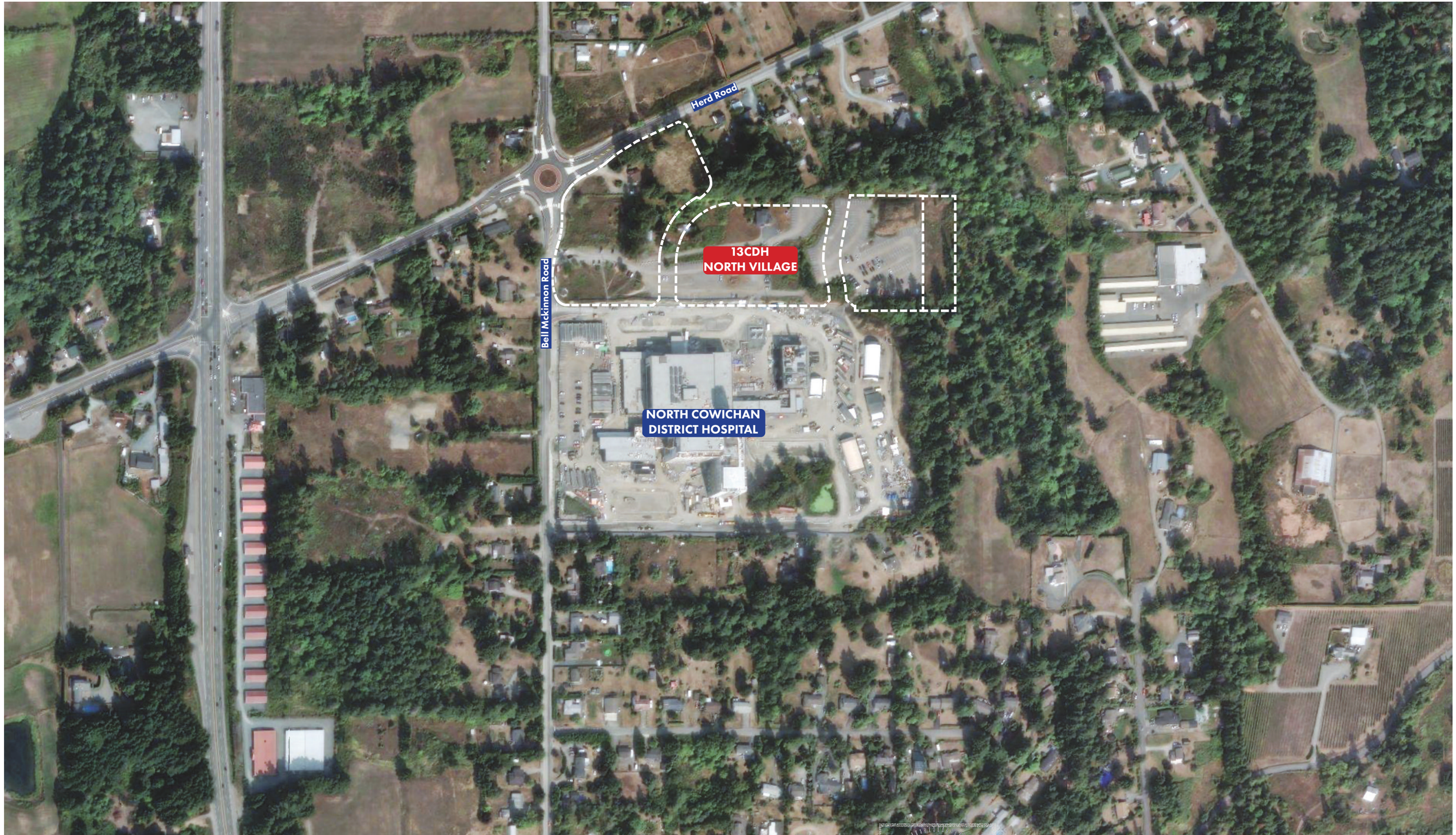


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13CDH NORTH VILLAGE,
REZONING SET

Client:
Bobby Pawar, Hanif Ukani

Project Name:
13CDH North Village,
2850 Herd Road, 6823 & 6833 Bell McKinnon Road,
Duncan, BC

