



**NOTICE OF AMENDMENT TO DEVELOPMENT PERMIT WITH VARIANCES
DP-2018-10 – 1027 COLLEGE STREET**

This notice is to advise that Council will consider an amendment to Development Permit with Variances DP-2018-10 respecting LOT A, PLAN VIP62519, SECTION 19, RANGE 5, QUAMICHAN DISTRICT, located at 1027 College Street, Duncan, BC.

On November 18, 2019, Council authorized a Development Permit with Variances to construct a twenty-one unit strata development, which consists of five structures: two six-plex and three tri-plex units. On December 16th, 2019 Council authorized an amendment to DP-2018-10, for a variance to Works and Services Bylaw No. 3158, 2017.

One of the approved variances to the Zoning Bylaw was for the rear yard setback; the setback for the three tri-plex buildings was varied from the required 10 m to 5 m for “Building 3” and to 5.75 m for “Building 4” and “Building 5”. However, an additional rear yard setback variance is required, to enable a 0.4 m cantilever on the third storey of the each of the tri-plex buildings – “Building 3”, “Building 4”, and “Building 5”.

The applicant requests the following variance to Zoning Bylaw No. 3166, 2017, Section 4.7.1:

1. To vary the rear yard setback to 4.5 m for “Building 3” and 5.25 m for “Building 4” and “Building 5”.

The amendment package also includes a request for an amendment to the approved landscaping and fencing; to replace the approved landscaped strips in the surface parking spaces with fully paved concrete aggregate paving, and to replace the approved front yard 1.2 m wooden fence with gates with a 0.6 m stone wall with 1.2 m posts and gates.

The proposed permit will be available for public review from **Thursday, April 2, 2020** to **Monday, April 20th, 2020** on the City’s website, www.duncan.ca. Typically, hard copies would be available for review at City Hall, but due to the COVID-19 outbreak, City Hall is closed to the public until further notice. For convenience, a portion of the site plan and an elevation drawing of one of the tri-plex buildings (all three have the same design) is attached to this letter.

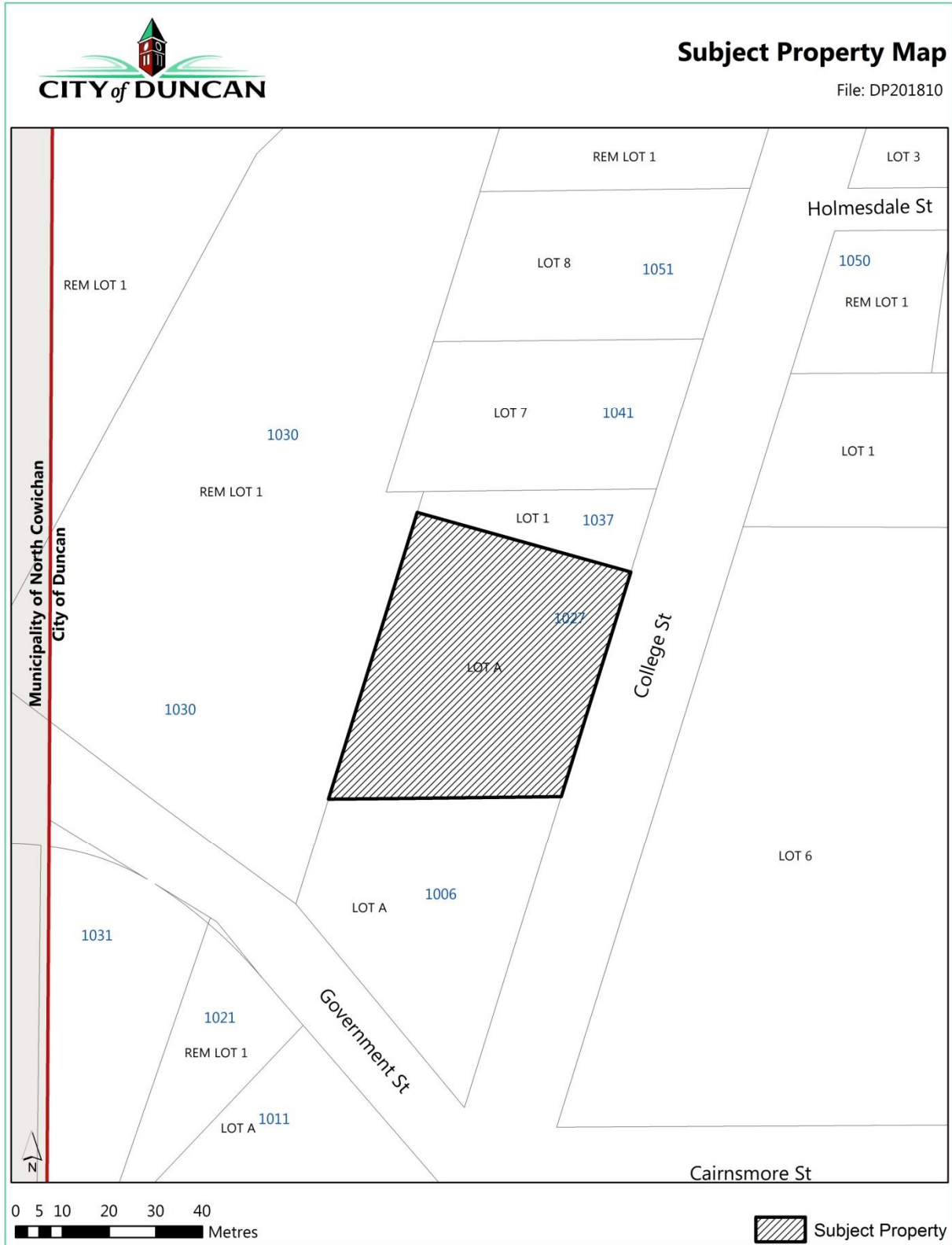
Council will consider this application at the electronic Council Meeting scheduled for **Monday, April 20th, 2020, 6:00 p.m.** To watch the Council meeting online, live-streamed, please go to: <https://duncan.civicweb.net/Portal/Video.aspx> or search on <https://www.youtube.com/> for “City of Duncan”.

Any person who believes their interests may be affected by this proposed Development Variance Permit may provide written comments by hand-delivery (drop box at City Hall) or mail to *Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan, BC V9L 1W3* or paige@duncan.ca until 4:00 p.m., Wednesday, April 15th, 2020, to ensure their inclusion in the public record. Written comments received after 4:00 pm on April 15th and before 5:00 p.m. on April 20th will be submitted for public record during the meeting.

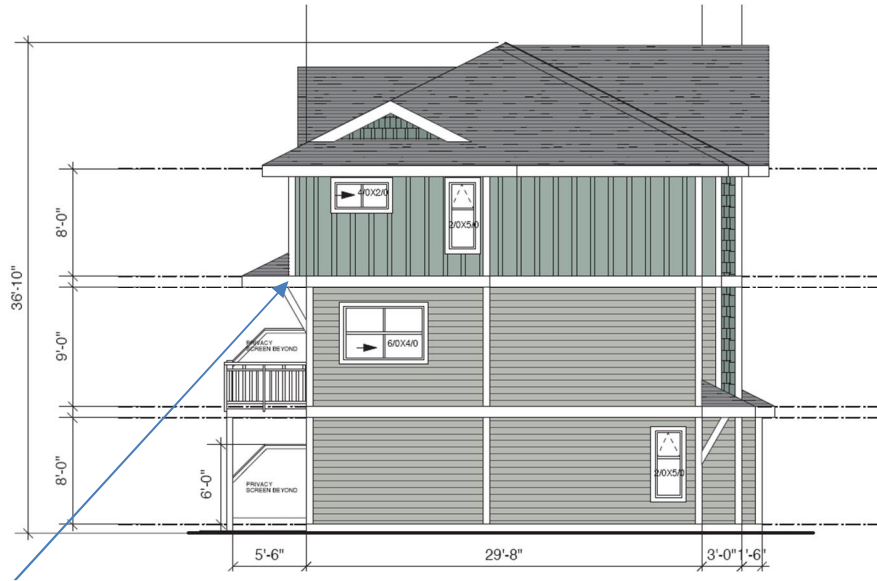
For more information or questions about this application please contact the Manager of Planning, Michelle Geneau, at michelle@duncan.ca.

Date: March 31, 2020

Subject Property Map

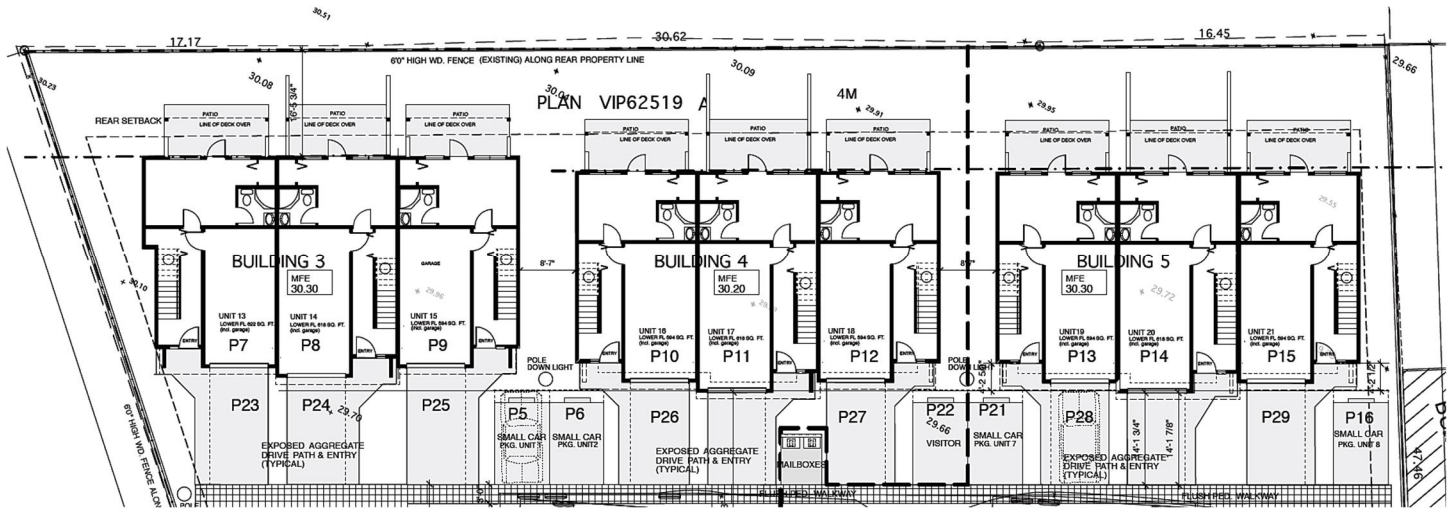


Excerpts from Plans



0.4 m (1' 4")
cantilever

Triplex Elevation Drawing



Site Plan Excerpt (does not show third floor cantilever)