



STAFF REPORT COMMITTEE

DATE OF REPORT June 24, 2025
MEETING TYPE & DATE Electoral Area Services Committee Meeting of July 16, 2025
FROM: Development Services Division
Land Use Services Department
SUBJECT: Development Application No. RZ23102 – 8545 Hemlock Street/
PIDs: 003-500-535 & 005-500-770
FILE: RZ23102

PURPOSE/INTRODUCTION

The purpose of this report is to present an application to amend Electoral Area I – Youbou/Meade Creek Zoning Bylaw No. 2465 and the Official Community Plan for the Electoral Areas Bylaw No. 4270 to permit a multi-unit residential development at 8545 Hemlock Street (PIDs: 003-500-535 & 005-500-770).

RECOMMENDED RESOLUTION

That it be recommended to the Board:

1. That prior to consideration of Zoning and OCP Amendment Bylaws for Application No. RZ23102:
 - a. A Public Information Meeting be held by the applicants, with costs borne by the applicants.
 - b. Staff prepare a summary of the Public Information Meeting for the Electoral Area Services Committee.
2. That prior to consideration of Zoning and OCP Amendment Bylaws for Application No. RZ23102, the following be submitted to the CVRD:
 - a. A stormwater management plan prepared by a professional engineer providing an analysis of the pre-development and post-development natural hydrological conditions including peak flows and recommendations on low impact development features and design of on-site drainage works;
 - b. An erosion and sediment control plan for proposed development of onsite stormwater drainage.
 - c. A Traffic Impact Assessment providing an analysis of the anticipated impacts of the proposed development.

LOCATION MAP

(next page)



BACKGROUND

The subject properties are located at 8545 Hemlock Road, approximately 3.11 ha in area, and are the location of the prior Yount Elementary School. The properties are located across from the Youbou Community Hall and Bowling Alley. The current land use designation is Institutional, and the zoning is P-2 – Institutional 2 Zone. The properties fall within the Youbou Water System service area, Youbou Fire Service area, and the Youbou Growth Containment Boundary; however, the properties are not within a sewer system service area. Residential parcels zoned R-3 – Urban Residential 3 Zone surround the property.

The following table outlines the proposed development on the subject properties. A total of 45 dwelling units are proposed:

| | Proposed Lot A – Approx. 12, 500 m ² | Proposed Lot B – Approx. 7, 500m ² | Proposed Lot C – Approx. 1,286m ² |
|---------------------------------|--|--|---|
| Proposed Density | 19 three-storey townhouses with garage | 1 three-storey multi-unit residential building with 26 units: <ul style="list-style-type: none"> • 22 2-bedroom units; and • 4 1-bedroom units | CVRD Park <ul style="list-style-type: none"> • Applicant is working with the CVRD Parks to design appropriate park. |
| Parking | 2 spaces per unit (38 spaces total) | 1.5 spaces per unit (39 spaces total) | |
| Proposed Max. Height | 10 m | 12 m | |
| Proposed Gross Floor Area (GFA) | 238.5m ² | 2,550m ² | |
| Proposed Parcel Coverage | 12.1% | 14.3% | |
| Other | Outdoor residential amenity | Two-storey resident amenity building <ul style="list-style-type: none"> • Pool/lounge • Indoor gym/spa | |

A preliminary report on the application was brought before Committee on January 15, 2025 at which time staff recommended the application be referred to external agencies. On January 22, 2025 the CVRD passed the following resolution:

That it be recommended to the Board that Application No. RZ23102 (8545 Hemlock Street, PIDs: 003-500-535 & 005-500-770), be referred to the following external agencies:

1. *Electoral Area I – Youbou/Meade Creek Community Parks Commission;*
2. *BC Transit;*
3. *Cowichan Valley School District (SD. No. 79);*
4. *Youbou Fire Rescue;*
5. *Island Health;*
6. *Ministry of Municipal Affairs & Housing;*
7. *Ministry of Transportation & Transit;*
8. *Ministry of Environment and Parks*
9. *Royal Canadian Mounted Police (RCMP);*
10. *Cowichan Tribes;*
11. *Ditidaht First Nation;*
12. *Ts'uubaa-asatx Nation; and*
13. *Electoral Area I – Youbou/Meade Creek Advisory Planning Commission.*

A summary of referral responses received to date are provided in Attachment A.

