

Section 6.4.80.5

(580.58, 75, 76)

RESIDENTIAL 15**R15****Permitted Uses**

Permitted Use

Required Site Area

- a) Residential Use
- per unit

365m²

- b) Public Assembly – only on the ground floor (approximately level with College Road) of the '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	1
Maximum Number of Dwelling Units if the following conditions are met:	40

- a) Make a contribution to the Town's Affordable Housing Reserve Account equal to \$2,000 per residential unit;
- b) Construct a beach access trail and stairs on the west side of the property;
- c) Restoration and retention of the 'Qualicum College' heritage building; and
- d) A registered professional architect and member of the Architectural Institute of British Columbia certifies that:
- The design and construction of all buildings meets or exceeds the North Vancouver Adaptable Design Guidelines Level 2;
 - All Buildings, with the exception of Building C as designated on the buildings plans for the Qualicum Heritage Inn Condominium Development prepared by Boni Maddison Architects dated November 1, 2010, achieve Built Green® certification.
- e) All required parking stalls are located in an underground parking structure.

Height

- 'Qualicum College' heritage building	15m
- 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	40%
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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 of this part 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.