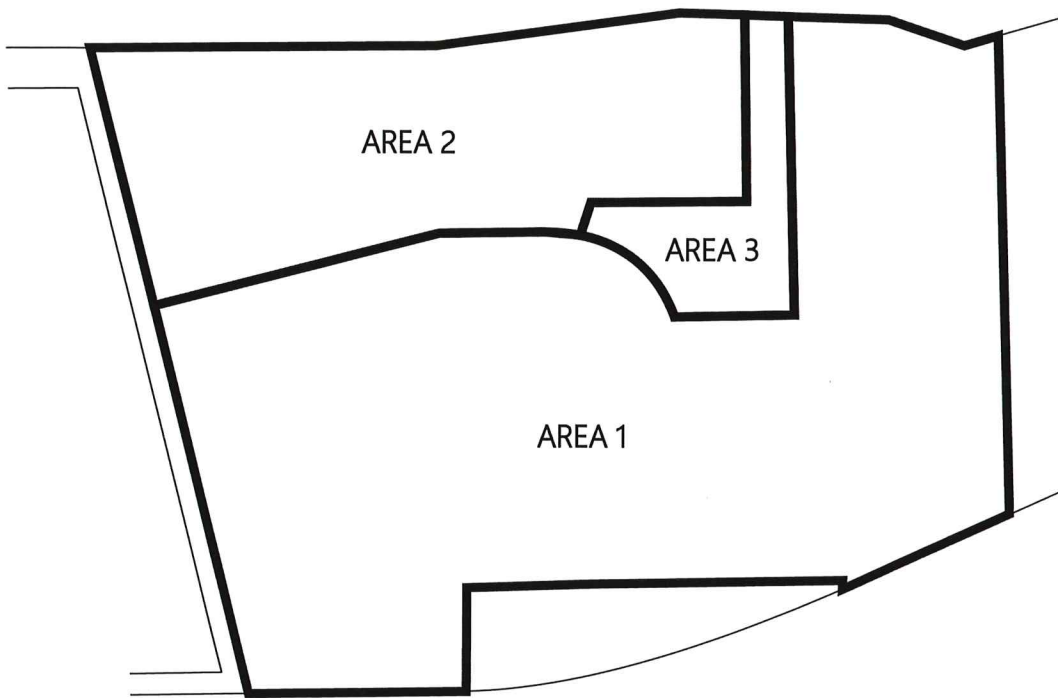


Section 5.9(10) - Plan of the Comprehensive Development 3 (CD-3) Zone Areas

SCHEDULE C



NOTES:

1. THIS PLAN IS CONCEPTUAL AND PROVIDED FOR ILLUSTRATIVE / DISCUSSION PURPOSES ONLY.
2. THIS DRAWING SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
3. ALL PLANS AND PROPOSALS ARE PRELIMINARY AND SUBJECT TO CHANGE.

SCALE: 0 5 10 15 20 30 40 50  
(METERS)

FILE: 23-17RZ (LAKW COWICHAN)  
DATE: 2023-01-28  
VERSION / DRAWING NO. 23-17-01



EMERALD VALLEY  
PROPOSED CD ZONING

  
**TOWNSITE  
PLANNING**  
P.O. BOX 160 | LANDEVILLE, BC | V0R 2H0  
W / WWW.TOWNSITEPLANNING.COM | EMAIL: INFO@TOWNSITEPLANNING.COM

# emerald valley

at lake cowichan

## SCHEDULE D



### LOTS 1-3, 6-13 - DUPLEX w/ SEC. SUITES

- 24 UNITS
- 2-STORY - 1700 FT<sup>2</sup> MAIN / 650 FT<sup>2</sup> SEC. SUITE
- 1 CAR GARAGE / 2 PARKING STALL PER UNIT



