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**Subject Property:** 365 Ypres Street  
**Legal Description:** LOTS 2, 3, 16 & 17, BLOCK 3, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 2905  
**PID:** 006-274-790, 006-274-862, 006-275-265 & 006-275-290  
**Property Owner:** 1354498 B.C. LTD., INC.NO. BC1354498  
**Applicant:** WestUrban Developments Ltd.  
**File Number:** 3060-20-DP-2022-02  
**Proposal:** 6-Storey, 96-Unit Residential Development

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## CONDITIONS OF PERMIT

### General Conditions

1. This permit is issued subject to compliance with all City bylaws and provincial and federal laws.
2. This permit applies only to the subject property identified on this permit (the "Land").

### Authorized Development

3. The subject property must only be used and developed in accordance with this permit, including the following schedules:

**SCHEDULE 1:** Site Plan  
**SCHEDULE 2:** Building Plans  
**SCHEDULE 3:** Landscape Plan  
**SCHEDULE 4:** Landscape Estimate

### Variances

4. This permit varies the following sections of Zoning Bylaw No. 3166, 2017:
  - a. Section 3.9.4, by increasing the permitted maximum fence height in the front yard from 1.2 m to 1.8 m.
  - b. Section 3.9.4, by increasing the permitted maximum fence height in the side interior yard from 2 m to 2.62 m.
  - c. Section 4.11.1, by increasing the permitted maximum building height from 17 m to 21 m.
  - d. Section 4.11.1, by increasing the permitted number of habitable storeys from 5 to 6.

- e. Section 4.11.1, by decreasing the minimum front parcel line setback from 3 m to 0 m.

#### **Pad-Mounted Transformer**

5. The proposed pad-mounted transformer must be covered in a decorative wrap in accordance with Section 3.23.3 of Zoning Bylaw No. 3166, 2017.

#### **Energy Efficiency**

6. The proposed building must be designed and constructed to meet Step 3 of the BC Energy Step Code.

#### **Lot Consolidation**

7. The Land must be consolidated into one parcel prior to the issuance of a building permit.

#### **Offsite Works and Services**

8. Offsite works and services along the Brae Road and Ypres Street frontages of the Land will be determined at the building permit stage prior to issuance of a building permit. The design of offsite works and services is subject to approval by the Manager of Engineering. The design of the offsite works and services may result in amendments to the Site Plan and Landscape Plans in Schedules 1 and 3 of this permit, respectively.
9. A sidewalk that extends from the Lands north along Ypres Street to the intersection with Coronation Street must be constructed in addition to the required offsite works and services. The design of the sidewalk is subject to approval by the Manager of Engineering.

#### **Landscaping**

10. A landscape bond in the amount of 125% of the Landscape Estimate in Schedule 4 of this permit must be provided to the City prior to the issuance of a Building Permit. The landscape bond must be in the form of an irrevocable letter of credit.

#### **Development Permit Issuance and Expiry**

11. This permit will expire two years from the date of issuance unless construction, in accordance with the terms and conditions of this permit, has substantially started. Construction is considered to be substantially started when a valid building permit for the authorized development has been issued and remains valid, and excavation or construction works associated with the authorized development have commenced to the satisfaction of the Manager of Planning. Demolition does not constitute construction.

This permit was issued by Council on September 6, 2022.

This permit expires on September 6, 2024.

The City of Duncan

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**Corporate Officer**

**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 the registered property owner, other than those contained in this Permit.**

