



*...multi-family housing with ground-oriented units
and shared courtyard...*

6823 & 6833 Bell McKinnon Road and 2850 Herd Road

- Opportunity to develop the most visible mixed commercial and residential land adjacent to the new Cowichan District Hospital (under development).
- Thirteen acres of land assembled to form a Village Core and Residential (High) development designated in the new Bell McKinnon Local Area Plan. This land assembly is located at the gateway into the Bell McKinnon Hospital node adjacent to the City of Duncan.
- The intense development which surrounds new hospital development in all cities is a prelude to the eventual design and development of this key thirteen-acre land assembly. The Duncan and North Cowichan area benefits from consistent growth generated by its ideal environment and climate, and from expansion throughout the Capital Region and south-Island.
- The land sits at the intersection of Bell McKinnon Road at Herd Road and is just 370 metres from the controlled intersection on the Trans-Canada Highway.

OFFERED AT

\$9,700,000.00

**(Nine Million and Seven
Hundred Thousand Dollars)**

For more information:

Randall Taylor

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For Sale

Bell McKinnon Land Assembly
North Cowichan/ Duncan, BC

Planning and Design Principles



The Plan envisions innovative, contemporary development of commercial space integrated with medium to high density residential buildings.

Future Vision

Smart Growth

Facilitate compact development that creates vibrant, walkable places that provide for long-term community growth, while avoiding urban sprawl and worsening impacts on the natural environment. Use of high-density housing at modest scale.



Future Vision

Housing Choices with Public Space

Mixed-use building with active public ground floor and housing types and tenures to serve local residents through all stages of life. Presents strong street frontages and contextual design.



Future Vision

Ecological Design

Integrate natural systems, such as stormwater flows and ecology, into all landscape and building design.

Future Land Use Designations

The area is designated within the newly adopted Bell McKinnon Local Area Plan. The Plan envisions innovated, contemporary development of commercial space integrated with medium to high density residential buildings. This land assembly benefits from two high-value land designations; Core Village (mixed use) with Residential (High) construction.

Core Village (CV) designation

Frontage along both Bell McKinnon and Herd roads is designated to be Core Village (CV) development. This designation anticipates a village hub of amenities, service, and employment, with multi-family residential integrated throughout. This is intended to be active commercial uses along street-front with upper floors as commercial or residential use. Residential to be set back with connections from courtyards and mid-block connections.

Preferred commercial uses will be health care, high-tech, office retail, restaurant, commercial, studio and others, with options for community or institutional uses.

The road frontage is a total of over 280 metres along both Bell McKinnon Road and Herd Roads.

Preferred Density;

Building height of 3 to 5* storeys

F.L.R. of 1.5:1 up to 2.5:1*

*Developments greater than 3 storeys and/or having F.L.R. of 1.5:1 require min. 70% under-building or underground parking.
Developments greater than 4 storeys and/or having F.L.R. 2.0:1 or greater requires 100% underbuilding or underground parking.

Future Land Use Designations (continued)

Residential - High (RH) designation

The lands set away from the arterial roadways are designated for higher density residential development and a mix of townhomes and other multifamily residential. This can include home-based businesses, live-work, community care, childcare and other amenities. Buildings are to address street frontages, internal common spaces, and public open spaces.

Preferred Density;

Building height of 3 to 5* storeys

F.L.R. of 1.5:1 up to 2.5:1*

*Developments greater than 3 storeys and/or having F.L.R. of 1.5:1 require min. 70% under-building or underground parking.

Developments greater than 4 storeys and/or having F.L.R. 2.0:1 or greater requires min 90% underbuilding or underground parking.

The depth of the land off Bell McKinnon Road is 396 metres, allowing a range of multifamily developments and design options to incorporate interior lanes, amenities, and public spaces for residents.

