

2115 - 2131 St John's Street

Port Moody, BC V3H 2A4



PRE-APPLICATION
MAR 14TH, 2022

CLIENT: 100 DEVELOPMENTS



DESIGN LEAD: BITE DESIGN GROUP



PLANNING AND DESIGN CONSULTANT:
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Project Summary

Project Overview

Port Moody sits on the unceded, occupied, ancestral and traditional lands of the x̱m̱əθkwəy̱əm (Musqueam), Skwxwú7mesh (Squamish), Stó:lō and Səlilwətaʔ/Selilwitulh (Tsleil-Waututh) Nations, and has been lived on for over 9,000 years.

Founded in 1859, Port Moody supported a flourishing logging and wood processing industry. Over the next decades heavy industries such as Pacific Coast Terminal, Petro-Canada, Reichhold Chemicals and light industries along Spring and Murray streets offered an unsightly and unwelcoming look. In the 1990s, the city became a haven for Canadian and Indigenous artists attracted by lower rents and the picturesque scenery of some of its streets. Residents had a unique influence on community, art, and culture.

From 2000 to 2010, the City saw the completion of Newport Village and Heritage Woods neighbourhoods, the 1,100 unit award-winning Klahanie and most of the 1,200 unit Suter Brook project. The community also became City of the Arts and built a rejuvenated Rocky Point Park, Recreation Centre expansion, Old Mill Boathouse, Aspenwood Community Centre and many other community assets. The City used revenues from private growth to build great community amenities.

In the 2010's the impact of the demographic change of the previous decade attracted breweries and investments in

the service sector to serve young families. Development continued but on smaller sites. Master planned neighbourhood developments were still under hesitant consideration.

Council now faces housing prices at unattainable levels and data showing that most new residents commute out of Port Moody for work. Young people, seniors, and artists are leaving the city, eroding the community's vibrant and diverse character.

In its 2019 – 2022 Council Strategic Plan, the City strives to rewrite this narrative. To achieve this goal, there is an urgent need for the creation of jobs and housing. Bite and CityState believe in Council's vision and wish to build a better community through the creation of an innovative, affordable community hub where residents of Port Moody can live, work, and play.

Ideally situated at the nexus of Barnet Highway and St. John's, this landmark project simultaneously welcomes visitors and introduces them to the values of Port Moody. The project includes a range of programs, features and amenities that will benefit the fabric of the community and all residents:

- ▷ Historic Martha Johnston Residence is restored and upgraded to give it a second life as a medical clinic;
- ▷ Martha Johnston residence is juxtaposed with 3 existing heritage homes to create a heritage district;
- ▷ New curated sculpture garden surrounds the Martha Johnston residence;
- ▷ Heritage interpretation panel, located in the sculpture garden, celebrates the history of all 4 heritage homes;
- ▷ Multi-use art gallery features frequently rotated and curated public art displays;
- ▷ Recreation and active spaces include a gym, fitness rooms, playground and walking paths;
- ▷ 50% of the seniors units are affordable rental with remainder being strata units for aging in place;
- ▷ Wide variety of strata office units and co-working spaces that cater to the diverse needs of the community;

Project Overview (cont'd)

The project includes a range of programs, features and amenities that will benefit the fabric of the community and all residents (continued from previous page):

- ▷ A large daycare catering to a wide range of ages and a playground;
 - ▷ Seniors and daycare amenities and outdoor spaces are adjacent;
 - ▷ Seniors and daycare children benefit from reading time and “shared wisdom” programs;
 - ▷ A variety of activity and lounge spaces, communal greenspaces and public plazas;
 - ▷ A wide variety of sizes of retail units fronting St John’s, interior courtyards and elevated public plazas;
 - ▷ Public realm improvements include increased sidewalk width, street trees and planters, benches and creative seating options, bike racks, feature lighting, gardens, plazas and terraces;
 - ▷ Traffic safety is improved with a signalized St Johns – Douglas intersection;
 - ▷ Two drop-off zones facilitate access for deliveries, seniors, daycare and office workers;
- ▷ Impactful community programs:
 - rotate art work and sculptures
 - animate seniors’ activity areas
 - connect seniors and kids through reading
 - connect office workers through education and mentorship programs
 - ▷ Extensive bike, car, and truck share program using building-wide car-pooling app
 - ▷ Mix of Class A and B office spaces to ensure inclusivity and affordability;
 - ▷ Programs to enhance sense of community, agency, and ownership of co-work spaces, shared kitchens and meeting rooms in office building;
 - ▷ Office management strategy to create more jobs, promote affordability, encourage idea-sharing, and create a cooperative and inspiring professional environment;
 - ▷ Generous planted terraces, exterior solar-shading fins, PV panels, high albedo materials and green roofs to reduce heat island effect, reduce building heating and cooling loads, and help with rainwater management.

Our proposal will stimulate Port Moody’s economy by providing the community with much needed office, retail, residential, seniors, daycare and recreational space. Our vision is to provide diverse and multi-faceted programs and to build amenities, working and living spaces within an elegant architectural response to the site and within generous garden and public realm improvements.

IN A NUTSHELL:

- ▶ Heritage revitalization
- ▶ Enhanced heritage district
- ▶ 700 new jobs; jobs/resident ratio = 3.9
- ▶ Housing for seniors
- ▶ 50% senior units: affordable rental
- ▶ 3,800 sqft daycare
- ▶ Senior/Daycare: Shared Wisdom program
- ▶ Iconic architecture

Letter of Design Intent

ACCESS

The project's prime location along St John's near Barnet Highway makes it a highly visible entry point to Port Moody. The iconic form of the office building introduces the city as a place where investment in jobs is welcome.

