



CITY OF CHILLIWACK
NOTICE OF PUBLIC HEARING
Tuesday, September 3, 2019 at 7:00 pm
Council Chambers
8550 Young Road, Chilliwack, BC V2P 8A4
www.chilliwack.com

TAKE NOTICE that the Council of the City of Chilliwack will hold a Public Hearing, as noted above, on the following items:

1. OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW 2019, No. 4739 (RZ001362)
ZONING BYLAW AMENDMENT BYLAW 2019, No. 4740 (RZ001362)
DEVELOPMENT VARIANCE PERMIT (DVP01083)

Location: 45610 Luckakuck Way (portions of)

Applicant: 291953 BC Ltd.

Purposes: The applicant wishes to amend a portion of the subject property's Official Community Plan designation from 'General Commercial' to 'Medium Density Residential' and to rezone portions from a C4 (Shopping Centre) Zone to a C7 (Liquor Store) Zone and an R6 (High Density Multi-Family Residential) Zone, and from a C7 (Liquor Store) Zone to a C4 (Shopping Centre) Zone, as shown on the map below, to facilitate a subdivision, an apartment development, renovation of the existing mall and the construction of a new free standing liquor store.

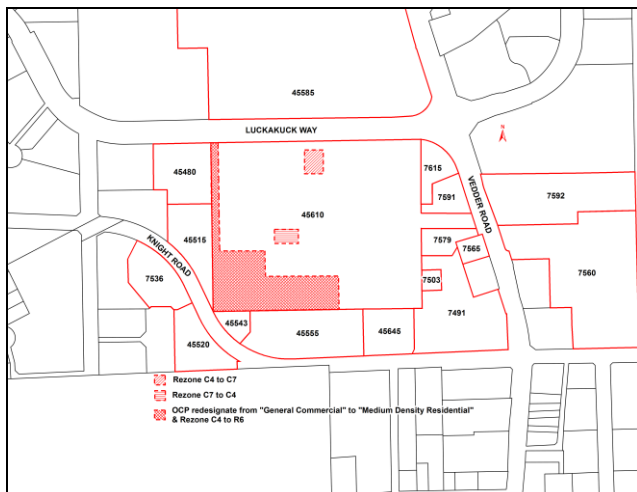
A Development Variance Permit application has been submitted to run concurrently with the OCP amendment and rezoning application. The following requested variances relate to the proposed R6 Zone and new apartment development:

- to reduce the minimum lot width from 30m to 6m to facilitate a two lot subdivision which includes the creation of a new panhandle lot; and,
- to reduce the required off-street parking requirements from 1.5 spaces per unit to 0.75 spaces per unit for units less than 57m² in area.

The following variance relates to the existing C4 Zone, and the proposed "Chilliwack Mall" redevelopment:

- to reduce the front lot line setback from 12m to 2m to facilitate the construction of new free standing commercial buildings.

Location Map



Persons who deem that their interest in the property is affected by the proposed amendment bylaws and permit will have an opportunity to be heard at the Public Hearing or, if you are unable to attend, you may provide a written submission, **including your full name and address**, to the Corporate Services Department at 8550 Young Road, Chilliwack, BC, V2P 8A4 or by email to clerks@chilliwack.com no later than **4:00 pm on the date of the Public Hearing**. All submissions will be recorded and form part of the official record of the Hearing.

The proposed bylaws and permit may be inspected between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from **Wednesday, August 21, 2019 to Tuesday, September 3, 2019**, both inclusive, in the Corporate Services Department at City Hall, 8550 Young Road, Chilliwack, BC. Please direct your enquiries to our Planning & Strategic Initiatives Department at **604-793-2906**.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

Jacqueline Morgan, CMC
Corporate Officer