

112 MORAY STREET

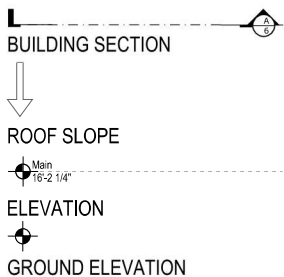
DEVELOPMENT APPLICATION - REZONING TO CD AND HRA



PROJECT STATISTICS

KEY PROJECT STATISTICS			
	SQ. M	SQ. FT.	COMMENTS
LOT AREA	3,947	42,485	
EASEMENT AREA	284	3,054	
EFFECTIVE BUILDING LOT AREA	3,663	39,431	
LOT COVERAGE (AREA)	1,756	18,897	
LOT COVERAGE (%)	44%	44%	
HERITAGE HOME LIVABLE		1,558	2 UNITS
HERITAGE HOME GFA		1,702	
BUILDING A LIVABLE	979	10,536	6 UNITS
BUILDING A GFA	1,389	14,956	
BUILDING B LIVABLE	326	3,512	2 UNITS
BUILDING B GFA	463	4,984	
BUILDING C LIVABLE	1,129	12,148	12 UNITS
BUILDING C GFA	1,310	14,104	
BUILDING D LIVABLE	1,288	13,860	8 UNITS
BUILDING D GFA	1,717	18,480	
TOTAL LIVABLE	3,866	41,614	
TOTAL GFA	5,038	54,226	
TOTAL FAR	1.27		
TOTAL NO. UNITS	30		
DIVERSITY UNIT TYPE	Quantity		Parking as per Zoning bylaw
2 BED	20 Units + 1 heritage home Unit		1.5 Parking space per unit
3 & 4 BED	8 Units + 1 heritage home Unit		2 parking space per unit
LIVE - WORK	8 Units		-
LOCK OFF SUITES	2 Units		1 Parking space per unit
PARKING DIVISION	REQUIRED	PROPOSED	
BUILDING A (6 3-Bed)	12	12	2 parking space per unit
BUILDING B (2 3-Bed)	4	4	2 parking space per unit
BUILDING C (12 2-Bed)	18	18	1.5 Parking space per unit
BUILDING D (8 2-Bed)	12	16	1.5 Parking space per unit
HERITAGE HOME (1 2-Bed, 1 3-Bed)	4	3	
VISITOR (0.2 * no. of units)	6	6	
SUBTOTAL	56	59	

DRAWING SYMBOLS



PROJECT CONTACTS

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DRAWING LIST

- 001 COVER PAGE
- 002 PERSPECTIVES
- 003 ROOF PLAN - DEVELOPMENT CONTEXT
- 004 SITE PLAN RELATIONSHIP TO SITE
- 005 COMMUNITY CONTRIBUTIONS - HERITAGE HOME
- 006 COMMUNITY CONTRIBUTIONS - HERITAGE TREES
- 007 FLOOR PLAN - BUILDING A
- 008 FLOOR PLAN - BUILDING B
- 009 FLOOR PLAN - BUILDING C
- 010 FLOOR PLAN - BUILDING D
- 011 SITE CROSS SECTIONS
- 012 ELEVATIONS BUILDINGS A & B
- 013 ELEVATIONS BUILDINGS C & D
- 014 MATERIAL BOARD

VICINITY PLAN



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Project: 112 Moray Street

Sheet: 001

Description: COVER PAGE
PROJECT STATISTICS

Scale:

Date: 21 APRIL 2021
Revised: 06 AUG 2021
Revised:
Revised:

Revised:
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Revised:
Revised:



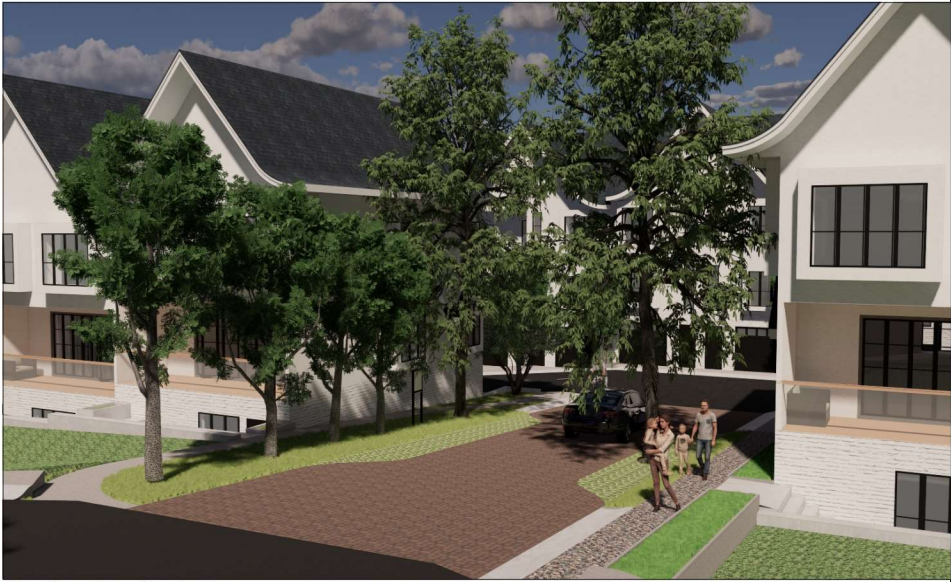
View from communal park towards townhomes showing roof detail.