Sidewalk widening, street trees, planters, creative seating options, bike racks, accessibility ramps, feature lighting as well as the creation of new gardens, plazas and terraces, combine to form an exciting, accessible and varied pedestrian experience.

When approaching the site, a generous staircase incorporates seating, planting and shading. It snakes up the facade of the building from the west, connecting the greenspace west of our site to the elevated green plaza and terraces above. The 1st, 2nd floor and half the 3rd floor of the project form a multi-use plinth that houses retail, hospitality and co-working spaces, a curated art gallery, two generous lobbies, recreational amenities, seniors activity space and a daycare.

The plinth bridges the gap between the two blocks above and connects them to the community beyond. The plinth supports a plaza that is insulated from St John's street noise and provides a quiet reflection space around the heritage house. With the Martha Johnston house in perfect alignment with three heritage homes to the South, the proposed layout creates a unique Heritage District. The office building is set back from the house, which is instead surrounded by greenspace and a curated sculpture garden.

Above the plinth, the housing and office blocks contrast yet complement each other: the North face of the residential block is angled away from St John's and reveals the generous terraces of the office building. This architectural gesture welcomes people to Port Moody, and also creates space for the sculptural public access stair. The east block façade is punctuated by communal terraces and meeting spaces, creating visual interest while enhancing productivity and connection to the outdoors for all office workers and guests. Terraces cascade down the sides of the buildings as they gracefully step down towards the south and centre of the site, respecting the current fabric of the neighbourhood. View corridors will be more generous than the existing tree cover allows. The form of the blocks is inspired by the built and natural context of the site: Port Moody's forested character, the pitched residential roofs and the mountains beyond.

Two drop off zones are provided, one as part of a circular driveway in front of the residential lobby, and the other along Douglas St. The office strata will manage a car/truck share programs and visitor parking in the public portion of the underground parking.

EXPERIENCE AT GROUND

Breaking away from the norm, the façade's lower floors are disconnected from the rectangular parkade below. Building faces of the both the residential and office blocks angle in and out to invite the public to inhabit these spaces in its accessible, extensive garden and stair seating. The project is book-ended by the heritage building park-scape on the East and leaves a generous space for a future park on the West side.

HERITAGE

Grouping the Heritage Buildings allows the structures to reinforce each other's character. Visitors to this heritage district will experience lovingly restored homes of the same historical era. A Heritage Plaque in the elegantly landscaped Martha Johnston Plaza will tell the story of the Moiso, Siddall, Sutherland and Johnston Residences. Curated sculptures among the plaza planters and public spaces will be enhanced by this historic backdrop.

PLINTH

The public podium acts as a mixed-use community hub of retail and recreation spaces wrapped in a warm wood-facade to invite the public into the building. The scale of the project will allow for a variety of public and commercial programming serviced by two main atrium entrances.

MASSING + FORM

The mid-rise buildings are split by snaking green terraces which begin at ground level on the stair to the central public terrace. These terraces are generous outdoor spaces for each level of the office building. While the facades are harmonized through their material palette, the two structures clearly announce their functions: the higher floor to ceiling height, and curtain wall glazing of the office building distinguishes it from the more textured face of the lower-rise residential building. Connected at the Podium yet separated by a generous plaza above, the two buildings offer privacy and a clear sense of place for the benefit of users and visitors.

Project Statistics

SITE AREA	(sq.ft)
Block 1	17,953
Block 2	25,606
Total Site Area	43,559

FAR	
Commercial Bldg. (Block 1)	7.5
Residential Bldg. (Block 2)	5.3
Overall FAR	6.3

LOT COVERAGE	
Block 1	67%
Block 2	40%
Total	51%

AREA SUMMARY		
BLOCK 1	Buildable GFA (sq.ft.)	Rooftop Area (Usable) (sq.ft.)
Office	113,373	6,561
Retail/Restaurant	21,956	0
TOTAL	135,329	6,561
BLOCK 2		
Residential	78,800	4,700
Seniors Living	41,600	2,614
Daycare	3,800	2,064
Retail	11,203	0
TOTAL	135,403	9,378
HERITAGE		
Office	2,254	0
TOTAL	2,254	0
OVERALL TOTAL	272,986	15,939

PARKING DETAILS		
	REQUIRED	PROPOSED
DISABLED STALLS	7	10
MAX. SMALL CAR STALLS	114	35
LDG BAYS	5.5	4

including 1 shared delivery van

NET AREA SUMMARY					PARKING			BIKE STORAGE				
BLOCK 1	UNIT TYPE	# UNITS	TOTAL AREA (sq.ft.)	POPULATION	JOBS*	REQUIRED	PROPOSED	VARIANCE	REQUIRED	PROPOSED	SURPLUS	
OFFICE	COWORKING	1	4,235		30	8	8					
	OFFICE	65	83,110		594	154	142	-12				
	TOTAL		87,345		624				18	24	+6	
RETAIL		4	7,655		16	18	18					
RESTAURANT		1	1,800		18	9	9					
HERITAGE HOME			1,987		14	5	5					
TOTAL			11,442		48							
BLOCK 2	UNIT TYPE	# UNITS	RATIO	TOTAL AREA (sq.ft.)	POPULATION	JOBS*	REQUIRED	PROPOSED	VARIANCE	REQUIRED	PROPOSED	SURPLUS
SENIORS LIVING	1 BED ACCESSIBLE	5		4,276	7		1	1				
	1 BED/STUDIO	31		17,399	37		8	8				
TOTAL		36		21,675	44					2	2	0
RESIDENTIAL	3 BED	15	19%	40,769	39		23	23				
	2 BED	24	30%	21,092	46		36	36				
	1 BED/STUDIO	41	51%	24,463	51		41	34	-7			
TOTAL		80		86,324	136					120	120	0
RETAIL		6		8,345		24	19	19				
DAYCARE				3,800		6	4	4				
	VISITOR PARKING					30	18	18				
TOTAL					180	702	344	325	-5.5%	140	146	4.3%

