

Project Data for 11489 & 11503 84 Avenue and 8447 & 8455 115 Street (LU007852)

Owner	11489 84 Avenue – The Corporation of Delta 11503 84 Avenue – Hari Sharma 8447 115 Street – S. Sharma & Associates Inc. 8455 115 Street – Hari Sharma	
Applicant	H. Sharma and Associates Inc.	
Application Date	May 19, 2016	
	Existing	Proposed
OCP Designation Schedule A:	<u>11489 84 Avenue:</u> S Institutional <u>11503 84 Avenue:</u> MR Multi-Unit Residential <u>8447 & 8455 115 Street:</u> R One and Two Unit Residential	<u>Portion of 11489 84 Avenue:</u> MR Multi-Unit Residential <u>11503 84 Avenue:</u> No change <u>8447 & 8455 115 Street:</u> MR Multi-Unit Residential
Schedule C.1: (North Delta Area Plan)	<u>11489 84 Avenue:</u> S Institutional <u>11503 84 Avenue:</u> MGR Medium Density Ground-Oriented Residential <u>8447 & 8455 115 Street:</u> ISF(ND) Infill Single Family Residential (North Delta)	A new multiple-family residential land use designation which will be named MDR(DG) Medium Density Residential (Delta Gardens)
Maximum Allowable Density	<u>11489 84 Avenue:</u> No residential uses permitted <u>11503 84 Avenue:</u> 76 units/hectare (30 units/acre) <u>8447 & 8455 115 Street:</u> 30 units/hectare (12 units/acre)	200 units/hectare (81 units/acre)
Maximum Building Height under OCP Designation	3 storeys	6 storeys (apartments) 3 storeys (townhouses)
Development Permit Area	ND12 Nordel Social Heart	A development permit is required for form and character
	Permitted Under Existing Zoning	Proposed Under CD Zone No. 475
Zoning	<u>11489 84 Avenue:</u> P Public Use <u>11503 84 Avenue and 8447 & 8455 115 Street:</u> RM1 Multiple Family (Duplex) Residential	Comprehensive Development Zone No. 475
Number of Lots	4	1

	Permitted Under Existing Zoning	Proposed Under CD Zone No. 475
Total Site Area	<p><u>Portion of 11489 84 Avenue:</u> 2,954 m² (31,791 ft²)</p> <p><u>11503 84 Avenue:</u> 2,057 m² (22,141 ft²)</p> <p><u>8447 115 Street:</u> 553 m² (5,952 ft²)</p> <p><u>8455 115 Street:</u> 557 m² (5,993 ft²)</p>	<p>6,030.8 m² (64,915 ft²)* *following consolidation and road dedication</p>
Total Number of Dwelling Units	3 single family dwellings	<p>110 apartment units 12 townhouse units <i>122 dwelling units in total</i></p>
Maximum Permitted Floor Area	<p><u>11489 84 Avenue (P):</u> No residential uses permitted under existing zoning</p> <p><u>11503 84 Avenue (RM1):</u> Single Family: 330 m² (3,552 ft²)* Duplex: 370 m² (3,983 ft²)*</p> <p><u>8447 115 Street (RM1):</u> Single Family: 231 m² (2,486 ft²)*</p> <p><u>8455 115 Street (RM1):</u> Single Family: 232 m² (2,497 ft²)*</p> <p>*plus additional in-ground basement floor area</p>	<p><u>Apartment Units:</u> 1 bedroom & 1 bedroom plus den units, ranging from 55 m² (587 ft²) to 62 m² (667 ft²)</p> <p>2 bedroom & 2 bedroom plus den units, ranging from 91 m² (978 ft²) to 127 m² (1,368 ft²)</p> <p><u>Townhouse Units:</u> 3 bedroom units, ranging from 117 m² (1,258 ft²) to 126 m² (1,360 ft²)</p> <p><u>Floor Space Ratio:</u> 2.6 for apartment area 1.4 for townhouse area 2.4 for overall site</p>
Maximum Height	<p><u>11489 84 Avenue (P):</u> No residential uses permitted under existing zoning</p> <p><u>11503 84 Avenue and 8447 & 8455 115 Street (RM1):</u> 9.5 m (31 ft) to roof ridge 8 m (26 ft) to mid-roof or top of flat roof 2 ½ storeys</p>	<p><u>West Apartment Building:</u> 22 m (72 ft) to roof ridge 6 storeys</p> <p><u>East Apartment Building:</u> 21.8 m (71.5 ft) to roof ridge 6 storeys with step down to 4 storeys on east side of building</p> <p><u>Townhouse Buildings:</u> 11 m (36 ft) to roof ridge 9.8 m (32 ft) to mid-roof 3 storeys</p>

	Permitted Under Existing Zoning	Proposed Under CD Zone 475
Resident Parking	<u>11489 84 Avenue:</u> No residential uses permitted under existing zoning <u>11503 84 Avenue and 8447 & 8455 115 Street:</u> 2.0 spaces per dwelling unit plus 1.0 additional space for a secondary suite	1.5 per apartment unit (165 spaces) 2.0 per townhouse unit (24 spaces)
Visitor Parking	N/A	0.2 spaces per dwelling unit (25 spaces)
VariANCES:	Required	Proposed
Zoning Bylaw: Section 914(6) Special Setback from the Centre Line of 84 Avenue	21.0 m (69 ft)	16.5 m (54 ft)