



ISSUED FOR:
PREAPPLICATION REVIEW

DATE:
10NOV2021

SET:
SET No.:

JKA PROJECT No:
2115

Townhouse Development

2209 St. Johns Street, Port Moody, British Columbia

ARCHITECTURAL

Jordan Kutev Architect Inc.

180 - 2250 Boundary Road,
Burnaby, British Columbia
V5M 3Z3
Tel.: 604 299 3222
Fax: 604 299 3826
www.jka.cc

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A502 UNIT B LAYOUT
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A801 3D RENDERS
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OWNER

Mike Salehi

Ziman Construction Ltd.
2201 St Johns St,
Port Moody, British Columbia
V3H 2A6
Tel.: 604.724.8808

PROJECT MANAGER

Oscar Woodman

1782 View Street,
Port Moody, British Columbia
V3H 3Y2
Tel.: 604.937.7640

SURVEY

Papove Professional Land Surveying Inc.

202-1120 Westwood Street,
Coquitlam, British Columbia
V3B 7K8
Tel. 604.464.5199

Townhouse Development
2209 St. Johns Street, Port Moody, British Columbia

PROJECT STATISTICS

Townhouse Development	
2209 St. Johns Street, Port Moody, British Columbia	
Project Name:	TownHouse Development
Civic address:	2209 St. Johns, Port Moody, British Columbia
Legal Description:	
Proposed Zoning:	RM 4
Site area:	26,126 sq.ft.
Setbacks:	
Net area:	

	Allowed / required	Proposed
Height 9.5.3(b)	34.5 ft./10.5m	34.5 ft./10.5m
Setbacks		
Front Yard 9.5.3 (d)	(min) 13.2 ft/4m (max) 19.7 ft/6 m	13.2 ft/4 m
Side Yard Side Yard Interior (East) 9.5.3 (e) Side Yard Exterior (West) 9.5.3 (e) Rear Yard 9.5.3 (f)	6.6 ft/ 2 m 10 ft/3m 10 ft/3m	6.6 ft/ 2 m 13.6 ft/ 4.11 m 10 ft/3 m
Floor Space Ratio 9.5.3 (a)	1	0.99
Lot Coverage 9.5.3 (c)	26,126 sq.ft. 40%	25,996.1 sq.ft. 49.87%
Units		Relaxation Required Total Area/Unit
Type A (8 units) Garage level Main Level Upper Level		274.3 853.2 695.7
Total Area		1623.2sq.ft.
Type B (5 units) Garage level Main Level Upper Level		206.2 598.6 608.3
Total Area		1415.1 sq.ft.
Type C (6 units) Garage level Main Level Upper Level		34.2 539.5 813.3
Total Area		1187sq.ft.
Number of units	18 Units	
Amenity Space	80 sq. m.	114.2 sq.m.
Parking		
Residential	36	36
Visitor	4	4