*Comparable used for office jobs: Microsoft Office, 155 Water St, Vancouver, March, 2021

SETBACKS	REQUIRED	PROPOSED AVG.
Front	0m	1.0m
Side (East)	0m	1.5m
Side (West)	1.2m	4.0m
Back	1.8m	2.4m

BUILDING HEIGHT	STOREYS	FROM GRADE (M)	GEODETIC (M)
Commercial Bldg. (Block 1)	12 Storeys	47.77	71.74
Residential Bldg. (Block 2)	12 Storeys	41.7	62.79
Heritage House	2 Storeys	12.92	34

AMENITY SUMMARY		TOTAL AREA (sq.ft.)
BLOCK 1		
INDOOR		8,715
OUTDOOR		9,286
ROOFTOP		1,718
TOTAL		19,719
BLOCK 2		
INDOOR		3,423
OUTDOOR		8,876
ROOFTOP		4,709
TOTAL		17,008

PROJECT STATISTICS - PARKING:

In the past few years, no developer has met the full parking requirement for this type of project. While our proposal nearly meets the required parking count, we would like to engage in a dialogue with City staff to arrive at a more reasonable parking count.

We plan to encourage and champion public and alternate forms of transportation. In addition to the optimal location in terms of transit connections, a two-year compass card will be provided to residents to access bus and rapid transit. Long term bike storage, as well as cleaning and maintenance stations for resident use are also provided on site.

Car-share stalls (MODO) will be provided. Given the size of the office building, we also propose a Truck Share Program with a mid-size van being parked in one of the four loading bays and available to participating office strata owners.

SECTION



Site & Context

Reversing Flow and Attitude

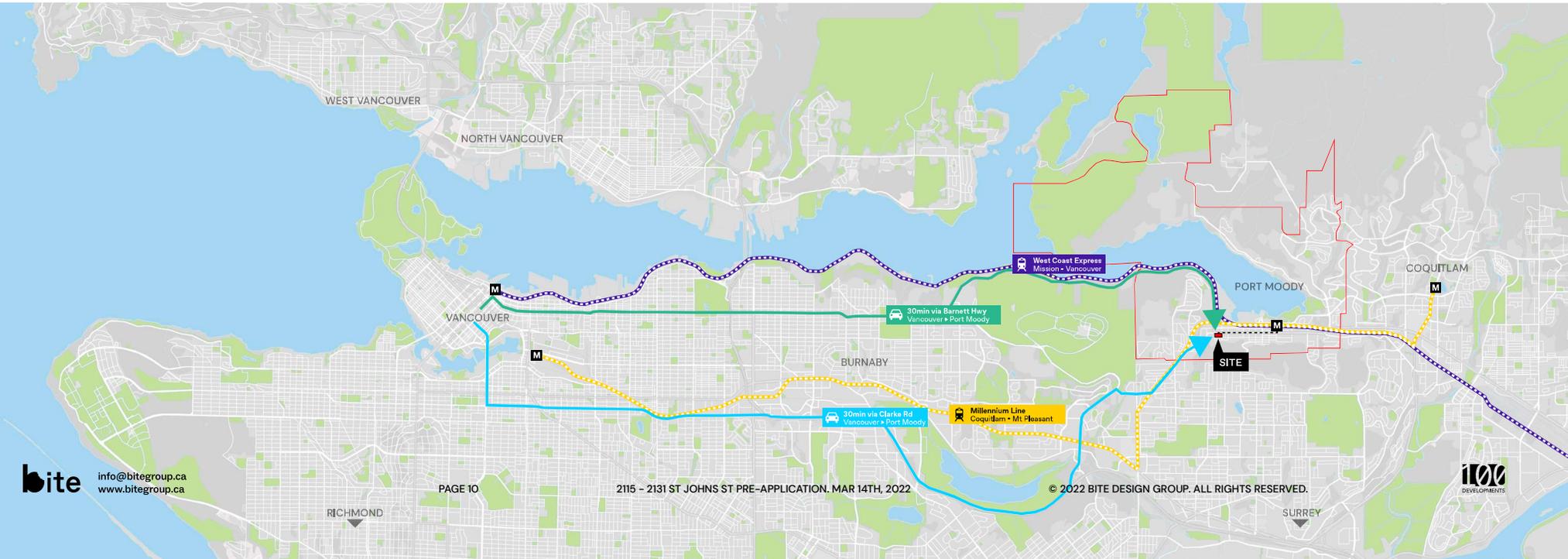
Unlike Port Moody's current residential developments which focuses on how easy it is to access Vancouver from Port Moody, this project focuses on how easy it is to access Port Moody from Vancouver.

This shift in phrasing represents a massive difference in attitude towards Port Moody. It transitions the attitude towards Port Moody from commuter suburb of Vancouver to acknowledging Port Moody's independence as a place with its own unique culture, community and fabric. Employees from throughout the region who work in our office often comment on the "light ridership" when traveling at counterflow to the current morning exodus from Port Moody.



