

Project Data for 259 65B Street (LU009912)

Owners	Elissa and Chad McLeod	
Applicant	H. Smid Enterprises Ltd.	
Application Date	August 19, 2025	
	<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 6 (RS6)
No. of Lots	1	2
Lot Area	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	Lots 1 & 2: 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> )
Lot Width	30.5 m (100 ft)	Lots 1 & 2: 15.2 m (50 ft)
Average Lot Depth	30.5 m (100 ft)	Lots 1 & 2: 30.5 m (100 ft)
	<b>Permitted under RD3 Zone</b>	<b>Permitted under RS6 Zone</b>
Maximum Floor Area	<p>Single Detached Dwelling: 325 m<sup>2</sup> (3,498 ft<sup>2</sup>)*</p> <p>Duplex Dwelling: 371.7 m<sup>2</sup> (4,001 ft<sup>2</sup>)*</p> <p>*plus additional exempted floor area, subject to zoning regulations at time of building permit</p>	<p>Lots 1 &amp; 2: 232 m<sup>2</sup> (2,497 ft<sup>2</sup>)*</p> <p><b>Total:</b> 464 m<sup>2</sup> (4,994 ft<sup>2</sup>)</p> <p>*plus additional exempted floor area, subject to zoning regulations at time of building permit</p>
Maximum No. of Dwelling Units	4 Units per Lot	<p>Lots 1 &amp; 2: 4 Units per Lot (8 Total)</p> <p>Proposed: 1 Unit per Lot (2 Total)</p>
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to: Roof Ridge: Mid-Roof:	<p>9.5 m (31 ft)</p> <p>8 m (26 ft)</p>	<p>9.5 m (31 ft)</p> <p>8 m (26 ft)</p>
Maximum Lot Coverage	40%	40%
	<b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>	<b>Proposed</b>
Off-street Parking: Single Detached/Duplex Accessory 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>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>

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>Total Trees: 5</u> 4 on-site and 1 off-site  <u>Trees to be Removed: 0</u>  <u>Trees to be Retained: 5</u> 4 on-site and 1 off-site	<u>Replacement:</u> 0 trees	1 tree to be planted in the front yard of each lot except where an existing tree is to be retained in accordance with Section 7.3.2 of the Zoning Bylaw
<b>Street Trees</b>	<b>Required</b>	<b>Proposed</b>
One tree for every 9 m (30 ft) of street abutting the property	\$1,560 cash-in-lieu for 3 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$1,560