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**NOTICE OF DEVELOPMENT PERMIT WITH VARIANCES**  
**DP-2020-08 – 462, 470, 476, 490 GARDEN STREET**

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This notice is to advise that Council will consider a Development Permit with Variances respecting LOTS 3, 4, 5, & 6, BLOCK 2, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN VIP 854, located at 462, 470, 476, 490 Garden Street, Duncan, BC.

The City has received a Development Permit with Variances (DP-2020-08) from 1262691 B.C. Ltd, for the construction of a six-storey, multi-unit, rental residential building, in the High Density Residential Zone as delineated in the City's Zoning Bylaw No. 3166, 2017 (Consolidated to August 2020). DP-2020-08 is applying for variances to increase the maximum number of habitable storeys, increase the maximum building height, and reduce the width of some portions of the underground parking drive aisles and access ramp.

The applicant is requesting the following variances to *Zoning Bylaw No. 3166, 2017* for the proposed development:

1. **To increase the maximum number of habitable storeys from 5 to 6 (Section 4.11.1, page 34).**
2. **To increase the maximum building height from 17 m to 22 m (Section 4.11.1, page 34).**
3. **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).**
4. **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).**

The draft permit will be available for public review from **Tuesday, January 19, 2021** to **Monday, February 1, 2021** on the City's website: [www.duncan.ca](http://www.duncan.ca). For convenience, the proposed site plan is attached to this notice. For more information specific to this application, or to arrange a viewing of the draft 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](mailto:DevelopmentServices@duncan.ca).

Council will consider this application at the electronic Council Meeting scheduled for **Monday, February 1, 2021 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 Variance Permit may provide written comments by hand-delivery at City Hall or mail to the *Acting Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan, BC, V9L 1W3* or email [monika@duncan.ca](mailto:monika@duncan.ca) until **4:00 p.m., Wednesday, January 27, 2021** to ensure their inclusion in the public record. Written comments received after **4:00 p.m. on January 27 and before 5:00 p.m. on February 1** will be submitted for public record during the meeting.

