

Project Data for 5090 1 Ave (LU009726)

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| Applicant                            | Hardeep Bassi                                    |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                      | <b>Existing</b>                                  | <b>Original Submission</b>                                                                                                                                                                                                                                                                                                                                                                                       | <b>Revised Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Regional Growth Strategy Designation | General Urban                                    | No Change                                                                                                                                                                                                                                                                                                                                                                                                        | No Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| OCP Designation                      | Small Scale Residential (SSR)                    | No change                                                                                                                                                                                                                                                                                                                                                                                                        | No change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Zoning                               | Residential Single Detached 1 (RS1)              | Comprehensive Development Zone (CDZ)                                                                                                                                                                                                                                                                                                                                                                             | Comprehensive Development Zone (CDZ)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| No. of Lots                          | 1                                                | 10                                                                                                                                                                                                                                                                                                                                                                                                               | 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Lot Area                             | 7,302.5 m <sup>2</sup> (78,603 ft <sup>2</sup> ) | Lot 1 and 2: 552 m <sup>2</sup> (5944.1 ft <sup>2</sup> )<br>Lot 3 and 4: 467.9 m <sup>2</sup> (5036.4 ft <sup>2</sup> )<br>Lot 5: 687 m <sup>2</sup> (7395 ft <sup>2</sup> )<br>Lot 6: 487.4 m <sup>2</sup> (5246 ft <sup>2</sup> )<br>Lot 7: 914.4 m <sup>2</sup> (9843 ft <sup>2</sup> )<br>Lot 8: 715 m <sup>2</sup> (7696 ft <sup>2</sup> )<br>Lot 9 and 10: 693.4 m <sup>2</sup> (7463.7 ft <sup>2</sup> ) | Lot 1 and 2: 555.2 m <sup>2</sup> (5976.1 ft <sup>2</sup> )<br>Lot 3 and 4: 467.9 m <sup>2</sup> (5036.4 ft <sup>2</sup> )<br>Lot 5: 684 m <sup>2</sup> (7362.5 ft <sup>2</sup> )<br>Lot 6: 484.4 m <sup>2</sup> (5214 ft <sup>2</sup> )<br>Lot 7: 911.4 m <sup>2</sup> (9810.2 ft <sup>2</sup> )<br>Lot 8: 712.1 m <sup>2</sup> (7665 ft <sup>2</sup> )<br>Lot 9 and 10: 693.4 m <sup>2</sup> (7463.7 ft <sup>2</sup> )<br><br>Road dedication:<br>1 Avenue: 68.9 m <sup>2</sup> (741.6 ft <sup>2</sup> )<br>Culdesac: 307.9 m <sup>2</sup> (3,314.2 ft <sup>2</sup> )<br>Wallace: 570.7 m <sup>2</sup> (6,143 ft <sup>2</sup> )<br>United States Border: 129.8 m <sup>2</sup> (1,397.1 ft <sup>2</sup> ) |
| Average Lot Depth                    | 257.7 m (845.3 ft)                               | Lots 1 and 2: 39.14 m (128.4 ft)*<br>Lot 3 and 4: 33 m (10 ft)*<br>Lot 5: 46.6 m (153.7 ft)*<br>Lot 6: 34.6m (113.5 ft)*<br>Lot 7: 62.8 m (206 ft)*<br>Lot 8: 50.96 m (167.2 ft)*<br>Lot 9 and 10: 49.0 m (160.8 ft)*<br>*following road dedication                                                                                                                                                              | Lots 1 and 2: 39.14 m (128.4 ft)*<br>Lot 3 and 4: 32.7m (107.3 ft)*<br>Lot 5: 46.9 m (153.7 ft)*<br>Lot 6: 34.5m (113.1 ft)*<br>Lot 7: 62.8 m (206 ft)*<br>Lot 8: 50.96 m (167.2 ft)*<br>Lot 9 and 10: 49.0 m (160.8 ft)*<br>*following road dedication                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Lot Width                            | 28.3 m (93 ft)                                   | Lots 1 and 2: 14.20 m (46.6 ft)*<br>Lot 3 and 4: 14.18 m (46.5 ft)*                                                                                                                                                                                                                                                                                                                                              | Lots 1 and 2: 14.20 m (46.6 ft)*<br>Lot 3 and 4: 14.18 m (46.5 ft)*<br>Lot 5, 6, 7, and 8: 13.70 m (44.9 ft)*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|                                  |                                                                                                                                                                                         | Lot 5, 6, 7, and 8: 13.70 m(44.9 ft)*<br>Lot 9 and 10: 14.15 m (46.4 ft)*<br>*following road dedication                                                                                                                                                                                                                   | Lot 9 and 10: 14.15 m (46.4 ft)*<br>*following road dedication                                                                                                                                                                                                                                                                                                                                                                                     |
|                                  | <b>Existing RS1 Zone</b>                                                                                                                                                                | <b>Original Submission</b>                                                                                                                                                                                                                                                                                                | <b>Revised Submission</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Maximum Density                  | 0.3 + 93 m <sup>2</sup>                                                                                                                                                                 | Lot 1 and 2: 0.65<br>Lot 3 and 4: 0.77<br>Lot 5 and 6: 0.69<br>Lot 7: 0.52<br>Lot 8 :0.66<br>Lot 9 and 10: 0.68                                                                                                                                                                                                           | Lots 1 and 2: 0.62<br>Lot 3 and 4: 0.67<br>Lot 5: 0.54<br>Lot 6: 0.65<br>Lot 7: 1.01*<br>Lot 8: 0.97*<br>Lot 9 and 10: 1.08*<br><br>*Includes attic and garage areas                                                                                                                                                                                                                                                                               |
| Maximum Floor Area               | 2,283.75 m <sup>2</sup> (24,582 ft <sup>2</sup> )*<br><br>*plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit | Lot 1, 2 , 3 and 4: 358.15 m <sup>2</sup> (3,855.13 ft <sup>2</sup> )<br>Lot 5, 7, 8, 9 and 10: 473.53 m <sup>2</sup> (5,097.08 ft <sup>2</sup> )<br>Lot 6: 358.15 m <sup>2</sup> (3,855.13 ft <sup>2</sup> ) *plus additional exempted floor area, subject to zoning regulations at time of building permit (attic space | Lot 1 and 2: 345.6 m <sup>2</sup> (3720 ft <sup>2</sup> )*<br>Lot 3,4 and 6: 313.8 m <sup>2</sup> (3378 ft <sup>2</sup> )*<br>Lot 5: 367.1 m <sup>2</sup> (3951 ft <sup>2</sup> )*<br>Multiplex:<br>Lot 7:918.8 m <sup>2</sup> (9890 ft <sup>2</sup> )<br><br>Lot 8:693.4 m <sup>2</sup> (7464 ft <sup>2</sup> )<br><br>Lot 9 and 10:745.5 m <sup>2</sup> (8024 ft <sup>2</sup> )<br><br>*plus additional exempted floor area for attic and garage |
| Setbacks                         | Front: 6.5 m<br>Rear: 9 m<br>Side:1.5                                                                                                                                                   | Front: 6.5 m<br>Rear:7 m<br>Side:1.5                                                                                                                                                                                                                                                                                      | Front:<br>Lots 1 and 2: 11.5 m(37.7ft)<br>Lots 3 to10: 6 m (19.7ft)<br><br>Side:<br>1.5 m ( 4.9 m)<br>Internal side:<br>Lot 7,8,9, and 10: 3.5 m<br><br>Rear:<br>Lots 1-10: 7.5 m (24.6 ft)                                                                                                                                                                                                                                                        |
| Maximum Number of Dwelling Units | 4 dwelling units per lot                                                                                                                                                                | 35 Dwelling units proposed<br>40 Dwelling units possible                                                                                                                                                                                                                                                                  | 27 Dwelling units proposed<br>40 Dwelling units possible                                                                                                                                                                                                                                                                                                                                                                                           |
