

Section 3.4.46

**COMPREHENSIVE DEVELOPMENT ZONE****CD7****General**

The CD7 zone shall be developed in substantial compliance with the plans attached as Schedule 'A1', 'A2', 'A3', 'A4', 'A5', 'P1', 'P2' and 'L1' of this Zone provided the Density Bonus Conditions of this section are met.

**Permitted Uses**

- a) Office
- b) Personal Service
- c) Public Assembly
- d) Recreation Facility
- e) Restaurant
- f) Retail Store
- g) Unrestricted Residential
- h) Home Occupation

The location of permitted uses on the site shall be in substantial compliance with the plans attached as Schedules 'A1', 'A2', and 'A3'.

In these regulations, "Unrestricted residential" means residential dwellings the occupancy of which is not restricted by strata corporation bylaws limiting the number or percentage of dwellings units in the Strata Plan in which the dwellings are located that may be rented to fewer than 25% of the dwelling units in the Strata Plan, or restricting the age of persons who may reside in a dwelling unit.

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

Maximum Number of Dwelling Units	1
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Maximum Number of Dwelling Units if the following conditions are met:	42
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- a) Make a contribution to the Town's Affordable Housing Reserve Account equal to 15% of the appraised value of the land determined by a registered professional appraiser at the time of application for a building permit.
- b) That a registered professional architect and member of Architectural Institute of British Columbia certifies that:
  - i) the design and construction of the buildings in the Comprehensive Development 7 Zone, including all dwelling units, meets or exceeds the North Vancouver Adaptable Design Guidelines Level 1; and that a minimum of 50% of the dwelling units meet or exceed the Level 2 of the same guidelines.
  - ii) the design and construction of all buildings in the Comprehensive Development 7 Zone meets or exceeds an equivalency to the "Certified" LEED (Leadership in Energy and Environmental Design) standard.
- c) Make an infrastructure improvement contribution of \$50,000.00 to the traffic signalization at the intersection of Memorial Avenue, Fir Street and First Avenue.

**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.

Height	as shown on Schedule 'A4' and 'A5'
Parcel Coverage	as shown on Schedule 'A1'
Floor Area Ratio	as shown on Schedule 'A1', 'A2', and 'A3'

**Minimum Setback Requirements**

Minimum setbacks to all property lines 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 'L1

**Parking**

Parking and storage for motor vehicles, bicycles and scooters shall be in accordance with Schedule 'P1' and 'P2'.

207.07  
207.08 ABOVE PLANS



**Summary Table**

Category	Total Area	Other Area	Total Area
Residential Area	10,000 sq ft	10,000 sq ft	20,000 sq ft
Commercial Area	5,000 sq ft	5,000 sq ft	10,000 sq ft
Green Space	5,000 sq ft	5,000 sq ft	10,000 sq ft
Walkways	2,000 sq ft	2,000 sq ft	4,000 sq ft
<b>Total</b>	<b>22,000 sq ft</b>	<b>22,000 sq ft</b>	<b>44,000 sq ft</b>

**Project Information**

Project Name	SCH-A1
Project Number	A.203
Date	12/15/2023
Scale	1/8" = 1'-0"

