

# 112 MORAY STREET

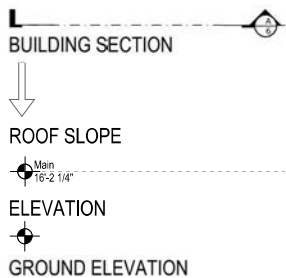
## DEVELOPMENT APPLICATION - REZONING TO CD AND HRA



### 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		
<b>TOTAL NO. UNITS</b>	<b>30</b>		
<b>DIVERSITY UNIT TYPE</b>	<b>Quantity</b>		<b>Parking as per Zoning bylaw</b>
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
<b>PARKING DIVISION</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
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	
<b>SUBTOTAL</b>	<b>56</b>	<b>59</b>	

### DRAWING SYMBOLS



### PROJECT CONTACTS

PLANNING & DESIGN  
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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



Gaetan Royer – CityState Consulting Services  
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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: 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



**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**



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 gaetan@citystate.ca

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 112 Moray Street

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 003

Description:  
 ROOF PLAN - DEVELOPMENT CONTEXT

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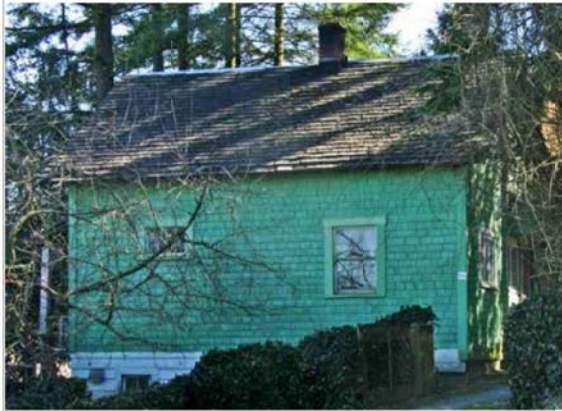


# Nielsen Residence

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.

## Character-Defining Elements

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

- 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
- associated landscape features such as coniferous and deciduous trees



NEILSEN HERITAGE RESIDENCE TODAY

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- 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;
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- windows such as its multi-paned casement windows and 1-over-1 double-hung wooden sash windows with horns;
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- associated landscape features such as coniferous and deciduous trees.

SOURCE : STATEMENT OF SIGNIFICANCE





EXISTING 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)



Present condition



Proposed design

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