



WELLINGTON & MARY

A PRIME DEVELOPMENT OPPORTUNITY
IN THE HEART OF CHILLIWACK

45798, 45788 & 45784 WELLINGTON AVE
CHILLIWACK, BC

LONDON
PACIFIC

SITE SUMMARY

London Pacific is proud to present the exclusive opportunity to acquire this exceptional 31,320 Sf development site nestled right at the heart of Chilliwack, on the corner of Wellington Av and Mary Street. Additionally, there is an option to include two additional lots, bringing the total site area to over 1 acre.

This site has been designated as Residential 3a, which comes with the added advantage of a density bonus, allowing for Residential 4, Mid-High-Rise Apartment as per the Official Community Plan (OCP). Additionally, the site benefits from its close proximity to a Frequent Transit Line, allowing for a parking ratio of .75 when constructing smaller unit apartments, enabling the developer a greater number of units.

Strategically positioned near key amenities and transportation routes, this potential development site opens doors to a world of possibilities for investors and developers keen on being part of Chilliwack's thriving and vibrant community.

A PRIME DEVELOPMENT OPPORTUNITY IN THE HEART OF CHILLIWACK



DEVELOPMENT HIGHLIGHTS

- Mid- High Density Development Site with **Rental** or **Strata** Development Opportunity
- Prime Location in the Centre of Chilliwack with schools, parks, shopping, and lifestyle amenities all within walking distance
- One block from Main Street
- Located within the Health District and within a 10-minute walk to Chilliwack General Hospital
- Within 330 meters of the Frequent Transit Route 51
- Chilliwack Residential 4 OCP designation allows the potential for up to 450 UPH
- Share Sale Opportunity! PAY NO PROPERTY TRANSFER TAX!

COMMERCIAL
REAL ESTATE
REDEFINED

DEVELOPMENT OVERVIEW

Guided by the City's Official Community Plan (OCP) vision, the Mid-High Rise Apartment designation is aimed at fostering a blend of high-density housing choices right on the doorstep of the downtown core. This forward-thinking classification provides developers with the creative freedom to create a lively project that effectively meets the surging demand for rentals and strata ownership.

This attractive opportunity is located less than one block North West of the flagship development, the Mainstreet Station, by the Mann Group, this project is revitalizing downtown Chilliwack as its first major construction project.

With convenient access to schools, hospitals, parks, and a well-established transit network, all set within a flourishing market and surrounded by a wealth of amenities, this property emerges as an extraordinary opportunity for development.

Share Sale Opportunity - Pay No Transfer Tax

CIVIC ADDRESS	Lot Size (Sqft)	Current Zoning	Proposed OCP Designation	Proposed UPH
45798 Wellington Av	15,720	C2	Mid-High Rise	450
45788 Wellington Av	7800	C2	Mid-High Rise	450
45784 Wellington Av	7800	R6	Mid-High Rise	450

CHILLIWACK DOWNTOWN LAND USE AND DEVELOPMENT PLAN

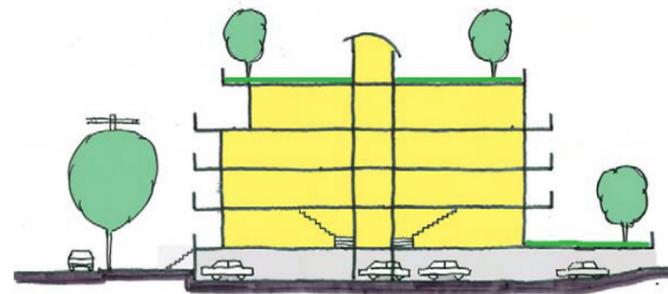


- SUBJECT SITE
- Residential 1 (downtown single family)
- Residential 2 (townhouse)
- Residential 3 (apartment)
- Residential 3a (density bonus)
- Residential 4 (med-high rise)
- Village Quarter (mixed use)
- Urban Quarter (mixed use)
- Service Commercial
- Industrial
- Civic/Institutional
- City Parks
- Civic Recreation/Culture
- Health Related Services (Permitted Secondary Use)
- Village Walk Heritage Area
- Plan Area

OFFICIAL COMMUNITY PLAN

RESIDENTIAL 3A (DENSITY BONUS)

Intent: Pursuant to the provisions of Section 904 of the Local Government Act, higher density up to the density allowed in the Residential 4 designation from a base density consistent with the Residential 3 designation will be considered in exchange for the provision of affordable housing or other specified social, recreational and environmental amenities consistent with the policies of this plan.