PORT MOODY GEOGRAPHIC RELATIONSHIP TO VANCOUVER

REGIONAL TRANSPORTATION MAP



Office - Residential Relationships

Below are a variety of new office developments near Port Moody. All developments are immediately surrounded by dense residential buildings, which set a precedent for our site. Based on these examples, it is evident that there is a strong market and desire for job creation adjacent to dense residential development.

1. Marine Landing, approved
236 Industrial and Office Units, ranging from 600 - 34,000 Sqft;
Within 400m (6 minute walk) of 1000+ Residential Units



2. 220 Brew Street, completed
94 Office Units, 4 Co-Working Desks and 2 bookable meeting rooms;
Within 200m (3 minute walk) of 1000+ Residential Units



3. Diagram, approved
50,000+ Sqft of Office and Retail space across 15 levels;
Within 200m (3 minute walk) of 1000+ Residential Units



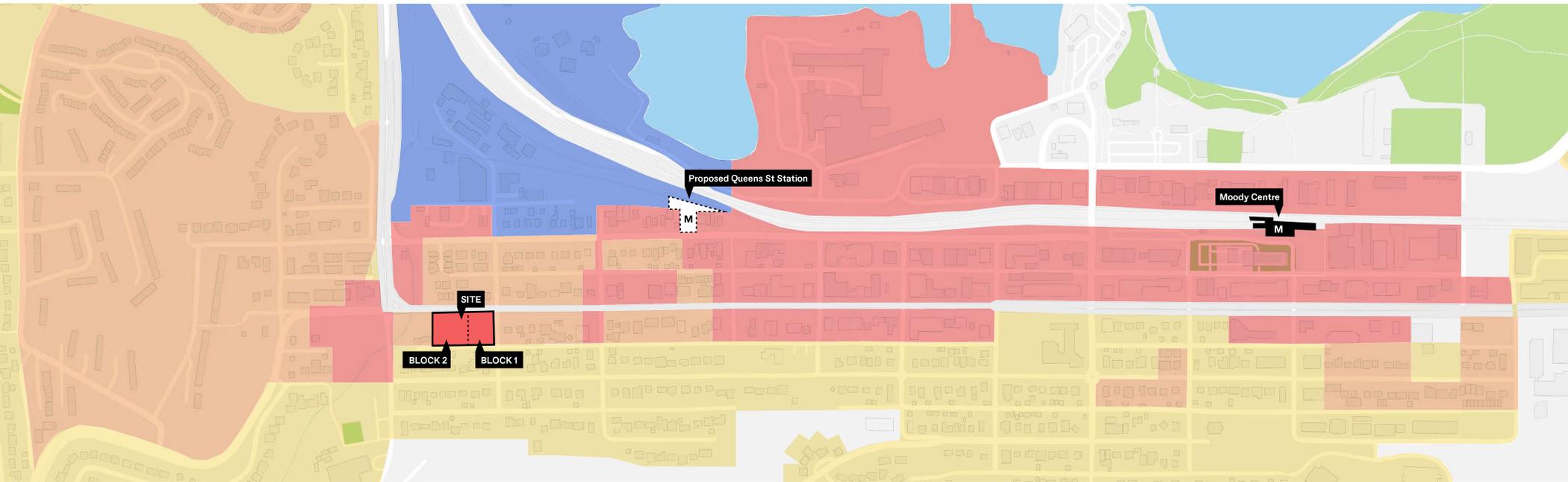
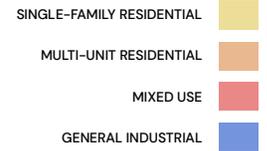
4. 2115 - 2131 St Johns St, proposed
98,787+ Sqft of Office, Retail & Daycare space on 12 levels;
Within 200m (3 minute walk) of 1000+ Residential Units;
Over 700 jobs created



Neighbourhood Typology Nexus

Similar to the projects outlined on the previous page, our proposed mixed-use building is ideally situated at the nexus of 4 distinct neighborhood typologies: single family residential to the South, multi-unit residential to the West, general industrial to the North and mixed-use to the East. An office space and future community hub in the middle of these 4 neighbourhoods will thrive.

It will offset the low job count in recently approved residential projects. Local residents will love the short commute times and easy access to a variety of food and drink options. Businesses will love the direct access to manufacturing, shipping and storage spaces as well as the opportunity for expansion that these amenities provide.



NEIGHBOURHOOD TYPOLOGY MAP

Ideal Location for Sustainable Growth

As the map on the following page illustrates, there are many new developments – both proposed and approved – in this part of Port Moody.

In December 2020, Port Moody councilors unanimously voted for the creation of an Economic Development Master Plan that targets a jobs-to-population ratio of 0.42 by 2041. As demonstrated by the table below, the city is missing its jobs target by an order of magnitude.

100 DEVELOPMENTS PROPOSES 700+ JOBS

	NUMBER OF RESIDENTS	JOBS PROPOSED	RATIO	JOBS PER 1000 RESIDENTS
IN-STREAM DEVELOPMENT APPLICATIONS	7,000	210	0.03	30
COUNCIL TARGET: 0.42 / PERSON	1	0.42	0.42	420
2115-2131 ST JOHNS PROPOSAL	180	702	3.9	3,900

As the labels denote, almost all the new development is residential, with limited commercial/retail space and almost no new offices. Currently, in-stream development applications in western Moody Centre and Seaview are planned to accommodate 7,000 people yet only create 210 jobs*, a job-to-population ratio of 0.03. This type of development, while profitable, is not sustainable; with no space available for local entrepreneurs and businesses, residents will be forced to leave Port Moody for work, rendering Port Moody a ghost town during the workweek. Our community will lack the life and vibrancy of a complete community.

