

Section 3.4.50

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

Permitted Use	Required Site Area
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
--	----

Maximum Number of hotel rooms if the following conditions are met:	40
--	----

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’
--------	------------------------------

Parcel coverage	51%
-----------------	-----

Minimum Setback Requirements

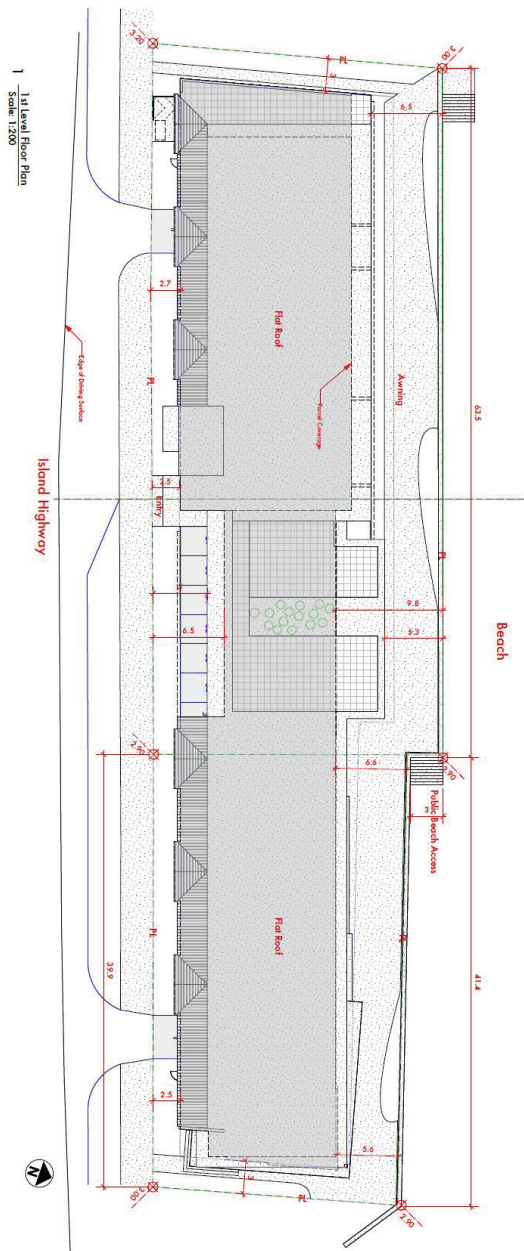
Minimum setbacks to all property lines shall be in accordance with the site plan attached as Schedule ‘A-101’