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**Owner/Agent (signature)**

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**Witness (signature)**

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**Print Name**

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**Print Name**

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**Date**

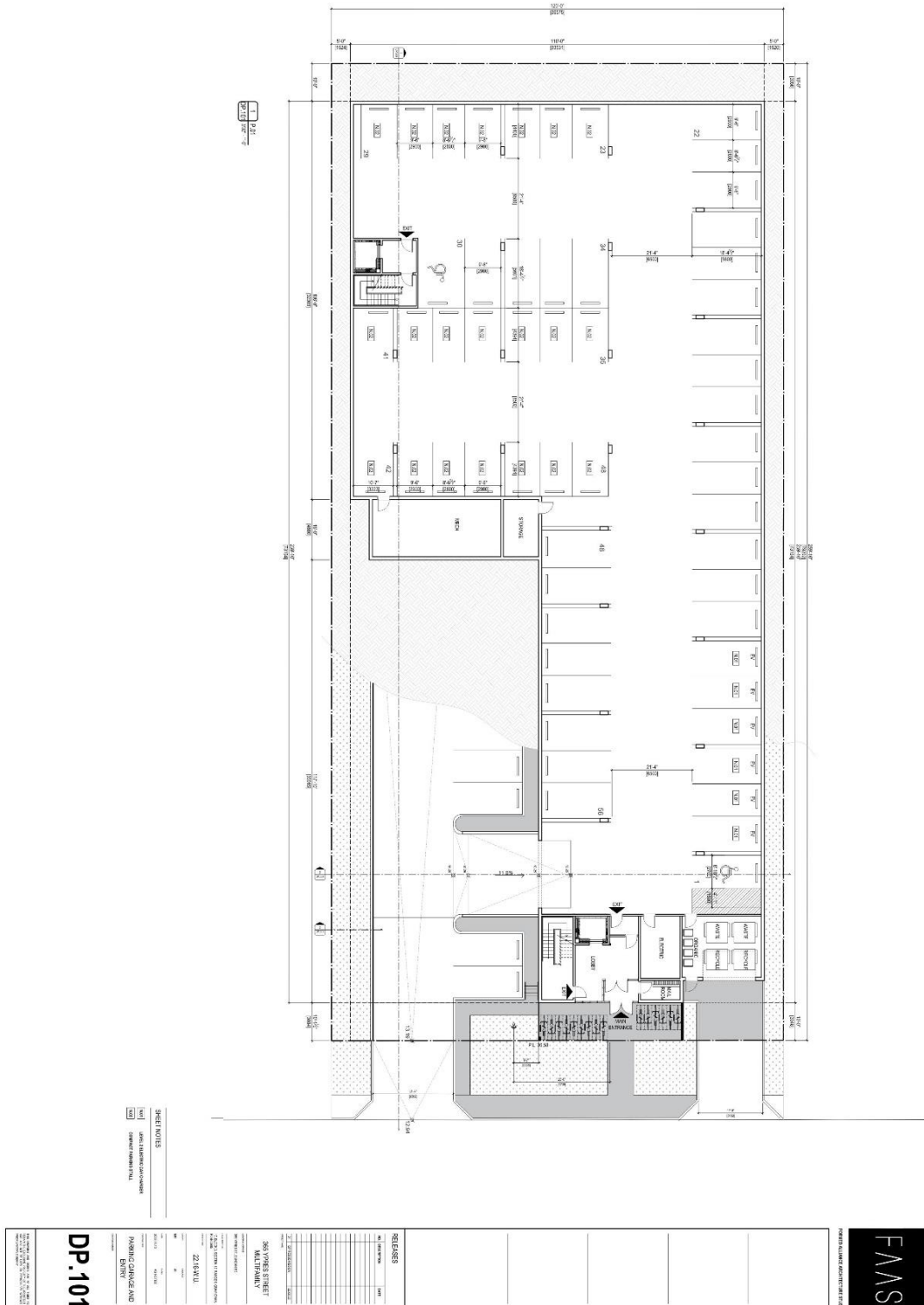
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**Date**