* source: review of Port Moody's current development application data

Developers fear slow absorption for office space in the marketplace. In our financial modeling we found that adding a few isolated offices on the second floor of a project is in fact a near-impossible proposition. A small amount of new office space carries a very high risk of being unmarketable and financially unviable. Our approach was to determine the density of office space that would create the conditions necessary for office space to be marketable and financially viable:

CRITICAL MASS IS CRUCIAL:

Similar in scale to the successful Newport Village and Suter Brook office buildings, our proposal provides the economies of scale that make this investment feasible.

CO-WORKING FLOORS:

This space will attract a pool of gig economy workers who will have a symbiotic relationship with the established businesses on floors above. Co-location will enhance the co-workers to secure contracts and established businesses to outsource work within the same building.

SHARED AMENITIES:

A larger building provides the flexibility to include shared meeting rooms, kitchens and outdoor spaces.

BUSINESS DEVELOPMENT PROGRAMS AND MENTORSHIP:

These programs will use the co-work space to provide professional development training to all office workers; small business owners will have access to programs normally offered by much larger employers.

OWNERSHIP:

Entrepreneurs are looking to build equity rather than make lease payments for a decade and walk away from their space with no equity.

RENT TO OWN:

We may offer a modest number of rent-to-own units to assist young entrepreneurs .

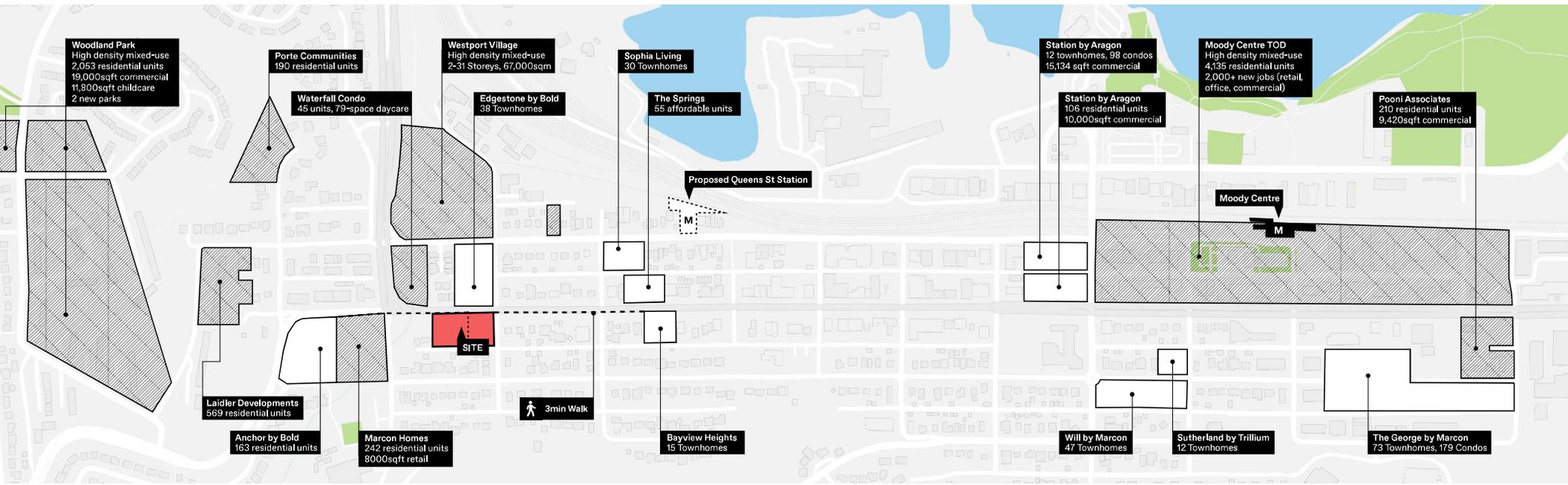
FEEDING RETAIL:

Retail owners will also benefit from a built-in daytime clientele to sustain their business.

Ideal Location for Sustainable Growth (cont'd)

Our site sits at the epicentre of a burgeoning new development hub forming towards the Western end of St Johns, where it meets Barnet Hwy and Clarke Rd.

