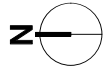
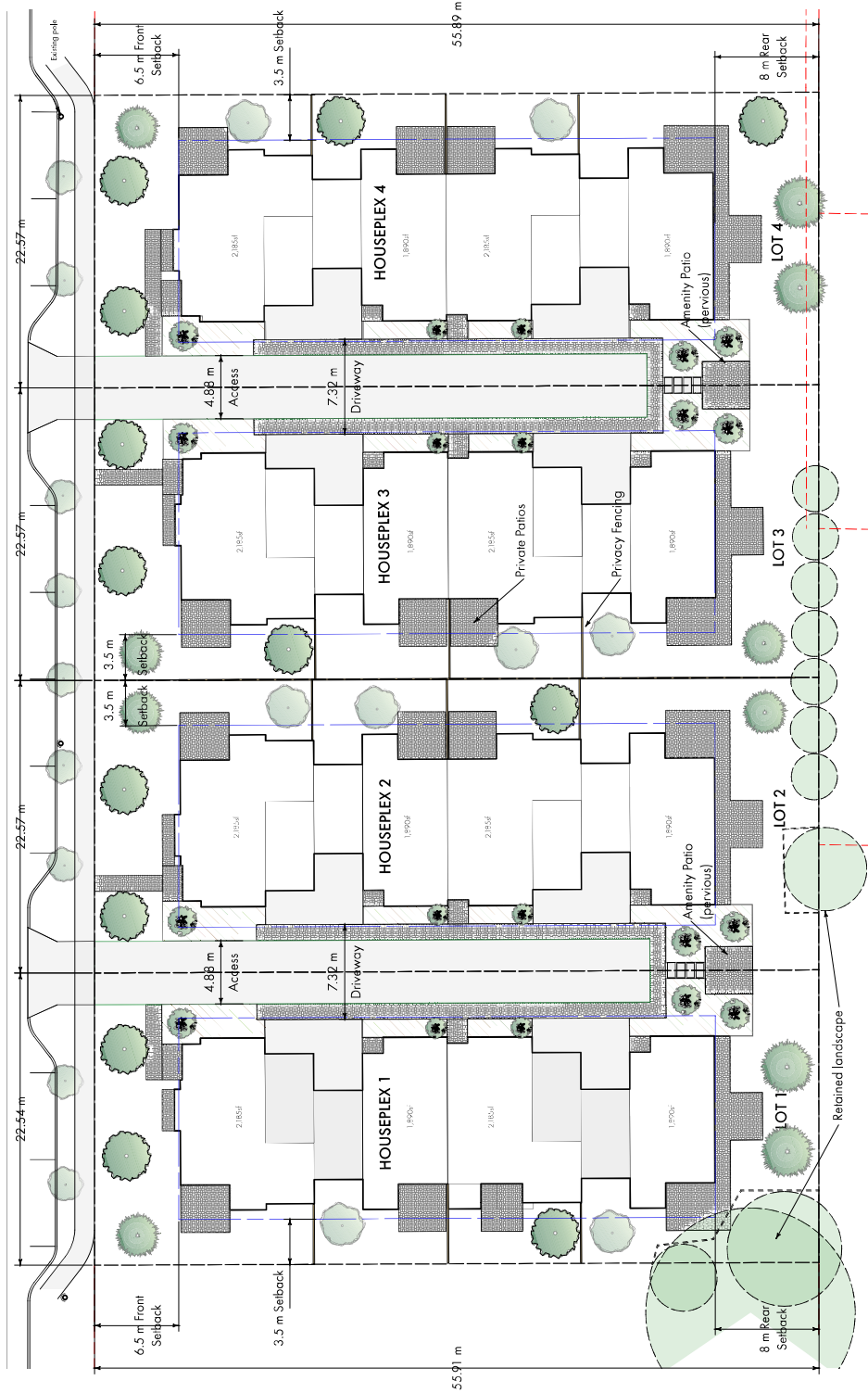


Site Plan and Subdivision Plan



8A AVENUE

CENTRELINE



PROJECT STATISTICS

PROJECT INTENT

- Create 4 separate Houseplex lots
- Rezone to CDZ to allow Houseplex units
- Meet the housing objectives of the OCP
- Provide offsite improvements along 8a Ave.
- Comply with tree replacement policy

PROJECT AREA per HOUSEPLEX

Building GFA : 756.56m² (8,144 sf)
Including living areas, parking garage area
exempted from total GFA.

- Lot 1 - 1,260.94m² Lot Area
- GFA 0.60 proposed, 4 units, 4 cars
- Lot 2 - 1,261.56m² Lot Area
- GFA 0.60 proposed, 4 units, 4 cars
- Lot 3 - 1,261.56 m² Lot Area
- GFA 0.60 proposed, 4 units, 4 cars
- Lot 4 - 1,261.49 m² Lot Area
- GFA 0.60 proposed, 4 units, 4 cars

SITING REQUIREMENTS

Building Setbacks:

- 6.5m front setbacks
 - 8.0m front setbacks
 - 3.5m interior sideyard
- Access Driveways:
- 4.88m access drive
 - 7.32m driveway width
 - 3.6m x 6.7m parking garages
(4 per houseplex unit)

MARCH 10 2025

TSAWWASSEN 8A Avenue Houseplex

BÜRO47architecture inc

4777 Delta St
Delta BC V4K 1V7

Site Plan / Project Data

ARCH|01

