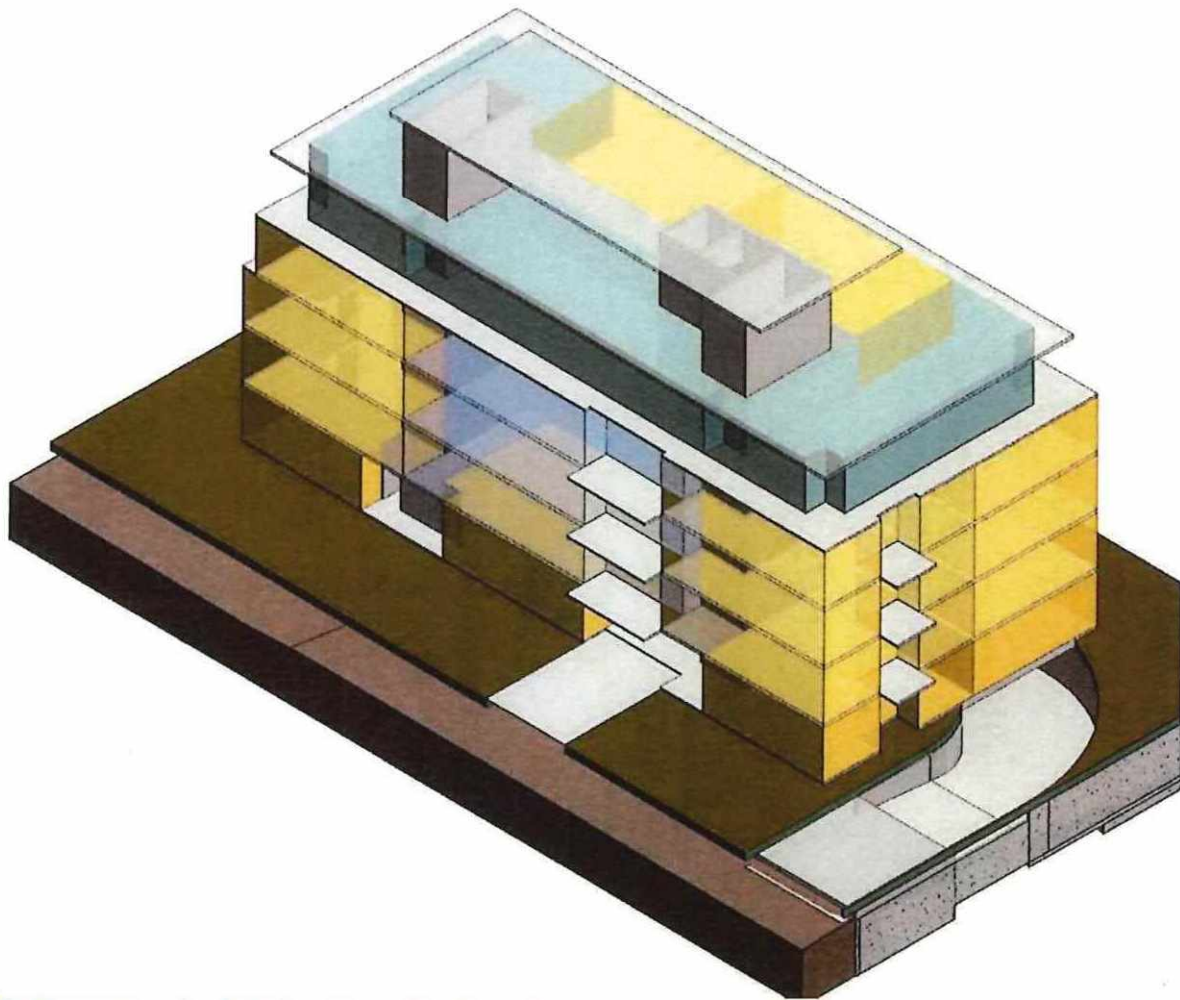
Kam Gill



Proposed 5-Storey Multi Residential Development Site Plan - 45631 & 45641 Morton Road