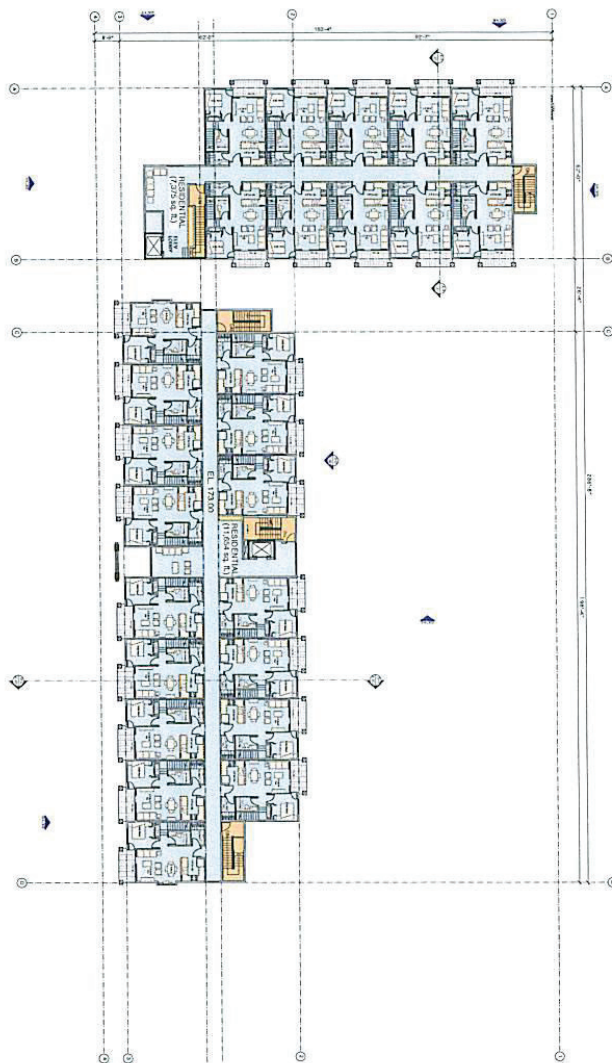
FLOOR PLAN 01

MIXED USE QUAILCUM



DATE PLOTTED: 12/15/2023 10:00 AM  
 PLOT BY: [Name]  
 PLOT DEVICE: [Device]  
 PLOT SCALE: 1/8" = 1'-0"

207.07  
 207.07 BY ADDN PLANS



General Building Data	
Year of Project Start	2017
Architect	STH
Client	STH
Project Name	STH
Address	STH
City	STH
Country	STH
Scale	1:100
Sheet No.	1
Total Sheets	1
Drawn By	STH
Checked By	STH
Approved By	STH

# SCH-A2

**STH** STRUKTUR HUMANIS DAN

Architectural Firm

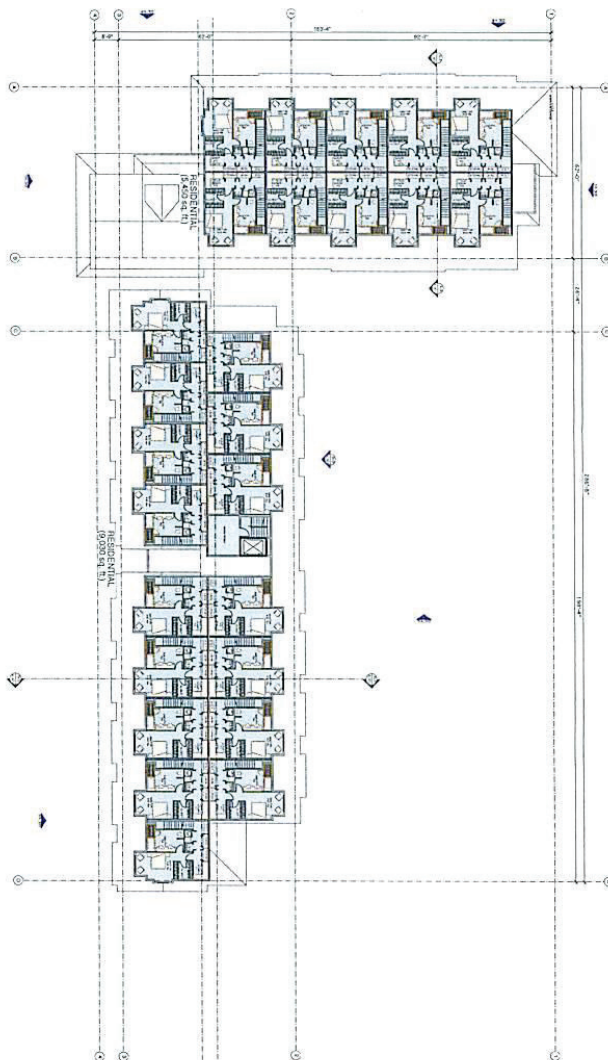
**MIXED USE**

**QUALCUM**

FLOOR PLAN 02

A.204

Sheet 207 of 207  
207 of 207 PLANS



General Construction Summary			
Year Built	2015	Year Renovated	2015
Number of Units	12	Number of Units	12
Year of Construction	2015	Year of Construction	2015
Year of Renovation	2015	Year of Renovation	2015
Year of Completion	2015	Year of Completion	2015
Year of Occupancy	2015	Year of Occupancy	2015
Year of Construction	2015	Year of Construction	2015
Year of Renovation	2015	Year of Renovation	2015
Year of Completion	2015	Year of Completion	2015
Year of Occupancy	2015	Year of Occupancy	2015

# SCH-A3

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/15
2	ISSUED FOR CONSTRUCTION	11/11/15
3	ISSUED FOR OCCUPANCY	11/11/15

**SHI** SHAW-WORTH  
ARCHITECTS, INC.  
11111 11th Street, Suite 100  
San Diego, CA 92121  
Tel: 619.451.1111  
Fax: 619.451.1112  
www.shiarchitects.com