APPROVED DEVELOPMENTS 
 PROPOSED DEVELOPMENTS 



NEIGHBOURHOOD DEVELOPMENT MAP

A New Cafe + Restaurant Opportunity

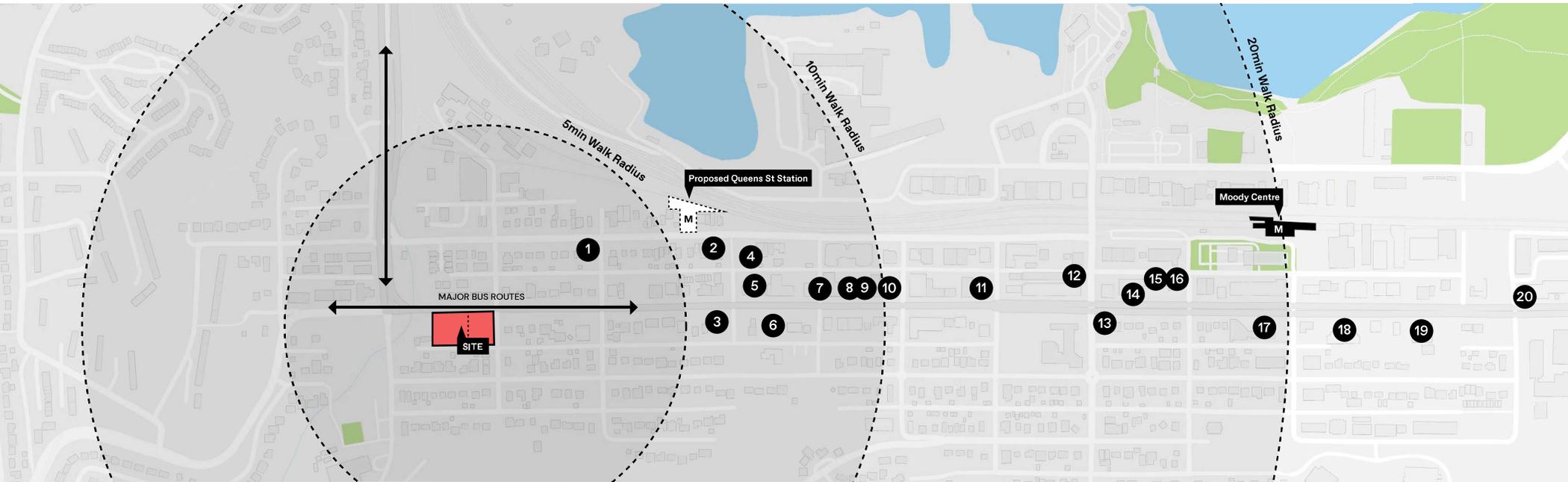
There are lots of diverse and unique cafe, dining and refreshment options in Port Moody.

The majority of these establishments are located along St. Johns which acts as a thriving commercial strip running West to East through the city. Our site is located at the Western

'gate' of this strip, making it the perfect location for a new landmark cafe+dining establishment. This new establishment will service the existing residents of the area, as well as the future tenants of the many proposed developments surrounding the site.

1. Original's Cafe Mexicano
2. Rosa's Cucina Italiana
3. Little Bangkok Thai Restaurant
4. Aroma Indian Restaurant
5. Henry's French Kitchen and Grill
6. Golphis Steak & Lobster
7. Black Sugar Coffee House
8. Saint St Grill
9. Rehanah's Roti and Trinidadian
10. A&W

11. KAFFI Espresso Bar
12. Taps and Tacos
13. Pizzeria Spacca
14. TangMaRu Korean
15. Aroy Thai Cuisine
16. Sakeya Sushi
17. Sergio's Pizza
18. Kurumba
19. McDonald's
20. Matsuzushi

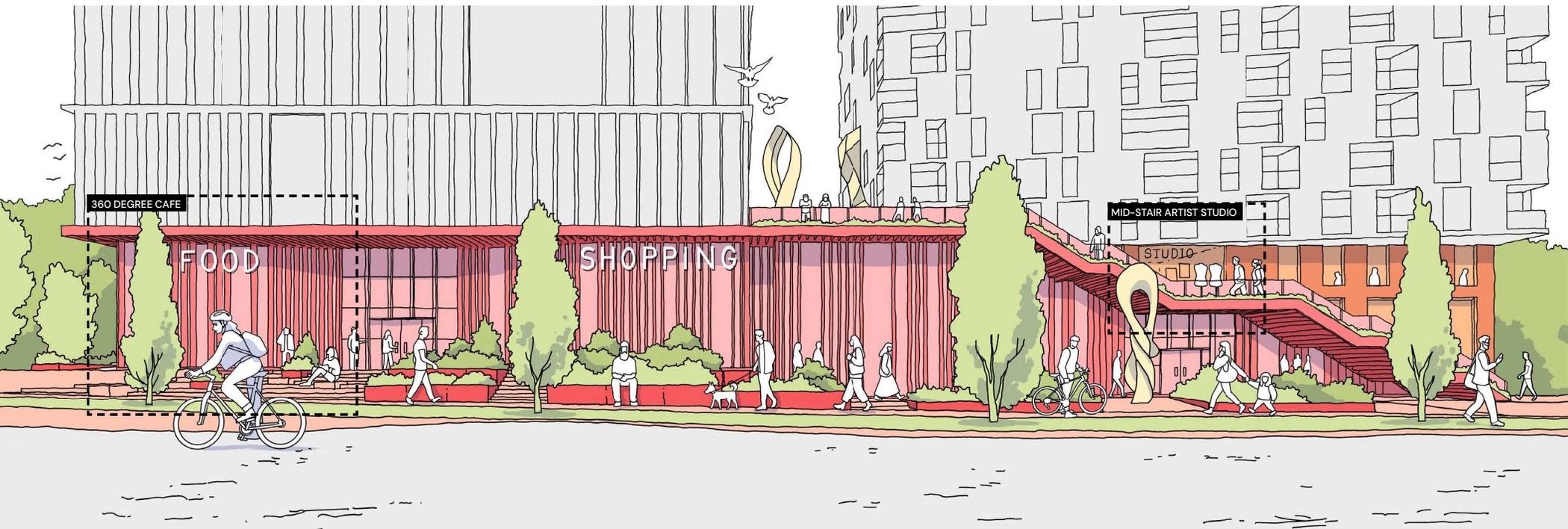


NEIGHBOURHOOD CAFE + RESTAURANTS MAP

Lively Hub for Current and Future Residents

The illustration below imagines the liveliness and use of the proposed St Johns streetfront by current and future neighborhood residents.

On the left hand side of the image, the proposed 360 degree cafe and restaurant with frontage to both the residential neighborhood and St Johns Street can be seen. The right side of the image features a variety of shops, studios and community amenities such as bike share and maintenance, public art, planters and seating.