4 storey (wood frame) apartment incorporating green roofs and balconies

RESIDENTIAL 4 - MID - HIGH RISE APARTMENT

Intent: to create a mix of high density housing options immediately adjacent to the downtown core suitable for a range of income levels and lifestyles including singles, couples, seniors, and families with children.

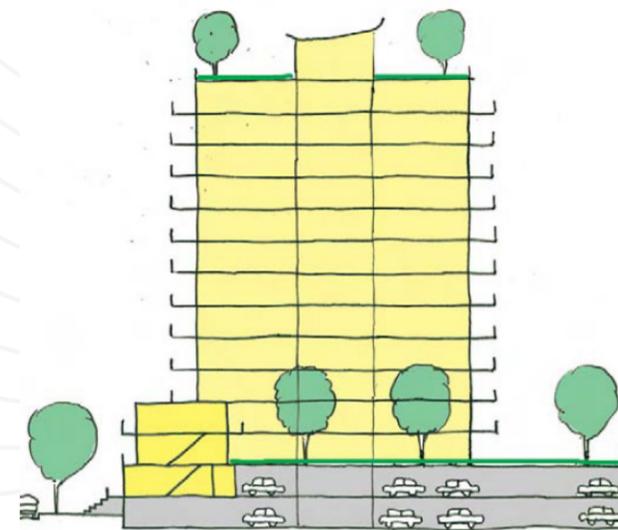
Appropriate Building Types:

- Point tower and podium (slender apartment tower coming out of structured parking base wrapped with town houses along public streets)
- Mid rise terrace buildings (buildings that step back from the street front)

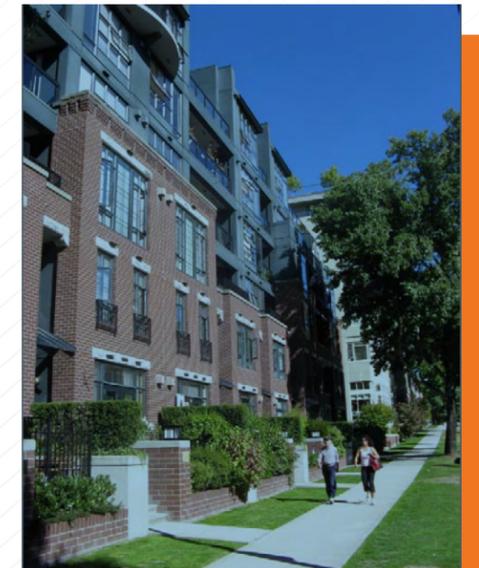
Density: up to 450 UHa

Height: up to 18 storeys

Parking Ratio: 1:1.25



High rise apartment incorporating green roofs and balconies with structured parking wrapped by townhouses at street level