Date: 2026-08-28
Drawn By: Trushit Vyas
Checked By: Wesley Wollin

Consultant Seal:

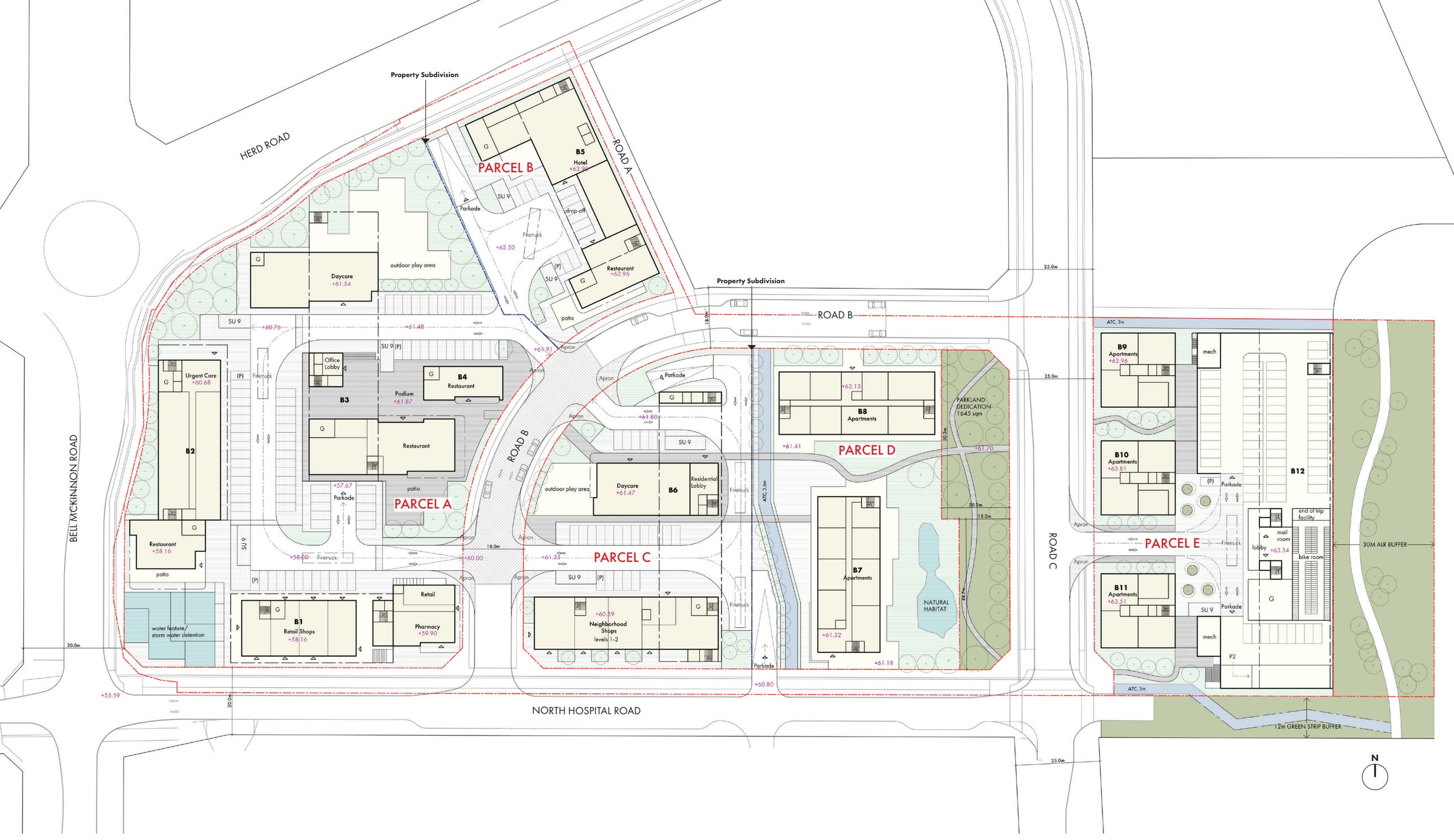
REGISTERED ARCHITECT
WESLEY E. WOLLIN
2026-08-31
BRITISH COLUMBIA

Sheet Title:
SITE PLAN- TOP VIEW

Scale:

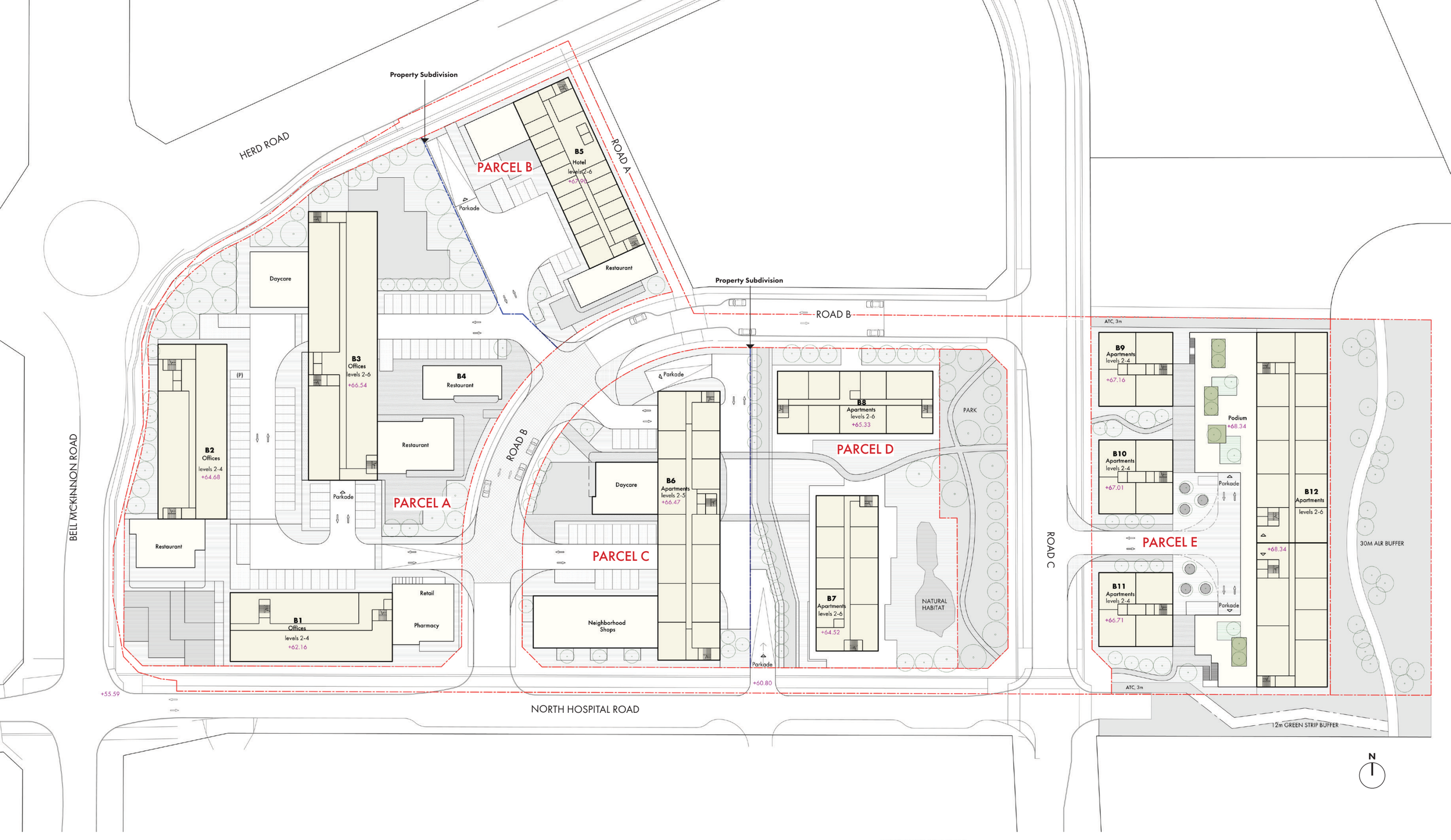
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DISTRICT HOSPITAL

