

Project Data for 11990 Clark Drive (LU009660)

Owners	Kenneth and Tami-Lynn Seidel	
Applicant	Hearth Architectural Inc.	
Application Date	January 23, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No Change
OCP Designation:	Small-Scale Residential	No Change
Zoning	Single Detached Residential 1 (RS1)	Lots 1 and 2: Single Detached Residential 6 (RS6)
No. of Lots	1	2
Lot Area	1,154 m <sup>2</sup> (12,421 ft <sup>2</sup> )	Lot 1: 570 m <sup>2</sup> (6,135 ft <sup>2</sup> ) Lot 2: 584 m <sup>2</sup> (6,286 ft <sup>2</sup> )
Lot Width	28.7 m (94 ft)	Lot 1: 15.5 m (51 ft) Lot 2: 13.2 m (43 ft)
Average Lot Depth	34.8 m (114 ft)	Lot 1: 33.6 m (110 ft) Lot 2: 35.7 m (117 ft)
	<b>Permitted under RS1 Zone</b>	<b>Permitted under RS6 Zone</b>
Maximum Floor Area	439 m <sup>2</sup> (4,727 ft <sup>2</sup> )*  *plus additional in-ground basement floor area and accessory dwelling unit floor area exemptions, subject to zoning regulation at time of building permit	Lots 1 and 2: 275 m <sup>2</sup> (2,960 ft <sup>2</sup> )*  *plus additional in-ground basement floor area and accessory dwelling unit floor area exemptions, subject to zoning regulation at time of building permit
	<b>Permitted under RS1 Zone</b>	<b>Proposed</b>
Maximum No. of Storeys	2.5	Lots 1 and 2: 2.5
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	Lots 1 and 2: 9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	45%	Lot 1: 38.5% Lot 2: 37.8%
Off-Street Parking: Single Detached Dwelling Accessory Dwelling Unit	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m <sup>2</sup> (355 ft <sup>2</sup> )	Lots 1 and 2: 1 space per dwelling unit 1 space per accessory dwelling unit

<b>Variances</b>	<b>Required</b>	<b>Proposed</b>
Subdivision & Development Standards Bylaw: Section 6.4  Section	Corner Truncation: 6.0m x 6.0m (minimum)	Corner Truncation: 3.0m x 3.0m
<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>Total Trees: 17</u> 7 on-site, 4 off-site, and 6 municipal trees  <u>Trees to be Removed: 7</u> 6 on-site and 1 off-site  <u>Trees to be Retained: 10</u> 1 on-site, 3 off-site, and 6 municipal tree	<u>Replacement:</u> 16 trees OR \$16,100  <i><u>Note:</u> for proposals that include both on-site replacements and cash-in-lieu (CIL) payment, the CIL rate per the bylaw is \$1,050 for 20-59 cm DBH trees and \$933 for large diameter trees</i>	<u>Replacement:</u> 6 trees to be planted \$10,500  <u>Replacement Security:</u> \$4,200
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
One tree for every 9 m (30 ft) of street abutting the property	\$3,640 cash-in-lieu for 7 street trees <i>(\$520 per tree to cover costs for purchase, installation and establishment of trees)</i>	\$3,640