

ST. JOHNS RESIDENTIAL DEVELOPMENT

REISSUED FOR RZ/DP & OCP AMENDMENT

PORT MOODY

JANUARY 18, 2021



SHEET LIST

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IWA
ARCHITECTS

BUILDING A 6 STOREY MIXED USE (CRM2) SUMMARY 6 FLOORS

SITE			
POST DEDICATION (LANE INCLUDED)	22,722 SF		
HEIGHT			
AVERAGE GRADE (GEODETTIC)	58.75' (17.91m)		
BUILDING HEIGHT	65.25' (19.89m)		
AREA	GROSS	NET	UNITS
LEVEL 1	12,121 SF	8,980 SF	
LEVELS 2-5	49,256 SF <small>(4flrs @ 12,314)</small>	41,187 SF <small>(4flrs @ 10,297)</small>	68 UNITS <small>(17 / floor)</small>
LEVEL 6	10,606 SF	8,538 SF	14 UNITS
BLDG GROSS	71,982 SF	58,704 SF	82 UNITS
LESS DAYCARE/COMMUNITY	8,980 SF		
RES. GROSS	63,002 SF		
COVERAGE	19,169 SF		

BUILDING B 6 STOREY APARTMENT (RM8) SUMMARY 6 FLOORS

SITE			
POST DEDICATION	36,062 SF		
HEIGHT			
AVERAGE GRADE (GEODETTIC)	58.75' (17.91m)		
BUILDING HEIGHT	64.25' (19.58m)		
AREA	GROSS	NET	UNITS
LEVEL 1	17,487 SF	10,971 SF	19 UNITS
LEVEL 2	18,435 SF	16,577 SF	13 UNITS
LEVEL 3	18,584 SF	16,655 SF	27 UNITS
LEVELS 4 & 5	34,377 SF <small>(2flrs @ 17,188)</small>	30,552 SF <small>(2flrs @ 15,276)</small>	42 UNITS <small>(21 / floor)</small>
LEVEL 6	12,637 SF	10,732 SF	14 UNITS
BLDG GROSS	101,519 SF	85,486 SF	115 UNITS
LESS AMENITY AREA	1,981 SF		
RES. GROSS	99,539 SF		
COVERAGE	22,011 SF		

COMBINED PROJECT

SUMMARY

SITE		
SITE AREA (POST DEDICATION)	58,784 SF	
BUILDING A+B	173,501 SF	
LESS EXCLUSIONS (2M ² / ADAPTABLE UNIT)	171,521 SF	
TOTAL F.A.R.	2.92	
RESIDENTIAL F.A.R. (LESS DAYCARE/COMMUNITY AMENITY, & EXCLUSIONS)	2.69	
AVERAGE GRADE (GEODETTIC)	58.75' (17.91m)	
LOT COVERAGE	70.1%	41,180 SF

SETBACKS

A - NORTH (FRONT)	7.50'	(2.29m)
A - EAST (SIDE)	1.00'	(0.30m)
A - WEST (SIDE)	5.90'	(1.80m)
B - SOUTH (FRONT)	20.06'	(6.12m)
B - EAST (SIDE)	20.23'	(6.17m)
B - WEST (SIDE)	5.77'	(1.76m)
B - NORTH (REAR)	6.25'	(1.90m)

ADAPTABLE UNITS

COUNT (50% OF NON-GROUND ORIENTED UNITS)	92 UNITS
AREA EXCLUSION (2m ² / UNIT)	1,981 SF

UNITS

STUDIO	(0%)	0 UNITS
1 BED	(38%)	75 UNITS
1+ BED	(18%)	37 UNITS
2 BED	(39%)	76 UNITS
3 BED	(5%)	9 UNITS
TOTAL UNITS		197 UNITS
NON-MARKET	(3%)	6 UNITS
MARKET RENTAL	(22%)	44 UNITS
MARKET STRATA		147 UNITS
NON-MARKET AREA		2,580 SF

AMENITY

REQUIRED (32.3 SF / UNIT)	6,363 SF	
PROVIDED	11,104 SF	
INDOOR PROVIDED	3,014 SF	
OUTDOOR PROVIDED	8,090 SF	

PARKING (REQUIRED)

MARKET STRATA	219 STALLS	
STUDIO / 1 BED (1.0 / UNIT)	62 UNITS	62 STALLS
2 / 3 BED (1.5 / UNIT)	85 UNITS	128 STALLS
VISITOR (0.2 / UNIT)	147 UNITS	29 STALLS
MARKET RENTAL	53 STALLS	
DWELLINGS (1.0 / UNIT)	44 UNITS	44 STALLS
VISITOR (0.2 / UNIT)	44 UNITS	9 STALLS
NON-MARKET	6 STALLS	
DWELLINGS (0.9 / UNIT)	6 UNITS	5 STALLS
VISITOR (0.1 / UNIT)	6 UNITS	1 STALLS
CHILD CARE (3 / 1,001 SF)	4,923 SF	16 STALLS
CRU (1 / 431 SF)	4,057 SF	10 STALLS
TOTAL REQUIRED	304 STALLS	
ACCESSIBLE STALLS (275-325 STALLS)	7 STALLS	

PARKING (PROVIDED)

PARKING LEVEL 1	114 STALLS	
CHILD CARE	16 STALLS	
CRU	10 STALLS	
VISITOR	37 STALLS	
RESIDENT	51 STALLS	
PARKING LEVEL 2 (RESIDENT)	159 STALLS	
PARKING LEVEL 3 (RESIDENT)	31 STALLS	
TOTAL PROVIDED	304 STALLS	
ACCESSIBLE STALLS	7 STALLS	
LOADING SPACES	2 STALL	

BICYCLE PARKING

REQUIRED		
SHORT-TERM (6 / BLDG)	12 SPACES	
LONG-TERM (1.5 / UNIT)	296 SPACES	
PROVIDED		
SHORT-TERM	12 SPACES	
LONG-TERM	327 SPACES	





