

DRAFT DEVELOPMENT PERMIT WITH VARIANCES

Permit No:	DP-2020-08
Registered Owner:	1262691 B.C. Ltd. [REDACTED]
Subject Property:	462, 470, 476, 490 Garden Street, Duncan, BC, V9L 3V6
Description of Land:	
Parcel Identifier:	008-346-551, 008-347-191, 000-142-417, 001-514-181
Legal Description:	LOTS 3, 4, 5, & 6, BLOCK 2, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN VIP854
Proposal:	MAJOR DEVELOPMENT PERMIT FOR CONSTRUCTION OF A 101-UNIT RESIDENTIAL BUILDING

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: Variances

Schedule C: Plans

Schedule D: Elevations and Perspectives

Schedule E: Landscape Plan

4. This Development Permit with Variances includes the following variances to the City's Zoning Bylaw No. 3166, 2017 (Consolidated to August 2020), as shown in Schedule B:
 - a. To increase the maximum number of habitable storeys from 5 to 6 (Section 4.11.1, page 34).
 - b. To increase the maximum building height from 17 m to 22 m (Section 4.11.1, page 34).
 - c. To reduce the minimum width of two portions of the 2-way drive aisle in the underground parking area from 6.5 m to 6 m (Section 3.32.1, page 23).
 - d. To reduce the minimum width of the access ramp to the underground parking from 6.5 m to 6 m (Section 3.32.1, page 23).
5. As conditions of this permit, and prior to the issuance of a Building Permit, the following must be provided as shown:
 - a) Stormwater Management Plan subject to the approval of the Manager of Engineering.
 - b) Notice of lot consolidation subject to approval and notification of registration with the Land Title and Survey Authority of British Columbia.

- c) A landscape works and materials estimate subject to the approval of the Manager of Planning and a security deposit in the form of a cash deposit or letter of credit valued at 125% of the hard and soft landscaping costs for development of a new parking space as shown on Schedule A, as authorized by Section 502 of the *Local Government Act*, to ensure that any conditions with respect to landscaping are satisfied or to ensure that no conditions of the Permit are being breached resulting in an unsafe condition of the Land.

6. 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.

- 7. 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.
- 8. This permit is not a Building Permit.
- 9. 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 may have commenced to the satisfaction of the Director of Development Services. Demolition does not constitute construction.
- 10. Where any security is required by the City of Duncan, the security provided by the Permit holder is to be submitted at the time of Building Permit application submission.
- 11. 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 Approval/Issue by Council or its Delegate:

This permit was approved on **Month Day, 2021**.

This permit expires on **Month Day, 2023**.

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 1262691 B.C. LTD. other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

