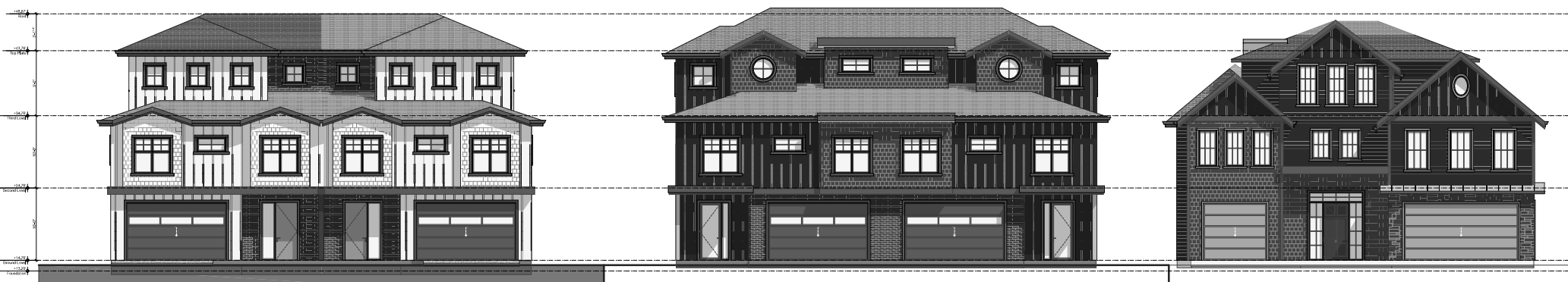
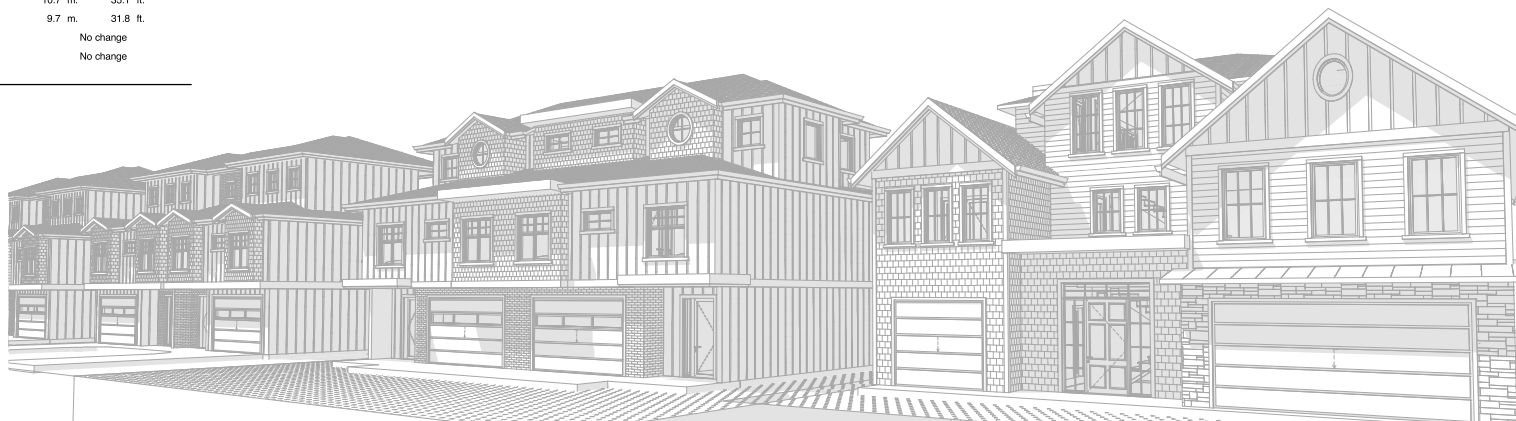


