

Project Data for 1112 Skana Drive (LU009816)

Owner & Applicant	Andrea Stewart	
Application Date	February 18, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	No change
No. of Lots	1	No change
Lot Area	854.5 m ² (9,198 ft ²)	No change
Lot Width	24.4 m (80 ft)	No Change
Average Lot Depth	35 m (115 ft)	No change
	Permitted under RS1 Zone	Proposed under RS1 Zone
Accessory Dwelling Unit	Permitted	Secondary Suite
Maximum Floor Area	349.4 m ² (3,761 ft ²)	348.5 m ² (3,751 ft ²)* *plus additional in-ground basement
Maximum No. of Storeys	2.5	2.5
Maximum Building Height: Roof Ridge: Flat-Roof:	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 8.3 m (27 ft) for a rooftop deck
Maximum Lot Coverage	45%	43%
Variance	Required	Proposed
Zoning Bylaw: Section 11.10.7(a) Maximum height to the top of a flat roof	8 m (26 ft)	8.3 m (27 ft) for a rooftop deck