

FOR SALE

McNaught Rd

Prest Rd

SUBJECT

First Ave

First Ave

Prest Rd

**3.5 ACRE TOWNHOME
DEVELOPMENT SITE**
(POTENTIAL FOR 36-40 UNITS)

AREA:
Chilliwack

ADDRESS:
46973 First Ave.,
Chilliwack, BC

SIZE:
3.49 Acres

PRICE:
\$4,000,000



HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 46973 First Ave., Chilliwack, BC

SIZE: 3.49 Acres

PRICE: \$4,000,000

OPPORTUNITY:

- 3.49-acre townhome development site situated in a well-established neighborhood. The city supports townhouse development on this site, and a detailed memo from the city is available upon request. Please refer to the draft layout for 37 townhome units attached (pages 9 & 10).
- Proposed density aligns with R4A zoning (pages 5 & 6).
- The property is situated next to a recently completed SF subdivision on Sitka Place, highlighting the area's rapid development.
- Centrally located, it is just a 5-minute drive from Highway 1, with several nearby amenities including schools, parks, shopping centers, and healthcare facilities. Refer to page 7 for a detailed map of the surrounding amenities.

8.09 R4-A (MEDIUM DENSITY MULTI – UNIT) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) DUPLEX
- (b) TOWNHOUSE

ANCILLARY USES

- (c) ACCESSORY HOME OCCUPATION
- (d) OFF-STREET PARKING
- (e) SUPPORTIVE RECOVERY HOME
- (f) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL USE	1,200m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

- (a) All uses 50 DU per ha

(5) LOT COVERAGE (MAXIMUM)

- (a) All BUILDINGS and STRUCTURES 50%
- (b) URBAN ANCILLARY USES 30m² per DU

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) RESIDENTIAL USE 0.85

(7) SETBACKS (MINIMUM)

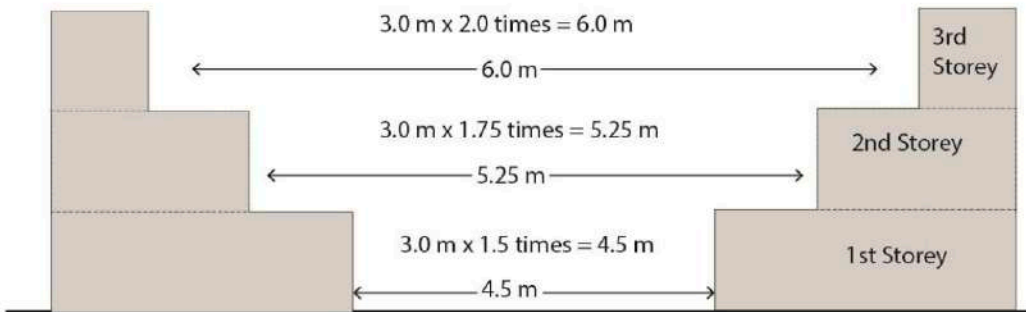
USE	FLL	RLI	ISLL	ESLL
(a) TOWNHOUSE & DUPLEX	6m	6m	3m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m
(c) Despite (a) above, where a STRUCTURE for RESIDENTIAL USE has a PRIVATE AMENITY AREA adjacent to an ISLL, the required minimum SETBACK to the STRUCTURE shall be no less than 4.5m				

SECTION 8.09

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, each STOREY of said STRUCTURE shall be separated from the corresponding STOREY of the adjacent STRUCTURE by a distance not less than the SETBACK applicable to the orientation of the STRUCTURE multiplied by a factor determined by the relative STOREY as follows:

- (i) 1st STOREY = SETBACK multiplied by 1.5
- (ii) 2nd STOREY = SETBACK multiplied by 1.75
- (iii) 3rd STOREY = SETBACK multiplied by 2



Example of two buildings oriented side by side, so ISLL would apply.

(9) BUILDING HEIGHT (MAXIMUM)