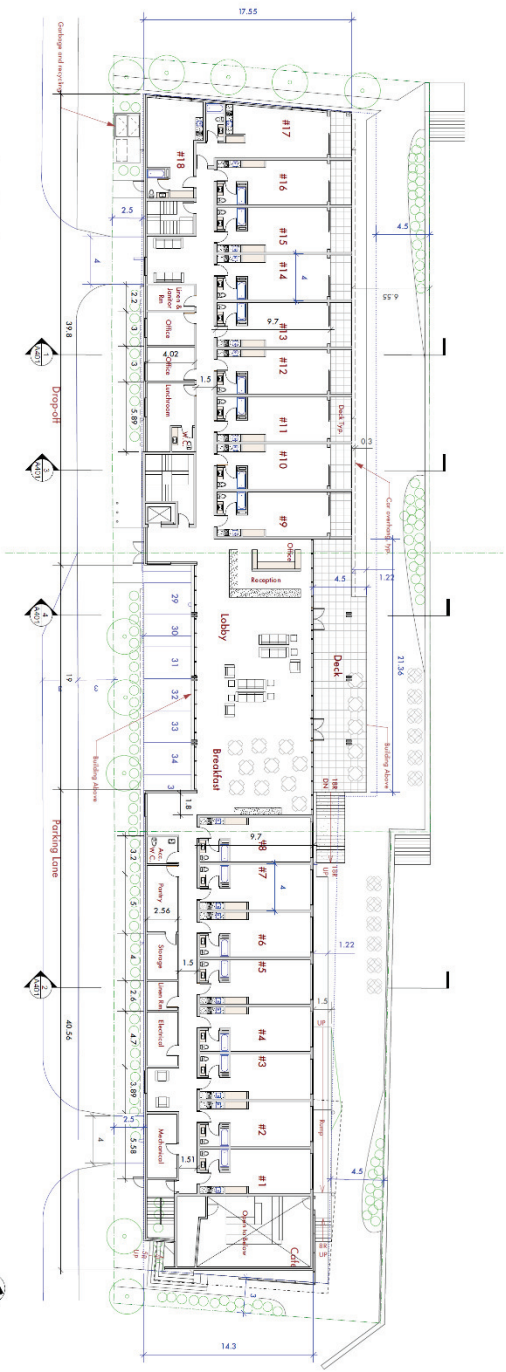
Landscape Requirements

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

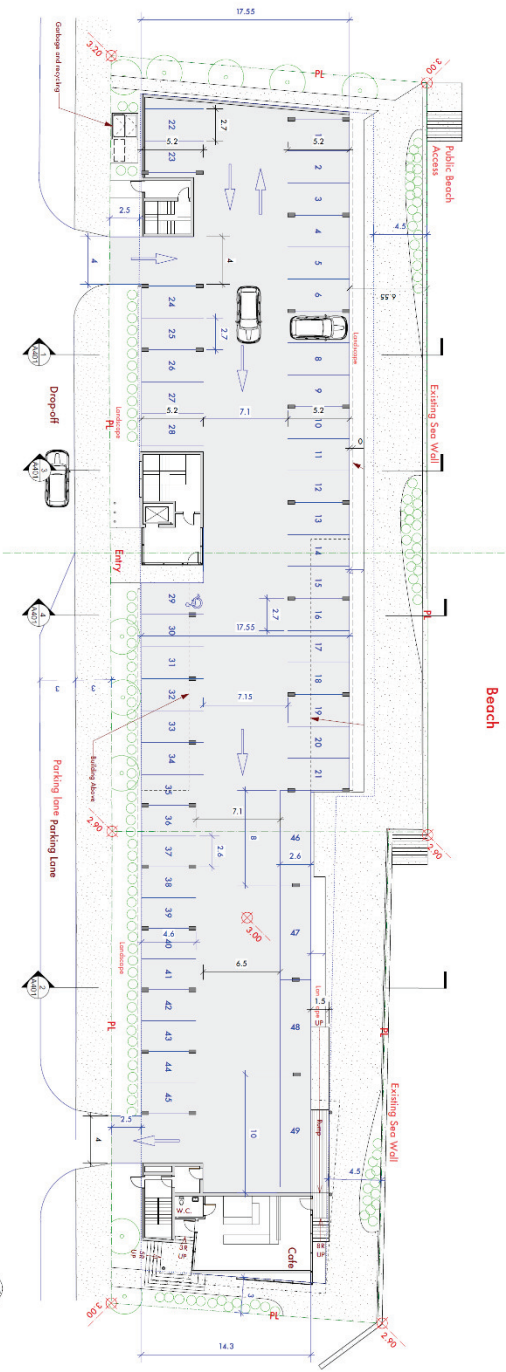


Project Summary		2767 - 2751 Island Highway		Commercial 2	
Current Zoning District		Total			
Use	Allowed	Proposed			
Lot Area		2065 sq m			
Site Area Per Unit	100 sq m	68.38 sq m			
No. of units	20 Units	40 Units			
Building Height	Max.	7.5 m			
Permitted Coverage		7.05 sq m			
Paved Coverage	Max.	53.94 %			
Setbacks					
Front	Min.	4.5 m			
Interior Side Lot	Min.	3 m			
Corner Side Lot	Min.	3 m			
Rear Side Lot	Min.	4.5 m			
Parking Total	Per Unit	1 Stall			
Total Parking	10 m	47 Stalls			
Grade Floor Area		49 Stalls			
1st level		212 sq m			
2nd level		1,433 sq m			
3rd level		1,278 sq m			
4th level		547 sq m			
Total Gross Floor Area		3671 sq m			