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A151

CONTEXT PLAN

SCALE: NTS



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A151

EXISTING STREETSCAPE ALONG ST. JOHNS STREET

SCALE: NTS

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Townhouse
Development

2209 St. Johns Street
Port Moody, British Columbia

CONTEXT PLAN
PROJECT STATISTICS

PRE-APPLICATION REVIEW

A151

SCALE: N.T.S. PROJECT NO: 2115
DRAWN BY: PN DATE: JUL2021



S
PLAN

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North

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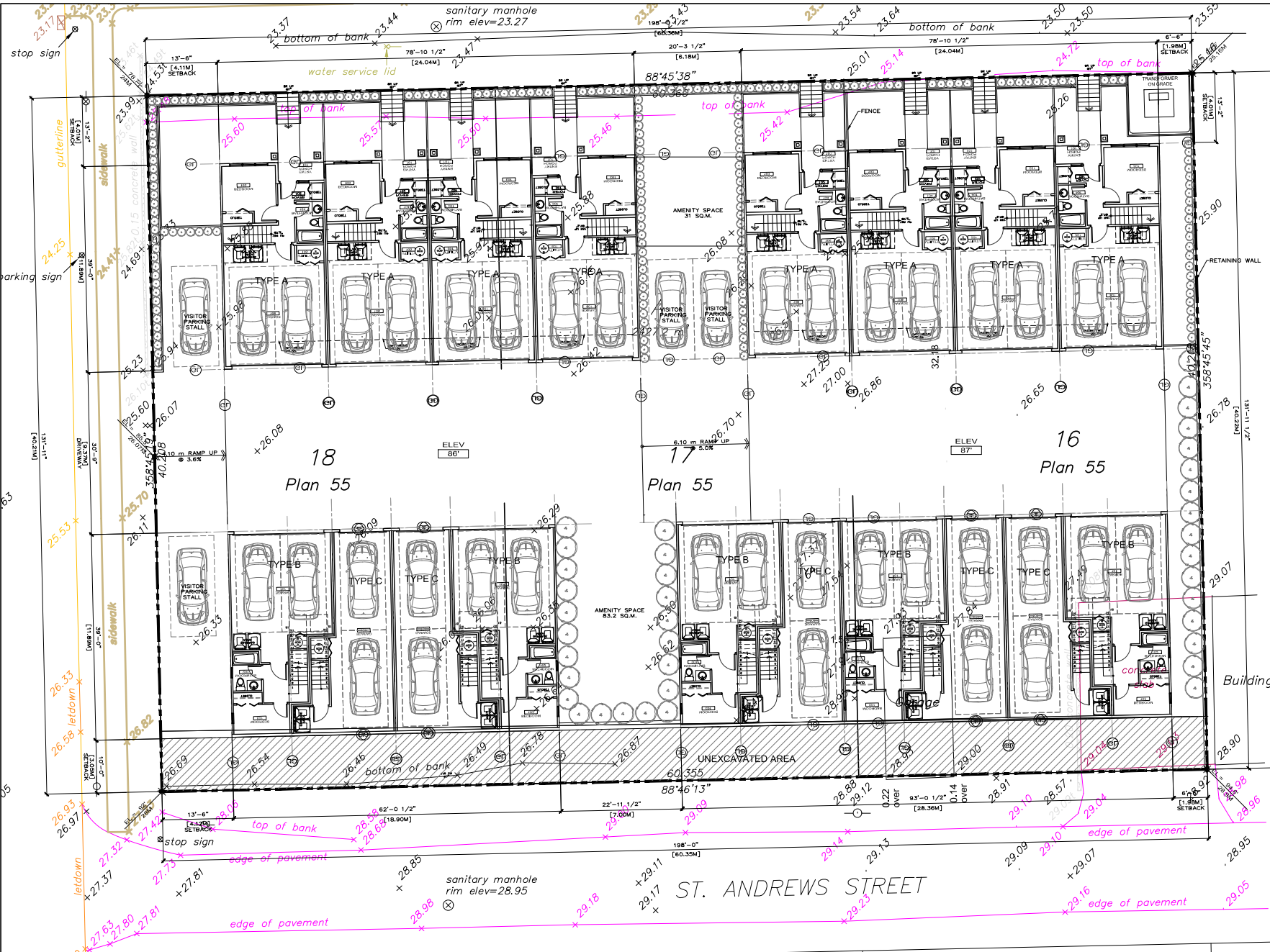
SITE PLAN

