



**NOTICE OF DEVELOPMENT PERMIT WITH VARIANCES
DP-2020-06 – 454 GARDEN STREET & 53 QUEENS ROAD**

This notice is to advise that Council will consider a Development Permit with Variances respecting LOTS 1 & 2, BLOCK 2, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN VIP8044 & PLAN VIP854, located at 454 GARDEN STREET AND 53 QUEENS ROAD, Duncan, BC.

The City has received a Development Permit with Variances application (DP-2020-06) from Happiness Town Holdings Ltd, for the construction of a mixed-use, residential and commercial, four storey building at 454 Garden Street and 53 Queens Road, which lies within the Neighbourhood Commercial Zone under the City's Zoning Bylaw No. 3166, 2017 (Consolidated to August 2020).

DP-2020-06 has requested variances that will allow for a decrease to the minimum number of off-street parking spaces and for an exemption from the requirement to provide one off-street loading area for a commercial unit at the proposed building to be located at the corner of Garden Street and Queens Road. The applicant proposes a 16-unit apartment building, with 90 m² of ground-floor commercial space, with a total of 16 parking spaces.

The applicant requests the following variances to section 3.3, Table 3.31.1, and section 3.34, Table 3.34.1 of Zoning Bylaw No. 3166, 2017:

- 1. To vary the minimum number of off-street parking spaces from twenty-one (21) to sixteen (16) for the proposed development.**
- 2. 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.**