Ground Level Floor Plan



3D Massing – Aerial View from Southeast

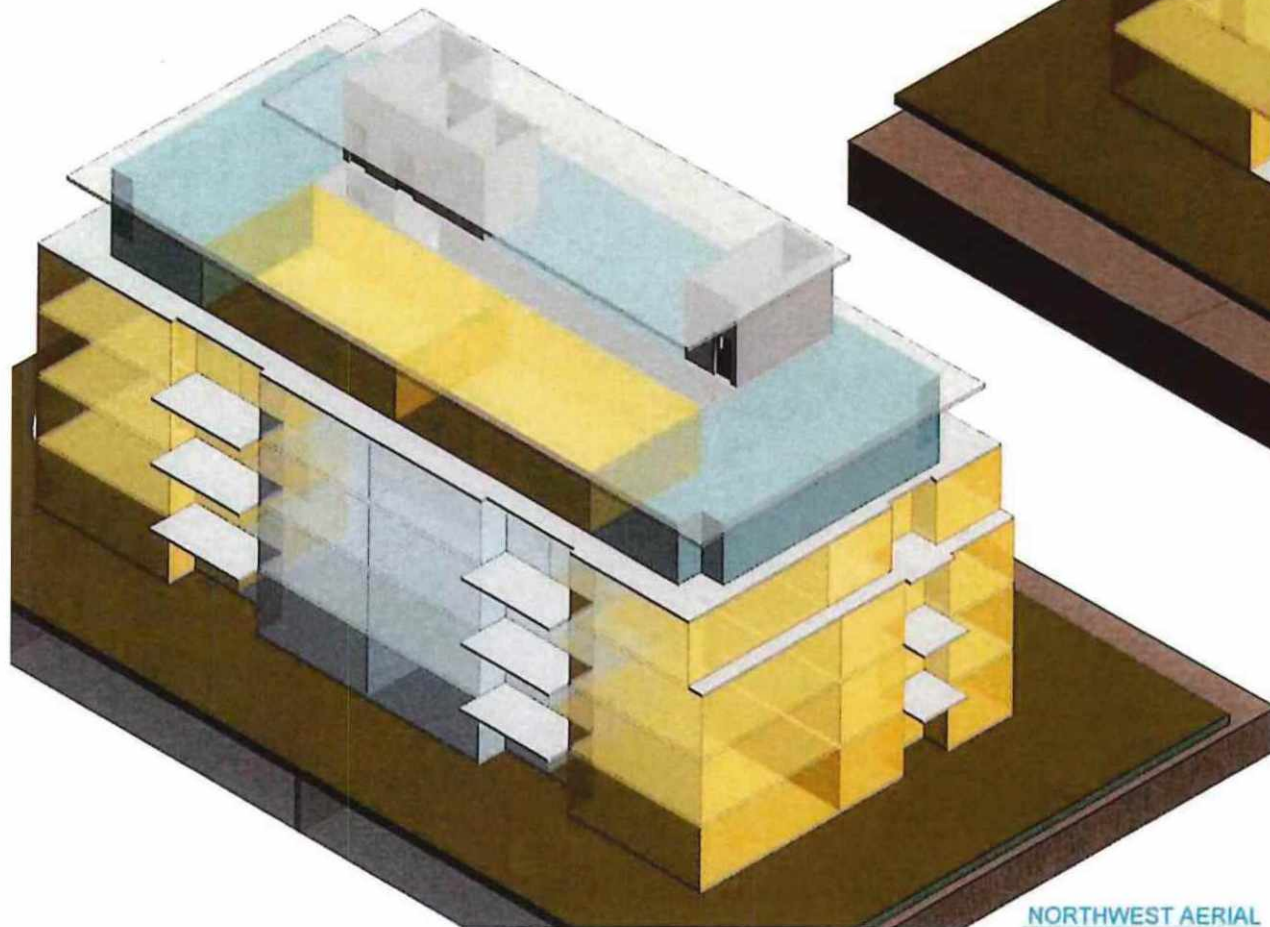
September 18, 2023

Kamaljit Gill

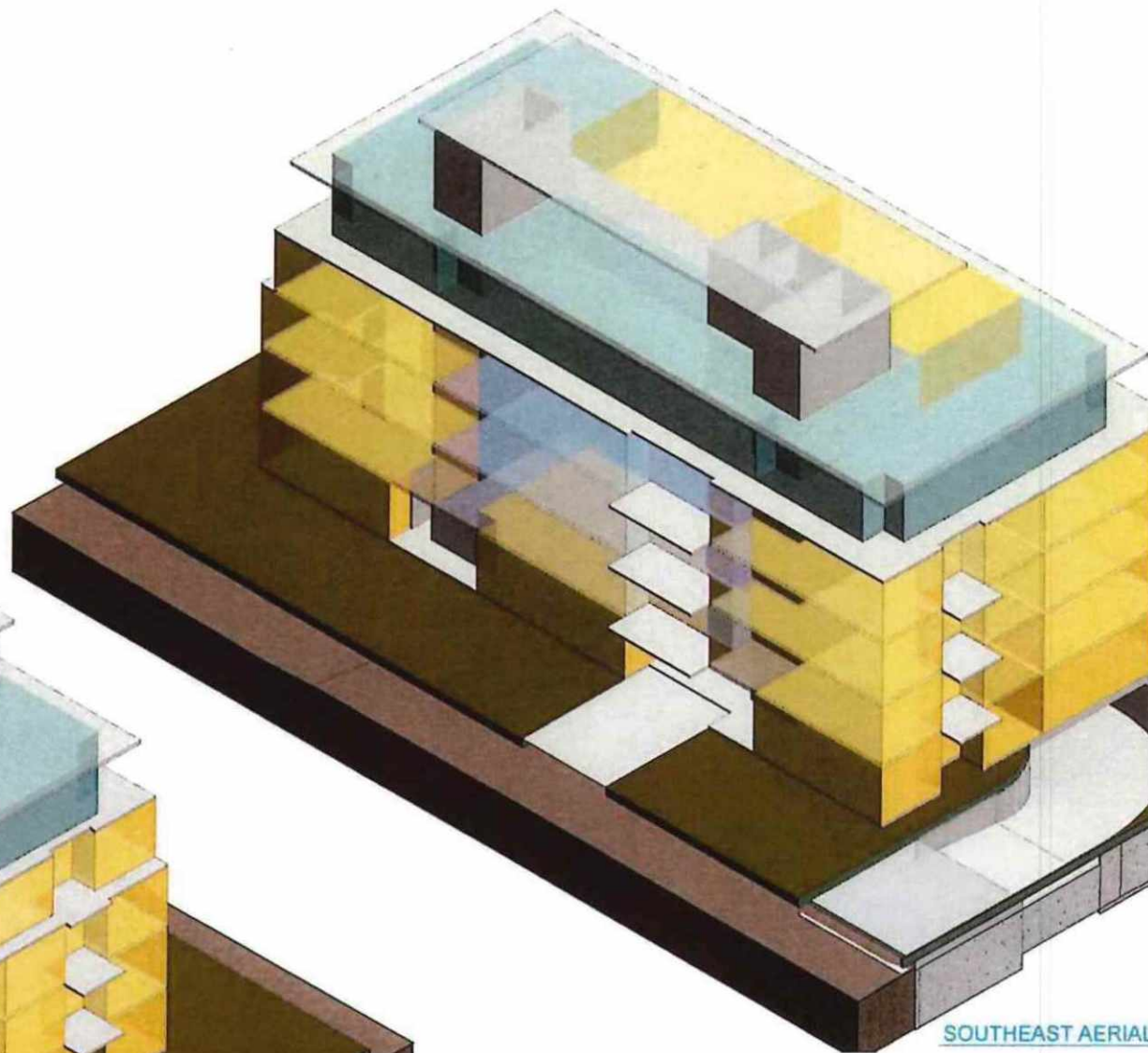
RZ001522

45631 and 45641 Morton Road

September 26, 2023



NORTHWEST AERIAL



SOUTHEAST AERIAL

COLOUR LEGEND

- 1 STORY
- 1 STORY + 20%
- 2 STORY + 50%
- 3 STORY

ISSUE / REVISION	Y/M/D
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06
FOR CLIENT REVIEW	2023-09-06

**BOLDWING
CONTINUUM
ARCHITECTS INC.**

300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604.594.4787
E: office@boldwing-continuum.com

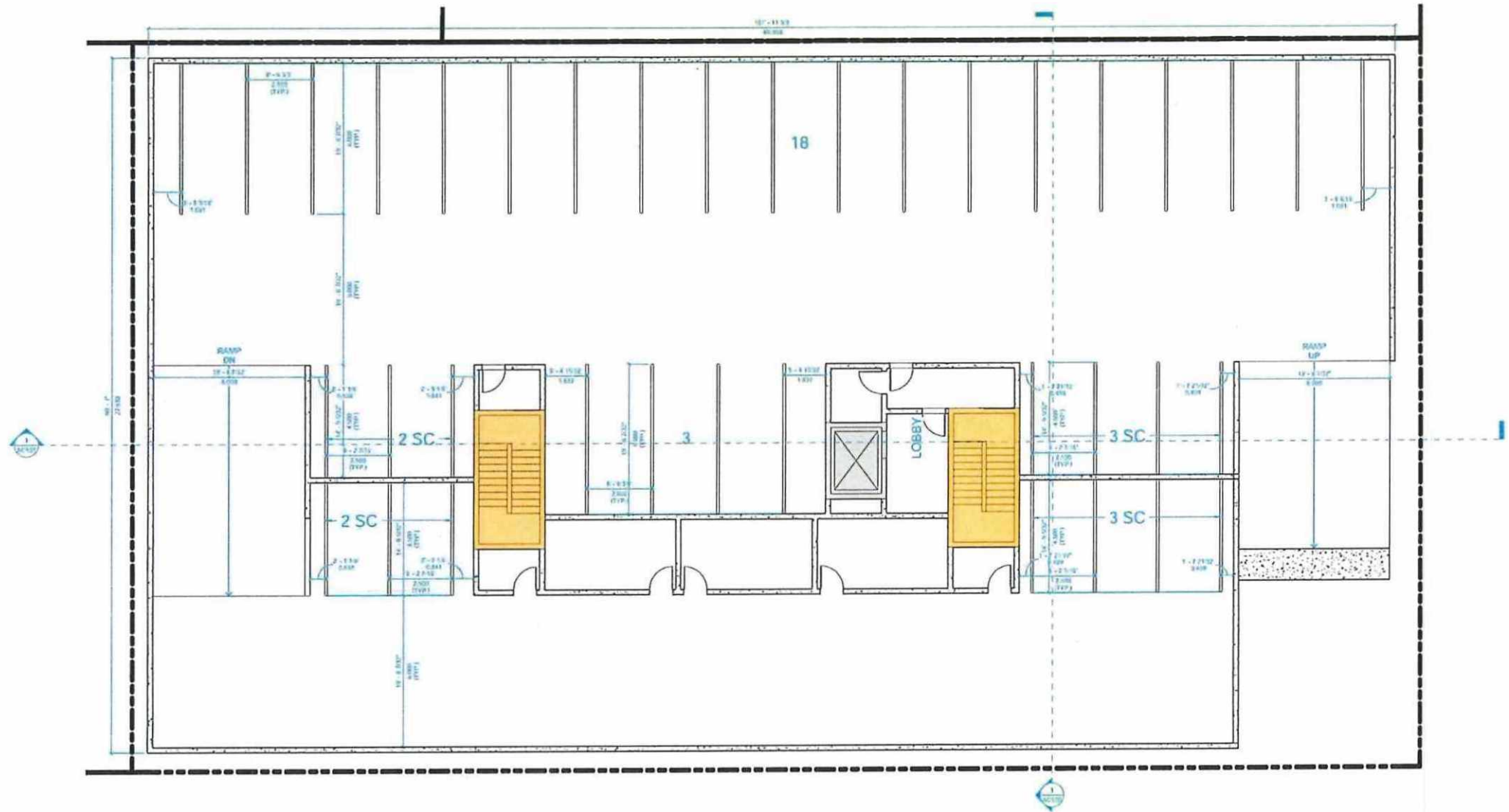
PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLIWACK, BC, V2R 3M4
CLIENT
HESTIA INVESTMENTS LTD.

DATE: 2023-09-06
DRAWN: CONCEPTUAL MASSING STUDIE
100% FILE NO. #20230906
1 1/2" = 1'-0" A.B.S.B. 10/23
22101
22101

Multi-Residential Development Concept, 45641 & 45643 Morton Road, Chilliwack, BC V2R 3M4 (22 Units)				
5+ Storey				
Remarks				
1 (2nd)	m2	121.10	121.10	121.10
2	1208.00	1208.00	1208.00	1208.00
Based on legal survey from Randy Arnold, BCLP (Central Land Surveying) (2019-12-04). Achieves minimum lot size for R5 zone				
3	135.12	1454	135.12	2.15m Road Deduction as per Engineering Comments.
Developable	1478.98	1478.98	1478.98	
Frontage	With	Depth		
0.00	30.00	30.00		
0.00	55.99	22.00		Variance required for Lot Depth due to Road Deduction reducing lot depth
4	12.24	220	12.24	Number of Units Permitted based on Gross Site Area
Proposed	32.00	218	32.0	
5	8.00	0.0	8.00	0.00
6	0.00	0.0	0.00	0.00
7	2038.2	30551	1.82	2038.22
FAR calculation is not applicable under R5 zone Buildable Floor Area				
8	738.43	738.43	50%	738.43
9	738.43	738.43	50%	738.43
Based on R5 Zone				
Proposed	554.23	6397	40%	554.23
Based on Main Floor Floor Area				
10	Front	Side	Side (A)	Side (B)
11	8.00	8.00	8.00	8.00
12	8.75	8.00	8.75	8.75
13	8.00	8.00	8.00	8.00
14	8.00	8.00	8.00	8.00
15	8.00	8.00	8.00	8.00
16	8.00	8.00	8.00	8.00
17	8.75	7.25	7.25	7.25
18	8.00	8.00	8.00	8.00
19	8.00	8.00	8.00	8.00
20	8.00	8.00	8.00	8.00
21	8.00	8.00	8.00	8.00
22	8.00	8.00	8.00	8.00
23	8.00	8.00	8.00	8.00
24	8.00	8.00	8.00	8.00
25	8.00	8.00	8.00	8.00
26	8.00	8.00	8.00	8.00
27	8.00	8.00	8.00	8.00
28	8.00	8.00	8.00	8.00
29	8.00	8.00	8.00	8.00
30	8.00	8.00	8.00	8.00
31	8.00	8.00	8.00	8.00
32	8.00	8.00	8.00	8.00
33	8.00	8.00	8.00	8.00
34	8.00	8.00	8.00	8.00
35	8.00	8.00	8.00	8.00
36	8.00	8.00	8.00	8.00
37	8.00	8.00	8.00	8.00
38	8.00	8.00	8.00	8.00
39	8.00	8.00	8.00	8.00
40	8.00	8.00	8.00	8.00
41	8.00	8.00	8.00	8.00
42	8.00	8.00	8.00	8.00
43	8.00	8.00	8.00	8.00
44	8.00	8.00	8.00	8.00
45	8.00	8.00	8.00	8.00
46	8.00	8.00	8.00	8.00
47	8.00	8.00	8.00	8.00
48	8.00	8.00	8.00	8.00
49	8.00	8.00	8.00	8.00
50	8.00	8.00	8.00	8.00
51	8.00	8.00	8.00	8.00
52	8.00	8.00	8.00	8.00
53	8.00	8.00	8.00	8.00
54	8.00	8.00	8.00	8.00
55	8.00	8.00	8.00	8.00
56	8.00	8.00	8.00	8.00
57	8.00	8.00	8.00	8.00
58	8.00	8.00	8.00	8.00
59	8.00	8.00	8.00	8.00
60	8.00	8.00	8.00	8.00
61	8.00	8.00	8.00	8.00
62	8.00	8.00	8.00	8.00
63	8.00	8.00	8.00	8.00
64	8.00	8.00	8.00	8.00
65	8.00	8.00	8.00	8.00
66	8.00	8.00	8.00	8.00
67	8.00	8.00	8.00	8.00
68	8.00	8.00	8.00	8.00
69	8.00	8.00	8.00	8.00
70	8.00	8.00	8.00	8.00
71	8.00	8.00	8.00	8.00
72	8.00	8.00	8.00	8.00
73	8.00	8.00	8.00	8.00
74	8.00	8.00	8.00	8.00
75	8.00	8.00	8.00	8.00
76	8.00	8.00	8.00	8.00
77	8.00	8.00	8.00	8.00
78	8.00	8.00	8.00	8.00
79	8.00	8.00	8.00	8.00
80	8.00	8.00	8.00	8.00
81	8.00	8.00	8.00	8.00
82	8.00	8.00	8.00	8.00
83	8.00	8.00	8.00	8.00
84	8.00	8.00	8.00	8.00
85	8.00	8.00	8.00	8.00
86	8.00	8.00	8.00	8.00
87	8.00	8.00	8.00	8.00
88	8.00	8.00	8.00	8.00
89	8.00	8.00	8.00	8.00
90	8.00	8.00	8.00	8.00
91	8.00	8.00	8.00	8.00
92	8.00	8.00	8.00	8.00
93	8.00	8.00	8.00	8.00
94	8.00	8.00	8.00	8.00
95	8.00	8.00	8.00	8.00
96	8.00	8.00	8.00	8.00
97	8.00	8.00	8.00	8.00
98	8.00	8.00	8.00	8.00
99	8.00	8.00	8.00	8.00
100	8.00	8.00	8.00	8.00

Multi-Residential Development Concept, 45641 & 45643 Morton Road, Chilliwack, BC V2R 3M4 (22 Units)				
5+ Storey				
Remarks				
Units Types Proposed	m2	12.24	12.24	12.24
Main Floor Level	75.95	828	1	474.80
One Bedroom / Den (ADU) (South)	61.18	859	2	122.36
One Bedroom / Den (South)	70.40	715	2	140.80
One Bedroom / Den (ADU) (South)	68.24	735	2	136.48
Upper Floors (Levels 2 - 3)	121.68	1115	1	577.08
Two Bedrooms / Den (South)	61.18	859	2	122.36
One Bedroom / Den (South)	70.40	715	2	140.80
One Bedroom / Den (ADU) (South)	75.12	829	2	150.24
Upper Floors (Level 4)	103.63	1115	1	504.25
Two Bedrooms / Den (South)	61.18	859	2	122.36
One Bedroom / Den (South)	64.73	897	1	64.73
One Bedroom / Den (South)	70.40	715	1	70.40
One Bedroom / Den (ADU) (South)	68.06	733	1	68.06
One Bedroom / Den (ADU) (South)	75.12	829	1	75.12
Upper Floor (Level 5)	91.51	905	1	294.72
Three Bedrooms (South)	112.23	1474	1	112.23
Three Bedrooms (ADU) (South)	65.54	923	1	65.54
Three Bedrooms (ADU) (South)	67.56	963	1	67.56

ISSUE / REVISION		Y/M/D	 <div>BOLDWING CONTINUUM ARCHITECTS INC.</div>	300 - 7337 137 Street, Surrey, BC V3W 1A4 T: 604 594 4787 E: office@boldwing-continuum.com	PROJECT LOW-RISE RESIDENTIAL 45631 & 45641 MORTON ROAD CHILLIWACK, BC, V2R 3M4	DRAWING HESTIA INVESTMENTS LTD.	22101	PROJECT STATISTICS
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							
CON CLIENTS DESIGN	2023-09-08							



CONCEPT UNDERGROUND PARKING LEVEL P2
1:75

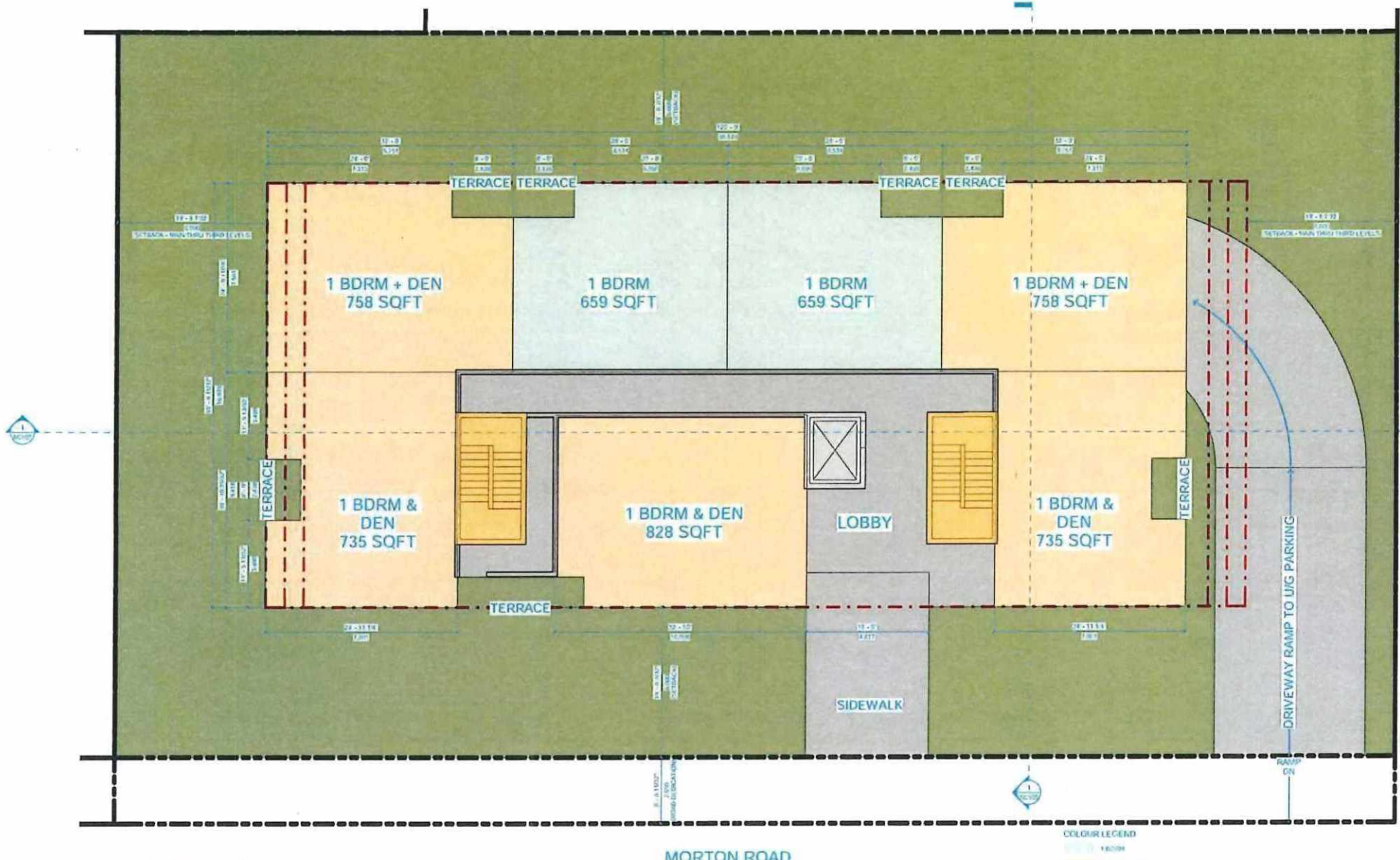
ISSUE / REVISION	YAWD
ON CLIENT REVIEW	2025-05-08
ON CLIENT REVIEW	2025-11-18
ON CLIENT REVIEW	2026-06-18
ON CLIENT REVIEW	2026-06-18



300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604 594 4787
E: office@boldwing-continuum.com

PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLWACK, BC, V2R 3M4
OWNER
HESTA INVESTMENTS LTD.

