

Section 6.4.30.2

(580.43, 580.55)

COMPREHENSIVE DEVELOPMENT ZONE 6

CD6

Maximum Number and Size of Buildings and Structures

| | |
|---|----|
| Maximum Number of Dwelling Units | 1 |
| Maximum Number of Dwelling Units if the following conditions are met: | 10 |

Density Bonus For Conditions

- a) Make a contribution to the Town’s Affordable Housing Reserve Account equal to 20% of the 2007 BC Assessment Authority land value of the subject property
- b) Make a contribution to the Town’s Parks and Trails Maintenance and Improvements Reserve Account equal to 20% of the 2007 BC Assessment Authority Land value of the subject property
- c) Make a contribution of \$10,000 related to road safety improvement at or near the intersection of Railway Street and Memorial Avenue
- d) Provide “under building” parking as shown on Schedule ‘P1”

Density Bonus For Amenity

Up to 1 additional ‘accessory residential rental unit’ is permitted for every 3 other dwelling units on the parcel, provided that a contribution of \$2,500 for each ‘accessory residential rental unit’ is made to the Town’s Affordable Housing Reserve Account; and a covenant is entered into with the Town under Section 219 of the *Land Title Act* that prohibits subdivision of the ‘accessory residential unit’ from the other attached unit.

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|------------------|-------------------------|
| Height | as shown on Schedule A2 |
| Parcel Coverage | 55% |
| Floor Area Ratio | 1.05 |

Minimum Setback Requirements

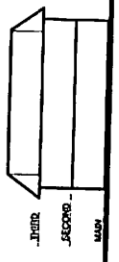
Minimum setbacks to all property lined shall be in accordance with the site plan attached as Schedule ‘A1’.

Landscape Requirements

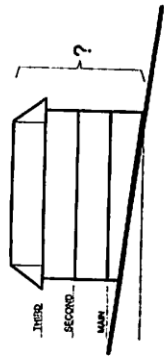
Landscaping and screening shall be in accordance with the Site Plan attached as Schedule ‘A1’.

Parking

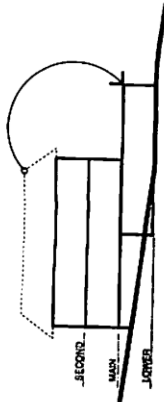
Parking shall be in accordance with the plan attached as Schedule ‘P1’.