Print Name

Print Name

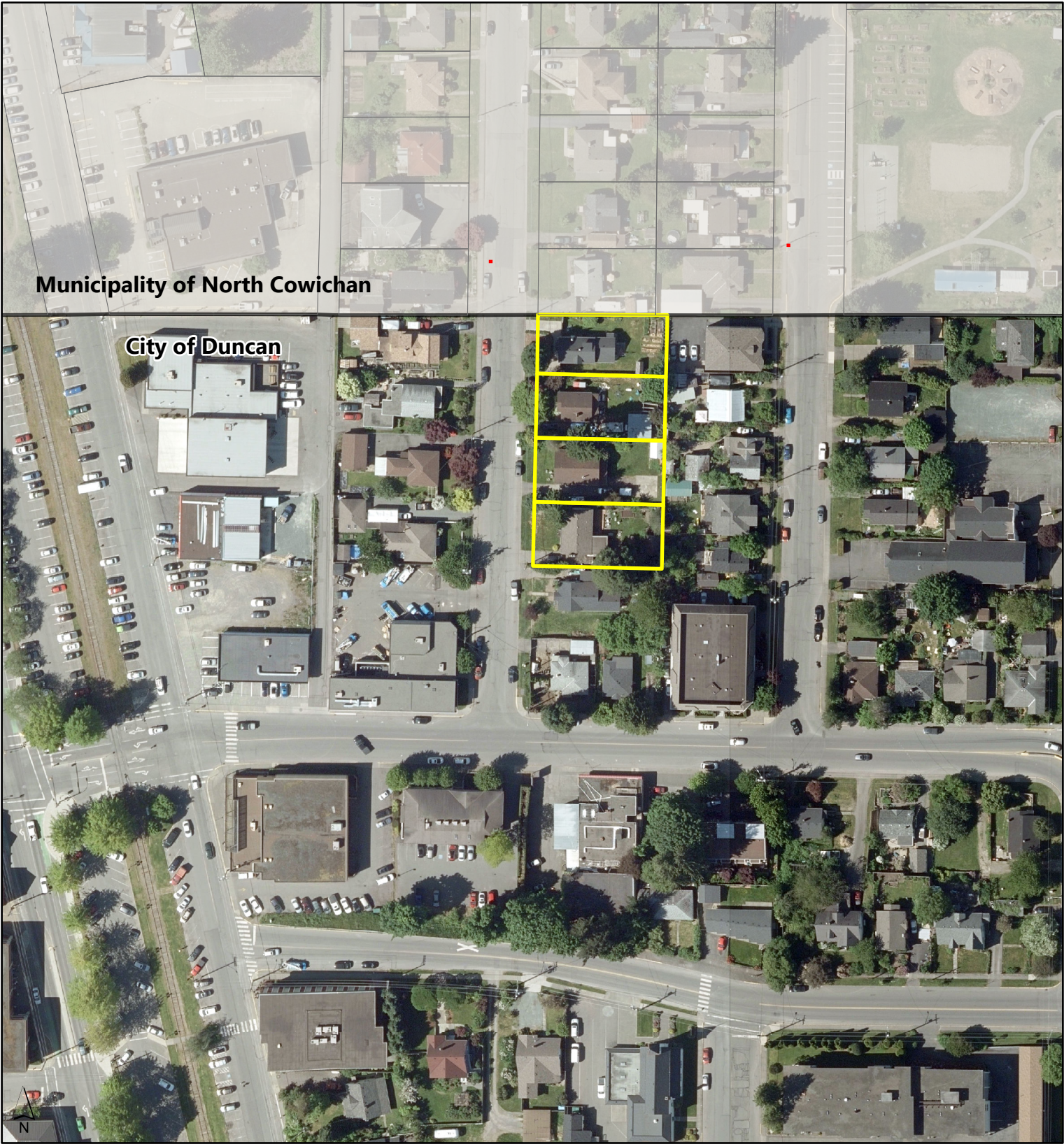
Date

Date



Ortho Imagery (2017) Map

File: DP-2020-08



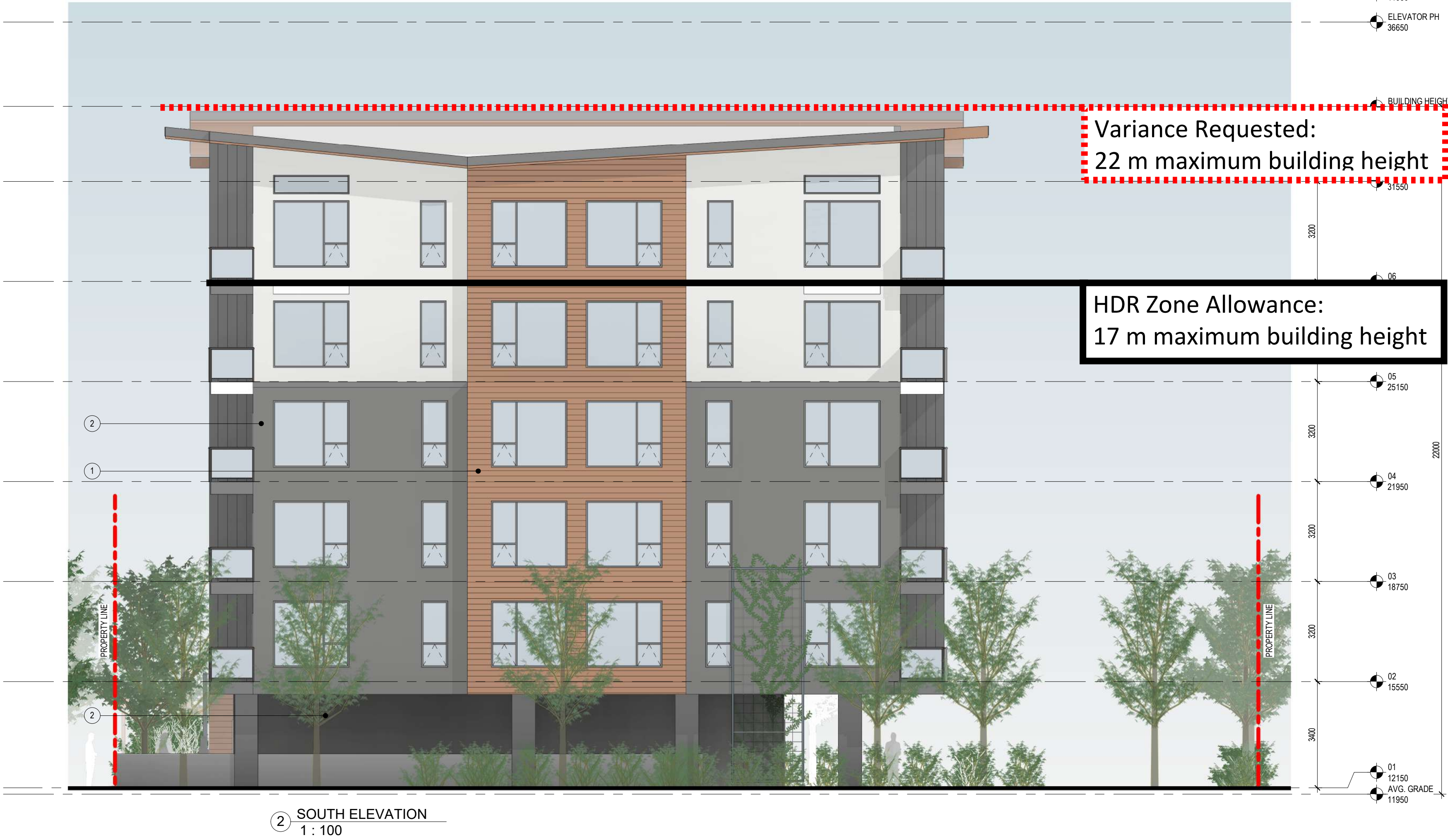
Subject Properties



Schedule B: Variances - Maximum Building Height



- MATERIAL FINISH LEGEND**
- 1 EXTERIOR CLADDING 1 - COMPOSITE PANEL SIDING - (WOOD TONE)
 - 2 EXTERIOR CLADDING 2 - COMPOSITE PANEL SIDING - (COLOUR 2)
 - 3 EXTERIOR CLADDING 3 - COMPOSITE PANEL SIDING - (COLOUR 3)
 - 4 EXTERIOR CLADDING 4 - PREFINISHED METAL - VERTICAL (COLOUR 4)