BULLER AND ST. ANDREWS LOOKING SOUTHWEST



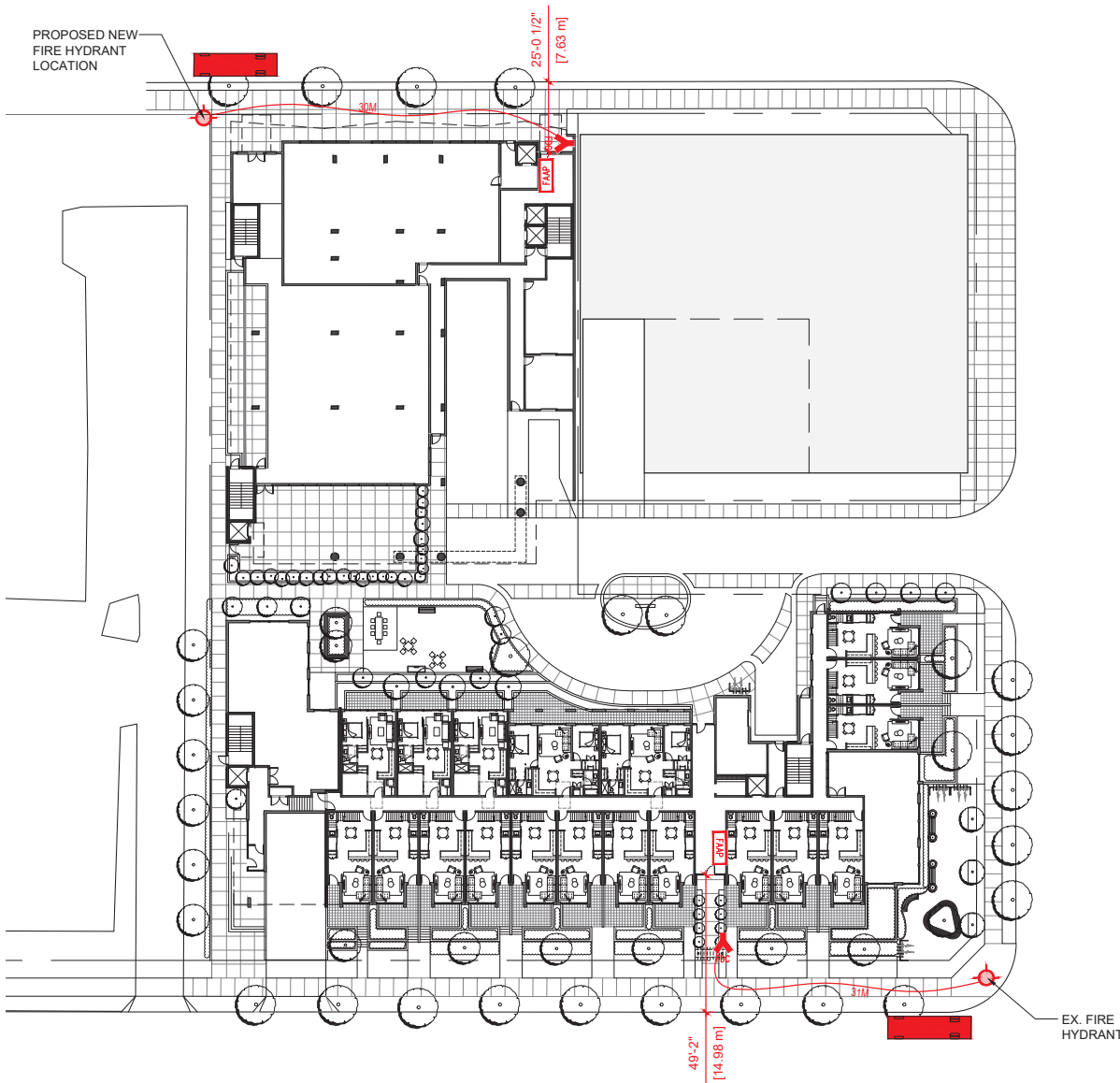
ST. GEORGE FACING SOUTH








CORNER OF BULLER AND ST. GEORGE LOOKING WEST



CORNER OF ST. JOHN AND BULLER LOOKING WEST

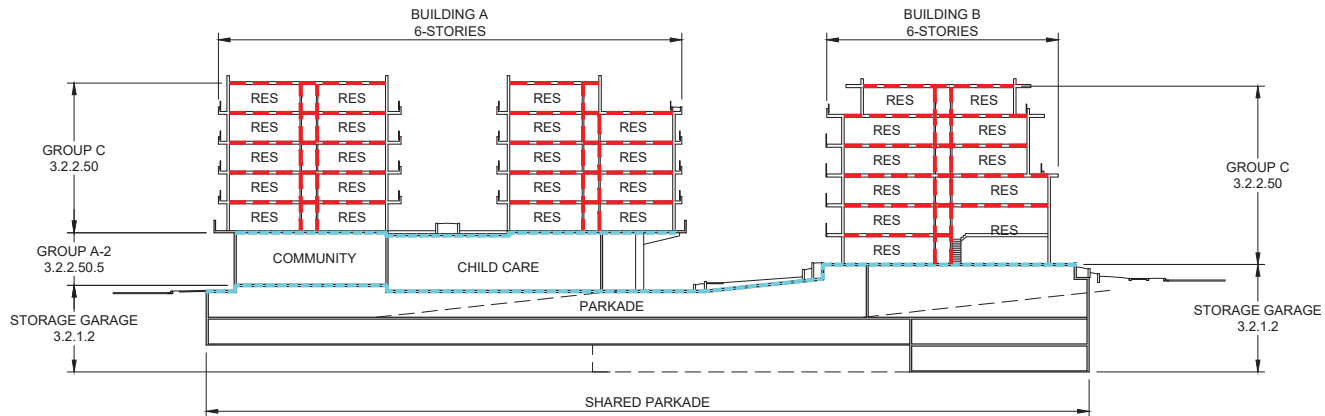


LEGEND

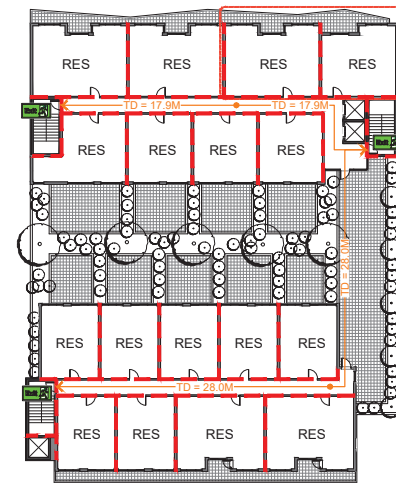
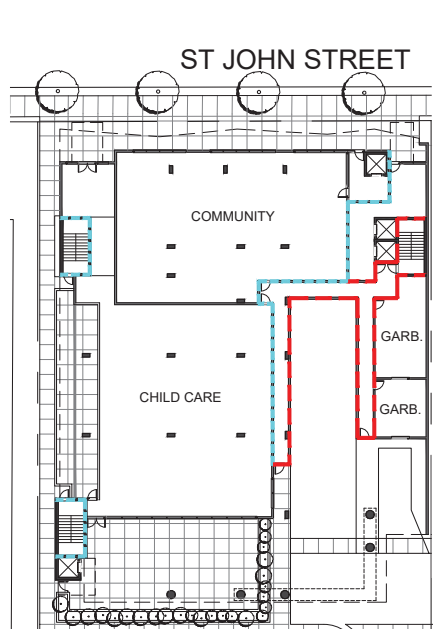
-  FIRE HYDRANT
-  FIRE DEPARTMENT CONNECTION
-  ANNUNCIATOR PANEL
-  FIRE DEPARTMENT VEHICLE
-  FIRE DEPARTMENT CONNECTION ROUTE

British Columbia Building Code, 2018, Data Matrix		BCBC Reference	
TYPE OF PROJECT	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Tenant Improvement		
BASIS OF CODE ANALYSIS	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9		
BUILDING AREA	BUILDING A = 1,495m ² BUILDING B = 1,819m ² (WEST = 319m ² EAST = 1,499m ²)	1.4.1.2	
MAJOR OCCUPANCIES	GROUP "A2" = ASSEMBLY GROUP "C" = RESIDENTIAL	3.1.2.1	
MULTIPLE OCCUPANCY FIRE SEPARATIONS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.1.3.1	
FIREWALLS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No MAX BUILDING AREA = 1,500m ²	3.1.10.2.(2) 3.2.2.50.1) d) vi)	
NUMBER OF STOREYS	BUILDING A= 6 BUILDING B= 6	3.2.1.1	
NUMBER OF STREETS	BUILDING A= 1 BUILDING B= 3	3.2.2.10 & 3.2.5	
BUILDING CLASSIFICATION	Group 'A', Division 2, up to 6 Storeys, any area, sprinklered Group 'C', up to 6 Storeys, Sprinklered	3.2.2.50.5 3.2.2.50	
PERMITTED CONSTRUCTION	Group 'A2' Group 'C'	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	3.2.2.50.5 3.2.2.50
FIRE RESISTANCE RATINGS (FRR)	Group 'A2': 2 Hour FRR (floors, mezzanines and loadbearing support) Group 'C': 1 Hour FRR (floors, roof, mezzanine, load bearing support)	3.2.2.50.5 3.2.2.50	

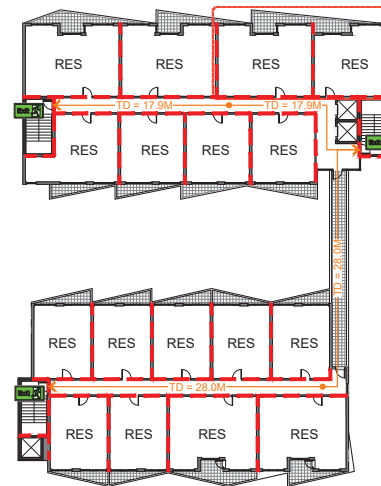
FIRE ALARM REQUIRED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.1
ACCESS ROUTE DESIGN	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.6
STANDPIPE REQUIRED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.8
AUTOMATIC SPRINKLER REQUIRED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.12
FIRE DEPARTMENT CONNECTION	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.15.(2)
LIGHTING & EMERGENCY POWER SYSTEMS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.7
SEPARATION OF SUITES	1 hour	3.3.1.1
SEPARATION OF PUBLIC CORRIDORS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.4
TWO EGRESS DOORWAYS PROVIDED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.3.1.5
JANITOR ROOM FIRE SEPARATION	0 hour FRR	3.3.1.21.(3)
STORAGE GARAGE SEPARATIONS	N/A	3.3.5.6
EXITS (NUMBER)	BUILDING A >= 2 BUILDING B >= 2	3.4.2.1.(1)
EXITS (TRAVEL DISTANCE)	45.0 m max. permitted	3.4.2.5.(1)(c)



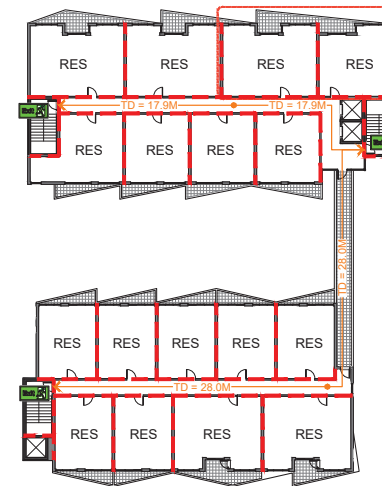
CODE ANALYSIS - N-S SECTION



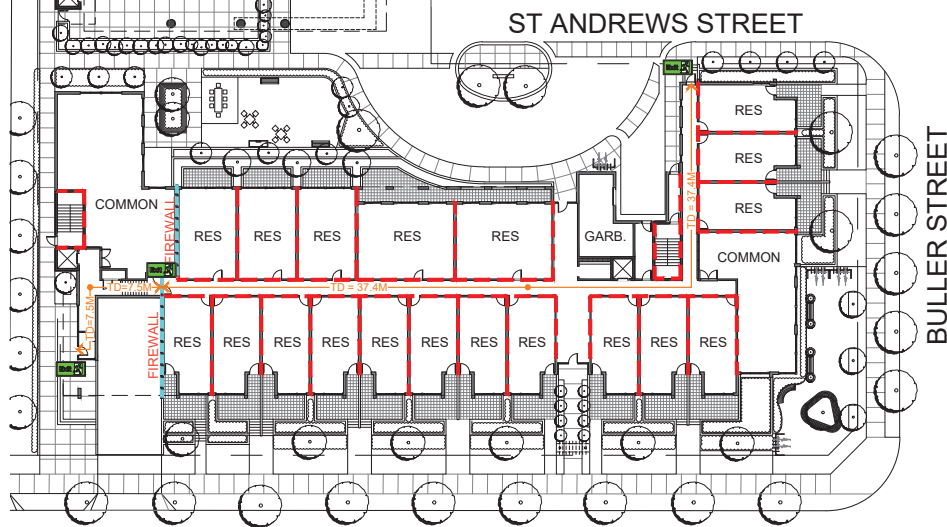
BUILDING A - LEVEL 2 CODE PLAN



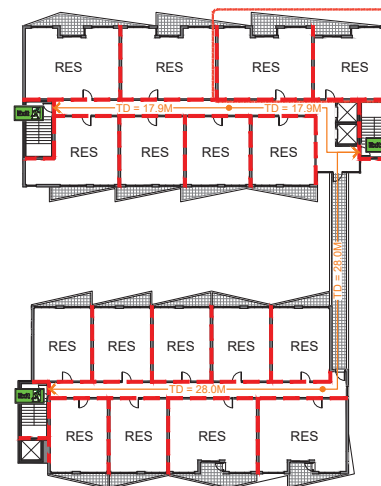
BUILDING A - LEVEL 3 CODE PLAN



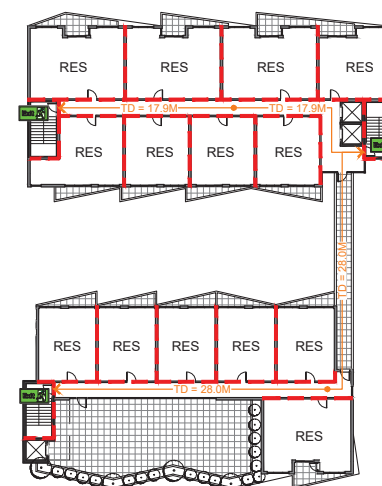
BUILDING A - LEVEL 4 CODE PLAN



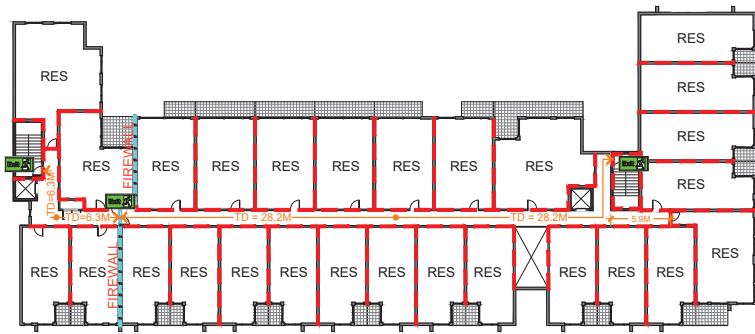
BUILDINGS A & B - LEVEL 1 CODE PLAN



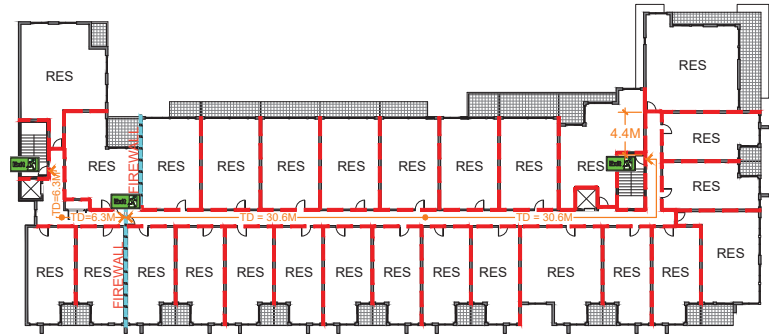
BUILDING A - LEVEL 5 CODE PLAN



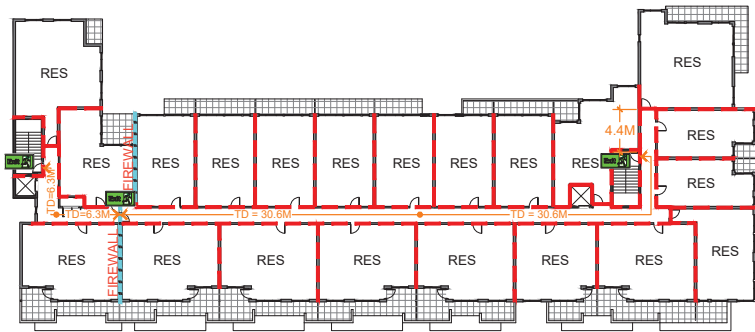
BUILDING A - LEVEL 6 CODE PLAN



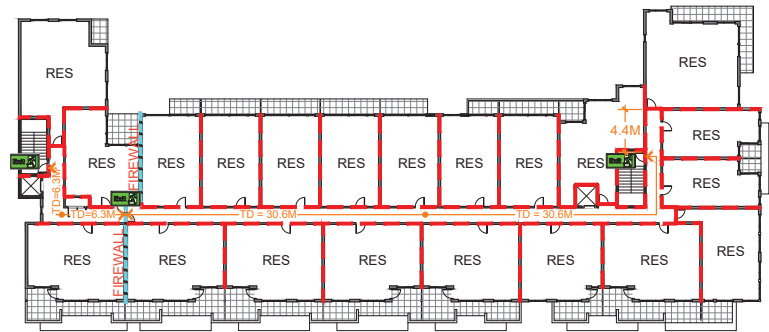
BUILDING B - LEVEL 2 CODE PLAN



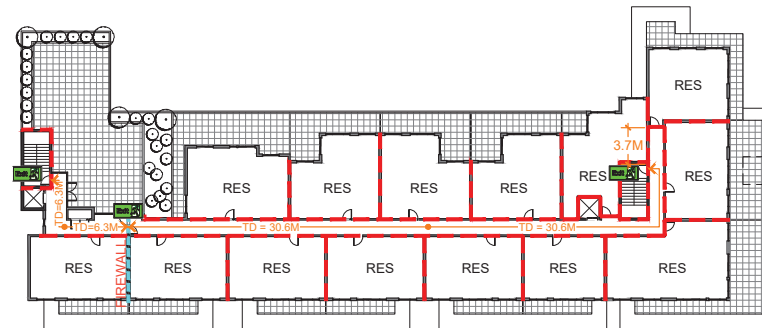
BUILDING B - LEVEL 3 CODE PLAN



BUILDING B - LEVEL 4 CODE PLAN

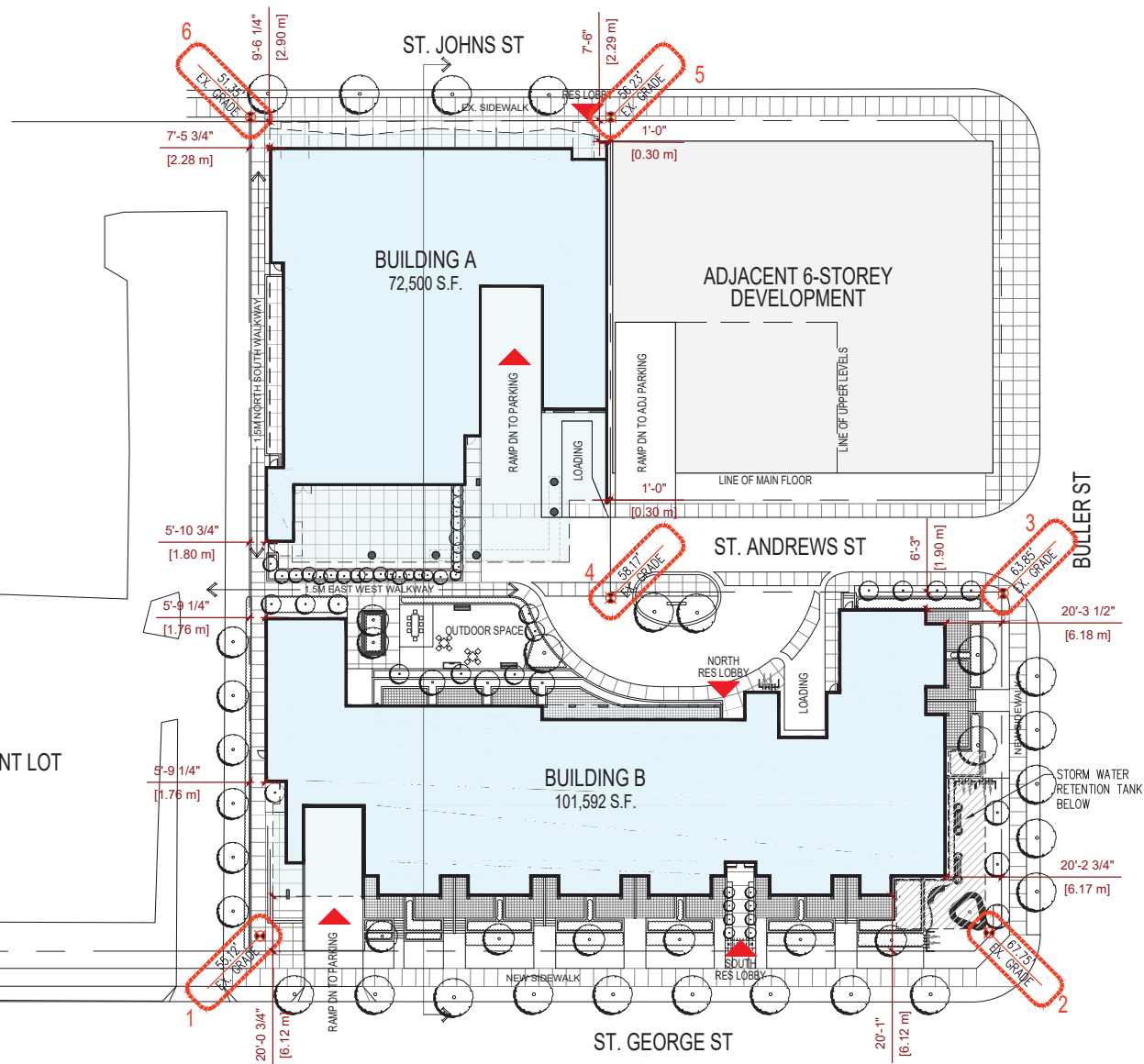


BUILDING B - LEVEL 5 CODE PLAN



BUILDING B - LEVEL 6 CODE PLAN

AVERAGE GRADE	
GRADE 1	55.12' (16.80m)
GRADE 2	67.75' (20.65m)
GRADE 3	63.85' (19.46m)
GRADE 4	58.17' (17.73m)
GRADE 5	56.23' (17.14m)
GRADE 6	51.35' (15.65m)
AVERAGE= 58.75' (17.91m)	



PORT MOODY
POLICE
DEPARTMENT

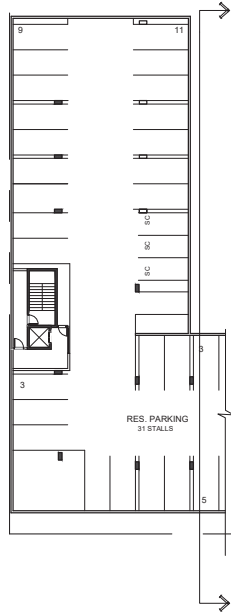
POLICE DEPARTMENT LOT

ECOLE MOODY
MIDDLE SCHOOL
OF THE ARTS

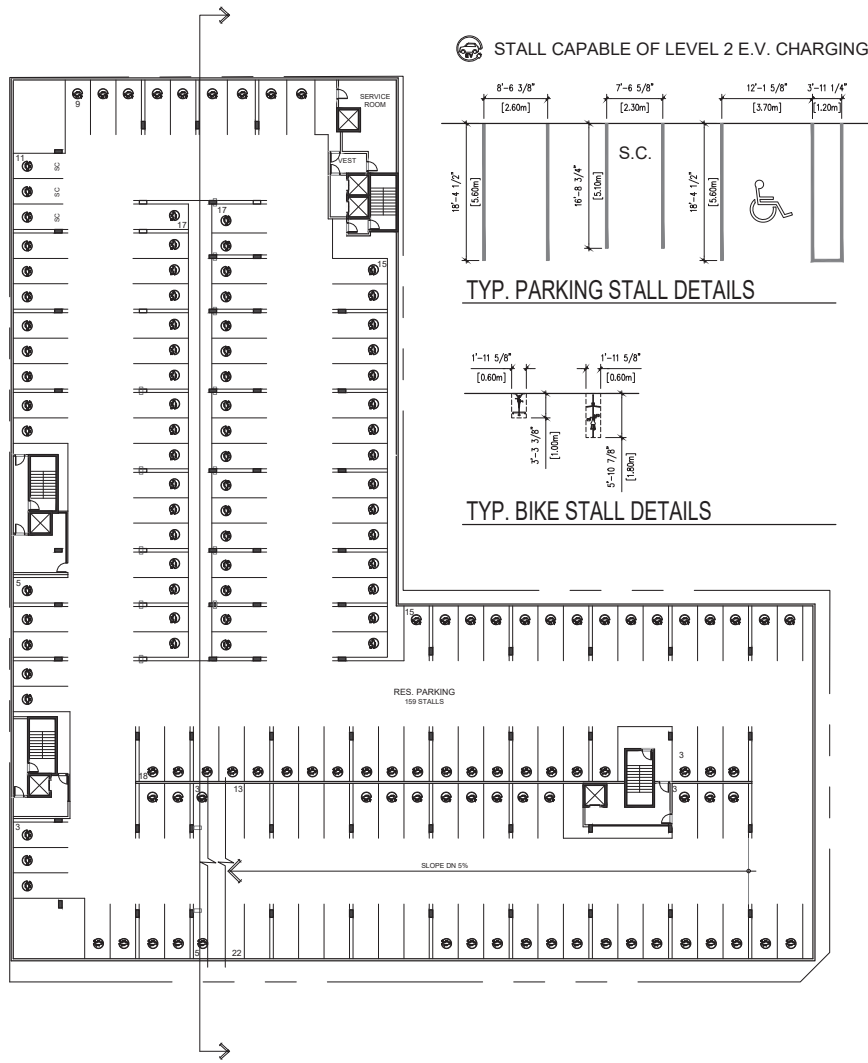
PROPOSED RESIDENTIAL DEVELOPMENT
ST JOHN'S STREET, PORT MOODY

SITE PLAN

JANUARY 18, 2021

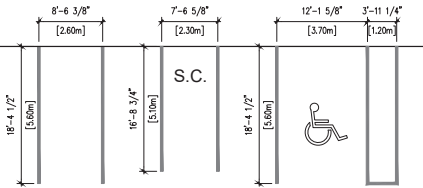


P3 FLOOR PLAN

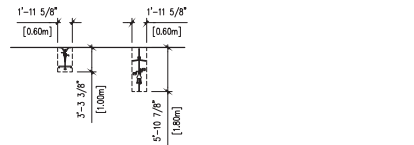


PARKING LEVEL 2 FLOOR PLAN

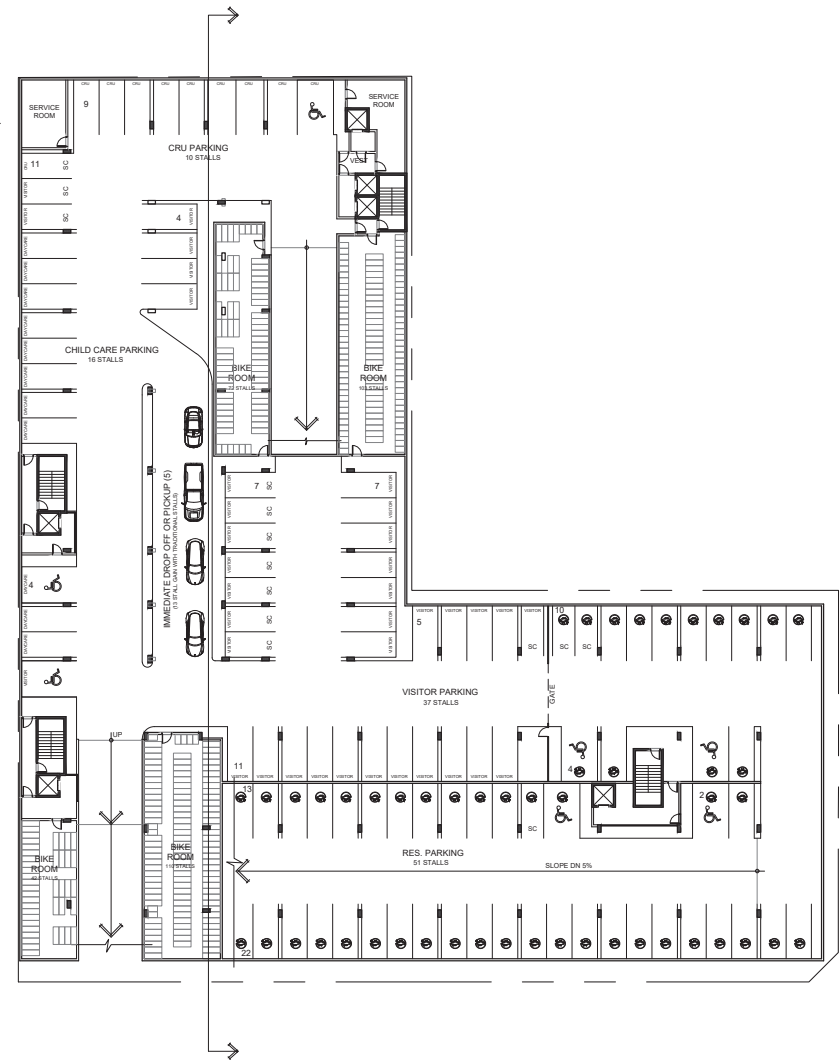
STALL CAPABLE OF LEVEL 2 E.V. CHARGING



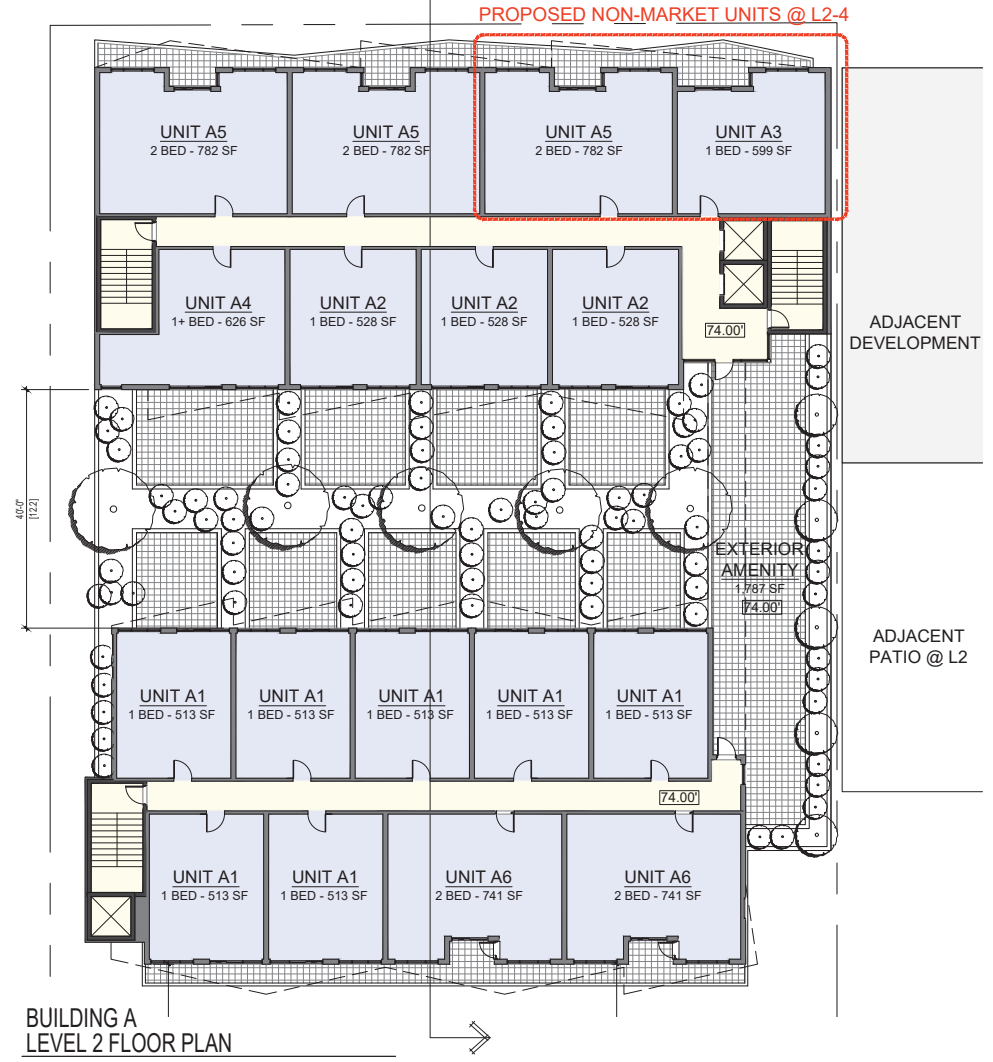
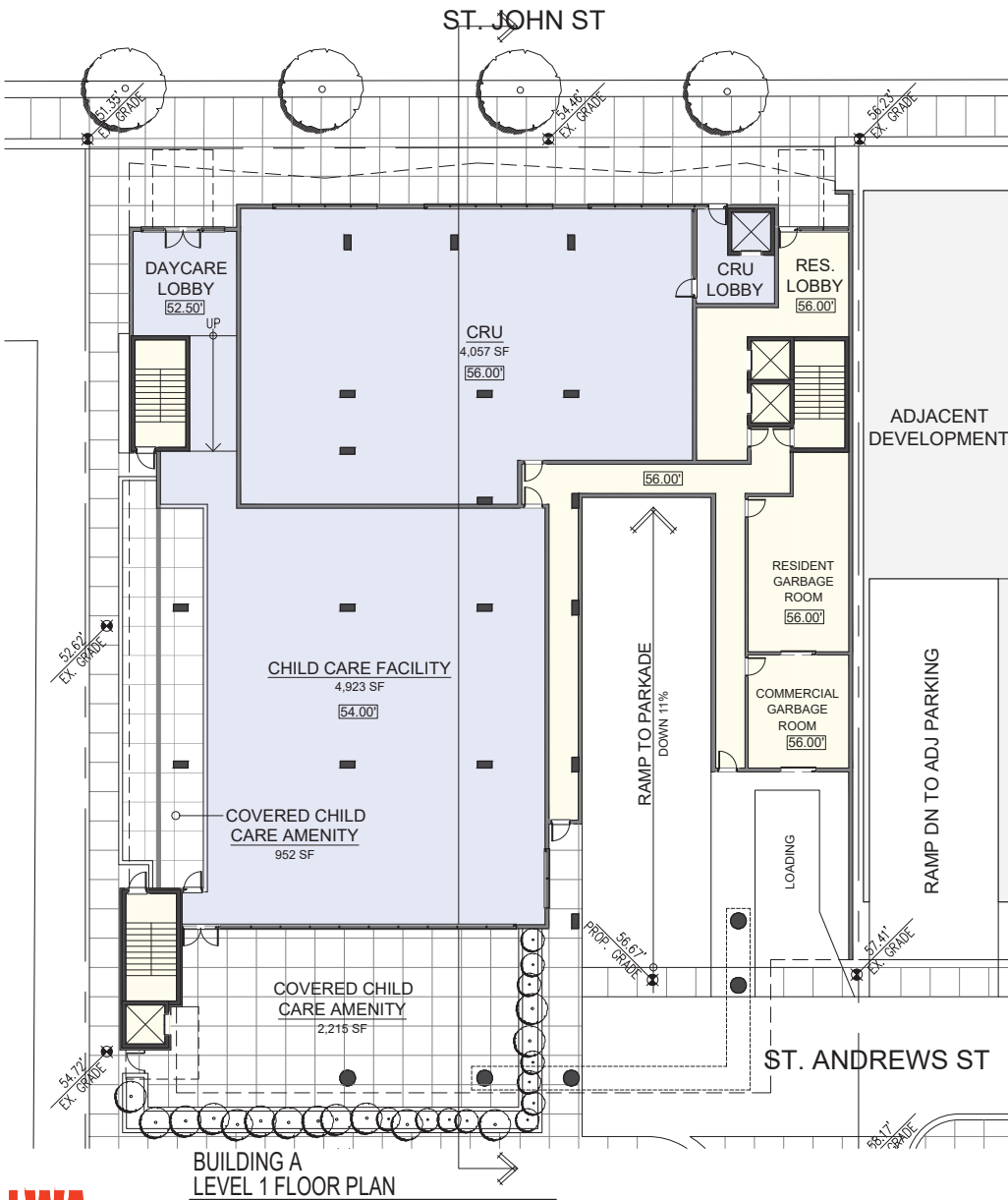
TYP. PARKING STALL DETAILS



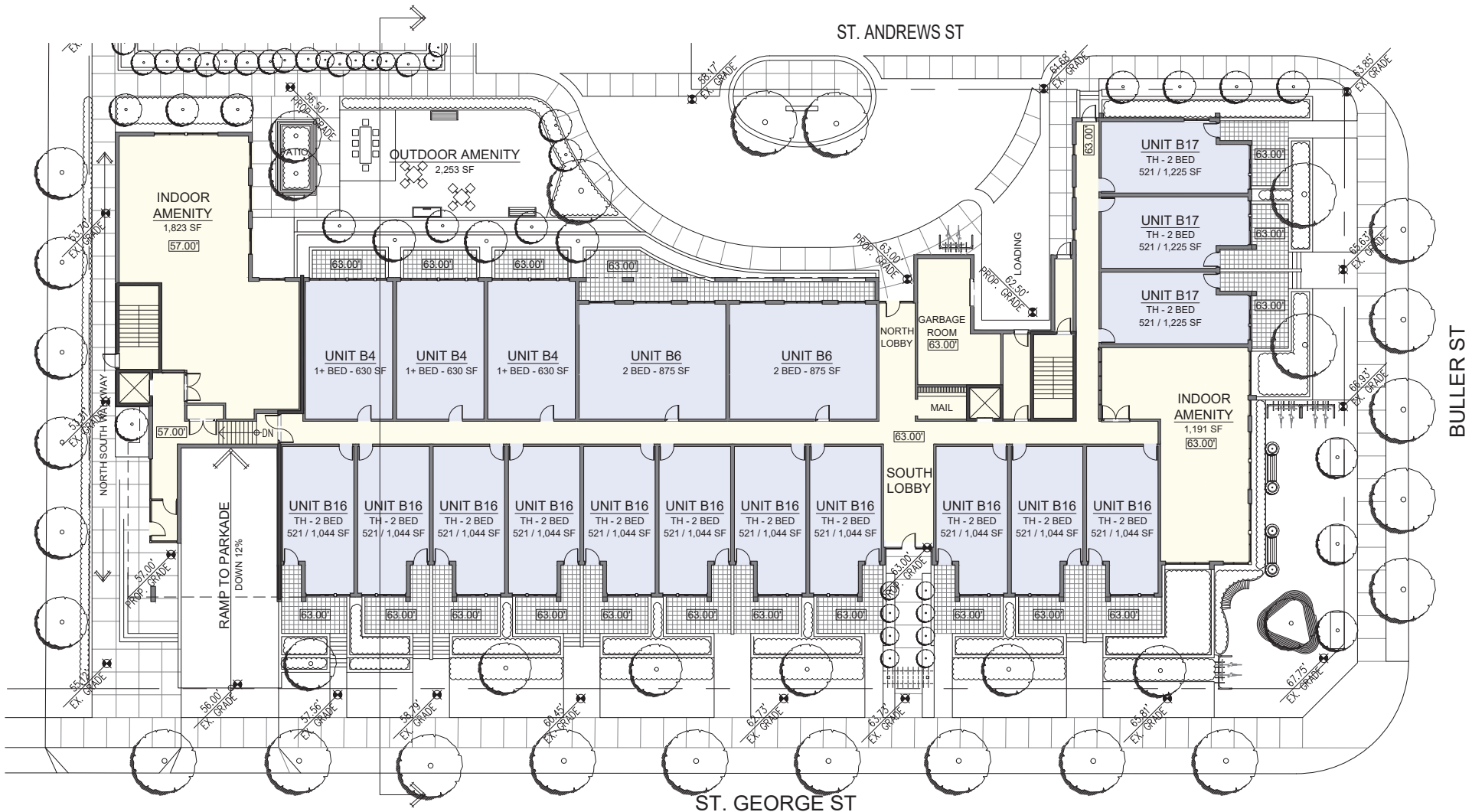
TYP. BIKE STALL DETAILS



PARKING LEVEL 1 FLOOR PLAN

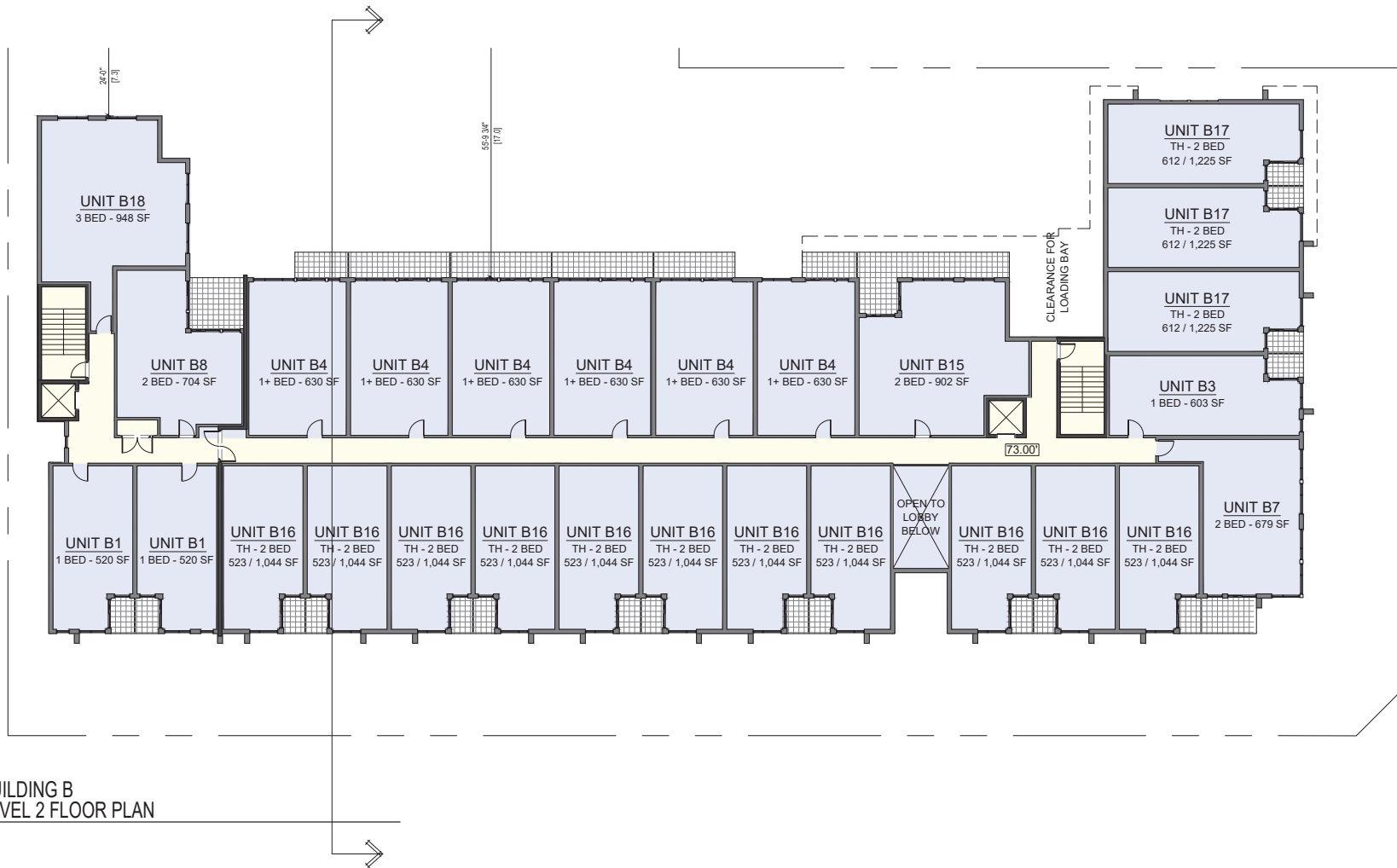




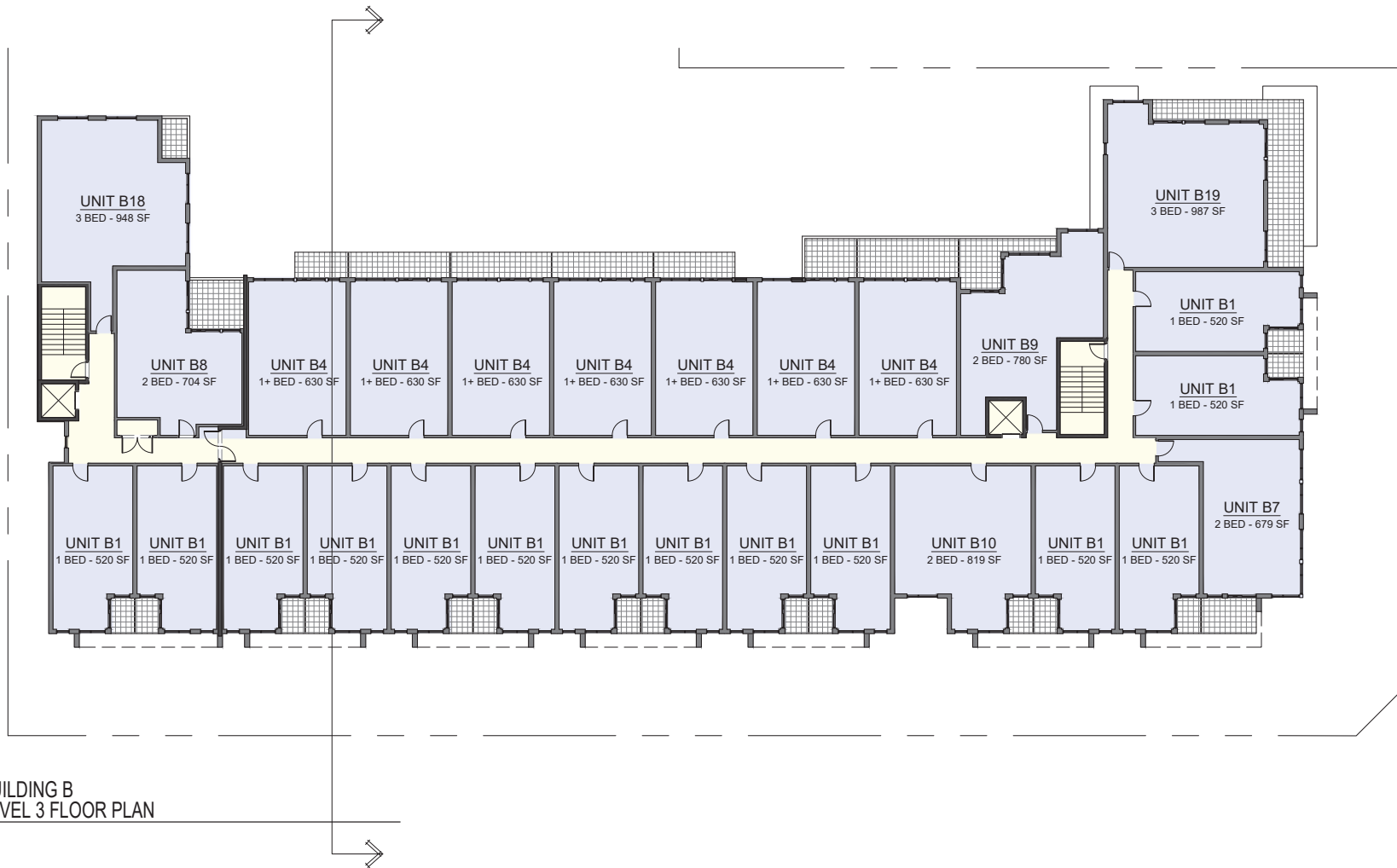


BUILDING B
LEVEL 1 FLOOR PLAN





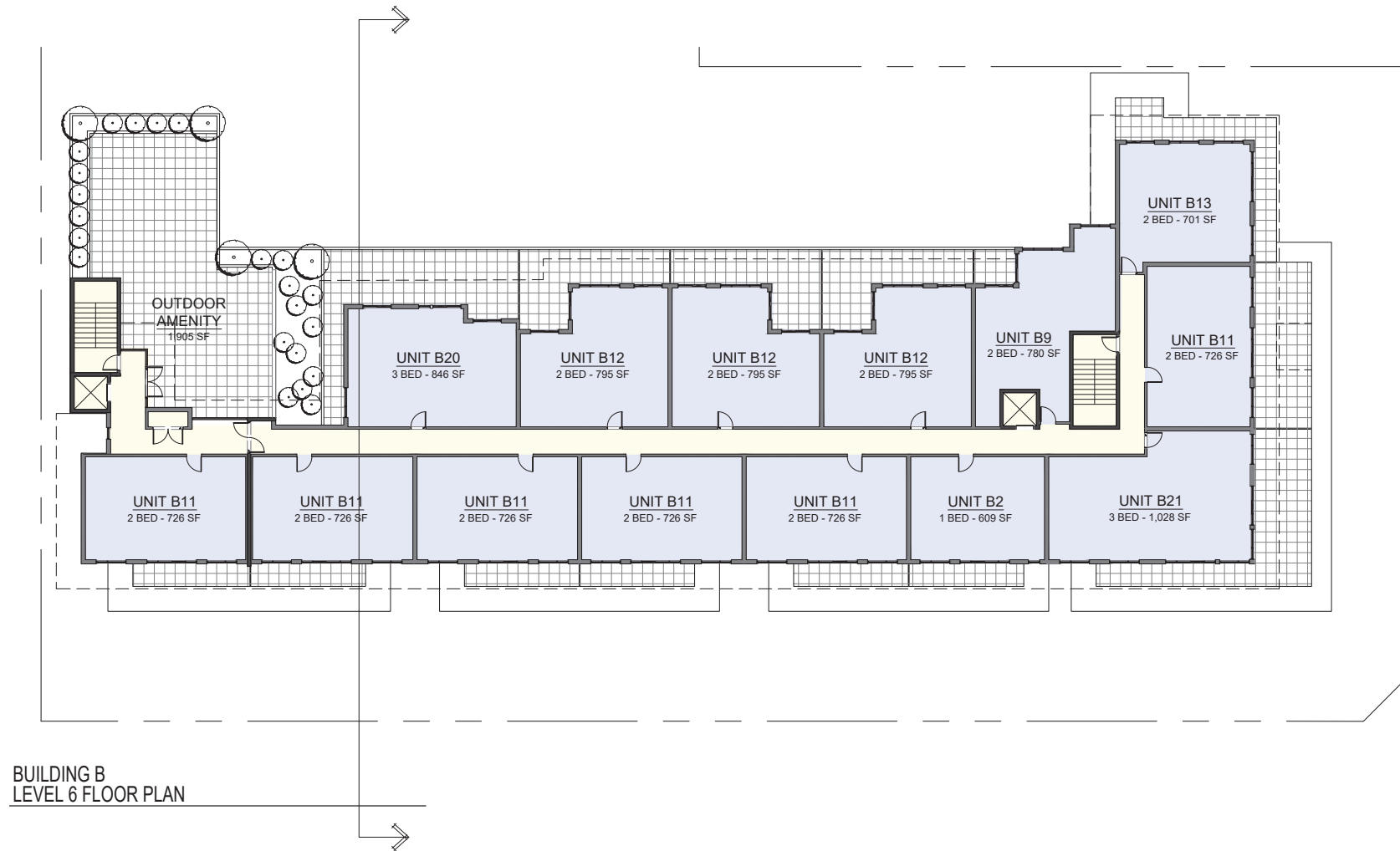
BUILDING B
LEVEL 2 FLOOR PLAN



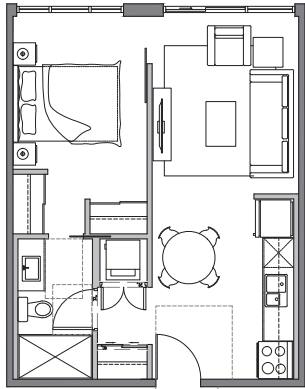
BUILDING B
LEVEL 3 FLOOR PLAN



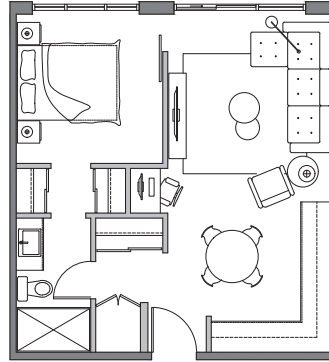
BUILDING B
LEVEL 4-5 FLOOR PLAN



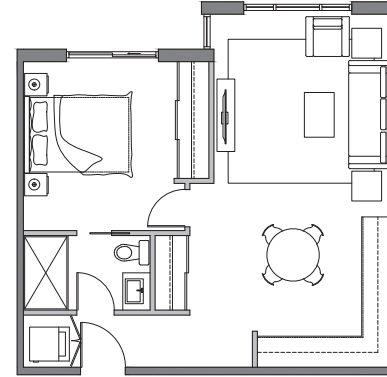
BUILDING B
LEVEL 6 FLOOR PLAN



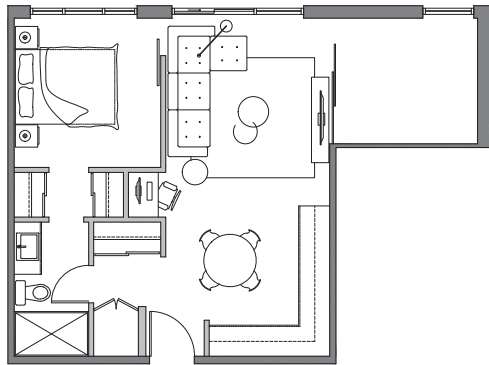
UNIT A1 (ADAPTABLE)
1 BED 1 BATH 513 SF



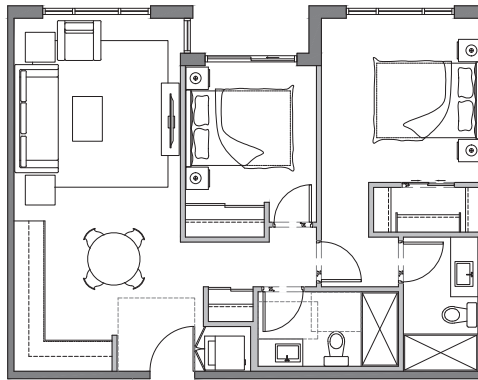
