PROJECT DATA

CIVIC ADDRESS:

-6812 Bell McKinnon Rd, Duncan

LEGAL DESCRIPTION:
-LOT 2, Section 7, Range 5, Somenos District, Plan VIP20676

LAND USE: Core Village (CV)

SITE AREA:
Existing - 1.426 Acres (5770.82m^2)
Road dedication - 1234m^2
Total Site Area - 4536.82m^2

GROSS FLOOR AREA:
10198.6m^2 (Including 1050m^2 commercial and 350m^2 offices)

FLOOR AREA RATIO:
PROPOSED: 2.25 [10198.6m^2]
ALLOWABLE: 1.5 - 2.5 [8503.23m^2 - 14172.05m^2](by BMLAP)

PROPOSED SITE COVERAGE: 49% [2333m^2]

BUILDING HEIGHT:
PROPOSED: 6 storeys - Building 1 (Strata)
5 storeys - Building 2 (Rental / Commercial)
ALLOWABLE: min-max: 3-5storeys (by BMLAP)

SETBACKS: PROPOSED:
FRONT: min 0m - Max 3m (by BMLAP)
REAR: 5.0 m
SIDE YARD1: 2.0 m

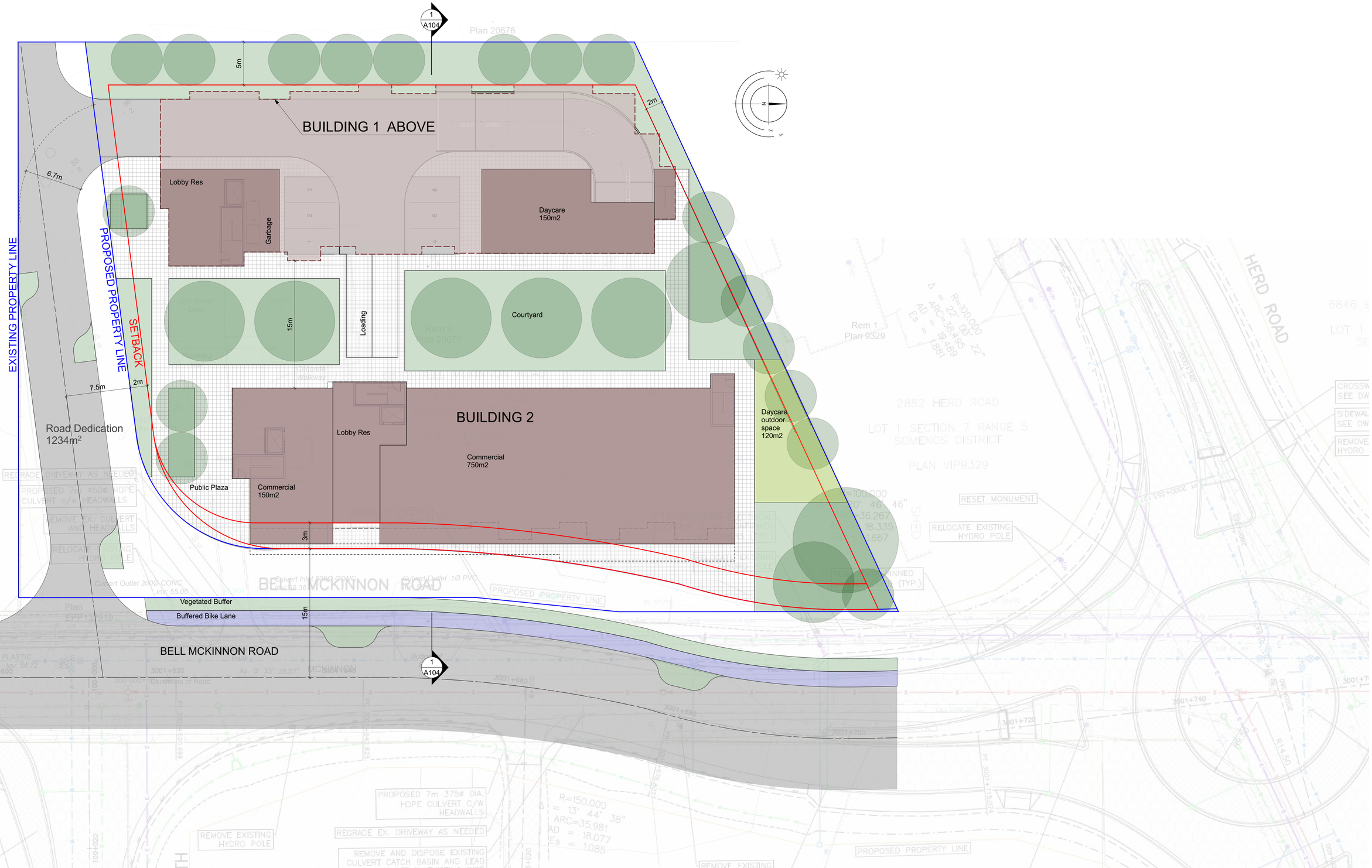
RESIDENTIAL DENSITY
1BDM 35 units
2BDM 31 units
3BDM 16 units
Total: 82 units