 - 5 GUARDRAIL - GLASS (FROSTED) AND ALUMINUM (TBD)
 - 6 CONCRETE - ARCHITECTURAL FINISH
 - 7 PRIVACY SCREEN - (TBD)
 - 8 PLANTER AT GRADE - CONCRETE
 - 9 PLANTERS AT ROOF DECK - METAL
 - 10 ROOF - SBS MEMBRANE ROOF ASSEMBLY OR PFM STANDING SEAM
 - 11 WINDOWS + DOORS - FIBERGLASS OR VINYL (TBD)
 - 12 EXTERIOR SHADING - (TBD)
 - 13 CANOPY



Heather Spinney, Architect, AIBC
Robert Rocheleau, Architect, AIBC

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GARDEN ST. REDEVELOPMENT

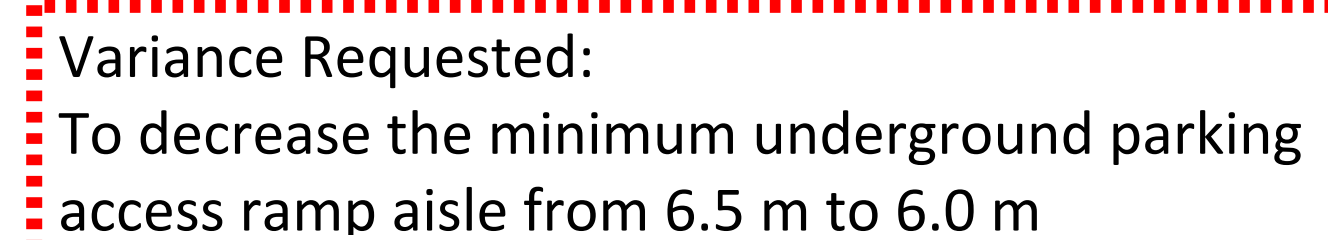
462 - 490 GARDEN STREET
DUNCAN B.C.

PROJECT NUMBER 20-003

ELEVATIONS

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL
(POSSIBLE CHANGES - REDUCED NORTH + SOUTH UNITS AT LEVELS 5+6)

A11



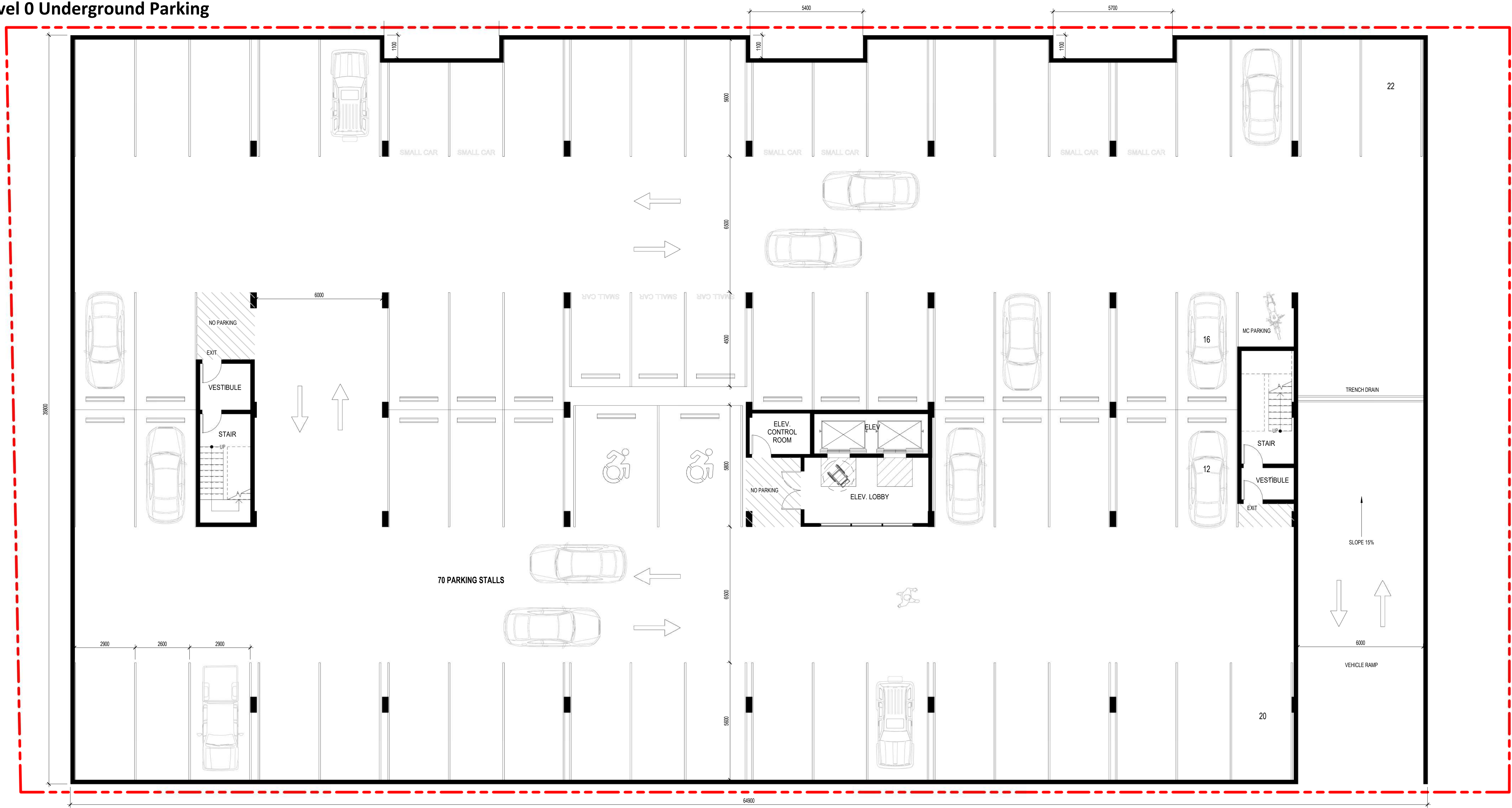


PROJECT NUMBER 20-003

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL



Schedule C: Plans - Level 0 Underground Parking



Schedule C: Plans - Level 1 Ground Floor



PARKING + UNIT TYPE / COUNT LEGEND			
BIKE PARKING (RESIDENT)	125	10	1 BEDROOM (42-46m² +/-)
BIKE PARKING (VISITOR)	18	70	JR 2 BEDROOM (55 - 60m² +/-)
		20	2 BEDROOM (67 - 75m² +/-)
PARKING (BELOW GROUND)	70	1	CARETAKER SUITE (1 BEDROOM)
PARKING (ABOVE GROUND)	40		
TOTAL	110	101	TOTAL