OFFICIAL COMMUNITY PLAN / POLICY CONSIDERATIONS

Electoral Area I Zoning Bylaw No. 2465:

The subject property is currently zoned [P-2 – Institutional 2](#), which permits institutional uses and accessory structures, as well as a single-detached dwelling accessory to an institutional use.

The proposed development requires rezoning to permit principal residential use, with a total density of 45 units split between two parcels. Proposed Lot A will consist of 19 three-storey townhouses. Proposed Lot B will consist of 1 three-storey multi-unit residential building with 26 units. A conceptual plan can be reviewed in Attachment B.

As the proposed rezoning proposes a site-specific mix of land uses and densities, staff recommend that a Comprehensive Development (CD) Zone be created. A CD zone delineates where certain uses are permitted on the parcel and may include site plans and other site-specific regulations.

Official Community Plan for the Electoral Areas No. 4270:

The property is [regionally](#) and [locally](#) designated Institutional; however, this application proposes to re-designate to a higher density multi-unit residential designation. A full analysis of relevant policies can be reviewed in the January 15, 2025 staff report (Item R4 on the [agenda](#)).

Development Approval Information Bylaw:

The Development Approval Information Bylaw enables a Planner to request additional information, should they deem it necessary to properly inform development.

Housing Needs Report for Electoral Area I:

The CVRD Housing Needs Report notes that our communities require increased housing affordability, including housing options covering a wide spectrum of housing needs. Infrastructure and services were also highlighted as a future need, including better transportation, healthcare and support for seniors and unhoused residents, as well as improved active transportation networks.

Specifically, within Electoral Area I, calculations show that approximately 205 new housing units will be required over the next 20 years to support growth projections.

Additional Permit Requirements:

The rezoning application will only approve the proposed land use and not the building/site design. Should a zoning amendment be adopted by the Board, any proposed buildings and site design will be subject to relevant Development Permit Areas, building permits, and other applicable CVRD bylaw regulations. Further, it appears that the larger building is also subject to the *Architects Regulation of BC*. An Architect must be retained by the applicant prior to any development and/or building permit applications.

COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS

Electoral Area I Advisory Planning Commission:

The Electoral Area I Advisory Planning Commission reviewed this application at their April 29, 2025, meeting, where the following resolution was passed:

“That it be recommended that Application No. RZ23I02 for 8545 Hemlock St be referred to the Area I community for a public information meeting and a public hearing following which the application be returned to the Area I APC for further consideration. “

Electoral Area I Parks Advisory Commission:

The Electoral Area I Parks Advisory Commission reviewed this application at their April 29, 2025 meeting, where the following resolution was passed:

“It was Moved and Seconded that the Electoral Area I – Youbou/Meade Creek Community Parks Advisory Commission (CPAC) advises the CVRD Board that the CPAC is supportive of Application No. RZ23I02 with dedication of a park and development of a playground in the northwest area of the subject properties as generally outlined in the application, and recommends advancing the application subject to the following:

- a) That further park design considerations be informed by community consultation;*
- b) That adequate parking for community users be addressed;*
- c) That the provision of washroom facilities be considered; and*
- d) That substantial perimeter fencing be included to address safety concerns.”*

Agency Referrals:

This application has been referred to external agencies and internal CVRD divisions for their comments. These agencies provided feedback on matters such as land use compatibility, servicing requirements, environmental considerations, and potential impacts on the community.

The CVRD received comments from BC Transit, Ministry of Transportation and Transit, Island Health and numerous CVRD divisions. Overall, most agencies agreed that the proposed development was supportable or had no objection to it, with recommendations to support sustainable development within the community.

- BC Transit noted that the proposed development aligns with transit-supportive planning goals and priorities, but outlines recommendations to ensure safe service delivery (such as pedestrian connectivity and infrastructure improvements).
- Island Health outlined that an Authorized Person would be required to construct and file necessary documentation for a septic system with the local health office. Approvals of septic systems are under the jurisdiction of the local health authority (i.e. Island Health). They also noted the both the physical and mental health benefits of creating compact neighbourhoods with mixed housing forms, focusing on active transportation and affordability. Retention of mature trees and the addition of adaptive equipment, wheelchair-accessible paths and benches was recommended to further enhance community health benefits.
- Numerous CVRD divisions have also provided comments outlining technical requirements based on their division's interests.

Where applicable, recommendations and conditions from agency responses have been incorporated into the staff review and have been addressed in the staff recommendation.

All comments can be reviewed in Attachment A.

