

Project Data for 4984 45 Avenue (LU009863)

Owner	1526513 BC Ltd.	
Applicant	Hardeep Bassi, Bassi Properties	
Application Date	May 14, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	Urban	No Change
OCP Designation	Mixed Residential (MR)	No Change
Development Permit Area	N/A	N/A
Zoning	Duplex/Single Detached Residential 3 (RD3)	Townhouse Residential 76 (RT76)
No. of Lots	1	No Change
Lot Area	1,356 m <sup>2</sup> (14,596 ft <sup>2</sup> )	No Change
Lot Width	25 m (82 ft)	No Change
Average Lot Depth	54 m (177 ft)	No Change
	<b>Permitted under RD3 Zone</b>	<b>Permitted under RT76 Zone</b>
Maximum Density	499.8 m <sup>2</sup> (5,380 ft <sup>2</sup> )	1.2 FSR
Total No. of Dwelling Units	Maximum 4 dwelling units	9 units
	<b>Permitted under RD3 Zone</b>	<b>Permitted under RT76 Zone</b>
Maximum No. of Storeys	2.5	3
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	13 m (43 ft) 11 m (36 ft)
Maximum Lot Coverage	45%	45%
	<b>Required under "Delta Zoning Bylaw No. 7600, 2017"</b>	<b>Proposed</b>
Off-street Parking:	1 space per dwelling unit	1 space per dwelling unit
<b>Variances</b>	<b>Required</b>	<b>Proposed</b>
Zoning Bylaw:		
Section 6.2.13(a) Minimum distance between buildings	9 m (30 ft)	7 m (23 ft)
7.3.3(b) Minimum width of a landscape strip along common lot lines	1.5 m (5 ft)	0.5 m (2 ft)
Section 8.4.2 Required Parking Spaces Required Visitor parking spaces	14 spaces 1 space	9 spaces 0 spaces
Section 13.24.6 Rear Setback	3.5 m (11 ft)	3 m (10 ft)

<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<p><u>Total Trees: 26</u> 18 on-site trees 3 off-site trees, plus an off-site hedge equal to 4 trees 1 municipal tree</p> <p><u>Trees to be Removed: 18</u> 18 on-site trees</p> <p><u>Trees to be Retained: 8</u> 7 off-site trees 1 municipal tree</p>	<p><u>Replacement:</u> 39 trees OR \$39,897</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> 21 trees to be planted plus \$18,900 cash-in-lieu</p> <p><u>Replacement Security:</u> \$14,700</p> <p><u>Retention Security:</u> \$20,000</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>\$1,040 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>