

Project Data for 809 51 Street and 5140 8A Avenue (LU009735)

Owner	T-Town Developments Ltd.	
Applicant	Amar Bath, T-Town Developments Ltd.	
Application Date	August 15, 2024	
	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 No. 57 (CDZ57)
No. of Lots	2	4
Lot Area	809 51 Street: 1,358 m ² (14,617 ft ²) 5140 8A Avenue: 2,963 m ² (31,893 ft ²) Portion of 51 Street: 733 m ² (7,890 ft ²)	Lot 1: 1,264 m ² (13,606 ft ²) Lots 2-4: 1,263 m ² (13,595 ft ²)
Lot Width	809 51 Street: 24 m (79 ft) 5140 8A Avenue: 53 m (174 ft)	Lots 1-4: 22.6 m (74 ft)
Average Lot Depth	809 51 Street & 5140 8A Avenue: 56 m (184 ft)	Lots 1-4: 56 m (184 ft)
	Permitted under RS1 Zone	Permitted under CDZ57 Zone
Maximum Floor Area	809 51 Street: 500 m ² (5,382 ft ²)* 5140 8A Avenue: 982 m ² (10,570 ft ²)* *plus additional exempted floor area, subject to zoning regulations at time of building permit	Lots 1-4: 0.78 FSR Size of units on each lot: 8 units at 255.4 m ² (2,749 ft ²) 8 units at 232.2 m ² (2,499 ft ²)
Maximum Number of Dwelling Units	4 units per lot	4 units per lot
	Permitted under RS1 Zone	Permitted under CDZ Zone
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	40%	41%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Maximum Impermeable Area	60%	52%

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Off-Street Parking:	1 space per dwelling unit for a single detached or duplex dwelling	1 space (100% enclosed) per houseplex dwelling
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 90</u> 76 on-site plus 2 on-site hedges equivalent to 8 trees 4 off-site 2 municipal trees <u>Trees to be Removed: 86</u> 84 on-site and 2 municipal trees <u>Trees to be Retained: 4</u> 4 off-site trees	<u>Replacement:</u> 190 trees OR \$191,076	Tree Removal Cash-in-lieu: \$140,694 Tree Replacement Security: \$42,000 for 60 trees Tree Retention Security: \$10,000 for 4 trees Landscape Security: \$4,499
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$5,200 cash-in-lieu for 10 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$5,200