PLANNING ANALYSIS

The subject property remains actively used by the community, as it retains key features from its previous use as a school, including a playground and field area. However, it is important to note that School District 79 sold the property in 2021, and it is now under private ownership. The current P-2 (Institutional) zoning designates institutional use as the principal permitted use, with a detached dwelling allowed only as an accessory use. The definition of "institutional use," provided below, reflects a use typically intended for public or community-serving purposes.

"institutional use" means a non-profit building or operation which is open to the public or which serves public purposes and includes, but is not limited to: an ambulance station, arena, armoury, cemetery, civic use, college, community centre, community hall, fire hall, government office, hospital, library, outdoor recreation use, park, playground, police station, post office, public art gallery, public botanical gardens, public museum, religious facility, school, stadium, public swimming pool and utility;

While the institutional zoning was appropriate when the property was owned by the School District and operated as a school, it is less suitable now that the land is privately owned. Private property owners are not obligated to provide public access, and as a result, current public use of the site is, in effect, unauthorized. A carefully considered rezoning process presents an opportunity to formally secure a public park amenity that reflects current community use and expectations.

Community Amenity Contributions:

Community Amenity Contributions (CACs) can be voluntarily offered by an applicant during the rezoning process. It is important to note that CACs are typically outlined by policy and not mandatory but can be negotiated with the developer. To remain within the authority granted to Local Governments through the *Local Government Act*, principles of 'nexus' and 'proportionality' should be applied when negotiating CACs. That is to say, there should be a direct and demonstrable link between the CACs and the impact of the development and are consistent with CACs made by other developers. As the CVRD does not have a CAC policy adopted, staff have utilized referral comments to help identify potential contributions that would benefit the community.

The Electoral Area I Community Parks Advisory Commission (CPAC) has identified the existing playground and field area as being of significant community value. In discussions with the applicants, it was noted that the Youbou area would benefit from the development of a 'feature park'—potentially including amenities such as a water park or public Wi-Fi access. The applicant is currently collaborating with the CVRD Parks Division to design a park that aligns with community needs and priorities. Further, the CPAC noted the following items to be considered during the park design:

- a) *That further park design considerations be informed by community consultation;*
- b) *That adequate parking for community users be addressed;*
- c) *That the provision of washroom facilities be considered; and*
- d) *That substantial perimeter fencing be included to address safety concerns.*

In response to feedback from the CVRD Parks and Trails Division, the applicant has submitted a revised site plan that relocates the proposed park to the northwest corner of the development. This location was recommended by the Parks and Trails Division to enhance safety, improve accessibility, and provide better integration with the adjacent Youbou Community Hall.

BC Transit also noted that given the stops community catchment area, amenity improvements to this stop location (i.e. improved signage, installation of bus pad and covered shelter) would be supported.

Recommendation:

Staff have assessed the technical merits of the proposed development. Based on alignment with CVRD policies and housing objectives, staff would be prepared to recommend advancing this application to bylaw drafting. While staff are prepared to proceed with advancing this application based on the technical merits, the scale of this development is significant for the community of Youbou. Based on the discussion and recommendation from the Electoral Area I Advisory Planning Commission and Community Parks Advisory Commissions, staff recommend that a Public Information Meeting be scheduled. Discussions from that meeting will be reported back to the EASC, before readings are given to any amendment bylaws.

The proposed development presents both potential benefits and challenges for the community. While the addition of 45 residential units supports the objective of increasing housing supply and diversity—contributing to improved affordability and community health—potential impacts related to traffic and stormwater management must be considered. To address these concerns, staff recommend that the applicant submit a Traffic Impact Assessment and a Stormwater Management Plan with sediment and erosion control measures. Following the submission of these reports, staff may bring forward a future report recommending that any proposed measures be secured through a Section 219 covenant.

OPTIONS

Option 1: (recommended)

That it be recommended to the Board:

1. That prior to consideration of Zoning and OCP Amendment Bylaws for Application No. RZ23102:
 - a. A Public Information Meeting be held by the applicants, with costs borne by the applicants.

- b. Staff prepare a summary of the Public Information Meeting for the Electoral Area Services Committee.
2. That prior to consideration Zoning and OCP Amendment Bylaws for Application No. RZ23102, the following be submitted to the CVRD:
 - a. A stormwater management plan prepared by a professional engineer providing an analysis of the pre-development and post-development natural hydrological conditions including peak flows and recommendations on low impact development features and design of on-site drainage works;
 - b. An erosion and sediment control plan for proposed development of onsite stormwater drainage; and
 - c. A Traffic Impact Assessment providing an analysis of the anticipated impacts of the proposed development.