PROPOSED REACTIVATED ST JOHNS ST FRONTAGE

Access to Greenspace and Bike Network

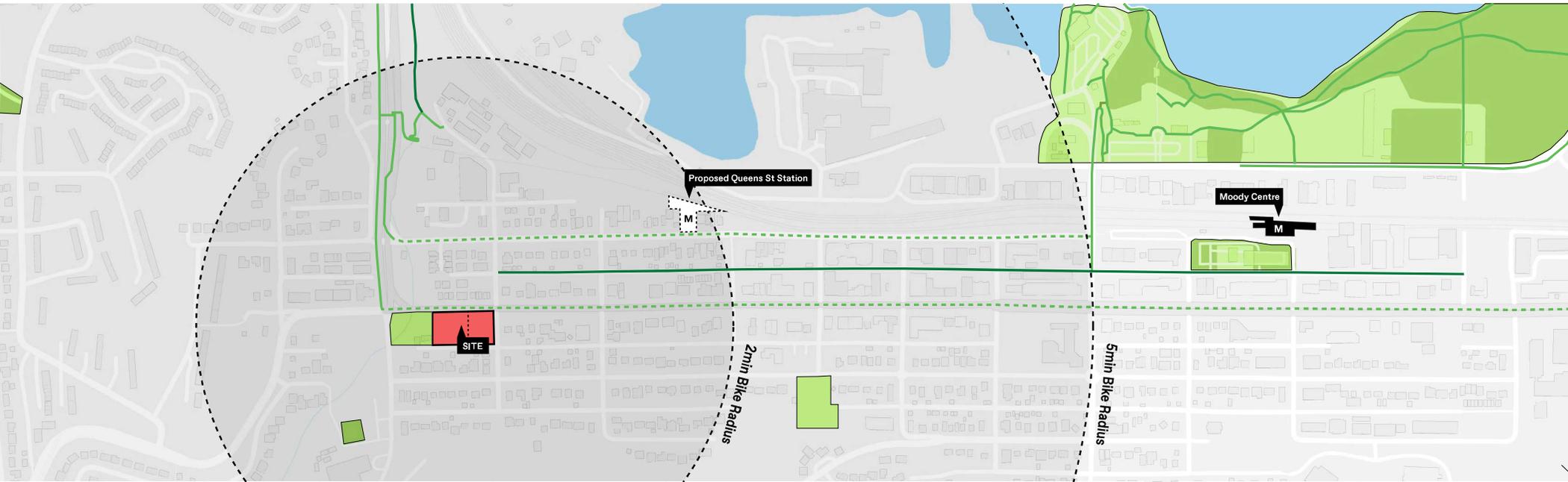
Our project is ideally situated to access Port Moody's extensive network of greenspaces and bike friendly roads, trails and paths.

Two blocks north of our site, a bike-friendly road that runs East-West (Clarke Rd) provides access to dedicated bike paths adjacent to Barnet Hwy which feature panoramic water

and mountain views. Additionally, Rocky Point Park – which features some of Port Moody's most beautiful and extensive bike trails and greenspaces – is a mere 10 minute bike ride away.

As specified in Port Moody's Transportation Masterplan, one of the City's long-term initiatives is the creation of

a dedicated multi-use pathway along St John's, further connecting Barnet Hwy and our project to Rocky Point Park. Our project is perfectly positioned to become a lively hub for cyclists, motorists and pedestrians enjoying the exciting St John's corridor. This project will include the construction of the St Johns St multi-use pathway as part of its frontage improvements.

