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Date: June 15, 2023

To: [subdivision@northcowichan.ca](mailto:subdivision@northcowichan.ca)  
Caroline von Schilling, Development Planner

Development Services  
Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC V9L 6A1

Re: 2591 Beverly Street, Development Permit Application DPA-1, DPA-4 and DPA-6  
Somenos Views Residences

Please find attached Development Permit checklist and documents to complete our Development Permit Application.

The rationale for applying for this DPA-1 is seek approval for 210 unit apartment with related commercial space on ground floor.

Overall Development as shown on Context Drawing:

1. The overall development to be known as Somenos Landing is being developed by Somenos View Holdings Inc, whose principles are the same team that built the Hamlets at Duncan on Lot 2, although we no longer own that property.
2. Total Concept Developments Ltd will be the Development Manager and specifically Casey VanDongen will be spokesperson for this application,
3. The overall development will include full development of Lots 1 and 3 of Plan EPP85393 and integrated with existing Hamlets development on Lot 2. Specific Buildings on Lots 1 and 3:
  - a. Building A - Somenos Landing on lot 1 will be approx 240 units on 5 levels with a 24-30 bed non flagged Hotel on main floor plus some commercial. Will take up all of Lot 1
  - b. Building B – Somenos Views Residences (THIS APPLICATION) on north part of lot 3 and will be first to be built.
  - c. BUILDING C – Somenos Square - On South of Lot 3 will also be a mixed use apartment of approx 120 units with mixed use on main,
4. Access to all 3 apartment buildings and the Hamlets will be by reciprocal easement enabling access to all buildings and centre drive aisle from Beverly plus 1 from York between Buildings B and C and furthermore via the Hamlets driveway.

5. The entire footprint of lots 1 and 3 lot will be covered with 2 parkades, being split by the sanitary easement line. Lower slab (parkade level) will be at elevation of 7M + - and the main floor at 10M to 10.2M.
6. There will be parking, landscape, mostly in planters, courtyard and connecting walkways at the main level/ Level 100. This also considered the "Site Plan" Level.

THIS DEVELOPMENT PERMIT:

1. This application is for Building B and is the first of 3 to be built. The Site Plan for this Building is very specific and will contain the new access off York and integration inot the Hamlets access. As future Buildings are built, there will be minor modifications to this Site Plan to suit overall program.
2. No subdivision, airspace or otherwise, nor modifications of easements are required to complete Building B.
3. The Main level is anticipated to contain a lobby and amenity as well as service area for the apartment. There will be a number of commercial spaces in varying sizes with lots of flexibility to vary sizes.
4. A Daycare with a large area designated for playground I will be sought as initial tenant. There will be a double row of covered parking along north boundary as well as a duple row open air parking on the south side.

ZONING:

Current Zoning is CD19 Comprehensive Development Zone. No variances are being requested to this zoning. A detailed zoning analysis is provided on drawings.

DPA 4 applies to the project because of the floodplain hazard. Both Civil and Architectural drawings include the note "Per Flood Plain Covenant CA7095269, underside of Main Floor to be minimum 9.75 Geodetic"

DPA 6 applies to he project as commitment to meet these standards we provide an Attestation form the mechanical engineer to meet Step Code 3 for the project.

Please contact me if you have any questions.

Regards,



Total Concept Developments Ltd,  
Development Manager  
Casey Van Dongen  
President

Cc Andre VanRyk, Somenos Views Residences Inc