

Project Data for 1006 Eden Crescent (LU009723)

Owners/Applicants	Eugene and Barbara Knoedler	
Application Date	July 25, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	Lots 1 & 2: Single Detached Residential 6 (RS6)
No. of Lots	1	2
Lot Area	1,048 m <sup>2</sup> (11,281 ft <sup>2</sup> )	Lots 1 & 2: 525.6 m <sup>2</sup> (5,658 ft <sup>2</sup> )
Lot Width	30.4 m (100 ft)	Lot 1: 15 m (49 ft) Lot 2: 15.4 m (51 ft)
Average Lot Depth	31.6 m (104 ft)	Lot 1: 32.5 m (107 ft) Lot 2: 31.1 m (102 ft)
	<b>Permitted under RS1 Zone</b>	<b>Permitted under RS6 Zone</b>
Maximum Floor Area	Single Detached Dwelling: 407.4 m <sup>2</sup> (4,385 ft <sup>2</sup> )*  *plus additional attic floor area, subject to zoning regulations at time of building permit	Lots 1 & 2: 262.8 m <sup>2</sup> (2,829 ft <sup>2</sup> )*  *plus additional attic floor area, subject to zoning regulations at time of building permit
Secondary Suite	Yes	Yes
Maximum No. of Storeys	2.5	Lots 1 & 2: 2.5
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	Lots 1 & 2: 9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	45%	Lots 1 & 2: 40%
	<b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>	<b>Proposed</b>
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 <sup>2</sup> (355 ft <sup>2</sup> )	Lots 1 & 2: 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> )
<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>Total Trees: 3</u> 1 off-site and 2 municipal trees  <u>Trees to be Removed: 1</u> 1 municipal tree  <u>Trees to be Retained: 2</u> 1 off-site and 1 municipal trees	<u>Replacement:</u> 2 trees OR \$2,100	<u>Replacement:</u> 2 trees to be planted (one tree in front yard of each lot)  <u>Replacement Security: \$1,400</u>
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
One tree for every 9 m (30 ft) of street abutting the property	\$1,560 cash-in-lieu for 3 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$1,560