| Permitted Dwelling type          | Single Detached and Duplex                                                                                                                                                              | 5 fourplexes<br>5 Triplexes                                                                                                                                                                                                                                                                                               | 3 Fourplexes<br>1 Triplex                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                         |                                                                                          |                                                                                                                            |                                                                                                                   |
|---------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|                                                         |                                                                                          |                                                                                                                            | 6 duplexes                                                                                                        |
| Maximum Lot Coverage                                    | 45%                                                                                      | Lot 1 and 2: 34 %<br>Lot 3 and 4: 40 %<br>Lot 5 : 37 %<br>Lot 6: 39 %<br>Lot 7: 27 %<br>Lot 8 : 35 %<br>Lot 9 and 10: 36 % | Lot 1 and 8: 40%<br>Lot 2: 37%<br>Lot 3 and 4: 45%<br>Lot 5: 38%<br>Lot 6: 42%<br>Lot 7: 43%<br>Lot 9 and 10: 46% |
| Lot Permeability:                                       | Not more than 60% of the total area of the lot shall be covered by impermeable material, | Lot 1 and 4: 56 %<br>Lot 2: 53 %<br>Lot 3: 57 %<br>Lot 5, 9 and 10: 55 %<br>Lot 6 : 54 %<br>Lot 7 and 8: 59 %              | Lots 1 to 6: 60%<br>Lots 7 to 10: 65%*<br><br>*To be varied in CDZ                                                |
| Front Yard Landscaping                                  | 50% required                                                                             | Lot 1, 2, 3 ,4, 6, 8 9 and 10 : Not met<br>Lot 5 and 7: Met                                                                | Lot 1 and 2: met<br>Lot 3 to 10: Not met                                                                          |
| Maximum No. of Storeys                                  | 2.5                                                                                      | 2.5                                                                                                                        | 2.5                                                                                                               |
| Maximum Building Height to:<br>Roof Ridge:<br>Mid-Roof: | 9.5 m (31.2 ft)<br>8 m (26.2 ft)                                                         | 9.5 m (31.2 ft)<br>8 m (26.2 ft)                                                                                           | 10.5 m (34.5 ft)<br>9 m (29.5 ft)                                                                                 |
| Maximum Lot Coverage                                    | 45%                                                                                      | Lot 1 and 2: 34 %<br>Lot 3 and 4: 40 %<br>Lot 5 : 37 %<br>Lot 6: 39 %<br>Lot 7: 27 %<br>Lot 8 : 35 %<br>Lot 9 and 10: 36 % | Lot 1 and 8: 40%<br>Lot 2: 37%<br>Lot 3 and 4: 45%<br>Lot 5: 38%<br>Lot 6: 42%<br>Lot 7: 43%<br>Lot 9 and 10: 46% |
|                                                         | <b>Required under<br/>“Delta Zoning Bylaw<br/>No. 7600, 2017”</b>                        | <b>Original Submission</b>                                                                                                 | <b>Revised Submission</b>                                                                                         |
| Common Amenity Space: Outdoor:                          | 15 m <sup>2</sup> (161.5 ft <sup>2</sup> )                                               | All Lots: 15 m <sup>2</sup> (161.5 ft <sup>2</sup> ) per unit                                                              | Lots 5, 7, 8, 9 and 10<br>15 m <sup>2</sup> (161.5 ft <sup>2</sup> ) per unit                                     |
| Off-street Parking: Dwelling Unit Visitor Parking       | 1 space per dwelling unit<br>Not required                                                | 1 space per dwelling unit                                                                                                  | 2 spaces per dwelling unit<br><br>2 spaces (Lot 7 and 8)                                                          |