

Project Data for 5443 Paton Drive (LU009749)

Owner	Western International Holdings Ltd.	
Applicant	Diana Kwan	
Application Date	September 19, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small-Scale Residential	No change
Zoning	Single Detached Residential 2 (RS2)	Single Detached Residential 7 (RS7)
No. of Lots	1	2
Lot Area	1,104 m ² (11,883 ft ²)	Lot 1: 472 m ² (5,081 ft ²) Lot 2: 631 m ² (6,792 ft ²)
Lot Width	21 m (69 ft)	Lots 1 and 2: 10.5 m (34 ft)
Average Lot Depth	44 m (144 ft)	Lot 1: 39 m (128 ft) Lot 2: 50 m (164 ft)
	Permitted under RS2 Zone	Permitted under RS7 Zone
Maximum Floor Area	424 m ² (4,564 ft ²)* *plus additional attic floor area, subject to zoning regulations at time of building permit	Lot 1: 236 m ² (2,540 ft ²)* Lot 2: 250 m ² (2,691 ft ²)* Total 486 m ² (5,231 ft ²) *plus additional attic floor area, subject to zoning regulations at time of building permit
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%	40%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
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 ² (355 ft ²)	Lots 1 and 2: 2 spaces 2 spaces
Variances	Required	Proposed
Zoning Bylaw: Section 11.70.8 Lot Width	 11 m (36 ft)	 Lots 1 and 2: 10.5 m (34 ft)

Tree Retention, Removal and Replacement	Required	Proposed
<p><u>Total Trees: 10</u> 2 on-site, 2 off-site, and 1 off-site hedge equal to 6 trees</p> <p><u>Trees to be Removed: 0</u></p> <p><u>Trees to be Retained: 10</u> 2 on-site, 2 off-site, and 1 off-site hedge equal to 6 trees</p>	<p><u>Replacement:</u> 1 tree in the front yard of each lot</p>	<p><u>Replacement:</u> 2 trees to be planted <u>Replacement Security:</u> \$1,400</p>
Street Trees	Required	Proposed
<p>One tree for every 9 m (30 ft) of street abutting the property</p>	<p>\$1,040 cash-in-lieu for 2 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)</p>	<p>\$1,040</p>