



**NOTICE OF DEVELOPMENT VARIANCE PERMIT
DVP-2021-01 – 1040 COLLEGE STREET**

Date: August 20, 2021

This notice is to advise that Council will consider a Development Variance Permit respecting THAT PART OF LOT 1, BLOCK 4, SECTION 19, RANGE 5, QUAMICHAN DISTRICT, PLAN 1265-B, SHOWN IN RED ON PLAN FILED IN DD 10381-I, located at 1040 College Street, Duncan, BC.

The City has received a Development Variance Permit application (DVP-2021-01) from the Cowichan Valley School District, proposing the installation of a modular daycare building, located northwest of the former Duncan Elementary School, which lies within the Community Service Zone under the City's Zoning Bylaw No. 3166, 2017.

To facilitate its development and to remain within the Ministry of Children & Family Development (MCFD) project budget, the Cowichan Valley School District has applied for variances to Zoning Bylaw No. 3166, 2017 landscaping and screening requirements and selected Works and Services Bylaw No. 3158, 2017 requirements as follows:

1. To vary section 3.22.1 of Zoning Bylaw No. 3166, 2017:

- a. **To reduce the minimum depth of the north and south *Interior Side Yard* landscape area from 0.5 m to 0.0 m.**

Staff will recommend the installation of solid fencing on the north parcel line and no additional landscaping as there is a Fortis statutory right of way in this area. The south parcel line is adjacent to the applicant's own property, part of the field for the former Duncan Elementary.

- b. **To reduce the minimum depth of the Rear Yard landscape area from 1.0 m to 0.0 m.**

The proposed development does not extend to the rear of the parcel, which is a treed area (see attachments). The play area at the rear of the proposed building will be fully fenced.

2. To vary sections 5.1, 5.2 and 5.3 of the Works and Services Bylaw No. 3158, 2017:

- a. **To vary the Schedule A requirement for the installation of 1.5 m of sidewalk along the frontage by 100%.**

Staff will recommend a contribution towards future installation of a sidewalk on the west side of College Street, with a cross-walk to the proposed southern driveway access to the development site; and grass and tree boulevard installation on the development site frontage.

- b. **To vary the Schedule A requirement for the removal and replacement of 50 mm asphalt to the centre of the road by 100%.**

Staff will recommend that the applicant complete asphalt paving where necessary for completion of the service connections.

- c. **To vary the Schedule C size requirement for sanitary sewer main from 200 mm to the existing 150 mm diameter main.**

The Engineering Department confirms that the proposed size will be adequate. Staff will recommend that the applicant provide a financial contribution for the future replacement of the sewer main.

The proposed permit will be available for public review from **Friday, August 20, 2021** to **Tuesday, September 7, 2021** on the City's website, www.duncan.ca. For convenience, an ortho photo and proposed site plan are attached to this notice. For more information specific to this application, or to arrange to view the proposed permit at City Hall, during regular business hours, 8:00 am to 4:00 pm, Monday to Friday, excluding holidays, please contact Development Services, at (250) 746-6126 or DevelopmentServices@duncan.ca.

Council will consider this application at the **in-person** Council Meeting scheduled for **Tuesday, September 7, 2021, 6:00 p.m.** in the Council Chambers at City Hall. To watch the Council meeting online, live-streamed, please go to: <https://duncan.civicweb.net/Portal/Video.aspx> or search on <https://www.youtube.com/> for "City of Duncan".

Any person who believes their interests may be affected by this proposed Development Permit may provide written comments by hand-delivery at City Hall or mail to Acting Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan, BC V9L 1W3 or email monika@duncan.ca until **4:00 p.m., Wednesday, September 1, 2021**, to ensure their inclusion in the public record. Written comments received after **4:00 p.m. on September 1 and before 5:00 p.m. on September 7** will be submitted for public record during the meeting.

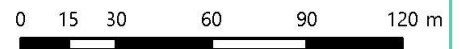
Subject Property Location



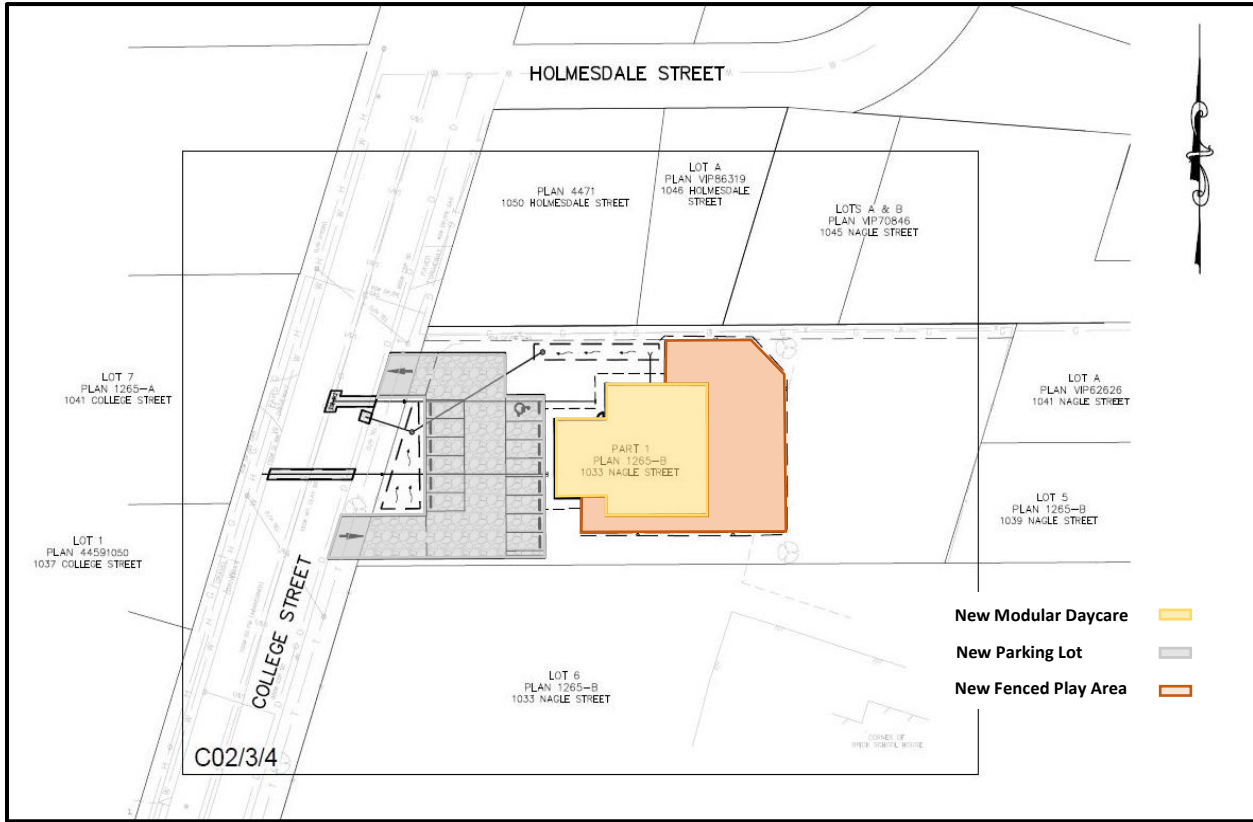
Ortho Imagery (2017) Map



● ●  Subject Property



Site Plan



Requested Variances to Zoning Bylaw No. 3166, 2017:

