

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

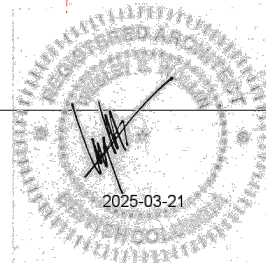
SITING REQUIREMENTS

- 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)

TSAWWASSEN 8A Avenue Houseplex

MARCH 10 2025

BÜRO47architecture inc
4777 Delta St
Delta BC V4K 1V7



Site Plan / Project Data
ARCH|01



Interior Unit Elevation



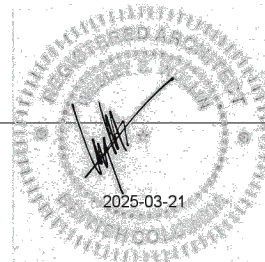
Streetfront Unit Elevation



8A Lot Frontage Elevation

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Concept Renderings
ARCH|04