Live-work units



View from Neilsen Heritage Residence. Colour of residence to be decided in conversation with Port Moody Heritage Society.



View from Flinn Court entrance



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Sheet: 002

Description: PERSPECTIVES

Scale:

Date: 21 APRIL 2021	Revised:
Revised: 06 AUG 2021	Revised:
Revised:	Revised:
Revised:	Revised:

A
003 ROOF PLAN
 SCALE 1:360

**OCP
 MIXED-USE
 MOODY CENTRE**

**OCP
 MIXED-USE
 INLET CENTRE**

**OCP
 MIXED-USE
 INLET CENTRE**

ST JOHNS STREET

**SHOPPERS
 DRUGMART
 STORE**

**6-STOREY
 WOODBRIDGE
 APARTMENTS**

**6-STOREY
 THE CLYDE
 MIXED USE**

Moray Street



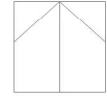
**MULTI-FAMILY
 COOP HOUSING**

RS -1 HOUSES

A
004

SITE PLAN

SCALE 1:150



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Project:
112 Moray Street

Sheet:
004

Description:
SITE PLAN - RELATIONSHIP TO STREET

Scale:
1:150

Date: 21 APRIL 2021
Revised: 06 AUG 2021

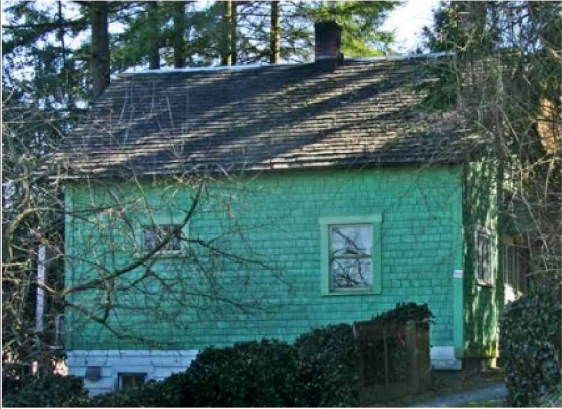
Revised:
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Revised:

Nielsen Residence

112 Moray Street

Description of Historic Place

The **Nielsen Residence** is a one-storey, wood-frame cottage situated on the east side of Moray Street, east of the historic core of Port Moody, in the residential neighbourhood of Moody Centre. This modest dwelling is notable for its front-gabled roof and partial-width front porch.

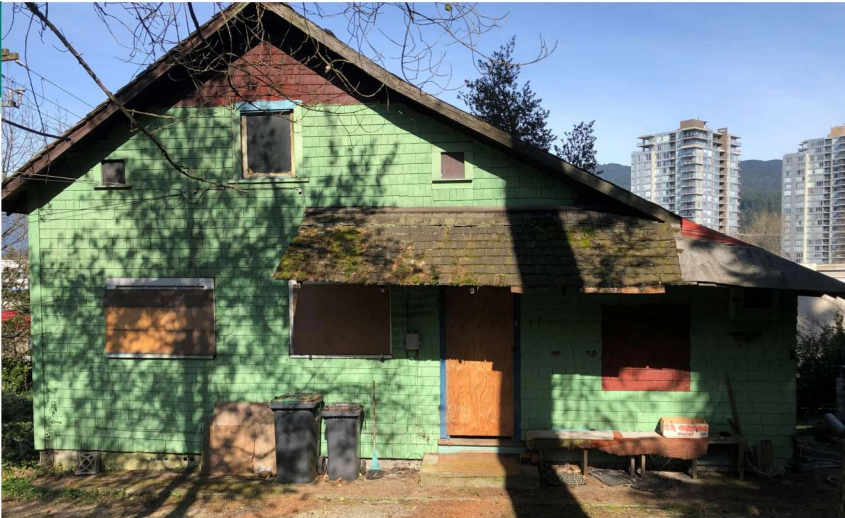


Heritage Value of Historic Place

Built circa 1933, the **Nielsen Residence** is a good example of the type of housing constructed in the interwar era for Port Moody's working population. The house reflects the ongoing development of Moody Centre, the residential neighbourhood situated north of the historic area of commercial and institutional buildings located at the junction of the railway and the working waterfront. The house on which this property sits was one of a series of five-acre lots originally owned by Port Moody Steel Works Limited that was repossessed by the City of Port Moody for non-payment of taxes during the Depression. In 1933, the lot was subdivided, and part was sold to Axel Nielsen (1901 – 1971), who was employed by the Flavell Cedar Mills, one of the major local saw mills in the area. Nielsen constructed

this modest house in stages, as his resources allowed. His connection with the mill demonstrates the importance that local resource industries played in the growth and economic development of Port Moody.