Highway 1

Cultus Lake

Chilliwack
General Hospital

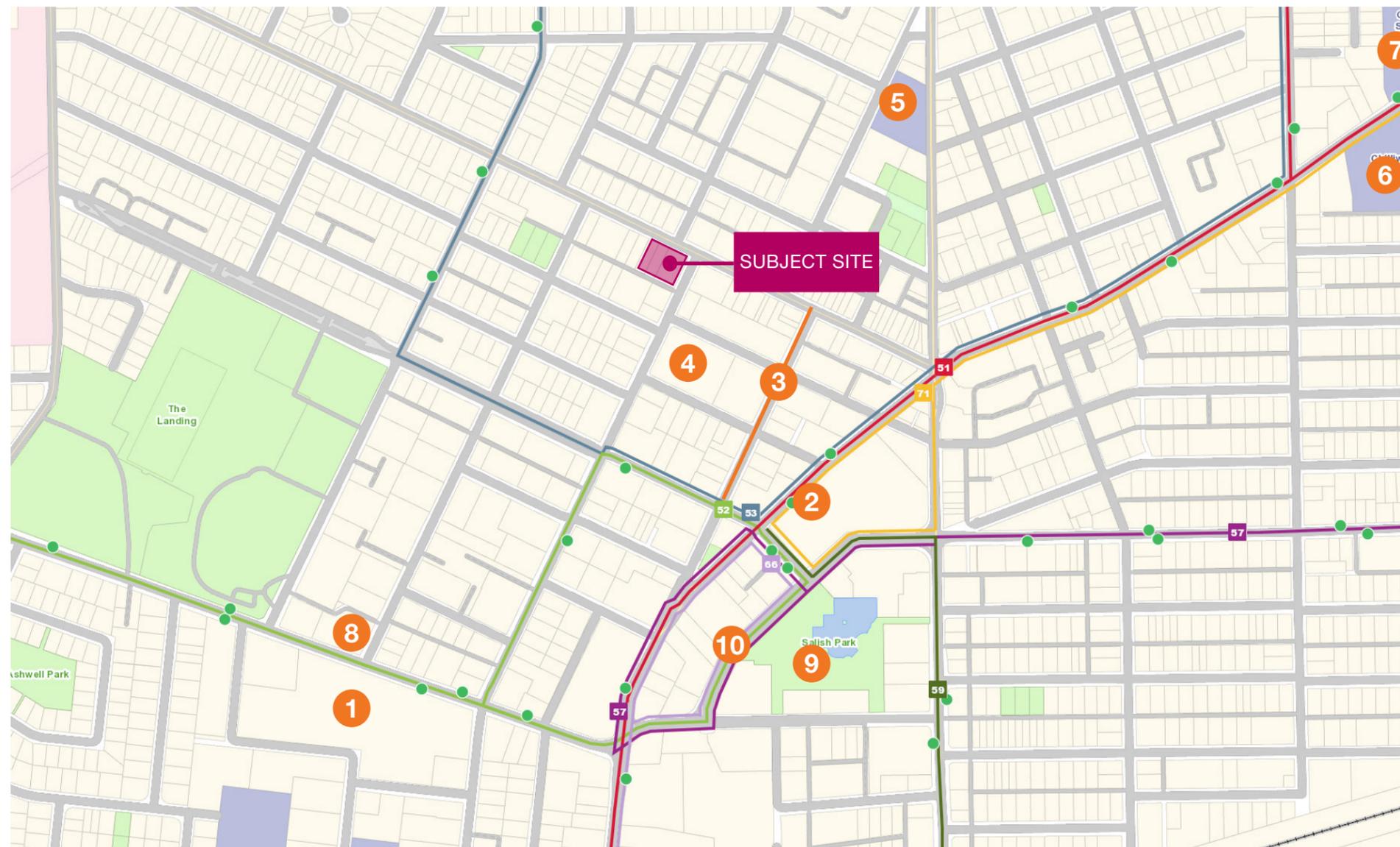
Downtown Chilliwack

MANN
GROUP

SUBJECT SITE

Full Acre
Available

LOCATION HIGHLIGHTS



■ SUBJECT SITE

1. Chilliwack General Hospital
2. Route 51 Transit Stop
3. Main Street
4. Mann Group Mainstreet Development
5. Chilliwack Central Elementary
6. Chilliwack Middle School
7. Chilliwack Secondary School
8. Chilliwack Leisure Centre
9. Salish Park
10. Chilliwack Library

CHILLIWACK

Chilliwack is a hidden gem tucked away in the Fraser Valley. Our property, located on Wellington Avenue and Mary Street right by the downtown area, offers you a glimpse into the heart of this friendly community. Chilliwack is known for its stunning natural landscapes, affordability, and welcoming atmosphere. It's a place where you can easily access excellent schools and diverse job opportunities, all while being a stone's throw away from the tranquil shores of Cultus Lake. Chilliwack isn't just a place to live; it's an invitation to enjoy the great outdoors and be part of a close-knit community.

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