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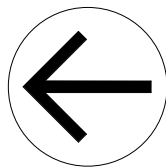
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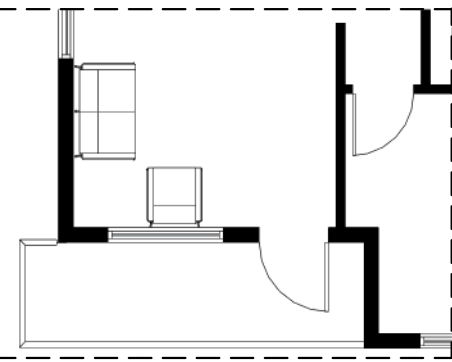
LEVEL 1

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL



A04B

Schedule C: Plans - Levels 2-4 Residential



LEVEL 3 & 4 CORNER UNITS W/ BALCONIES

FLOOR AREA CALCULATIONS:

HABITABLE AREAS	= 1429.80 m ²
EXCLUDED AREAS	
STAIRWELLS	= +/- 27 m ²
ELEVATOR SHAFT	= +/- 11 m ²
MECHANICAL SPACE	= +/- 1.5 m ²

PARKING + UNIT TYPE / COUNT LEGEND

BIKE PARKING (RESIDENT)	125	10	1 BEDROOM (42-46m ² +/-)
BIKE PARKING (VISITOR)	18	70	JR 2 BEDROOM (55 - 60m ² +/-)
		20	2 BEDROOM (67 - 75m ² +/-)
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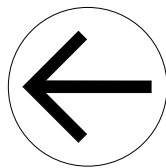
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LEVELS 2-4

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL



A05

Schedule C: Plans - Level 5 Residential



FLOOR AREA CALCULATIONS:

HABITABLE AREAS	= 1327.32 m ²
EXCLUDED AREAS	= +/- 27 m ²
STAIRWELLSHAFT	= +/- 27 m ²
ELEVATOR SHAFT	= +/- 11 m ²
MECHANICAL SPACE	= +/- 1.5 m ²

PARKING + UNIT TYPE / COUNT LEGEND

BIKE PARKING (RESIDENT)	125	10	1 BEDROOM (42-46m ² +/-)
BIKE PARKING (VISITOR)	18	70	JR 2 BEDROOM (55 - 60m ² +/-)
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PARKING (BELOW GROUND)	70	1	CARETAKER SUITE (1 BEDROOM)
PARKING (ABOVE GROUND)	40		
TOTAL	110	101	TOTAL



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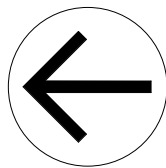
GARDEN ST. REDEVELOPMENT

462 - 490 GARDEN STREET
DUNCAN B.C.

PROJECT NUMBER 20-003

LEVEL 5

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL



A06



FLOOR AREA CALCULATIONS:

HABITABLE AREAS	= 1327.32 m ²
EXCLUDED AREAS	
STAIRWELLS	= +/- 27 m ²
ELEVATOR SHAFT	= +/- 11 m ²
MECHANICAL SPACE	= +/- 1.5 m ²

PARKING + UNIT TYPE / COUNT LEGEND

BIKE PARKING (RESIDENT)	125	10	1 BEDROOM (42-46m ² +/-)
BIKE PARKING (VISITOR)	18	70	JR 2 BEDROOM (55 - 60m ² +/-)
		20	2 BEDROOM (67 - 75m ² +/-)
PARKING (BELOW GROUND)	70	1	CARETAKER SUITE (1 BEDROOM)
PARKING (ABOVE GROUND)	40		
TOTAL	110	101	TOTAL



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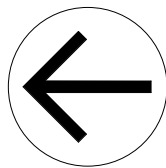
GARDEN ST. REDEVELOPMENT

462 - 490 GARDEN STREET
DUNCAN B.C.

PROJECT NUMBER 20-003

LEVEL 6

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL



A07

Schedule D: Plans - Elevations and Perspectives - West and South Elevations



- MATERIAL FINISH LEGEND**
- 1 EXTERIOR CLADDING 1 - COMPOSITE PANEL SIDING - (WOOD TONE)
 - 2 EXTERIOR CLADDING 2 - COMPOSITE PANEL SIDING - (COLOUR 2)
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 - 12 EXTERIOR SHADING - (TBD)
 - 13 CANOPY



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GARDEN ST. REDEVELOPMENT

462 - 490 GARDEN STREET
DUNCAN B.C.

