

Project Data for 6291 to 6351 River Road (LU009737)

Owners	450470 B.C. Ltd., Gordon & Wendy Christoff, Shelly & Brent Harris, and Tamotsu Okuma	
Applicant	Brad Dore, Dore Design & Development	
Application Date	August 20, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Marine Mixed Use (MMU)	No change
Development Permit Area	Streamside Protection and Enhancement Area (SPEA)	Department of Fisheries and Oceans Canada approval required prior to issuance of a building permit
Zoning	Comprehensive Development Zone No. 431 (C.D.431)	Comprehensive Development Zone No. 63 (CDZ63)
No. of Lots	10	No change
Lot Area	921 m <sup>2</sup> (9,914 ft <sup>2</sup> ) 1,630 m <sup>2</sup> (17,545 ft <sup>2</sup> )	No change
Lot Width	17.2 (56 ft) to 22.6 m (74 ft)	No change
Average Lot Depth	49.8 m (163 ft) to 69.1 m (227 ft)	No change
	<b>Permitted under C.D.431 Zone in "Delta Zoning Bylaw No. 2750, 1977"</b>	<b>Proposed under CDZ63 Zone in "Delta Zoning Bylaw No. 7600, 2017"</b>
Maximum Floor Area	Lots 1-7 and 11: 225 m <sup>2</sup> (2,422 ft <sup>2</sup> )  Lots 8 and 9: 293 m <sup>2</sup> (3,154 ft <sup>2</sup> )	Lots 1-9 and 11: 385 m <sup>2</sup> (4,144 ft <sup>2</sup> )
Maximum No. of Storeys	2	3
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8.5 m (28 ft)	11 m (36 ft) 10 m (33 ft)
Maximum Site Coverage	25% of the Upland Area for Lots 1 – 7 and 11  40% of the Upland Area for Lots 8 – 9	No change
Off-Street Parking:	One enclosed parking space for a dwelling less than 107 m <sup>2</sup> (1,152 ft <sup>2</sup> ) or two enclosed parking spaces for a dwelling more than 107 m <sup>2</sup> (1,152 ft <sup>2</sup> )	1 space per dwelling unit in accordance with Section 8.4.2 of "Delta Zoning Bylaw No. 7600, 2027"