

Project Data for Each Lot: 11462, 11470, 11478, and 11488 92 Avenue (LU009842)

Owner	1204596 BC Ltd.	
Applicant	Jaspal Cheema	
Application Date	April 9, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 6 (RS6)	Comprehensive Development Zone No. 59 (CDZ59)
No. of Lots	4	No change
Lot Area	420.1 m ² (4,522 ft ²)	No change
Lot Width	14 m (45.9 ft)	No change
Average Lot Depth	30 m (98.4 ft)	No change
	Permitted under RS6 Zone	Permitted under Proposed Comprehensive Development Zone No. 59 (CDZ59)
Maximum Floor Area for a Duplex Dwelling	210 m ² (2,260 ft ²) each lot* *plus additional in-ground basement area, subject to zoning regulations at time of building permit	344 m ² (3,703 ft ²) each lot* *plus additional in-ground basement area, subject to zoning regulations at time of building permit
Maximum No. of Storeys	2.5	No change
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	No change No change
Maximum Lot Coverage	40%	46%
Maximum Impermeable Area	60%	68%
Minimum Setbacks (Principal Structure): Front (92 Avenue) Interior Side Exterior Side Rear	6.5 m (21 ft) 1.5 m (5 ft) 3.5 m (11 ft) 9 m (30 ft)	6 m (21 ft) 1.2 m (4 ft) Not applicable 7.5 m (25 ft)

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Off-street Parking: Single Detached/Duplex Unit	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m ² (355 ft ²)	2 spaces 2 spaces
Tree Retention, Removal and Replacement	Required	Proposed
Total Trees: 3 0 on-site and 0 off-site and 3 municipal trees	12 replacement trees	16 replacement trees* Replacement Security: \$0* Retention Security: \$0* * Tree replacement and retention securities and cash-in-lieu of tree replacement collected under LU009033 for the four subject properties
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$3,640 cash-in-lieu for 7 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	Not applicable* * \$3,640 collected under LU009033