



CITY of DUNCAN DEVELOPMENT PERMIT (WITH VARIANCES) AMENDMENT

Permit No:	DP-2018-10.02 (AMENDMENT TO DP-2018-10)
Registered Owner:	Woywitka's Building Supplies, Ltd., Inc. No. C0240026 1747 Westlock Road, Duncan, BC V9L 0B8
Subject Property:	1027 College Street
Description of Land:	
Parcel Identifier:	023-302-437
Legal Description:	LOT A, SECTION 19, RANGE 5, QUAMICHAN DISTRICT, PLAN VIP62519
Proposal:	TWENTY-ONE UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH FIVE BUILDINGS

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 buildings 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 existing DP-2018-10 schedules.
4. The following Schedules will replace Attachment A: Site Plan and Attachment C: Landscape Plan, respectively, in the original DP-2018-10 to reflect changes to the surface parking space landscaping and the front yard fence:

Schedule A: Site Plan
Schedule B: Landscape Plan
5. Development Permit DP-2018-10 is amended to include the following variance to Zoning Bylaw No. 3166, 2017, Section 4.7.1:
 - a. To vary the rear yard setback to 4.5 m for "Building 3" and 5.25 m for "Building 4" and "Building 5"; varied in the original DP-2018-10 to 5 m for "Building 3" and 5.75 m for "Building 4" and "Building 5"; to allow for the third storey cantilever on these buildings.
6. 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.
7. This permit is not a building permit.

8. 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 must have commenced to the satisfaction of the Director of Development Services. Demolition does not constitute construction.
9. 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 Amendment Approval/Issue by Council or its Delegate:

This permit was approved on

This permit was issued on

This permit expires on

The City of Duncan

Designated Municipal Officer

April 3, 2020

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 Nick Woywitka, Woywitka's Building Supplies, Ltd., other than those contained in this Permit.

Owner/Agent (signature)

Witness (signature)

Print Name

Print Name

Date

Date

1.

SCHEDULE B: LANDSCAPE PLAN



PLANT SCHEDULE

REF.	QTY.	BOTANICAL / COMMON NAME	SIZE/REMARKS
TREES			
t	3	ACER PALMATUM 'TROMPFENBURGH' / JAPANESE MAPLE	2m B&B
s	2	ACER CIRCINATUM / VINE MAPLE	2m B&B
s	4	ACER RUBRUM / RED MAPLE	7cm CAL.
s	2	CHAMAECYPARIS NOOTKA CYPRESS / WEeping NOOTKA CYPRESS	2m B&B
s	11	CORNUS NUTTALLI / PACIFIC DOGWOOD	6cm CAL.
SHRUBS			
ch	20	CHOISYA 'AZTEC TEAR' / MEXICAN MOCK ORANGE	#5
ch	90	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	#3
ch	4	MATHONIA AQUIFOLIUM 'STROPPURPURA' / PURPLE CREEPER GATE	#2
ch	140	ENKIAETHUS CAMPANULATUS / REDVINE ENKIAETHUS	#5
ch	25	PIERIS JAPONICA 'VARIEGATA' / LUX-F-the-valley SHRUB	#3
ch	50	PIRUS MUGHO / MUGHO PINE	#3
ch	12	RHODODENDRON 'HONOURABLE JEAN MARIE MONTAGNE'	#7
ch	3	RHODODENDRON 'GOLD FLAMMER'	#7
ch	3	LONICERA 'MANDARIN' / CLIMBING HONEYSUCKLE	#2
GRASSES, FERNS, GROUNDCOVERS			
g	200	ARCTOSTAPHYLOS 'VANCOUVER JADE' / KINKIKINNICK	#1
g	190	CORNUS CANADENSIS / CREEPING DOGWOOD	#1
g	30	NAUSELLA TENNISIMO / MEXICAN FEATHER GRASS	#1
g	50	POLYSTICHUM MINUTUM / SWORD FERN	#1
g	50	PHEUCHNUM SPICANT / DEER FERN	#1
g	25	ACORUS GRAMINEUS 'OGON' / GOLDEN SWEET FLAG	#1
g	20	GAULTHERIA SHALLOON / SALAL	#1

