

Project Data for 5517 18 Avenue (LU009792)

Owners	Nooshin and Pavle Stokanovic	
Applicant	Jeremy Stam, BURO47 Architecture	
Application Date	December 23, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Mixed Residential (MR)	No change
Zoning	Single Detached Residential 1 (RS1)	Comprehensive Development Zone (CD61)
No. of Lots	1	No change
Lot Area	770 m ² (8,288 ft ²)	No change
Number of units	1	5
Lot Width	23.5 m (77 ft)	No change
Average Lot Depth	32.8 m (108 ft)	No change
	Permitted under RS1 Zone	Proposed under CD Zone
Maximum Density	0.3 plus 0.93 m ² FSR	1.2 FSR
Maximum Floor Area	Single Detached Dwelling: 324 m ² (3,488 ft ²)	Proposed units would be 171 m ² (1,842 ft ²) to 194 m ² (2,084 ft ²) in area
Total Number of Dwelling Units	4 Units under SSMUH regulations	5 townhouse units
Setbacks	Front: 6.5 m Interior side: 1.5 m Exterior side: 3.5 m Rear: 9 m	Front (south): 2.4 m Interior side (west, Unit 4): 1.5 m Interior side (east, Unit 3): 3 m Rear (north): 2 m (2.5 on grade)
	Permitted under RS1 Zone	Proposed under CD Zone
Maximum No. of Storeys	2.5	3
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	12.4 m (41 ft) 10 m (33 ft)
Maximum Lot Coverage	45%	41%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed under CD Zone
Common Amenity Space: Indoor: Outdoor:	75 m ² (807 ft ²) Not applicable 15 m ² (161 ft ²) *A minimum of 7.5 m ² shall be ground level usable space with no dimension less than 2.5 m and may include patio surfaces, grass or pathways at the same level.	298.1 m ² (978 ft ²) Private Outdoor Area (on grade): Unit 1: 21.9 m ² (236 ft ²) Unit 2: 14.7 m ² (158 ft ²) Unit 3: 19.4 m ² (209 ft ²) Unit 4: 15 m ² (161 ft ²) Unit 5: 22.9 m ² (247 ft ²) Private Outdoor Area (Roof Deck):

		Unit 1: 51.2 m ² (551 ft ²) Unit 2: 43.3 m ² (466 ft ²) Unit 3: 51.2 m ² (551 ft ²) Unit 4: 48.5 m ² (522 ft ²) Unit 5: 50 m ² (538 ft ²) Private Outdoor Area (Balcony): Unit 1: 3.1 m ² (34 ft ²) Unit 2: 2.3 m ² (25 ft ²) Unit 3: 3.1 m ² (34 ft ²) Unit 4: 3 m ² (33 ft ²) Unit 5: 2.9 m ² (31 ft ²)
Minimum building separation distance where vehicular access is provided between buildings	9 m	7 m
Minimum landscaped strip for townhouses adjacent to single detached dwellings	1.5 m	none
Off-street Parking: Resident (spaces) Visitor (spaces) Small Car (spaces)	2 per dwelling unit	1.8 per dwelling unit
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 20</u> 6 on-site and 13 off-site 1 municipal tree <u>Trees to be Removed: 7</u> 6 on-site and 1 municipal tree (including 1 large diameter tree (60+cm DBH)) <u>Trees to be Retained: 13</u> 13 off-site trees	<u>Replacement:</u> 14 trees OR \$15,400 <i>Note: 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 plus \$6,300 cash-in-lieu <u>Replacement Security:</u> \$4,200
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