



**CITY OF CHILLIWACK**  
**NOTICE OF PUBLIC HEARING**  
**Tuesday, September 26, 2023 at 6:30 pm**  
**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 Public Hearing, as noted above, on the following items:

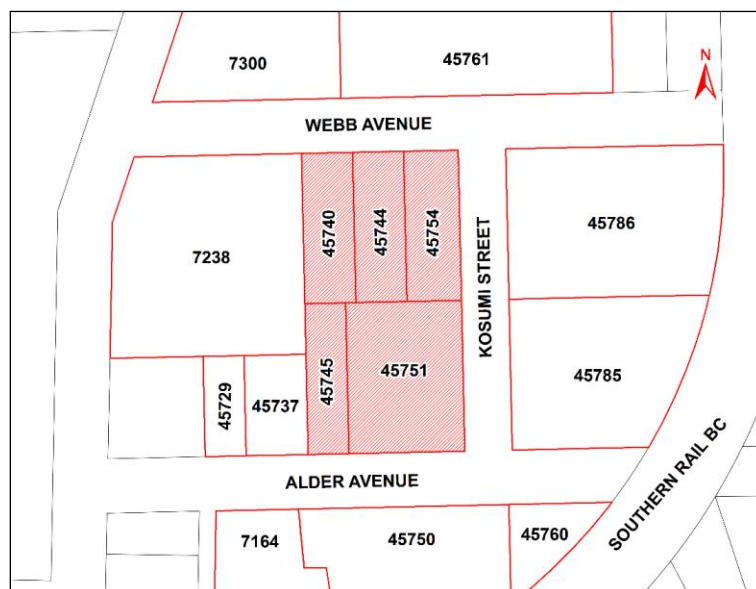
1. **ZONING BYLAW AMENDMENT BYLAW 2023, No. 5336 (RZ001566)**
2. **DEVELOPMENT VARIANCE PERMIT (DVP01315)**

**Location:** 45745, 45751 Alder Avenue and 45740, 45744, 45754 Webb Avenue  
**Applicant:** Luteyn Architecture Ltd.  
**Purpose:** To rezone the subject properties from an R1-A (Urban Residential) Zone and R5 (Low Rise Apartment) Zone to an R6 (Mid Rise Apartment) Zone, to facilitate the construction of an apartment development, within the subject properties, as shown on the map below.

A concurrent Development Variance Permit application has been submitted to vary the following Zoning Bylaw standards:

- Increase lot coverage for a parkade of 3m in height from 50% to 65%;
- Waive the requirement for a loading stall for each apartment building to be provided on site;
- Reduce the setback requirements within the proposed R6 Zone for a parkade over 3m in height as follows:
  - Front (Webb Avenue) and rear (Alder Avenue) from 6.0 to 4.5m;
  - Exterior side (Kosumi Street) from 6.0 to 3.0m for the majority of the building and from 6.0m to 2.3m for two decorative projections;
  - Interior side (west) from 6.0 to 1.3m;
- Reduce the setback requirements within the proposed R6 Zone for an apartment (containing 5 or more dwelling units) as follows:
  - Front (Webb Avenue) and rear (Alder Avenue) from 6.0 to 4.3m for the roof over the entryway; and,
  - Front (Webb Avenue) and rear (Alder Avenue) from 6.0 to 3.3m for the stairs along the north property line;
- Waive the requirement for a storage locker to be provided in a centralized location in favour of providing a storage area within each residential unit.

**Location Map**



Please review the instructions below in regard to the participation options for the Public Hearing:

1. Written submissions, **including your full name and address**, to the Legislative Services Department at 8550 Young Road, Chilliwack, BC V2P 8A4 by email to [clerks@chilliwack.com](mailto:clerks@chilliwack.com) **no later than 4:00 pm on Monday, September 25, 2023.**
2. Participate in person at the City of Chilliwack, Council Chambers, located at 8550 Young Road, Chilliwack, BC.

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 viewing by the public.

The 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, September 13, 2023 to Tuesday, September 26, 2023**, both inclusive, by the Planning 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 Public Hearing.**

Jacqueline Morgan, CMC  
Corporate Officer