Project Summary

Proposal	Two Family Dwelling	
Address	6291 to 6399 & 6351 River Road	
Zoning	LU009489 CD Rezoning	
	Proposed	
Maximum Allowable Density upland lot	Two-family dwellings	
Maximum Allowable Density water lot	None	
Maximum Floor Area Proposed	385.00 m ²	4144 s.f.
Maximum Floor Area Upland Area CD 431	293.00 m ²	3154 s.f.
Maximum Floor Area Water Area Proposed	None	
Maximum Garage Area	66 m ²	710 s.f.
Maximum No. of Storeys	3	
Maximum building height to Ridge	10.7 m	35.1 ft.
Maximum building height to Mid-Roof	9.7 m	31.8 ft.
Maximum Site Coverage	No change	
Yards & Setbacks	No change	

Proposed Rezoning 6291 to 6339 & 6351 River Road



Streetscape

Brad Doré
Residential Design

604.762.8240
brad@doreid.com
www.bradore.com
Doré Design & Development Inc.

Legal Address

LOTS 1 TO 9 & Lot 11, DISTRICT LOT 144,
GROUP 2, AND SECTIONS 11 AND 14, TOWNSHIP 6,
ALL OF NEW WESTMINSTER DISTRICT, PLAN EPP65112
PID's 030-314-275, 030-314-283, 030-314-291, 030-314-305,
030-314-313, 030-314-321, 030-344-330, 030-314-364,
030-314-372 & 030-314-348

Proposed Rezoning
6321 to 6351 River Road
Delta, BC

The design and specifications of all drawings
conform to BCBC 2024
All drawings are to SCALE in the absence of a
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Cover Sheet

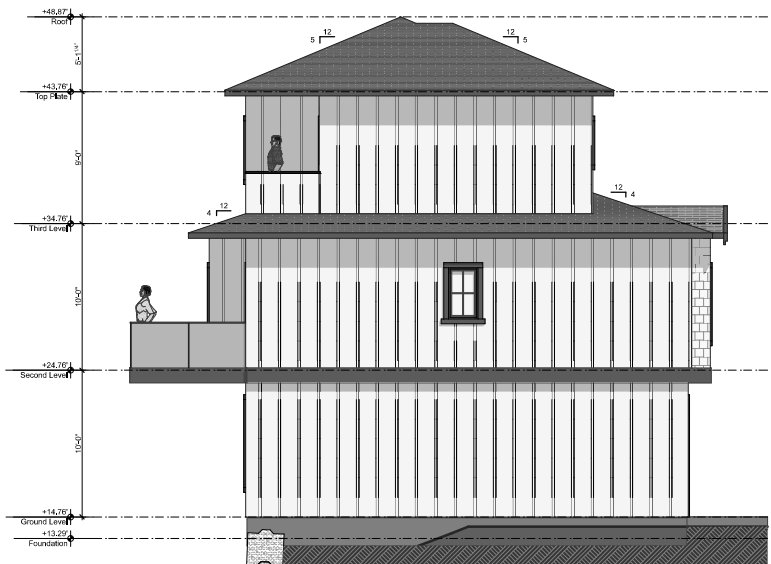
Status Issued for Response to City Comments	Date 2025-11-28
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A1



South

1/4" = 1'-0"



