

West P2 – Education and Minor Institutional, RM2 – Low Density Row Housing, RM3 – Low Density Multiple Housing

3.2 Aerial Photo



3.3 The Proposal

The applicant proposes to legalize an existing glass patio enclosure that encroaches into the required rear yard setback for a bareland strata unit by 0.5 m.

The table below shows this application’s compliance with the requirements of the RU5 zone.

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU5 ZONE REQUIREMENTS
Development Regulations		
Site Coverage (buildings)	Approx 49.7%	50%
Rear yard	2.5 m *	3.0 m
* Indicates that a variance is required		

4.0 TECHNICAL COMMENTS

4.1 Fire Department

BCBC 2006 requirements to be met.

4.2 Building & Permitting

Proper site plan and construction drawing required to review proposal for building permit.

4.3 Development Engineering Branch

This application for a residential addition does not compromise Development Engineering requirements.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS


Letters confirming support for the requested variance were submitted from affected neighbours and the Strata Corporation has granted permission for the changes.

The enclosure covers the existing concrete patio and no additional lot coverage is proposed.

Land Use Management has no concerns and recommends support for the application.



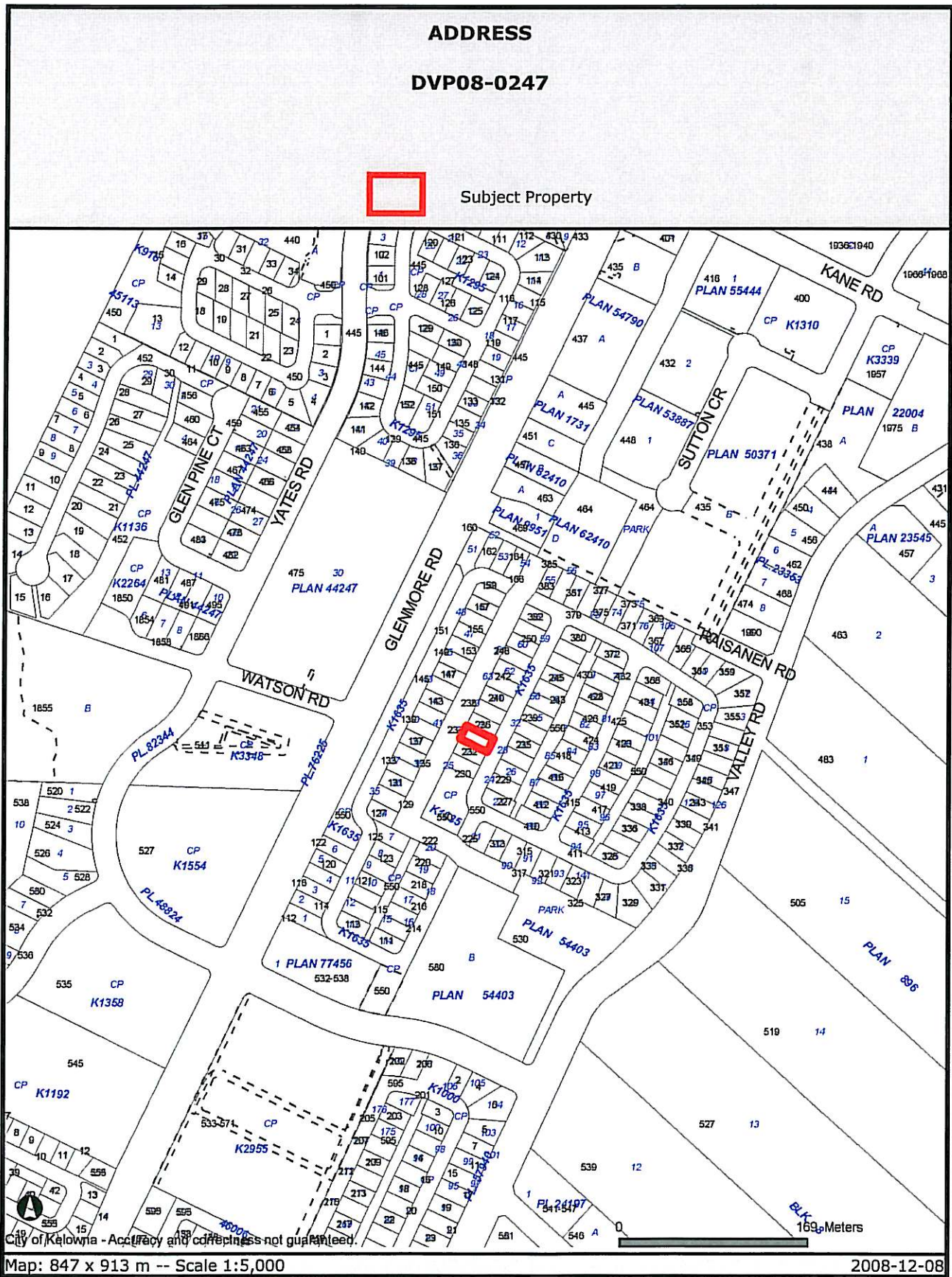
Danielle Noble
Urban Land Use Manager

Approved for Issuance 

Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

Location map
Aerial photo showing construction / site plan
Construction drawings (3 pages)