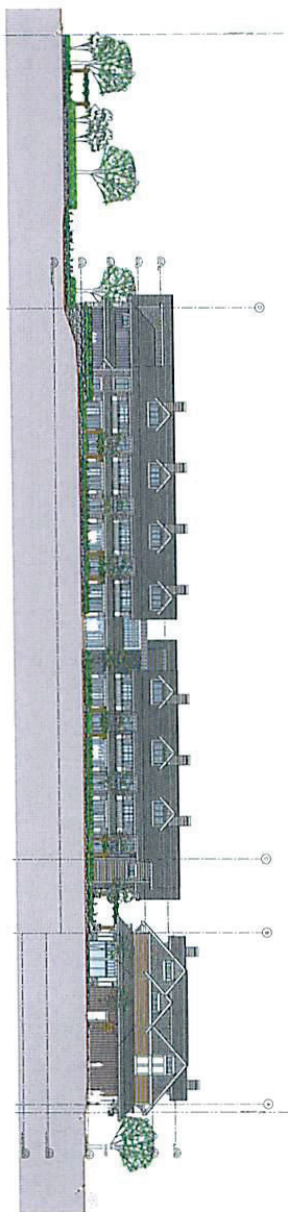
**MIXED USE QUALICUM**

FLOOR PLANS 03

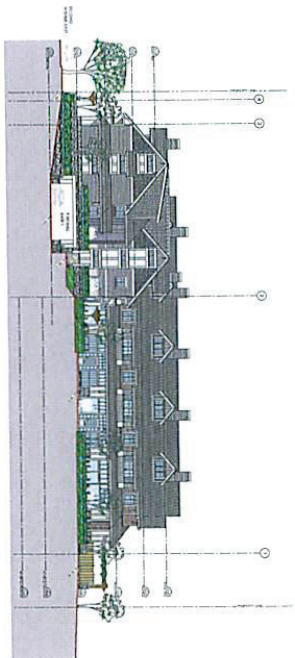
A.205

PROJECT: 11111 11th Street, Suite 100, San Diego, CA 92121  
ARCHITECT: SHI SHAW-WORTH ARCHITECTS, INC.  
DATE: 11/11/15  
SCALE: AS SHOWN  
DRAWN BY: [Name]CHECKED BY: [Name]PROJECT NO.: [Number]SHEET NO.: SCH-A3

202 OF 202  
10/27/2016 10:43:00 AM ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

# SCH-A5

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NO.	DATE	DESCRIPTION
1	11/12/16	REVISED PER PLANING
2	11/12/16	REVISED PER PLANING
3	11/12/16	REVISED PER PLANING

**S&B** S&B ARCHITECTS, P.C.  
 ARCHITECTS, INC.  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111 FAX: 303.733.1112  
 WWW.S&BARCHITECTS.COM

**MIXED USE  
 QUALICUM**

NO.	DATE	DESCRIPTION
1	11/12/16	REVISED PER PLANING
2	11/12/16	REVISED PER PLANING
3	11/12/16	REVISED PER PLANING

NORTH & EAST ELEVATIONS

A.302



**DESIGN RATIONALE**

The project is a new building complex, with a focus on the design of the building and its relationship to the surrounding context. The building is designed to be a landmark structure, with a high level of architectural quality and a strong sense of place. The design is based on a series of key principles, including a focus on sustainability, a commitment to high-quality materials and craftsmanship, and a desire to create a building that is both functional and aesthetically pleasing. The design team has worked closely with the client to ensure that the building meets all of the project's requirements, while also providing a high level of design excellence. The building is designed to be a landmark structure, with a high level of architectural quality and a strong sense of place. The design is based on a series of key principles, including a focus on sustainability, a commitment to high-quality materials and craftsmanship, and a desire to create a building that is both functional and aesthetically pleasing. The design team has worked closely with the client to ensure that the building meets all of the project's requirements, while also providing a high level of design excellence.

**PROPOSITIONAL TABLE**

PROPOSITIONAL TABLE	CHANGING MODEL	SIZE	CONSTRUCTION METHOD
1.0	1.0	1.0	1.0
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3.0	3.0	3.0	3.0
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50.0	50.0	50.0	50.0

# SCH.L1



PROJECT  
MARCH

LDP-01

DATE: 11/11/11  
SCALE: 1/8" = 1'-0"

PROJECT  
MARCH

DATE: 11/11/11  
SCALE: 1/8" = 1'-0"