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2026-08-31
BRITISH COLUMBIA

Sheet Title:
AERIAL VIEW

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PARCEL SITE AREAS + DENSITY

Parcels	Areas (sqm)	Areas (sqft)	FSR
PARCEL A, Core Village	13,948	150,136	1.31
PARCEL B, Core Village (Hotel)	3,400	36,598	1.81
PARCEL C, Residential High	5,650	60,817	1.47
PARCEL D, Residential High	5,596	60,235	1.83
PARCEL E, Residential High	1,645	17,707	
	11,302	121,655	1.69

PROGRAM TYPES + TOTAL AREAS, ALL PARCELS COMBINED

Program Type	Areas (sqm)	Areas (sqft)	No of Units
Commercial (Hotel)	6,146	66,156	1
Commercial (Retail)	2,414	25,984	
Offices	17,344	186,691	
Daycare	1,059	11,399	2
Neighborhood Shops	1,694	18,234	
Residential	35,560	382,768	297

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SUMMARY OF AREAS, INDIVIDUAL PARCELS

Parcels	No.of Buildings	Program	Areas (sqm)	Areas (sqft)	Residential Units
PARCEL A	4	Retail, Medical Offices, Daycare	18,333	197,336	
PARCEL B (Hotel)	1	Commercial (Hotel)	6,146	66,156	
PARCEL C	1	Neighborhood Shops, Daycare, Residential	8,316	89,513	58
PARCEL D	2	Residential	10,268	110,525	94
PARCEL E	4	Residential	19,104	205,635	145
					297

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BREAKDOWN OF AREAS, PER BUILDING

Parcel	Building #	Use	Floors	Gross Building Area (sqm)	Gross Building Area (sqft)	Units
A	**1**	**Medical Offices, Pharmacy, Retail Shops**	**4**	**4033**	**43,411**	
		Retail:		743		
		Pharmacy Block		320		
		Medical Offices 3 floors:		2970		
	2	**Medical Offices, Urgent Care, Restaurant Chain**	**4**	**4540**	**48,869**	
		Restaurant Chain:		380		
		Urgent Care:		962		
		Medical Offices 3 floors:		3198		
	3	**Medical Offices, Daycare, Restaurant**	**6**	**9525**	**102,527**	
		Daycare: 0-3 (two 12 spaces) & 3-5 (two 16 spaces) programs		625		
		Restaurant:		700		
		Medical Offices 5 floors:		8200		
	4	**Restaurant**	**1**	**235**	**2,530**	
		Restaurant		235		
B	**5**	**Hotel, Restaurant**	**6**	**6146**	**66,156**	
		Hotel:		5790		90
		Restaurant:		356		

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BREAKDOWN OF AREAS, PER BUILDING

Parcel	Building #	Use	Floors	Gross Building Area (sqm)	Gross Building Area (sqft)	Units
C	**6**	**Daycare, Neighborhood Shops, Residential**	**6**	**8178**	**88,028**	
		Daycare: 0-3 (two 12 spaces) & 3-5 (one 25 spaces) programs		434		
		Neighborhood Shops 2 floors:		1694		
		Apartments 4 floors (lobby lvl 1-130sqm) :		6050		58
D	**7**	**Residential**	**6**	**5134**	**55,262**	
		Apartments, Rental:				47
	8	**Residential**	**6**	**5134**	**55,262**	
		Apartments, Rental:				47
E	**9**	**Residential**	**4**	**1936**	**20,839**	
		Apartments:				15
	10	**Residential**	**4**	**1936**	**20,839**	
		Apartments:				15
	11	**Residential**	**4**	**1936**	**20,839**	
		Apartments:				15
	12	**Residential**	**6**	**13296**	**143,118**	
		Apartments:				100

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RESIDENTIAL MIX

Parcel	Building #	Type	Housing Tenure	Studio Suites	1 Bed Units	2 Bed Units	3 Bed Units	Total Units
C	6	Apartments	Rental	6	8	27	17	**58**
D	7	Apartments	Rental	1	17	17	12	**47**
D	8	Apartments	Rental	1	17	17	12	**47**
E	9	Apartments	Market	-	-	5	10	**15**
E	10	Apartments	Market	-	-	5	10	**15**
E	11	Apartments	Market	-	-	5	10	**15**
E	12	Apartments	Market	-	-	70	30	**100**
								297

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