

Project Data for 5535 14B Avenue, 5550 15B Avenue, 1500, 1512 and 1524 55A Street (LU009824)

Owner & Applicant	Polygon Development 305 Ltd.	
Application Date	March 12, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Neighbourhood Centres & Corridors (NC)	No change
Zoning	5550 15B Avenue: Duplex/Single Detached Residential 3 (RD3); 5535 14B Avenue, 1500, 1512 and 1524 55A Street: Single Detached Residential 1 (RS1)	Apartment Residential 6 (RA6)
No. of Lots	5	1
Lot Area	<ul style="list-style-type: none"> • 5535 14B Avenue: 1,158 m² (12,465 ft²) • 1500 55A Street: 1,188 m² (12,788 ft²) • 1512, 55A Street: 1,002 m² (10,789 ft²) • 1524, 55A Street: 1,188 m² (12,788 ft²) • 5550 15B Avenue: 1,188 m² (12,788 ft²) <p>Total 5,727.7 m² (61,652 ft²)</p>	5,718 m ² (61,548 ft ²) Road dedication: 9 m ² (97 ft ²)
Lot Width	Ranges from 23.8 m (78 ft) to 24.4 m (80 ft)	48.7 m (160 ft) on 14B Avenue
Average Lot Depth	Ranges from 41.1 m (135 ft) to 48.7 m (160 ft)	121.6 m (398 ft) from 55A Street
	Permitted under RD3 and RS1 Zones	Permitted under RA6 Zone
Number of Units	Maximum of 4 units per lot permitted	177 apartment dwelling units
Maximum Floor Area	Single Detached Dwelling: <ul style="list-style-type: none"> • 5535 14B Avenue: 440.6 m² (4,743 ft²)* • 1500 55A Street: 449.4 m² (4,837 ft²)* • 1512, 55A Street: 393.7 m² (4,238 ft²)* • 1524, 55A Street: 449.4 m² (4,837 ft²)* • 5550 15B Avenue: 390 m² (4,198 ft²)* 	One-bedroom units - 24 One-plus-den units - 70 Two-bedroom units - 41 One-plus-den units - 42 Ranging from 55.7 m ² (600 ft ²) to 99.2 m ² (1,068 ft ²) in area

Maximum Floor Area	Duplex Dwelling: <ul style="list-style-type: none"> 5550 15B Avenue: 449.4 m² (4,837 ft²)* <p>*plus additional in-ground basement floor area, subject to zoning regulations at time of building permit</p>	Total residential floor area: 15,622 m ² (168,151 ft ²) Floor Space Ratio: 2.73
Maximum No. of Storeys	2.5	6
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	24 m (71 ft) 24 m (71 ft)
Maximum Lot Coverage	40%	47%
	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Common Amenity Space: Indoor: Outdoor:	177 m ² (1,905 ft ²) 1,062 m ² (11,431 ft ²)	177 m ² (1,905 ft ²) 1,062 m ² (11,431 ft ²)
Off-street Parking:		
Apartment Dwellings	1 space per dwelling unit	248 spaces, including 18 accessible spaces
Visitors	18 spaces	18 spaces
On-Site Loading	1 space	0 spaces
Bicycle parking	183	183
Variances	Required	Proposed
Zoning Bylaw: Section 6.2.10(b) Eave projections into setbacks	Front, rear and exterior side setbacks 0.6 m (2 ft)	Front, rear and exterior side setback 2.1 m (7 ft)
Section 6.2.10(c) Width of projections into setbacks	Rear (north) 50%	Rear (north) 62%
Section 9.2.1 Off-street Loading Spaces	1 space per building	Loading space provided on-street
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 60</u> 42 on-site and 18 municipal trees <u>Trees to be Removed: 60</u> 42 on-site and 18 municipal trees <u>Trees to be Retained: 0</u>	<u>Replacement:</u> 121 trees OR \$123,891 CIL <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: 95</u> 66 on-site and 29 city trees <u>Cash-in-lieu of Replacement Trees: \$31,500</u> <u>Landscape Security:</u> \$1,052,775.24