

DEVELOPMENT SITE
DESIGNATED USE: Low-Rise Apartment

8897 Broadway
8911 Broadway

CHILLIWACK

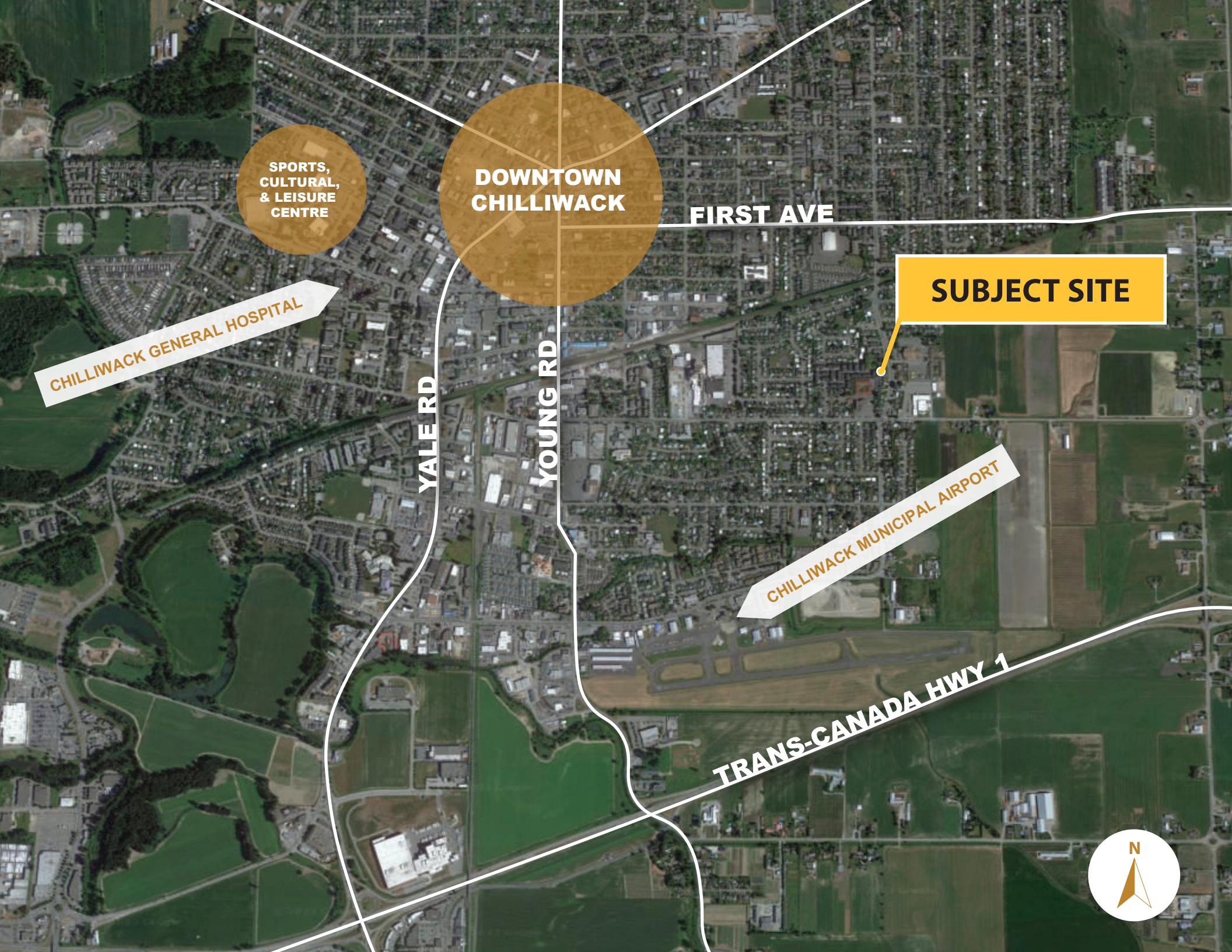
5 min drive to HWY 1
5 min drive to Hospital
3 min drive to Centre

FOR SALE

38,715 sqft Development Site

Within the Chilliwack OCP





**SPORTS,
CULTURAL,
& LEISURE
CENTRE**

**DOWNTOWN
CHILLIWACK**

FIRST AVE

SUBJECT SITE

CHILLIWACK GENERAL HOSPITAL

YALE RD

YOUNG RD

CHILLIWACK MUNICIPAL AIRPORT

TRANS-CANADA HWY 1





Planning Areas	Chilliwack OCP
Address	8897 / 8911 Broadway Chilliwack BC
Site Area	38,715 SQFT
Current Zoning	R5
Designation	RM
PID	010-886-516 / 011-391-138
GROSS TAXES	\$12,095.07

Looking for a ready-to-go project? Here it comes! Two lots of nearly one acre that have been rezoned for R5 (Low Rise Apartment), with development application in process for a 56-unit apartment building. The subject site is about 4 minute driving from Downtown Chilliwack and the City Hall, 5 minute driving to the access to Highway #1.

