

Project Data for 11067 River Road (LU008383)

Owners	Jagbir Malhi and Hardeep Malhi	
Applicant	Dharam Kajal, Westridge Engineering and Consulting Ltd.	
Application Date	June 7, 2017*	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Small Scale Residential (SSR)	No change
Development Permit Area	<p>Fraser River Escarpment (ND1)</p> <p>Streamside Protection and Enhancement Area (SPEA)</p>	<p>A development permit for the following is required:</p> <p>To prevent damage to the natural environment and protect development from hazardous conditions through siting and design control within the ND1 Development Permit area.</p> <p>To protect the natural environment within the SPEA Development Permit area.</p>
Zoning	Single Detached Residential 1 (RS1)	Single Detached Residential 6 (RS6)
No. of Lots	1	3
Lot Area	2,658 m ² (28,610 ft ²)	<p>Lot 1: 853 m² (9,182 ft²)</p> <p>Lot 2: 871 m² (9,375 ft²)</p> <p>Lot 3: 934 m² (10,053 ft²)</p>
Lot Width	47.5 m (156 ft)	<p>Lot 1: 15.6 m (51 ft)</p> <p>Lot 2: 14.3 m (47 ft)</p> <p>Lot 3: 14.2 m (47 ft)</p>
Average Lot Depth	62 m (203 ft)	<p>Lot 1: 55.3 m (181 ft)</p> <p>Lot 2: 59.9 m (197 ft)</p> <p>Lot 3: 66.9 m (219 ft)</p>
	Permitted under RS1 Zone	Proposed under RS6 Zone
Maximum Floor Area	<p>Single Detached Dwelling: 330 m² (3,552 ft²)*</p> <p>*plus additional in-ground basement floor area, subject to zoning regulations at time of building permit</p>	<p>Lots 1, 2 and 3: 270 m² (2,906 ft²)</p> <p>In-Ground Basement: 149 m² (1,604 ft²)</p> <p>Total: 419 m² (4,510 ft²)</p>
Secondary Suite	<p>Yes*</p> <p>*Maximum 90 m² (969 ft²) permitted per lot.</p>	Lots 1, 2 and 3: 66.7 m ² (718 ft ²)
Maximum No. of Storeys	2.5	2.5

	Permitted under RS1 Zone	Proposed under RS6 Zone
Maximum Building Height to: Roof Ridge	9.5 m (31 ft)	Lot 1: 10.2 m (33 ft)* Lot 2: 10.9 m (36 ft)* Lot 3: 9 m (30 ft)
Mid-Roof or Top of a Flat Roof	8 m (26 ft)	Lot 1: 9.7 m (32 ft)* Lot 2: 10.4 m (34 ft)* Lot 3: 8.5 m (28 ft)* *DVP required
Accessory Structure	Yes	Lots 1, 2 and 3: Not proposed, but would be permitted
Maximum Lot Coverage	45%	Lot 1: 29% Lot 2: 28% Lot 3: 27%
Maximum Impermeable Area	60%	Lot 1: 45% Lot 2: 44% Lot 3: 41%
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)	2 spaces 1 space
Variances	Required	Proposed
Zoning Bylaw: Subject to review prior to BP issuance	To be determined	To be determined
Subdivision & Development Standards Bylaw: Subject to review prior to BP issuance	To be determined	To be determined

Tree Retention, Removal and Replacement	Required	Proposed
<p>Total Trees: 66 60 on-site and 6 off-site 0 municipal trees</p> <p>Trees to be Removed: 59 56 on-site and 3 off-site 0 municipal trees</p> <p>Trees to be Retained: 7 4 on-site and 3 off-site and 0 municipal</p>	<p>118 replacement trees based on 2 for 1 replacement</p> <p>Tree replacement security</p> <p>Tree retention security</p>	<p>30 replacement trees (23 trees on-site and 7 trees in the riparian area) and \$44,000 cash-in-lieu for 88 replacement trees (\$500 per tree)</p> <p>\$15,000</p> <p>\$17,500</p>
Street Trees	Required	Proposed
<p>One tree for every 9 m (30 ft) of street abutting the property</p>	<p>\$2,600 cash-in-lieu for 5 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)</p>	<p>\$2,600</p>