CONCEPT UNDERGROUND PAR
P2
DATE
22101
SCALE
1:75
DRAWN BY
A.B., S.B.
CHECKED BY
Author
DATE
2025-05-08



CONCEPT MAIN LEVEL
1:75

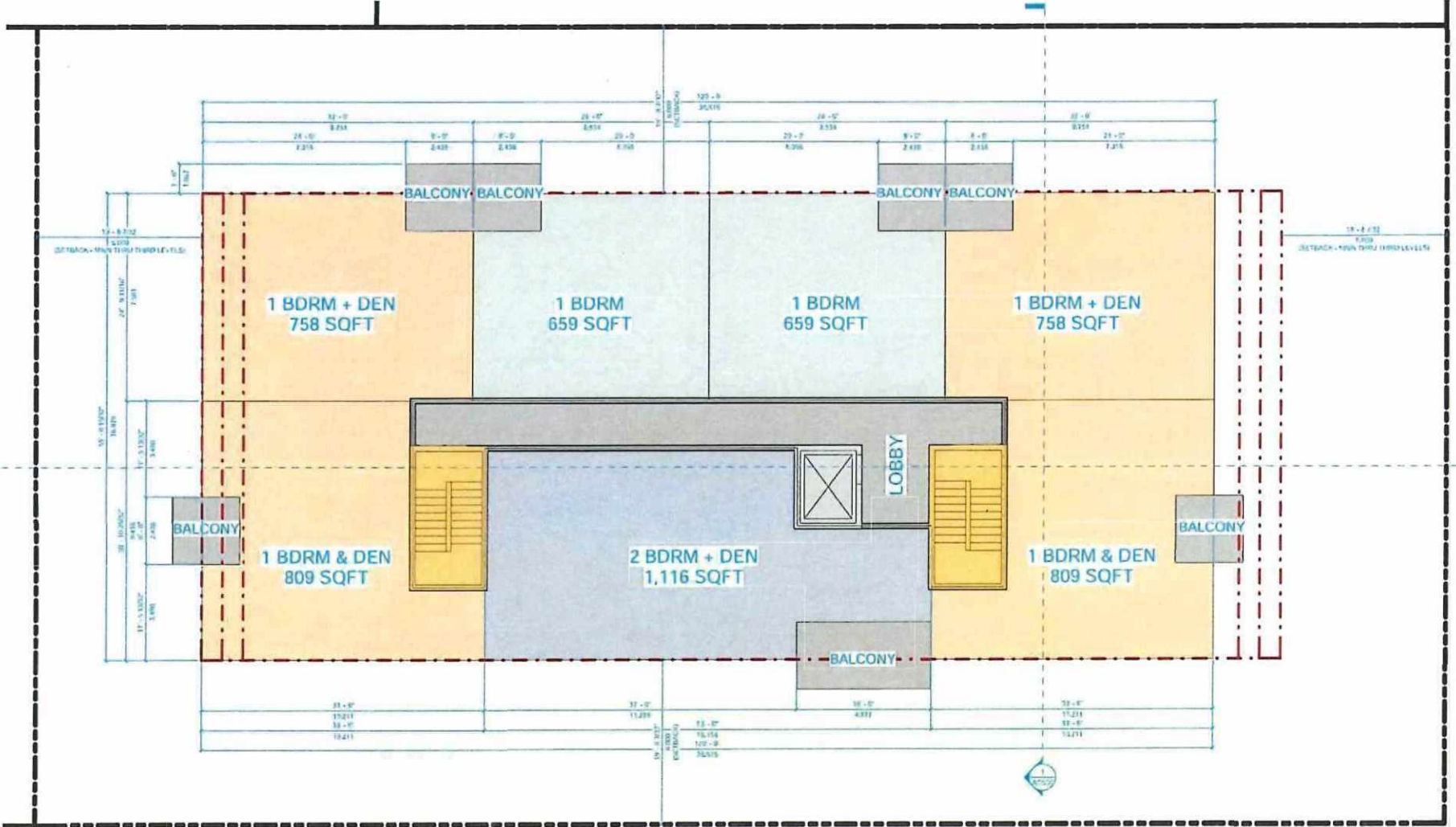
ISSUE / REVISION	Y/M/D
DR CLIENT REVIEW	2023-02-08
DR PRELIMINARY APPLICATION	2023-04-03
DR CLIENT REVIEW	2023-11-03
DR CLIENT REVIEW	2023-06-12
DR CLIENT REVIEW	2023-04-13



300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604 594 4787
E: office@boldwing-continuum.com

PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLIWACK, BC, V2R 3M4
CLIENT
HESTIA INVESTMENTS LTD.

22101
CONCEPT MAIN LEVEL
DATE
As indicated
A.B.S.B. Author
2024



COLOUR LEGEND

Light Green	1 BDRM
Orange	1 BDRM + DEN
Yellow	2 BDRM + DEN
Grey	1 BDRM

CONCEPT SECOND LEVEL (THIRD SIMILAR)
T. 72

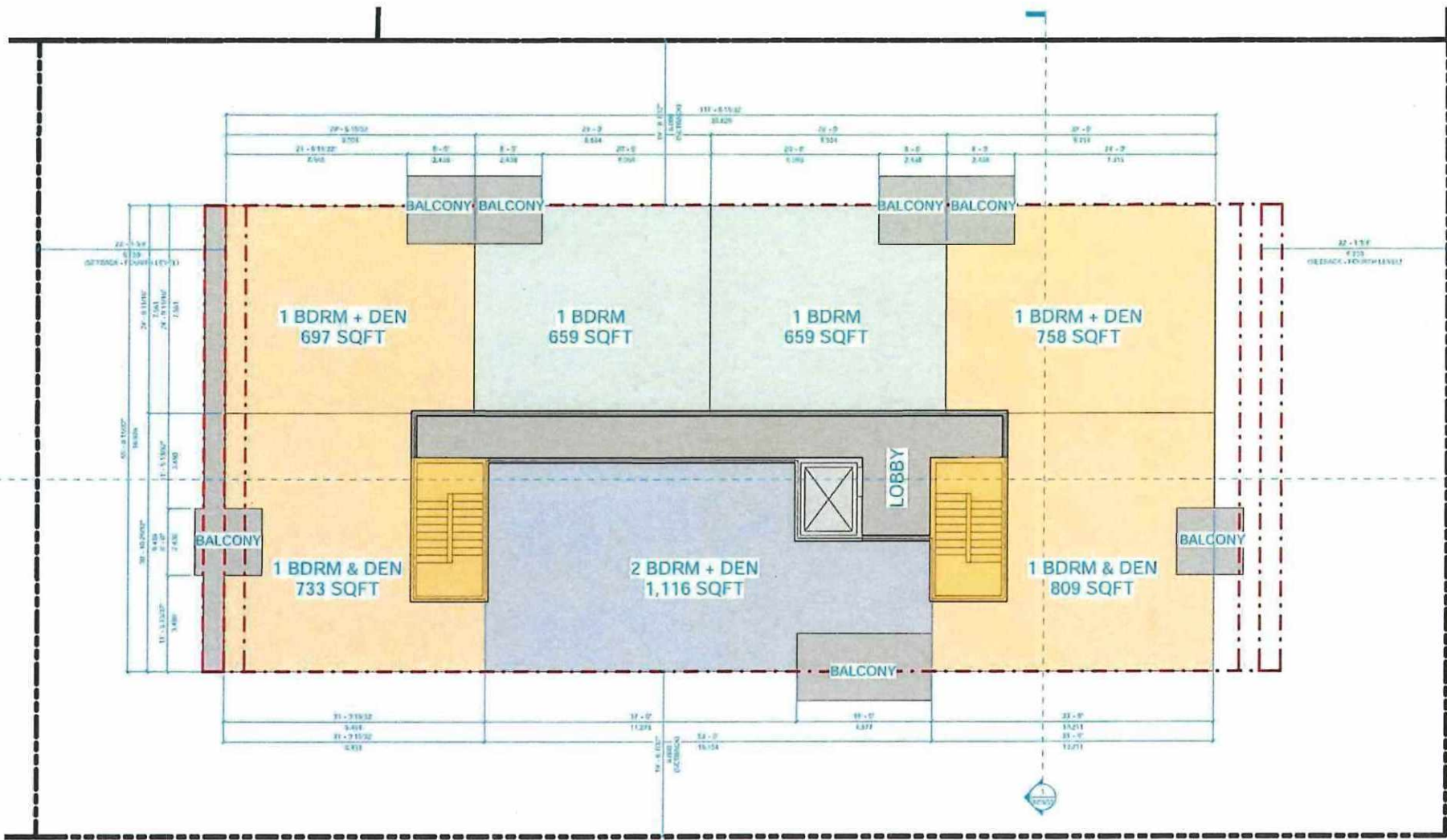
ISSUE / REVISION	YAWD
OR CLIENT REVIEW	2024-08-01
OR CLIENT REVIEW	2024-08-01
OR CLIENT REVIEW	2024-08-01
OR CLIENT REVIEW	2024-08-01



