

2524 & 2528 ST. JOHN'S STREET



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17		9		1	PRELIMINARY DESIGN SUBMISSION TO PLANNING	JAN 28 2021

Project Name
6 STOREYS MIX-USED BUILDING

Project Address
2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Sheet Name
TITLE SHEET

Sheet No.
A100

Project No.
200903

Start of Project
SEPT 2020

SIGN & SEAL

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1 CONTEXT PLAN
1" = 100'-0"

PROJECT DATA

CIVIC ADDRESS:
2524 ST. JOHN ST., PORT MOODY, BC
2528 ST. JOHN ST., PORT MOODY, BC

LEGAL DESCRIPTION:
2524 ST. JOHN'S STREET
LOT 18, PLAN 16166, DISTRICT LOT 210, NEW WEST DISTRICT

2528 ST. JOHN'S STREET
LOT 14, BLOCK 10, PLAN NWP0413, DISTRICT LOT 201, NEW WEST DISTRICT GROUP 1, OF 546.

PID:
2524 ST. JOHN'S STREET
011-816-635

2528 ST. JOHN'S STREET
008-798-940

EXISTING ZONE:
C3

PROPOSED ZONE:
CRMC

LOT AREA:
2524 ST. JOHN ST.: 527.59 m² (5,678 SF)
2528 ST. JOHN ST.: 1,213.69 m² (13,069 SF)
COMBINED TOTAL: 1,741.27 m² (18,742 SF)

DENSITY:
MAX. ALLOWED: 2.5 FAR
PROPOSED: 5.44

HEIGHT:
MAX. ALLOWED: 29.0 m OR 6 STOREYS, WHICHEVER IS LESS
PROPOSED: 30.7m (8 STOREYS)

LOT COVERAGE:
MAX. ALLOWED: N/A
PROPOSED: 87.41 % = 0.8741 x 1522 / 1741.27

SETBACKS:
REQUIRED:
FRONT LOT LINE: N/A

SIDE LOT LINE: 1.5 m, EXCEPT IT SHALL BE 0.0 m WHERE ABUTTING A COMMERCIAL ZONE AND 3.0 m FOR AN EXTERIOR LOT LINE

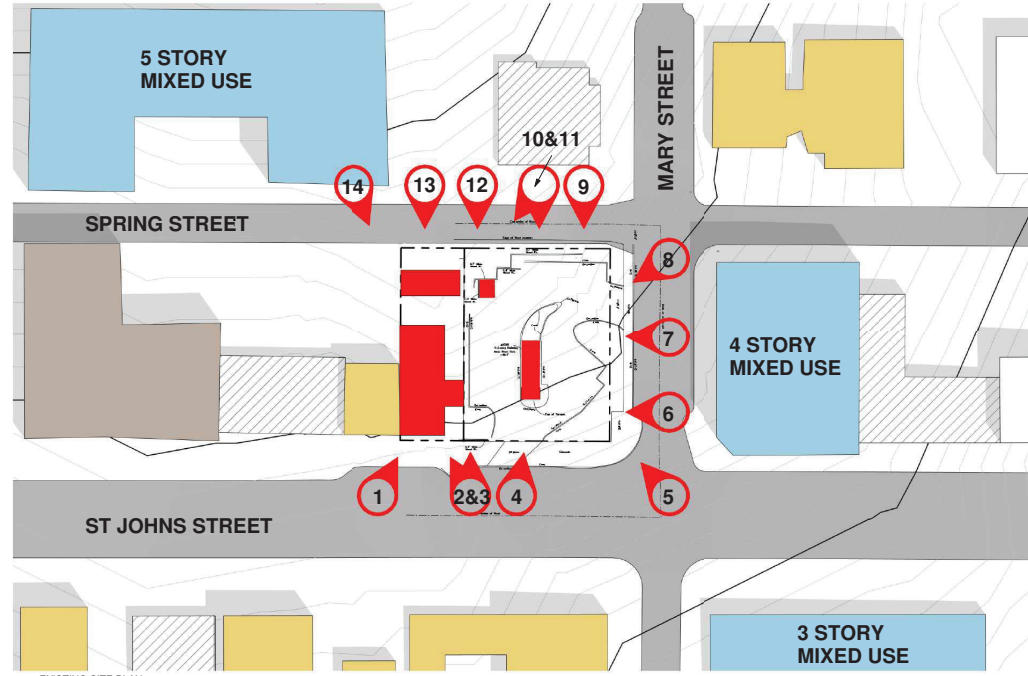
REAR LOT LINE: NON REQUIRED, EXCEPT, WHERE A LOT ABUTS OR IS SEPARATED BY A LAKE FROM A RESIDENTIAL ZONE, IT SHALL BE 3.5 m.

PROPOSED:
FRONT LOT LINE: 1.5m
EXTERIOR LOT LINE (EAST): 0.4m (3.0 m at GROUND LEVEL)
SIDE LOT LINE (WEST): 0.0 m
REAR LOT LINE: 1.3 m

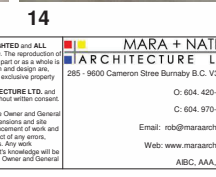
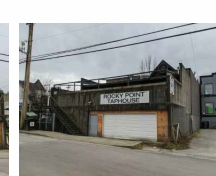
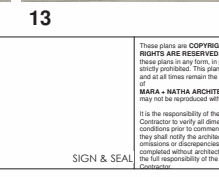
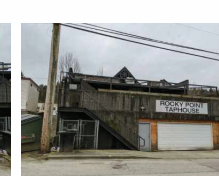
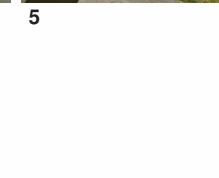
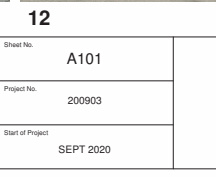
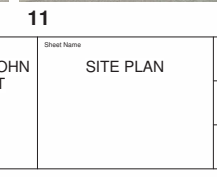
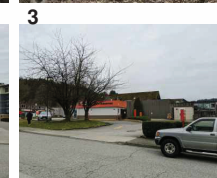
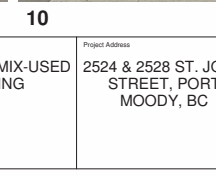
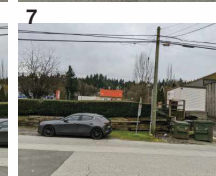
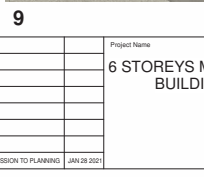
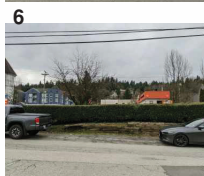
LANDSCAPING:
a. ANY PART OF A LOT NOT USED FOR BUILDING, PARKING, LOADING, OR DRIVEWAYS SHALL BE LANDSCAPED.
b. ANY OFF-STREET PARKING, LOADING, OR UNENCLOSED STORAGE AREA SHALL BE SEPARATED FROM AN ADJOINING STREET BY A LANDSCAPED STRIP NOT LESS THAN 3.0 m WIDE, EXCEPT FOR RS AND RT ZONES.
c. ANY OFF-STREET PARKING, LOADING, OR UNENCLOSED STORAGE AREA SHALL BE SEPARATED FROM A DIRECTLY ABUTTING LOT BY A LANDSCAPED AREA OF NOT LESS THAN 1.5 m IN WIDTH, EXCEPT FOR RS AND RT ZONES.
d. WHERE AN ACCESS DRIVEWAY ABUTS A LANDSCAPE SCREEN, THE SCREEN SHALL BE NOT MORE THAN 0.6 m IN HEIGHT FOR A MINIMUM DISTANCE OF 2.0 m, EXCEPT FOR RS AND RT ZONES.

LEGEND - EXISTING BUILDING TYPES
3/4" = 1'-0"

- EXISTING SITE VIEWS
- EXISTING BUILDING ON A SITE
- SINGLE STORY COMMERCIAL
- 2 STORY COMMERCIAL
- 3 STORY COMMERCIAL
- 3+ STORY MIXED USE



2 EXISTING SITE PLAN
1" = 40'-0"



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17	9	1			

Project Name
6 STOREYS MIX-USED BUILDING

Project Address
2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Sheet Name
SITE PLAN

Sheet No.
A101

Project No.
200903

Start of Project
SEPT 2020

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① MASSING - ORTHO - 1



② MASSING - ORTHO - 2



③ 3D VIEW - ST JOHNS - 1



④ 3D VIEW - ST JOHNS - 2



⑤ MASSING - PERSPECTIVE - 1



⑥ MASSING - ST JOHNS ST



⑦ MASSING - MARY ST



⑧ MASSING - SPRING ST

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1 PRELIMINARY DESIGN SUBMISSION TO PLANNING JAN 28 2021							

Project Name
6 STOREYS MIX-USED
BUILDING

Project Address
2524 & 2528 ST. JOHN
STREET, PORT
MOODY, BC

Sheet Name
3D VIEWS

Sheet No.
A102

Project No.
200903

Start of Project
SEPT 2020

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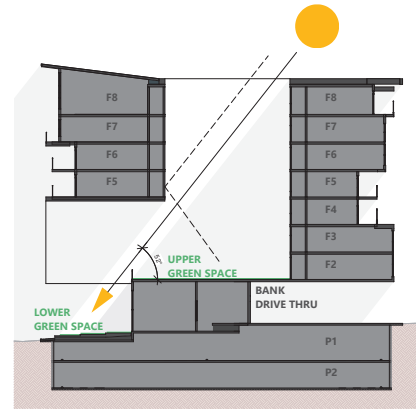
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① 3D VIEW - NORTH - 2



② 3D VIEW - SECTION



③ GREEN SPACE LIGHTING
3/64" = 1'-0"



④ 3D VIEW - NORTH - 3



⑤ 3D VIEW - NORTH - 5



⑥ 3D VIEW - NORTH - 4



⑦ 3D VIEW - NORTH - 1 Copy 1

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Project Name
6 STOREYS MIX-USED BUILDING

Project Address
2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Sheet Name
3D VIEWS-2

Sheet No.
A103

Project No.
200903

Start of Project
SEPT 2020

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PARKING REQUIRED:

MARKET OWNERSHIP:

1 SPACE PER STUDIO AND 1-BEDROOM DWELLING UNIT
1.5 SPACE PER DWELLING UNIT WITH 2 OR MORE BEDROOMS
0.2 VISITOR SPACES PER DWELLING UNIT FOR THE FIRST 100 UNITS AND 0.1 VISITOR SPACES FOR EACH ADDITIONAL UNIT.

