

Project Data for 5322 Aspen Way (LU009855)

Owners	Robert Copeland and Linda Mattei	
Applicant	Robert Copeland	
Application Date	May 3, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 2 (RS2)	No change
No. of Lots	1	No change
Lot Area	738 m <sup>2</sup> (7,944 ft <sup>2</sup> )	No change
Lot Width	33 m (108 ft)	No change
Average Lot Depth	22 m (72 ft)	No change
	<b>Permitted under RS2 Zone</b>	<b>Proposed under RS2 Zone</b>
Maximum Floor Area	314 m <sup>2</sup> (3,380 ft <sup>2</sup> )*  *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit	194 m <sup>2</sup> (2,088 ft <sup>2</sup> )*  *No change from existing. Proposed structure is excluded from FSR as it is not enclosed
Maximum Lot Coverage	45%	36%
	<b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>	<b>Proposed</b>
Off-street Parking: Single Detached/Duplex 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> )	4 spaces
<b>Variances</b>	<b>Required</b>	<b>Proposed</b>
Zoning Bylaw:		
Section 11.20.6 Front Setback for accessory structure	12 m (39 ft)	9.5 m (31 ft)
Section 11.20.7(a) Maximum height to the mid-roof or the top of a flat roof for an accessory structure	3 m (10 ft)	3.4 m (11 ft)