300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604 594 4787
E: office@boldwing-continuum.com

PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLIWACK, BC, V2R 3M4
CLIENT
HESTIA INVESTMENTS LTD.

22101	As indicated	A.B., S.B.	Author
22101	As indicated	A.B., S.B.	Author



COLOUR LEGEND

- 1 BDRM
- 1 BDRM + DEN
- 2 BDRM + DEN
- 3 BDRM

CONCEPT FOURTH LEVEL
1:75

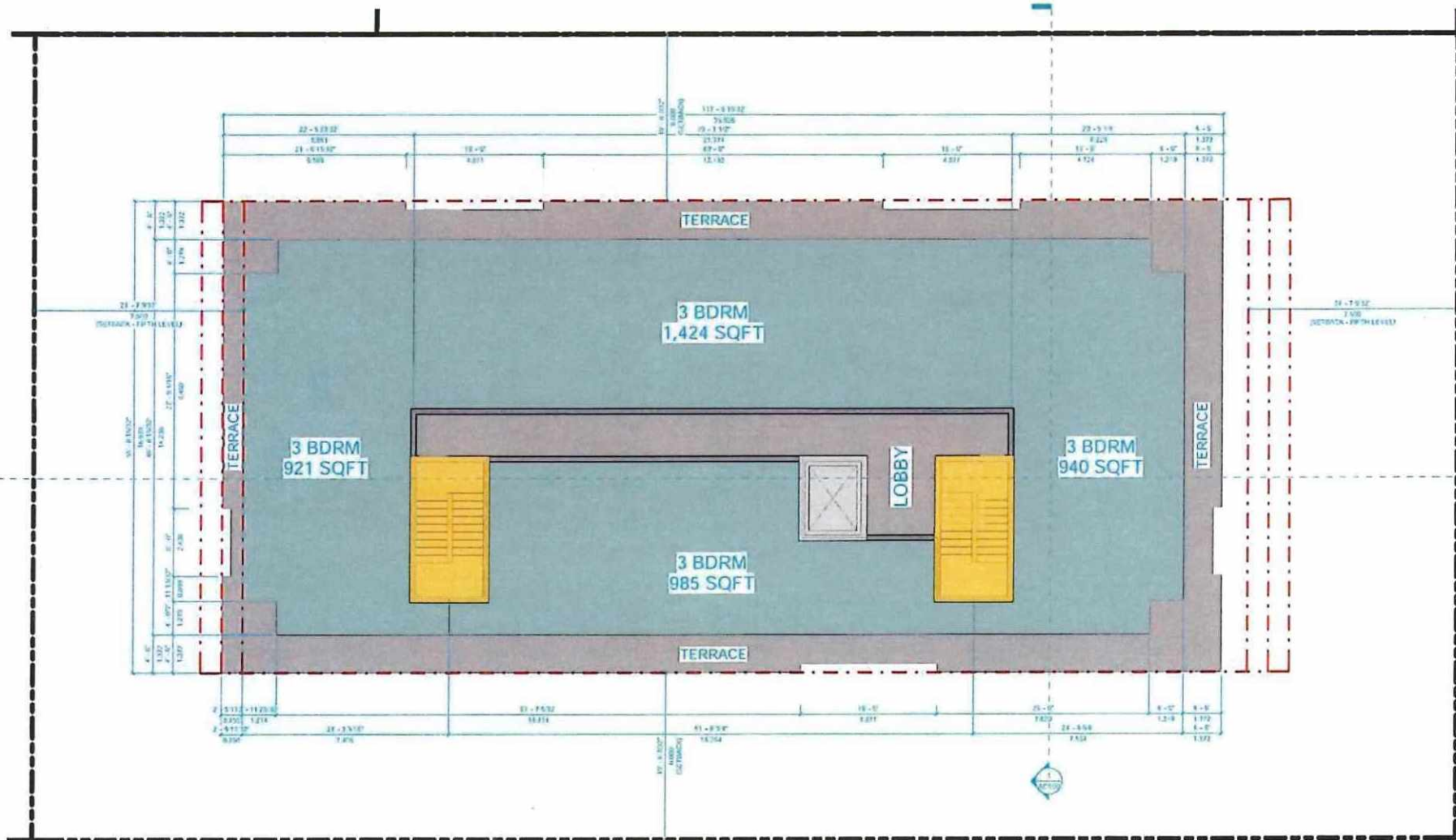
ISSUE / REVISION	YMD
ORIGINATOR	2024-10-15



300 - 7337 137 Street, Surrey, BC V2W 1A4
T: 604 594 4787
E: office@boldwing-continuum.com

PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLIWACK, BC, V2R 3M4
CLIENT
HESTIA INVESTMENTS LTD.

DATE 22101 2024-10-15	CONCEPT FOURTH LEVEL
DESIGNER A.B., S.B., J.P.	ARCHITECT A.B., S.B., J.P.



