

Project Data for 5043 47 Avenue (LU009634)

Owner	1441997 B.C. Ltd.	
Applicant	Pavinder Lalli, 1441997 B.C. Ltd.	
Application Date	October 25, 2023	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Mixed Residential (MR)	No change
Development Permit Area	Ladner Village (LV1)	A development permit is required to regulate the form and character of multi-unit residential development
Zoning	Apartment Residential 20 (RA20)	Comprehensive Development Zone No. 54 (CDZ54)
No. of Lots	1	No change
No. of Units	1	7
Lot Area	808 m ² (8,697 ft ²)	779 m ² (8,385 ft ²) Road dedication: 29 m ² (312 ft ²)
Lot Width	20.1 m (66 ft)	No change
Average Lot Depth	40.2 m (132 ft)	38.7 m (127 ft)* *following road dedication
	Permitted under RA20 Zone	Permitted under Proposed CDZ54 Zone
Maximum Density	No maximum building size in the RA20 Zone. Building size would be determined by height and setback requirements.	1.5 FSR Total Floor Area: 1,151.1 m ² (12,391 ft ²)
Total Number of Dwelling Units	1 unit [20 uph (49 upa)]	7 units [87 uph (215 upa)] ranging from 127.8 m ² (1,376 ft ²) to 246.8 m ² (2,657 ft ²)
Maximum No. of Storeys	3	3
Maximum Building Height to: Mid-Roof: Roof Ridge:	9.2 m (30 ft) N/A	11.5 m (38 ft) 13 m (43 ft)
Maximum Lot Coverage	N/A	60%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Off-street Parking: Townhouse Visitor	11 (1.5 spaces per dwelling unit) 1 (0.2 spaces per dwelling unit for 6 dwelling units or greater)	6 spaces none

VariANCES	Required	Proposed
Zoning Bylaw: Section 8.4.2 Total Required parking spaces Visitor parking spaces	11 spaces (1.5 spaces per dwelling unit) 1 space	6 spaces (0.8 spaces per dwelling unit) none
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 8</u> 6 trees and 1 hedge on-site and 1 off-site tree <u>Trees to be Removed: 8</u> 6 trees and 1 hedge on-site and 1 off-site tree	<u>Replacement:</u> 23 trees OR \$23,097	<u>Replacement:</u> 5 on-site trees and \$18,432 cash-in-lieu for 18 trees Landscape Security: \$24,832
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	2 street trees	3 street trees