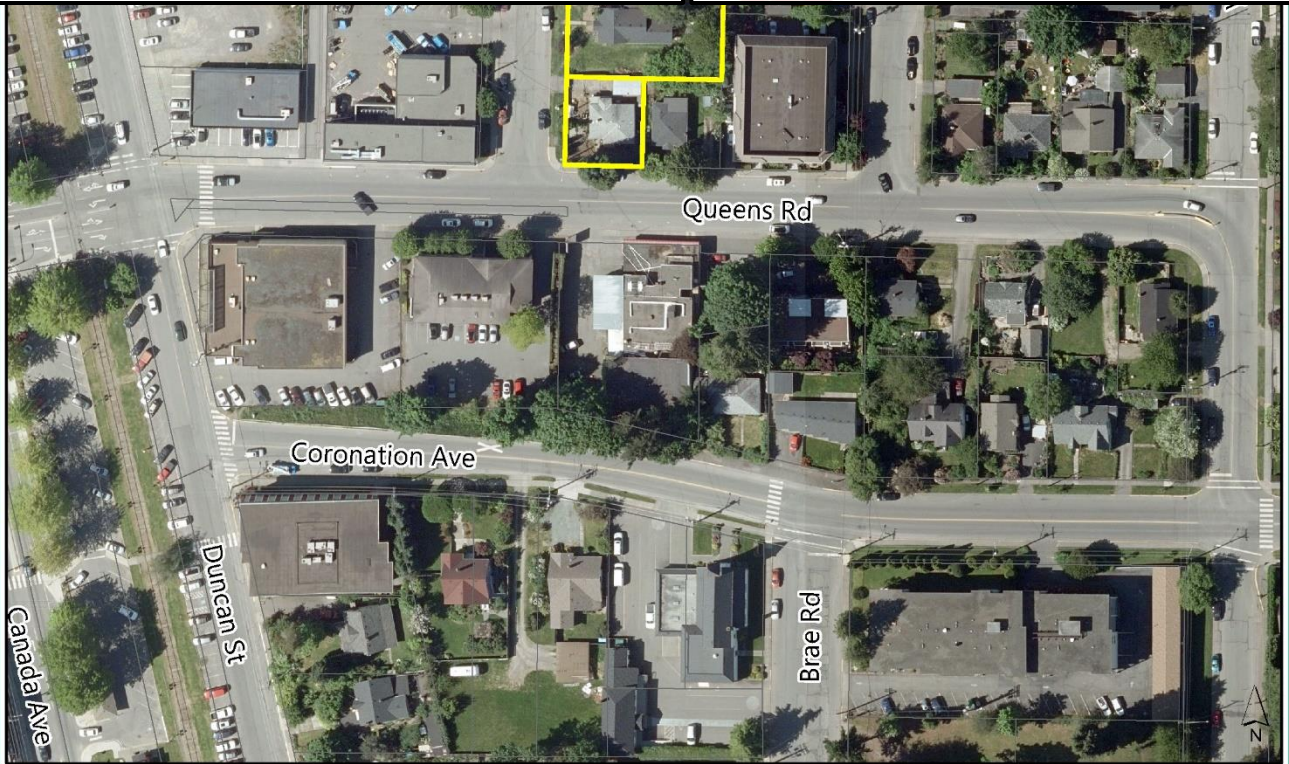
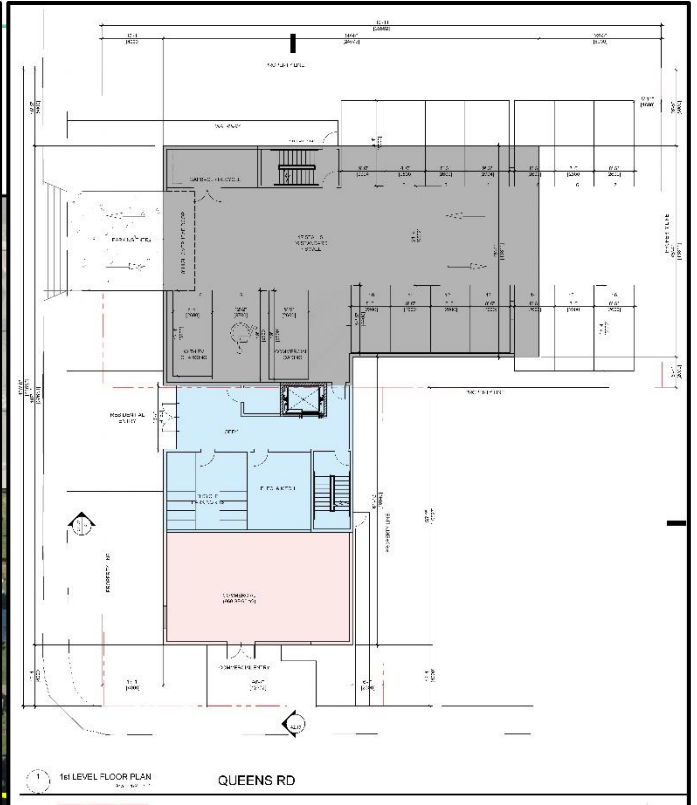
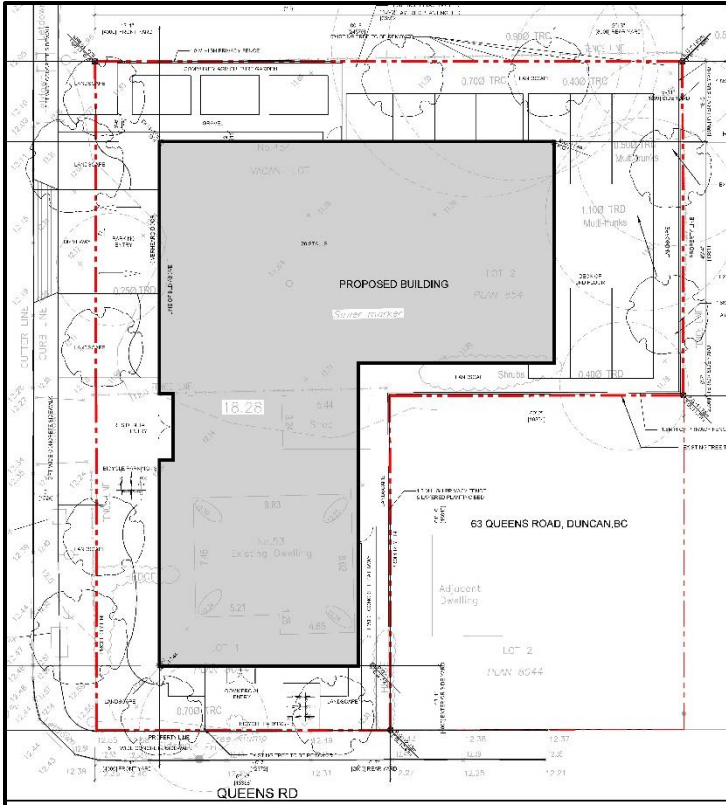
The proposed permit will be available for public review from **Thursday, October 22nd, 2020 to Monday, November 2nd, 2020** on the City's website, www.duncan.ca. For convenience, the site plan and rendering are attached to this notice. For more information specific to this application, or to arrange to view the proposed permit at City Hall, during regular business hours, 8:30 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 electronic Council Meeting scheduled for **Monday, November 2nd, 2020, at 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 Permit with Variances may provide written comments by hand-delivery at City Hall or mail to *Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan, BC V9L 1W3* or email paige@duncan.ca until **4:00 p.m., Wednesday, October 28th, 2020**, to ensure their inclusion in the public record. Written comments received after **4:00 p.m. on October 28th and before 5:00 p.m. on November 2nd** will be submitted for public record during the meeting.

Date: October 21st, 2020

Subject Property Location



 Subject Property



Site Plans

Perspective Rendering Garden Street



Perspective Rendering Queens Road

