

DRAFT DEVELOPMENT PERMIT with VARIANCES

Permit No:	DP-2020-06
Registered Owner:	Happiness Town Holdings Ltd.
Subject Property:	454 Garden Street & 53 Queens Road
Description of Land:	
Parcel Identifiers:	008-346-534 005-634-482
Legal Descriptions:	Lot 2, Block 2, Section 17, Range 6, Quamichan District, Plan VIP854 (Garden St) Lot 1, Section 17, Range 6, Quamichan District, Plan VIP8044 (Queens Rd)
Proposal:	To construct a mixed-use, residential and commercial, four storey building in Development Permit Area #4

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 building 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 following schedules:

Schedule A:	Subject Property Map
Schedule B:	Elevations
Schedule C:	Landscape & Lighting Plans

4. This permit includes the following variances to City Bylaws, as shown in Attachment A:
 - a) To vary of Zoning Bylaw No. 3166, 2017:
 - (i) Section 3.3, Table 3.31.1:
To vary the minimum number of off-street parking spaces from twenty-one (21) to sixteen (16) for the proposed development.
 - (ii) Section 3.34, Table 3.34.1
To vary the minimum number of off-street loading spaces for a commercial unit less than 1,000 m² from one (1) to zero (0) for the proposed development.
5. As conditions of this permit and prior to issuance of a Building Permit, the applicant must provide the following:
 - a) That cash-in-lieu of the varied 5 parking spaces be paid at the sum of \$25,000 per space (for a total of \$125,000), to be deposited in the City's parking reserve fund;

- b) Consolidation of the two parcels;
 - c) Provision of a rainwater management plan to the satisfaction of the Director of Public Works;
 - d) Provision of a security deposit for 125% of the proposed hard and soft landscaping costs; including provision of one electric vehicle charging station and public art installation;
 - e) That one of the parking spaces be dedicated to a car share vehicle, to be provided by the applicant and managed by the development.
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. 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 Public Works. Demolition does not constitute construction.
9. Security provided by the Permit holder in the amount of **125% of the estimated Works and Services** is to be submitted at time of Building Permit application submission, as authorized by Section 502 of the *Local Government Act*.
10. Where any security is required by the City of Duncan, the security provided by the Permit holder, in the amount agreed to by the Director of Public Works and Development Services, is to be submitted at time of building permit application submission.
11. Where the City of Duncan considers that:
- a) *A condition in the Permit with respect to landscaping has not been satisfied, or*
 - b) *where, as a result of the contravention of a condition in a Permit, an unsafe condition has resulted.*
- The City of Duncan may undertake and complete the works required to satisfy the landscaping condition or carry out any construction required to correct the unsafe condition, at the cost of the Permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the Permit holder.
12. 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.

SEE NEXT PAGE FOR PERMIT DATES AND AUTHORIZATION SIGNATURES

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

This permit was approved and issued on **November xx, 2020**

This permit expires on **(2 years from date of approval/issuance)**.

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 Happiness Town Holdings Ltd, other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

Print Name

Print Name

Date

Date

Advisory Comments

The following comments are provided for information purposes only:

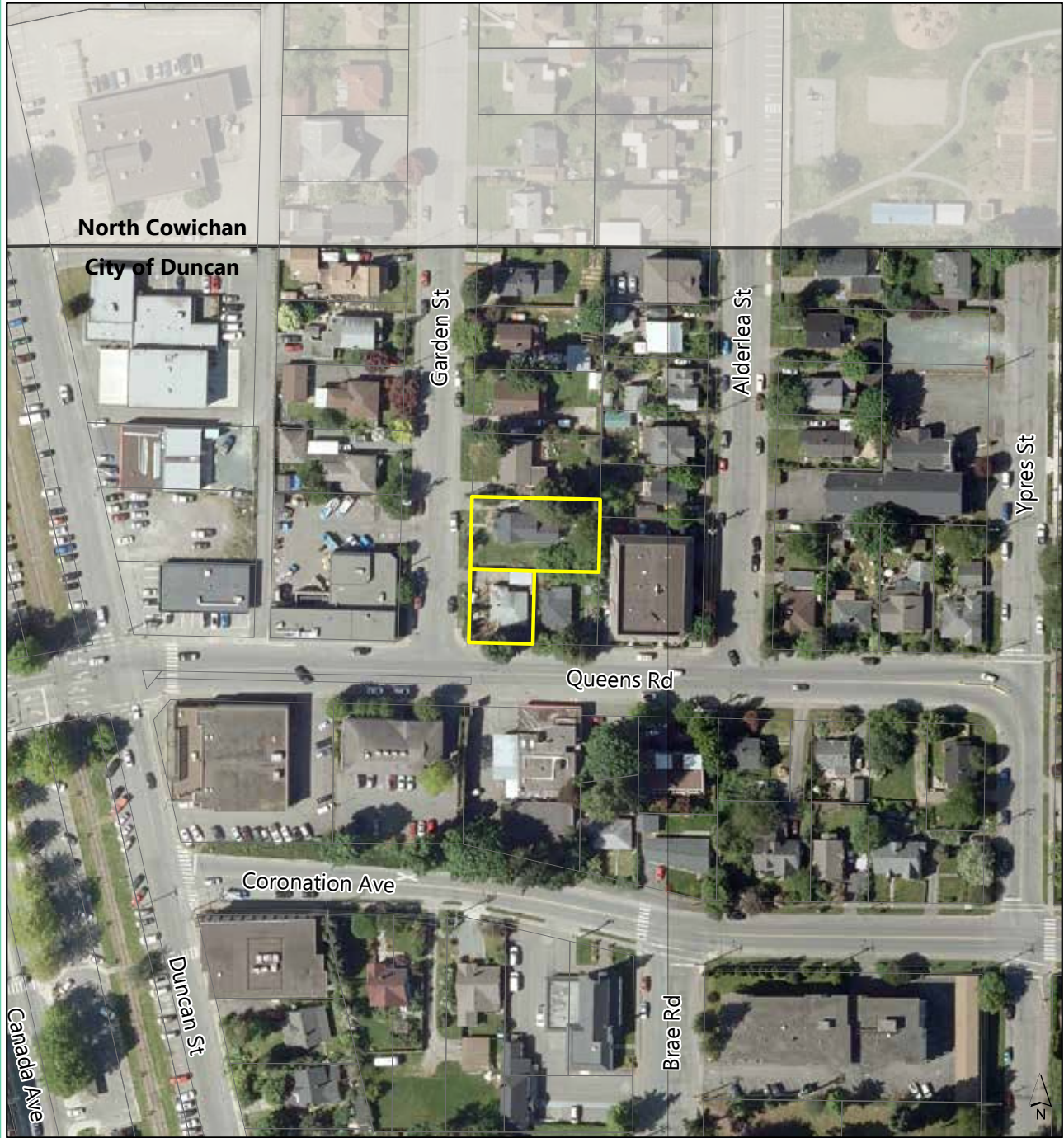
1. An inspection of the application site by Development Services staff will take place prior to the issuance of an Occupancy Permit to ensure that the development is in complete accordance with the approved Development Permit plans. The applicant is responsible for contacting the Development Services Division to arrange the inspection at least two weeks prior to applying for an Occupancy Permit. Additional site inspections by Development Services staff may occur during the construction phase of the project.
2. This Permit does not constitute a building, sign or awning permit or a subdivision approval. The applicant may contact Development Services to determine whether further permits are required in association with the development hereby approved.
3. This Permit does not authorize altering an archaeological site. The owner/applicant is responsible for ensuring compliance with the *Heritage Conservation Act*, including steps to determine whether or not a site is an archaeological site. Under s.36 of the *Heritage Conservation Act* it is an offence to alter an archaeological site without first obtaining a permit to do so from the Province of British Columbia.

Schedule A: Subject Property Map

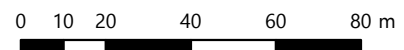


Ortho Imagery (2017) Map

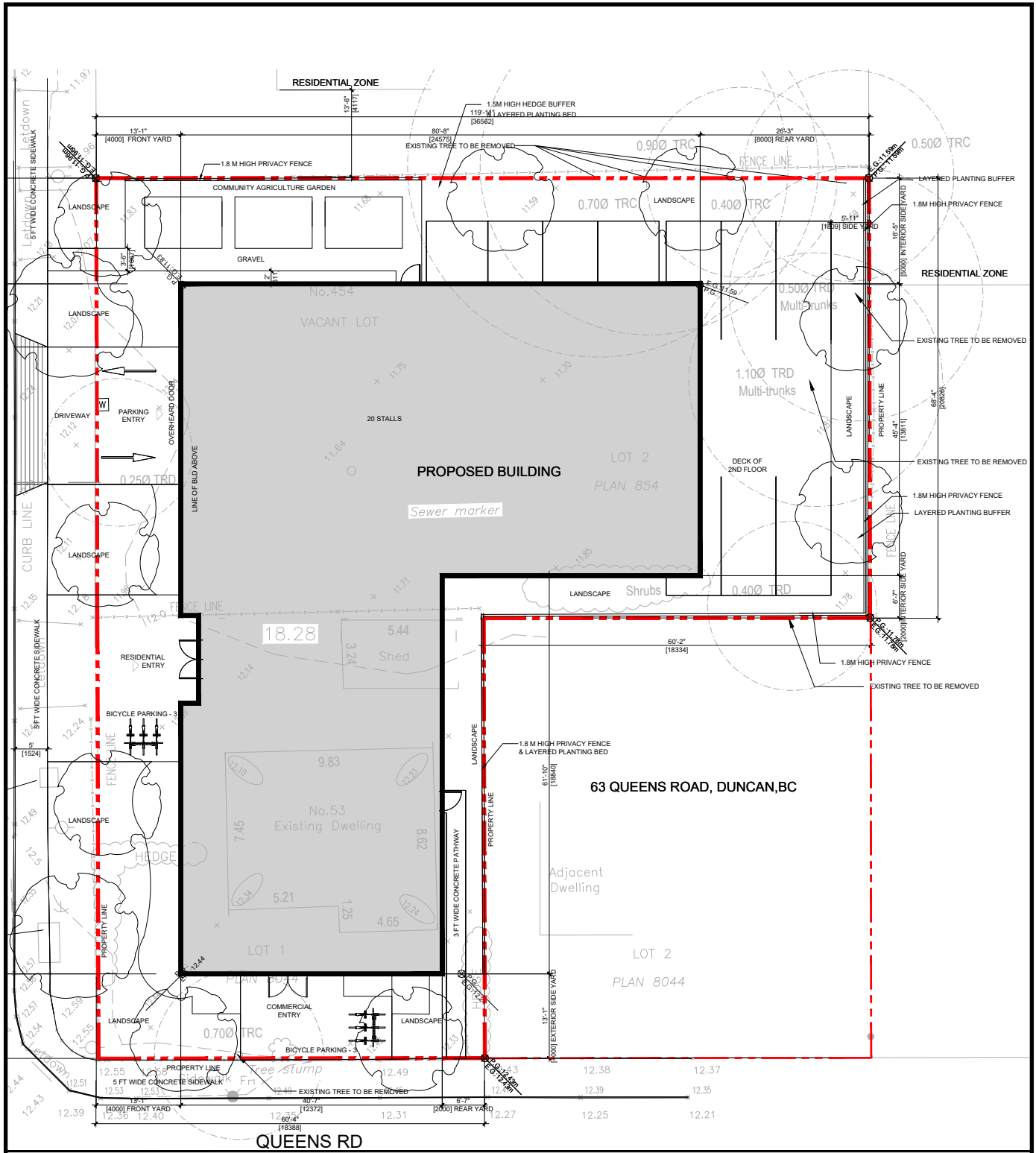
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 Subject Property

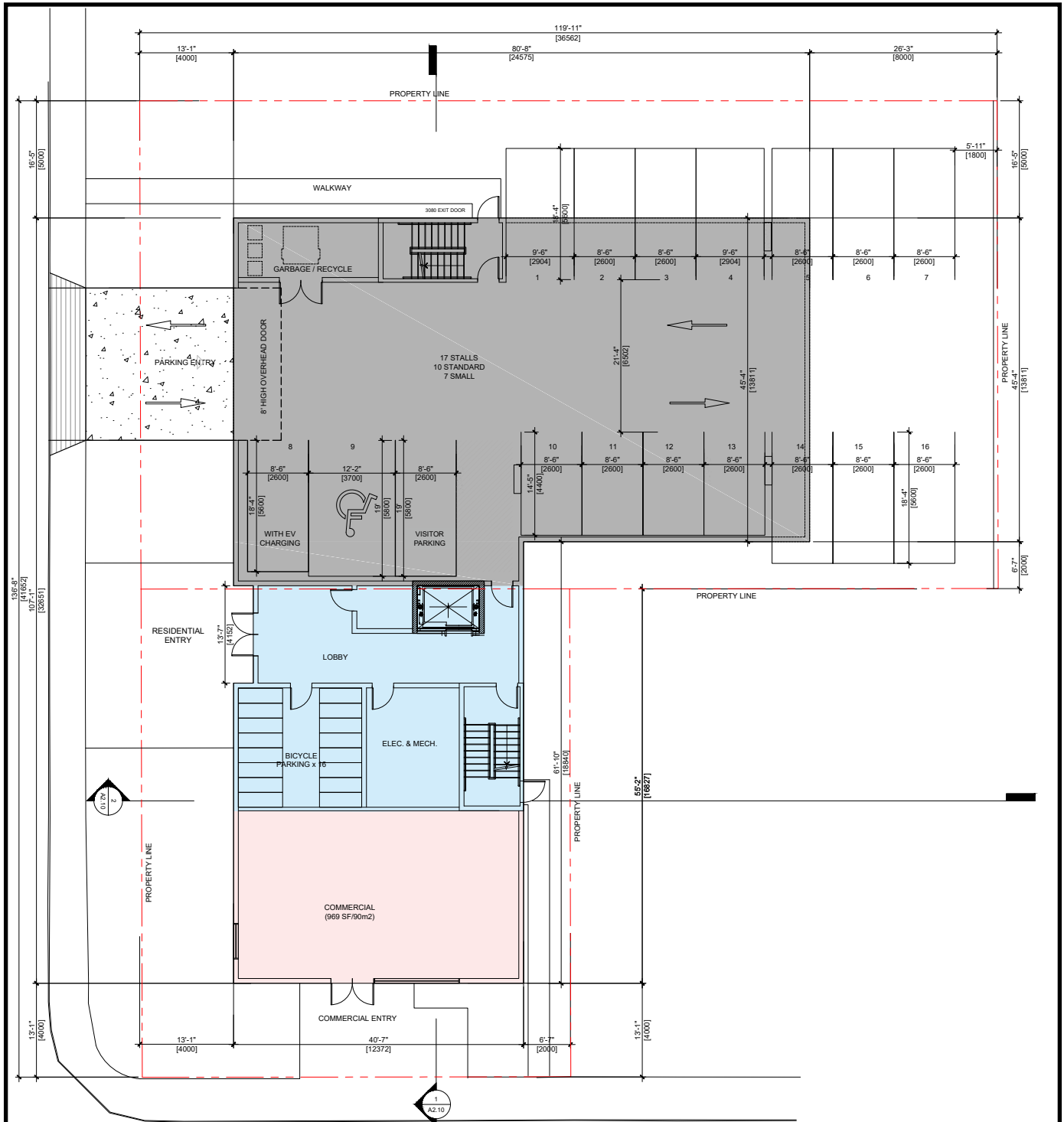


Schedule B: Elevations - Site Plan



ISSUES	DATE	PROJECT NUMBER	PROJECT	DRAWING No.
4		A235	MIXED-USE DEVELOPMENT QUEENS&GARDEN	A1.00
3	Sep 22th, 2020	DRAWN BY: FC	53 QUEENS ROAD, DUNCAN, BC & 454 GARDEN STREET, DUNCAN, BC	
2	1st May, 2020	CHECKED BY: IPY	DRAWING TITLE	
1	26th MAR, 2020		SITE PLAN AND STATISTICS	
<small>COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF PACIFIC WEST ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.</small>				

Schedule B: Elevations - Ground Floor Plan



1 1st LEVEL FLOOR PLAN
Scale: 1/8" = 1'-0"

QUEENS RD



1200 West 73rd Ave (Airport Square)
Suite 940
Vancouver B.C. V6P 6G5

Office: 604 558 3064
Fax: 604 267 7056
www.pwaarchitecture.com



ISSUES	DATE	ISSUES
8		4
7		3 REISSUED FOR D
6		2 REISSUED FOR D
5		1 ISSUED FOR DP

2020.09.22

Schedule B: Elevations - Second and Third Floor Plans



Schedule B: Elevations - West and North Elevations

1 WEST ELEVATION (GARDEN STREET)
Scale: 1/8" = 1'-0"

2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

MATERIAL LEGEND

- ☐ METAL PANEL - COLOUR: MATTE WHITE
- ☐ HARDIE PANEL - COLOUR: COBBLE STONE
- ☐ HARDIE PANEL - COLOUR: ROSY BROWN
- ☐ HARDIE PANEL - COLOUR: COBBLER GREEN
- ☐ WINDOW WINK - COLOUR: LIGHT GRAY
- ☐ DOOR WINK - COLOUR: DARK GRAY
- ☐ ALUMINIUM BALCONY RAILING WITH GLASS INSERT - COLOUR: DARK GREY
- ☐ ROOF FASCIA - COLOUR: WILLOW
- ☐ METAL FLASHING - COLOUR: CHARCOAL GREY
- ☐ EXTERIOR ENTRY DOOR
- ☐ SMOOTH PANEL OVERING AND CHANGE DOOR
- ☐ LONG BOARD - COLOUR: NATURAL WOOD
- ☐ METAL EXT DOOR
- ☐ NATURAL STONE VENEER - COLOUR: GREY

HARDIE PANEL COLOUR: ROSY BROWN

HARDIE PANEL COLOUR: COBBLE STONE

METAL PANEL COLOUR: WHITE

LONG BOARD COLOR: WOOD

NATURAL STONE COLOR: GREY

HARDIE PANEL COLOR: SPRING SPRIG

PROJECT
MIXED-USE DEVELOPMENT QUEENSGARDEN
15 QUEEN ROAD DUNCAN, BC
1700 WEST 17 DUNCAN BLVD
COQUITAMA, BC

DATE
19 APR 2020
19 MAR 2020
20 MAR 2020

ISSUES

4	RESUBMITTED APPLICATION
3	RESUBMITTED APPLICATION
2	RESUBMITTED APPLICATION
1	ISSUED DRP APPLICATION

PROJECT NUMBER
OWNER: DP
CHECKED BY: []
DATE: []

PROFESSIONAL SEAL
REGISTERED ARCHITECT
1000 West 25th Ave (A Report Square)
Vancouver, B.C. M5P 6G5
Phone: 604 684 2884
Fax: 604 297 7988
www.pwainc.com

DATE

ISSUES

PROJECT
MIXED-USE DEVELOPMENT QUEENSGARDEN
15 QUEEN ROAD DUNCAN, BC
1700 WEST 17 DUNCAN BLVD
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PROJECT NUMBER
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1000 West 25th Ave (A Report Square)
Vancouver, B.C. M5P 6G5
Phone: 604 684 2884
Fax: 604 297 7988
www.pwainc.com



DATE

ISSUES

A3.01

Schedule B: Elevations - Building Perspective



 <p>pacific west architecture 1000 West 77th Ave (at Sport Square) Suite 200 Vancouver, B.C. V6P 6G8 Tel: 604.273.7384 Fax: 604.237.7338 www.pacificwestarch.com</p>			<p>DATE</p>	<p>REVISIONS</p> <table border="1"> <tr><td>4</td><td>REVISIONS OF APPLICATION</td><td>18 JUN 2020</td></tr> <tr><td>3</td><td>REVISIONS OF APPLICATION</td><td>14 MAR 2020</td></tr> <tr><td>2</td><td>REVISIONS OF APPLICATION</td><td>14 MAR 2020</td></tr> <tr><td>1</td><td>ISSUED OVER APPLICATION</td><td>27th MAR 2020</td></tr> </table>	4	REVISIONS OF APPLICATION	18 JUN 2020	3	REVISIONS OF APPLICATION	14 MAR 2020	2	REVISIONS OF APPLICATION	14 MAR 2020	1	ISSUED OVER APPLICATION	27th MAR 2020	<p>PROJECT NUMBER</p> <p>DATE</p> <p>DATE</p>	<p>PROJECT</p> <p>MIXED-USE DEVELOPMENT QUEENS&GARDEN 13 QUEENS ROAD, DUNCAN, BC & 464 GARDEN STREET, DUNCAN, BC</p> <p>REVISION TITLE</p> <p>3D PERSPECTIVES</p>	<p>DATE</p> <p>A5.01</p>
4	REVISIONS OF APPLICATION	18 JUN 2020																	
3	REVISIONS OF APPLICATION	14 MAR 2020																	
2	REVISIONS OF APPLICATION	14 MAR 2020																	
1	ISSUED OVER APPLICATION	27th MAR 2020																	

Schedule B: Elevations - Building Perspectives






1 PERSPECTIVES



pacific west architecture

1200 West 27th Ave (Airport Square)
 Vancouver, B.C. V6P 6G5
 Office: 604.582.3864
 Fax: 604.977.9966
 www.pacificwestarchitecture.com



PROJECT: **MIXED-USE DEVELOPMENT QUEENSGARDEN**
 15 QUEEN ROAD DUNCAN, B.C. &
 1500 CENTRE ST DUNCAN, B.C.
 COVINGTON
3D PERSPECTIVES

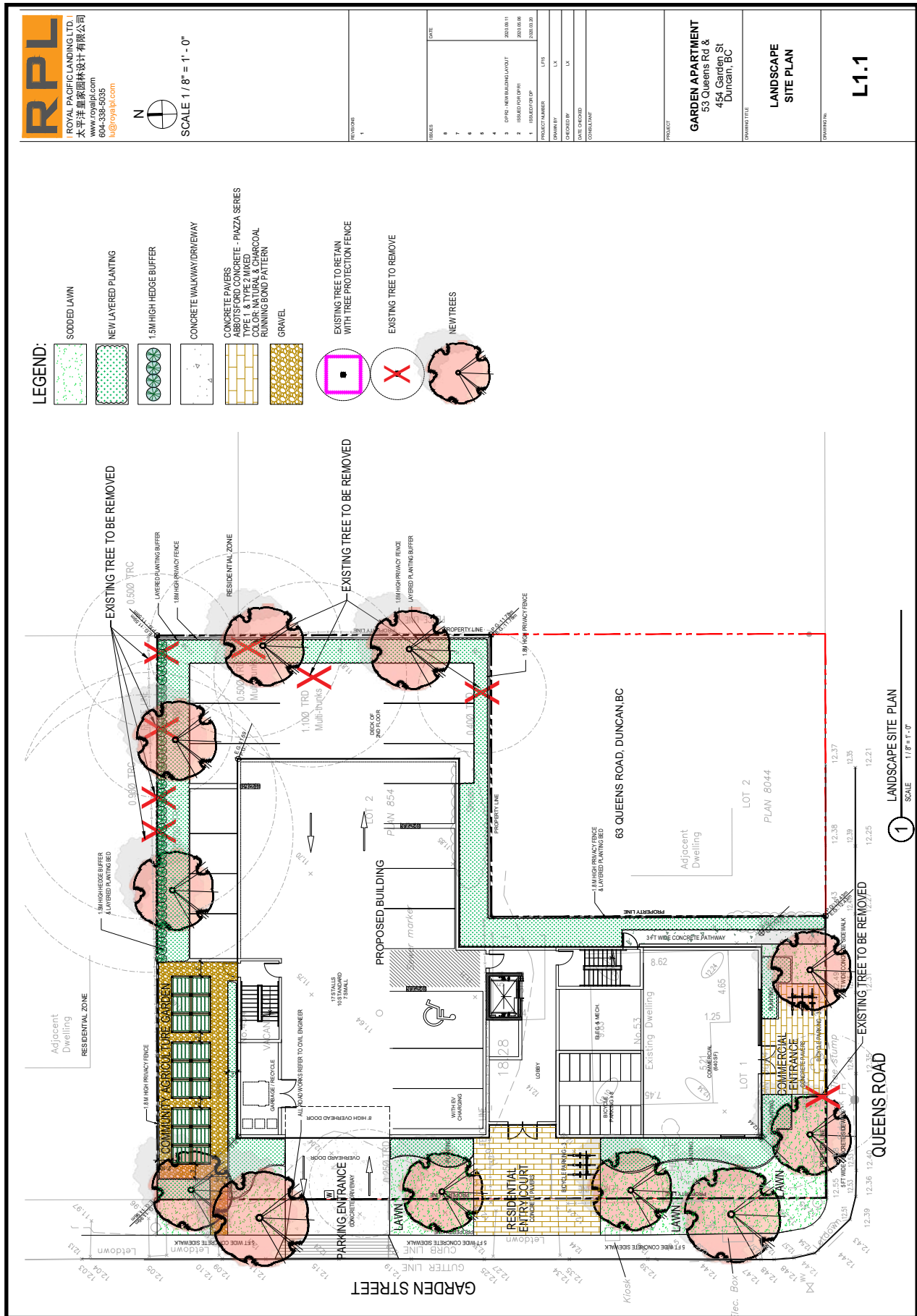
DATE: **A5.02**

REVISED	DATE
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3	19 MAR 2020
2	20 MAR 2020
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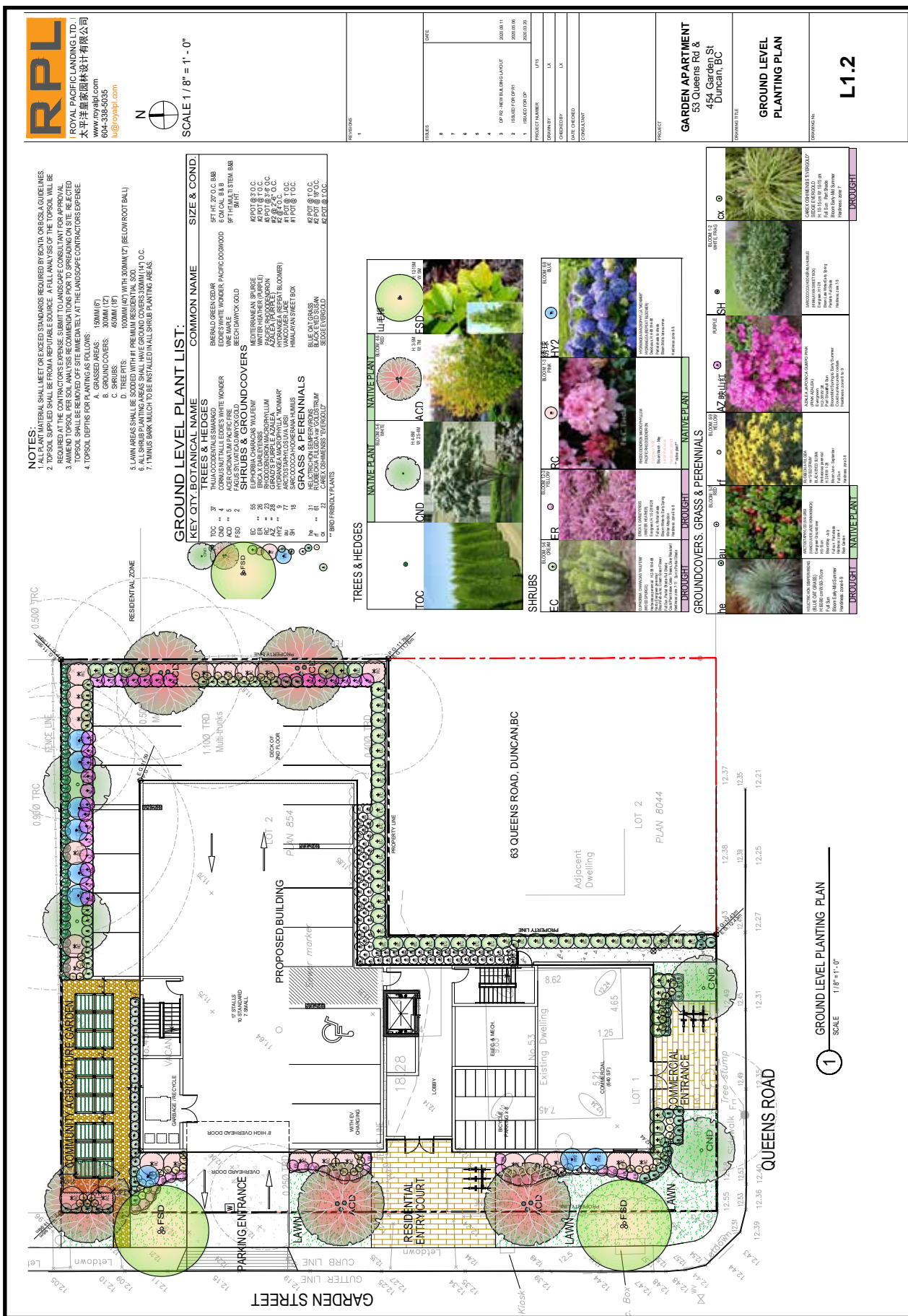
PROJECT NUMBER	DATE
OWNER: PWA	PC
DESIGNED BY: PWA	PV

1. CORRECTED PERMITTED USE TO ALLOW FOR CHANGE OF APPROVAL AND PERMITTED USE AND POWER OF ATTORNEY TO BE PROVIDED TO THE ARCHITECTS WITHIN 30 DAYS OF THE PERMITTING OFFICE.

Schedule C: Landscape & Lighting Plans - Landscape Plan



Schedule C: Landscape & Lighting Plans - Landscape Plan



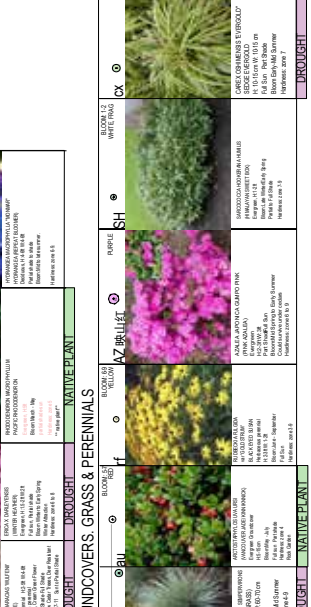
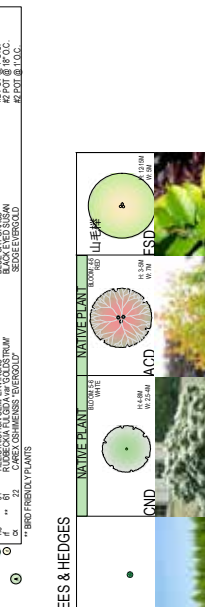
RPL
ROYAL PACIFIC LANDING LTD.
www.royalpl.com
604-338-5035
rpl@royalpl.com



- NOTES:**
- ALL PLANT MATERIAL SHALL MEET EXCEED STANDARDS REQUIRED BY CITY OF VANCOUVER OR BSA GUIDELINES.
 - TOP SOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. MIMUS BAR SHALL BE INSTALLED IN ALL SHRUB PLANTING AREAS.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. TREES: 450MM (18")
 5. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOO.
 6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 300MM (12") O.C.
 7. MIMUS BAR MUCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

GROUND LEVEL PLANT LIST:

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE & COND.
1	TREES & HEDGES		
TOC	EMERALD GREEN CEDAR	EMERALD GREEN CEDAR	5 FT HT. 20" C.B.B.
CND	EMERALD GREEN CEDAR	EMERALD GREEN CEDAR	6 CM CAL. B.B.
2	TREES & HEDGES		
SHRUBS & GROUND COVERS			
SH	THUNJA OCCIDENTALIS SWARG	THUNJA OCCIDENTALIS SWARG	9 FT HT. 2" STEM 988
GC	BECK DAWYCK GOLD	BECK DAWYCK GOLD	9 FT HT. 2" STEM 988
3	TREES & HEDGES		
GRASS & PERENNIALS			
TOC	BERBERIS THUNBERGII	BERBERIS THUNBERGII	#5 POT @ 10" C.
CND	BERBERIS THUNBERGII	BERBERIS THUNBERGII	#5 POT @ 10" C.
4	TREES & HEDGES		
SHRUBS & GROUND COVERS			
SH	HYDRANGEA	HYDRANGEA	#4 POT @ 8" C.
GC	HYDRANGEA	HYDRANGEA	#4 POT @ 8" C.
5	TREES & HEDGES		
GRASS & PERENNIALS			
TOC	HYDRANGEA	HYDRANGEA	#4 POT @ 8" C.
CND	HYDRANGEA	HYDRANGEA	#4 POT @ 8" C.



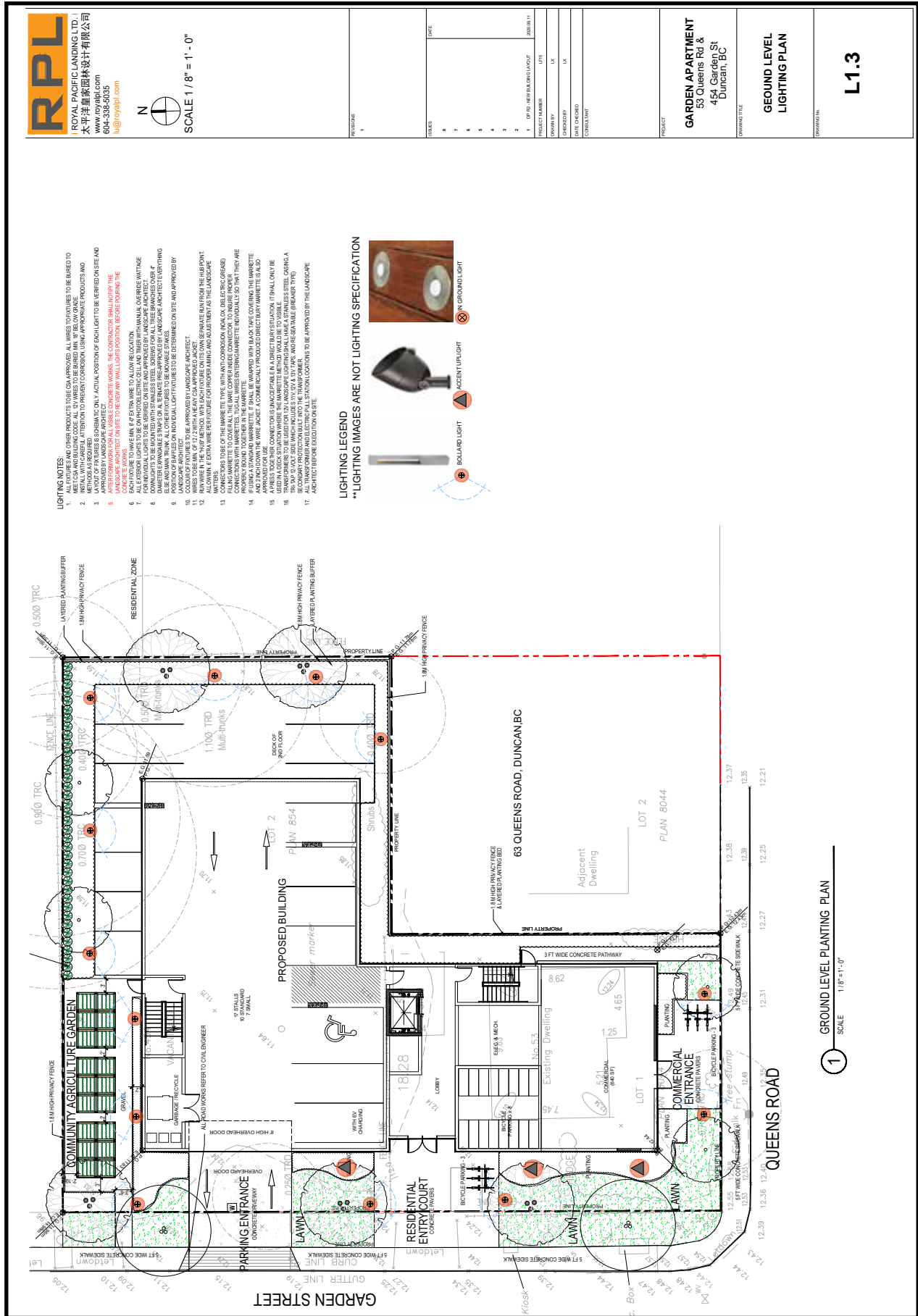
DATE: 2020.08.11
PROJECT NAME: 63 QUEENS RD. DUNCAN BC
DRAWN BY: J.L.K.
CHECKED BY: J.L.K.
DATE CHECKED: 2020.08.20
CONSULTANT: RPL

GARDEN APARTMENT
53 Queens Rd &
454 Garden St
Duncan, BC

GROUND LEVEL PLANTING PLAN

L1.2

Schedule C: Landscape & Lighting Plans - Landscape Plan



Schedule C: Landscape & Lighting Plans - Patio Plant and Lighting Plan

1 LEVEL 4 PLANTING PLAN
SCALE 3/16" = 1'-0"

2 LEVEL 4 LIGHTING PLAN
SCALE 3/16" = 1'-0"

LEVEL 4 PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
AN ** 08	13	ARBUTUS UNEDO COMPACTED	COMPACT STRAWBERRY BUSH	#2 @ 2'-5" O.C.
LA **	14	LAVANDULA-ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT @ 18" O.C.

