

Project Data for 4328 Arthur Drive (LU009789)

Owner	Navroop S. Sehit	
Applicant	Kijee Custom Homes Ltd.	
Application Date	December 18, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No Change
OCP Designation	Small Scale Residential (SSR)	No Change
Development Permit Area	Streamside Protection (SPEA)  Chilukthan Slough/Ladner Canal (LV2)	Development Permit to protect the natural environment with the SPEA DP Area  Development Permit to prevent damage to the natural environment through siting and design controls
Heritage Conservation Area	Ladner Heritage Conservation Area 2 (LHCA 2)	Heritage Alteration Permit for new construction in LHCA 2
Zoning	Single Detached Residential 1 (RS1)	No Change
No. of Lots	1	No Change
Lot Area	840 m <sup>2</sup> (9,042 ft <sup>2</sup> )	No Change
Lot Width	18.3 m (60 ft)	No Change
Average Lot Depth	45.9 m (151 ft)	No Change
	<b>Permitted under RS1 Zone</b>	<b>Proposed under RS1 Zone</b>
Maximum Floor Area	345 m <sup>2</sup> (3,714 ft <sup>2</sup> )*  *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit	345 m <sup>2</sup> (3,714 ft <sup>2</sup> )*  *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 (31.2 ft) 8 m (26.2 ft)	9.3 m (30.5 ft) 7.41 m (24.3 ft)
Maximum Lot Coverage	45%	33%
	<b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>	<b>Proposed</b>
Off-street Parking: Single Detached/Duplex Secondary Suite	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> )	2 spaces 1 space

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<p><u>Total Trees: 12</u> 12 on-site trees</p> <p><u>Trees to be Removed: 4</u> 4 on-site and trees (including 1 large diameter tree (60+cm DBH))</p> <p><u>Trees to be Retained: 8</u> 8 on-site trees</p>	<p><u>Replacement:</u> 9 trees OR \$9,100</p>	<p><u>Replacement:</u> 4 trees to be planted plus \$5,250 cash-in-lieu</p> <p><u>Replacement Security:</u> \$2,800</p>