Option 2:

That it be recommended to the Board that Application No. RZ23102 (8545 Hemlock Street/PIDs: 003-500-535 & 005-500-770), be referred back to staff for further information, including: *[requested information to be identified by the Board]*

Option 3:

That it be recommended to the Board that Application No. RZ23102 (8545 Hemlock Street/PIDs: 003-500-535 & 005-500-770), be denied.

Prepared by:



Reviewed by:



Michelle Pressman, Manager
Development Services Division



Ann Kjerulf, General Manager
Land Use Services Department

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Financial Considerations:

Resolution:

Financial Considerations:

Corporate Officer

Chief Financial Officer

ATTACHMENTS:

Attachment A – Referral Responses

Attachment B – Updated Site Plan

Referral Response Summary

Application No. RZ23102

| | |
|----------------------------------|---|
| Organization: BC Transit | Date of Response: March 3, 2025 |
| Name/Title: Jacob Burnley | Level of Support: See attached BC Transit letter |

Comments:

Feedback related to use and density:

- Development's use, and relation to local area as infill development supports multi-modal travel, and aligns with transit-supportive planning goals and priorities outlined via the [Cowichan Valley Transit Future Action Plan \(2023\)](#).

With regards to the Design and Connectivity of the proposed development, BC Transit has the following recommendations:

- Consider appropriate pick-up/drop-off location(s) for any residents within the development who may be accessing flex-route/door-to-door services. Ensure access or laneways allow for light-duty transit vehicle turn-around, etc.
- Ensure pedestrian connectivity between the proposed walking path (to the southern edge of the property) and the existing crosswalk on Youbou Rd. (mid-block between Hemlock St. and Maple Ridge St.).

BC Transit also completed an Assessment of Transit Readiness and notes the following:

- Fixed-route conventional transit service is currently available in a limited capacity (via Route 20) on Youbou Rd. (adjacent to the subject property).
- Service improvements for Lake Cowichan routes (Routes 20 and 21) have been identified as a long-term planning priority, with a potential option to explore opportunities for on-demand transit service.
- The stop currently sees low ridership and could accommodate additional users in the future.
- BC Transit would support amenity improvements to this stop location

Complete Comments can be reviewed in the attached BC Transit letter.

| | |
|---|---|
| Organization: Ministry of Transportation and Transit | Date of Response: February 3, 2025 |
| Name/Title: Dana Spilde | Level of Support: No Objection |

Comments:

- The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Transit formal approval.
- The Ministry has no objections to the zoning amendment.
- The applicant will need to apply for a subdivision application with the ministry for proposed property line changes.

Organization: Island Health
Name/Title: Kieran Lane-Oppenheim/
Environmental Health Officer

Date of Response: June 12, 2025
Level of Support: Support with Conditions

Comments:

Drinking Water & Land Use

1. Any drinking water supply systems serving more than one-single family residence are required to become a drinking water supply system under the Drinking Water Protection Act (DWPA) and Regulation (DWPR) and would be required to obtain an operating permit from the local health office.
2. Any construction of sewerage systems must comply with the requirements of the Sewerage System Regulation (SSR), requiring homeowners to obtain the services of an Authorized Person (AP) to construct and file the necessary documentation with the local health office.
3. Properties utilizing their own well for domestic drinking water the recommended minimum lot size for subdivision is 2.5 acres (1 Hectare), as per Island Health Subdivision Standards.
4. Properties utilizing an approved water supply system the recommended minimum lot size for subdivision is 0.5 acres, as per Island Heath Subdivision Standards.

Housing/Compact Neighborhood

1. The proposed development is supportive of densification within the existing residential neighborhood with the nearby community hall, bowling alley, Christopher Rock Trail Access, and future playground. Building more compact neighborhoods promotes the use of active transportation to these amenities, while meeting their physical activity needs.
2. Prioritizing mixed forms of housing, i.e. townhomes and multi-story tall building increases accessibility to local, affordable, and diverse housing types. Individuals are more likely to remain in their communities and have better health outcomes by affording basic needs and reducing financial stress.