NOTES

1. ALL PLANTS AND PLANTINGS TO BE TO BE LANDSCAPE STANDARDS, LATEST EDITION.
2. ALL PLANTED AREAS TO BE MULCHED WITH FINE FIR BARK MULCH.
3. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES AND SHRUBS.
4. AREA OF PLANTINGS & LAWN AREAS SHALL BE IRRIGATED TO ILLAB STANDARDS.
5. PLANT MATERIAL SUBJECT TO AVAILABILITY. DESIGNER MAY SUBSTITUTE SIMILAR.
6. EXACT PLANT LOCATION MAY VARY TO SUIT SITE. DO NOT SCALE DRAWING. CONFIRM LOCATION OF EXISTING SITE SERVICES, EASEMENTS, SIDEWALKS, & STRUCTURES PRIOR TO PLACING TO SOIL.
7. SEE SITE SURVEY & DEVELOPMENT LAYOUT PLANS FOR GRADING, EXISTING & PROPOSED ELEVATIONS & CONTOURS.
8. ALL PATIOS, DRIVEWAYS AND PARKING AREAS SHALL BE CONCRETE. PEDESTRIAN WALKWAYS WILL BE PAVES AS INDICATED. ROADWAY SURFACE WILL BE ASPHALT.

21 UNIT MULTI FAMILY NICON DEVELOPMENTS
1027 COLLEGE STREET, DUNCAN BC

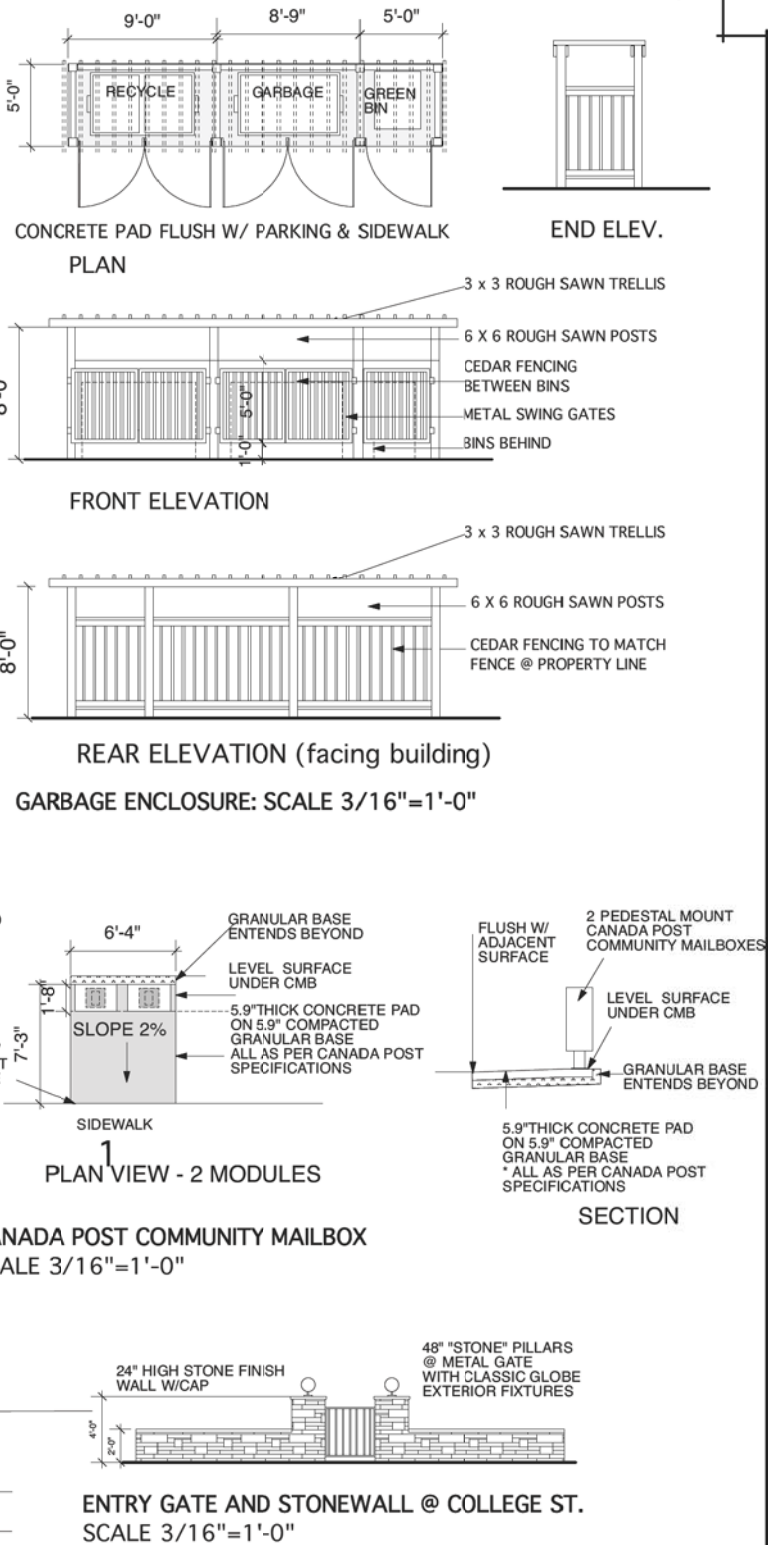
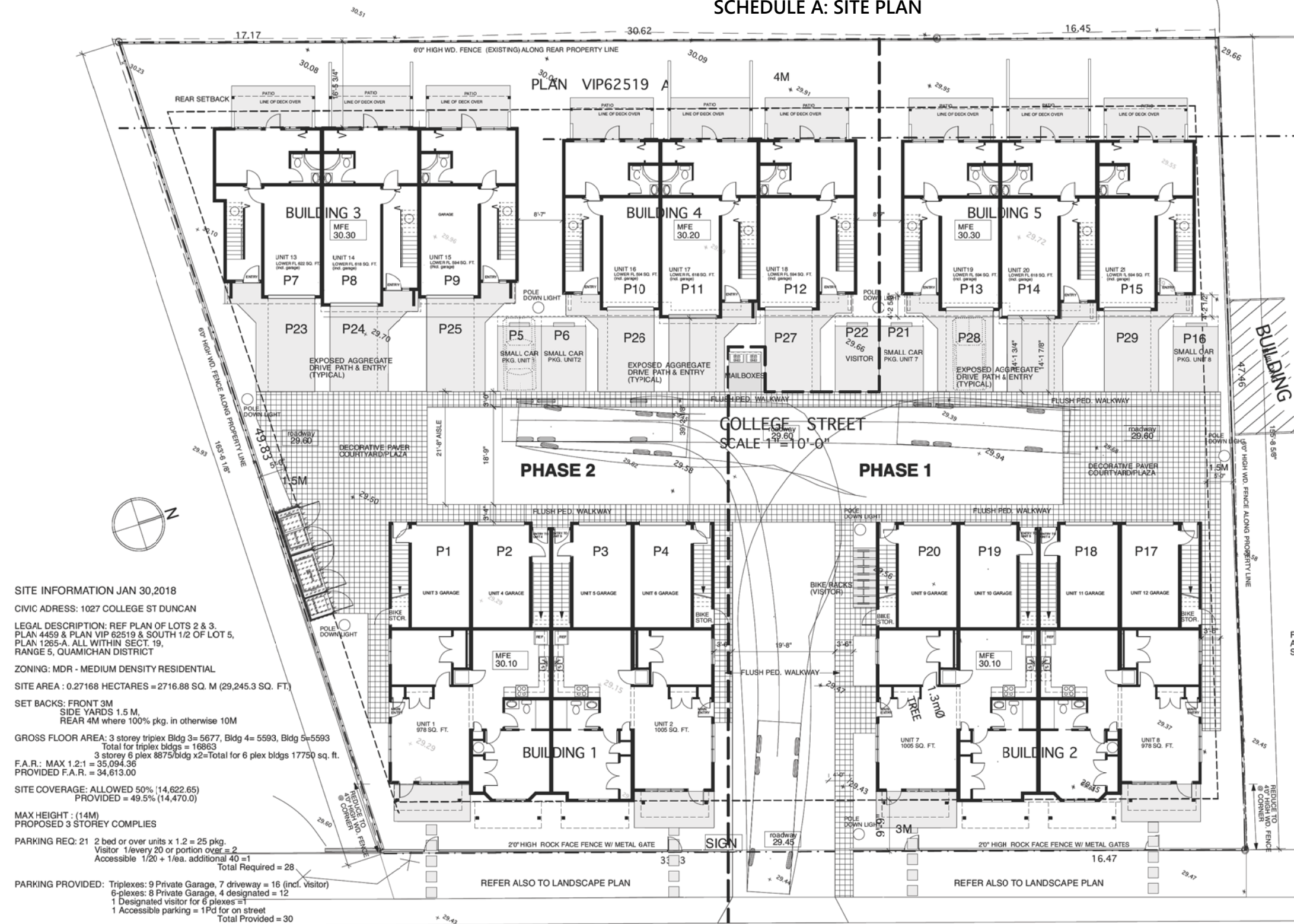
PROPOSED LANDSCAPE PLAN