** BIRD FRIENDLY PLANTS ** EDDIBLE PLANTS

3 MOVABLE PLANTER - DETAILS
SCALE 1/8" = 1'-0"

LIGHTING LEGEND
**LIGHTING IMAGES ARE NOT LIGHTING SPECIFICATION

- BOLLARD LIGHT
- ACCENT UPLIGHT
- IN GROUND LIGHT

LEVEL 4 PLANTING PLAN

LIGHTING LEGEND

L2

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604-338-5035
lp@royapl.com

SCALE 3/16" = 1'-0"

REVISIONS

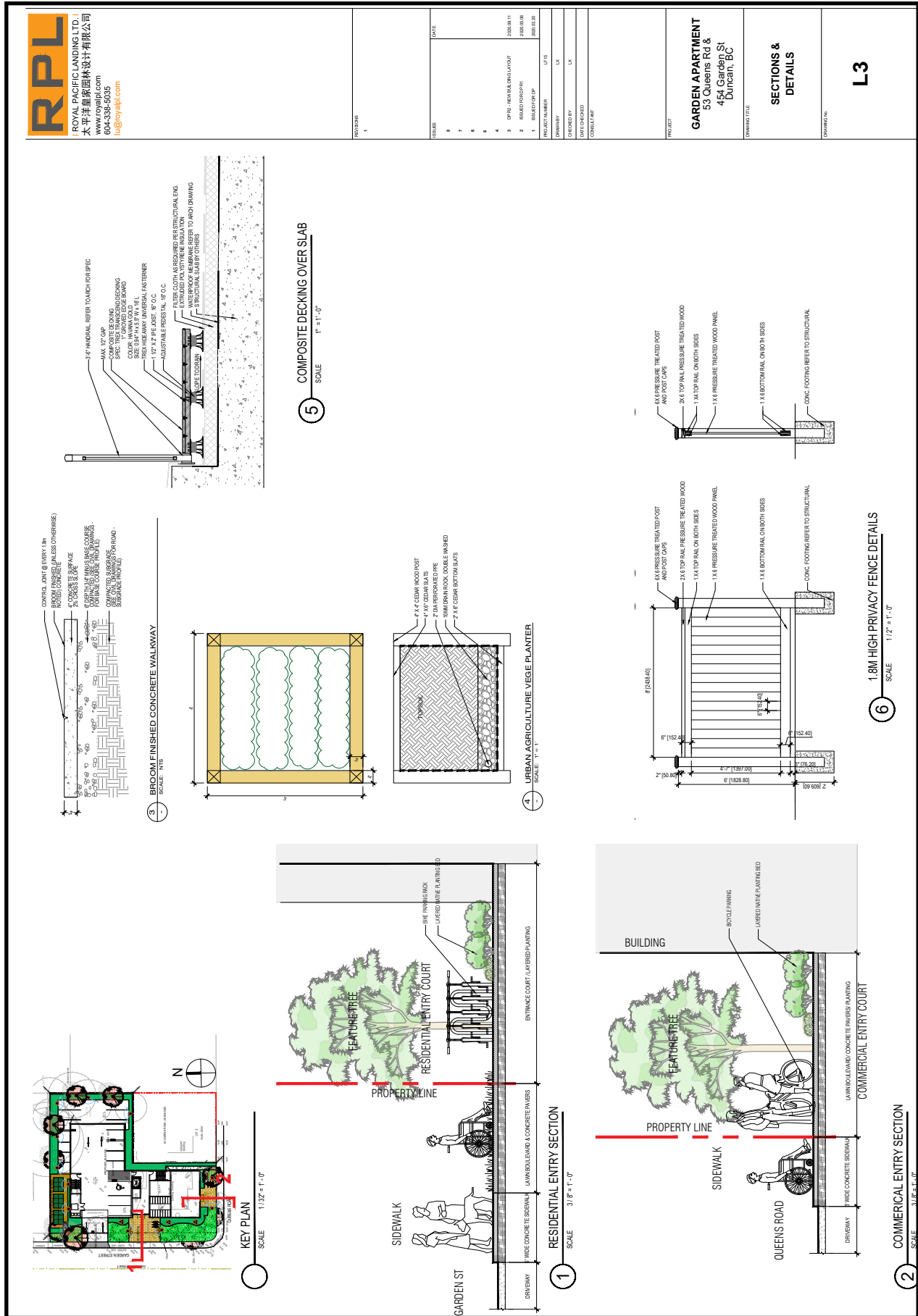
NO.	DATE
1	

REVISED BY: LK
DATE CHECKED: LK
CONTRACT NO.: 20200911

PROJECT: GARDEN APARTMENT
53 Queens Rd & Duncrain, BC

DESIGNED BY: LK
DRAWN BY: LK

Schedule C: Landscape & Lighting Plans - Fence, Garden and Bike Rack Plan



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REVISIONS	DATE
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GARDEN APARTMENT
 53 Queens Rd &
 484 Garden St
 Duncan, BC

SECTIONS & DETAILS

L3