

Project Data for 11007 Norum Crescent (**LU009730**)

Owners	Michelle and Nicholas Kyrtos	
Applicant	Nick Kyrtos	
Application Date	August 12, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Development Permit Area	Fraser River Escarpment ND1	No change
Zoning	Single Detached Residential 1 (RS1)	No change
No. of Lots	1	No change
Lot Area	1,137.7 m <sup>2</sup> (12,246 ft <sup>2</sup> )	No change
	<b>Permitted under RS1 Zone</b>	<b>Proposed under RS1 Zone</b>
Maximum Floor Area	434.31 m <sup>2</sup> (4,675 ft <sup>2</sup> )	398.8 m <sup>2</sup> (4,293 ft <sup>2</sup> )
Maximum No. of Storeys	2.5	No change
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	No change
Maximum Lot Coverage	45%	28%
Off-street Parking:	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 (100% enclosed)
<b>Variances</b>	<b>Required</b>	<b>Proposed</b>
Zoning Bylaw:		
Section 6.2.10(a) Permitted roof eave projection	To no closer than 4.5 m (15 ft) from the front lot line	To no closer than 0.9 m (3 ft) from the front lot line
Section 6.2.11(i) Maximum garage projection from the front elevation	3 m (10 ft)	7.4 m (24 ft)
Section 11.10.6 Front Setback	6.5 m (21 ft)	1.5 m (5 ft)

Tree Retention, Removal and Replacement	Required	Proposed
<p><u>Total Trees: 11</u> 10 on-site and 1 municipal tree(s)</p> <p><u>Trees to be Removed: 1</u> 1 on-site</p> <p><u>Trees to be Retained: 9</u> 9 on-site and 1 municipal tree</p>	<p><u>Replacement:</u> 2 trees OR \$2,100</p>	<p>Retention and replacement securities to be applied as per "Delta Tree Protection and Regulation Bylaw No. 7969, 2021"</p>