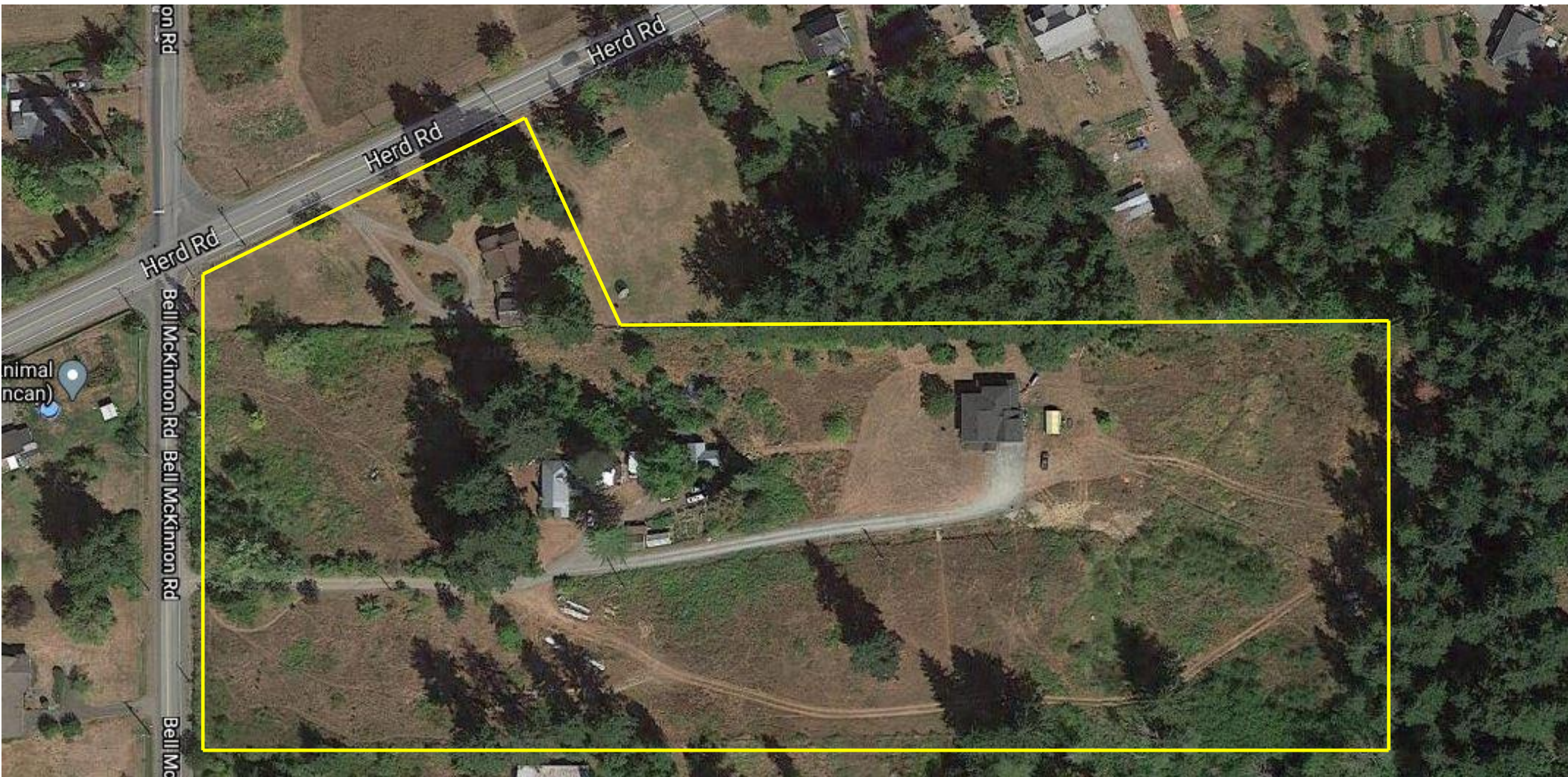
The entire thirteen-acre development might have multiple-storey street front buildings which cater to pedestrian traffic on ground floor, where upper floor offices are focused on medical and related practices. Interior areas (set behind the arterial building frontage) would contain a variety of multi-family building forms, including townhouses and condominiums of up to five storeys.

Approximate Area of Land Assembly

Road frontage on Herd Road and Bell McKinnon Road

For Sale

Bell McKinnon Land Assembly
North Cowichan/ Duncan, BC



Characteristics of the Land:

The land is generally flat with a slight rise towards the eastern boundary. Frontages are level to both Bell McKinnon and Herd Roads. The shape of the land is primarily rectangular with some additional area following the angle of Herd Road.

Area views embrace mountains in almost 360 degrees with rural land to the north and east, and city views to the south.

The lands are currently occupied as residences by the owners of the properties.

Current zoning is R1. Adopted Bell McKinnon Local Area Plan designates portions of the land as Core Village (CV) and Residential – High (RH). *

*Local Area plan adopted September 2018

Civic Address and Legal Description:

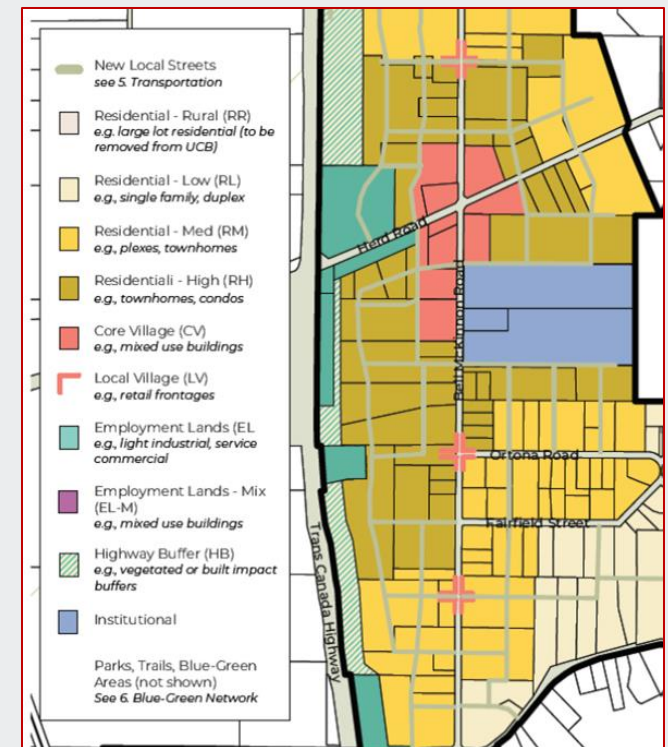
Thirteen acres of land in two legal parcels.

