

Section 6.4.30.1

(580.19,72,77,88)

**Comprehensive Development Zone 4**

**CD4**

**General**

The CD4 zone shall be developed in substantial compliance with the plans attached as “Schedules ‘A2’, ‘A7’, ‘A9’, ‘A10’, ‘A12’, ‘A13’ and ‘A19’ of this zone.

**Permitted Uses and Minimum Site Area**

<b>Permitted Use</b>	<b>Required Site Area</b>
a) Residential Use	n/a
b) Office	n/a
c) Public Assembly	n/a
d) Recreation Facility	n/a
e) Restaurant	n/a

**Maximum Number and Size of Buildings and Structures**

Maximum Number of dwelling units per parcel	39
Maximum Number of dwelling units if the following conditions are met: <i>[amenity contributions yet to be determined]</i>	94
Height	19.0m
Parcel coverage	56 %

**Minimum Setback Requirements**

Minimum setbacks to all property lines shall be in accordance with the site plan attached as Schedule ‘A2’

**Landscape Requirements**

Landscaping and screening shall be in accordance with the site plan attached as Schedule ‘A19’

**Parking**

Notwithstanding the parking requirements specified in Schedule ‘6B’ Required Number of Off Street Parking Spaces, parking shall be in accordance with the site plan attached as Schedule ‘A2’

PROJECT INFORMATION	
PROJECT DESCRIPTION	Development of new townhome units and seniors residential building on the site of the former Qualicum Beach Community Centre.
PROJECT CODE	2018-001
PROJECT LOCATION	1000-1005 W. WARDEN ROAD, QUALICUM BEACH, BC V9K 1A1
OWNER	Qualicum Beach Community Centre
DESIGNER	LOW HAMMOND ROVE ARCHITECTS
DATE	2018-09-11
SCALE	AS SHOWN
PROJECT STATUS	PRELIMINARY
PROJECT PHASE	CONCEPTUAL DESIGN
PROJECT TYPE	RESIDENTIAL
PROJECT AREA	10,000 sq. m
PROJECT PERMITS	REZONING & DEVELOPMENT PERMIT
PROJECT CONTACT	LOW HAMMOND ROVE ARCHITECTS
PROJECT PHONE	250-725-1111
PROJECT FAX	250-725-1112
PROJECT EMAIL	info@lowhammondrove.com
PROJECT WEBSITE	www.lowhammondrove.com
PROJECT ADDRESS	1000-1005 W. WARDEN ROAD, QUALICUM BEACH, BC V9K 1A1
PROJECT GPS	48.451111, -123.361111
PROJECT UTM	18QUC1000000, 5700000, 1000000
PROJECT DATUM	NAD 83
PROJECT PROJECTION	UTM
PROJECT SCALE	AS SHOWN
PROJECT SHEET	1 OF 1
PROJECT DRAWN BY	LOW HAMMOND ROVE ARCHITECTS
PROJECT CHECKED BY	LOW HAMMOND ROVE ARCHITECTS
PROJECT APPROVED BY	LOW HAMMOND ROVE ARCHITECTS
PROJECT DATE	2018-09-11
PROJECT REVISIONS	
PROJECT COMMENTS	



LOW HAMMOND ROVE ARCHITECTS

BERWICK QUALICUM BEACH

REZONING & DEVELOPMENT PERMIT SITE PLAN & PROJECT DATA

A2





LOW HAMMOND ROWE ARCHITECTS

BERWICK QUALICUM BEACH

REZONING & DEVELOPMENT PERMIT

LEVEL 5 FLOOR PLAN  
3/32" = 1'-0"



A7



LOW HAMMOND ROWE ARCHITECTS

BERWICK QUALICUM BEACH

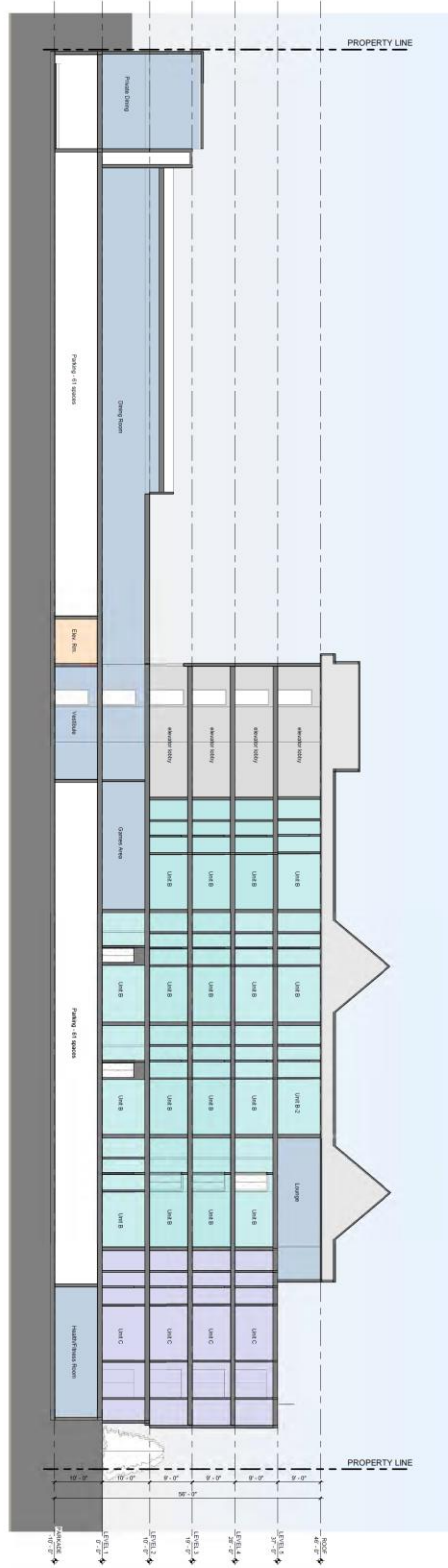
REZONING & DEVELOPMENT PERMIT

3/32" = 1'-0"

SECTIONS

A9

West-East Building Section





**LOW HAMMOND ROWE ARCHITECTS**

**BERWICK QUALICUM BEACH**

**REZONING & DEVELOPMENT PERMIT**

1/8" = 1'-0"

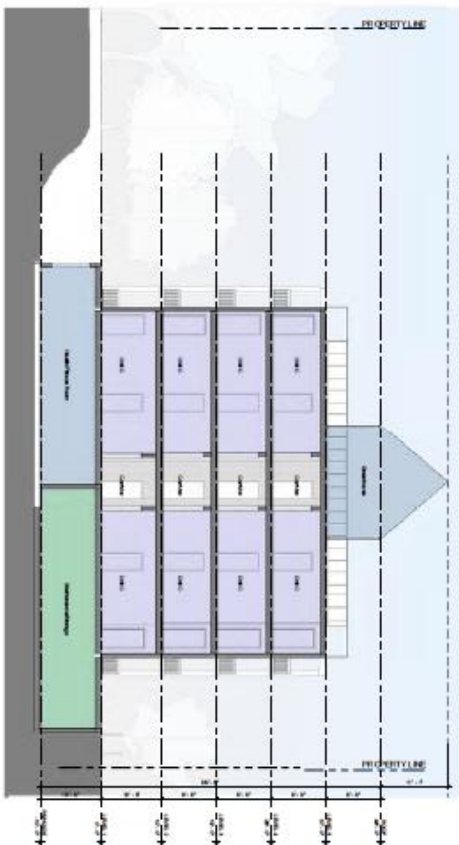
SECTIONS

**A10**

North-South Building Section



North-South Building Section





LOW HAMMOND ROWE ARCHITECTS

BERWICK QUALICUM BEACH

REZONING & DEVELOPMENT PERMIT

SITE ELEVATIONS

A12

EAST ELEVATION



WEST ELEVATION





LOW HAMMONND ROWE ARCHITECTS

BERWICK QUALICUM BEACH

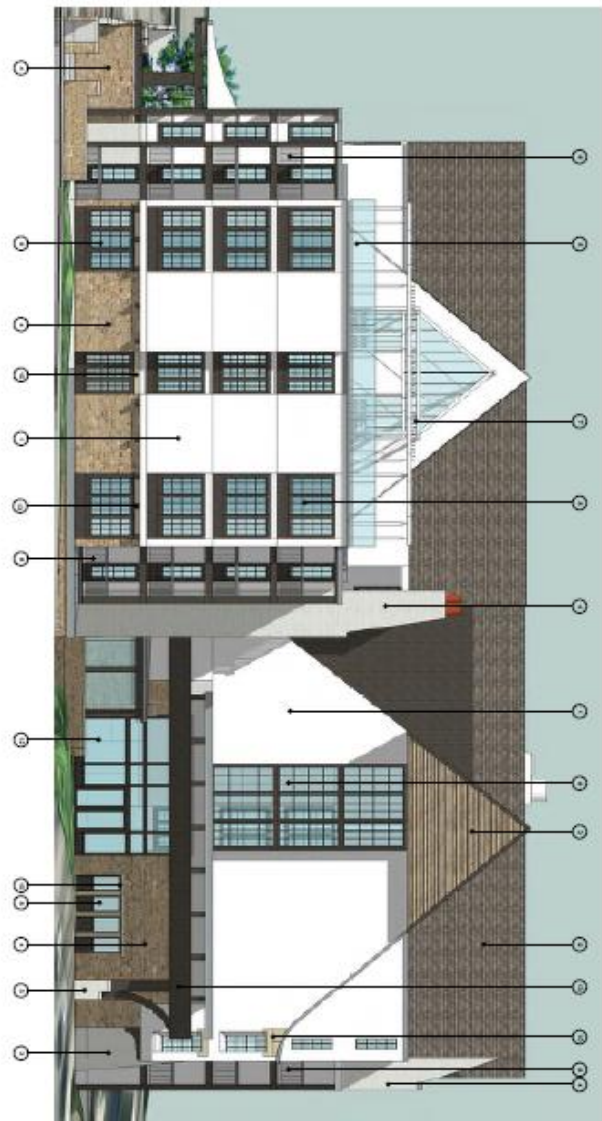
REZONING & DEVELOPMENT PERMIT

EXTERIOR FINISHES

A13



- ELEVATION MATERIAL LEGEND**
- 1 BRICK (HARDY BLOCK)
  - 2 HORIZONTAL BOARD
  - 3 HORIZONTAL
  - 4 STONE
  - 5 STONE (RANDOM)
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BERWICK ATTIREMENT COMMITTEES

LOW HAMMOND ROWE ARCHITECTS

BERWICK QUALICUM BEACH DEVELOPMENT PERMIT

Landscape Plan

A19