The construction of this house during the early 1930s is a representation of renewed confidence in the continued growth of trade and commerce in the area, and there are vernacular references to the traditional Period Revival motifs that were popular during that era. The house is of modest vernacular form, with basic massing and floor plan. True to its mill town origins, it was built of wood-frame construction and clad in wood.



NEILSEN HERITAGE RESIDENCE TODAY

Character-Defining Elements

Key elements that define the heritage character of the Nielsen Residence include its:

- location at the corner of Moray Street and St. Johns Street in Moody Centre;
- vernacular residential form, scale and massing as expressed by its one-storey height with full basement, rectangular plan with front-gabled roof and partial-width verandah;
- wood-frame construction with corner boards, lapped wooden siding at the foundation level, shingle siding on the main body of the house, and a wood-shingled roof;
- windows such as its multi-paned casement windows and 1-over-1 double-hung wooden sash windows with horns;
- internal red-brick chimney; and
- associated landscape features such as coniferous and deciduous trees.

SOURCE : STATEMENT OF SIGNIFICANCE

Character-Defining Elements

Key elements that define the heritage character of the **Nielsen Residence** include:

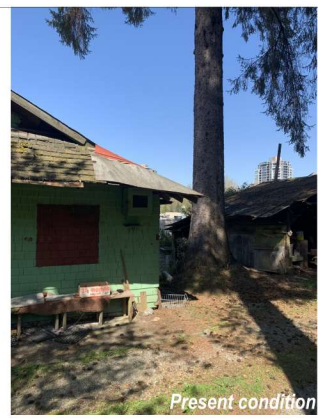
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- internal red-brick chimney
- associated landscape features such as coniferous and deciduous trees



TYPICAL APPROACH IS TO CLEAR CUT PRIOR TO DEVELOPMENT

1. The Heritage home is proposed to be shifted west onto a new foundation far enough to accommodate the roots of a majestic mature fir tree. This existing tree will become a major feature of the proposed park. Tree protection will be as advised by professional arborist.

PROPOSED RETENTION: EXISTING TREE T730
 DIAMETER: 1.2M
 SPECIES: SITKA SPRUCE
 CONDITION: FAIR
 HEIGHT: TO BE CONFIRMED
 HAZARDOUS: NO
 DISTANCE (to heritage home): 3M (10 ft)
 PROPOSED DISTANCE: 8.2M (27 ft)
 (after relocating heritage home)



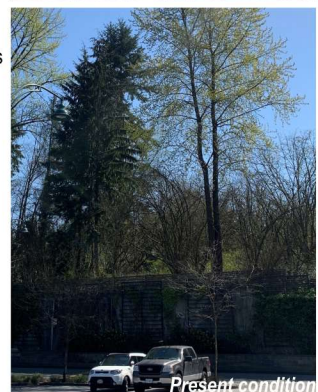
Present condition



Proposed design

2. The Northwest corner of the parkade was modified by removing two proposed parking stalls to create sufficient setback to preserve 2 existing mature trees.

PROPOSED RETENTION: EXISTING TREES T708 and T709
 DIAMETER: 0.4M
 SPECIES: WESTERN HEMLOCK
 CONDITION: FAIR
 HEIGHT: TO BE CONFIRMED
 HAZARDOUS: NO
 PROPOSED PROTECTION AREA: 7.5M X 7M (25 ft X 23 ft)



Present condition



Proposed design

3. To allow space for two trees proposed to be retained the developer agreed to forego density by removing one townhouse unit. Grasscrete and brick pavers are proposed to be used at the Flinn Court entrance to help ground water percolation for two existing chestnut trees. Narrowing the paved width to one lane will provide built-in traffic calming. Grasscrete shoulders will be driveable to alleviate conflict while increasing permeability. An existing retaining wall and concrete slab will be removed where the access driveway is proposed.

PROPOSED RETENTION: EXISTING TREES T718 and T719
 DIAMETER: 0.8M and 0.7M
 SPECIES: CHESTNUT
 CONDITION: FAIR
 HEIGHT: TO BE CONFIRMED
 HAZARDOUS: NO
 REQUIRED DRIVEWAY WIDTH: 6.7M (22 ft)
 PROPOSED WIDTH: 13M (42.5 ft)
 (permeable, building face to building face)

NOTE THAT SIX OTHER TREES ARE ALSO PROPOSED TO BE RETAINED AND PROTECTED



Present condition



Proposed design