

Project Data for 5125 Whitworth Crescent S (LU009776)

Owner	Gillcrest Homes Ltd.	
Applicant	Baljinder Gill, Gillcrest Homes Ltd.	
Application Date	November 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	Single Detached Residential 1 (RS1)	Single Detached Residential 7 (RS7)
No. of Lots	1	2
Lot Area	1,082 m ² (11,647 ft ²)	Lot 1 and 2: 541 m ² (5,823 ft ²)
Lot Width	22.4 m (73.5 ft)	Lot 1 and 2: 12.2 m (40 ft)
Average Lot Depth	44.4 m (145.7 ft)	Lot 1 and 2: 44.4 m (145.7ft)
	Permitted under RS1 Zone	Permitted under RS7 Zone
Maximum Floor Area	417.6 m ² (4,495 ft ²)*	Lot 1 and 2: 250 m ² (2,691 ft ²)* *plus additional attic floor area, subject to zoning regulations at time of building permit ** plus accessory dwelling unit exemptions
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	45%	40%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Off-Street Parking: Single Detached Dwelling Accessory Dwelling Unit	1 space per dwelling unit 1 space per accessory dwelling unit greater than 33 m ² (355 ft ²)	1 space dwelling unit 1 space per accessory dwelling unit greater than 33 m ² (355 ft ²)

Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 11</u> 11 on-site trees <u>Trees to be Removed: 5</u> 5 on-site <u>Trees to be Retained: 6</u> 6 on-site	<u>Replacement:</u> 11 trees OR \$11,199	6 Trees and \$5,250 Cash-in-lieu
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