

Project Data for 11220 and 11230 83 Avenue (LU009452 and LU009453)

Owners	Huong Du and Minh Chung (11220 83 Avenue) Maria and Rusmelo Gomez (11230 83 Avenue)	
Applicant	Hearth Architectural Inc.	
Application Dates	June 6, 2022	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	Urban	No change
OCP Designation	Mixed Residential (MR)	No change
Development Permit Area	Nordel Social Heart (ND12)	A delegated development permit for form and character of each proposed townhouse development is required.
Zoning	Single Detached Residential 1 Zone (RS1)	Townhouse Residential 62 Zone (RT62)
No. of Lots	2	2
Lot Area	11220 83 Avenue: 681.8 m <sup>2</sup> (7,339 ft <sup>2</sup> )  11230 83 Avenue: 678.2 m <sup>2</sup> (7,300 ft <sup>2</sup> )	11220 83 Avenue: 648.9 m <sup>2</sup> (6,985 ft <sup>2</sup> )*  Road dedication: 32.9 m <sup>2</sup> (354 ft <sup>2</sup> )  11230 83 Avenue: No change  *following road dedication
Lot Width (83 Avenue)	11220 83 Avenue and 11230 83 Avenue: 33.5 m (110 ft)	11220 83 Avenue: 32.5 m (107 ft)*  11230 83 Avenue: 33.5 m (110 ft)  *following road dedication
Average Lot Depth	11220 83 Avenue: 20.4 m (67 ft)  11230 83 Avenue: 20.2 m (66 ft)	11220 83 Avenue: 17.8 m (58 ft)*  11230 83 Avenue: 20.2 m (66 ft)  *following road dedication

	<b>Permitted under RS1 Zone</b>	<b>Permitted under RT62 Zone</b>
Maximum Floor Area	<p>Single Detached Dwelling:</p> <p>11220 83 Avenue: 296.4 m<sup>2</sup> (3,190 ft<sup>2</sup>)*</p> <p>11230 83 Avenue: 297.4 m<sup>2</sup> (3,201 ft<sup>2</sup>)*</p> <p>*plus additional in-ground basement floor area, subject to zoning regulations at time of building permit</p>	<p>Townhouse Unit Areas:</p> <p>11220 83 Avenue: 4 three-bedroom units: 170.5 m<sup>2</sup> (1,835 ft<sup>2</sup>)</p> <p>Total residential area: 681.8 m<sup>2</sup> (7,339 ft<sup>2</sup>)</p> <p>11230 83 Avenue: 4 three-bedroom units: 169.5 m<sup>2</sup> (1,824 ft<sup>2</sup>)</p> <p>Total residential area: 678.2 m<sup>2</sup> (7,300 ft<sup>2</sup>)</p>
Maximum Density	0.3 plus 0.93 m <sup>2</sup> FSR	1.0 FSR
Total Number of Dwelling Units	4 Units under SSHUH regulations	4 townhouse units
Maximum No. of Storeys	2.5	3
Maximum Building Height to: Roof Ridge: Mid-Roof or top of a Flat Roof:	<p>8 m (26 ft)</p> <p>9.5 m (31 ft)</p>	<p>13 m (43 ft)</p> <p>11 m (36 ft)</p>
Maximum Lot Coverage	45%	45%
	<b>Required under “Delta Zoning Bylaw No. 7600, 2017”</b>	<b>Proposed</b>
Principal Building Setbacks	<p>Front (83 Avenue): 5.6 m (18 ft)</p> <p>Rear (South): 5 m (16 ft)</p> <p>Exterior Side 5 m (16 ft)</p> <p>Interior Side 3 m (10 ft)</p>	<p>Front (83 Avenue): 5.6 m (18 ft)</p> <p>Rear (South): 5 m (16 ft)</p> <p>Exterior Side 5 m (16 ft)</p> <p>Interior Side 3 m (10 ft)</p>
Common Amenity Space: Indoor: Outdoor:	<p>Not applicable</p> <p>15 m<sup>2</sup> (161 ft<sup>2</sup>)</p>	<p>Not applicable</p> <p>Front Yard: 16.5 m<sup>2</sup> (178 ft<sup>2</sup>) per unit</p> <p>Back Yard: 31.9 m<sup>2</sup> (343 ft<sup>2</sup>) per unit</p> <p>Total: 48.4 m<sup>2</sup> (521 ft<sup>2</sup>) per unit</p>

	<b>Required under “Delta Zoning Bylaw No. 7600, 2017”</b>	<b>Proposed</b>
Off-street Parking: Resident Parking	6 spaces (1.5 spaces per dwelling unit)	11220 and 11230 83 Avenue 8 spaces (50% enclosed) (2 spaces per dwelling unit)
Visitor Parking	0 spaces (0.1 spaces per dwelling unit)	0 spaces (0.1 spaces per dwelling unit)
<b>Variances</b>	<b>Required</b>	<b>Proposed</b>
Zoning Bylaw Section 2.2.1 Front Lot Line definition Section (a) for a corner lot	For a corner lot, the lot line with the shortest dimension abutting a street shall be the front lot line <ul style="list-style-type: none"> <li>• Front lot lines on 112 Street and 112A Street</li> </ul>	For a corner lot, the lot line with the longest dimension abutting a street shall be the front lot line <ul style="list-style-type: none"> <li>• Front lot lines on 83 Avenue</li> </ul>
Section 8.5.7 (b) (ii) Tandem Parking	Access to both parking spaces shall be provided from a roadway internal to the townhouse complex, and not directly from a street	Waive to allow access to both parking spaces directly from a street to a driveway for each unit.
<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>11220 83 Avenue:</u>  <u>Total Trees: 20</u> 6 on-site and 1 off-site 13 municipal trees  <u>Trees to be Removed: 13</u> 3 on-site, 1 off-site and 9 municipal trees  <u>Trees to be Retained: 7</u> 3 on-site and 0 off-site 4 municipal trees	<u>Replacement:</u> 10 trees OR \$9,800  Municipal Tree Replacement: \$21,000	<u>Replacement:</u> 17 trees to be planted  <u>Replacement Security:</u> \$11,900  Municipal Tree Replacement: \$21,100

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>11230 83 Avenue:</u>  <u>Total Trees: 9</u> 6 on-site, 2 off-site and 1 municipal tree  <u>Trees to be Removed: 7</u> 5 on-site, 2 off-site and 1 municipal hedge to be removed  <u>Trees to be Retained: 2</u> 1 on-site and 1 municipal tree	<u>Replacement:</u> 10 trees OR \$9,800   Municipal Tree Equivalent Replacement for 1 municipal hedge: \$5,600	<u>Replacement:</u> 14 trees to be planted and \$4,200 cash-in-lieu of replacement  <u>Replacement Security:</u> \$9,800  Municipal Tree Equivalent Replacement for 1 municipal hedge: \$5,600
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
One tree for every 9 m (30 ft) of street abutting the property	\$2,600 cash-in-lieu for 5 street trees per lot (\$520 per tree to cover costs for purchase, installation and establishment of trees)	11220 83 Avenue: One street tree and \$2,080 cash-in-lieu for 4 street trees  11230 83 Avenue: \$2,600 cash-in-lieu for 5 street trees