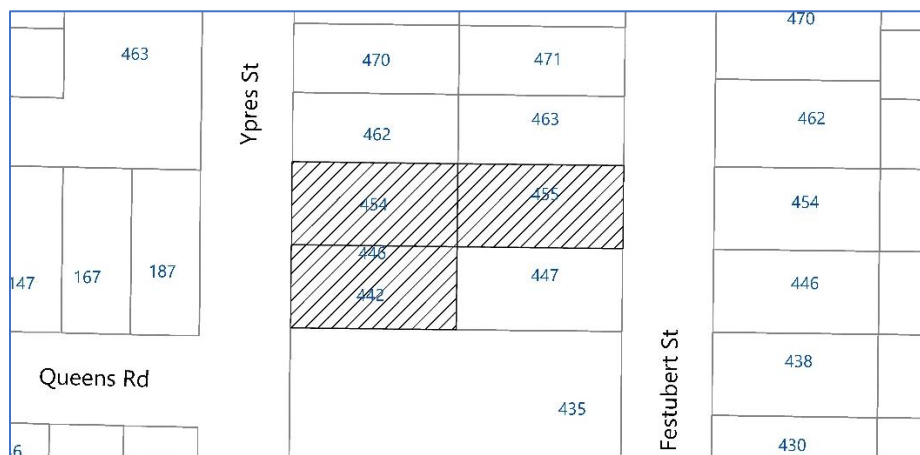




NOTICE OF DEVELOPMENT PERMIT AMENDMENT WITH VARIANCES
DP-2021-03 – 454 Ypres Street, 446 Ypres Street, and 455 Festubert Street

July 6, 2022

This notice is to advise that Council will consider issuance of a Development Permit Amendment for LOTS 6, 7 AND 17, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063, located at 454 Ypres Street, 446 Ypres Street, and 455 Festubert Street, respectively, Duncan, BC.



The applicant has applied for an amendment to a recently approved Development Permit (DP-2021-03) to facilitate the construction of a 5-storey, 33-unit multi-unit residential development. The amendment is to add a variance to Section 3.11 (Height Exemptions) of Zoning Bylaw No. 3166, 2017 to permit the elevator penthouse and mechanical equipment components and enclosures, which project above the maximum building height, to cover more than 10% of the roof area. The proposed roof coverage is 26.3%.

The proposed permit will be available for public review from Friday, July 8, 2022, to Monday, July 18, 2022, on the City's website: www.duncan.ca. 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 Regular Council Meeting scheduled for Monday, July 18, 2022, 6:00 p.m in the Council Chambers at City Hall, 200 Craig Street, Duncan BC. To watch the Council meeting online, live-streamed, please go to: duncan.civicweb.net/Portal/Video.aspx or search on www.youtube.com for "City of Duncan".

Any person who believes their interests may be affected by this proposed permit may provide written comments mailed or delivered to City Hall and addressed to Director of Corporate Services, City of Duncan, 200 Craig Street, Duncan BC V9L 1W3 or emailed to paige@duncan.ca by 12:00 p.m., Thursday, July 14, 2022, to ensure inclusion in the public record. Written comments received after 12:00 p.m. on Thursday, July 14, 2022, and before 5:00 p.m. on Monday, July 18, 2022, will be submitted for public record during the meeting. Any person who wishes to speak to this application, an opportunity will be afforded during the meeting. A request to speak will require an email request be sent to duncan@duncan.ca to be added to the speaker's list.