

Project Data for 4488 Arthur Drive (LU009911)

Owners	K.S.G Consulting Ltd. Harjeevan Singh Grewal	
Applicant	Ken Grewal	
Application Date	August 18, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No Change
OCP Designation	Small Scale Residential (SSR)	No Change
Development Permit Area	Streamside Protection and Enhancement Area (SPEA)  Chilukthan Slough/Ladner Canal (LV2)	Development Permit to protect the natural environment  Development Permit to prevent damage to the natural environment and protect development from hazardous conditions
Heritage Conservation Area	Ladner Heritage Conservation Area 2 (LHCA 2 – Arthur Drive)	Heritage Alteration Permit for demolition and new construction
Zoning	Single Detached Residential 1 (RS1)	No Change
No. of Lots	1	No Change
Lot Area	1,255.9 m <sup>2</sup> (13,518 ft <sup>2</sup> )	No Change
Lot Width	22.9 m (75 ft)	No Change
Average Lot Depth	55.4 m (182 ft)	No Change
	<b>Permitted under RS1 Zone</b>	<b>Proposed under RS1 Zone</b>
Maximum Floor Area	Duplex Dwelling: 469.8 m <sup>2</sup> (5,057 ft <sup>2</sup> )*  *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit	Duplex Units A and B: 234.8 m <sup>2</sup> (2,527 ft <sup>2</sup> )*  Duplex Dwelling <b>Total: 469.6 m<sup>2</sup> (5,055 ft<sup>2</sup>)*</b>  *No attic space proposed
Maximum No. of Dwelling Units	4 Units per Lot	No Change
	<b>Permitted under RS1 Zone</b>	<b>Proposed Under RS1 Zone</b>
Maximum No. of Storeys	2.5	2
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 7.9 m (26 ft)
Maximum Lot Coverage	45%	31%

	<b>Required under “Delta Zoning Bylaw No. 7600, 2017”</b>	<b>Proposed</b>
Off-street Parking: Single Detached/Duplex Accessory Dwelling Unit	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m <sup>2</sup> (355 ft <sup>2</sup> )	2 spaces 1 space
<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<u>Total Trees: 8</u> 5 on-site and 3 off-site trees  <u>Trees to be Removed: 0</u>  <u>Trees to be Retained: 5</u> 5 on-site and 3 off-site trees	<u>Replacement:</u> No replacement Required	<u>SPEA Development Permit Tree Retention Security:</u> \$10,000