## SCHEDULE 2

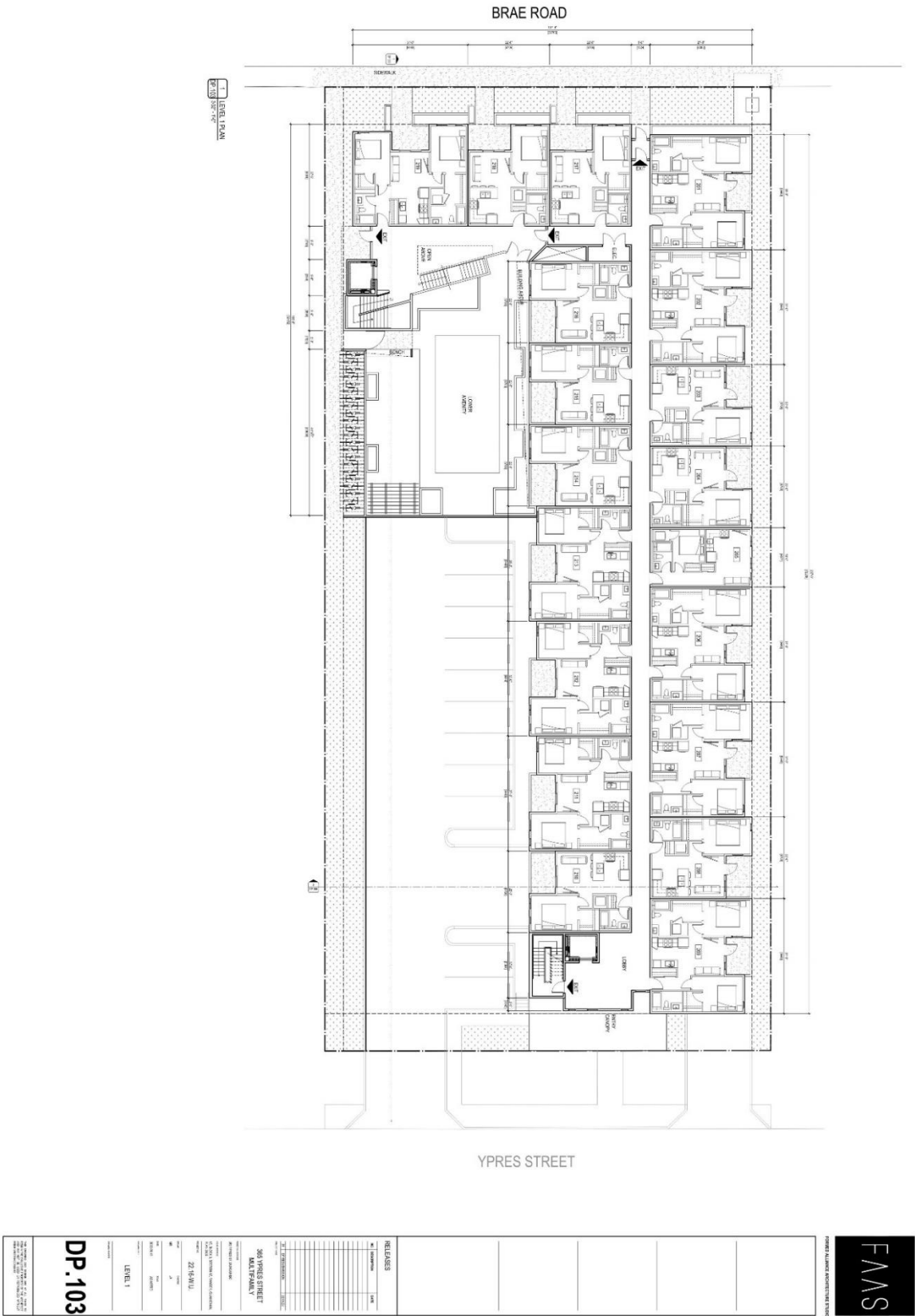
### Building Plans

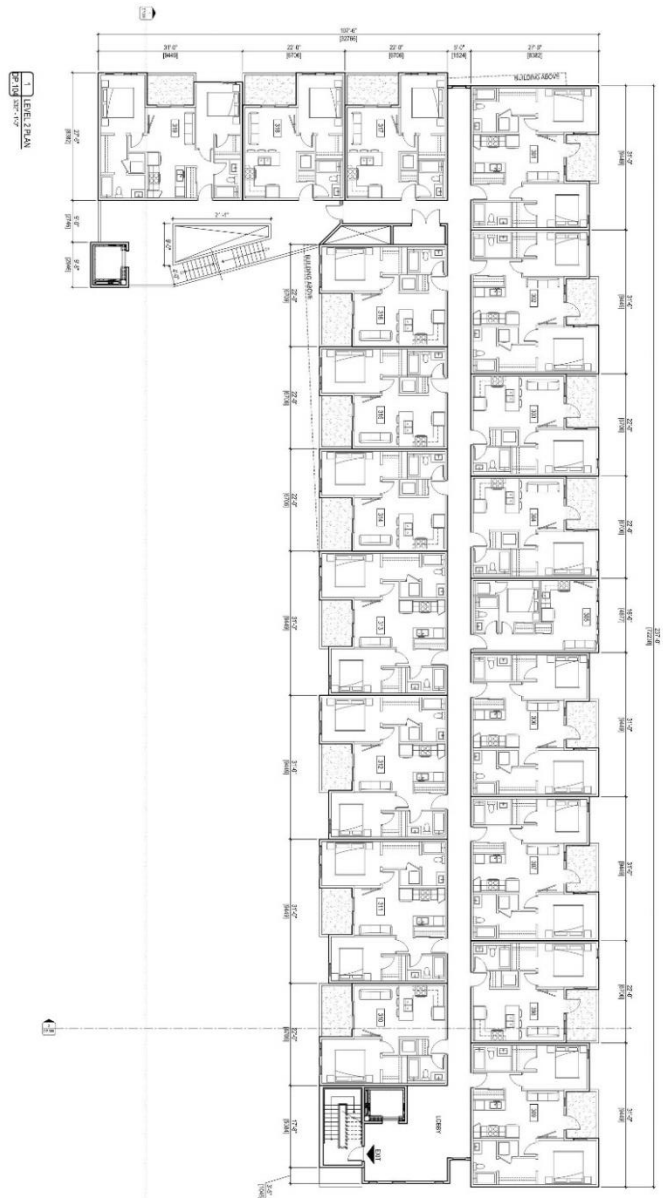




SHEET NOTES	
A-10	LEVEL 2 ELECTRIC CAN CHASERS
A-12	CONCRETE PAVING STALL
A-13	OUTLET'S PROVIDED IN BASE ROOM FOR BY CHASING

[illegible]



[illegible]



1 LEVEL 3 PLAN  
2' = 1'-0"



FAAS

FOR ARCHITECTURAL AND ASSESSMENT SERVICES

RELEASED

DATE: 10/10/2024

BY: [Signature]

