

Project Data for 11233 64 Avenue (LU009771)

Owners	Gurjeevan and Prabhjot Dhillon	
Applicant	Hearth Architectural Inc.	
Application Date	November 4, 2024	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	Single Detached Residential 7 (RS7)
No. of Lots	1	2
Lot Area	937.7 m <sup>2</sup> (10,093 ft <sup>2</sup> )	Lots 1 & 2: 468.9 m <sup>2</sup> (5,047 ft <sup>2</sup> )
Lot Width	25.0 m (82 ft)	Lots 1 & 2: 12.5 m (41 ft)
Average Lot Depth	37.5 m (123 ft)	Lots 1 & 2: No change
	<b>Permitted under RS1 Zone</b>	<b>Permitted under RS7 Zone</b>
Maximum Floor Area	374.3 m <sup>2</sup> (4,029 ft <sup>2</sup> )*  *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit	Lots 1 & 2: 234.5 m <sup>2</sup> (2,524 ft <sup>2</sup> )*  *plus additional in-ground basement floor area, subject to zoning regulations at time of building permit
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 8 m (26 ft)
	<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> )	Lots 1 & 2: 2 spaces 1 space
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<b>Tree Retention, Removal and Replacement</b>	<b>Required</b>	<b>Proposed</b>
<p><u>Total Trees: 6</u> 6 on-site and 0 off-site 0 municipal trees</p> <p><u>Trees to be Removed: 6</u> 6 on-site and 0 off-site 0 municipal trees (including 1 large diameter trees (60+cm DBH))</p> <p><u>Trees to be Retained: 0</u> 0 on-site and 0 off-site 0 municipal trees</p>	<p><u>Replacement:</u> 13 trees OR \$11,433</p>	<p><u>Replacement:</u> 2 trees to be planted</p> <p>Tree replacement and security to be applied as per “Delta Tree Protection and Regulation Bylaw No. 7969, 2021”</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>