

DP 2018-10

DEVELOPMENT PERMIT Application

APPLICANT

Name(s): NEK WOJWITKA Phone: [redacted] Email: [redacted]
Mailing Address: _____ City: _____ Postal Code: _____

REGISTERED OWNER (if different from above)

Name(s): WOJWITKAS BUILDING SUPPLIES Phone: [redacted] Email: [redacted]
Mailing Address: 1747 WESTLOCK City: DUNCAN Postal Code: V9L0B8

SUBJECT PROPERTY (see Note below)

Civic Address: 1027 COLLEGE ST Postal Code: _____
Legal Description: LOTA SEC 19 R5 QUAMICHAN Parcel Identifier No: 023302437

Note: Please attach a current land title search and copies of all charges, covenants, easements, etc. on Title for this property. If more than one property is concerned with this proposal, please attach a list including all details as listed above.

DEVELOPMENT PERMIT APPLICATION TYPE

(check all that apply)

- Multi-Family Residential – DPA 1
- Highway 1 Corridor – DPA 3
- Natural Environment – DPA 5
- Amendment
- Downtown – DPA 2
- Other Commercial Areas – DPA 4
- Hazard Lands – DPA 6
- Cosmetic

PROJECT DESCRIPTION: Please provide a Rationale Letter along with your complete application describing your project in detail. The letter must reference relevant policies within the Official Community Plan, the Development Permit Area Guidelines and the Zoning Bylaw and describe how your project meets these goals, policies, and regulations. Please refer to the Guide to Development Permit Applications for other technical information and drawings required for your application. The City of Duncan reserves the right to reject or postpone the review of an incomplete application. The information in this application will only be used for the purpose for which it was obtained.

DECLARATION

I/We declare that all of the above statements and information contained in the material submitted in support of this application are, to the best of my/our knowledge, true and correct in all respects. Where the applicant is not the REGISTERED OWNER, the application must be signed by the REGISTERED OWNER acknowledging this application.

Applicant's Signature:

Registered Owner(s) Signature:

[Handwritten Signature]

[Handwritten Signature]

Date: Feb 20 2020

Date: _____

OFFICE USE ONLY

Date Received: _____

File No.: 3060-20

Folio No.: _____

Commercial

- Minor - under \$50,000 (DP MAJOR) \$500
- Major - over \$50,000 (DP MAJOR) \$1000
- With Variance(s) (DVP) \$1000

Development Permit Amendment

- Major
- Minor

- (DP-MJ-A) \$100
- (DP-MN-A) \$50

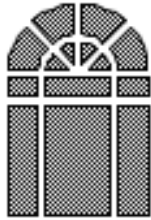
Residential

- 4 or less units (DP RES) \$500
- 5 or more units (DP RES) \$1000
- With Variance(s) (DVP) \$1000

- Environmental/Hazard Area
- Cosmetic DP - paint, minor exterior

- (ENVI HAZ) \$600
- (DP MINOR) \$50

Personal information you provide on this form is collected pursuant to Section 26 of the Freedom of Information and Protection of Privacy Act and will only be used for the purpose of processing this application. Your personal information will not be released except in accordance with the Freedom of Information and Protection of Privacy Act. Questions about the collection of your personal information may be referred to the Corporate Services Coordinator by email: duncan@duncan.ca or phone: 250-746-6126.



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architecture • planning • urban design

February 19, 2020

Proposed Amendment to DP # 2018-10 for 1027 College Street, Duncan BC

Project Overview:

The DP was granted for a 21 unit townhouse development configured in 5 separate buildings, in keeping with the Cairnsmore Neighbourhood Plan.

We are asking for 2 amendments to the DP

1. Minor landscape plan revision
2. Rear Yard setback re-clarification

Rationale

1.a) The original landscape plan showed a median planting strip in the centre of the driveways to each triplex garage. The purpose was to deter cars from parking there. However as part of the DP we were granted the variance to include the driveway parking as a designated parking spot. The planting will be difficult to maintain and rather than end up with an unsightly green strip flanked by concrete strips we are proposing a clean driveway finished with exposed aggregate. (Refer to attached Architectural and Landscape Site Plans)

1.b) The original plan called for a 4'0" high wood fence and gates along the front property line facing College Street. We are proposing instead a more formal stone wall at 2'0" high with 4'0" high pillars flanking metal gates. This detail is more in keeping with the heritage feel of the Cairnsmore Community. (Refer to detail on attached Architectural Site Plan)

2.) We are asking for a revision to the rear yard setback to accommodate the 1'4" cantilever on the upper floor.

The original site plan showed the 4metre setback line and the buildings set clear

of that boundary, including the cantilevered portion of the upper floor, not graphically shown on the site plan.

The variance we were granted was for 5m for Building Three and 5.75m for buildings Four & Five.

We are asking for a further allowance to include the cantilever plus tolerance, making it 4.5m for Building Three and 5.25m for buildings Four & Five.

January 29, 2020

City of Duncan
Planning Department

Re: 21 Unit Multi-Family, Nicon Development
1027 College Street, Duncan B.C.

To whom it may concern,

In regards to the 21 Unit Multi-Family, Nicon Development, I would like to inform you I have revised the landscape plan at the developer's request. I have removed 14 planting strips of kinnicknick in the driveways of Buildings 3, 4, and 5.

In theory, it would have been great to have groundcover to break up and soften the driveways and parking areas, but unfortunately, the practicality of plants and irrigation in the driveway, where they will be subjected to regular vehicle traffic will not be successful. The backing up vehicles to the road and their turning radius will result in damage to plants, irrigation pipes and heads. Therefore plants will be removed and driveways will be concrete to alleviate future problems.

Shrub plantings between each driveway unit will remain. If you have any questions please contact me at: 250.701.7645.

Thank you,


Janice New LAT
New Landscapes