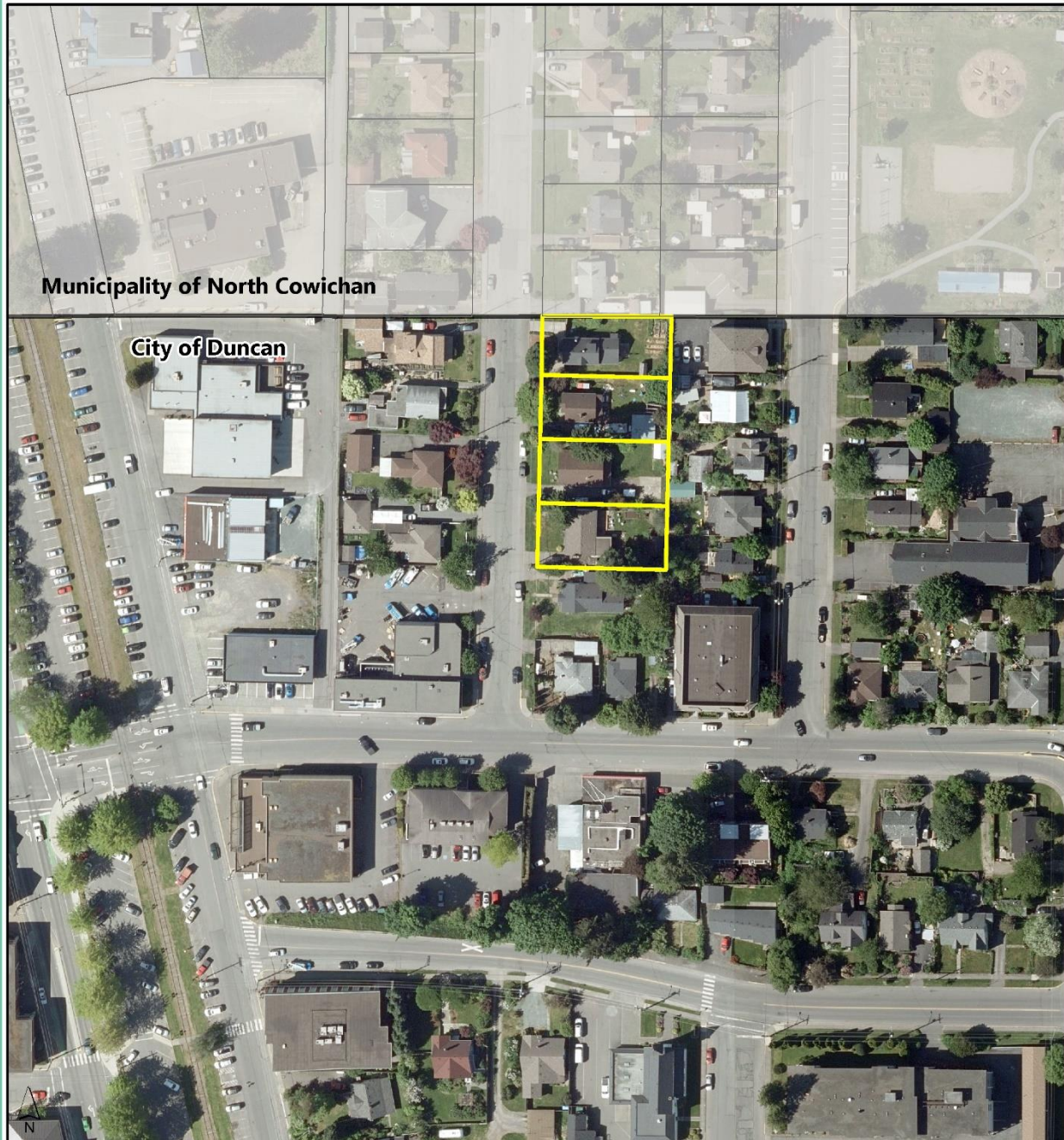
**Date:** January 18, 2021

## Subject Property Location




### Ortho Imagery (2017) Map

File: DP-2020-08



 Subject Properties

0 10 20 40 60 80 m

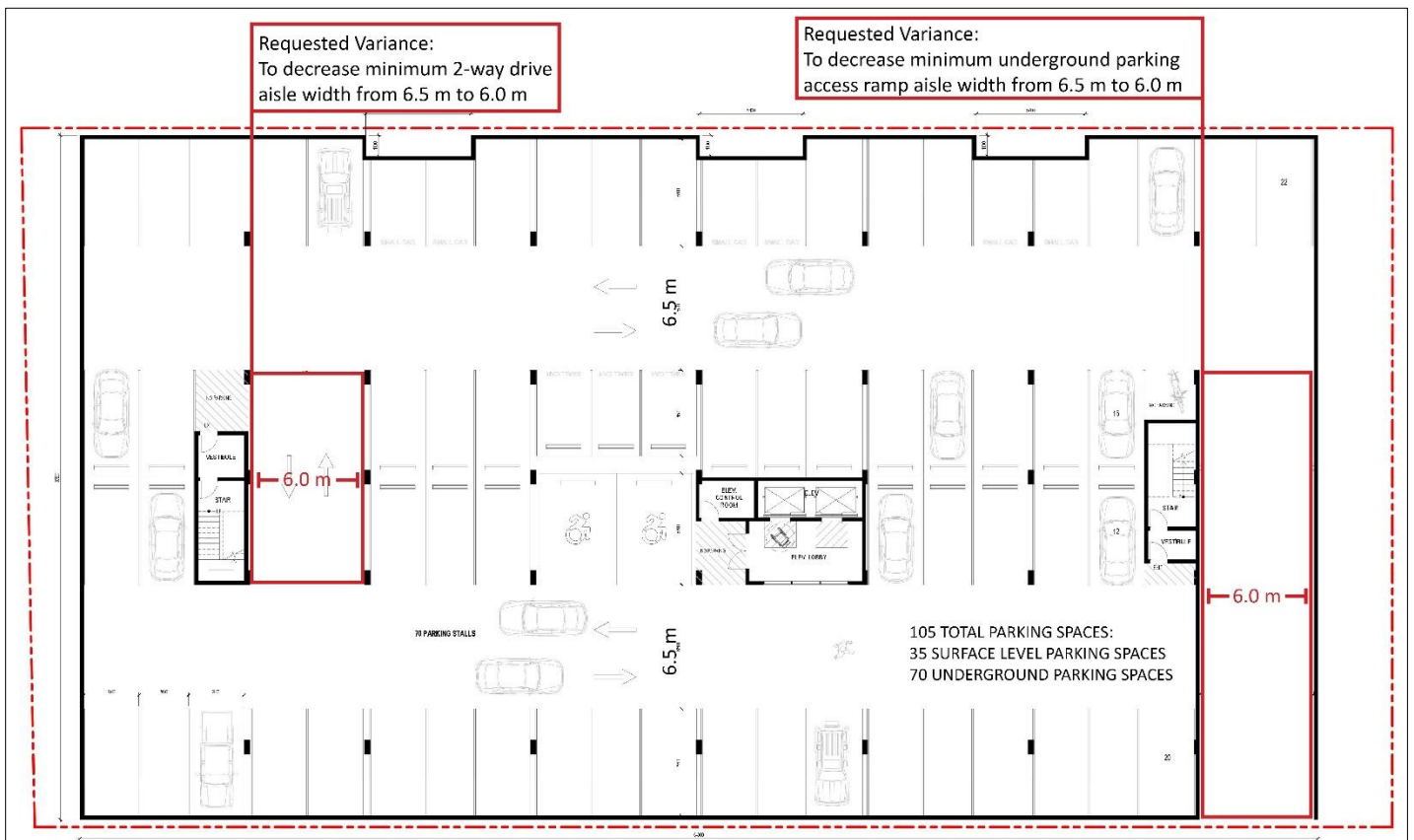




## Requested Variances



Building Height: Variances requested to increase the number of habitable storeys and maximum building height.



Level -1: Variances requested to decrease the minimum width of a 2-way drive aisle and the underground parking access ramp.

## Perspective Renderings



Front Building View – South and West Building Faces



Rear Building View – North and East Building Faces