Natural Environments

1. The future playground at intersection of Hemlock Street and Youbou Road offers a communal green space within walking distance in the urban area for recreation and social engagement, which can encourage positive physical and mental health.
2. To promote safety and accessibility for park users of all ages and abilities, the playground should be relocated away from the main road (Youbou Road) or have protective fencing as suggested in Attachment C. Street safety features may include street lightning, reduced vehicle speed, and crosswalk across Youbou to increase connectivity to this park.
3. Features such as adaptive equipment, wheelchair-accessible paths and benches for park users to sit and talk enhances community connections.
4. Mature trees have been shown to have multiple co-benefits such as offering shade to lower air temperature, soil erosion, stormwater management, and capturing air pollutants. Recommendation is to preserve some of the existing trees in the park.

CVRD INTERNAL DIVISION RESPONSES

Organization: Building Inspection
Name/Title: Sonny Bryski/Chief Building
Official

Date of Response: June 3, 2025
Level of Support:

Comments:

- The Building on proposed Lot 2 appears to be a Part 3 Building that must comply with the necessary fire access, including location of hydrants, and water for firefighting requirements.
- The current proposal shows the stormwater for Proposed Lot 2 crossing a property boundary with no legal instrument to address trespass. The applicant must provide onsite drainage, which could impact the downstream septic field, or a legal instrument to allow the stormwater to drain onto another property.
- Given our known history of the hillside, geotechnical analysis will be required once a more detailed site plan and building designs have been developed.
- It appears that the larger building is also subject to the *Architects Regulation of BC* and therefore cannot advance through further stages of development approvals without the owners having first retained a licensed professional Architect.

Organization: Emergency Management

Date of Response: June 3, 2025

Name/Title: Glenn Cooper

Level of Support: Support with Conditions

Comments:

- All residences and structures should have clearly visible driveway or property signage for address numbers. This is critical for prompt emergency response to properties. Address signage should be reflective and clearly visible from both ways of travel so it can be easily seen by emergency responders including ambulance, fire and police. Lettering and numbers on signs or posts should be a minimum of 2.5" in height if reflective, or 6" in height if non-reflective.
- Road and driveway access to properties is essential for emergency response and fire protection.
 - All driveways should be built to support apparatus height, weight, and length, this includes private bridges and related structures.
 - Driveways should have a 3.75-meter-wide driveable surface, 6 meters of unobstructed sight clearance, 4-meter clearance height, parking and space to turn around near structures. If a driveway is longer than 500 metres, there should be 6-meter-wide pullouts along the roadway to allow for two-way vehicular traffic.
 - It is the property owner's responsibility to ensure the driveway is kept clear of snow, brush and tree branches. Access roads should enable fire apparatus to drive within 45 meters of an exterior door for one-or two-family dwellings.
 - Roadways and paved driveways should be built to withstand the NFPA standard of not greater than 689kPa for aerial fire apparatus stabilizers.
 - Roadways, bridges and driveways should be designed to withstand fire apparatus up to 36,287kg.
 - Roadways should be a minimum of 8 metres wide.
 - Cul-de-sacs should have a minimum turning radius of 14 metres, with no rocks or landscaping features out to 16 meters to accommodate modern fire apparatus.
 - Cul-de-sacs should have no internal circle, unless the circle can be driven over by fire apparatus with weights up to 36,287kg, for example a 100mm high raised button with hardscaped features would be acceptable.
- Owner(s) should be aware the property is in the Youbou Fire Protection Area serviced by Youbou Volunteer Fire Department and appears to be within 8km of the firehall.
- Due to the nature of the location and the forested area on and/ or near the proposed subdivision we strongly recommend the owner(s) follow the recommended Fire Smart

Principles [“Creating a FireSmart™ Home and Property”](#) especially when renovating, upgrading or building structures or landscaping features on the land. The owner(s) or developer can contact [Emergency Management Cowichan](#), to have a Local FireSmart Representative meet to discuss the benefits of taking FireSmart principles into consideration.

Organization: Environmental Services
Name/Title: Jeff Moore, Environmental Services Manager

Date of Response: November 28, 2024
Level of Support:

Comments:

Sewer and Septic would be the main concerns for this proposal as groundwater is generally high in this area. The property is entirely outside the maximum extent of modelled runout for debris flows (Debris Flow Runout Model: North Shore Cowichan Lake, Stantec & Palmer, 2021), therefore the development is not considered to be at risk from a debris flow. A site specific Geotech report could still be requested for site-specific concerns (e.g. rockfall) which were not within the scope of the Stantec & Palmer report.

