

Project Data for 5055 Whitworth Crescent North (LU009220)

Owners	Mandeep and Simone Gill	
Applicant	Joe Muego, Hearth Architectural Inc.	
Application Date	May 3, 2021	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	Comprehensive Development Zone 51 (CD51)
No. of Lots	1	2
Lot Area	1,800 m ² (19,375 ft ²)	Lot 1: 1,021 m ² (10,990 ft ²) Lot 2: 779 m ² (8,385 ft ²)
Lot Width	22.8 m (75 ft)	Lots 1 and 2: 11.4 m (37 ft)
Average Lot Depth	48 m (157 ft)	Lot 1: 61.3 m (201 ft) Lot 2: 45.1 m (148 ft)
	Permitted under RS1 Zone	Proposed under CDZ51 Zone
Maximum Floor Area	Single Detached Dwelling: 633.3 m ² (6,817 ft ²)* *plus additional attic floor area, subject to zoning regulations at time of building permit	Lot 1: 510.5 m ² (5,495 ft ²) Lot 2: 389.5 m ² (4,193 ft ²)
Maximum No. of Dwelling Units	4 units per Lot	Permitted (for Lots 1 and 2): 4 units per Lot (8 Total) Proposed (for Lots 1 and 2): 2 units per Lot (4 Total)
Maximum No. of Storeys	2.5	Lots 1 and 2: 2.5
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	Lots 1 and 2: No change No change
Maximum Lot Coverage	40%	Lot 1: 36% Lot 2: 37%
Maximum Impermeable Area	60%	Lot 1: 42% Lot 2: 44%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Off-Street Parking: Per Dwelling Unit	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 35 m ² (355 ft ²)	Lots 1 and 2: 2 spaces per single detached dwelling 1 space per accessory dwelling unit

Tree Retention, Removal and Replacement	Required	Proposed
<p><u>Total Trees: 16</u> 13 on-site and 3 off-site</p> <p><u>Trees to be Removed: 9</u> 9 on-site</p> <p><u>Trees to be Retained: 7</u> 4 on-site and 3 off-site</p>	<p><u>Replacement:</u> 18 trees OR \$18,900</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> 7 trees to be planted plus \$11,550 cash-in-lieu</p> <p><u>Replacement Security:</u> As per "Delta Tree Protection and Regulation Bylaw No. 7969, 2021"</p>
Street Trees	Required	Proposed
<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>