PROJECT NUMBER 20-003

ELEVATIONS

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL
(POSSIBLE CHANGES - REDUCED NORTH + SOUTH UNITS AT LEVELS 5+6)

Schedule D: Plans - Elevations and Perspectives - East and North Elevations



1 EAST ELEVATION
1 : 100

MATERIAL FINISH LEGEND

- 1 EXTERIOR CLADDING 1 - COMPOSITE PANEL SIDING - (WOOD TONE)
- 2 EXTERIOR CLADDING 2 - COMPOSITE PANEL SIDING - (COLOUR 2)
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2 NORTH ELEVATION
1 : 100



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GARDEN ST. REDEVELOPMENT

462 - 490 GARDEN STREET
DUNCAN B.C.

PROJECT NUMBER 20-003

ELEVATIONS

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL
(POSSIBLE CHANGES - REDUCED NORTH + SOUTH UNITS AT LEVELS 5+6)

A12

Schedule D: Plans - Elevations and Perspectives - Southwest and Northeast Perspectives



① STREET VIEW - SOUTH-WEST



② STREET VIEW - NORTH-EAST



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GARDEN ST. REDEVELOPMENT

462 - 490 GARDEN STREET
DUNCAN B.C.
PROJECT NUMBER 20-003

3D VIEWS

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL



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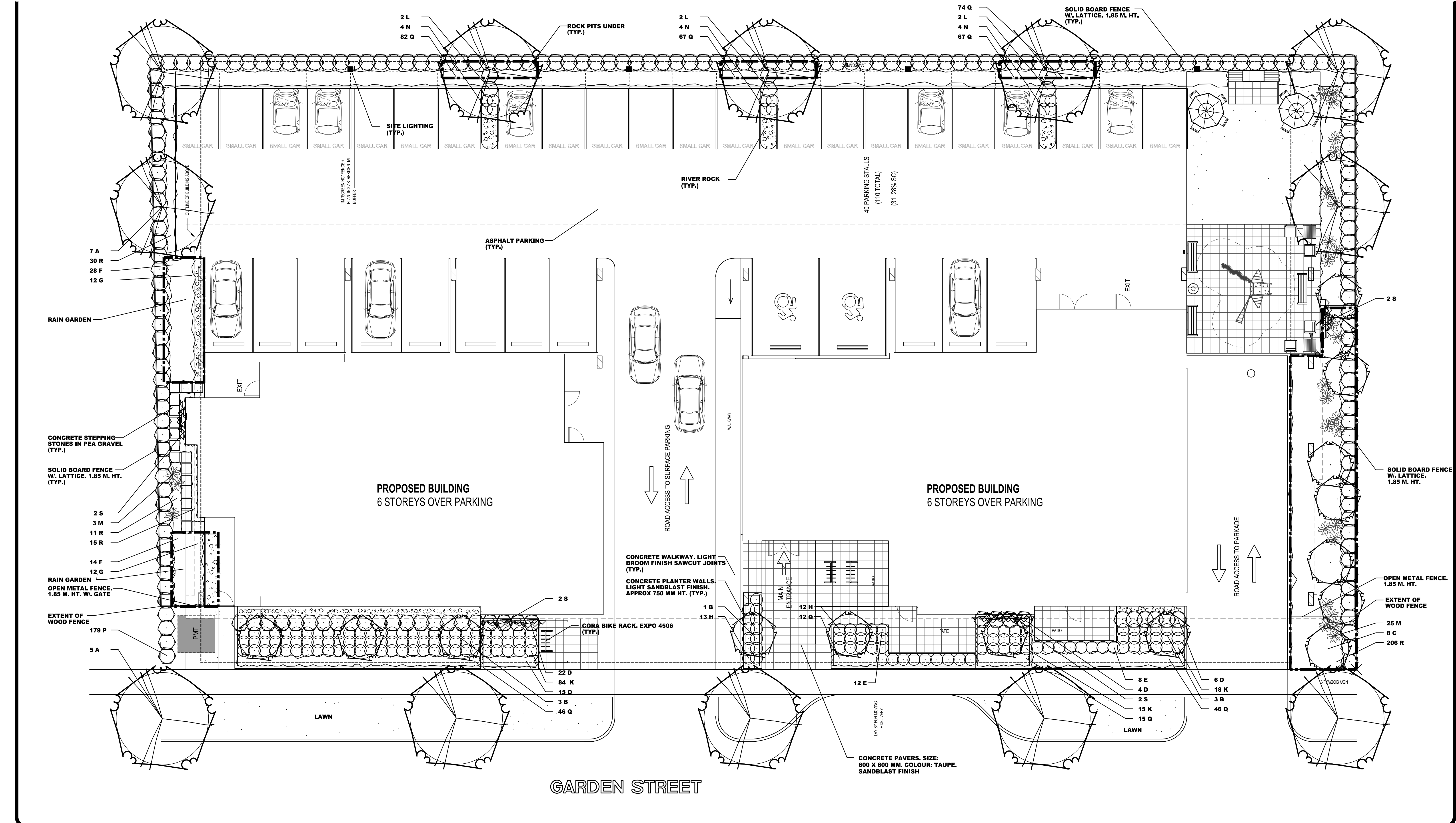
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462 - 490 GARDEN STREET
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PROJECT NUMBER 20-003