COLOR LEGEND

- 1 BDRM
- 2 BDRM + DIN
- 3 BDRM + DIN
- 4 BDRM

CONCEPT FIFTH LEVEL

ISSUE / REVISION	Y/M/D
ON CLIENT REVIEW	2023-05-09
ON CLIENT REVIEW	2023-11-09
ON CLIENT REVIEW	2024-05-12
ON CLIENT REVIEW	2024-05-12



300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604 594 4787
E: office@boldwing-continuum.com

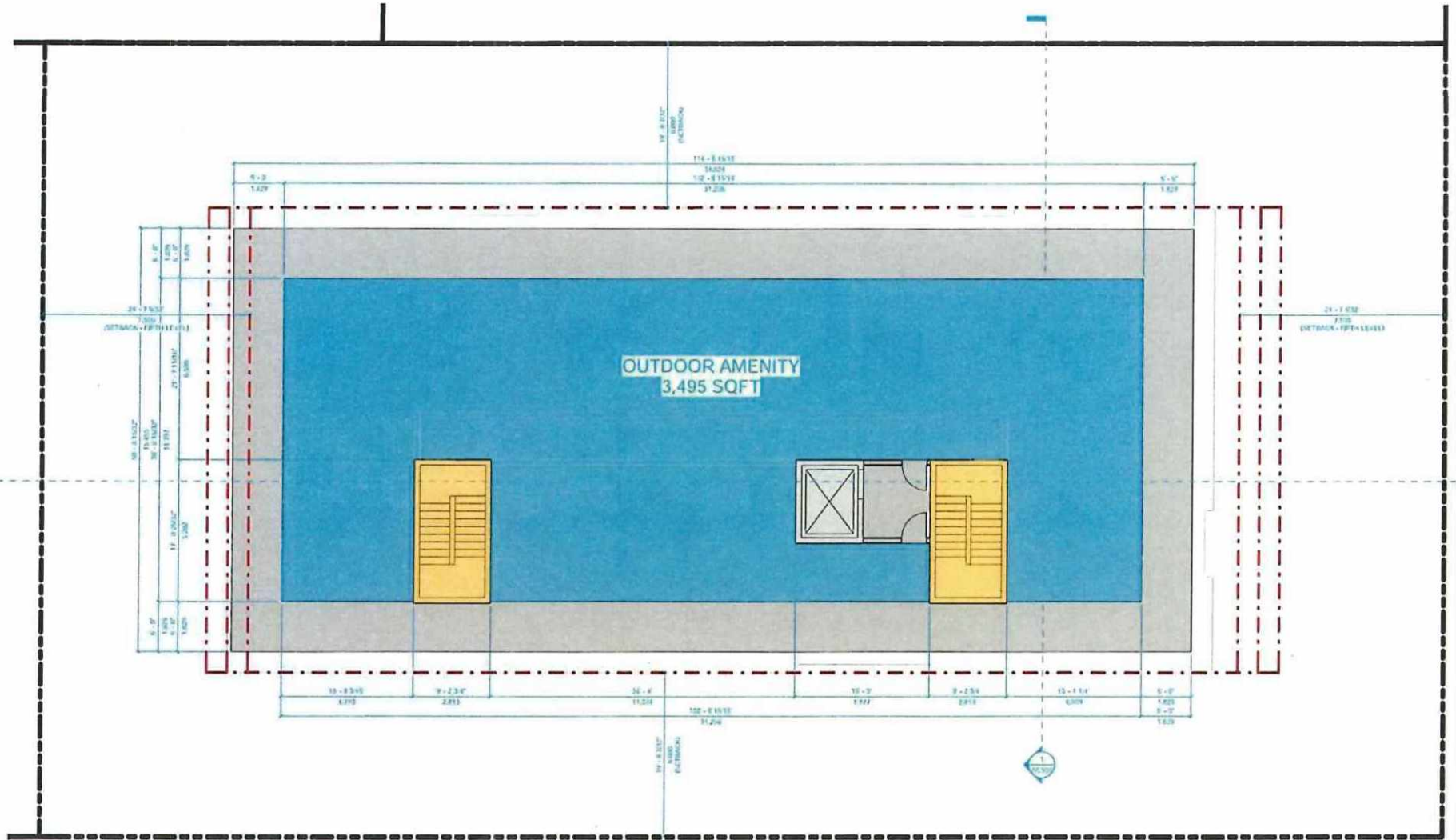
PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLIWACK, BC, V2R 3M4
CLIENT
HESTIA INVESTMENTS LTD.

DATE: 2024-05-12
CONCEPT FIFTH LEVEL

22101

As indicated
A.B., S.B., Author

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BOLDWING-CONTINUUM ARCHITECTS INC.



CONCEPT ROOF LEVEL

1:75

ISSUE / REVISION	Y/M/D
ON CLIENT REVIEW	2024-02-09
ON CLIENT REVIEW	2024-11-08
ON CLIENT REVIEW	2025-05-10
ON CLIENT REVIEW	2025-05-10



300 - 7337 137 Street, Surrey, BC V3W 1A4
T: 604 594 4787
E: office@boldwing-continuum.com

PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLIWACK, BC, V2R 3M4
CLIENT
HESTIA INVESTMENTS LTD.