### LOT 4 - 2 & 3-STORY TOWNHOUSE

- \*42 UNITS
- 2-STORY - 1300 FT<sup>2</sup> or
- 3-STORY - 1700 FT<sup>2</sup> PLUS 400 FT<sup>2</sup> BACH. SUITE
- 15 CAR GARAGE / 2 PARKING STALLS PER UNIT
- 8 VISITOR PARKING STALLS



### LOT 5 - STACKED T.H. / PATIO HOMES

- STACKED TOWNHOUSE - 20 UNITS
- 2-STORY - 900 FT<sup>2</sup>
- 1 PARKING STALL PER UNIT
- 5 VISITOR PARKING STALLS
- PATIO HOMES - 20 UNITS
- 1-STORY - 1,475 FT<sup>2</sup>
- 2 CAR GARAGE / 4 PARKING SPACES PER UNIT



### LOT 14 - APARTMENT (STRATA)

- 76 UNITS (4 STORIES)
- 8 BACHELOR (400 FT<sup>2</sup>)
- 36 1-BDRM. (600 FT<sup>2</sup>)
- 32 2-BDRM. (800 FT<sup>2</sup>)
- HEIGHT: 4-STORIES
- Required: 1 stall / unit + 5% Visitor Parking = 80 Stalls
- Proposed: 80 stalls (26 at-grade / 54 under-building)

### LOT 15 - APARTMENT (SECURED RENTAL)

- 76 UNITS (4 STORIES)
- 16 BACHELOR (400 FT<sup>2</sup>)
- 28 1-BDRM. (600 FT<sup>2</sup>)
- 32 2-BDRM. (800 FT<sup>2</sup>)
- Required: 0.85 stalls / unit + 5% Visitor Parking = 69 Stalls
- Proposed: 72 stalls (72 at-grade)

### LOT 16 - APARTMENT (STRATA)

- 76 UNITS (4 STORIES)
- 8 BACHELOR (400 FT<sup>2</sup>)
- 36 1-BDRM. (600 FT<sup>2</sup>)
- 32 2-BDRM. (800 FT<sup>2</sup>)
- Required: 1 stall / unit + 5% Visitor Parking = 80 Stalls
- Proposed: 80 stalls (50 at-grade / 30 under-building)



**TOTAL SITE AREA:** 13.2 Acres / 5.33 ha

**TOTAL UNIT COUNT:**

- 228 APARTMENT
- \*42 TOWNHOUSE (not incl. potential sec. suites)
- 22 STACKED TOWNHOUSE
- 16 PATIO HOMES
- \*24 DUPLEX (not incl. potential sec. suites)

**332 TOTAL UNITS\* (Approx. 62 u/ha or 25 u/acre)**

\*NOTE: UNIT COUNTS DOES NOT INCLUDE POTENTIAL SECONDARY SUITES

FILE: 23-1102 (LAKE COWICHAN - EMERALD VALLEY)  
DATE: 2023-02-05  
VERSION / DRAWING NO. 23-17-03

PRELIMINARY  
MULTI-FAMILY  
DEVELOPMENT CONCEPT

**NOTES:**

1. THIS PLAN IS CONCEPTUAL AND PROVIDED FOR ILLUSTRATIVE / DISCUSSION PURPOSES ONLY.
2. POTENTIAL DEVELOPMENT SITES ARE SUBJECT TO FURTHER DETAILED ENGINEERING ANALYSIS AND DESIGN WORK TO CONFIRM SUITABILITY, SLOPE AND SERVING CAPACITIES.
3. THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. ALL PLANS AND PROPOSALS ARE PRELIMINARY AND SUBJECT TO CHANGE.
5. CONTIGUOUS LOTS PROVIDED BY COWICHAN ENGINEERING SERVICES DRAWING NO. 1434-C-24.
6. AERIAL IMAGERY PROVIDED BY COWICHAN VALLEY REGIONAL DISTRICT (CVRD) WEB MAPPING.
7. TYPICAL / BUILDING EXAMPLES PROVIDED BY GOOGLE MAPS / STREETVIEW.