UNIT A2
1 BED 1 BATH 528 SF



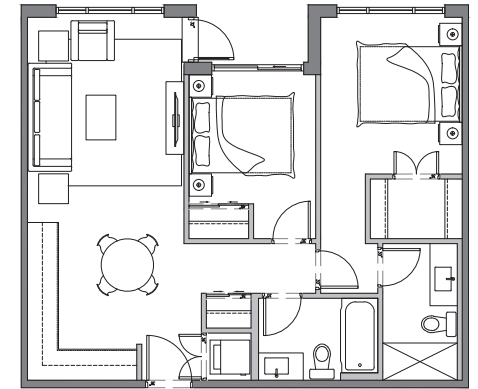
UNIT A3
1 BED 1 BATH 599 SF



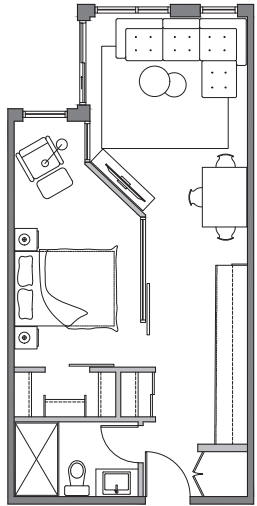
UNIT A4
1+ BED 1 BATH 626 SF



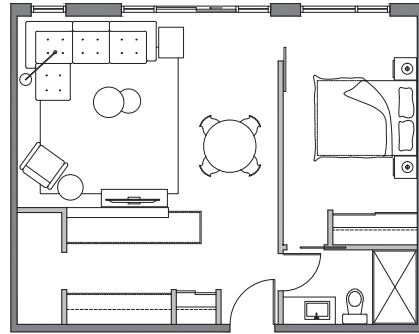
UNIT A5 (ADAPTABLE)
2 BED 2 BATH 782 SF



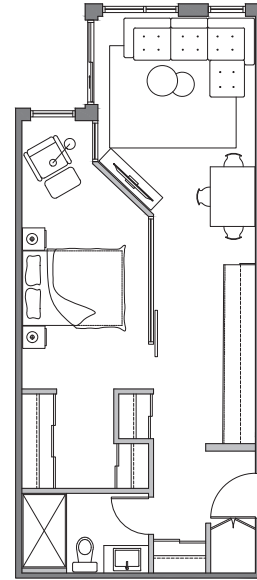
UNIT A6
2 BED 2 BATH 741 SF



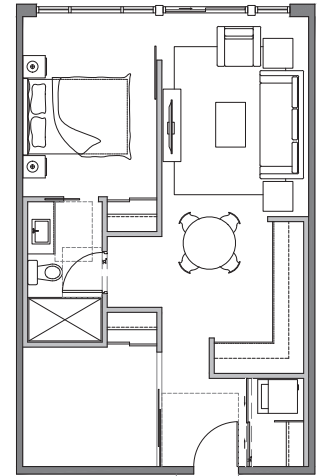
UNIT B1
1 BED 1 BATH 520 SF



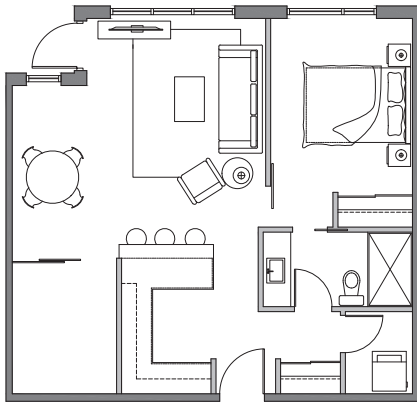
UNIT B2
1 BED 1 BATH 609 SF



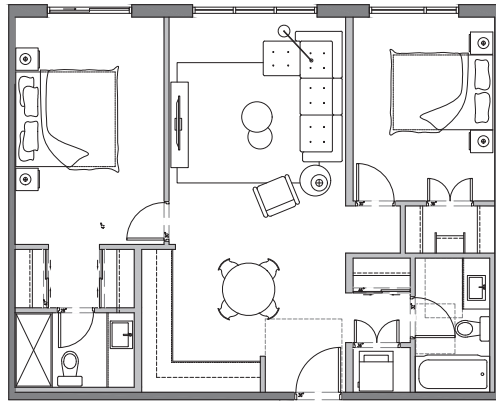
UNIT B3
1 BED 1 BATH 603 SF



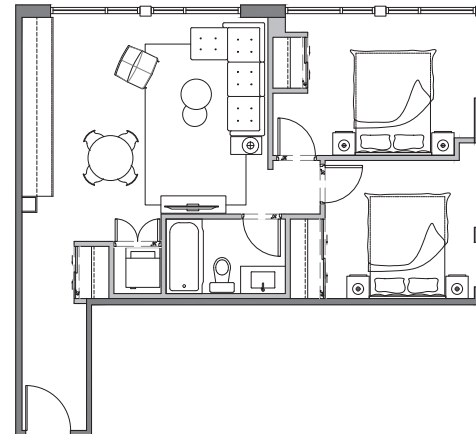
UNIT B4 (ADAPTABLE)
1+ BED 1 BATH 630 SF



