

Attachment 5
*Draft Development
Variance Permit
DVP00696*

Development Variance Permit

File No. DVP00696

1. This Development Variance Permit is issued to:

0996220 B.C. LTD., INC.NO. BC0996220
UNIT 470 - 3820 CESSNA DRIVE
RICHMOND, BC
V7B 0A2

(the "Owner")

2. This Development Variance Permit applies to, and only to, those lands within the City described below, and any or all buildings, structures and other development thereon:

300 Duncan Street
Legal Description: LOT 1 DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP94582
Parcel Identifier: 030-901-553

313 Blackley Street
Legal Description: LOT 2 DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP94582
Parcel Identifier: 030-901-561

317 Blackley Street
Legal Description: LOT 20 BLOCK "A" DISTRICT LOT 757 GROUP 1 PLAN 2620
Parcel Identifier: 002-307-553

327 Blackley Street
Legal Description: LOT 19 BLOCK "A" DISTRICT LOT 757 GROUP 1 PLAN 2620
Parcel Identifier: 002-307-618

326 Mercer Street
Legal Description: LOT "A" DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 9876
Parcel Identifier: 001-116-371

338 Mercer Street
Legal Description: LOT "B" DISTRICT LOT 757 GROUP 1 PLAN 16462
Parcel Identifier: 002-307-588

340 Mercer Street
Legal Description: LOT 2 EXCEPT: PART ON REFERENCE PLAN 8689, DISTRICT LOT
757 GROUP 1 PLAN 2461
Parcel Identifier: 002-307-715

(the "Lands")

3. This Development Variance Permit is issued subject to compliance with all the bylaws of the City applicable to the Lands, except as specifically varied or supplemented by this Permit.

4. The provisions of the following bylaws adopted under Part 14, Division 5 of the Local Government Act (RSBC 2015) are varied or supplemented as follows:

Zoning Bylaw 6680, 2001

- i. Section 140.9: To vary the off-street visitor parking requirements for multiple dwelling uses from 30 spaces to 17 spaces.
- ii. Section 140.53: On-site access to off-street parking spaces, shall be provided via driveways and ramps varied to permit 92 tandem parking spaces.
5. The development shall be carried out according to the following schedule:
- Construction shall commence within **24 months** of the date of issuance of this permit.
6. If the Owner does not substantially commence the development permitted by this Permit within **24 months** of the date of this Permit, the Permit lapses, subject to Part 14, Division 10, Section 504 of the Local Government Act (RSBC 2015).
7. All plans and specifications included in this Permit are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any duly enacted law or bylaw, and such non-compliance is not specifically permitted by this Development Variance Permit.
8. Minor variations which do not substantially alter the work referred to in the plans and specifications may be permitted if approved in writing by the City Planner.
9. The land described herein shall be developed strictly in accordance with the terms and provisions of this Permit which shall form a part of this Permit.
10. This Permit is not a Development Permit or a Building Permit.

Authorizing Resolution of City Council:

<insert motion>

Date: <date passed>

Date of Issue

Peter DeJong,
City Clerk