PRE-APPLICATION REVIEW

A152

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S
PLAN

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GROUND LEVEL

PRE-APPLICATION REVIEW

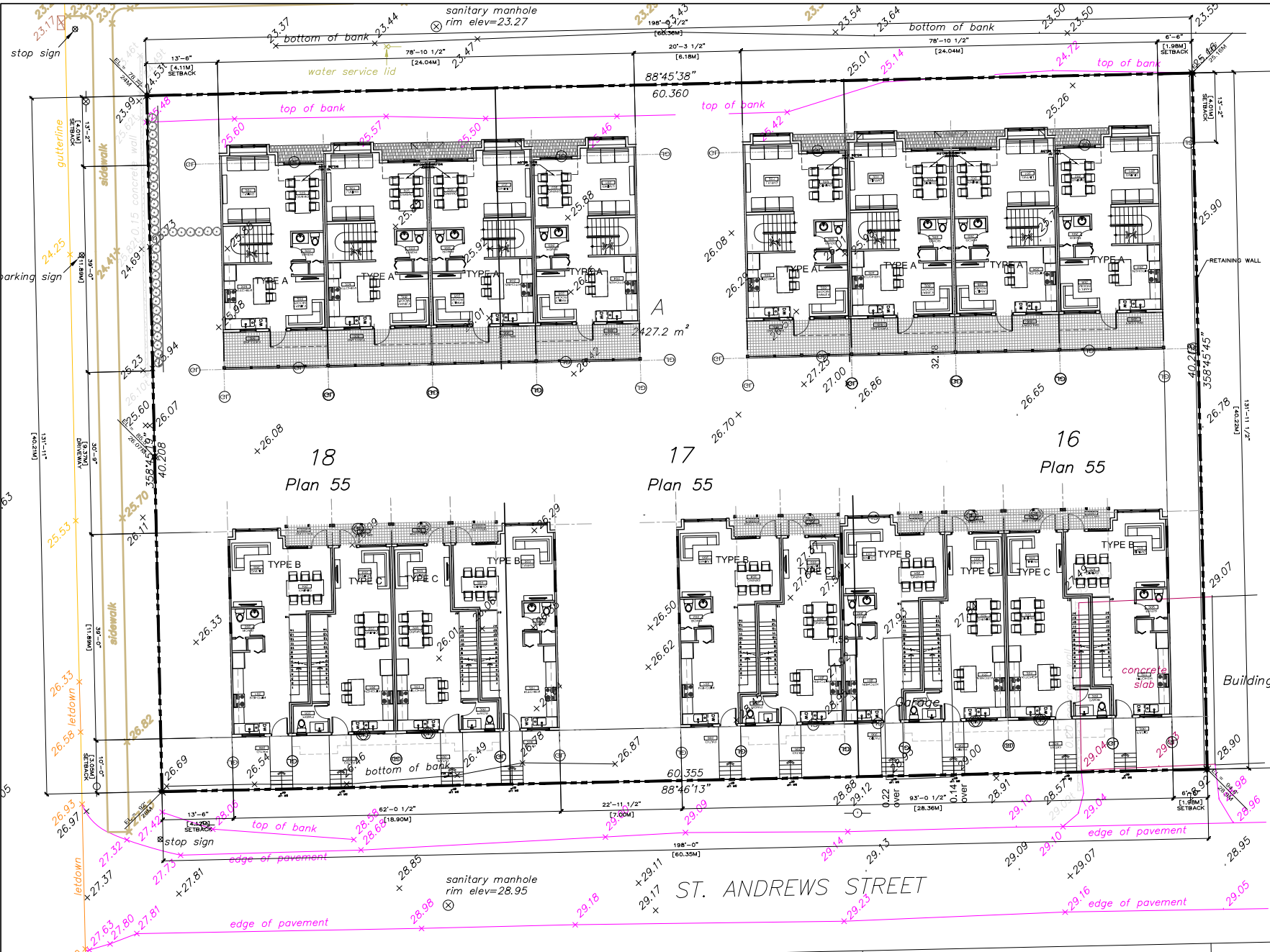
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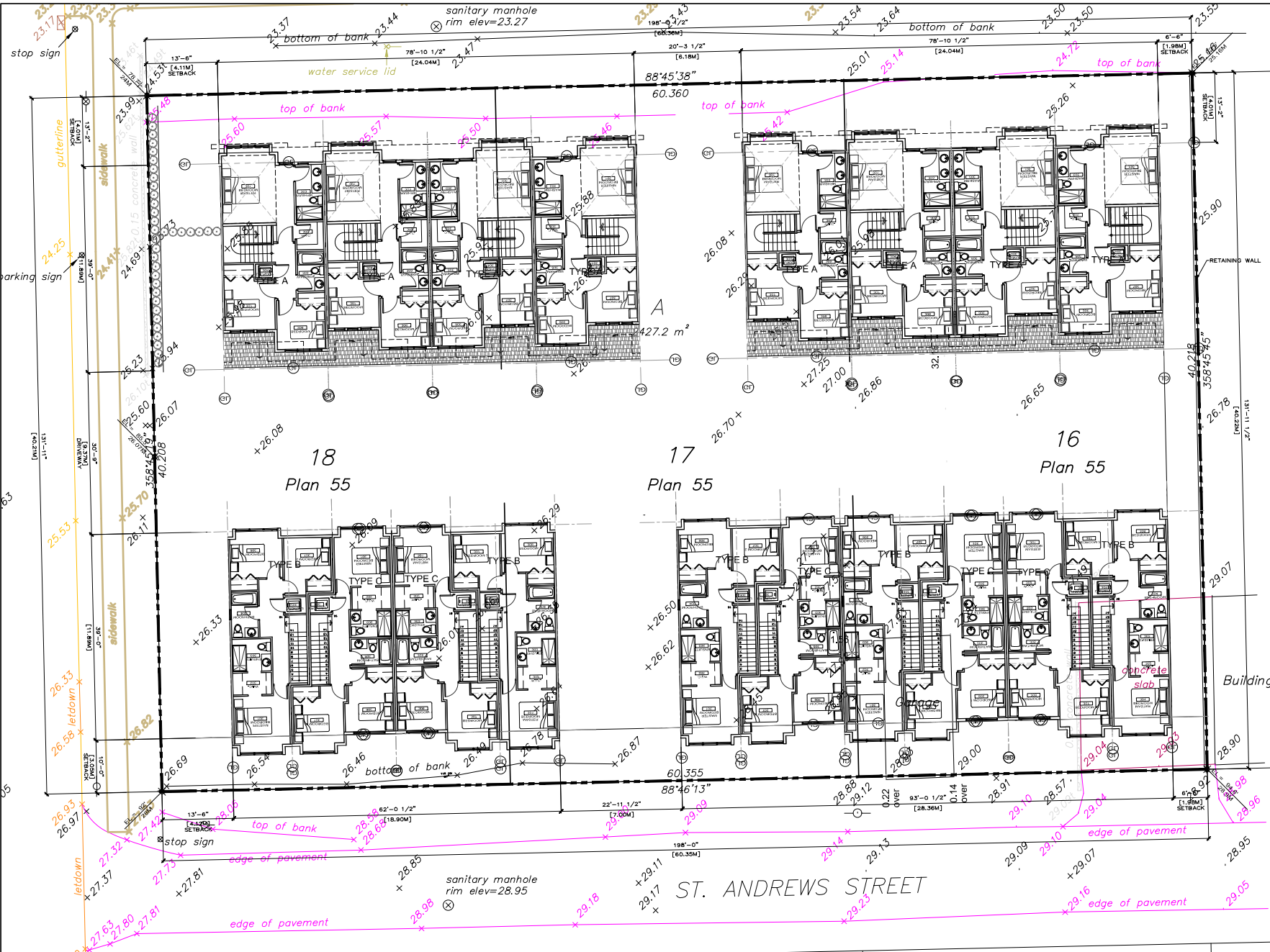
MAIN LEVEL

