



CITY of DUNCAN DEVELOPMENT PERMIT (WITH VARIANCES) AMENDMENT

Permit No:	DP-2018-10.02 (AMENDMENT TO DP-2018-10)
Registered Owner:	Woywitka's Building Supplies, Ltd., Inc. No. C0240026 1747 Westlock Road, Duncan, BC V9L 0B8
Subject Property:	1027 College Street
Description of Land:	
Parcel Identifier:	023-302-437
Legal Description:	LOT A, SECTION 19, RANGE 5, QUAMICHAN DISTRICT, PLAN VIP62519
Proposal:	TWENTY-ONE UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH FIVE BUILDINGS

Conditions of Permit:

1. This permit is issued subject to compliance with all relevant City of Duncan bylaws, except as specifically varied or supplemented by this Permit.
2. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
3. The Lands and buildings which are subject to this Permit shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the existing DP-2018-10 schedules.
4. The following Schedules will replace Attachment A: Site Plan and Attachment C: Landscape Plan, respectively, in the original DP-2018-10 to reflect changes to the surface parking space landscaping and the front yard fence:

Schedule A: Site Plan
Schedule B: Landscape Plan
5. Development Permit DP-2018-10 is amended to include the following variance to Zoning Bylaw No. 3166, 2017, Section 4.7.1:
 - a. To vary the rear yard setback to 4.5 m for "Building 3" and 5.25 m for "Building 4" and "Building 5"; varied in the original DP-2018-10 to 5 m for "Building 3" and 5.75 m for "Building 4" and "Building 5"; to allow for the third storey cantilever on these buildings.
6. Pursuant to section 504(2) of the *Local Government Act*, this permit will lapse two years from the date of the Development Permit approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.
7. This permit is not a building permit.

8. Further to condition 7, construction is considered to be substantially started when a valid building permit for the development has been issued and shall not have lapsed; and excavation or construction works associated with the development hereby approved must have commenced to the satisfaction of the Director of Development Services. Demolition does not constitute construction.
9. Where the development authorized by this Permit has lapsed prior to commencement of any work pursuant to this Permit, the security shall be returned to the Permit holder.

Date of Development Permit Amendment Approval/Issue by Council or its Delegate:

This permit was approved on

This permit was issued on

This permit expires on

The City of Duncan

Designated Municipal Officer

I HEREBY CERTIFY that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the City of Duncan has made no representations, covenants, warranties, guarantees, promises, or agreements (verbal or otherwise) with Nick Woywitka, Woywitka’s Building Supplies, Ltd., other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

Print Name

Print Name

Date

Date

1.



PLANT SCHEDULE

REF.	QTY.	BOTANICAL / C	SIZE/REMARKS
TREES			
3	3	ACER PALMATUM	2m B&B
2	2	ACER CIRCINATU	2m B&B
4	4	ACER RUBRUM	7m CAL.
2	2	CHAMAECYPARIS	2m B&B
11	11	CORNUS NUTTAL	6cm CAL.
SHRUBS			
20	20	CHOISYA 'AZTEC	1/2 ORANGE
90	90	NANDINA DOME	1' DWARF HEAVENLY BAMBOO
4	4	MATHILIA AQUIF	1 PURPLE ORANGE GATE
120	120	ERIKIATHUS CANI	HEATHUS
25	25	PIERIS JAPONICA	1/2 THE VALLEY SHRUB
50	50	PINUS MUYOHO	
12	12	RHODODENDRO	1 MARIE MONTEAGUE
8	8	RHODODENDRO	
8	8	LONICERA 'MANDARIN' / CLIMBING HONEYSUCKLE	
GRASSES, FERNS, GROUNDCOVERS			
200	200	ARCTOSTAPHYLOS 'VANCOUVER JADE' / KINKIKINICK	
150	150	CORNUS CANADENSIS / CREEPING DOGWOOD	
30	30	NASSELLA TENNISISIMA / MEXICAN FEATHER GRASS	
50	50	POLYSTICHUM MINUTUM / SWORD FERN	
50	50	PHELIUM SPICANT / DEER FERN	
25	25	ACORUS GRAMINEUS 'OGON' / GOLDEN SWEET FLAG	
20	20	GAULTHERIA SHALLON / SALAL	

