

Project Data for 686 52 Street and 5236 7A Avenue (LU009901)

Owners	Mark Sobiecki and Lynne & Iain Willox	
Applicant	Buro47 Architecture Inc.	
Application Date	July 23, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Mixed Residential (MR)	No change
Zoning	Single Detached Residential 1 (RS1)	Comprehensive Development Zone No. 67 (CDZ67)
No. of Lots	2	1
Lot Area	686 52 St: 6,714 m ² (72,269 ft ²) 5236 7A Ave: 833 m ² (8,966 ft ²)	7,547 m ² (81,235 ft ²)
Lot Width	686 52 St: 24.4 m (80 ft) 5236 7A Ave: 22.7 m (74 ft)	22.7 m (74 ft)
Average Lot Depth	686 52 St: 53.5 m (175 ft) 5236 7A Ave: 36.6 m (120 ft)	168 m (551 ft)
	Permitted under RS1 Zone	Permitted under Proposed CDZ67 Zone
Maximum Floor Area	686 52 St: 2,107 m ² (22,680 ft ²) 5236 7A Ave: 343 m ² (3,692 ft ²)	25 one-bedroom units on ground floor ranging from 45.3 m ² to 65.6 m ² (488 ft ² to 706 ft ²) 25 2, 3 and 4-bedroom units on the second and third floors ranging from 120.5 m ² to 153.7 m ² (1,297 ft ² to 1,654 ft ²) Total Residential Floor Area: 4688.8 m ² (50,470 ft ²) Floor Space Ratio: 0.62
Total Number of Dwelling Units	Total 8 units (4 units each lot)	50 Units 66 uph (27 upa)
Maximum No. of Storeys	2.5	3
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	11.5 m (38 ft) 10.5 m (34 ft)
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Outdoor Amenity Space: Private: Common:	15 m ² (162 ft ²) per unit 250 m ² (2,690 ft ²)	Ranges from 15 m ² (162 ft ²) to 44.9 m ² (483 ft ²) per unit 520 m ² (5,597 ft ²)

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Landscaping Landscape strip abutting single detached dwellings	1.5 m (5 ft) wide	Not required for: • North side of building 4 • West side of building 3 • East side of buildings 5 and 6
Off-street Parking: Townhouses Townhouse Visitor Loading Space	75 (1.5 spaces per dwelling unit) 5 (0.1 spaces per dwelling unit) N/A	78 spaces 5 spaces 1 space
Bicycle Parking	N/A	50 spaces for residents and 18 spaces for visitors
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 109</u> 99 on-site and 8 off-site 2 municipal trees <u>Trees to be Removed: 97</u> 94 on-site and 1 off-site 2 municipal trees <u>Trees to be Retained: 12</u> 5 on-site and 7 off-site	<u>Replacement:</u> 209 trees OR \$212,781	<u>Replacement:</u> 146 trees to be planted and \$66,150 cash-in-lieu for the remaining 63 trees. Proposed Replacement Trees: 97 trees to be planted <u>Replacement Security:</u> \$102,200 for 146 on-site trees plus \$66,150 cash-in-lieu for the remaining 63 trees
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	9 street trees to be installed	8 street trees and cash-in-lieu for remaining 1 tree