

Project Data for 1050 54A Street (LU009921)

|                                             |                                                                                            |                                                                                                   |
|---------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Owner                                       | Kinville Association                                                                       |                                                                                                   |
| Applicant                                   | Emily Kearns, Ankenman Associate Architects Inc.                                           |                                                                                                   |
| Application Date                            | September 10, 2025                                                                         |                                                                                                   |
|                                             | <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                     | Tsawwassen Neighbourhood Centre and Corridors (SD1-A)                                      | No change                                                                                         |
| Zoning                                      | Comprehensive Development Zone No. 289 (C.D.289)                                           | Comprehensive Development Zone No. 70 (CDZ70)                                                     |
| No. of Lots                                 | 1                                                                                          | No change                                                                                         |
| Lot Area                                    | 4,801.5 m <sup>2</sup> (51,683 ft <sup>2</sup> )                                           | No change                                                                                         |
| Lot Width                                   | 45.6 m (150 ft)                                                                            | No change                                                                                         |
| Average Lot Depth                           | 59.8 m (196 ft)                                                                            | No change                                                                                         |
|                                             | <b>Permitted under C.D.289 Zone</b>                                                        | <b>Proposed in CDZ70 Zone</b>                                                                     |
| Maximum Density                             | No maximum FSR prescribed in OCP or C.D.289 Zone                                           | 2.2 FSR                                                                                           |
| Total Number of Dwelling Units              | 86 Units (179 uph) (73 upa)                                                                | 143 Units (298 uph) (121 upa)                                                                     |
| Maximum No. of Storeys                      | 3                                                                                          | 6                                                                                                 |
| Maximum Building Height                     | 8.2 m (27 ft)                                                                              | 21 m (69 ft)                                                                                      |
| Maximum Lot Coverage                        | 45%                                                                                        | 45%                                                                                               |
|                                             | <b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>                                  | <b>Proposed</b>                                                                                   |
| Adaptable Dwelling Unit                     | 29 Units (20%)                                                                             | 131 Units (91%)                                                                                   |
| Common Amenity Space<br>Indoor:<br>Outdoor: | 143 m <sup>2</sup> (1,539 ft <sup>2</sup> )<br>858 m <sup>2</sup> (9,235 ft <sup>2</sup> ) | 194.5 m <sup>2</sup> (2,094 ft <sup>2</sup> )<br>1,094.7 m <sup>2</sup> (11,784 ft <sup>2</sup> ) |

|                                                                                                                                                                                                                                                                                           | <b>Required under “Delta Zoning Bylaw No. 7600, 2017”</b>                                                                     | <b>Proposed</b>                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Off-street Parking:<br>Residential (Rental)                                                                                                                                                                                                                                               | 107 spaces (0.75 space per unit)                                                                                              | 72 spaces (0.5 space per unit) (to be varied through CDZ70 Zone)                                                                                                |
| Residential Visitor                                                                                                                                                                                                                                                                       | Not required                                                                                                                  | 18 spaces                                                                                                                                                       |
| Bicycle Parking                                                                                                                                                                                                                                                                           | 143 spaces (1 space per unit) plus 5 spaces per building for visitors                                                         | 23 spaces (0.16 space per unit) plus 5 spaces per building for visitors (to be varied through CDZ70 Zone)                                                       |
| Scooter Parking                                                                                                                                                                                                                                                                           | Not required                                                                                                                  | 23 spaces                                                                                                                                                       |
| Community Centre Visitor                                                                                                                                                                                                                                                                  | 24 spaces                                                                                                                     | 24 spaces                                                                                                                                                       |
| Loading Spaces:                                                                                                                                                                                                                                                                           | 1                                                                                                                             | 1                                                                                                                                                               |
| <b>Tree Retention, Removal and Replacement</b>                                                                                                                                                                                                                                            | <b>Required</b>                                                                                                               | <b>Proposed</b>                                                                                                                                                 |
| <u>Total Trees: 32</u><br>10 on-site and 17 off-site<br>5 municipal trees<br><br><u>Trees to be Removed: 16</u><br>9 on-site and 7 off-site trees (including 3 large diameter trees (60+cm DBH))<br><br><u>Trees to be Retained: 16</u><br>1 on-site and 10 off-site<br>5 municipal trees | <u>Replacement:</u><br>35 trees                                                                                               | <u>Replacement:</u><br>35 trees to be planted<br><br><u>Landscape Security:</u><br>To be determined by an estimate accepted by the General Manager, Development |
| <b>Street Trees</b>                                                                                                                                                                                                                                                                       | <b>Required</b>                                                                                                               | <b>Proposed</b>                                                                                                                                                 |
| One tree for every 9 m (30 ft) of street abutting the property                                                                                                                                                                                                                            | \$3,120 cash-in-lieu for 6 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees) | \$520 and retaining 5 municipal trees                                                                                                                           |