

Project Data for 10890 79 Avenue (LU009811)

Owners	Minakshi & Sanjiv Bagai and Harinder Grewal	
Applicant	Tanya Bagai	
Application Date	February 12, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 5 (RS5)	Single Detached Residential 7 (RS7)
No. of Lots	1	6
Lot Area	3,085 m ² (33,207 ft ²)	Lot 1: 336 m ² (3,617 ft ²) Lot 2: 492 m ² (5,296 ft ²) Lot 3: 390 m ² (4,198 ft ²) Lot 4: 373 m ² (4,015 ft ²) Lot 5: 621 m ² (6,684 ft ²) Lot 6: 338 m ² (3,638 ft ²) Road dedication: 537 m ² (5,780 ft ²)
Lot Width	65.3 m (214 ft)	Lot 1: 15.6 m (51 ft) Lot 2: 12.4 m (41 ft) Lot 3: 11.6 m (38 ft) Lot 4: 11.3 m (37 ft) Lot 5: 11.9 m (39 ft) Lot 6: 16.4 m (54 ft)
Average Lot Depth	45.7 m (150 ft)	Lot 1: 19.5 m (64 ft) Lot 2: 26.4 m (87 ft) Lot 3: 24.4 m (80 ft) Lot 4: 24.2 m (79 ft) Lot 5: 26.6 m (87 ft) Lot 6: 18.7 m (61 ft)
	Permitted under RS5 Zone	Permitted under RS7 Zone
Maximum Floor Area	896 m ² (9,644 ft ²)* *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lot 1: 168 m ² (1,808 ft ²)* Lot 2: 246 m ² (2,648 ft ²)* Lot 3: 195 m ² (2,099 ft ²)* Lot 4: 186 m ² (2,002 ft ²)* Lot 5: 250 m ² (2,691 ft ²)* Lot 6: 169 m ² (1,819 ft ²)* Total: 1,214 m ² (13,067 ft ²) *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit

	Permitted under RS5 Zone	Permitted under RS7 Zone
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	1 space per dwelling unit	Proposed Lots 1 to 6: 1 space per dwelling unit
Accessory Dwelling Unit (ADU)	1 space per ADU with a floor area greater than 33 m ² (355 ft ²)	Proposed Lots 2 and 5: 1 space per ADU
Variances	Required	Proposed
Zoning Bylaw:		
Section 11.70.6: Front Setback	5 m (16 ft)	3 m (10 ft) for Lots 1 to 6
Section 11.70.6: Rear Setback	9 m (30 ft)	5 m (16 ft) for Lots 1,3, and 4 7.5 m (25 ft) for Lots 2 and 5 4.3 m (14 ft) for Lot 6
Section 11.70.8: Minimum Average Lot Depth	30 m (98 ft)	19 m (62 ft) for Lot 1 26 m (85 ft) for Lots 2 and 5 24 m (79 ft) for Lots 3 and 4 18 m (59 ft) for Lot 6
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 44</u> 36 on-site trees and four hedges, 8 off-site trees and three hedges, and one hedge on city property <u>Trees to be Removed: 28</u> 28 on-site trees and three hedges, one hedge from City property <u>Trees to be Retained: 8</u> 8 off-site trees and three off-site hedges	<u>Replacement:</u> 70 trees OR \$70,962	<u>Replacement:</u> 46 trees to be planted plus \$25,200 cash-in-lieu for remaining 24 trees Replacement Security: \$32,200 for 46 replacement trees Tree Retention Security: \$20,000 for 8 trees

Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$3,640 cash-in-lieu for 7 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$3,640