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2008-12-08

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



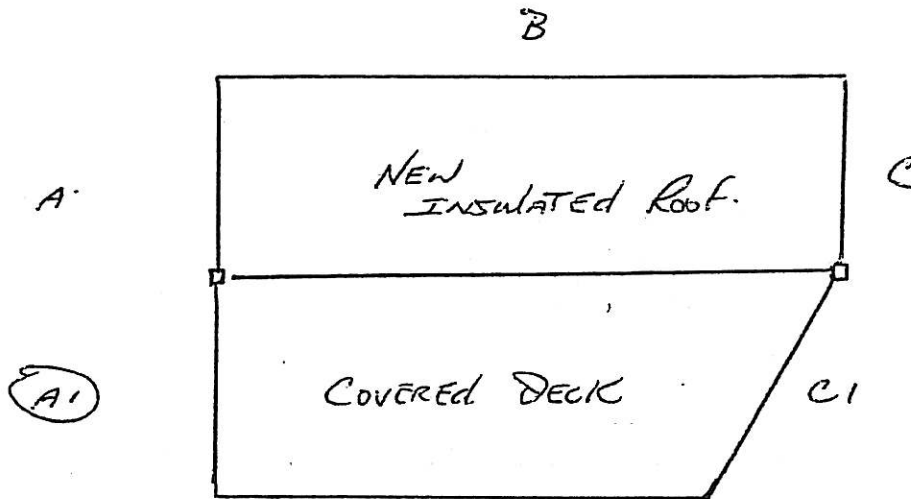
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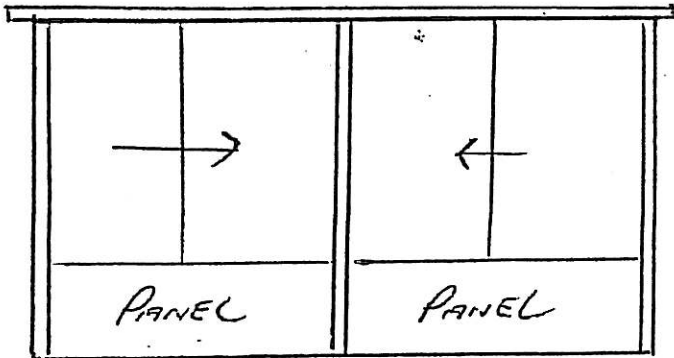
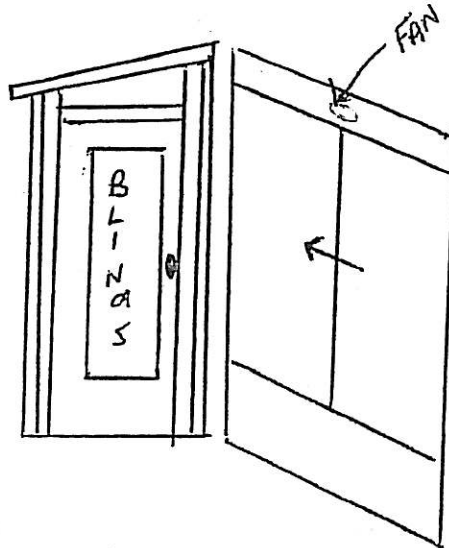
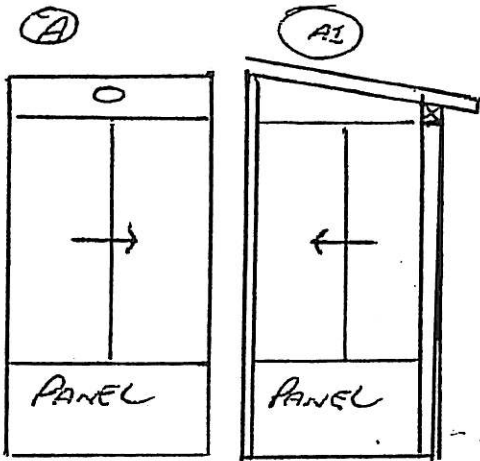
Name Aston Res. Sheet _____ of _____
 Phone 860-9873. Date Aug. 8/08
 Address 234. Sandalwood. Prepared by _____

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INSIDE LOOKING OUT. VIEW.



on present
 patio 10' x 12'

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Name Aston Res. Sheet _____ of _____
 Phone 860-9873. Date Aug 28/08
 Address 234 Sandilwood Prepared by East

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GAS VENT

Top View of DECK.

(A) WALL

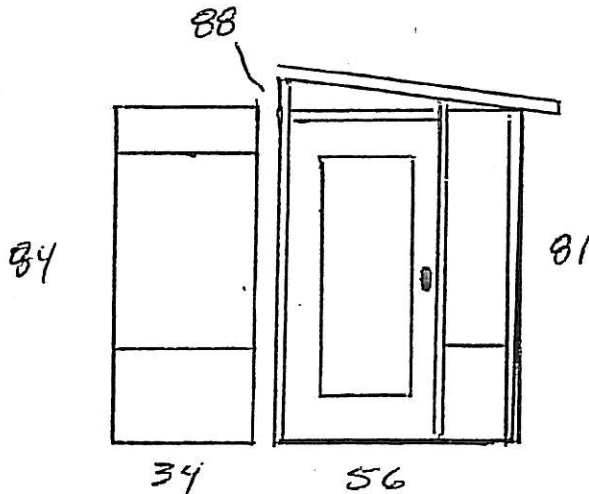
Existing Pad

(C) WALL.

(B) WALL

Sun Room.
 Roof. 14' x 6'

(A) WALL



"We appreciate your Business"