SCALE 1:75

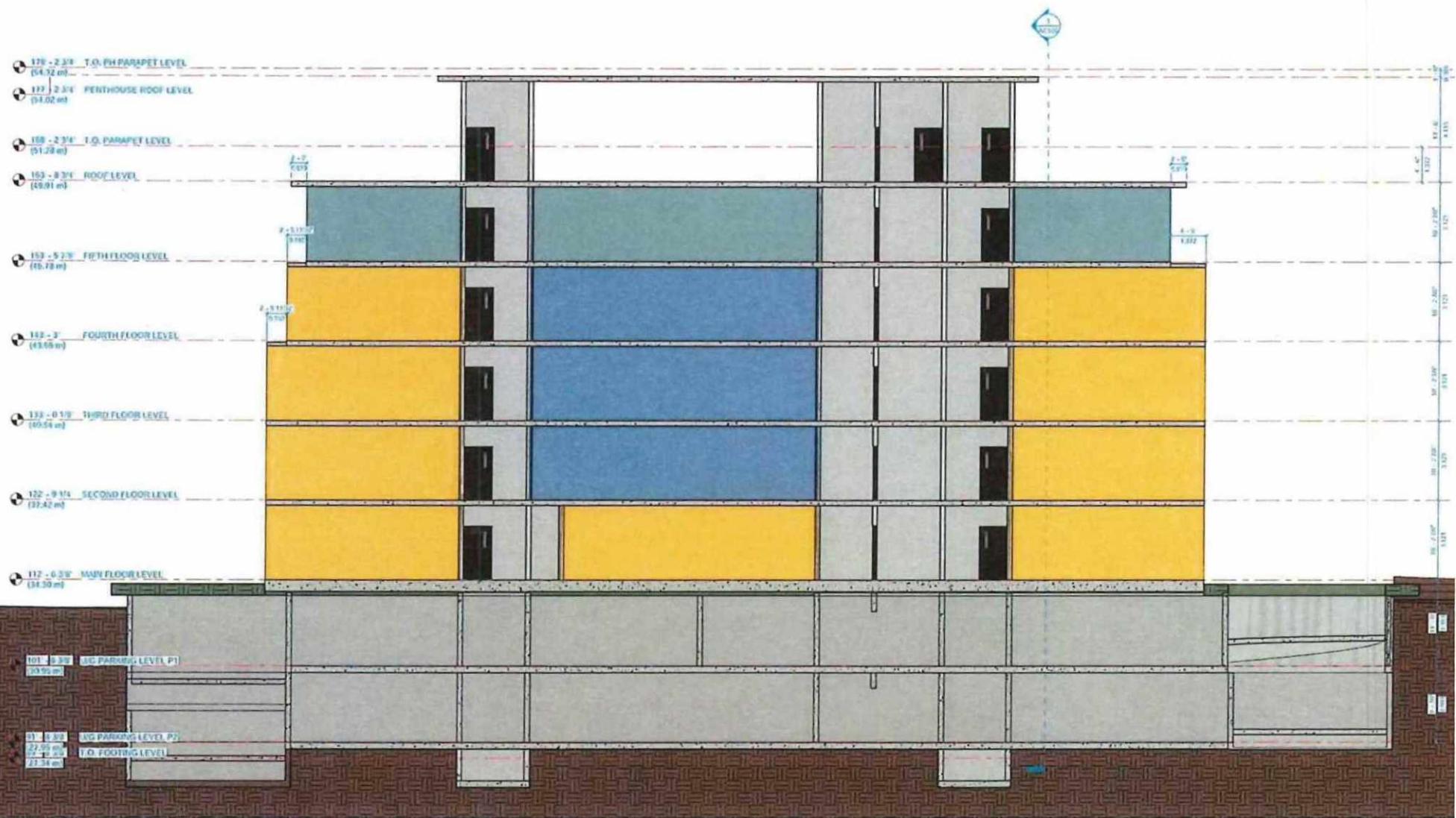
CONCEPT ROOF LEVEL

DATE FILED: 2024-02-09
1:75

A.B. S.B. Author

22101

2024-05-10



CONCEPT SECTION

ISSUE / REVISION	Y/M/D
ON CLIENT REVIEW	2022-05-11



300 - 7337 137 Street, Surrey, BC V2W 1A4
T: 604.594.4787
E: office@boldwing-continuum.com

COLOUR LEGEND	
1-2 UNITS	1-2 UNITS
2-3 UNITS	2-3 UNITS
3-4 UNITS	3-4 UNITS
4-5 UNITS	4-5 UNITS

PROJECT
LOW-RISE RESIDENTIAL
45631 & 45641 MORTON ROAD
CHILLIWACK, BC, V2R 3M4
CLIENT
HESTIA INVESTMENTS LTD.

STAGE / REVISION
CONCEPT SECTION

CITY FILE NO. / REVISION:
As indicated
A.B. S.B. Author
J.M. S.B. Designer

22101
PROJ001

Application Number: FILE#DVP01300

Page 1 of 1
Date Received: September 18, 2023

Development Application: Public Engagement Summary

Received From: Kamaljit Gill

Property Address(es): #45641 and #45631 Morton Road, Chilliwack

Folder Number: RZ 001522

Applicant Contact Information: Kam Gill and Dave Dhalwal

Subject Property: 45631 and 45641 Morton R

Purpose: The purpose of this application is to Re-Zone and Re-Develop

Council Date: September 26, 2023

The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
	#5352 Vedder Road	Canada post	✓		None Received
	Units#1 -24	Canada Post			None Received
	#5412 Vedder Road	Canada Post			None Received
	#5430 Vedder Road	Canada Post			None Received
	#5434 Vedder Road	Canada Post			None Received
	#45640 Alma Avenue	Canada Post			None Received
	Units#101-112	Canada Post			None Received
	Units#201-212	Canada Post			None Received
	Units#301-312	Canada Post			None Received
	Units#401-412	Canada Post			None Received
	#45656 Alma Avenue	Canada Post			Owner wanted more info but no objections
	#45650 Morton Road	Canada Post			None Received

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.

Application Number: File#DVP01300

Date Received: September 18, 2023 ^{Page 1 of 1}

Development Application: Public Engagement Summary

Received From: Kamaljit Gill

Property Address(es): #45641 and #45631 Morton Road, Chilliwack

Folder Number: R2001522

Applicant Contact Information: Kam Gill and Dave Dhaliwal

Subject Property: 45631 and 45641 Morton R

Purpose: The purpose of this application is to Re-Zone and Re- Develop

Council Date: September 26, 2023

The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart

Name	Address	Method of Contact	Support	Oppose	Comments/Responses
	#45656 Alma Road	Hand delivered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None Received
	#45650 Morton Road	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	#5352 Vedder Road	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	Units #1-24	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	#45640 Alma Road	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	Units #101-112	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	Units# 201-212	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	none Received
	Units #301-312	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	Units #401-412	Canada Post	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	#5412 Vedder Road	Hand Delivered	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	#5430 Vedder Road	Hand Delivered	<input type="checkbox"/>	<input type="checkbox"/>	None Received
	#5434 Vedder Road	Hand Delivered	<input type="checkbox"/>	<input type="checkbox"/>	None Received

This summary will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.

Canada Post/Postes Canada
SHoppers DRUG MART #2222
100 7322 KING GEORGE HWY
SURREY, BC V3W 2A0
GST/TPS#895166500

2023/06/17
LL100983

10:59:08
W/G 1

cashmuler

J 10 ERY WHITE 4PK/ERY M 10 BLANCHES \$2.99

G/S 1 @ \$2.71 \$2.71
\$2.71 COIL - INT'L \$2.71 & ROULETTE INT

G/S 1 @ \$9.20 \$9.20
P2020 BOUTLE 10/P2020 CANNES DE 10

SUBTL/SOLS-TOTAL	\$14.30
PST/TYP	\$0.21
GST/TPS	\$0.75
TOTAL	\$15.86

CDN Cash/Spécies CAN.	\$16.00
CHG. DUE/MONNAIE	-\$0.14
RND. CHG./MONNAIE APPROXIM	-\$0.15

Receipt required for all eligible returns.
Reçu requis pour tous les retours
éligibles.

Tell us how we did today. Complete the survey at canadapostsurvey.ca or text survey to 55555 and enter to win one of two \$250 Prepaid Visa Cards. (Standard message and data rates would apply for text message.)//

Parlez-nous de votre expérience
aujourd'hui. Répondez au sondage sur le
site sondageprotestant.ca ou envoyez un
message texte à sondage au 55555 et tirez
la chance de GAGNER l'une des deux cartes
Visa prépayées de 250\$, (Les frais
standard pour les messages textes et les
données s'appliquent.)



2124-10100983 1-2433031-2

Dr's Received: September 18, 2023

Received From, Karnaljit Gill

Folio Number: RZ001522

Subject Property: 45631 and 45641 Morton Road

Coupled Date: September 26, 2023

WESCO
6191 KING GEORGE
BLVD. SURREY BC
V3W 4Y6
684-583-1084

2023-08-18 17:44:32

STORE #: IND00662
TRANS #: 166136
INVOICE NO: 003666
GST #: R101745552

PUMP 1
REGULAR
25.013L AT \$1.999/L

\$ 50.00

GST INCLUDED \$ 2.38

TOTAL CAD\$ 50.00

SALE \$ 50.00

PRE-AUTH COMPLETION
VISA CREDIT

25900

A0000000031010

8080001000

6406

6800
INVOICE NO: 003666

TERMINO: 28932C01

TERMINO: 2078250
MERCH #: 82335095704

APPROVED 829861

REF: 140001001030

REF: 14000122
ACI/ISO 001/00