Organization: Facilities and Transit
Name/Title: Rachele Rondeau

Date of Response: November 29, 2024
Level of Support: Support

Comments:

The goals of the CVRD's Transit Future Plan (2012) are to:

- Make transit an attractive transportation alternative to the private vehicle;
- Reduce the community's impact on the environment; and
- Make the transit system more efficient.

Transit friendly land use practices such as compact development in appropriately dense areas and travel demand management practices support these goals.

The proposed development is located within 200m of a transit bus stop, which is consistent with BC Transit standards for pedestrians to access transit service. Additionally, Route 20 (Youbou) benefits from 'On-Request' service where riders can request a pick-up or drop-off from a location within 1.5 km of the fixed route (primarily Youbou Road).

Organization: Strategic Initiatives
Name/Title: Ali Garnett / Planning Coordinator

Date of Response: November 28, 2024
Level of Support:

Comments:

The draft OCP Bylaw 4373 designates the subject parcels as Institutional.

PURPOSE: Protect and facilitate the development of buildings with institutional uses that support a complete community. This includes schools, recreation centres, fire halls, places of worship, libraries, social enterprises (where appropriate), other community-focused services and lands near employment centres. Accessory residential uses may be considered on institutional lands if providing workforce housing and/or affordable below-market housing.

There are eight institutionally designated parcels in the draft Youbou/Meade Creek local area plan. Public input from local area plan engagement included the desire to purchase these former school grounds.

Complete Communities analysis shows there is not a lot of housing/building potential within the local plan area, other than in the Youbou Lands phased development agreement. We therefore support the proposed development in general based on Housing Needs Report (2024) and Complete Communities analysis.

We further recommend that developers provide or contribute towards identified amenities to balance growth with access to daily needs. The following ideas were received during LAP engagement:

- Community arts initiatives and community collaboration.
- Create safer bus stop shelters.
- CVRD boat launches.
- More public access to the Youbou lakefront.
- Primary heating/cooling centre at Youbou Hall—not a secondary reception centre.
- Purchase Yount School.

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|---------------------------------------|---|
| Organization: Parks and Trails | Date of Response: January 14, 2025 |
| Name/Title: Mark VandenDungen | Level of Support: |
| Comments: | |

1. **Safety and Accessibility:**
The northwest corner offers a safer and more contextually appropriate setting for a park, being distanced from the busy intersection at Hemlock Street and Youbou Road. Locating a park in close proximity to a high-traffic area raises concerns about child safety and user experience.
2. **Integration with the Community Centre:**
A park in the northwest corner would be more cohesive with the community hall’s activities and functions. It creates a natural extension of the community hub, offering convenience for families and event-goers while encouraging pedestrian connectivity and enhanced social use.
3. **Retention of a Child-Focused Park:**
The existing playground near the site serves as a valuable community asset for children and families. Ensuring the new park complements and enhances child-focused recreational opportunities is a priority. Locating the park in the northwest corner, away from busy traffic areas, would ensure a safer and more enjoyable space for children and their families, supporting the community’s needs.
4. **User Experience and Visibility:**
While visibility from Youbou Road is noted, the northwest corner remains highly accessible and visible within the community context. It allows for a quieter and more focused recreational environment while still being prominent and welcoming.

It should be noted that CVRD Parks & Trails do not manage or maintain trails on private lands

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| Organization: Utilities | Date of Response: November 28, 2024 |
| Name/Title: Vanessa Thomson, Senior Manager, Utilities Division | Level of Support: |
| Comments: | |

This parcel is in the Youbou Water system and is capable of connection, as the school was previously connected. Some upgrades may be required to the water system to accommodate the proposed development.

There are no CVRD sewer systems in this area.

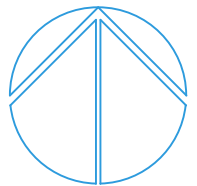


22 - 2 bed units (approx 900ft²) = 19,800ft²
 4 - 1 bed units (approx. 600ft²) = 2400ft²
 Approx. total floor area needed = 22,200ft²

22,200ft²/9149ft² per floor = 3 storeys

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING ENVELOPE
- PARK LAND
- WALKING PATH
- ROAD
- LANDSCAPING



ZONING: PROPOSED CD ZONE



PROJECT LOCATION
 8545 HEMLOCK ST
 DRAFT SITE PLAN

PROJECT NUMBER
 22-471

DRAWN BY:
 BRITTANY FEAVER

DATE:
 MAR 4 2025

SCALE:
 1:1000

SHEET:
 1