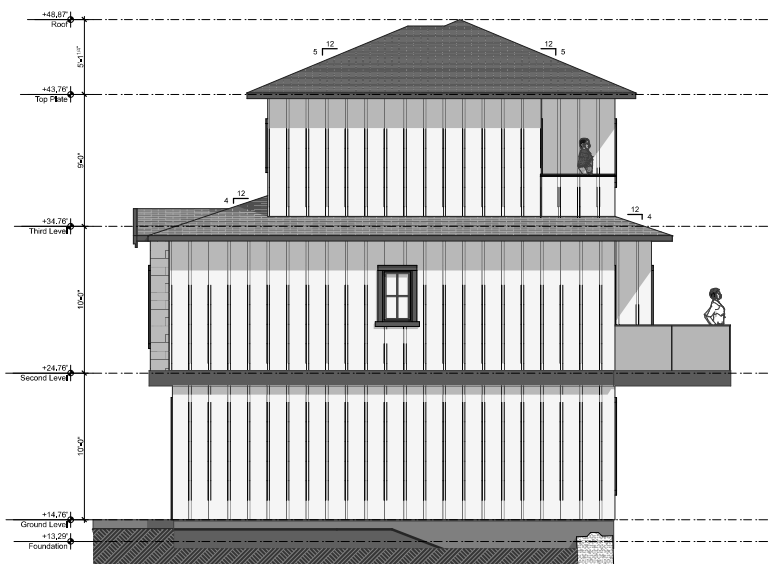
West

1/4" = 1'-0"



North

1/4" = 1'-0"



East

1/4" = 1'-0"

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Proposed Rezoning
6321 to 6351 River Road
Delta, BC

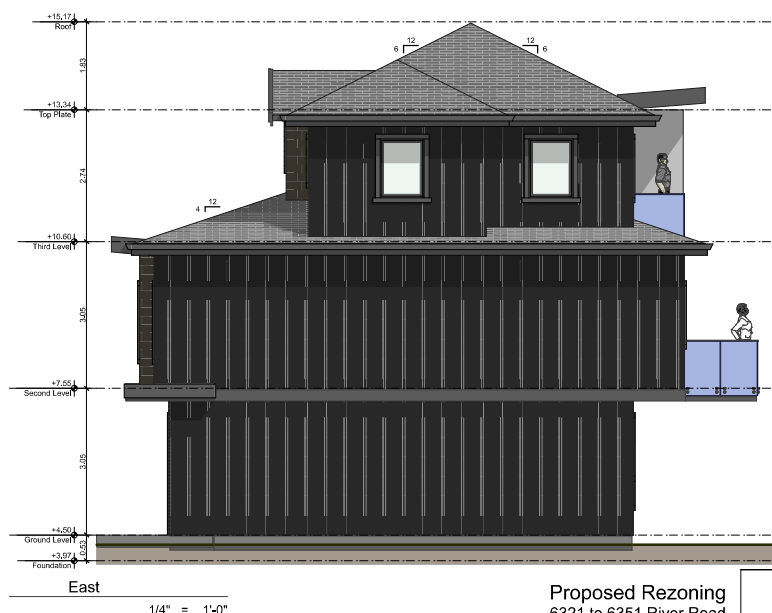
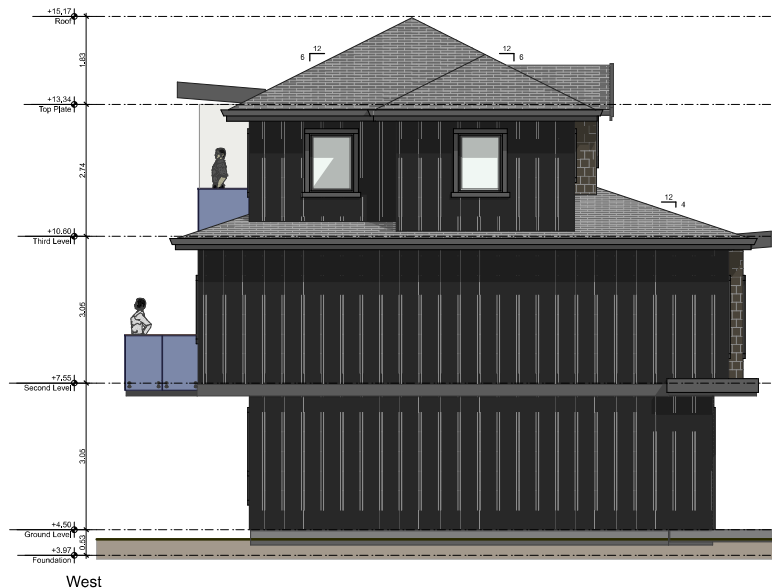
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Elevations Lots 2-7

Drawn Issued for Response to City Comments	Date 2025-11-28
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A5



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Proposed Rezoning
6321 to 6351 River Road
Delta, BC

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Elevations Lot 8	
Status Issued for Response to City Comments	Date 2025-11-28
A7	

Lot 8 River Road Development Permit Application File No. 2025-11-28 1:28 PM



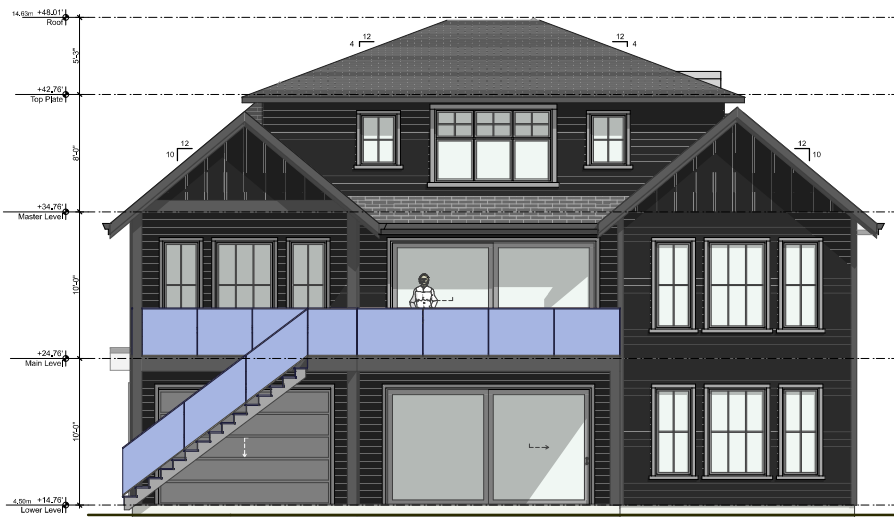
South

1/4" = 1'-0"



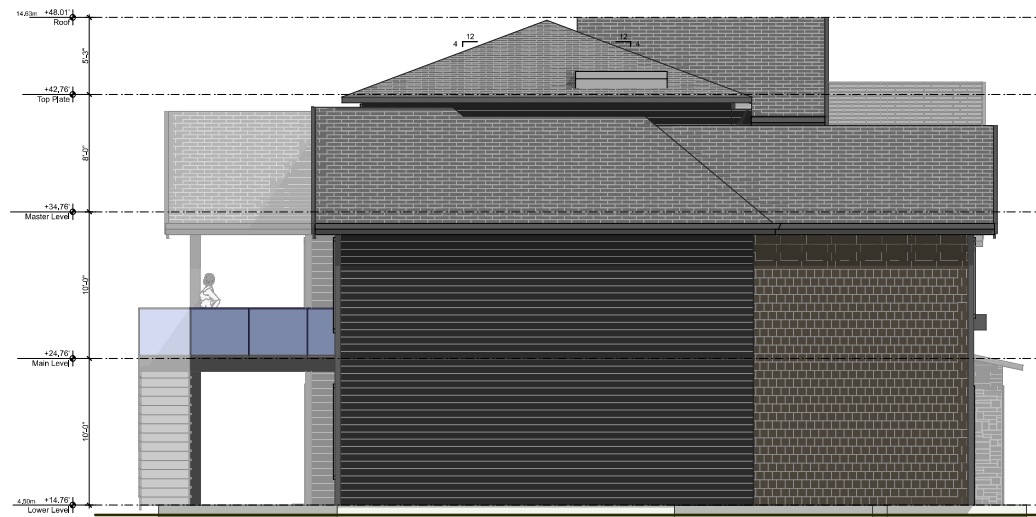
East

1/4" = 1'-0"



North

1/4" = 1'-0"



West

1/4" = 1'-0"

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Proposed Rezoning
6321 to 6351 River Road
Delta, BC

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Elevations Lot 9

Status
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Comments

Date
2025-11-28

A9

Lot 9 River Road Development permit/L17 - P101, November 28, 2025, 1:28 PM