

Section 6.4.30.7

(580.89)

**Comprehensive Development Zone 11****CD11****General**

The CD11 zone shall be developed in substantial compliance with the plans attached as “Schedules ‘A101, ‘A201’, ‘A401, and ‘L1’ of this zone.

**Permitted Uses and Minimum Site Area**

<b>Permitted Use</b>	<b>Required Site Area</b>
a) Cafe	n/a
b) Hotel	n/a
c) Neighbourhood Pub	n/a
d) Recreation Facility	n/a
e) Restaurant	n/a

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

Maximum Number of hotel rooms per parcel	25
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Maximum Number of hotel rooms if the following conditions are met:	40
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- 1. Provision of a public right of way and construction of a pathway along the length of the waterfront side of the subject property, as shown on Schedule ‘L1’*
- 2. Construction of a 3.0m wide continuous pedestrian walkway to the south of the property, as shown on Schedule ‘L1’*

Height	As shown on Schedule A-301
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Parcel coverage	51 %
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**Minimum Setback Requirements**

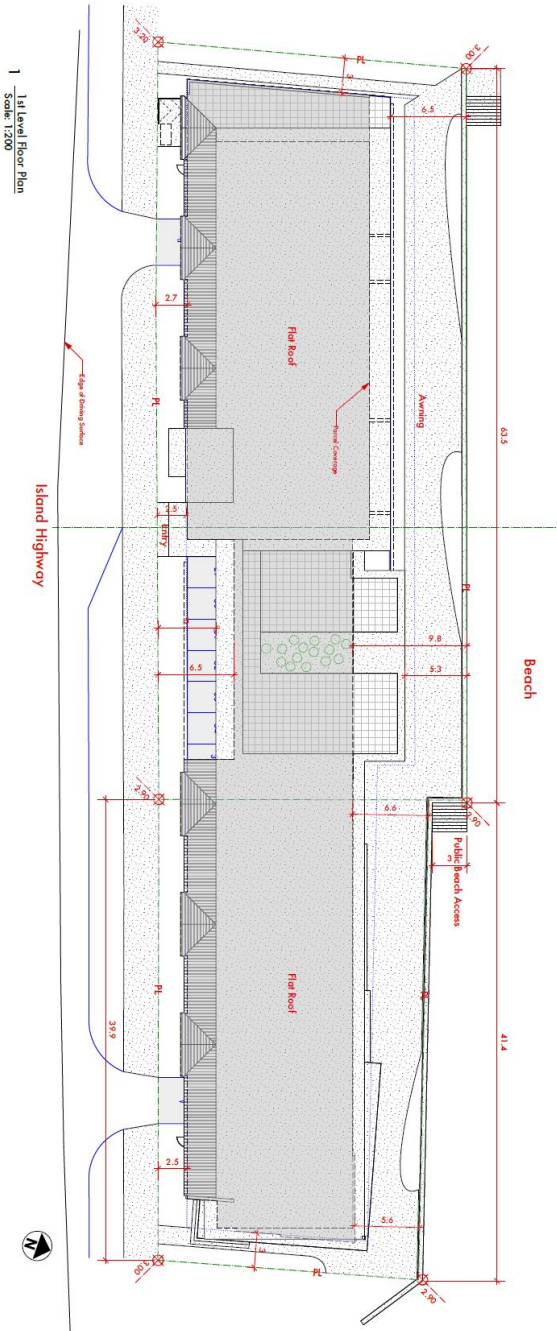
Minimum setbacks to all property lines shall be in accordance with the site plan attached as Schedule ‘A-101’

**Landscape Requirements**

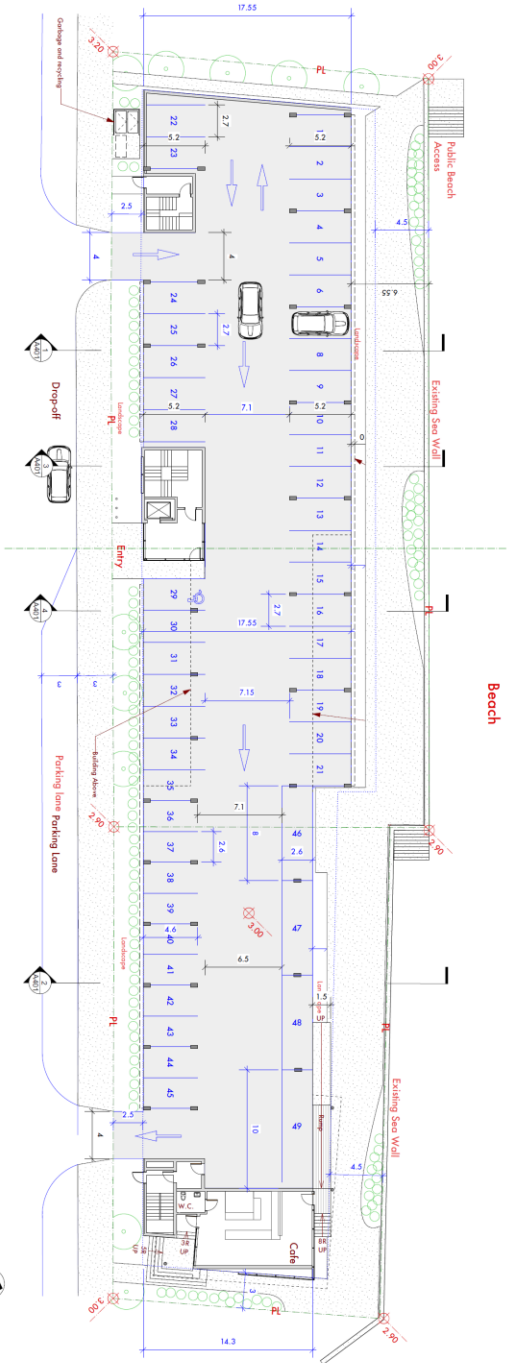
Landscaping and screening shall be in accordance with the site plan attached as Schedule ‘L1



Project Summary			
2767 / 2751 Island Highway		Commercial 2	
Current Zoning District		Hotel	
Use		Hotel	
		Allowed	Proposed
Lot Area		100 sq m	2655 sq m
Site Area Per Unit		28 Units	68.38 sq m
No. of units		40 Units	40 Units
Building Height		7.5 m	7.65 m
Building Area		1411 sq m	1411 sq m
Parcel Coverage		40 %	53.146 %
Setbacks			
Front	Min.	4.5 m	2.5 m
Side	Min.	3 m	3 m
Rear	Min.	4.5 m	6.5 m
Parking			
Per Unit	1 Stall	48 Stalls	
Total Parking	Required	48 Stalls	
Gross Floor Area			
1st Level			2125 sq m
2nd Level			1433 sq m
3rd Level			1278 sq m
4th Level			547 sq m
Total Gross Floor Area			3470 sq m



1 1st Level Floor Plan  
Scale: 1:200



2 2nd Level Floor Plan  
Scale: 1:200

