

Project Data for 7759 115 Street (LU009173)

Owners	Balbir S. Bhandal and Vishav and Neha Jyoti	
Applicant	S. Mann Design Group	
Application Date	March 9, 2021*	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation: Schedule A	Small Scale Residential (SSR)	No change
Development Permit Area	None	None
Zoning	Single Detached Residential 1 (RS1)	Single Detached Residential 7 (RS7)
No. of Lots	1	2
Lot Area	940.2 m <sup>2</sup> (10,120 ft <sup>2</sup> )	Lots 1 and 2: 471 m <sup>2</sup> (5,059 ft <sup>2</sup> )
Lot Width	25.7 m (84 ft)	Lots 1 and 2: 12.8 m (42 ft)
Average Lot Depth	36.5 m (120 ft)	Lots 1 and 2: No change
	<b>Permitted under RS1 Zone</b>	<b>Proposed under RS7 Zone</b>
Maximum Floor Area	Single Detached Dwelling: 330 m <sup>2</sup> (3,552 ft <sup>2</sup> )*  *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lots 1 and 2: 235.1 m <sup>2</sup> (2,531 ft <sup>2</sup> ) In-Ground Basement: 129.7 m <sup>2</sup> (1,396 ft <sup>2</sup> )  <b>Total: 364.8 m<sup>2</sup> (3,927 ft<sup>2</sup>)</b>
Secondary Suite	Yes	Yes: 52 m <sup>2</sup> (560 ft <sup>2</sup> )
Accessory Structure	Yes	Permitted; none proposed
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to:		
Roof Ridge	9.5 m (31 ft)	No change
Mid-Roof	8.0 m (26 ft)	No change
Maximum Lot Coverage	40%	39%
Maximum Impermeable Area	60%	58%
Off-Street Parking: Single Detached Dwelling Secondary Suite	2 spaces (none enclosed)	2 spaces (100% enclosed) 1 space

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<p><u>Total Trees: 8</u> 5 on-site and 2 off-site 1 municipal trees</p> <p><u>Trees to be Removed: 3</u> 3 on-site trees</p> <p><u>Trees to be Retained: 5</u> 2 on-site and 2 off-site 1 municipal trees</p>	<p><u>Replacement:</u> 6 trees OR \$4,900 cash-in-lieu</p> <p><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></p>	<p><u>Replacement:</u> 6 trees to be planted</p> <p><u>Replacement Security:</u> \$4,200</p>
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
<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>

\*The application timeline was affected by periods of hold or inactivity while the applicant addressed staff comments.