PRE-APPLICATION REVIEW

A212

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S PLAN

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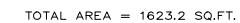
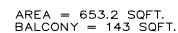
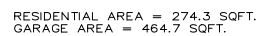
UPPER LEVEL

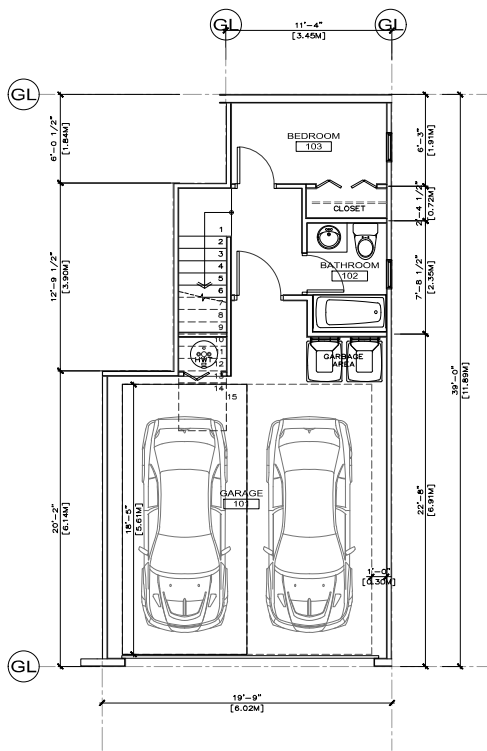
PRE-APPLICATION REVIEW

A213

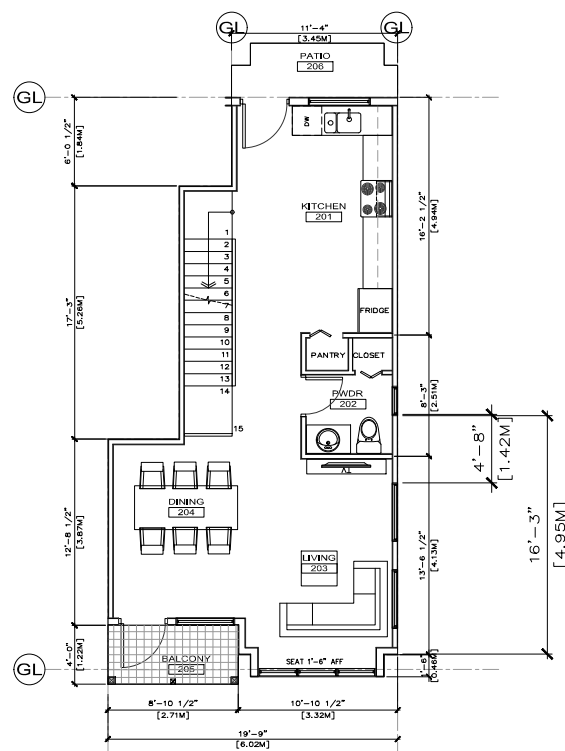
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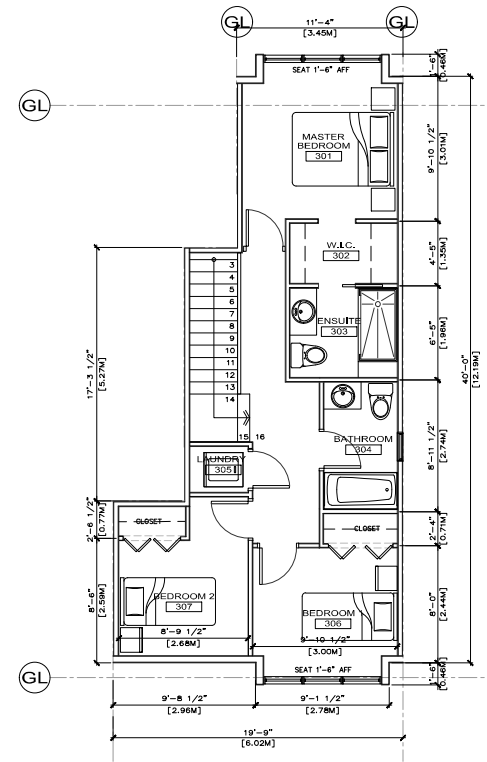




RESIDENTIAL AREA = 208.2 SQFT.
GARAGE AREA = 454.1 SQFT.



AREA = 598.6 SQFT.



AREA = 608.3 SQFT.

TOTAL AREA = 1415.1 SQFT.

