

Project Data for 635 54 Street (LU009680)

Owners	Paul and Lakhvir Dhillon	
Applicant	Howard Smid, H. Smid Enterprises Ltd.	
Application Date	March 19, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Small Scale Residential (SSR)	No change
Development Permit Area	N/A	N/A
Zoning	Duplex/Single Detached Residential 3 (RD3)	Single Detach Residential 6 (RS6)
No. of Lots	1	2
Lot Area	1,140.6 m ² (12,277 ft ²)	Lot 1: 592.3 m ² (6,375 ft ²) Lot 2: 540.9 m ² (5,822 ft ²) Road Dedication: 7.2 m ² (78 ft ²)
Lot Width	29 m (95 ft)	Lot 1: 20 m (66 ft) Lot 2: 11.6 m (38 ft)
Average Lot Depth	24 m (79 ft)	Lot 1: 32.2 m (106 ft) Lot 2: 30.5 m (100 ft)
	Permitted under RD3 Zone	Permitted under RS6 Zone
Maximum Floor Area	Single Detached Dwelling: 378.1 m ² (4,070 ft ²)* Duplex Dwelling: 435.1 m ² (4,683 ft ²)* *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lots 1 & 2: 275 m ² (2,960 ft ²)
Secondary Suite	Yes	Yes (Proposed for Lot 2)
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to:		
Roof Ridge	9.5 m (31 ft)	9.5 m (31 ft)
Mid-Roof	8 m (26 ft)	8 m (26 ft)
Maximum Lot Coverage	40%	40%
Accessory Structure	Yes	Yes (none proposed)
Off-Street Parking:	1 space per dwelling unit	3 spaces on proposed Lot 2
Variances	Required	Proposed
Zoning Bylaw: Section 11.60.6 Interior Side Setback	1.5 m (5 ft)	Lot 1: 1.38 m (4 ft)
Section 11.60.6 Rear Setback	9 m (30 ft)	Lot 2: 5.48 m (13 ft)
Section 11.60.8 Lot Width	13 m (43 ft)	Lot 2: 11.7 m (38 ft)

Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 13</u> 9 on-site and 4 off-site trees <u>Trees to be Removed: 3</u> 3 on-site trees <u>Trees to be Retained: 10</u> 6 on-site and 4 off-site trees	<u>Replacement:</u> 6 trees OR \$6,300	<u>Replacement:</u> 3 trees to be planted plus \$3,150 cash-in-lieu <u>Replacement Security:</u> \$2,100
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$1,040 cash-in-lieu for 2 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$1,040