MARKET RENTAL:

1.1 SPACE PER DWELLING UNIT
0.2 VISITOR SPACES PER DWELLING UNIT FOR THE FIRST 100 UNITS AND 0.1 VISITOR SPACES FOR EACH ADDITIONAL UNIT.

BELOW MARKET RENTAL:

0.9 SPACE PER DWELLING UNIT
0.1 VISITOR SPACES PER DWELLING UNIT

PERSONAL SERVICE:

1 SPACE PER 40 m² OF FLOOR AREA

RESTAURANT:

1 SPACE PER 18 m² OF FLOOR AREA

RETAIL, INCLUDING RETAIL FOOD SERVICE:

1 SPACE PER 40 m² OF FLOOR AREA

ACCESSIBLE PARKING:

138 REQUIRED PARKING SPACES: 1 ACCESSIBLE PARKING
40 74 REQUIRED PARKING SPACES: 2 ACCESSIBLE PARKING
75 124 REQUIRED PARKING SPACES: 3 ACCESSIBLE PARKING
125-174 REQUIRED PARKING SPACES: 4 ACCESSIBLE PARKING

FOR EACH ADDITIONAL 50 PARKING SPACES OR PART THEREOF IN EXCESS OF 50: 1 ADDITIONAL PARKING SPACE

ACCESSIBLE PARKING SPACE:

3.7 m PLUS 1.2 m CLEAR PEDESTRIAN AISLE

- A MAXIMUM OF 30% OF THE TOTAL PARKING REQUIREMENT MAY BE PROVIDED AS SMALL CAR PARKING SPACES.
- WHERE A PARKING SPACE OR MANOEUVRING AISLE ABUTS A WALL ALONG ITS SIDE GREATER THAN 0.3 m IN HEIGHT, THE SPACE OR AISLE SHALL BE 0.3 m WIDER THAN OTHERWISE REQUIRED IN THIS BY-LAW.
- AN OBSTRUCTION, COLUMN OR SIMILAR SUPPORT ELEMENT SHALL BE SET BACK A MINIMUM OF 0.6 m FROM THE DRIVE AISLE AND LOCATED IN EITHER THE FRONT OR REAR 1.2 m OF THE PARKING SPACE. OBSTRUCTIONS LOCATED OUTSIDE OF THESE LOCATIONS SHALL BE CONSIDERED AS A WALL AND SECTION 6.6.4 SHALL APPLY.
- WHEN THE NUMBER OF REQUIRED PARKING SPACES RESULTS IN A FRACTIONAL SPACE, ANY FRACTION OF 0.5 OR LESS MAY BE IGNORED, AND ANY FRACTION GREATER THAN 0.5 SHALL REQUIRE ONE ADDITIONAL SPACE.

PARKING CALCULATION:

PARKING - REQUIRED - UNITS

RENTAL TYPE	# UNITS	STALLS REQ. (per unit)	VISITOR REQ. (per unit)	STALLS REQ.	VISITOR REQ.	# STALLS REQ.
BELOW MARKET RENTAL	17	0.9	0.1	15	2	17
MARKET RENTAL	95	1.1	0.2	105	19	124
Grand total	112			120	21	141

PARKING - REQUIRED - COMMERCIAL

Department	Area	PARKING REQ. (1 per)	# STALLS REQ.
COMMERCIAL	391.5 m ²	40.0 m ²	10

PARKING - PROVIDED - TOTAL

LEVEL	SIZE	USAGE	# STALLS
P1	SMALL CAR	RESIDENTS	8
P1	STANDARD	COMMERCIAL	9
P1	STANDARD	RESIDENTS	10
P1	STANDARD	VISITOR	3
P1: 30			30
P2	ACCESSIBLE	RESIDENTS	2
P2	SMALL CAR	RESIDENTS	12
P2	STANDARD	RESIDENTS	21
P2: 35			35
GRAND TOTAL: 65			65

TOTAL REQUIRED PARKING STALLS: 151

TOTAL PROVIDED PARKING STALLS: 65

GROUND LEVEL: 9 STALLS

UG PARKING LEVEL 1: 30 STALLS

UG PARKING LEVEL 2: 35 STALLS

TOTAL STALLS: 65 STALLS (43.04%)

SMALL CAR REQUIREMENTS:

TOTAL SMALL CAR ALLOWED: 33% STALLS MAX (15 X 0.33 = 21.45 = 21 STALLS)

TOTAL PROVIDED SMALL CAR STALLS: 20 STALLS

GROUND LEVEL: 0 SMALL CAR STALLS

UG PARKING LEVEL 1: 8 SMALL CAR STALLS

UG PARKING LEVEL 2: 12 SMALL CAR STALLS

ACCESSIBLE PARKING SPACES

TOTAL PROVIDED: 2 STALLS

OFF-STREET LOADING:

REQUIRED NUMBER OF LOADING SPACES:

ON EVERY LOT USED AS A RETAIL STORE, COMMERCIAL, INDUSTRIAL, WAREHOUSE, OR ANY SIMILAR USE, THE MINIMUM NUMBER OF SPACES SHALL BE:

LESS THAN 464.5 m² (5000 SF): 1 LOADING SPACE

464.5 m² TO 2 322.5 m² (25 000 SF): 2 LOADING SPACES

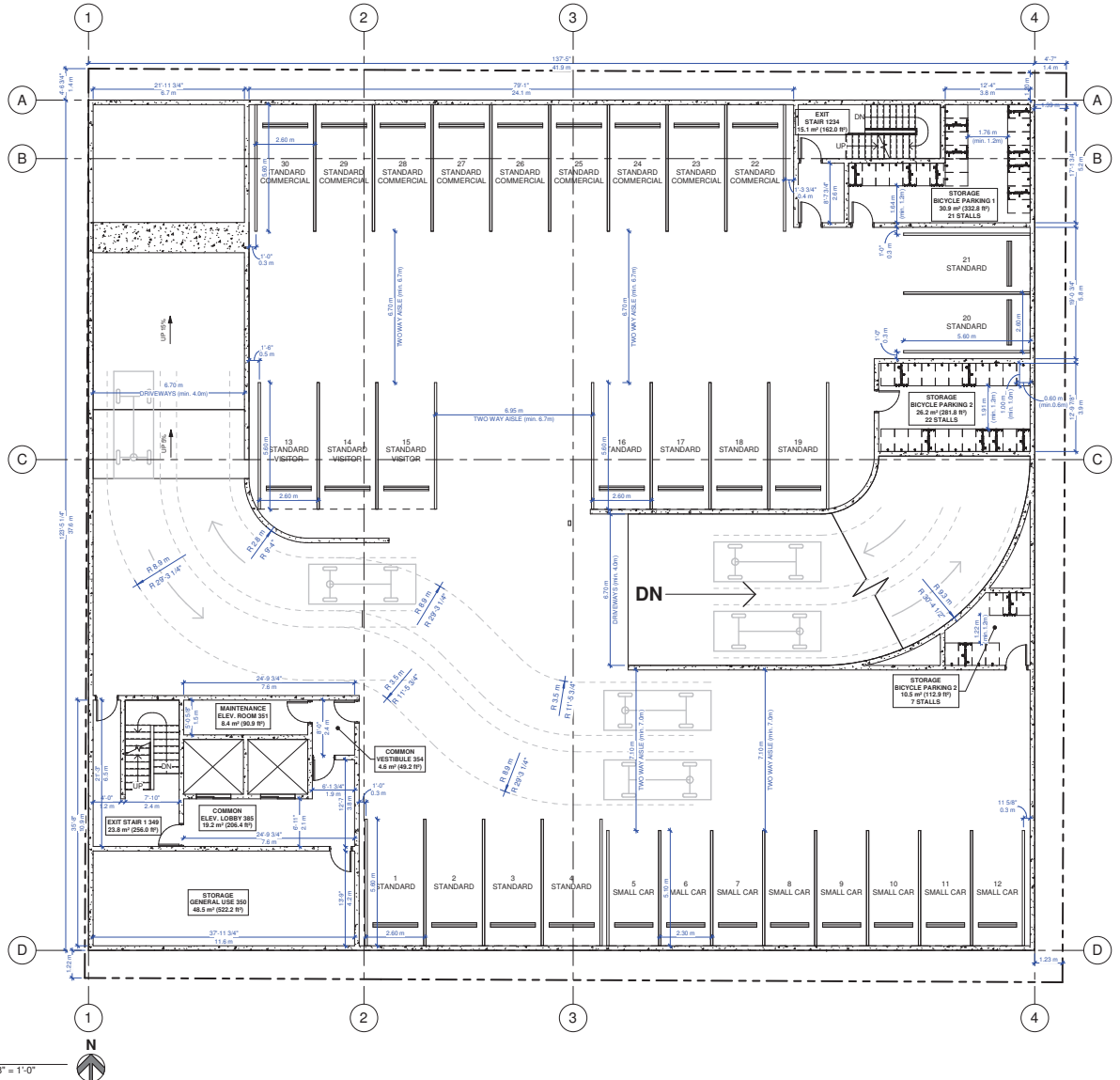
EACH ADDITIONAL 2 322.5 m² OR FRACTION THEREOF IN EXCESS OF 1 162 m² (12 500 SF): 1 ADDITIONAL

PROPOSED COMMERCIAL SPACE AREA: 408 m²

PROPOSED NUMBER OF LOADING SPACE: 1

REQUIRED DIMENSION OF LOADING SPACES (WxLxH):

3.0 m (9.8 FT) X 9.2 m (30 FT) X 4.3 m (14.1 FT)



2 P1
1/8" = 1'-0"

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Project Name

6 STOREYS MIX-USED BUILDING

Project Address

2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Sheet Name

U/G PARKING LEVEL 1

Sheet No.

A104

Project No.

200903

Start of Project

SEPT 2020

Signature and Seal

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BICYCLE PARKING

REQUIRED NUMBER OF BICYCLE PARKING SPACES:

APARTMENT:
LONG TERM SPACES: 1.5 SPACES PER DWELLING UNIT
SHORT TERM SPACES: 6 SPACES FOR EACH APARTMENT BUILDING ON A LOT 50 DWELLING UNITS, NOT APPLICABLE TO BUILDINGS WITH LESS THAN 10 UNITS
COMMERCIAL USE:
LONG TERM SPACES: FOR ANY BUILDING WITH 750 m² OR MORE OF FLOOR AREA, 1 SPACE PER 750 m² OF FLOOR AREA
SHORT TERM SPACES: 6 SPACES FOR ANY BUILDING WITH 750 m² OR MORE OF FLOOR AREA

Required Parking Space Dimensions

Angle	Type of Vehicle	Stall Width (m)	Perpendicular Access (m)	Stall Length (m)	Perpendicular Clearance (m)
Angled Parking	Standard	2.0	N/A	5.6	2.1
	Small Car	2.3	N/A	5.1	
	Accessible	3.7	1.2	5.6	
Parallel Parking	Standard	2.0	N/A	11.2	2.1
	Small Car	2.3	N/A	6.7	
	Accessible	2.6	1.2	6.7	
All Other Situations	Standard	2.6	N/A	5.6	2.1

Minimum Setbacks for Off-Street Parking

Type of Parking	Setback Requirements*
Underground	1.2m from minimum front or Exterior Side Lot Line Setback to accommodate the roots of planted trees.
Surface	1.5m from any Lot line common to the parking area and 3.0m common to a Street and in no case encroaching on a regulated landscaping area.

PROPOSED BICYCLE PARKING SPACES:

LONG TERM SPACES: 170
SHORT TERM SPACES: 12

AMENITY SPACE

MIN. REQUIRED: 3.0 m² PER DWELLING UNIT (OUTDOOR COMMON AMENITY SPACE SHALL NOT BE LOCATED WITHIN THE REQUIRED SETBACKS)
PROPOSED:

LOT SIZE

MIN. REQUIRED AREA: 2 400.0 m²
MIN. REQUIRED LOT WIDTH: 60.0 m

PARKING - REQUIRED - BICYCLE

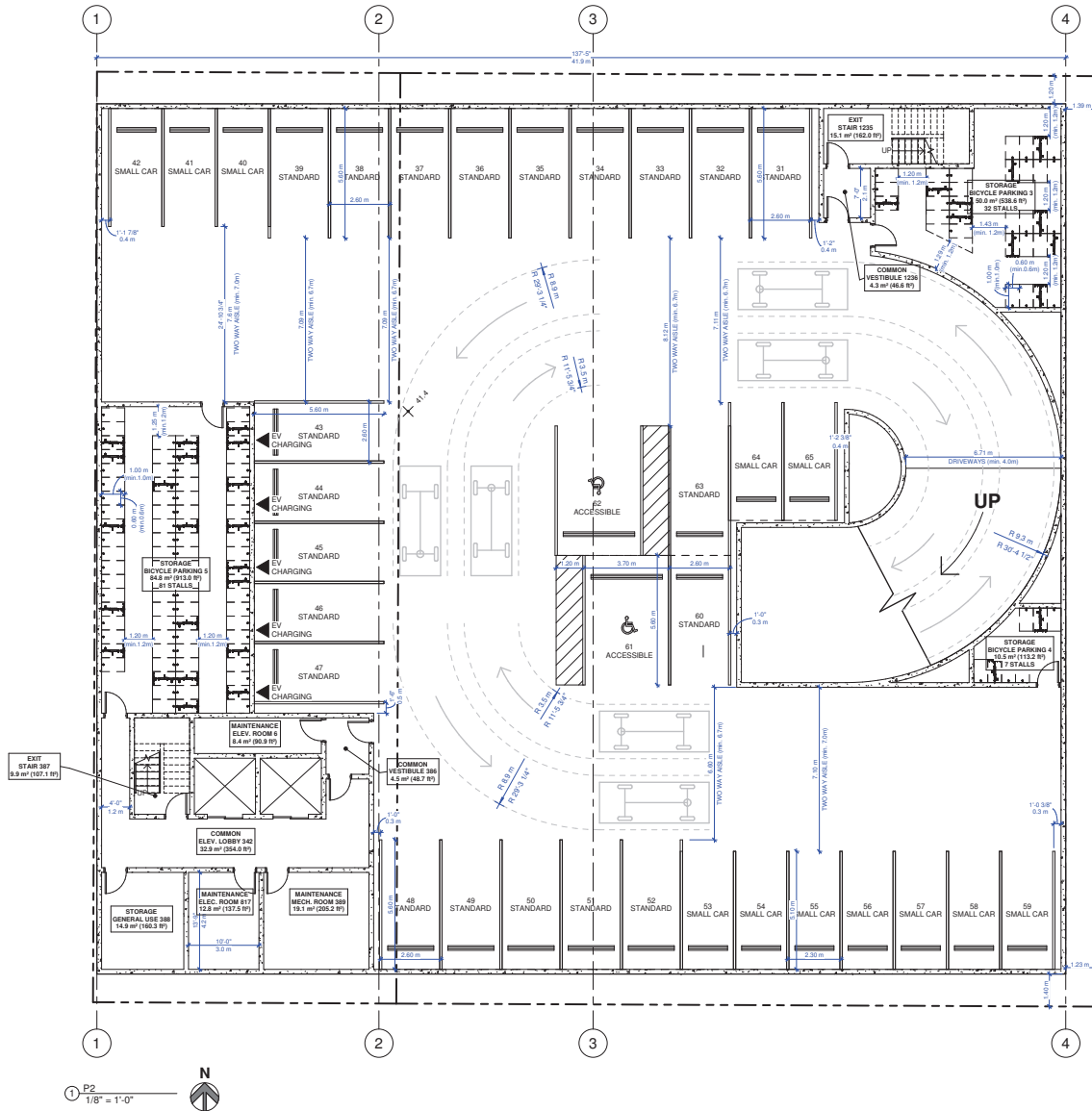
# UNITS	LONG TERM SPACES (per unit)	LONG TERM REQ.	SHORT TERM REQ.
112	1.5	168	12

PARKING - PROVIDED - BICYCLE LONG TERM

SIZE	STORAGE METHOD	# LONG TERM STORAGE
BICYCLE PARKING	Min. 1.0m x 0.6m	170

PARKING - PROVIDED - BICYCLE SHORT TERM

SIZE	STORAGE METHOD	# SHORT TERM SPACES
BICYCLE RACK	6 CAPACITY Rolling Rack	12



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Project Name	6 STOREYS MIX-USED BUILDING
Project Address	2524 & 2528 ST. JOHN STREET, PORT MOODY, BC
Sheet Name	U/G PARKING LEVEL 2

Sheet No.	A105
Project No.	200903
Start of Project	SEPT 2020

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Conditions of Use (AS PER ZONING BYLAW 11.2.6.)

(a) Common Amenity Space shall be provided in the minimum amount of 3.0m2 per Dwelling Unit. Outdoor Common Amenity Space shall not be located within the required Setbacks.

AMENITY - REQUIRED

UNIT	# UNITS	REQ. AMENITY (per unit)	REQ. AMENITY AREA
112	112	3.0 m²	336.0 m²
TOTAL UNITS: 112	112		336.0 m²

AMENITY - PROVIDED

Level	Name	Comments	Area
GROUND FLOOR	AMENITY		35.6 m²
GROUND FLOOR	AMENITY		55.0 m²
F2	AMENITY		81.3 m²
F2	AMENITY	GREEN SPACE (OPEN TO ABOVE)	160.1 m²
TOTAL AMENITY SPACE: 4			332.0 m²

TOTAL GROUND FLOOR AREA : 8466.25 SF
COMMERCIAL GROUND FLOOR AREA : 4512.96 SF
RESIDENTIAL GROUND FLOOR AREA : 3042.94 SF

(b) Residential use on the ground level shall not exceed more than 50% of the overall ground level Floor Area.

RESIDENTIAL GROUND FLOOR AREA : 3042.94 SF
TOTAL GROUND FLOOR AREA : 8466.25 SF = 0.359

F.A.R. : RESIDENTIAL @ GROUND LEVEL = 0.359 x 100 = 35.9 %
MAX ALLOWED F.A.R. : RESIDENTIAL @ GROUND LEVEL = 50%

(c) Commercial use on the ground level shall occupy a minimum of 50% of the overall ground level Floor Area.

COMMERCIAL GROUND FLOOR AREA : 4512.96 SF
TOTAL GROUND FLOOR AREA : 8466.25 SF = 0.533

F.A.R. : COMMERCIAL @ GROUND LEVEL = 0.533 x 100 = 53.3 %
MIN. REQUIRED F.A.R. : COMMERCIAL @ GROUND LEVEL = 50%



1/8" = 1'-0"

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Project Name
6 STOREYS MIX-USED
BUILDING

Project Address
2524 & 2528 ST. JOHN
STREET, PORT
MOODY, BC

Sheet Name
GROUND FLOOR
PLAN

Sheet No.
A107

Project No.
200903

Start of Project
SEPT 2020

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FLOOR AREA RATIO CALCULATION (AS PER ZONING BYLAW 5.3.4.)

- (b) FOR ALL USES OTHER THAN SINGLE AND SEMI-DETACHED RESIDENTIAL, AND DETACHED ACCESSORY DWELLING UNITS, THE FLOOR AREA CALCULATION SHALL:
- (i) INCLUDE ALL FLOOR AREA, INCLUDING ACCESSORY BUILDINGS, CORRIDORS, ELEVATOR SHAFTS, FOYERS, HALLWAYS, LANDINGS, MEZZANINES, STAIRCASES, AND STAIRWELLS INCLUDING ANY AREA BENEATH THEM.
- (ii) EXCLUDE A MAXIMUM ON 2.0 m² FOR EACH DWELLING UNIT DESIGNED AND BUILT TO COMPLY WITH ADAPTABLE HOUSING STANDARDS RELATING TO CIRCULATION AND KITCHEN, BATHROOM, FIXTURE, AND FLOORING REQUIREMENTS AS SET OUT IN THE BRITISH COLUMBIA BUILDING CODE;
- (iii) PROVIDED THAT THE EXTERIOR WEATHER PROTECTION WALL SYSTEM HAS BEEN APPROVED BY PROFESSIONAL BUILDING ENVELOPE ENGINEER, EXCLUDE EITHER:
- EXTERIOR CLADDING UP TO A MAXIMUM THICKNESS OF 0.165 m;
 - FOR EXTERIOR SOLID WALL SYSTEMS, 50% OF THE THICKNESS OF THE EXTERIOR SOLID WALL SYSTEM UP TO A MAXIMUM EXCLUSION OF 0.165 m; OR
 - EXTERIOR WALL THICKNESS IN EXCESS OF 0.165 m PROVIDED THAT WALL THICKNESS ARE USED EXCLUSIVELY FOR PROVISION OF INSULATING MATERIALS;
- (iv) EXCLUDE ENCLOSED PARKING AND LONG-TERM BICYCLE PARKING, UNLESS EITHER PARKING IS A PRINCIPAL USE;
- (v) EXCLUDE INDOOR COMMON AMENITY SPACE PROVIDED IT IS HELD IN COMMON OWNERSHIP;
- (vi) EXCLUDE ANY PORTION OF FLOOR AREA OPEN TO BELOW WHICH IS USED EXCLUSIVELY FOR NATURAL VENTILATION UP TO A MAXIMUM OF 1% OF THE FLOOR AREA;
- (viii) EXCLUDE GREEN BUILDING SYSTEMS, PROVIDED THAT:
- ANY PORTION OF FLOOR CONTAINING AN IN-SUITE HEAT RECOVERY VENTILATOR, UP TO A MAXIMUM OF 1.39 m² FOR EACH DWELLING UNIT, PROVIDED THAT THE SYSTEM BE LOCATED IN AN ACCESSIBLE LOCATION WITHIN EACH DWELLING UNIT, HAVING A MINIMUM HEADROOM CLEARANCE OF 2.0 m, AND BE DESIGNED AND TESTED TO MEET THE CSA STANDARD CAN/CSA-F326 AND ANY AMENDMENTS THERETO;
 - ANY PORTION OF MECHANICAL ROOM CONTAINING A GREEN BUILDING SYSTEM NOT USED AS THE PRIMARY SOURCE OF DOMESTIC HOT WATER OR SPACE HEATING, UP TO A MAXIMUM OF 9.29 m² FOR EACH BUILDING, PROVIDED THAT THE SYSTEM BE LOCATED IN AN ACCESSIBLE LOCATION WITHIN THE BUILDING, HAVING A MINIMUM HEADROOM CLEARANCE OF 2.0m.
- (ix) EXCLUDE STORAGE SPACE IN UNDERGROUND PARKING.

DENSITY BONUS (AS PER ZONING BYLAW SECTION 7)

- 7.2.1. THE RESIDENTIAL FLOOR AREA RATIO ON ANY LOT BEING DEVELOPED MAY BE INCREASED ABOVE 2.5, WHERE ACHIEVABLE IN ZONE THROUGH COMPLIANCE WITH ALL OTHER APPLICABLE PROVISION IN THIS BYLAW, BY AN APPLICANT / OWNER PROVIDING AMENITIES TO THE CITY BY WAY OF A FINANCIAL CONTRIBUTION TO THE CITY TO BE HELD IN A FUND FOR CITY INITIATED CULTURAL, RECREATIONAL OR OTHER RELATED PURPOSES TO BENEFIT THE CITY GENERALLY, AS IDENTIFIED IN THE CITY'S OFFICIAL COMMUNITY PLAN.
- 7.2.2. THE AMOUNT OF THE AMENITY CONTRIBUTION SHALL BE EQUIVALENT TO 75% OF THE LAND VALUE OF THE ADDITIONAL DENSITY ABOVE A FLOOR AREA RATIO OF 2.5 AND SHALL BE ESTABLISHED BY WAY OF AGREEMENT, OR FAILING AGREEMENT, AS DETERMINED BY A QUALIFIED APPRAISER TO BE SELECTED BY THE CITY.
- 7.2.3. CALCULATION OF THE FLOOR AREA RATIO ON A LOT FOR THE PURPOSE OF CALCULATING THE BONUS DENSITY SHALL EXCLUDE ALL FLOOR AREA THAT IS FOR:
- ASSEMBLY, COMMERCIAL, HOSPITAL, HOTEL, LIGHT INDUSTRIAL, CIVIC, AND ALL OTHER NON-RESIDENTIAL USE; AND
 - THE PROVISION OF LOW-INCOME HOUSING OR MODERATE-INCOME HOUSING.
- 7.2.4. THE CITY MAY, AT ITS OPTION, ELECT TO ACCEPT ALL OR ANY PORTION OF AMENITY CONTRIBUTION TO BE RECEIVED FOR DENSITY BONUS IN THE FORM OF AMENITIES THAT ARE IDENTIFIED IN OR CONSISTENT WITH GOALS AND OBJECTIVES SET OUT IN THE CITY'S OFFICIAL COMMUNITY PLAN.

DENSITY CALCULATION

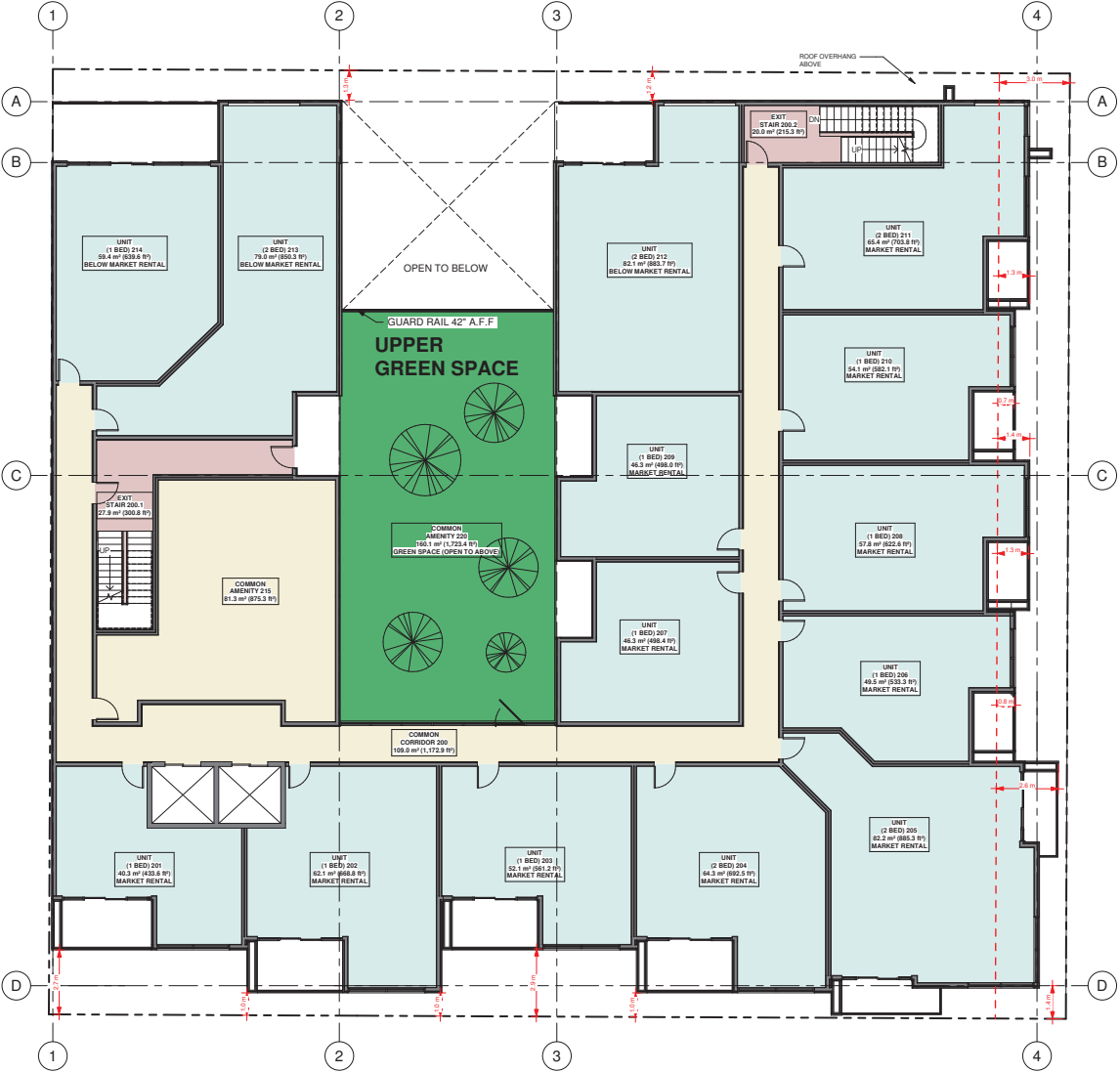
LOT AREA : 1,741.27 m²

ADAPTABLE UNITS EXEMPTION

TOTAL ADAPTABLE UNITS: 28
TOTAL ADAPTABLE UNITS EXEMPTION: 56 m² (603 SF) = 28 X 2

Area Schedule (Gross Building)			
Level	Name	Area	Area (m ²)
GROUND FLOOR	G-1	2,170.5 ft ²	201.6 m ²
GROUND FLOOR	G-2	3,023.5 ft ²	280.9 m ²
GROUND FLOOR	G-3	1,170.9 ft ²	108.5 m ²
F2	Area	13,146.9 ft ²	1,221.4 m ²
F3	Area	13,123.7 ft ²	1,219.2 m ²
F4	Area	12,806.8 ft ²	1,189.8 m ²
F5	Area	14,257.8 ft ²	1,324.6 m ²
F6	Area	14,333.9 ft ²	1,331.7 m ²
F7	Area	13,863.7 ft ²	1,288.0 m ²
F8	Area	14,026.9 ft ²	1,303.1 m ²
Grand total: 10		101,924.4 ft ²	9,469.1 m ²

PROPOSED DENSITY: 5.44
9786.5 / 1741.27 = 5.44



1" = 1'-0"



24	16	8			
23	15	7			
22	14	6			
21	13	5			
20	12	4			
19	11	3			
18	10	2			
17	9	1			
1 PRELIMINARY DESIGN SUBMISSION TO PLANNING JAN 28 2021					

Project Name	Project Address
6 STOREYS MIX-USED BUILDING	2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Sheet Name	Sheet No.
2F FLOORPLAN	A108
Project No.	200903
Start of Project	SEPT 2020

Project Name	Project Address
6 STOREYS MIX-USED BUILDING	2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Project Name	Project Address
6 STOREYS MIX-USED BUILDING	2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

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ABC, AAA, SAA

UNIT SCHEDULE

Level	UNIT	RENTAL TYPE	# BED	AREA (SF)	AREA (SM)
MARKET RENTAL					
F2	201	MARKET RENTAL	(1 BED)	433.6 f ²	40.3 m ²
F2	202	MARKET RENTAL	(1 BED)	668.8 f ²	62.1 m ²
F2	203	MARKET RENTAL	(1 BED)	561.2 f ²	52.1 m ²
F2	204	MARKET RENTAL	(2 BED)	692.5 f ²	64.3 m ²
F2	205	MARKET RENTAL	(2 BED)	885.3 f ²	82.2 m ²
F2	206	MARKET RENTAL	(1 BED)	533.3 f ²	49.5 m ²
F2	207	MARKET RENTAL	(1 BED)	498.4 f ²	46.3 m ²
F2	208	MARKET RENTAL	(1 BED)	622.6 f ²	57.8 m ²
F2	209	MARKET RENTAL	(1 BED)	498.0 f ²	46.3 m ²
F2	210	MARKET RENTAL	(1 BED)	582.1 f ²	54.1 m ²
F2	211	MARKET RENTAL	(2 BED)	703.8 f ²	65.4 m ²

MARKET RENTAL: 11					
BELOW MARKET RENTAL					
F2	212	BELOW MARKET RENTAL	(2 BED)	883.7 f ²	82.1 m ²
F2	213	BELOW MARKET RENTAL	(2 BED)	850.3 f ²	79.0 m ²
F2	214	BELOW MARKET RENTAL	(1 BED)	639.6 f ²	59.4 m ²

BELOW MARKET RENTAL: 3					
F2: 14					
MARKET RENTAL					
F3	301	MARKET RENTAL	(1 BED)	518.7 f ²	48.2 m ²
F3	302	MARKET RENTAL	(1 BED)	668.8 f ²	62.1 m ²
F3	303	MARKET RENTAL	(1 BED)	645.0 f ²	59.9 m ²
F3	304	MARKET RENTAL	(2 BED)	692.5 f ²	64.3 m ²
F3	305	MARKET RENTAL	(2 BED)	885.3 f ²	82.2 m ²
F3	306	MARKET RENTAL	(1 BED)	533.3 f ²	49.5 m ²
F3	307	MARKET RENTAL	(1 BED)	498.4 f ²	46.3 m ²
F3	308	MARKET RENTAL	(1 BED)	622.6 f ²	57.8 m ²
F3	309	MARKET RENTAL	(1 BED)	498.0 f ²	46.3 m ²
F3	310	MARKET RENTAL	(1 BED)	582.1 f ²	54.1 m ²
F3	311	MARKET RENTAL	(2 BED)	725.6 f ²	67.4 m ²
F3	315	MARKET RENTAL	(1 BED)	563.2 f ²	52.3 m ²
F3	316	MARKET RENTAL	(1 BED)	537.2 f ²	49.9 m ²

MARKET RENTAL: 13					
BELOW MARKET RENTAL					
F3	312	BELOW MARKET RENTAL	(2 BED)	883.5 f ²	82.1 m ²
F3	313	BELOW MARKET RENTAL	(2 BED)	778.8 f ²	72.3 m ²
F3	314	BELOW MARKET RENTAL	(1 BED)	510.8 f ²	47.5 m ²

BELOW MARKET RENTAL: 3					
F3: 16					
MARKET RENTAL					
F4	401	MARKET RENTAL	(1 BED)	518.7 f ²	48.2 m ²
F4	402	MARKET RENTAL	(1 BED)	519.5 f ²	48.3 m ²
F4	403	MARKET RENTAL	(1 BED)	638.0 f ²	59.3 m ²
F4	404	MARKET RENTAL	(2 BED)	543.8 f ²	50.5 m ²
F4	405	MARKET RENTAL	(2 BED)	876.7 f ²	81.4 m ²
F4	406	MARKET RENTAL	(1 BED)	533.3 f ²	49.5 m ²
F4	407	MARKET RENTAL	(1 BED)	498.4 f ²	46.3 m ²
F4	408	MARKET RENTAL	(1 BED)	622.6 f ²	57.8 m ²
F4	409	MARKET RENTAL	(1 BED)	494.6 f ²	45.9 m ²
F4	410	MARKET RENTAL	(1 BED)	582.1 f ²	54.1 m ²
F4	411	MARKET RENTAL	(2 BED)	725.6 f ²	67.4 m ²
F4	415	MARKET RENTAL	(1 BED)	559.8 f ²	52.0 m ²
F4	416	MARKET RENTAL	(1 BED)	534.2 f ²	49.6 m ²

MARKET RENTAL: 13					
BELOW MARKET RENTAL					
F4	313	BELOW MARKET RENTAL	(2 BED)	778.8 f ²	72.3 m ²
F4	412	BELOW MARKET RENTAL	(2 BED)	883.5 f ²	82.1 m ²
F4	414	BELOW MARKET RENTAL	(1 BED)	510.8 f ²	47.5 m ²

BELOW MARKET RENTAL: 3					
F4: 16					
MARKET RENTAL					
F5	501	MARKET RENTAL	(1 BED)	583.9 f ²	54.2 m ²
F5	502	MARKET RENTAL	(1 BED)	519.4 f ²	48.3 m ²
F5	503	MARKET RENTAL	(1 BED)	711.0 f ²	66.1 m ²
F5	504	MARKET RENTAL	(2 BED)	543.8 f ²	50.5 m ²
F5	505	MARKET RENTAL	(2 BED)	876.7 f ²	81.4 m ²
F5	506	MARKET RENTAL	(1 BED)	610.5 f ²	56.7 m ²
F5	507	MARKET RENTAL	(1 BED)	498.4 f ²	46.3 m ²
F5	508	MARKET RENTAL	(1 BED)	622.6 f ²	57.8 m ²
F5	509	MARKET RENTAL	(1 BED)	498.0 f ²	46.3 m ²
F5	510	MARKET RENTAL	(1 BED)	663.1 f ²	61.6 m ²
F5	511	MARKET RENTAL	(2 BED)	725.6 f ²	67.4 m ²
F5	515	MARKET RENTAL	(1 BED)	563.2 f ²	52.3 m ²
F5	516	MARKET RENTAL	(1 BED)	537.2 f ²	49.9 m ²