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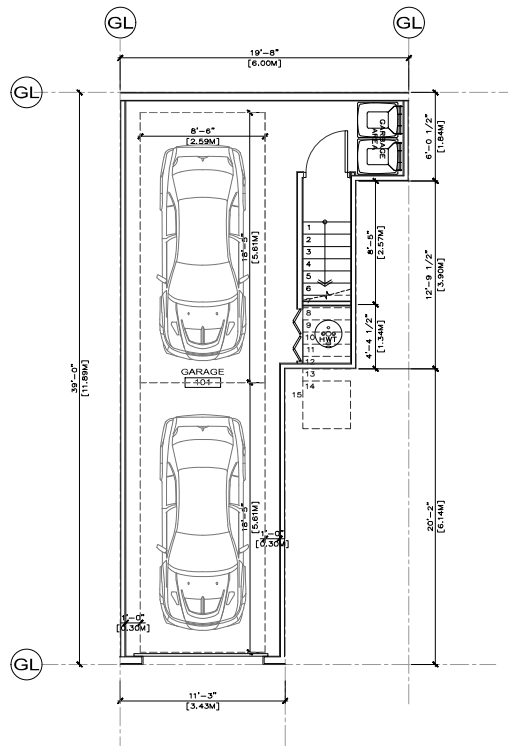
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UNIT B LAYOUT

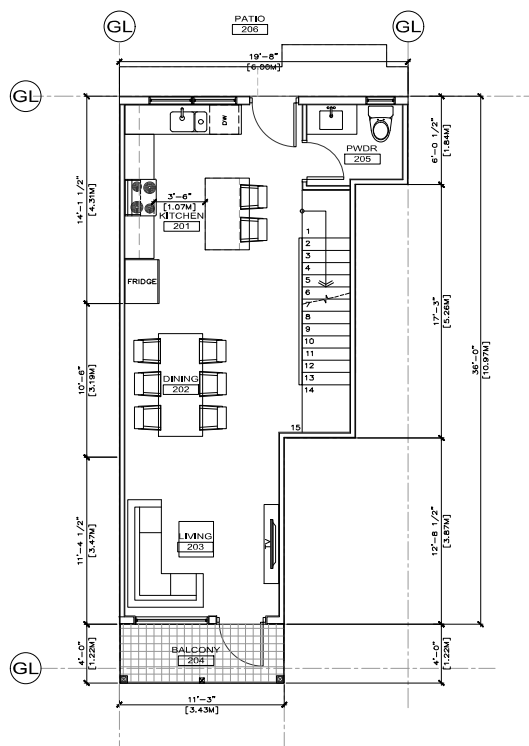
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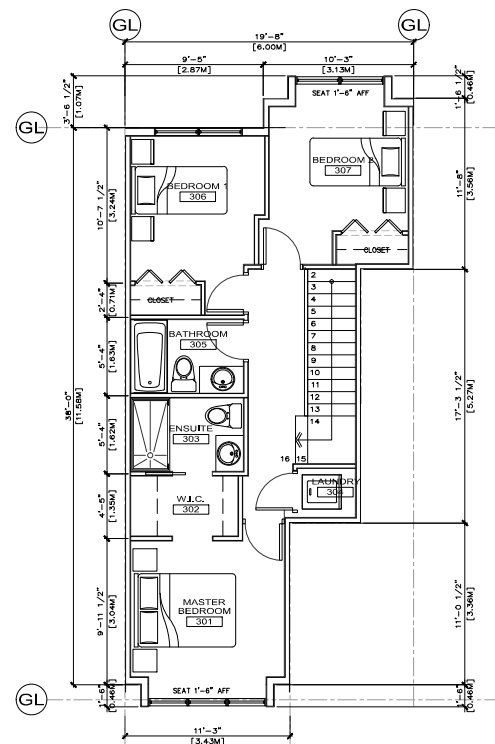
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RESIDENTIAL AREA = 34.2 SQFT.
GARAGE AREA = 517.14 SQFT.



AREA = 539.5 SQFT.



AREA = 613.3 SQFT.

TOTAL AREA = 1187 SQFT.

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UNIT C LAYOUT

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A503

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