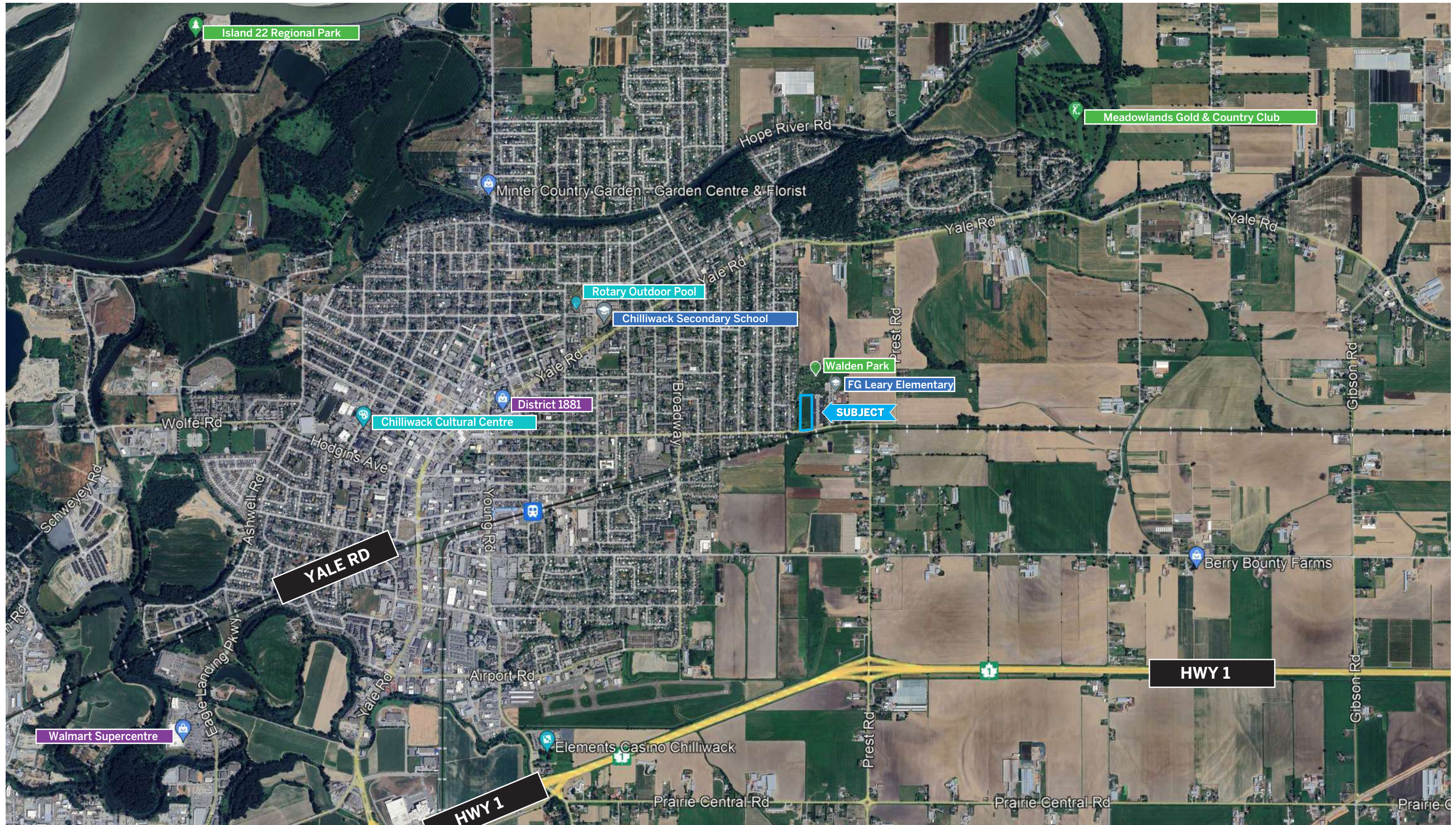
USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	7.5m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

- (a) URBAN ANCILLARY USES shall be limited to:
 - (i) the keeping of PETS not exceeding 3 in number, and
 - (ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.
- (b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.
- (c) Where a DWELLING UNIT is served by an internal road (such as within a strata development) each unenclosed OFF-STREET PARKING SPACE must have a minimum length of 6m and a minimum width of 2.6m.
- (d) A DUPLEX may only be permitted in conjunction with a TOWNHOUSE development.

Review General Regulations for Additional Development Requirements

AMENITIES MAP



PROGRAM SUMMARY

LOT INFO	ADDRESS	46973 FIRST AVENUE, CHILLIWACK			
	LEGAL DESCRIPTION	LOT 38 DISTRICT LOT 336 & 334 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP72527			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	152,128	14,133	3.49	1.41
UNDEVELOPABLE AREA (OPEN SPACE)	72,890	6,771	1.67	0.68	
NET AREA (DEVELOPABLE AREA)	79,238	7,361	1.82	0.74	

ZONING	ZONING	CURRENT	PROPOSED
		R3	CD BASED ON R4-A
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG OPEN SPCE)		4.5m
	SOUTH (ALONG 30m RAIL SETBACK)		0.0m
	EAST (ALONG NEIGHBOURING LOT)		6.0m
WEST (ALONG NEIGHBOURING LOT)		6.0m	
BLDG HEIGHT	PERMITTED	PROPOSED	
		3 STOREYS	
DENSITY (ON GROSS AREA)	PERMITTED	PROPOSED	
UPA (UNITS PER ACRE)		11	
TOTAL DWELLING UNITS		37	

FAR	SITE COVERAGE (ON GROSS AREA)	(Sqft)	(Sqm)	(%age)
	PROPOSED	25,781	2,395	16.95%

FAR	FAR CALCULATION (ON GROSS AREA)								
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVL-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
	UNIT-A	467	67	534	730	760	1,557	24	37,368
	UNIT-B	586	79	664	730	760	1,569	13	20,394
								37	57,762
								TOTAL FAR (GROSS)	0.38

OFF STREET CAR PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED STALLS
	TOWNHOUSE	37	2.0	74	74
	VISITORS	37	0.2	7.4 SAY 7	7
	TOTAL			81	81

AMENITY CALCULATIONS	COMMON AMENITY AREA			
	OUTDOOR AMENITY	SQFT	SQM	REMARKS
	REQUIRED (Sq m)	1,991	185	5 Sq m/ TOWNHOUSE
	PROPOSED (Sq m)	4,517	420	



Park
46967 First Avenue

James Street Park

Floodwater Storage
Compensation Area

6875m²

Sitka Place

GROSS AREA:
3.49 Acres
**FLOODWATER STORAGE
COMPENSATION AREA:**
1.67 Acres
**NET DEVELOPABLE AREA
FOR TOWNHOMES:**
1.82 Acres

30m Setback from
Railway ROW (See Note 9)

2m Setback from ditch
top-of-bank (See Note 7)

First Avenue

CN Railway

359° 10' 56"

258.69

72.18

95.14

95.22

15.37
268° 01' 18"

30.00

2.00
Setback

30.00

1780.22
346° 12' 44"

What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

