

Project Data for 11129 80 Avenue (LU009564)

Owner(s)	Jatinderjeet Sangha, Sutantar Sangha	
Applicant	Jatinderjeet Sangha, Sutantar Sangha	
Application Date	April 20, 2023	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No Change
OCP Designation	Small Scale Residential (SSR)	
Zoning	Residential Single Detached 1 (RS1)	Residential Single Detached 5 (RS5)
No. of Lots	1	2
Lot Area	1,096.3 m <sup>2</sup> (11,801 ft <sup>2</sup> )	Lot A: 599.7 m <sup>2</sup> (6,455 ft <sup>2</sup> ) Road dedication: Lot B: 496.7 m <sup>2</sup> (5,346 ft <sup>2</sup> )
Lot Width	34.2 m (112 ft)	Lot A: 18.5 m (61 ft) Lot B: 15.7 m (52 ft)
Average Lot Depth	31.7 m (104 ft)	Lot A: 32.4 m (106 ft) Lot B: 30.9 m (101 ft)
	<b>Permitted under Current RS1 Zone</b>	<b>Permitted under Proposed RS5 Zone</b>
Maximum Floor Area	421.9 m <sup>2</sup> (4,542 ft <sup>2</sup> )*  Existing home: 274 m <sup>2</sup>  *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lot A: 275 m <sup>2</sup> (2,959 ft <sup>2</sup> )* Lot B: 249 m <sup>2</sup> (2,680 ft <sup>2</sup> )*  *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit
	<b>Permitted under RS1 Zone</b>	<b>Permitted under RS5 Zone</b>
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	45%	45%
	<b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>	<b>Proposed</b>
Off-street Parking: Single Detached/Duplex Accessory Dwelling Unit	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m <sup>2</sup> (355 ft <sup>2</sup> )	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m <sup>2</sup> (355 ft <sup>2</sup> )
<b>Variances</b>	<b>Required</b>	<b>Proposed</b>
Zoning Bylaw:  Section 6.2.11(a)(i) by increasing the maximum	  3 m (10 ft)	  4.4 m (14.5 ft)

projection of an attached garage from a single detached dwelling		
<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>Total Trees: 8</u> 7 on-site and 1 off-site trees  <u>Trees to be Removed: 5</u> 5 on-site trees (including 1 large diameter tree(s) (60+cm DBH))  <u>Trees to be Retained: 3</u> 2 on-site and 1 off-site trees	<u>Replacement:</u> 11 tree(s) OR \$11,200  <i>Note: for proposals that include both on-site replacements and cash-in-lieu (CIL) payment, the CIL rate per the bylaw is \$1,050 for 20-59 cm DBH trees and \$933 for large diameter trees</i>	<u>Replacement:</u> 5 trees to be planted plus \$6,300 cash-in-lieu
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
One tree for every 9 m (30 ft) of street abutting the property	\$1560 cash-in-lieu for 3 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$1560