Permitted
FLAT SITE

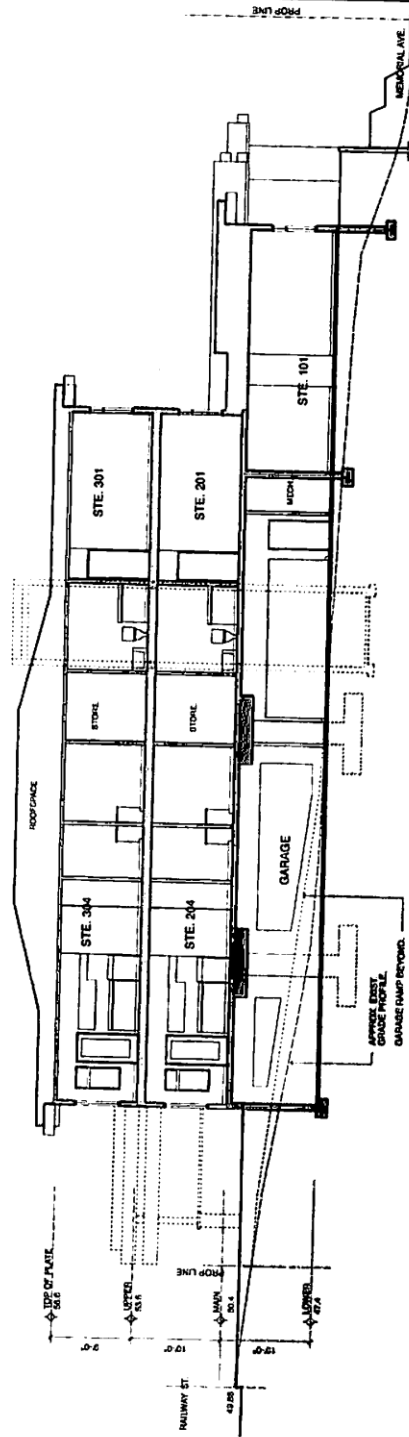


Permitted?
SLOPED SITE



Proposed
SLOPED SITE

1. BUILDING HEIGHT ANALYSIS



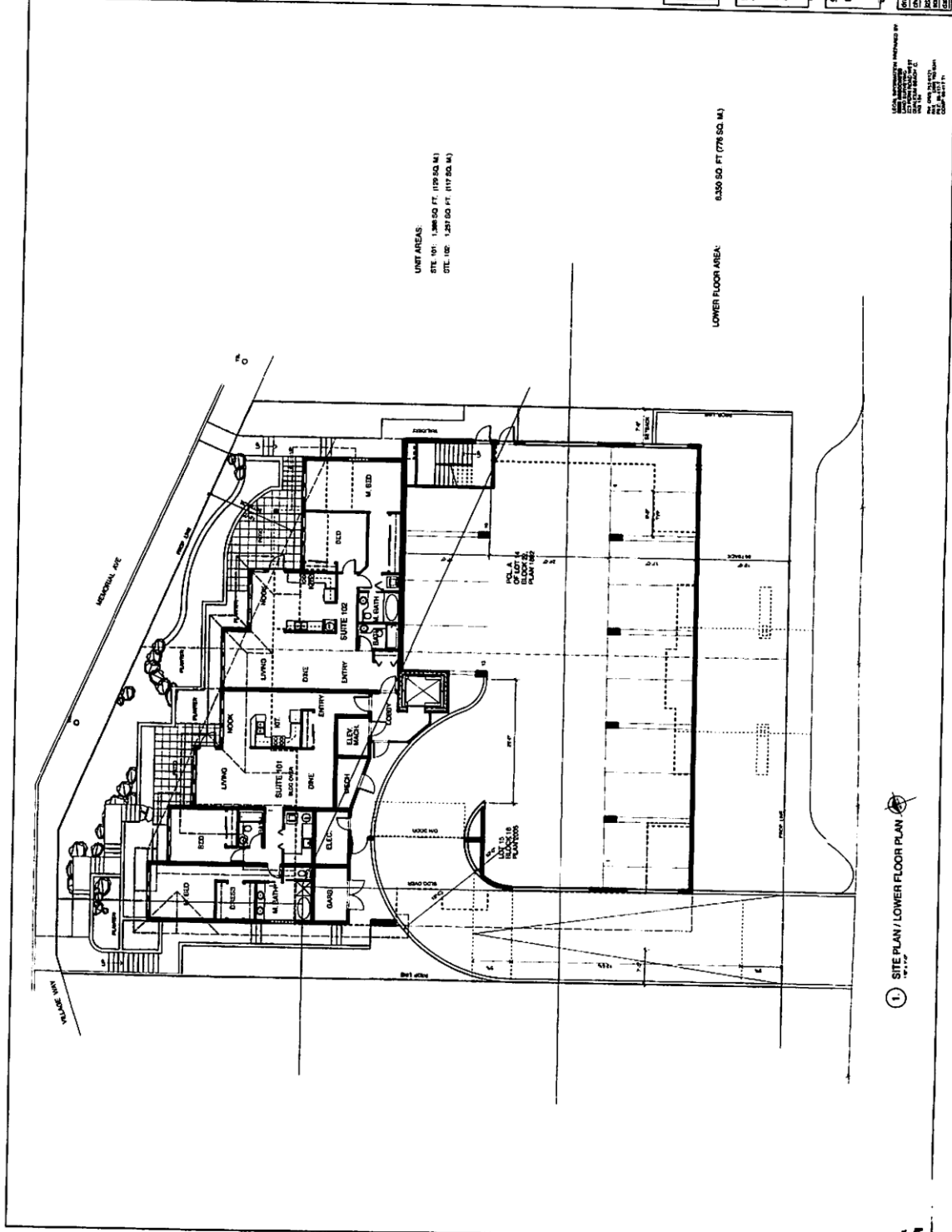
CROSS SECTION
0 1 2 METERS

| | |
|--------------|--|
| PROJECT NO. | 18-001 |
| DATE | 2018-08-15 |
| SCALE | AS SHOWN |
| PROJECT NAME | THE RAILWAY A 10 UNIT CONDOMINIUM QUALICUM BEACH |
| SECTION | CROSS SECTION |
| DATE | 2018-08-15 |
| SCALE | AS SHOWN |
| PROJECT NO. | A-7 |

SCHEDULE A2 (CD6)

**WARNER
JAMES
ARCHITECTS**
ARCHITECTS
1000 BAYVIEW AVENUE, SUITE 100
VICTORIA, BC V8W 2E1
TEL: 250-383-1111
WWW.WARNERJAMESARCHITECTS.COM

| | |
|-------------|--|
| PROJECT NO. | 18-001 |
| DATE | 2018.08.15 |
| SCALE | AS SHOWN |
| DESIGNER | WARREN JAMES ARCHITECTS |
| CHECKED | WARREN JAMES ARCHITECTS |
| DATE | 2018.08.15 |
| PROJECT | THE RAILWAY A 10 UNIT CONDOMINIUM QUALICUM BEACH |
| SHEET NO. | LOWER FLOOR PLAN |
| CITY | QUALICUM BEACH |
| COUNTY | QUALICUM BEACH |
| CD | A-1 |



① SITE PLAN / LOWER FLOOR PLAN
1/8" = 1'-0"

SCHEDULE 'P1' (CD6)