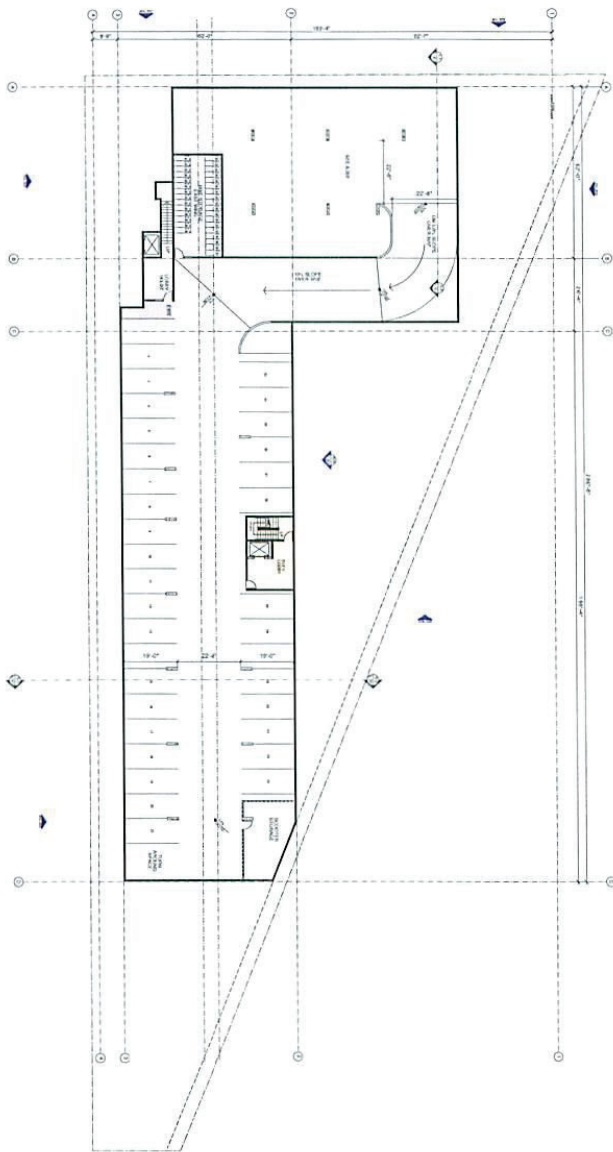
PROJECT  
MARCH



ORIENTE

DATE: 11/11/11  
SCALE: 1/8" = 1'-0"

Sheet 207 of 207  
Sched. 207.01 ASYON PLANS



PROPOSED	EXISTING	REMOVED	AS SHOWN
Residential Parking	100	0	100
Commercial/Industrial	0	0	0

Notes:  
 1. Commercial Parking Only, (See Sheet 207.02)  
 2. No Parking for 10' from Building

# SCH.P1

**PROJECT:** [Redacted]  
**DATE:** [Redacted]  
**SCALE:** [Redacted]  
**PROJECT NO.:** [Redacted]

**DESIGNER:** [Redacted]  
**DATE:** [Redacted]  
**SCALE:** [Redacted]  
**PROJECT NO.:** [Redacted]

**CLIENT:** [Redacted]  
**DATE:** [Redacted]  
**SCALE:** [Redacted]  
**PROJECT NO.:** [Redacted]

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/14/18	ISSUED FOR PERMITTING
2	11/14/18	REVISED PER PERMITTING
3	11/14/18	REVISED PER PERMITTING

**STAFF:**  
**ARCHITECT:** [Redacted]  
**ENGINEER:** [Redacted]  
**PLANNER:** [Redacted]  
**LANDSCAPE ARCHITECT:** [Redacted]  
**INTERIOR ARCHITECT:** [Redacted]  
**MECHANICAL ENGINEER:** [Redacted]  
**ELECTRICAL ENGINEER:** [Redacted]  
**CIVIL ENGINEER:** [Redacted]  
**ENVIRONMENTAL ENGINEER:** [Redacted]  
**TRAVEL ENGINEER:** [Redacted]  
**VEGETATION ENGINEER:** [Redacted]  
**WATER ENGINEER:** [Redacted]  
**WIND ENGINEER:** [Redacted]  
**SOIL ENGINEER:** [Redacted]  
**SEWER ENGINEER:** [Redacted]  
**STREET ENGINEER:** [Redacted]  
**TRAFFIC ENGINEER:** [Redacted]  
**UTILITY ENGINEER:** [Redacted]  
**VEGETATION ENGINEER:** [Redacted]  
**WATER ENGINEER:** [Redacted]  
**WIND ENGINEER:** [Redacted]  
**SOIL ENGINEER:** [Redacted]  
**SEWER ENGINEER:** [Redacted]  
**STREET ENGINEER:** [Redacted]  
**TRAFFIC ENGINEER:** [Redacted]  
**UTILITY ENGINEER:** [Redacted]

**MIXED USE QUAD/CORNER**

**FLOOR PLAN/02**

**A.201**



