

Project Data for 4739 and 4749 60B Street (LU009770)

Owner	1498521 BC Ltd	
Applicant	Hardeep Bassi, Bassi Properties	
Application Date	October 30, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Mixed Residential (MR)	No change
Development Permit Area	Ladner East Urban (LV4)	No change
Zoning	Single Detached Residential 2 (RS2)	Comprehensive Development Zone 65 (CDZ65)
No. of Lots	2	1
Lot Area	4739 60B Street: 911.1 m ² (9,807 ft ²) 4749 60B Street: 910.9 m ² (9,805 ft ²)	1,822 m ² (19,612 ft ²)
Lot Width	4739 60B Street: 20.1 m (66 ft) 4749 60B Street: 20.1 m (66 ft)	40.2 m (132 ft)
Average Lot Depth	4739 60B Street: 45.3 m (149 ft) 4749 60B Street: 45.3 m (149 ft)	45.3 m (149 ft)
	Permitted under RS2 Zone	Permitted under CDZ65 Zone
Maximum Floor Area	Single detached or duplex dwelling on each lot: 366 m ² (3,940 ft ²)* *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit	16 four-bedroom units ranging from 129 m ² to 179 m ² (1,389 ft ² to 1,927 ft ²) Total units: 16 Total residential floor area: 2,250 m² (24,219 ft²) Floor Space Ratio: 1.25
Maximum No. of Dwelling Units	4 Units each lot (8 total)	16 Units 88 UPH (36 upa)
Maximum No. of Storeys	2.5	3
Setbacks Front: Interior Side: Rear:	6.5 m (21 ft) 1.5 m (5 ft) 9 m (30 ft)	3.5 m (11.5 ft) 3.0 m (10 ft) 4.5 m (15 ft)
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	11 m (36 ft) 13 m (43 ft)

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed under CDZ65
Lot coverage	45%	55%
Outdoor Amenity Area Common	90 m ² (969 ft ²) total	None
Private	15 m ² (161 ft ²) per unit	Ranging from 15.2 m ² (164 ft ²) to 40 m ² (431 ft ²) per unit
Width of landscape strip abutting a single detached residential zone	1.5 m (5 ft)	1.1 m (4 ft)
Off-street Parking: Townhouse	1.5 space per dwelling unit 424 spaces	28 spaces
Visitor Spaces	2 spaces	2 spaces
Distance between buildings	9 m (30 ft)	6.1 m (20 ft)
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 27</u> 19 on-site and 7 off-site 1 municipal trees <u>Trees to be Removed: 18</u> 18 on-site <u>Trees to be Retained: 9</u> 1 on-site and 7 off-site 1 municipal tree	<u>Replacement:</u> 37 trees OR \$38,499 <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>	<u>Replacement:</u> 10 on-site trees to be planted Street trees TBC plus \$28,350 cash-in-lieu <u>Replacement Security:</u> \$7,000 <u>Retention Security:</u> \$15,000