

Development Permit Area C6 – Memorial Avenue

Category:	F – Commercial / Multi-family
Area:	Development Permit Area No. C6, as shown on map ‘Schedule No. 2.3’, includes a commercial/residential property with heritage history, located on the corner of Memorial Avenue and Crescent Road East.
Justification:	This commercial/multi-family residential site is prominently located on Memorial Avenue, a major arterial road linking the waterfront and the uptown area.
Guidelines:	<p>Development Permits issued for this site shall be in accordance with the following guidelines:</p> <ol style="list-style-type: none">1. Designs shall recognize the importance of the site as a gateway to the uptown commercial area. In order to promote the charm of Qualicum Beach, buildings shall avoid massive building components in favour of smaller village-scale character and design.2. Designs may experience difficulty in meeting the maximum height regulations throughout the site because of the sloping topography; therefore, height variances will be entertained, particularly if the portion of a building that is the subject of the variance assists in enhancing the village character and architectural interest of the building.