PARKING CALCULATION

RESIDENTIAL PARKING :

1BDM 35 units x 1.0 = 35.0 stalls
2BDM 31 units x 1.2 = 37.2 stalls
3BDM 16 units x 1.5 = 24.0 stalls
Total: 96.2
Visitor parking: 10% = 9.6
Commercial - 1050m^2(1 space per 35m^2) = 30 stalls
Offices - 350m^2(1 space per 37m^2) = 10stalls
Total: 146 stalls





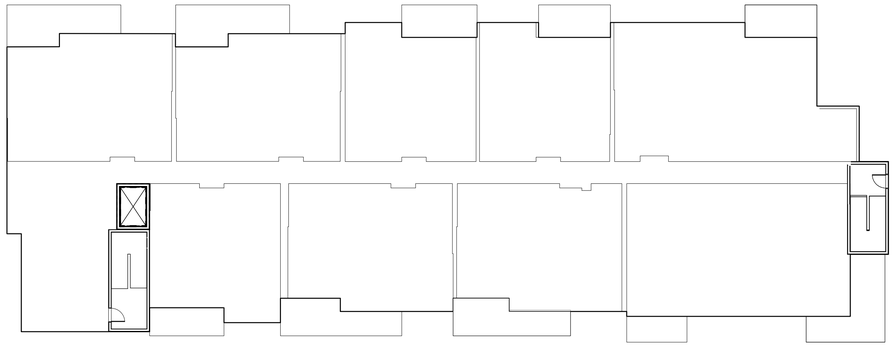
1 / A102 Site Plan
Scale: 1/16"=1'0"

North Cowichan, BC
25 Jun24

6812 Bell McKinnon Rd. Rezoning.

Site plan. A102

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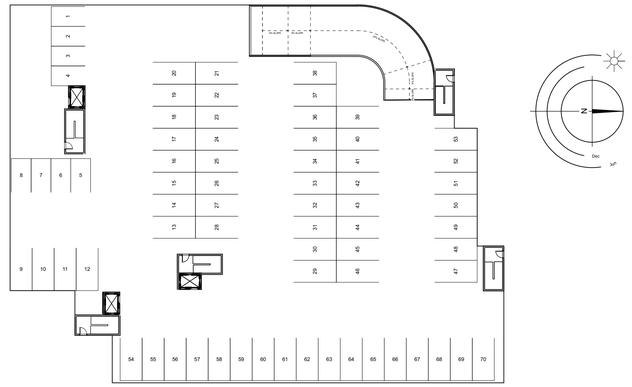