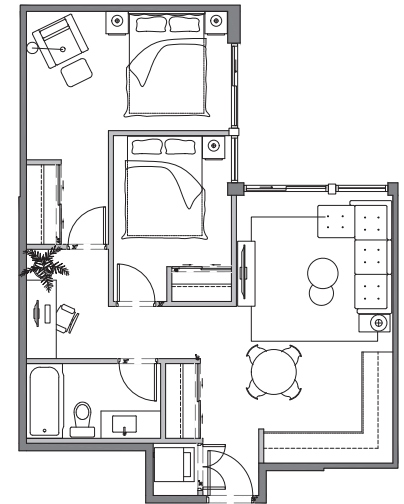
UNIT B5
1+ BED 1 BATH 713 SF



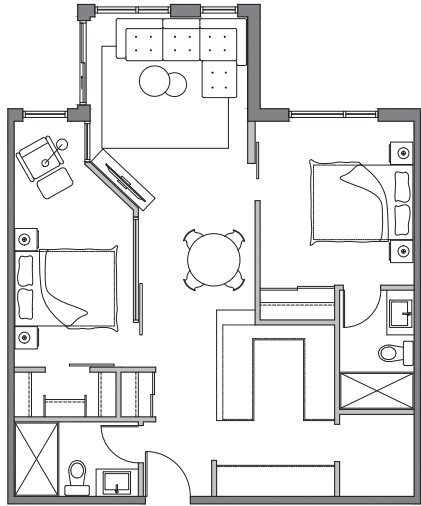
UNIT B6 (ADAPTABLE)
2 BED 2 BATH 875 SF



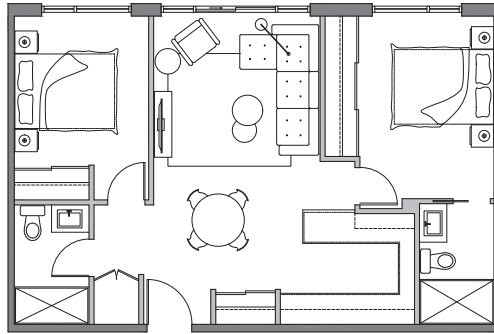
UNIT B7
2 BED 1 BATH 679 SF



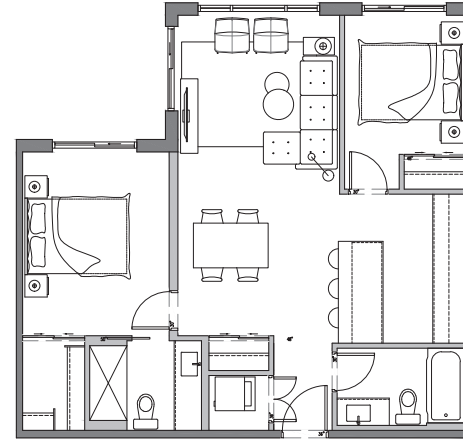
UNIT B8
2 BED 1 BATH 704 SF



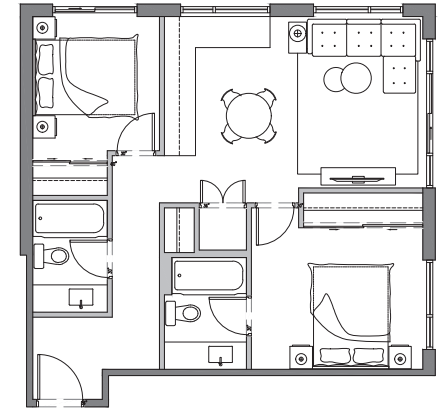
UNIT B10
2 BED 2 BATH 819 SF



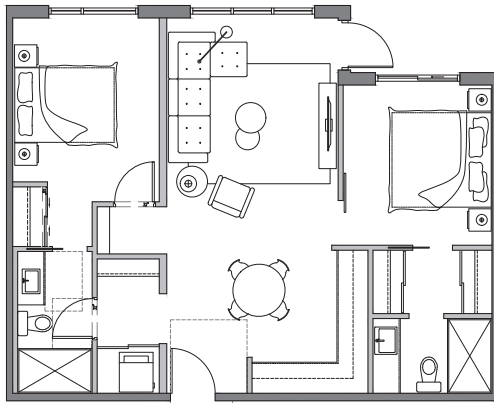
UNIT B11
2 BED 2 BATH 726 SF



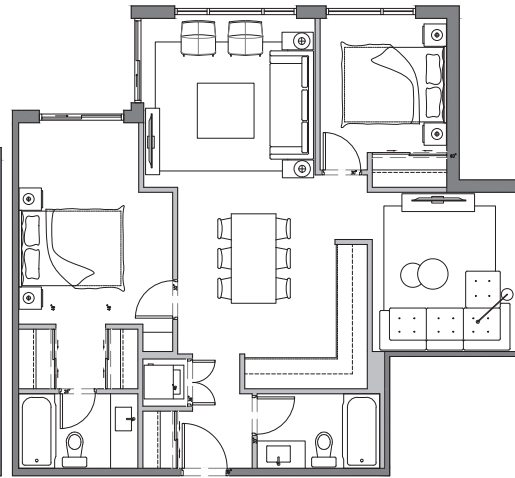
UNIT B12
2 BED 2 BATH 795 SF



UNIT B13
2 BED 2 BATH 701 SF



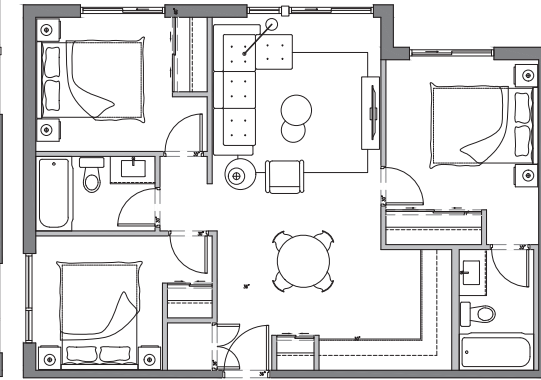
UNIT B14 (ADAPTABLE)
2 BED 2 BATH 830 SF