360 WILSON STREET  
MILWAUKEE, WI 53212

2024 RELEASED

2024 RELEASED

DP.105

2024 RELEASED

2024 RELEASED



FAAS

FOR ARCHITECTURAL AND ASSESSMENT SERVICES

RELEASES

NO.	DATE	BY
1	10/10/2022	FAAS

305 WYPS STREET  
MALIBU, CA 90265

2022 RELEASE

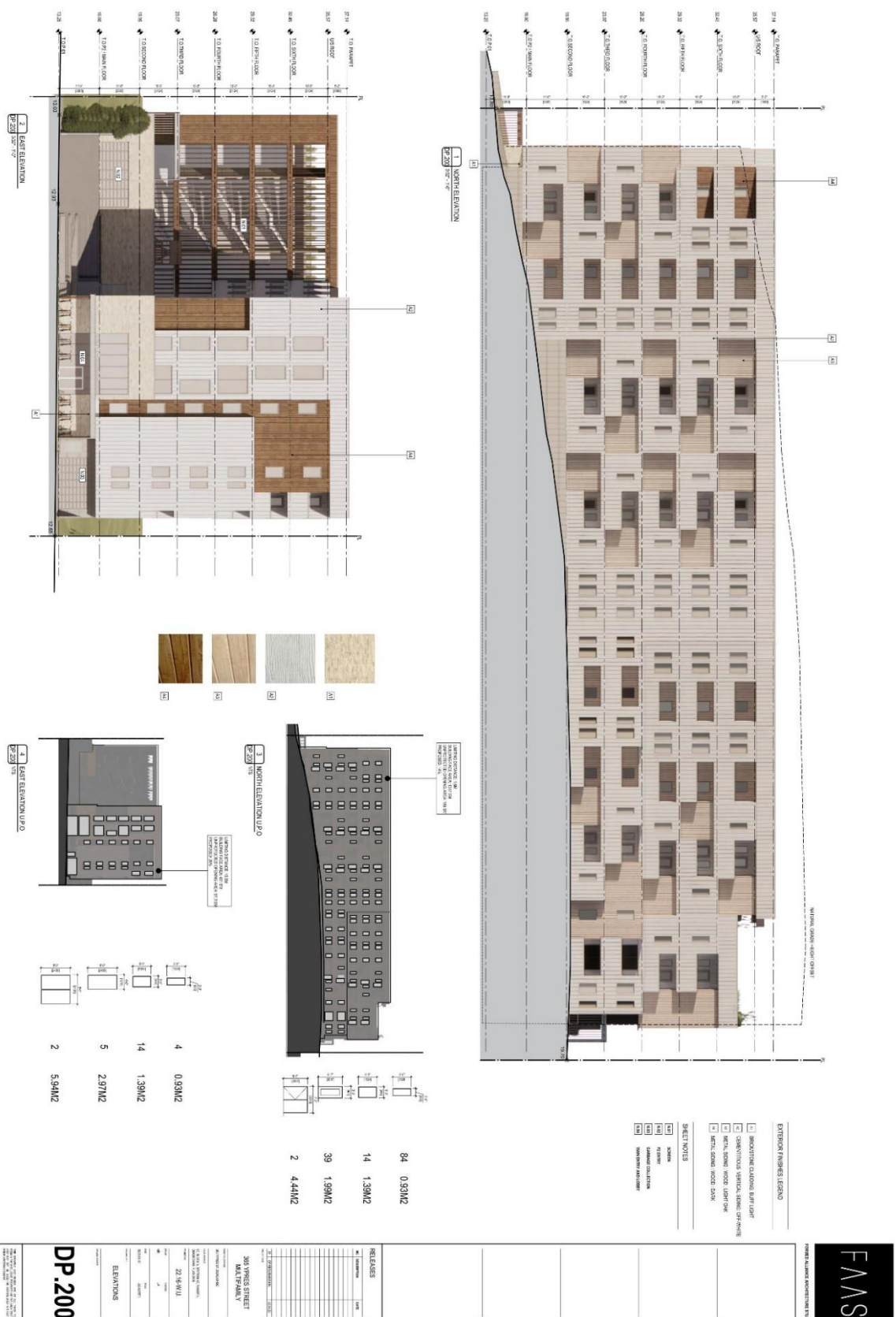
DP.106

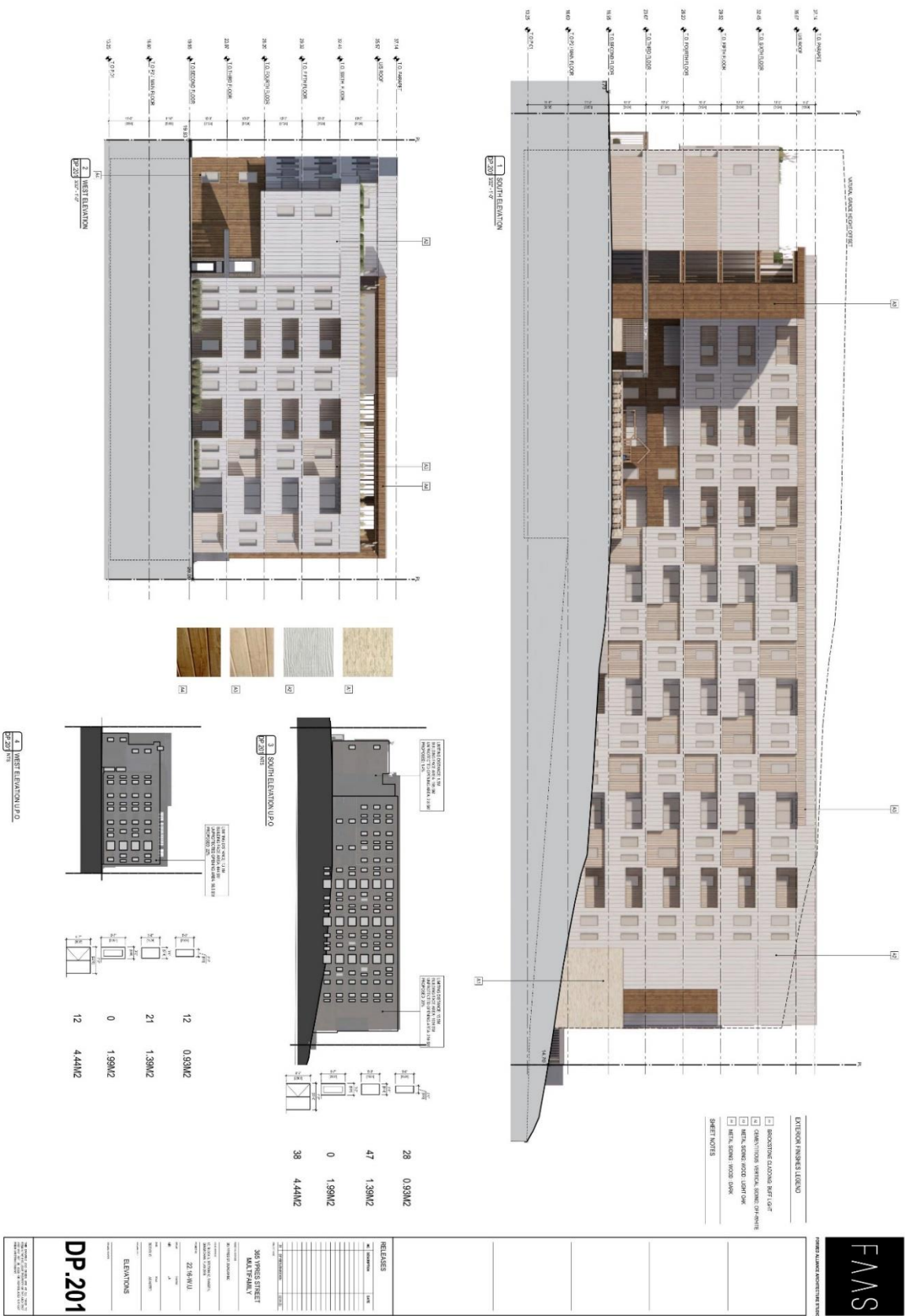
LEVEL 4



SHEET NOTES

[illegible]











