

Project Data for 6632 Lambert Crescent (LU009795)

Owners	George and Lynn Christison	
Applicant	Satinder Baughan	
Application Date	January 6, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	Single Detached Residential 5 (RS5)
No. of Lots	1	2
Lot Area	1,323.5 m <sup>2</sup> (14,246 ft <sup>2</sup> )	Lot 1: 718.5 m <sup>2</sup> (7,734 ft <sup>2</sup> ) Lot 2: 605 m <sup>2</sup> (6,512 ft <sup>2</sup> )
Lot Width	33.1 m (109 ft)	Lot 1: 17.5 m (57 ft) Lot 2: 15.6 m (51 ft)
Average Lot Depth	41.3 m (135 ft)	Lot 1: 41.4 m (136 ft) Lot 2: 41.3 m (135 ft)
	<b>Permitted under RS1 Zone</b>	<b>Permitted under RS5 Zone</b>
Maximum Floor Area	490 m <sup>2</sup> (5,274 ft <sup>2</sup> )*  *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lot 1: 305 m <sup>2</sup> (3,283 ft <sup>2</sup> )* Lot 2: 276 m <sup>2</sup> (2,971 ft <sup>2</sup> )* <b>Total: 581m<sup>2</sup> (6,254 ft<sup>2</sup>)</b>  *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit
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%	Lot 1: 45% Lot 2: 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> )	Lot 1: 1 space Lot 2: 2 spaces N/A

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<p><u>Total Trees: 18</u> 8 on-site and 10 off-site 0 municipal trees</p> <p><u>Trees to be Removed: 5</u> 4 on-site and 1 off-site* 0 municipal trees (including 1 large diameter tree (60+cm DBH))</p> <p>*Subject to authorization by adjacent property owner</p> <p><u>Trees to be Retained: 13</u> 4 on-site and 9 off-site 0 municipal trees</p>	<p><u>Replacement:</u> 11 trees OR \$9,100</p>	<p><u>Replacement:</u> Retention, replacement and securities to be applied as per as per "Delta Tree Protection and Regulation Bylaw No. 7969, 2021"</p>
<p><b>Street Trees</b></p>	<p><b>Required</b></p>	<p><b>Proposed</b></p>
<p>One tree for every 9 m (30 ft) of street abutting the property</p>	<p>\$1,560 cash-in-lieu for 3 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)</p>	<p>\$1,560</p>