



**CITY OF CHILLIWACK**  
**NOTICE OF APPLICATION**  
**Tuesday, June 2, 2020 at 3:00 p.m.**  
**Council Chambers**  
**8550 Young Road, Chilliwack, BC V2P 8A4**  
**[www.chilliwack.com](http://www.chilliwack.com)**

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

1. **ZONING BYLAW AMENDMENT BYLAW 2020, No. 4812 (RZ001324)**
2. **DEVELOPMENT VARIANCE PERMIT (DVP01024)**

**Locations:** 45631, 45635 & 45647 Spadina Avenue

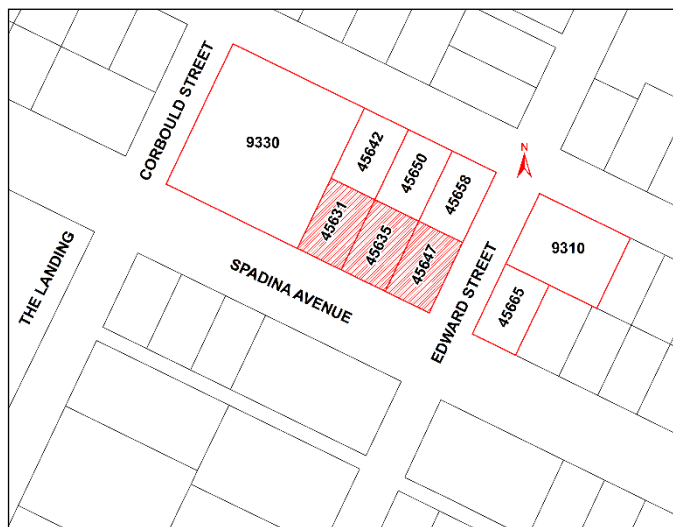
**Applicant:** Highstone Developments

**Purpose:** To rezone the subject properties, as shown on the map below, from an R2 (Urban Residential Transition) Zone to an R5 (Medium Density Multi-Family Residential) Zone to facilitate the construction of an apartment building.

To approve the following variances within the proposed R5 (Multi-Family Residential) Zone to facilitate the construction of a new apartment within the subject properties:

- increase maximum permitted lot coverage from 50% to 79% for the parkade;
- increase the maximum building height from 17.5m to 20.8m;
- reduce the minimum residential front lot line (FLL) setback from 6m to 1.9m;
- reduce the minimum parkade FLL setback from 6m to 0.7m;
- reduce the minimum residential exterior side lot line (ESLL) setback from 6m to 5m;
- reduce the minimum parkade ESLL setback from 4.5m to 2.4m;
- reduce the minimum interior side lot line (ISLL) setback from 6m to 5m for the 2<sup>nd</sup> and 3<sup>rd</sup> storeys;
- reduce the minimum interior side lot line setback for the 4<sup>th</sup> storey from 6.75m to 5m and for the 5<sup>th</sup> storey from 7.5m to 5m;
- reduce the required number of parking stalls from 1.5 stalls per unit to 0.75 stalls per unit for “small apartment units” only (66 stalls to 45 stalls);
- waive the requirement to locate storage lockers on the ground floor or within the parkade; and,
- reduce the minimum required length of a storage locker from 2m to 1.5m.

**Location Map**



As a result of the public health emergency and resulting restrictions on public gatherings, public attendance at City Hall for Council meetings is not permitted at this time. Until this matter is resolved and the restrictions have been lifted, Council is not conducting public hearings regarding proposed zoning bylaw amendments and permits. However, persons who deem that their interest in the property is affected by the proposed amendment bylaw and permit will have an opportunity to 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](mailto:clerks@chilliwack.com) no later than **4:00 pm on Monday, June 1, 2020**. All submissions will be recorded and form part of the official record of the meeting. The Council meeting will be broadcast live on the City of Chilliwack website via the following link: [www.chilliwack.com/live](http://www.chilliwack.com/live) for view by the public.

This proposed bylaw and permit will be provided via email upon request between the hours of 8:30 am and 4:30 pm, Monday through Friday, excluding holidays, from **Wednesday, May 20, 2020 to Monday, June 1, 2020**, both inclusive, by the Corporate Services Department. Please direct your enquiries to our Planning & Strategic Initiatives Department at **604-793-2906** or [planning@chilliwack.com](mailto:planning@chilliwack.com).

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

Jacqueline Morgan, CMC  
Corporate Officer