

**August 2020**  
Volume III

# Newsletter

**Cowichan Condos Inc.**

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## Property Updates:

6494 Paddle Road  
Closed: July 29, 2020

6493 Paddle Road  
Closing: August 21, 2020

## At a Glance

Project Update

Staying Involved

Net Zero Concepts

New to the Community



## Project Update

Cowichan Condos continues to work with the L7 Architecture on concepts for the project. In keeping with the natural beauty that surrounds the development; L7, Michael and Ben are coming up with some very original and ingenious approaches to the design.

The project has gained some interest. Professor Bruce Firestone, the former NHL Ottawa Senators' owner, who has completed over a billion dollars' worth of real estate transactions, is extremely confident and supportive of Cowichan Condos Inc.'s vision to construct 777 apartment units to alleviate the housing crisis in the valley. He presented via Zoom on the development; if you have missed the presentation, please let us know. We will send you a copy of the video.

The development has also gained some publicity as posted on Google and Yahoo Canada news:

<https://finance.yahoo.com/news/vancouver-island-210-million-real-094000584.html>

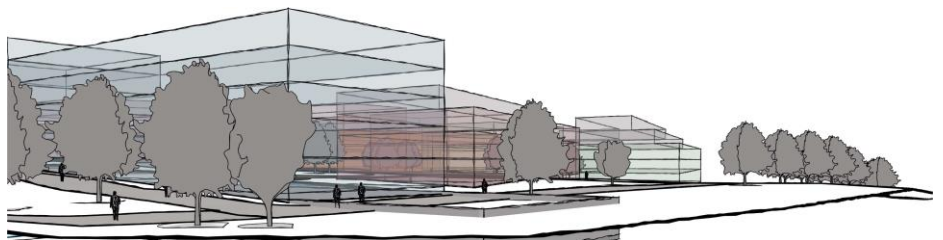
<https://ca.news.yahoo.com/vancouver-island-210-million-real-094000584.html>

We are all impressed with the interest the project is gaining.

# Staying Involved

- All Mortgages are open and pay you 5% Interest on 1<sup>st</sup>'s and 10% on 2<sup>nd</sup>'s
- Bonus % of Equity ownership into Cowichan Condos Inc that owns the entire project projected to be worth over \$200 Million [MAD RIVER FORMULA]
- Additional Bonus /Premium! Stewardship has its benefits! You get the use of a beautiful, fully furnished 3-bedroom penthouse apartment with gorgeous rolling farmers' fields and mountain views.

Property Address	Phases	1 <sup>st</sup> Mortgage	% Bonus	2 <sup>nd</sup> Mortgage	% Bonus
6495 Paddle Road	Phase 1	\$ 2,000,000	2%	\$ 700,000	1%
6493 Paddle Road	Phase 2 A	\$ 1,000,000	1%	\$ 400,000	1%
9694 Paddle Road	Phase 2 B	\$ 500,000	1 %	\$ 200,000	½%
6478 Paddle Road	Phase 2 C	\$ 1,000,000	1%	\$ 400,000	1%
6489 Paddle Road	Phase 3	\$ 2,000,000	2%	\$ 700,000	1%
6489 Ford Road	Phase 5	Completed		\$ 300,000	1 %
<b>Total</b>		<b>\$ 6,500,000</b>	<b>6 ½</b>	<b>\$ 2,900,000</b>	<b>5 ½</b>



# Green Vision



By incorporating and constructing **outdoor green walls** they provide a signal for environmental stewardship. They also cool the building, expand usefulness, attract songbirds and pollinators. Outdoor green walls promote an inviting appeal to the community space.



## A Pollination Corridor

Pollinators are any animal that moves pollen, allowing plants to make fruit. Our native pollinators such as native bees (850 species in Canada!), butterflies and others are facing serious threats, and some species are declining or extinct.

Cowichan Condos will be doing their part in saving our pollinators by preserving and creating a habitat for our pollinators. We will plant native and non-invasive garden plants that help pollinators and create a habitat for pollinators in the ALR Zone.



# A Growing Community

- RCMP Detachment
- Cowichan District Hospital
- Cowichan Secondary School



**Groundbreaking Ceremony for new \$48 Million RCMP Detachment**  
Saturday, August 8, 2020: Mayor Al Siebring is pleased to see the project getting underway “as getting to this point has been years in the making.”

“A project of this scope involves numerous partners, whom I’m excited to celebrate with today, and I want to thank everyone involved for their dedication and commitment in getting this project off the ground.”

A graphic with a blue background on the left and two colored boxes on the right. The blue box contains the text "Better care, closer to home" in white and "New hospital coming to the Cowichan Valley" in white. The top right box is yellow and contains a white icon of a hospital building with a red cross. The bottom right box is pink and contains a white icon of a stethoscope.

Cowichan Valley to have a new hospital by 2024 with a cost of up to \$700 Million.



Cowichan Valley is receiving a brand new \$82.1 Million Secondary High School. Completion slated for Fall 2023

**The RCMP station is across the street from the development, the new Hospital is within 5 minutes and the secondary High School less than 10 minutes away. With the ease of access, the development is situated in an ideal location.**