

Project Data for 6322 Market Avenue (LU009762)

Owner	Century Group Lands Corporation	
Applicant	STH 6163 Limited Partnership	
Application Date	October 17, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No Change
OCP Designation	Neighbourhood Centres and Corridors (NC)	No Change
Development Permit Area	Boundary Bay Foreshore and the Southlands (SD3) Southlands Village (SD5)	SD3 Development Permit previously satisfied; and SD5 Development Permit required for form and character.
Zoning	Comprehensive Development Zone No. 423-R (C.D. 423-R)	No Change
No. of Lots	1	No Change
Lot Area	5,160 m <sup>2</sup> (55,542 ft <sup>2</sup> )	No Change
Lot Width	51.9 m (170 ft) 54.9 m (180 ft) on South PL	No Change No Change
Average Lot Depth	92.5 m (303 ft)	No Change
	<b>Permitted under C.D. 423-R Zone</b>	<b>Proposed for Subject Lot</b>
Maximum Density	2.5 FSR 148 UPH (60 UPA)	1.01 FSR 128 UPH (52 UPA)
Total Number of Dwelling Units	950 (overall for Southlands)	66 (for the subject development)
Commercial Space	7,432 m <sup>2</sup> (79,997 ft <sup>2</sup> )	493.8 m <sup>2</sup> (5,315 ft <sup>2</sup> )
Maximum No. of Storeys	3	3
Maximum Building Height to: Roof Ridge:	13 m (43 ft)	12.8 m (42 ft)
Mid Roof	11.5 m (38 ft)	11.2 m (37 ft)
Maximum Lot Coverage	90%	39%

	<b>Required under “Delta Zoning Bylaw No. 2750, 1977”</b>	<b>Proposed</b>
Common Open Space Amenity	99 m <sup>2</sup> (1,066 ft <sup>2</sup> ) (1.5 m <sup>2</sup> [16 ft <sup>2</sup> ] per unit]	653 m <sup>2</sup> (7,029 ft <sup>2</sup> ) (9.9 m <sup>2</sup> [107 ft <sup>2</sup> ] per unit]
Off-street Vehicle Parking: Resident Parking:	99 Spaces (1.5 spaces per dwelling unit)	93 Spaces* 1.4 spaces per dwelling unit
Visitor Parking	13 spaces (0.2 spaces per dwelling unit)	7 Spaces* (0.1 spaces per dwelling unit)
Commercial Parking:	25 spaces (1 space for each 19.5 m <sup>2</sup> [10 ft <sup>2</sup> ] of gross floor area)	13 spaces (1 space for each 38 m <sup>2</sup> [409 ft <sup>2</sup> ] of gross floor area)*
Off-Street Loading Spaces	2 spaces	1 space*  * DVP required
<b>Variances</b>	<b>Required</b>	<b>Proposed</b>
Zoning Bylaw No. 2750, 1977:		
Section 901 (4) Resident Parking	99 Spaces (1.5 spaces per dwelling unit)	93 Spaces (1.5 spaces per dwelling unit)
Visitor Parking	13 Spaces (0.2 spaces per dwelling unit)	7 Spaces (0.1 spaces per dwelling unit)
Commercial Parking	25 spaces (1 space for each 19.5 m <sup>2</sup> [210 ft <sup>2</sup> ] of gross floor area)	13 Spaces (1 space for every 38 m <sup>2</sup> [409 ft <sup>2</sup> ] of gross floor area)
Section 902 1 a) Off-Street Loading	2 spaces required for 465 m <sup>2</sup> (5,005 ft <sup>2</sup> ) to 2,300 m <sup>2</sup> (24,757 ft <sup>2</sup> ) of commercial floor area	1 Space for 493.8 m <sup>2</sup> (5,315 ft <sup>2</sup> ) of commercial floor area
C.D.423-R Section 3.4.A of Flanking Side Setback (from Red Barn Boulevard)	3 m (9.8 ft)	2.3 m (7.5 ft) for a portion of the residential building on the southwest corner