MARKET RENTAL: 13					
BELOW MARKET RENTAL					
F5	512	BELOW MARKET RENTAL	(2 BED)	742.6 f ²	69.0 m ²
F5	513	BELOW MARKET RENTAL	(2 BED)	883.7 f ²	82.1 m ²
F5	514	BELOW MARKET RENTAL	(2 BED)	1,142.4 f ²	106.1 m ²

BELOW MARKET RENTAL: 3					
F5: 16					
MARKET RENTAL					
F6	601	MARKET RENTAL	(1 BED)	583.0 f ²	54.2 m ²

UNIT SCHEDULE

Level	UNIT	RENTAL TYPE	# BED	AREA (SF)	AREA (SM)
MARKET RENTAL					
F6	602	MARKET RENTAL	(1 BED)	594.8 f ²	55.3 m ²
F6	603	MARKET RENTAL	(1 BED)	713.5 f ²	66.3 m ²
F6	604	MARKET RENTAL	(2 BED)	620.3 f ²	57.6 m ²
F6	605	MARKET RENTAL	(2 BED)	883.1 f ²	82.0 m ²
F6	606	MARKET RENTAL	(1 BED)	610.5 f ²	56.7 m ²
F6	607	MARKET RENTAL	(1 BED)	498.4 f ²	46.3 m ²
F6	608	MARKET RENTAL	(1 BED)	583.6 f ²	54.2 m ²
F6	609	MARKET RENTAL	(1 BED)	498.0 f ²	46.3 m ²
F6	610	MARKET RENTAL	(1 BED)	661.7 f ²	61.5 m ²
F6	611	MARKET RENTAL	(2 BED)	682.0 f ²	63.4 m ²
F6	615	MARKET RENTAL	(1 BED)	563.2 f ²	52.3 m ²
F6	616	MARKET RENTAL	(1 BED)	537.2 f ²	49.9 m ²

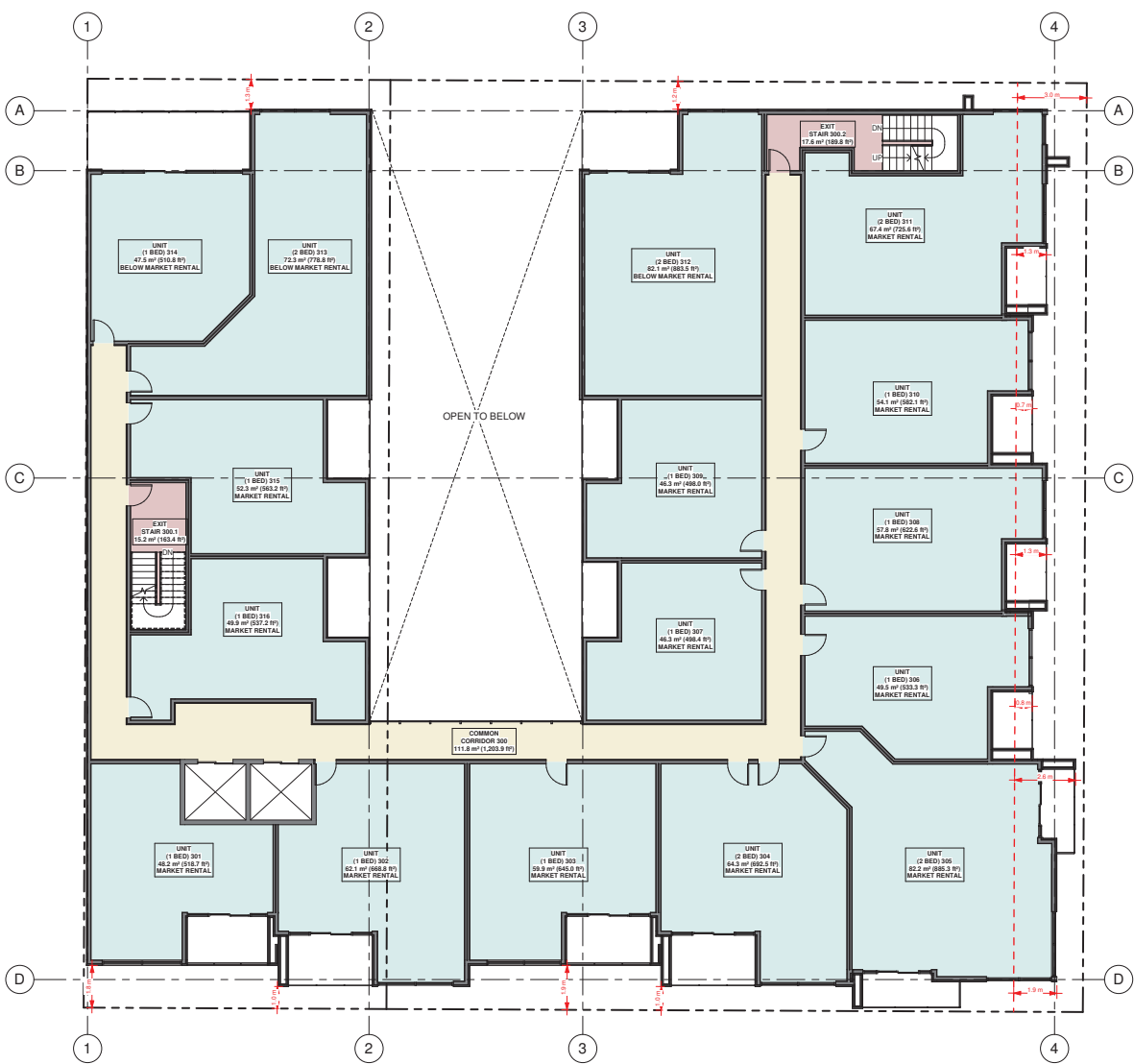
MARKET RENTAL: 13					
BELOW MARKET RENTAL					
F6	612	BELOW MARKET RENTAL	(2 BED)	742.6 f ²	69.0 m ²
F6	613	BELOW MARKET RENTAL	(2 BED)	883.7 f ²	82.1 m ²
F6	614	BELOW MARKET RENTAL	(2 BED)	1,142.4 f ²	106.1 m ²

BELOW MARKET RENTAL: 3					
F6: 16					
MARKET RENTAL					
F7	701	MARKET RENTAL	(1 BED)	440.7 f ²	40.9 m ²
F7	702	MARKET RENTAL	(1 BED)	594.8 f ²	55.3 m ²
F7	703	MARKET RENTAL	(1 BED)	568.3 f ²	52.8 m ²
F7	704	MARKET RENTAL	(2 BED)	620.3 f ²	57.6 m ²
F7	705	MARKET RENTAL	(2 BED)	883.1 f ²	82.0 m ²
F7	706	MARKET RENTAL	(1 BED)	610.5 f ²	56.7 m ²
F7	707	MARKET RENTAL	(1 BED)	498.4 f ²	46.3 m ²
F7	708	MARKET RENTAL	(1 BED)	587.3 f ²	54.6 m ²
F7	709	MARKET RENTAL	(1 BED)	498.0 f ²	46.3 m ²
F7	710	MARKET RENTAL	(1 BED)	662.1 f ²	61.5 m ²
F7	711	MARKET RENTAL	(2 BED)	682.0 f ²	63.4 m ²
F7	714	MARKET RENTAL	(1 BED + DEN)	665.7 f ²	61.8 m ²
F7	715	MARKET RENTAL	(1 BED + DEN)	677.9 f ²	63.0 m ²
F7	716	MARKET RENTAL	(1 BED)	563.2 f ²	52.3 m ²
F7	717	MARKET RENTAL	(1 BED)	537.2 f ²	49.9 m ²

MARKET RENTAL: 15					
BELOW MARKET RENTAL					
F7	712	BELOW MARKET RENTAL	(1 BED + DEN)	677.9 f ²	63.0 m ²
F7	713	BELOW MARKET RENTAL	(1 BED + DEN)	665.7 f ²	61.8 m ²

BELOW MARKET RENTAL: 2					
F7: 17					
MARKET RENTAL					
F8	801	MARKET RENTAL	(1 BED)	440.7 f ²	40.9 m ²
F8	802	MARKET RENTAL	(1 BED)	664.8 f ²	61.8 m ²
F8	803	MARKET RENTAL	(1 BED)	568.3 f ²	52.8 m ²
F8	804	MARKET RENTAL	(2 BED)	690.3 f ²	64.1 m ²
F8	805	MARKET RENTAL	(2 BED)	880.1 f ²	81.8 m ²
F8	806	MARKET RENTAL	(1 BED)	610.5 f ²	56.7 m ²
F8	807	MARKET RENTAL	(1 BED)	498.4 f ²	46.3 m ²
F8	808	MARKET RENTAL	(1 BED)	587.3 f ²	54.6 m ²
F8	809	MARKET RENTAL	(1 BED)	498.0 f ²	46.3 m ²
F8	810	MARKET RENTAL	(1 BED)	662.1 f ²	61.5 m ²
F8	811	MARKET RENTAL	(2 BED)	682.0 f ²	63.4 m ²
F8	812	MARKET RENTAL	(1 BED + DEN)	677.9 f ²	63.0 m ²
F8	813	MARKET RENTAL	(1 BED + DEN)	665.7 f ²	61.8 m ²
F8	814	MARKET RENTAL	(1 BED + DEN)	665.7 f ²	61.8 m ²
F8	815	MARKET RENTAL	(1 BED + DEN)	677.9 f ²	63.0 m ²
F8	816	MARKET RENTAL	(1 BED)	563.2 f ²	52.3 m ²
F8	817	MARKET RENTAL	(1 BED)	537.2 f ²	49.9 m ²

MARKET RENTAL: 17					
F8: 17					
TOTAL UNITS: 112					



1" = 1'-0"



24	23	16
22	15	7
21	14	6
20	13	5
19	12	4
18	11	3
17	10	2
16	9	1

16	8	1
15	7	2
14	6	3
13	5	4
12	4	5
11	3	6
10	2	7
9	1	8

PRELIMINARY DESIGN SUBMISSION TO PLANNING JAN 28 2021

Project Name

Project Address

Sheet Name

Sheet No.

