

Project Data for 809 51 Street and 5140 8A Avenue (LU009735)

Owner	T-Town Developments Ltd.	
Applicant	Amar Bath, T-Town Developments Ltd.	
Application Date	August 15, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	Comprehensive Development Zone No. 57 (CDZ57)
No. of Lots	2	4
Lot Area	809 51 Street: 1,358 m ² (14,617 ft ²) 5140 8A Avenue: 2,963 m ² (31,893 ft ²) Portion of 51 Street: 733 m ² (7,890 ft ²)	Lot 1: 1,264 m ² (13,606 ft ²) Lots 2-4: 1,263 m ² (13,595 ft ²)
Lot Width	809 51 Street: 24 m (79 ft) 5140 8A Avenue: 53 m (174 ft)	Lots 1-4: 22.6 (74 ft)
Average Lot Depth	809 51 Street & 5140 8A Avenue: 56 m (184 ft)	Lots 1-4: 56 m (184 ft)
	Permitted under RS1 Zone	Permitted under CDZ57 Zone
Maximum Floor Area	809 51 Street: 500 m ² (5,382 ft ²)* 5140 8A Avenue: 982 m ² (10,570 ft ²)* *plus additional exempted floor area, subject to zoning regulations at time of building permit	Lots 1-4: 758 m ² (8,159 ft ²)* Size of units on each lot: 175 m ² (1,884 ft ²) - 203 m ² (2,185 ft ²)* *plus additional exempted floor area, subject to zoning regulations at time of building permit
	Permitted under RS1 Zone	Permitted under CDZ Zone
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	40%	41%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Maximum Impermeable Area	60%	58.3%
Off-Street Parking:	1 space per dwelling unit for a single detached or duplex dwelling	1 space (100% enclosed) per houseplex dwelling

Tree Retention, Removal and Replacement	Required	Proposed
<p><u>Total Trees: 70</u> 64 on-site and 4 off-site 2 municipal trees</p> <p><u>Trees to be Removed: 67</u> 63 on-site and 2 off-site 2 municipal trees</p> <p><u>Trees to be Retained: 3</u> 1 on-site and 2 off-site trees</p>	<p><u>Replacement:</u> 196 trees OR \$191,100</p>	<p>Tree Retention and Replacement Securities to be applied as per "Delta Tree Protection and Regulation Bylaw No. 7969, 2021"</p> <p>Landscape Security: To be determined by an estimate accepted by the General Manager, Development</p> <p>Tree Retention Security: \$10,000</p>
Street Trees	Required	Proposed
<p>One tree for every 9 m (30 ft) of street abutting the property</p>	<p>\$5,200 cash-in-lieu for 10 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)</p>	<p>\$5,200</p>