

## CITY OF DUNCAN

### BYLAW NO. 3166.10, 2025

#### A BYLAW TO AMEND THE CITY OF DUNCAN ZONING BYLAW NO. 3166, 2017

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The Council of the City of Duncan enacts as follows:

#### 1. CITATION

1.1 This Bylaw may be cited as “Zoning Bylaw Amendment Bylaw No. 3166.10, 2025”.

#### 2. AMENDMENT

2.1 The “City of Duncan Zoning Bylaw No. 3166, 2017” is hereby amended in Part 4, by adding the following site-specific development regulations and conditions of use in the High Density Residential – HDR Zone after Section 4.12, with the section and subsection numbers to be in accordance with the next available numbers on the date of adoption of the Bylaw:

#### “4.XX Site-Specific Development Regulations and Conditions of Use

4.XX.1 The following site-specific development regulations and conditions of use apply to the property listed in this sub-section:

Civic Address	Legal Description
490 Ypres Street	LOT A SECTION 17 RANGE 6 QUAMICHAN DISTRICT PLAN VIP81324 <b>PID 026-734-958</b>
483 Festubert Street	LOT 21, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063 <b>PID 008-069-841</b>
491 Festubert Street	LOT 22, BLOCK 5, SECTION 17, RANGE 6, QUAMICHAN DISTRICT, PLAN 1063 <b>PID 004-803-531</b>
Development Criteria	Regulations
Minimum Unit Mix for <i>Multi-Unit Dwelling</i>	2-bedroom <i>dwelling units</i> : 20% of total number of <i>dwelling units</i> 3-bedroom <i>dwelling units</i> : 9% of total number of <i>dwelling units</i>
Maximum <i>Principal Building Height</i>	24 m (6 <i>habitable storeys</i> )

Minimum <i>parcel line setback</i> for accessory structures used solely to provide weather protection for <i>short-term bicycle parking</i>	0 m
Minimum <i>Parcel Line Setback</i> for Underground Parkade	0 m
Minimum Number of Off-Street Parking Spaces	1 per <i>dwelling unit</i>

PASSED FIRST READING

PASSED SECOND READING

PASSED THIRD READING

ADOPTED

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Michelle Staples,  
Mayor

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Paige MacWilliam,  
Director of Corporate Services