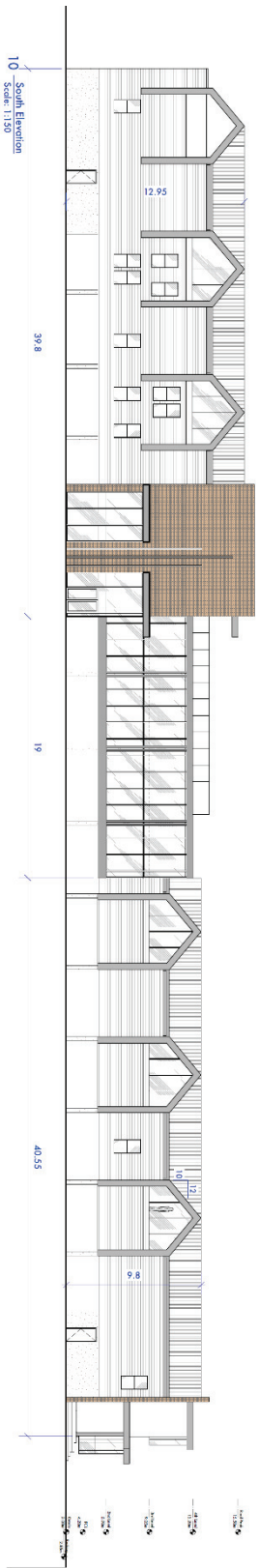
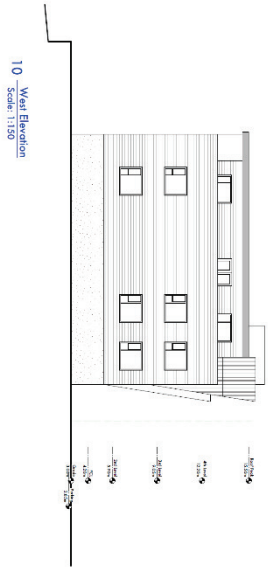
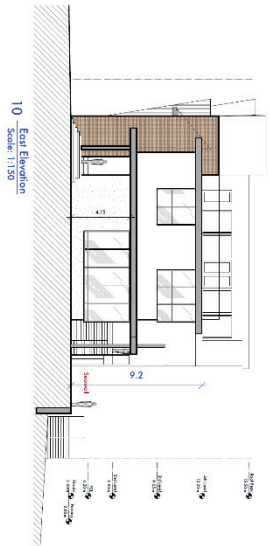
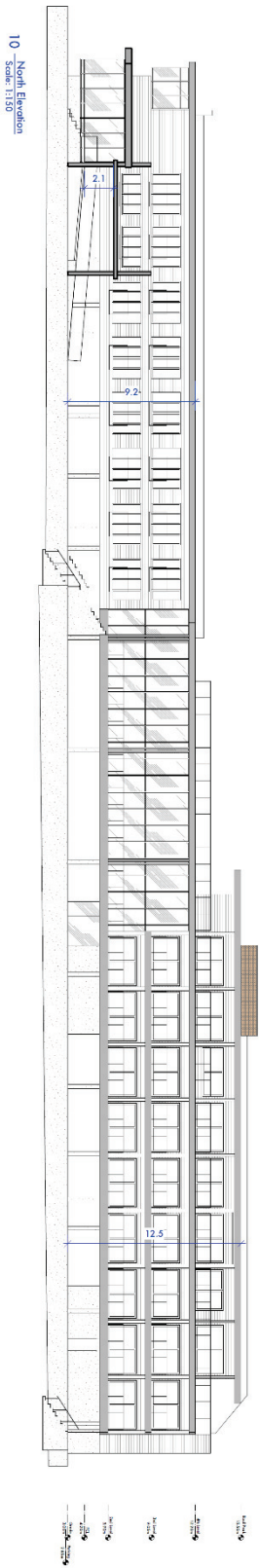




2 2nd Level Floor Plan
Scale: 1:200



1 1st Level Floor Plan
Scale: 1:200



Sand Pebbles Inn
2767/2751
Island Hwy W
Qualicum, BC

Studio Sorbell, and Inc.
125 - 1085 East Kent Avenue N.
Vancouver, B.C. V5S 4V9
Tel: 604-659-9091
info@studiosorbell.com

notes

Issue	
1	1/25/17 Revising App.
2	3/25/17 For Client Review
3	3/26/17 Revising App.

ELEVATIONS

drawing

page no.
A-301