Project No.

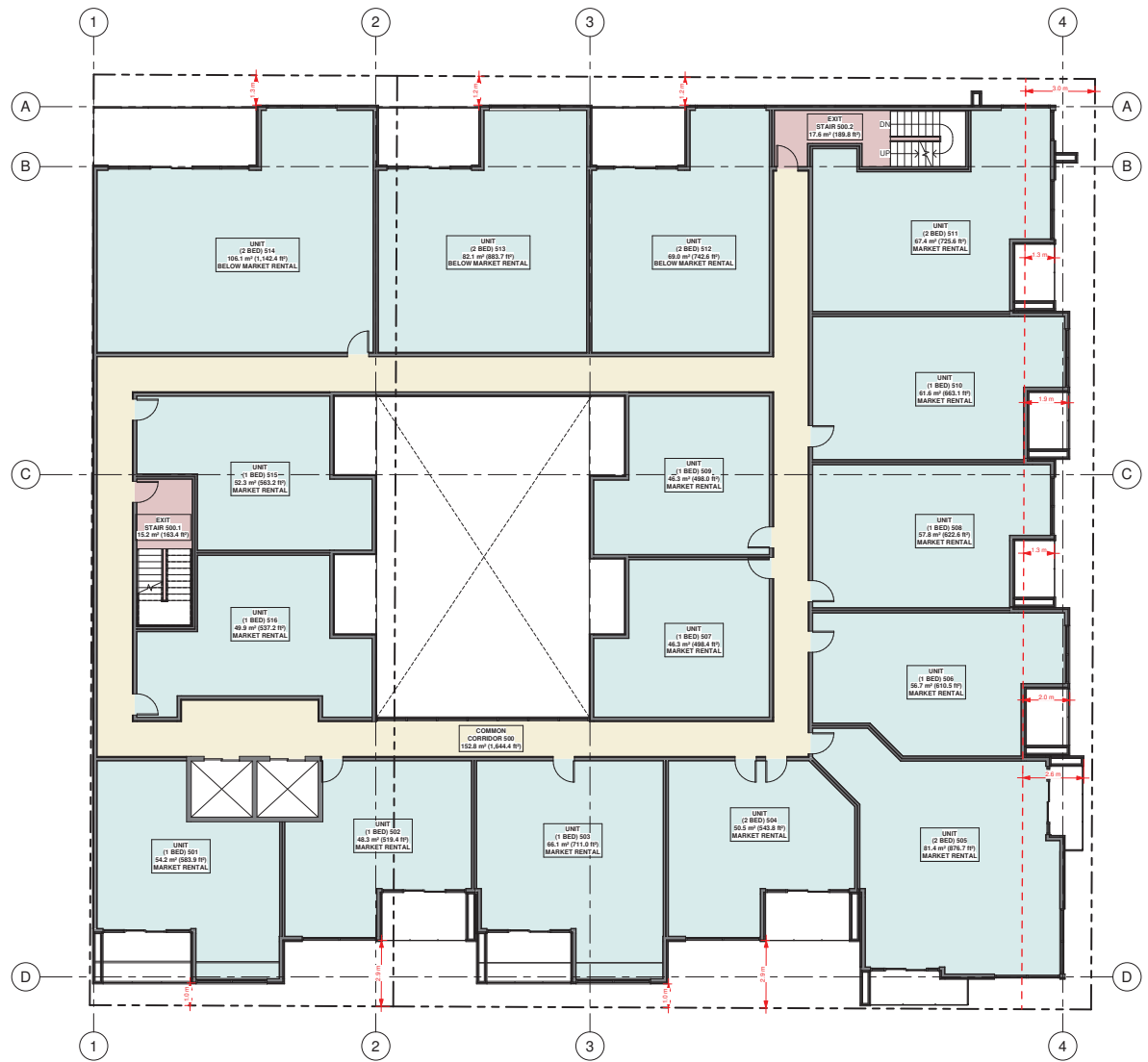
Start of Project

SEPT 2020

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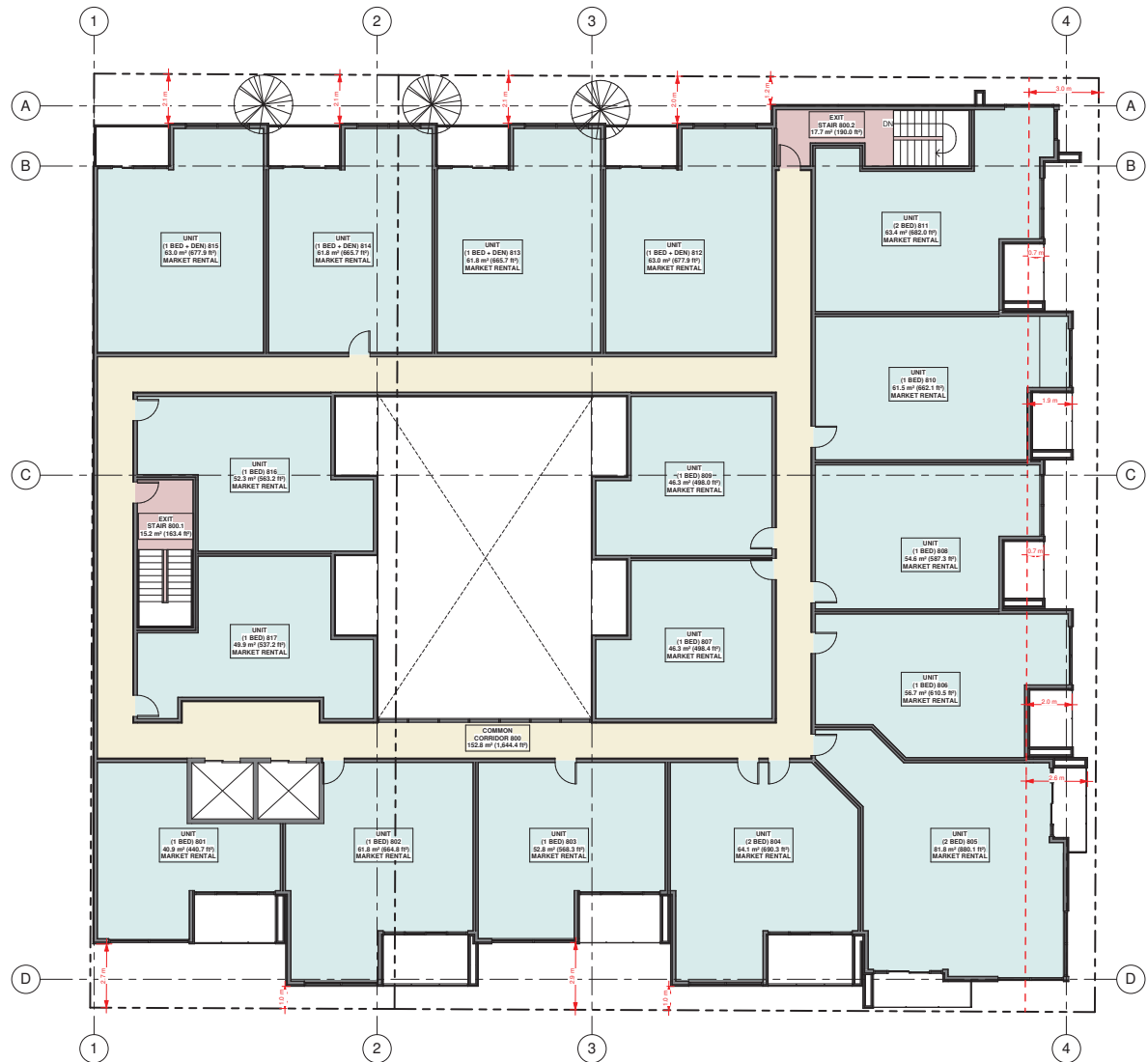




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1" F8
1/8" = 1'-0"

N

24		16		8	
23		15		7	
22		14		6	
21		13		5	
20		12		4	
19		11		3	
18		10		2	
17		9		1	

