

## Section 3.4.118

**RESIDENTIAL 15****R15****Permitted Uses****Permitted Use****Required Site Area**

- |  |                   |
|--|-------------------|
| a) Residential Use<br>- per unit   | 250m <sup>2</sup> |
| b) Public Assembly – only on the ground floor (approximately level with College Road) of a building located within the footprint of the former ‘Qualicum College’ heritage building. |                   |

**Required Site Area**

The Required Site Area may be reduced by an amount equal to 25% of the Required Site Area multiplied by the percentage of on-site parking which is provided in an underground parking structure.

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

Dwelling units/parcels (Residential Use)

Maximum Number of Dwelling Units

53

Height

- |   |       |
|---|-------|
| - ‘Qualicum College’ heritage building  | 15.0m |
| - All other buildings subject to any covenant registered on the land under section 219 of the <i>Land Title Act</i> | 11.2m |

Parcel coverage	42%
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**Minimum Setback Requirements**

Subject to any covenant registered on the land under Section 219 of the *Land Title Act*

Front lot line	16.0m
Interior side lot lines	4.7m
Exterior side lot line	6.0m
Rear lot line	11.0m

Except:

- a) where any part of a parcel is adjacent to or contains a watercourse then the regulations in Sections 3.3 of General Regulations shall apply.
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.