8.11 R5 (LOW RISE APARTMENT) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) APARTMENT
- (b) ASSISTED LIVING RESIDENCE
- (c) BOARDING HOUSE
- (d) INDEPENDENT LIVING HOUSING

ANCILLARY USES

- (e) ACCESSORY HOME OCCUPATION
- (f) OFF-STREET PARKING
- (g) OFF-STREET PARKING STRUCTURE
- (h) SUPPORTIVE RECOVERY HOME
- (i) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) APARTMENT or BOARDING HOUSE (containing 4 or fewer DU)	700m ²
(b) APARTMENT or BOARDING HOUSE (containing 5 or more DU)	1000m ²
(c) ASSISTED LIVING RESIDENCE	1000m ²
(d) INDEPENDENT LIVING HOUSING	1000m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) APARTMENT or BOARDING HOUSE (containing 4 or fewer DU)	25m	30m
(b) All other uses	30m	30m

(4) DENSITY (MAXIMUM)

- (a) APARTMENT 155 DU per ha
- (b) APARTMENT including SMALL UNIT APARTMENTS 225 DU per ha
- (c) INDEPENDENT LIVING HOUSING or ASSISTED LIVING RESIDENCE 225 DU per ha

(5) LOT COVERAGE (MAXIMUM)

- (a) RESIDENTIAL USE 50%
- (b) URBAN ANCILLARY USES 15% or 30m² per DU, whichever is less



NO.	REVISIONS	DATE	BY	REASON
1	ISSUED FOR PERMIT			
2	FOR PRELIMINARY REVIEW			
3	FOR PRELIMINARY REVIEW			
4	FOR PRELIMINARY REVIEW			
5	FOR PRELIMINARY REVIEW			
6	FOR PRELIMINARY REVIEW			
7	FOR PRELIMINARY REVIEW			
8	FOR PRELIMINARY REVIEW			
9	FOR PRELIMINARY REVIEW			
10	FOR PRELIMINARY REVIEW			
11	FOR PRELIMINARY REVIEW			
12	FOR PRELIMINARY REVIEW			



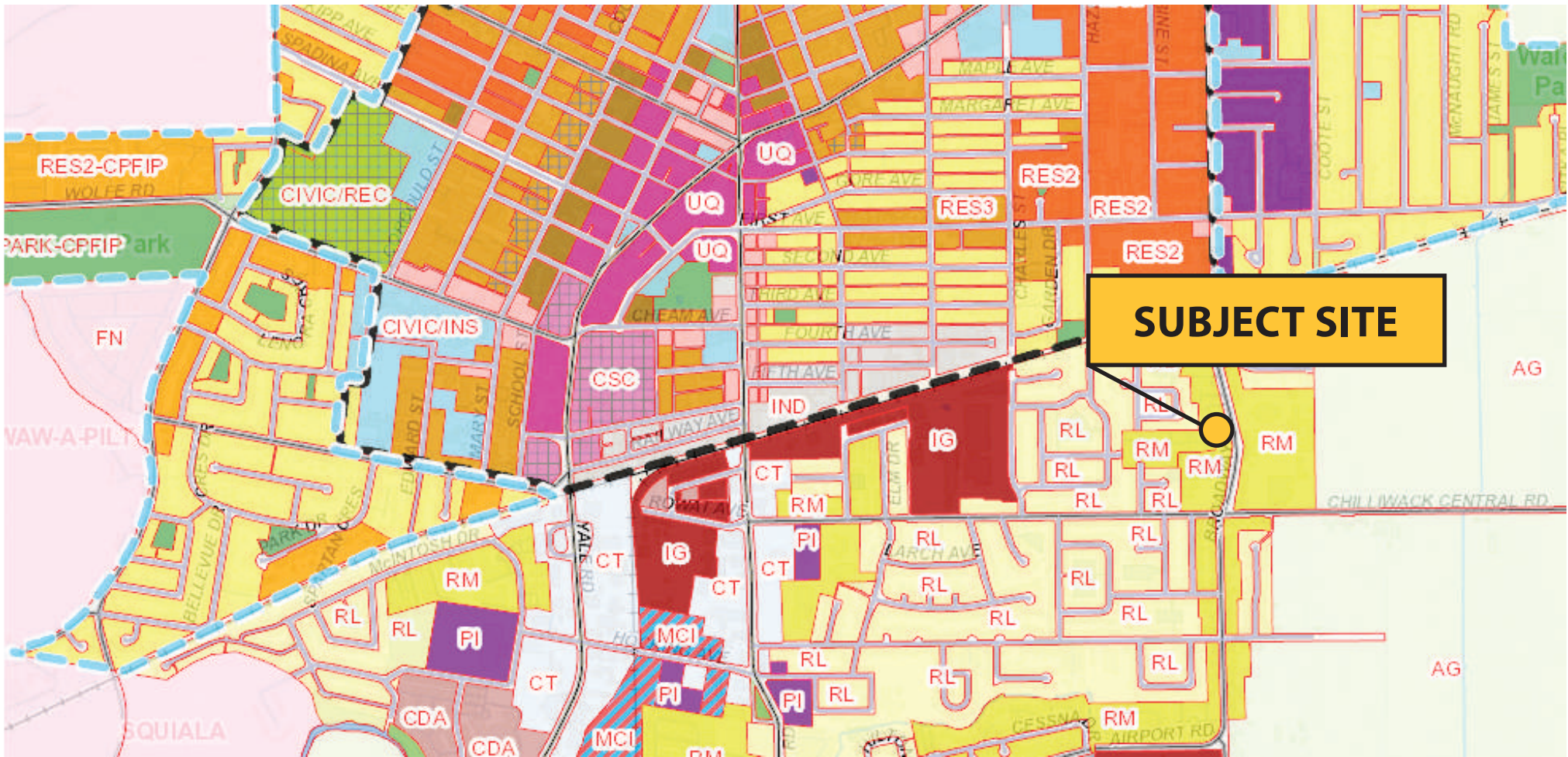
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10	FOR PRELIMINARY REVIEW			
11	FOR PRELIMINARY REVIEW			
12	FOR PRELIMINARY REVIEW			



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