

Project Data for 4897 5 Avenue (LU009651)

Owner	Xu, Jasmine	
Applicant	H Smid Ent Ltd.	
Application Date	December 21, 2023	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	General Urban
OCP Designation:	Small Scale Residential (SSR)	No change
	Existing	Proposed
Zoning	Single Detached Residential 4 Zone (RS4)	Lot A: Single Detached Residential 6 (RS6) Lot B: No change
No. of Lots	1	2
Lot Area	1,409.4 m ² (15,171 ft ²)	Lot A: 531.5 m ² (5,721 ft ²) Lot B: 877 m ² (9,440 ft ²)
Lot Width	42.7 m (140 ft)	Lot A: 15.5 m (51 ft) Lot B: 27.2 m (89 ft)
Average Lot Depth	33 m (108 ft)	Lots A and B: 33 m (108 ft)
	Permitted under RS4 Zone	Permitted under RS4 and RS6 Zone
Maximum Floor Area	Single Detached Dwelling: 477.4 m ² (5,139 ft ²)* *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lot A (RS6): 266.2 m ² (2,865 ft ²)* Lot B** (RS4): 344.3 m ² (3,706 ft ²)* *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit **336.8 m ² (3,625 ft ²) existing house on Lot B
Maximum No. of Dwelling Units	4 Units per Lot	Permitted: Lots A and B: 4 Units per Lot (8 Total) Proposed: Lot A: up to 4 units Lot B: 1 unit (existing house)
Maximum No. of Storeys	2.5	Lots A and B*: 2.5 *2 storeys for existing house on Lot B
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	Lots A and B*: 9.5 m (31 ft) 8 m (26 ft) *9.9 m (31 ft) for roof ridge height and 6.2 m for mid-roof height for existing house on Lot B

	Permitted under RS4 Zone	Permitted under RS4 and RS6 Zone
Maximum Lot Coverage	45%	Lot A: 40% Lot B*: 45% *33% for existing house on Lot B
Maximum Impermeable Area	60%	Lots A and B*: 60% *43.9% for existing house on Lot B
	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Off-Street Parking: Single Detached Dwelling Secondary Suite	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m ² (355 ft ²)	Lot A: 1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m ² (355 ft ²) Lot B: 2 spaces (100% enclosed)
Variances	Required	Proposed
Zoning Bylaw: Section 11.40.6 Setbacks Minimum front setback Minimum interior (east) side Section 11.40.7 Height Maximum height to roof ridge for a pitched roof	 6.5 m (21 ft) 1.5 m (4.9 ft) 9.5 m (31 ft)	 For Lot B: 6 m (20 ft) 1.4 m (4.6 ft) For Lot B: 9.9 m (32 ft)
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 18</u> 15 on-site and 1 off-site 2 municipal trees <u>Trees to be Removed: 2</u> 2 on-site (including 1 large diameter tree (60+cm DBH)) <u>Trees to be Retained: 16</u> 13 on-site and 1 off-site 2 municipal trees	<u>Replacement:</u> 5 trees OR \$4,900	<u>Replacement:</u> 5 trees to be planted <u>Replacement Security: \$3,500</u>
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$2,080 cash-in-lieu for 4 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$2,080