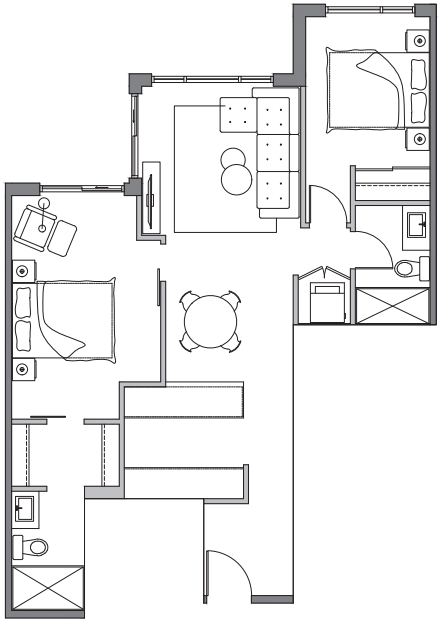
UNIT B15
2 BED 2 BATH 902 SF



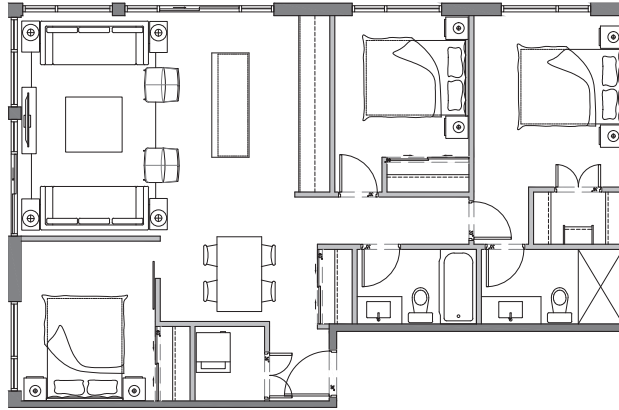
UNIT B19
3 BED 2 BATH 987 SF



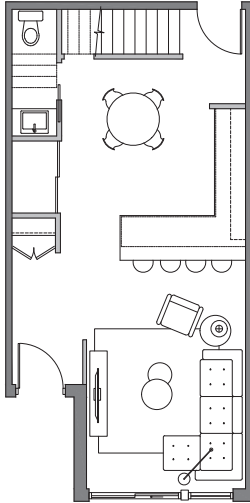
UNIT B20
3 BED 2 BATH 846 SF



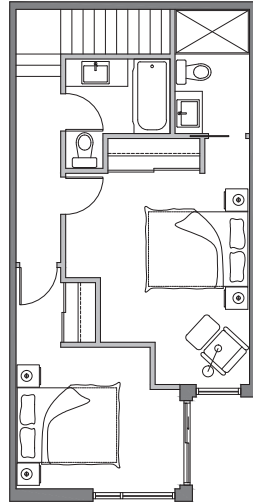
UNIT B9
2 BED 2 BATH 780 SF



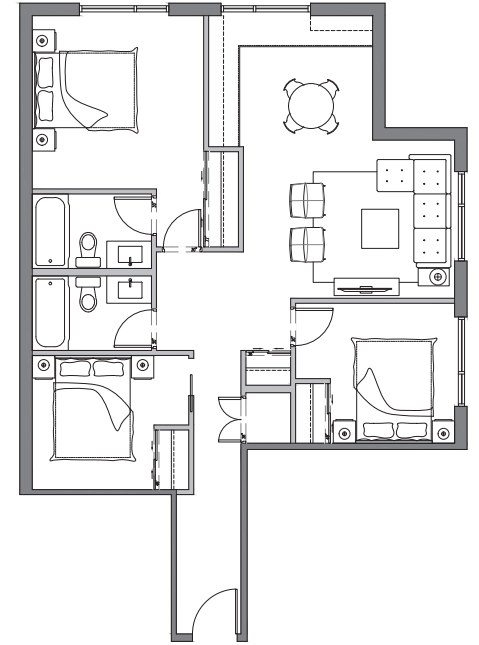
UNIT B21
3 BED 2 BATH 1,028 SF



UNIT B16
TH - 2 BED 2.5 BATH 521 SF + 523 SF = 1,044 SF



UNIT B17
TH - 2 BED 2.5 BATH 521 SF + 612 SF = 1,225 SF



UNIT B18
3 BED 2 BATH 948 SF

ADJACENT DEVELOPMENT

BUILDING A



BUILDING A - NORTH ELEVATION

BUILDING A

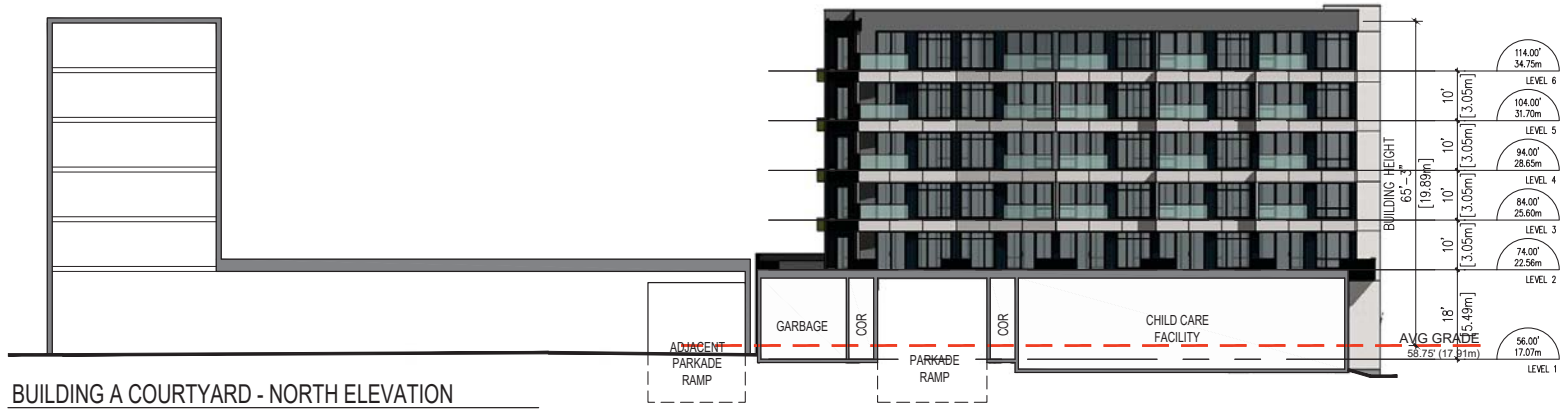
ADJACENT DEVELOPMENT



BUILDING A - SOUTH ELEVATION

ADJACENT DEVELOPMENT

BUILDING A



BUILDING A COURTYARD - NORTH ELEVATION

BUILDING A

ADJACENT DEVELOPMENT



BUILDING A COURTYARD - SOUTH ELEVATION

BUILDING B



BUILDING B - SOUTH ELEVATION

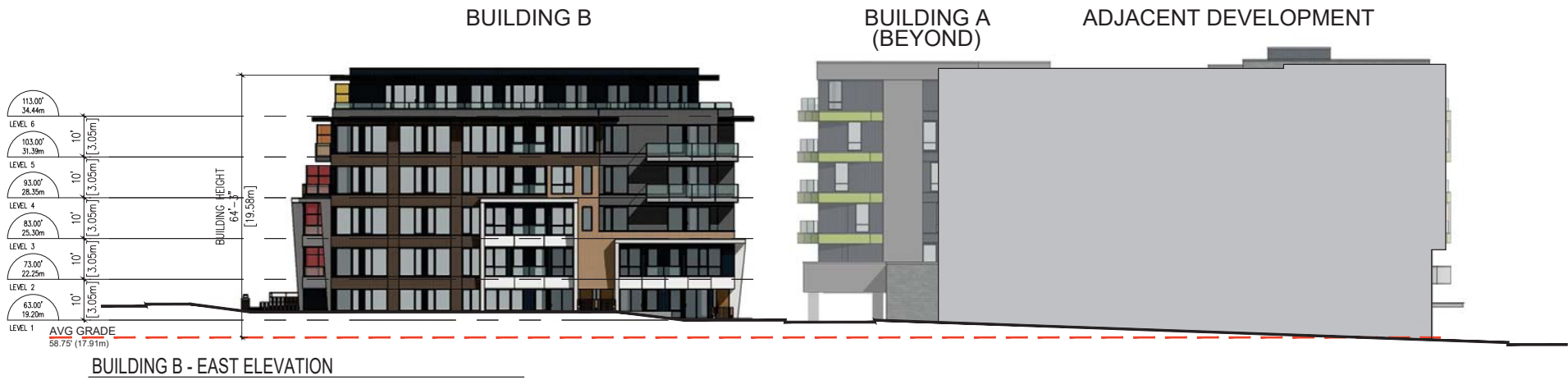
BUILDING B



BUILDING B - NORTH ELEVATION

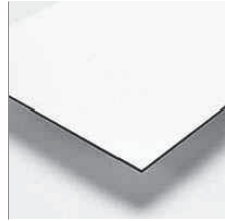


BUILDING A & B - WEST ELEVATION





BUILDING A



METAL PANEL - WHITE/GREEN/ORANGE



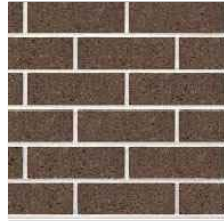
METAL PANEL - CHARCOAL



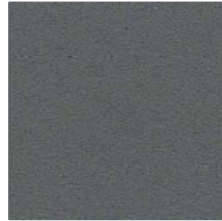
CORRUGATED METAL SIDING - BLACK



STUCCO - WHITE



BROWN BRICK



EIFS - DARK GREY



METAL CLADDING - WOODGRAIN



METAL SOFFITS - WOODGRAIN



ALUMINUM FLASHING - SILVER/GREY



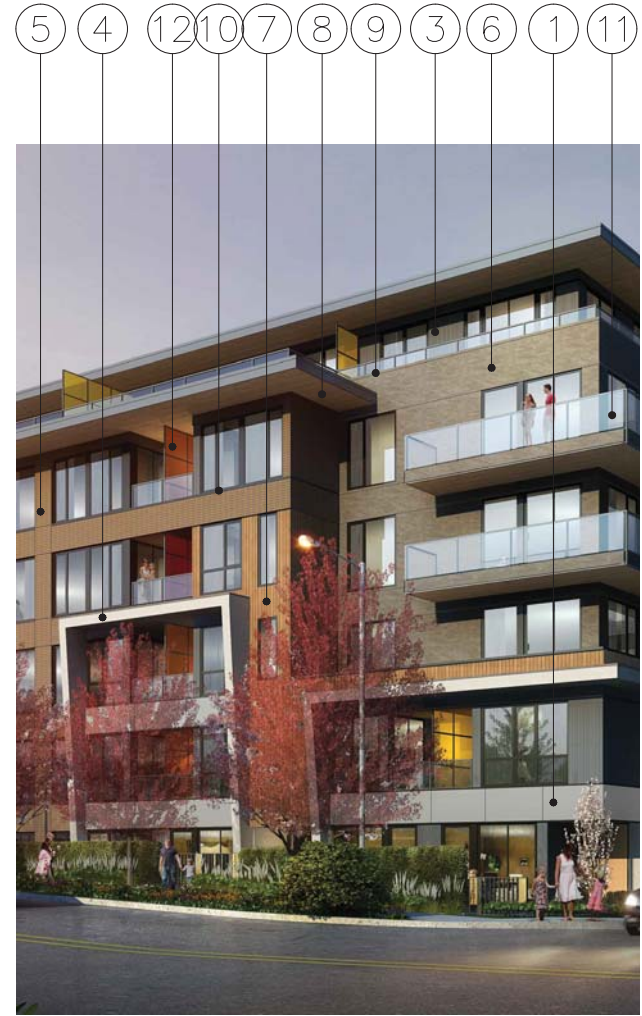
ALUMINUM FLASHING - BLACK



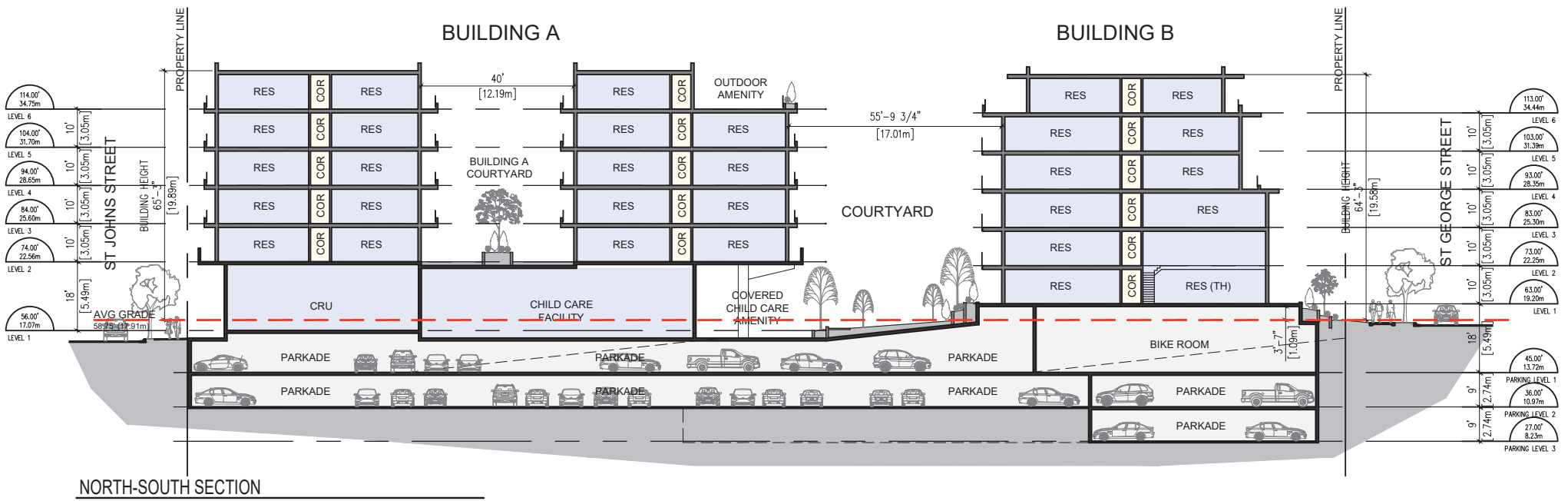
ALUMINUM/GLASS GUARDRAIL - CLEAR/BLACK



OPAQUE GLASS PRIVACY SCREEN - YELLOW/ORANGE/RED



BUILDING B



NORTH-SOUTH SECTION



ST JOHNS STREET LOOKING SOUTHEAST



BULLER & ST ANDREWS LOOKING SOUTHWEST



ST GEORGES & BULLER LOOKING NORTHWEST



ST GEORGE STREET TOWNHOMES



ST ANDREWS STREET LOOKING WEST



ST JOHNS STREET LOOKING NORTHEAST



COURTYARD & ROOFTOP AMENITY SPACES