SCHEDULE 3  
Landscape Plan



2022/04/14  
10/10/2022  
www.ecora.ca

345 YPRES STREET  
RENTAL DEVELOPMENT

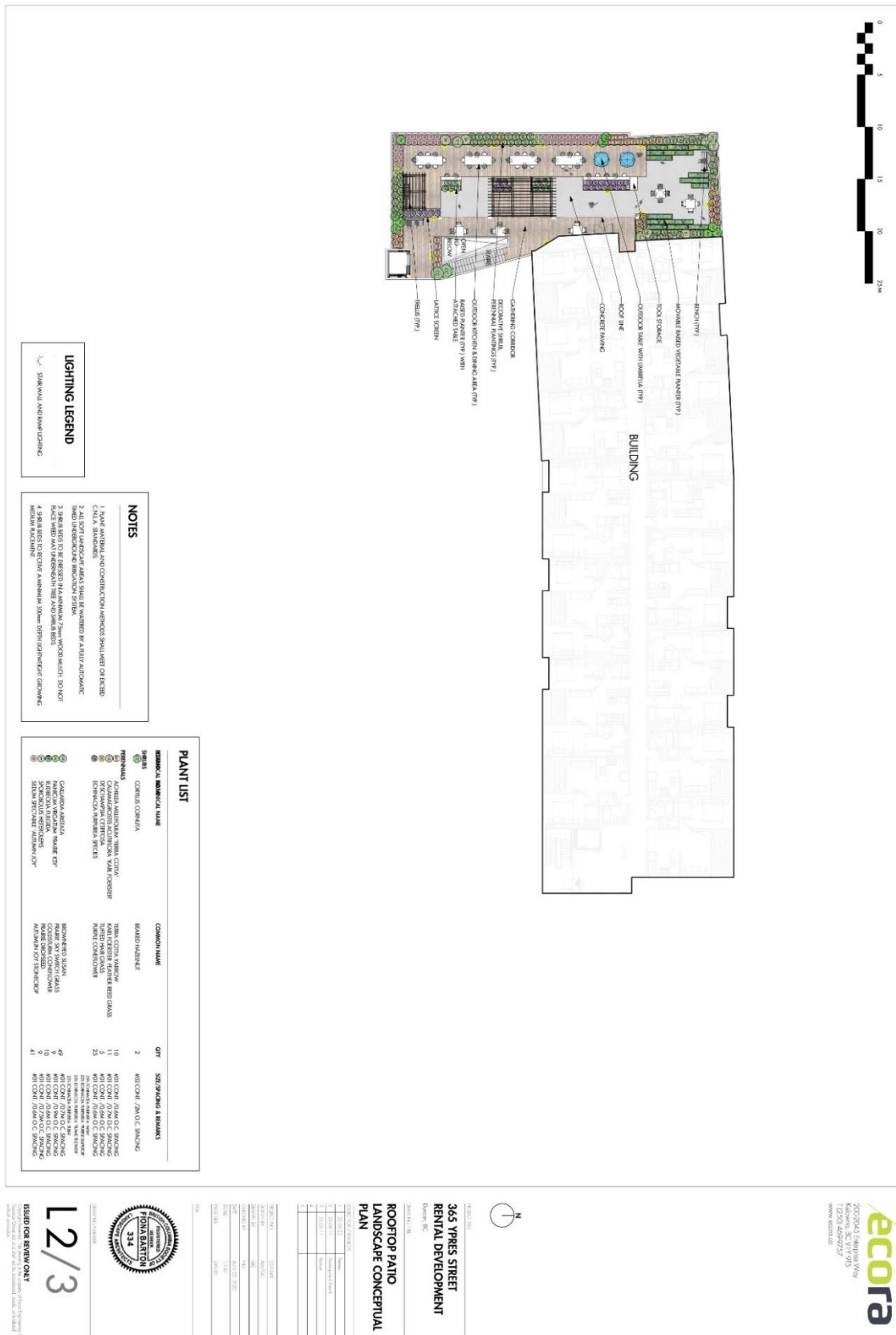
LOWER AMENITY  
LANDSCAPE CONCEPTUAL  
PLAN

DATE: 10/10/2022  
BY: [Signature]  
FOR: [Signature]

11/3

LANDSCAPE REVIEW ONLY






$$L_{3/3}$$

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www.burton

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**365 YPRES STREET  
RENTAL DEVELOPMENT**

## RENIAL DEVELOPMENT

Duncan, BC

## PRECEDENT IMAGES

SQUAD / MEMBER	
1	20.05.22
2	20.06.11
3	20.06.11
4	
5	

REPORT NO.	2004
APPROVED BY	MARJORIE
DIVISION OF	QC
CHECKED BY	NBC
DATE	AUG 22 2005
SIGNATURE	KJS
PROJECT	200405

Σ

**SCHEDULE 4**  
**Landscape Estimate**



Tuesday, August 23, 2022

**365 Ypres Street Rental Development**  
WestUrban Developments Limited  
111-2036 South Island Highway  
Campbell River, BC V9W 0E8  
Attn: Matthew Fitzgerald  
Via email to: mfitzgerald@westurban.ca

**Re: 365 Ypres Street Rental Development – Preliminary Cost Estimate for Bonding**

Dear Matthew:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the **365 Ypres Street** Rental Development conceptual landscape plan dated 22.08.23;

- Landscape Improvements: 648 square metres (6,977 square feet) = \$136,604.90

This preliminary cost estimate is inclusive of trees, shrubs, turf, site furnishings, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Duncan in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

A handwritten signature in black ink, appearing to read "Fiona".

Fiona Barton, MBCSLA, CSLA  
*as per*  
Ecora Engineering & Resource Group Ltd.

200-2045 Enterprise Way, Kelowna, BC, V1Y 9T5 P 250.469.9757  
[ecora.ca](http://ecora.ca)

Estimate of Probable Construction Costs (On-Site)						
prepared for			365 Ypres Street Rental Deveopment			
WestUrban Developments Limited			Conceptual Landscape Plan Dated Aug 22, 2022			
prepared on: 22.08.22						
prepared by: GC						
Hardscape			m <sup>2</sup>			
Hydroseed Area		0	m <sup>2</sup>			
Turf Area		87	m <sup>2</sup>			
Planting Area		561	m <sup>2</sup>			
Total		648	m <sup>2</sup>	6977	ft <sup>2</sup>	
Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A	Topsoil & Mulch					
1.	Topsoil, turf areas (0.15m depth)	13	m3	\$75.00	\$976.50	
2.	Topsoil, planting areas (0.3m depth)	168	m3	\$75.00	\$12,631.50	
3.	Topsoil, hydroseed areas (0.05m depth)	0	m3	\$75.00	\$0.00	
4.	Wood Mulch, planting areas (0.075m depth)	42	m3	\$100.00	\$4,210.50	
						\$17,818.50
B	Site Construction					
1.	Concrete Paving	0	sq.m.	\$100.00	\$0.00	
2.	Paving Stones	0	sq.m.	\$200.00	\$0.00	
3.	Crusher Fines Paving	0	sq.m.	\$25.00	\$0.00	
4.	Rock Mulch (0.1m depth)	0	sq.m.	\$30.00	\$0.00	
						\$0.00
C	Planting					
1.	Trees, 6cm Cal.	25	ea.	\$500.00	\$12,500.00	
2.	Trees, 4cm Cal.	0	ea.	\$400.00	\$0.00	
3.	Trees (1.5m HT.)	0	ea.	\$300.00	\$0.00	
4.	Shrubs, Grasses, Perennials, #01 Cont.	702	ea.	\$16.00	\$11,232.00	
5.	Shrubs, Grasses, Perennials, #02 Cont.	390	ea.	\$22.00	\$8,580.00	
6.	Shrubs, Grasses, Perennials, #05 Cont.	0	ea.	\$50.00	\$0.00	
7.	Shrubs, Grasses, Perennials, #15 Cont.	0	ea.	\$150.00	\$0.00	
8.	Hydroseeding	0	m <sup>2</sup>	\$1.50	\$0.00	
9.	Root Barrier	0	lm	\$45.00	\$0.00	
						\$32,312.00
D	Turf					
1.	Turf from Sod	87	m <sup>2</sup>	\$8.00	\$694.40	
						\$694.40
E	Irrigation					
1.	Irrigation System, turf areas	87	m <sup>2</sup>	\$15.00	\$1,302.00	
2.	Irrigation System, planting areas	561	m <sup>2</sup>	\$20.00	\$11,228.00	
						\$12,530.00
F	Site Furnishings					
1.	Movable Vegetable Planters	15	ea.	\$1,000.00	\$15,000.00	
2.	Playground Allowance	1	ls	\$15,000.00	\$15,000.00	
3.	Bike Rack (single)	20	ea.	\$400.00	\$8,000.00	
4.	Trellis	1	ls	\$30,000.00	\$30,000.00	
5.	Bench	7	ea.	\$750.00	\$5,250.00	
						\$73,250.00
G	Total Construction Costs					\$136,604.90
The above items, amounts, quantities, and related information are based on Ecora's judgment at this level of document preparation and is offered only as reference data. Ecora has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.						