



NOTICE OF DEVELOPMENT PERMIT WITH VARIANCES
DP-2024-06 – 167 Coronation Avenue & 186 Queens Road

Date: January 31, 2025

This notice is to advise that the City will, on Tuesday, February 11, 2025, consider issuance of a Development Permit with variances for the following properties located at 167 Coronation Avenue and 186 Queens Road, Duncan, BC:

LOT 3, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 9467
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What is the purpose of the Development Permit with Variances?

The proposed permit, if issued, would authorize the construction of a 17-unit multi-unit rowhouse development. The proposed permit includes the following variances to Zoning Bylaw No. 3166, 2017:

- (a) in Section 3.8, by increasing the maximum height of a fence along the western boundary of the property and between the buildings in the development, in accordance with the proposed development plans, to address the grade change across the property from Coronation Avenue to Queens Road;
- (b) in Section 3.12, by permitting entryway covers and overhangs to project up to 2 m into required yards and roof eaves to project up to 1 m into required yards;
- (c) in Section 3.12, by permitting short-term bicycle parking weather protection structures to be sited within required yards;
- (d) in Section 3.27, by permitting driveway access from Coronation Avenue; and
- (e) in Section 3.32, by permitting long-term bicycle parking to be located within each dwelling unit instead of a single, stand-alone storage space or building for all bicycles.



How do I get more information?

The proposed permit will be available for public inspection from Monday, February 3, 2025 to Tuesday, February 11, 2025, at City Hall, from 8:30 a.m. to 4:00 p.m., Monday to Friday, and on the City's website, www.duncan.ca. For more information specific to the proposed permit, please contact the Planning Department, at 250-746-6126 or DevelopmentServices@duncan.ca.

How do I express my views on this Development Permit with Variances?

Written comments can be mailed or delivered to City Hall and addressed to: Director of Planning and Sustainability, City of Duncan, 200 Craig Street, Duncan BC V9L 1W3 or emailed to DevelopmentServices@duncan.ca before 12:00 p.m. (noon) on Tuesday, February 11, 2025.