NOTES

1. ALL PLANTS AND PLANTINGS TO BE TO BE LANDSCAPE STANDARDS
2. ALL PLANTED AREAS TO BE MULCHED WITH FINE FIR BARK MULCH.
3. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT IN POCKETS AROUND ALL TREES AND SHRUBS
4. AREA OF PLANTINGS & LAWN AREAS SHALL BE IRRIGATED
5. PLANT MATERIAL SUBJECT TO AVAILABILITY. DESIGNER MAY SUBSTIT
6. EXACT PLANT LOCATION MAY VARY TO SUIT SITE. DO NOT SCALE DRAWING. CONFIRM LOCATION OF EXISTING SITE SERVICES, EASEMENTS, SIDEWALKS, & STRUCTURES PRIOR TO PLACING TOPSOIL.
7. SEE SITE SURVEY & DEVELOPMENT LAYOUT PLANS FOR GRADING, EXISTING & PROPOSED ELEVATIONS & CONTOURS.
8. ALL PATIOS, DRIVEWAYS AND PARKING AREAS SHALL BE CONCRETE. PEDESTRIAN WALKWAYS WILL BE PAVERS AS INDICATED. ROADWAY SURFACE WILL BE ASPHALT

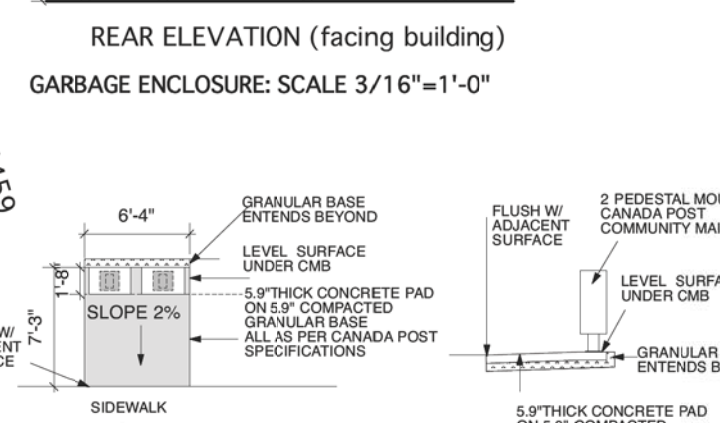
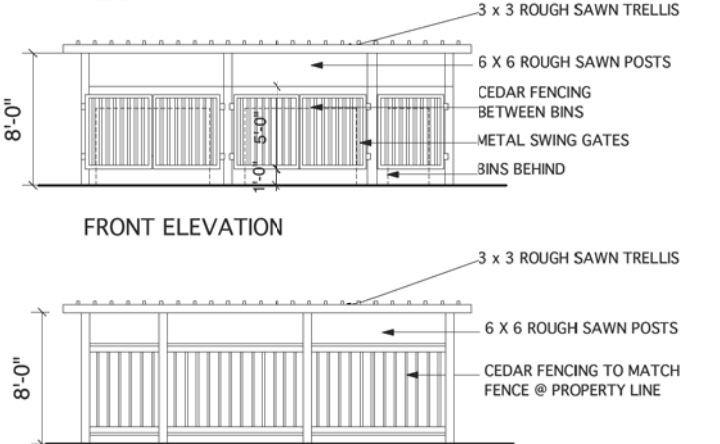
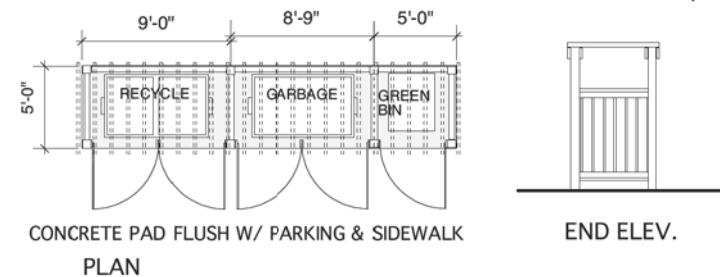
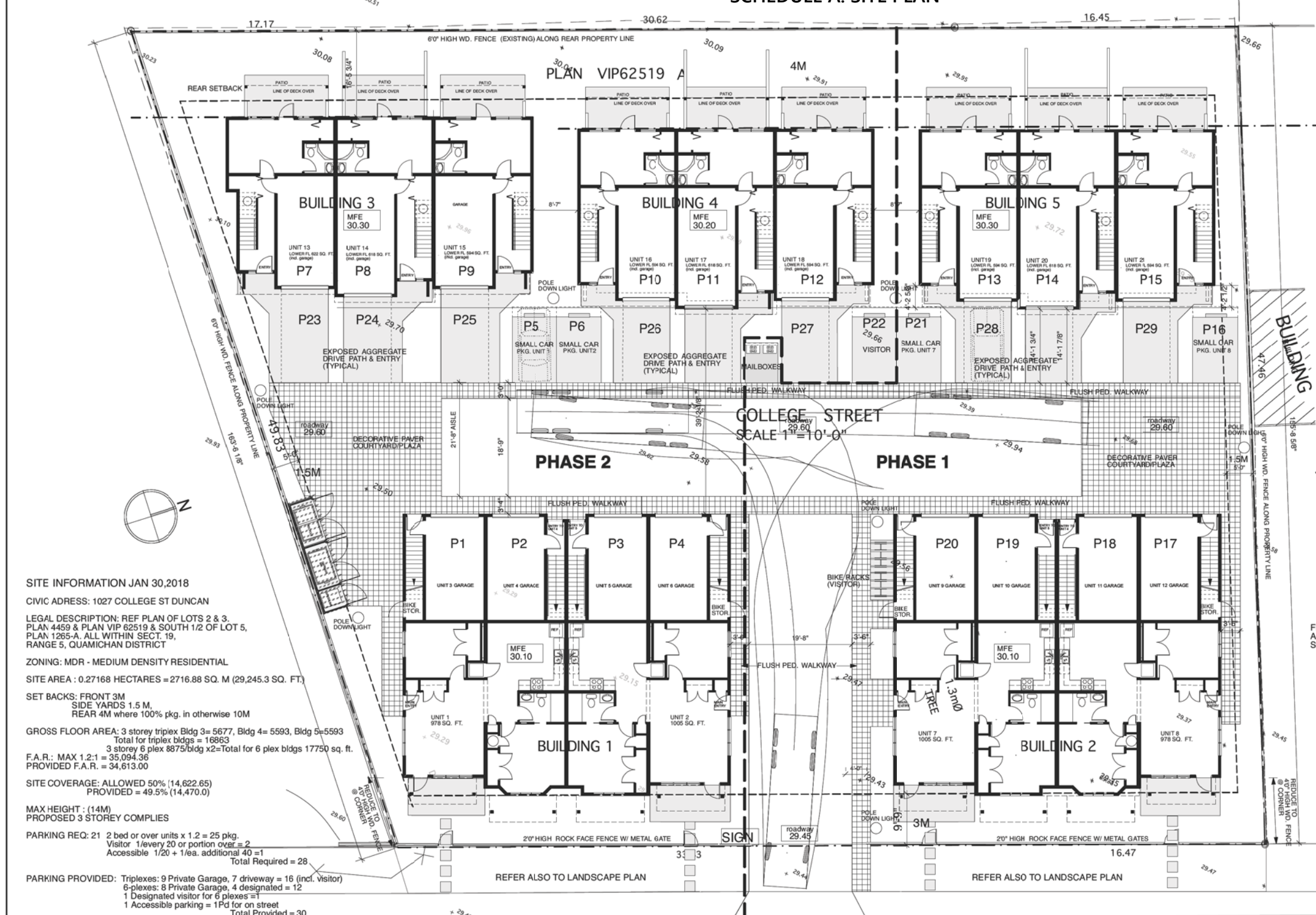
21 UNIT MULTI FAMILY NICON DEVELOPMENTS
 1027 COLLEGE STREET, DUNCAN BC