STREETSCAPE

2020-12-18 - ISSUED REVISIONS PER DESIGN PANEL

Schedule E: Landscape Plan - Ground Floor



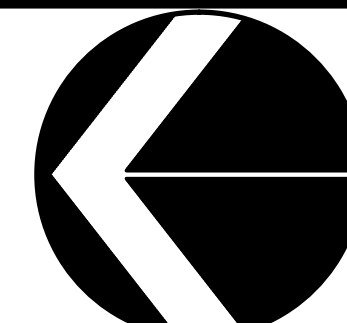
GARDEN STREET
DUNCAN, B.C.

NO.	DATE	BY	REVISION
1.	11/12/20	S.P.	S.P. PLANTING/ LIGHTING
2.	12/11/20	S.P.	DESIGN REVIEW COMMENTS
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JOB NAME

CONSULTANT



LANDSCAPE PLAN

1/1

SITE LIGHTING

- 

AERIS
Architectural Area & Roadway Luminaires



AS1

METAL HALIDE: 50W-175W
HIGH PRESSURE SODIUM: 35W-150W
10' to 20' Mounting



Specifications

EPK: 0°/8°

Length: 22-1/4 (56.4)

Width: 13 (33.0)

Depth: 6-3/8 (15.9)

*Weight: 25.9lbs (11.8 kg)

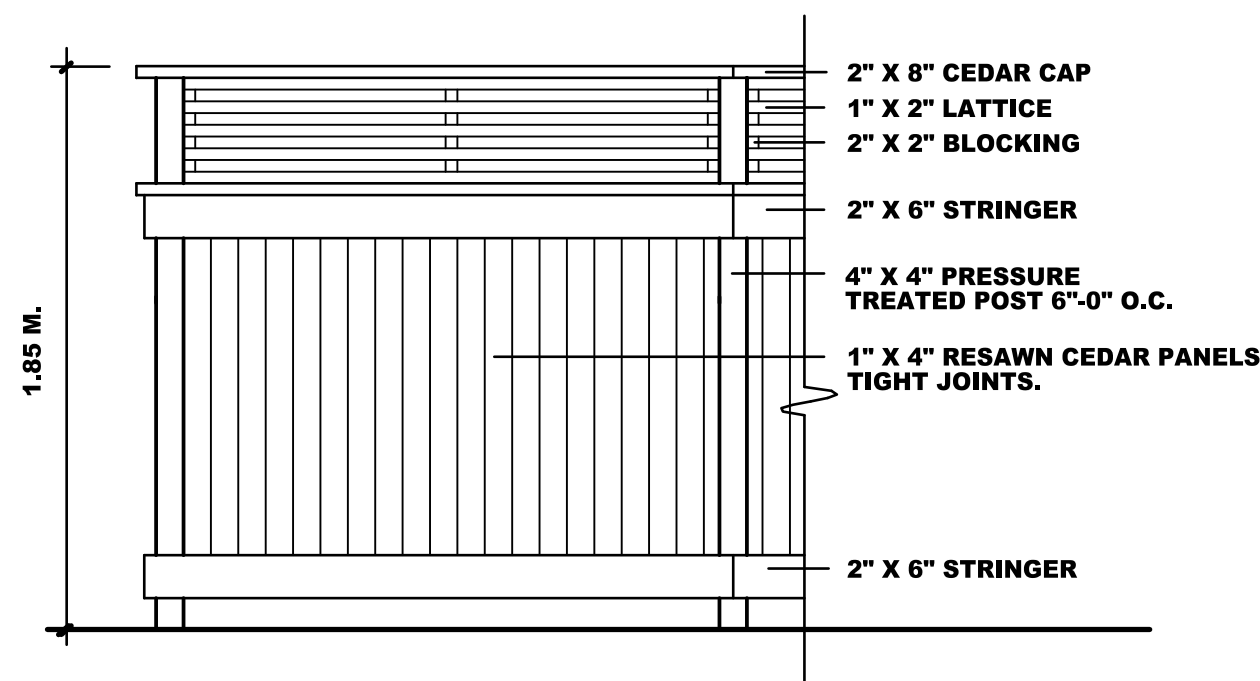
All dimensions are inches (centimeters) unless otherwise indicated.

