

Project Data for 6456 Cabeldu Crescent (LU009815)

Owners	Gagandeep & Puneet Matta and Navjot & Jesica Narula	
Applicant	Navjot Narula	
Application Date	February 18, 2025	
	Existing	Proposed
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 6 (RS6)
No. of Lots	1	2
Lot Area	1,259.8 m ² (13,560 ft ²)	Lot 1: 629.9 m ² (6,780 ft ²) Lot 2: 629.9 m ² (6,780 ft ²)
Lot Width	31.8 m (104 ft)	Lot 1: 15.9 m (52 ft) Lot 2: 15.9 m (52 ft)
Average Lot Depth	39.6 m (130 ft)	No change
	Permitted under RS1 Zone	Permitted under RS6 Zone
Maximum Floor Area	470.9 m ² (5,069 ft ²)* *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit	Lot 1: 275 m ² (2,960 ft ²)* Lot 2: 275 m ² (2,960 ft ²)* Total: 550 m² (5,920 ft²) *plus additional in-ground basement (or attic if Ladner) 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%	40%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
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 ² (355 ft ²)	Lot 1: 2 spaces Lot 2: 2 spaces
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total: 8 trees and 4 hedges</u> 4 trees and 4 hedges on-site 2 trees off-site 2 municipal trees	<u>Replacement:</u> 16 trees OR \$16,100	<u>Replacement:</u> 8 trees to be planted plus \$8,400 cash-in-lieu

Tree Retention, Removal and Replacement	Required	Proposed
<p><u>To be Removed: 4 trees and 2 hedges</u> 4 on-site (including 2 large diameter trees (60+cm DBH)) 2 on-site hedges (length 17m equals 3 trees)</p> <p><u>To be Retained: 4 trees and 2 hedges</u> 2 hedges on-site 2 trees off-site 2 municipal trees</p>	<p><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></p>	<p><u>Replacement Security: \$5,600</u></p>
Street Trees	Required	Proposed
<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>