6823/ 6833 Bell McKinnon Road

Lot A, Section 7, Range 6 Somenos District, Plan 2759 except part n Plan 46695

2850 Herd Road

Lot 1, Section 8, Range 6, Somenos District, Plan 4540 except part in Plan 46695



Local Area Plan Zones

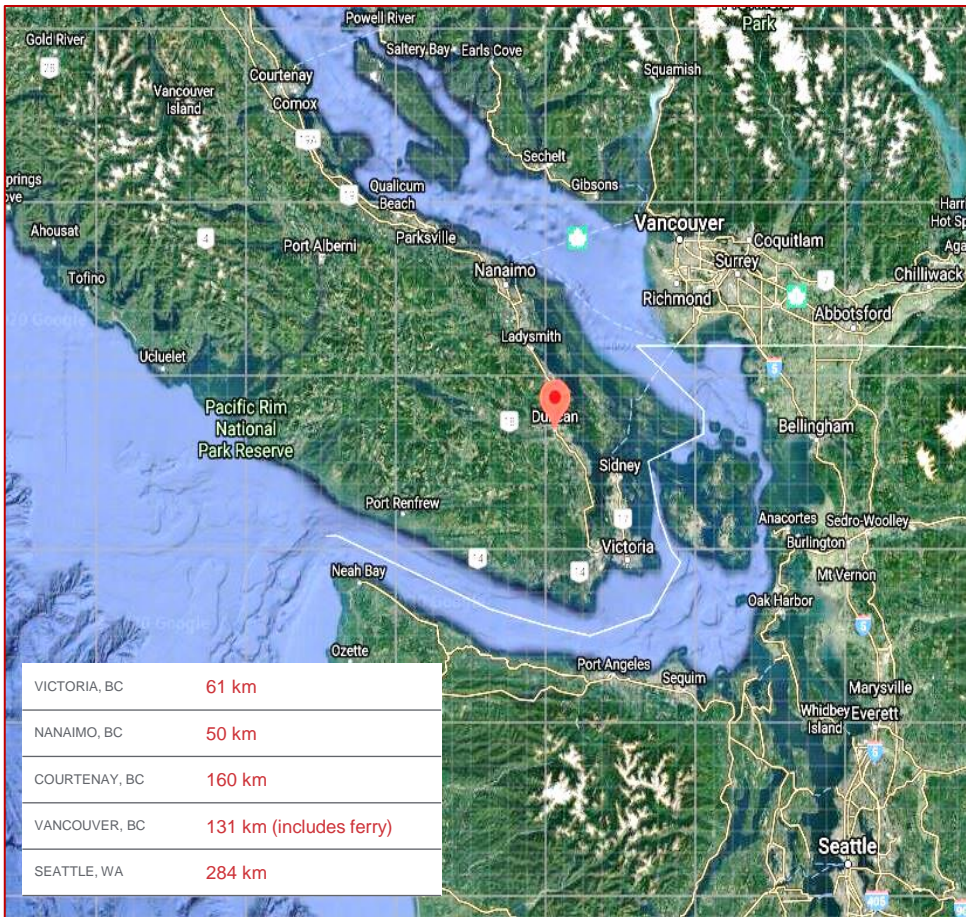
For Sale

Bell McKinnon Land Assembly

North Cowichan/ Duncan, BC

Location Advantages

- Duncan is the civic centre of the Cowichan Valley, located 36 miles (61 km) north of Victoria. Since 1985, Duncan has transformed itself into the City of Totems – a unique urban forest with distinctive hand-carved cedar poles from local native artisans on public display in parks and downtown streets.
- Duncan's cityscape is a fine example of an old tradition infused with contemporary relevance and life. Duncan is the commercial centre of the Cowichan Valley region, serving over 80,000 people. This vibrant community features all modern amenities and services while retaining its historic charm.
- Located just off the Trans-Canada Highway and roughly halfway between Victoria and Nanaimo, getting to Duncan is an easy and scenic experience. Victoria and Nanaimo are both approximately 50km (33 miles) to the south and north of Duncan and are just a 30-minute scenic drive away.
- If you are looking to arrive in Duncan by plane, the Cassidy Airport is just a 10-minute drive north of Ladysmith. There are numerous daily 15-minute flights from Vancouver to Cassidy, and the Victoria International Airport is a 60-minute drive to Duncan.



For more information:

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working for you

NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.



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