

Project Data for 11493 86 Avenue (LU009494)

|   |   |  |
|---|---|--|
| Owners                                    | Karamjit Dhaliwal and Kulvinder Dhaliwal  |  |
| Applicant                                 | Vladyslav Lishchuk, Empire Design Corporation   |  |
| Application Date                          | September 28, 2022  |  |
|   | <b>Existing</b>   | <b>Proposed</b>  |
| Regional Growth Strategy Designation      | General Urban   | No change  |
| OCP Designation:                          | Small Scale Residential (SSR)   | No change  |
| Zoning                                    | Duplex Single Detached Residential 3 (RD3)  | Single Detached Residential 7 (RS7)  |
| No. of Lots                               | 1   | 2  |
| Lot Area                                  | 690.3 m <sup>2</sup> (7,430 ft <sup>2</sup> )   | Lots 1 and 2: 344 m <sup>2</sup> (3,703 ft <sup>2</sup> )  |
| Lot Width                                 | 22.7 m (74 ft)  | Lots 1 and 2: 11.3 m (37 ft)   |
| Average Lot Depth                         | 30.5 m (100 ft)   | Lots 1 and 2: No change  |
|   | <b>Permitted under RD3 Zone</b>   | <b>Proposed under RS7 Zone</b>   |
| Maximum Floor Area                        | <p>Single Detached Dwelling:<br/>265.6 m<sup>2</sup> (2,859 ft<sup>2</sup>)*</p> <p>Duplex Dwelling:<br/>300 m<sup>2</sup> (3,230 ft<sup>2</sup>)</p> <p>*plus additional in-ground basement floor area, subject to zoning regulations at time of building permit</p> | <p>Lots 1 and 2:<br/>172 m<sup>2</sup> (1,851 ft<sup>2</sup>)*</p> <p><b>Total:</b> 344 m<sup>2</sup> (3,703 ft<sup>2</sup>)</p> <p>*plus additional in-ground basement floor area, subject to zoning regulations at time of building permit</p> |
| Maximum No. of Dwelling Units             | 4 Units per Lot   | <p>Lots 1 and 2:<br/>4 Units per Lot (8 Total)</p> <p>Proposed:<br/>2 Units per Lot (4 Total)</p>  |
| Maximum No. of Storeys                    | 2.5   | Lots 1 and 2: 2.5  |
| Maximum Height<br>Mid-roof<br>Roof Ridge  | <p>8 m (26 ft)</p> <p>9.5 m (31 ft)</p>   | <p>8 m (26 ft)</p> <p>9.5 m (31 ft)</p>  |
| Maximum Lot Coverage                      | 40%   | Lots 1 and 2: 40%  |
|   | <b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>   | <b>Proposed</b>  |
| Off-Street Parking:<br>per Dwelling Unit: | <p>1 space per dwelling unit</p> <p>1 space per accessory dwelling unit with a floor area greater than 33 m<sup>2</sup> (355 ft<sup>2</sup>)</p>  | <p>Lots 1 and 2:<br/>2 spaces per single detached dwelling unit and 1 space per accessory dwelling unit</p>  |

| <b>Tree Retention, Removal and Replacement</b>  | <b>Required</b>  | <b>Proposed</b>   |
|---|--|---|
| <p><u>Total Trees: 5</u><br/>4 on-site and 1 off-site<br/>0 municipal trees</p> <p><u>Trees to be Removed: 3</u><br/>3 on-site and 0 off-site<br/>including 3 trees (20-59 cm DBH)</p> <p><u>Trees to be Retained: 2</u><br/>1 on-site and 1 off-site</p> | <p><u>Replacement:</u><br/>6 trees OR \$6,300</p> <p><i>Note: for proposals that include both on-site replacements and cash-in-lieu (CIL) payment, the CIL rate per the bylaw is \$1,050 for 20-59 cm DBH trees and \$933 for large diameter trees</i></p> | <p><u>Replacement:</u><br/>4 trees to be planted plus \$2,100 cash-in-lieu</p> <p><u>Replacement Security:</u> As per "Delta Tree Protection and Regulation Bylaw No. 7969, 2021"</p> |
| <b>Street Trees</b>   | <b>Required</b>  | <b>Proposed</b>   |
| <p>One tree for every 9 m (30 ft) of street abutting the property</p>   | <p>\$520 cash-in-lieu for 2 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)</p>   | <p>\$1,040</p>  |