1 A103 Typ floor plans. Building 1
Scale: 1/16"=1'0"

Building 1 - Residential

1brm - 15 units
2brm - 20 units
3brm - 10 units

Total: 45 units



3 A103 Parkade L1
Scale: 1/32"=1'0"

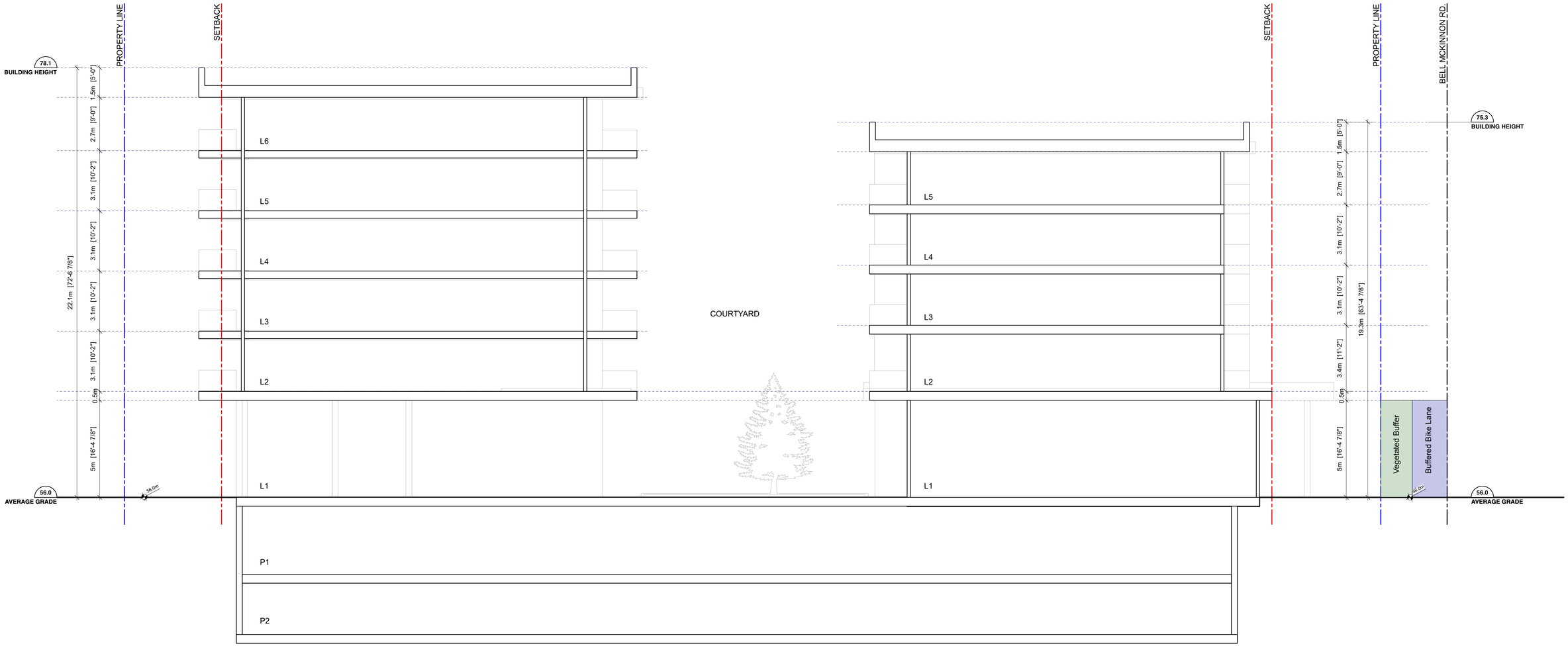
2 A103 Typ floor plans. Building 2
Scale: 1/16"=1'0"

Building 2 - Residential / Commercial
5 storey

1brm - 20 units
2brm - 11 units
3brm - 6 units

Total: 37 units

4 A103 Parkade L2
Scale: 1/32"=1'0"



1 / A104 Site Section
Scale: 1/8"=1'0"



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6812 Bell McKinnon Rd. Rezoning.

3d View. Looking N-W along Bell McKinnon Rd

A105

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North Cowichan, BC
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6812 Bell McKinnon Rd. Rezoning.

3d View. Looking North into Courtyard

A106

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