PROPOSED LANDSCAPE PLAN

DESIGNED & DRAWN BY: JANICE NEW
 NEW LANDSCAPES 250.701.7649

DATE: JAN. 2019
 SCALE: 1" = 10' (APPROX.)
 REVISIONS: FEB 7, 2019 ju
 APRIL 2, 2019 ju
 APRIL 11, 2019 ju
 NOV. 7, 2019 ju
 JAN. 29, 2020 ju

SCHEDULE A: SITE PLAN



SITE INFORMATION JAN 30, 2018
 CIVIC ADDRESS: 1027 COLLEGE ST DUNCAN
 LEGAL DESCRIPTION: REF PLAN OF LOTS 2 & 3, PLAN 4459 & PLAN VIP 62519 & SOUTH 1/2 OF LOT 5, PLAN 1265-A, ALL WITHIN SECT. 19, RANGE 5, QUAMICHAN DISTRICT
 ZONING: MDR - MEDIUM DENSITY RESIDENTIAL
 SITE AREA : 0.27168 HECTARES = 2716.88 SQ. M (29,245.3 SQ. FT.)
 SET BACKS: FRONT 3M
 SIDE YARDS 1.5 M.
 REAR 4M where 100% pkg. in otherwise 10M
 GROSS FLOOR AREA: 3 storey triplex Bldg 3= 5677, Bldg 4= 5593, Bldg 5=5593
 Total for triplex bldgs = 16863
 3 storey 6 plex 8875/bldg x2=Total for 6 plex bldgs 17750 sq. ft.
 F.A.R.: MAX 1.2:1 = 35,094.36
 PROVIDED F.A.R. = 34,613.00
 SITE COVERAGE: ALLOWED 50% (14,622.65)
 PROVIDED = 49.5% (14,470.0)
 MAX HEIGHT : (14M)
 PROPOSED 3 STOREY COMPLIES
 PARKING REQ: 21 2 bed or over units x 1.2 = 25 pkg.
 Visitor 1/every 20 or portion over = 2
 Accessible 1/20 + 1/ea. additional 40 = 1
 Total Required = 28
 PARKING PROVIDED: Triplexes: 9 Private Garage, 7 driveway = 16 (incl. visitor)
 6-plexes: 8 Private Garage, 4 designated = 12
 1 Designated visitor for 6 plexes = 1
 1 Accessible parking = 1 Pd for on street
 Total Provided = 30
 NOTE: Each garage is equipped w/ a dedicated plug for EV charging. (17 in total)
 BICYCLE PARKING PROVIDED: 8 visitor & 1 per unit
 Private bicycle storage is in each garage and for the 4 main floor units w/o garages, in a secure outside closet adjacent entry.
 8 visitor bike racks are located next to Building 2.
 NOTE: Garbage Pick Up is by private company.

**21-UNIT MULTI-FAMILY DEVELOPMENT
 COLLEGE ST. DUNCAN B.C.**

DP-2018-10.02 (AMENDMENT TO DP-2018-10)

1027 COLLEGE STREET

DATE	REVISION
SEPT 12, 2019	PRELIMINARY W/D
OCT 23, 2019	PRELIMINARY W/D
NOV 01, 2019	PRELIMINARY W/D
NOV 19, 2019	PRELIMINARY W/D
DEC 3, 2019	CO-ORD W/ STRUCTURAL
DEC 10, 2019	REV PER CO-ORD MTG
DEC 17, 2019	REV. ASSEMBLIES
DEC 18, 2019	CO-ORD STRUCTURAL
JAN 16, 2020	MAILBOXES
JAN 27, 2020	PHASING, DRIVEWAYS, FRONT FENCE
FEB 10, 2020	BLDG 3 REV. UNIT 13

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ellins architect inc.
 architecture • planning • interior design

DRAWING:	Site Plan
DRAWN BY:	JE, BE, LG
DATE:	SEPT, 2019
SCALE:	AS NOTED
PROJECT NO.	2016-15
DRAWING NO.	A1.0

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