DESIGNED & DRAWN BY: JANICE NEW
NEW LANDSCAPES 250.701.7646

DATE: JAN. 2019
SCALE: 1" = 10' (APPROX.)
REVISIONS: FEB 7, 2019 in
APRIL 2, 2019 in
APRIL 11, 2019 in
NOV. 7, 2019 in
JAN. 29, 2020 in

DP-2018-10.02 (AMENDMENT TO DP-2018-10)
1027 COLLEGE STREET

SCHEDULE A: SITE PLAN



SITE INFORMATION JAN 30, 2018
CIVIC ADDRESS: 1027 COLLEGE ST DUNCAN
LEGAL DESCRIPTION: REF PLAN OF LOTS 2 & 3, PLAN 4459 & PLAN VIP 62519 & SOUTH 1/2 OF LOT 5, PLAN 1265-A, ALL WITHIN SECT. 19, RANGE 5, QUAMICHAN DISTRICT
ZONING: MDR - MEDIUM DENSITY RESIDENTIAL
SITE AREA : 0.27168 HECTARES = 2716.88 SQ. M (29,245.3 SQ. FT.)
SET BACKS: FRONT 3M
SIDE YARDS 1.5 M.
REAR 4M where 100% pkg. in otherwise 10M
GROSS FLOOR AREA: 3 storey triplex Bldg 3= 5677, Bldg 4= 5593, Bldg 5=5593
Total for triplex bldgs = 16863
3 storey 6 plex 8875/bldg x2=Total for 6 plex bldgs 17750 sq. ft.
F.A.R.: MAX 1.2:1 = 35,094.36
PROVIDED F.A.R. = 34,613.00
SITE COVERAGE: ALLOWED 50% (14,622.65)
PROVIDED = 49.5% (14,470.0)
MAX HEIGHT : (14M)
PROPOSED 3 STOREY COMPLIES
PARKING REQ: 21 2 bed or over units x 1.2 = 25 pkg.
Visitor 1/every 20 or portion over = 2
Accessible 1/20 + 1/ea. additional 40 = 1
Total Required = 28
PARKING PROVIDED: Triplexes: 9 Private Garage, 7 driveway = 16 (incl. visitor)
6-plexes: 8 Private Garage, 4 designated = 12
1 Designated visitor for 6 plexes = 1
1 Accessible parking = 1 Pd for on street
Total Provided = 30
NOTE: Each garage is equipped w/ a dedicated plug for EV charging. (17 in total)
BICYCLE PARKING PROVIDED: 8 visitor & 1 per unit
Private bicycle storage is in each garage and for the 4 main floor units w/o garages, in a secure outside closet adjacent entry.
8 visitor bike racks are located next to Building 2.
NOTE: Garbage Pick Up is by private company.

21-UNIT MULTI-FAMILY DEVELOPMENT
COLLEGE ST. DUNCAN B.C.

DP-2018-10.02 (AMENDMENT TO DP-2018-10)

1027 COLLEGE STREET

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ellins architect inc.
architecture • planning • interior design

DRAWING:
Site Plan

DRAWN BY: JE, BE, LG
DATE: SEPT, 2019
SCALE: AS NOTED

PROJECT NO.
2016-15
DRAWING NO.
A1.0

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