Project Name
6 STOREYS MIX-USED
BUILDING

Project Address
2524 & 2528 ST. JOHN
STREET, PORT
MOODY, BC

Sheet Name
8F FLOORPLAN

Sheet No.
A114

Project No.
200903

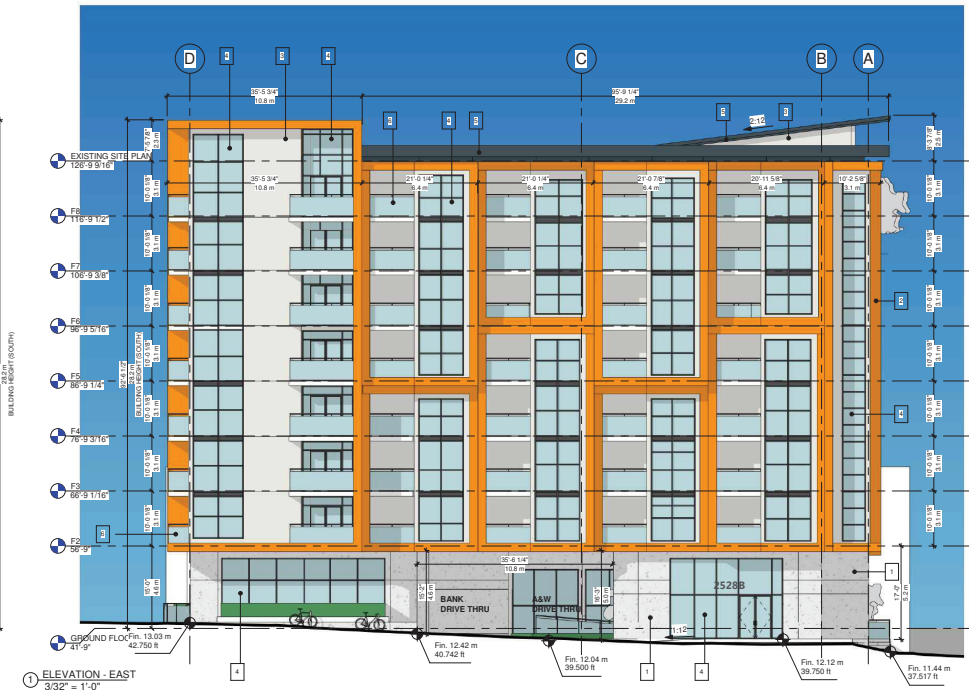
Start of Project
SEPT 2020

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Web: www.maraarch.com
ABC, AAA, SAA



CONCRETE W. WHITE CEMENT FINISH MANUFACTURER : TBD MOULD : NA COLOR : WHITE	YELLOW - EASY TRIM REVEALS MANUFACTURER : TBD MOULD : SMOOTH COLOR : YELLOW	WHITE - EASY TRIM REVEALS MANUFACTURER : TBD MOULD : SMOOTH COLOR : OFF-WHITE	CLEAR DOUBLE GLAZED VINYL WINDOW FRAME PAINT BY : TBD COLOR : BLACK
1	2	3	4
WIDE WOODEN PLANK FINISH (UNDERSIDE OF ROOF) FRAME PAINT BY : TBD COLOR : CLEAR COAT	DECK RAILINGS 3" - 6" A.F.F. POWDER COATED ALUMINUM RAILING FRAME PAINT BY : TBD COLOR : BLACK	BRICK PAVEMENT MANUFACTURER : TBD COLOR : TBD	
5	6	7	

MATERIALS
1/2" = 1'-0"

24	16	8			
23	15	7			
22	14	6			
21	13	5			
20	12	4			
19	11	3			
18	10	2			
17	9	1	PRELIMINARY DESIGN SUBMISSION TO PLANNING	JAN 28 2021	

Project Name
6 STOREYS MIX-USED BUILDING

Project Address
2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Sheet Name
ELEVATIONS - EAST & SOUTH

Sheet No.
A115

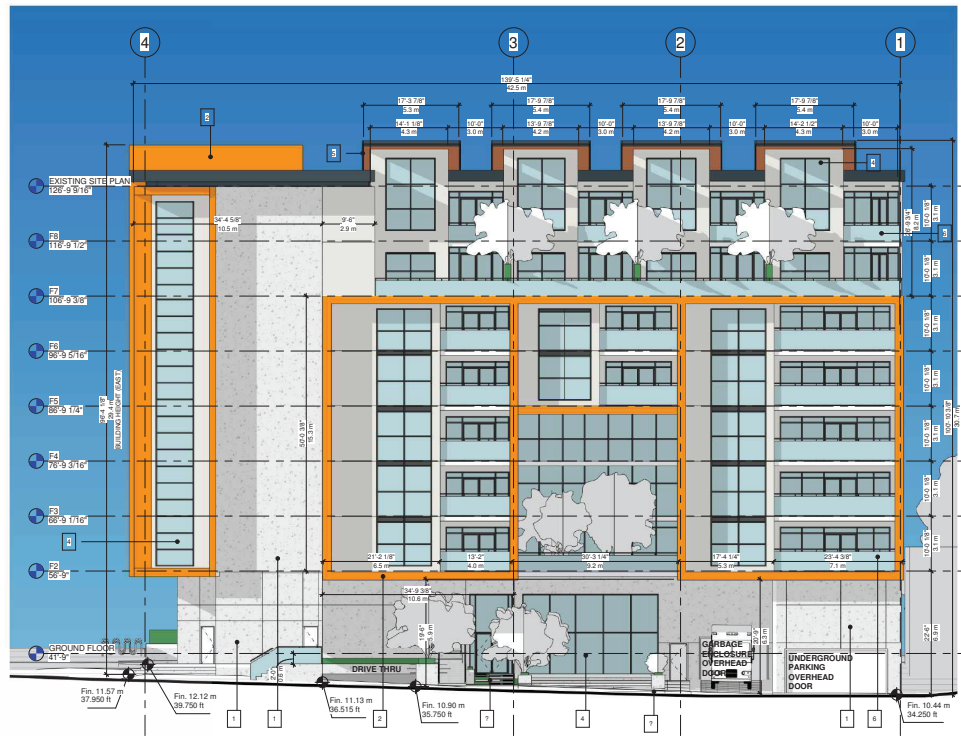
Project No.
200903

Start of Project
SEPT 2020

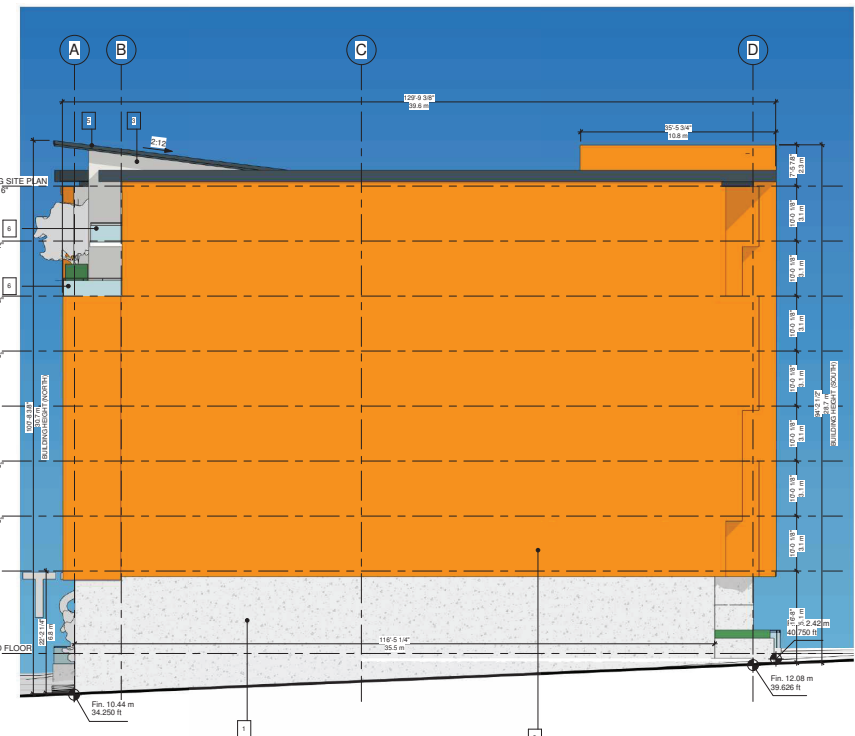
SIGN & SEAL

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1 ELEVATION - NORTH
3/32" = 1'-0"



2 ELEVATION - WEST
3/32" = 1'-0"



MATERIALS
1/2" = 1'-0"

CONCRETE W. WHITE CEMENT FINISH MANUFACTURER : TBD MODEL : N/A COLOR : WHITE	YELLOW - EASY TRIM REVEALS MANUFACTURER : TBD MODEL : SMOOTH COLOR : YELLOW	WHITE - EASY TRIM REVEALS MANUFACTURER : TBD MODEL : SMOOTH COLOR : OFF-WHITE	CLEAR DOUBLE GLAZED VINYL WINDOW FRAME PAINT BY : TBD COLOR : BLACK
1	2	3	4
WIDE WOODEN PLANK FINISH (UNDERSIDE OF ROOF) FRAME PAINT BY : TBD COLOR : CLEAR COAT	DECK RAILINGS 3' - 6" A.F.F POWDER COATED ALUMINUM RAILING FRAME PAINT BY : TBD COLOR : BLACK	BRICK PAVEMENT MANUFACTURER : TBD COLOR : TBD	
5	6	7	

24	16	8			
23	15	7			
22	14	6			
21	13	5			
20	12	4			
19	11	3			
18	10	2			
17	9	1	1	PRELIMINARY DESIGN SUBMISSION TO PLANNING	JAN 28 2021

Project Name
6 STOREYS MIX-USED BUILDING

Project Address
2524 & 2528 ST. JOHN STREET, PORT MOODY, BC

Sheet Name
ELEVATIONS - NORTH & WEST

Sheet No.
A116

Project No.
200903

Start of Project
SEPT 2020

SIGN & SEAL

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