



PROJECT SUMMARY

- EXISTING HOUSE AND GARAGE TO REMAIN UNTIL SUBDIVISION IS READY TO BE EXECUTED
- EXACT CONFIGURATION OF FUTURE HOUSES TO BE DETERMINED AFTER SUBDIVISION
- LOT 1 PRIMARY HOUSE WILL BE TWO STOREYS FRONTING ON TUXEDO AND 3 STOREYS ON STEIN LANE SIDE
- LOT 2 PRIMARY HOUSE WILL BE TWO STOREYS FRONTING ON TUXEDO AND 3 STOREYS ON STEIN LANE SIDE
- BOTH NEW LOTS WILL 2-STOREY DETACHED ACCESSORY UNITS FRONTING ON STEIN LANE
- REZONING FROM RS1 TO RS1-S AND USING SIDE-BY-SIDE NARROW LOT SUBDIVISION IS PROPOSED
- ALL SETBACKS ARE PROPOSED TO CONFORM WITH RS1-S SETBACKS
- MAXIMUM SITE COVERAGE IS PROPOSED TO BE 45%
- MAXIMUM FAR IS PROPOSED TO BE 0.7
- PARKING PROPOSED WILL BE PRIMARY DWELLING: 2 CARS / SEC SUITE: 1 CAR / DADU: 1 CAR

PROJECT CONTACTS

Zoning Bylaw 6.6.1:
Minimum vehicle dimensions shown below
Zoning Bylaw 6.6.3 In a Tandem Parking arrangement where the second vehicle is parked outside a garage, in the driveway, a minimum length of 6.1m shall be provided for each Parking Space.
Zoning Bylaw 6.6.5:
Maximum 33% of total parking required may be small car parking spaces.

Type of Stall	Vehicle Width	Vehicle Length	Number required	Number allowed	Number proposed
Standard	2.6	5.6	3		3
Small car	2.3	5.1	1	1 (33%)	2
Tandem	2.6	11.2		2	2
TOTAL			4		5

PROJECT CONTACTS

URBAN PLANNING
CityState Consulting Group
Carola Alder 778-355-5399

SURVEYING
Papove Land Surveying
Bill Papove 604-464-5199

CIVIL ENGINEERING
Evertek Engineering
604-776-0222

DRAWING LIST

001 SITE PLAN
002 CONTEXT PHOTOS
003 SITE SECTION
004 SITE SURVEY



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Project:
1008 TUXEDO

Sheet:
002

Description:
SIDE BY SIDE SUBDIVISION PLAN

Scale:
AS SHOWN

Date: 22 SEP 2021
Revised: 07 MAR 2022
Revised: 22 MAY 2022
Revised:

Revised:
Revised:
Revised:
Revised: