

Project Data for 8479 Brooke Road (LU009552)

Owners	Devinder and Jagdeep Mann	
Applicant	Gurpreet Saini	
Application Date	March 30, 2023	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	Single Detached Residential 7 (RS7)
No. of Lots	1	2
Lot Area	870 m ² (9,365 ft ²)	Lots 1 & 2: 434.7 m ² (4,679 ft ²)
Lot Width	22.8 m (75 ft)	Lots 1 & 2: 11.5 m (38 ft)
Average Lot Depth	38.1 m (125 ft)	No change
	Permitted under RS1 Zone	Permitted under RS7 Zone
Maximum Floor Area	Single Detached Dwelling: 330 m ² (3,552 ft ²) *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lots 1 & 2: 217.4 m ² (2,340 ft ²) *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit
Secondary Suite	Yes	Lots 1 & 2: 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: 45%
Maximum Impermeable Area	60%	Lots 1 & 2: 60%
Off-Street Parking: Single Detached Dwelling Secondary Suite	1 space 1 space	Lots 1 & 2: 1 space 1 space
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 5</u> 4 on-site and 1 off-site 0 municipal trees <u>Trees to be Removed: 4</u> 4 on-site (including 1 large diameter tree (60+cm DBH)) <u>Trees to be Retained: 1</u> 1 off-site tree	<u>Replacement:</u> 9 trees OR \$9,100	<u>Replacement:</u> 8 trees to be planted plus \$1,050 cash in lieu <u>Replacement Security:</u> \$5,600 <u>Retention Security:</u> \$2,500
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$1,040 cash-in-lieu for 2 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$1,040