*Weight is configured in example below.





AERIS
Architectural Area & Roadway Luminaires



FENCE DETAIL

SCALE: 1:100

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	12	ACER X FREEMANNII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6.0 CM CAL. / 4.0 - 5.0 M HT.	B & B	FULL, 1.8 M HT. STANDARD
B	8	COTINUS COGGYGRIA 'GOLDEN SPIRIT'	GOLDEN SMOKE BUSH	1.2 M. HT.	B & B	FULL
C	7	RIBES SANGUINEUM	FLOWERING CURRANT	1.2 M HT.	B & B	MULTI-STEM, FULL
D	32	BRACHYLOTTIS 'SUNSHINE'	SENECIO X 'SUNSHINE'	45 CM HT.	27 CM POT	FULL
E	20	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	60 CM HT.	21 CM POT	FULL
F	42	CAREX OBNUPTA	SLOUGH GRASS	20 CM HT.	15 CM POT	FULL, PLANT 40 CM O.C.
G	24	JUNCUS EFFUSUS	COMMON RUSH	30 CM HT.	15 CM POT	FULL, PLANT 40 CM O.C.
H	25	SPIREA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	45 CM HT.	21 CM POT	FULL
K	117	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	40 CM HT.	21 CM POT	FULL, PLANT 45 CM O.C.
L	6	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	50 CM HT.	21 CM POT	FULL, EVENLY BRANCHED
M	28	POLYSTICHUM MUNITUM	SWORD FERN	45 CM HT.	27 CM POT	FULL
N	12	POTENTILLA FRUTICOSA	POTENTILLA	45 CM HT.	27 CM POT	FULL
P	179	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.2 M. HT.	B & B	FULL, MALE ONLY, 1.0 M. O.C.
Q	424	ARCTOSTAPHYLLUS URVA URSI	KINNICKINICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
R	262	GAULTHERIA PROCUMBENS	WINTER GREEN	20 CM SPR.	15 CM POT	FULL, PLANT 30 CM. O.C.
S	8	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNII'	ENGELMANN'S IVY	1.0 M HT.	27 CM POT	FULL, MIN. 3 LEADERS, STAKED.

**NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCLNA STANDARDS.
AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.**

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE BACKUP POINTS.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR AFTER DATE OF ACCEPTANCE. ALL REPLACEMENT PLANTS TO BE GUARANTEED FOR AN ADDITIONAL 12 MONTHS FROM TIME OF REPLANTING.
- AREAS DESIGNATED AS RIVER ROCK TO HAVE 150 MM TO 200 MM CLEAN WASHED RIVER ROCK TO LANDSCAPE ARCHITECT APPROVAL. TO A DEPTH OF 300 MM PLACED ON BLACK FILTER CLOTH. FILL VOIDS W/ 10MM CLEAN, WASHED PEA GRAVEL, RIVER ROCK TO STAND PROUD.
- WHERE PLANTING BEDS ABOUT LAWN AREA INSTALL MAINTENANCE STRIP - 2 X 4 PRESSURE TREATED FIR EDGE, STAKED WITH 2 X 4 X 45CM. PRESSURE TREATED FIR STAKES. STAKE 1.2 M. O.C. ABOUT ALL JOINTS AND ENDS. TOP OF STAKE TO BE 2.5CM. BELOW TOP OF EDGER.
- ALL LAWN AREAS TO BE SODDED.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF DUNCAN STANDARD AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

NO.	DATE	BY	REVISION
1.	11/12/20	S.P.	PLANTING/ LIGHTING
2.	12/11/20	S.P.	DESIGN REVIEW COMMENTS
3.	01/21/21	J.P.	DETAILS

DESIGN	S.P.
CHECKED	J.P.
DATE	NOVEMBER 10, 2020
DRAWING	GS-L1R4R
FILE	356 14 03

AS SHOWN



JOB NAME

GARDEN STREET

DUNCAN, B.C.

CONSULTANT

LANDSCAPE PLAN

DRAWING NO. **L2**