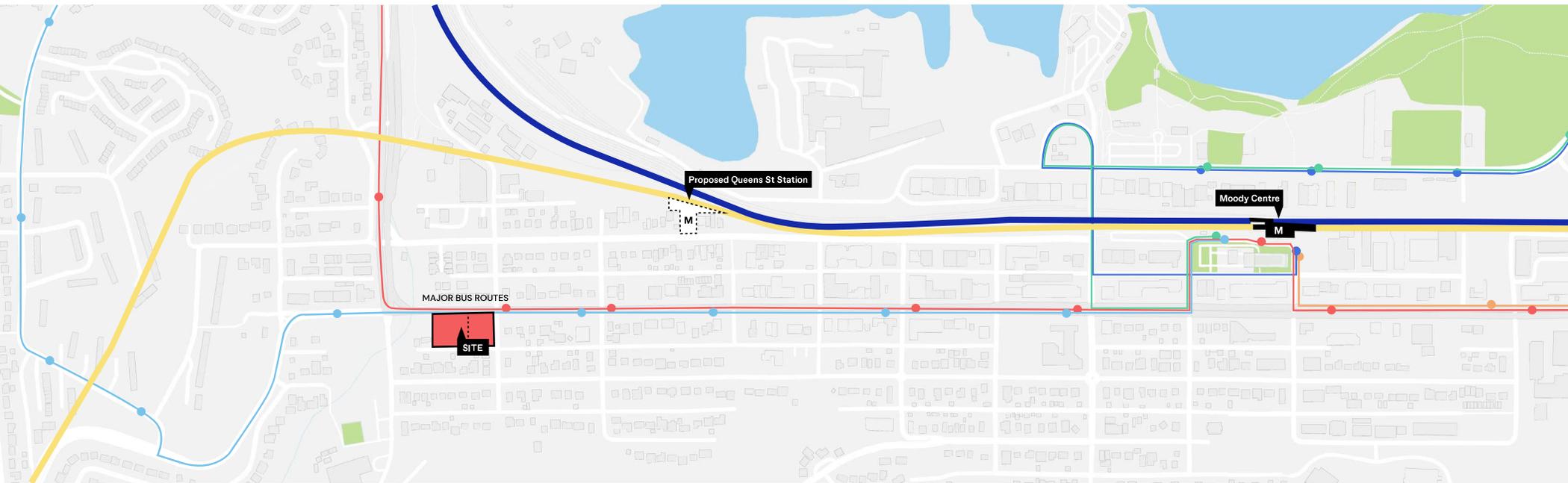


GREENSPACE AND BIKE NETWORK MAP

Well-Connected Site, Locally and Regionally

Port Moody has a robust and diverse public transportation network. With a plethora of bus routes, bike paths and two (soon-to-be three) SkyTrain stations, the city is poised to become a model for sustainable transportation. By 2040, as per Port Moody's Local Transportation Masterplan, the city hopes to reduce the reliance on single-occupancy vehicles and time spent in cars.

Our project geographically and ideologically aligns with this vision: in addition to providing bike, car and truck sharing services, a bus stop servicing multiple primary bus lines exists on our site and a SkyTrain station is planned to be built less than a 10min walk from our site.



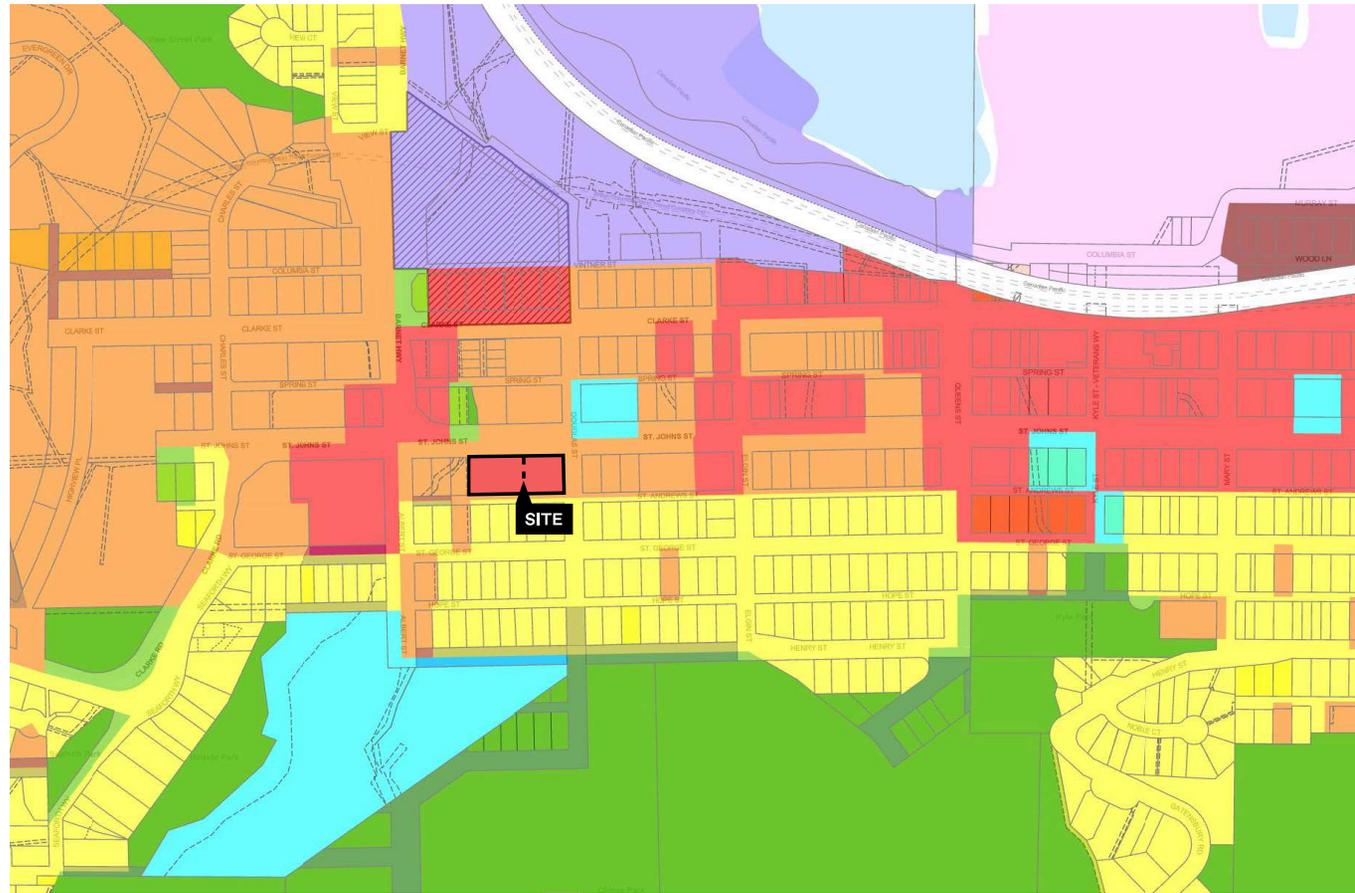
PUBLIC TRANSPORTATION NETWORK MAP

OCP Designations

According to Port Moody's OCP, our site is designated Multi-Family Residential.

Directly West of our site, there is a Mixed-Use - Moody Centre Zone, while to the South is Single Family Low Density. To the North of our site, a residential high-rise mixed-use community is proposed. In keeping with Port Moody's goal of creating 'Complete Communities,' we are proposing a mixed-use development that provides 700 jobs and incorporates retail, hospitality office space, community amenities and residential units.

HRA, the designation sought for the site, is encouraged in all OCP areas.



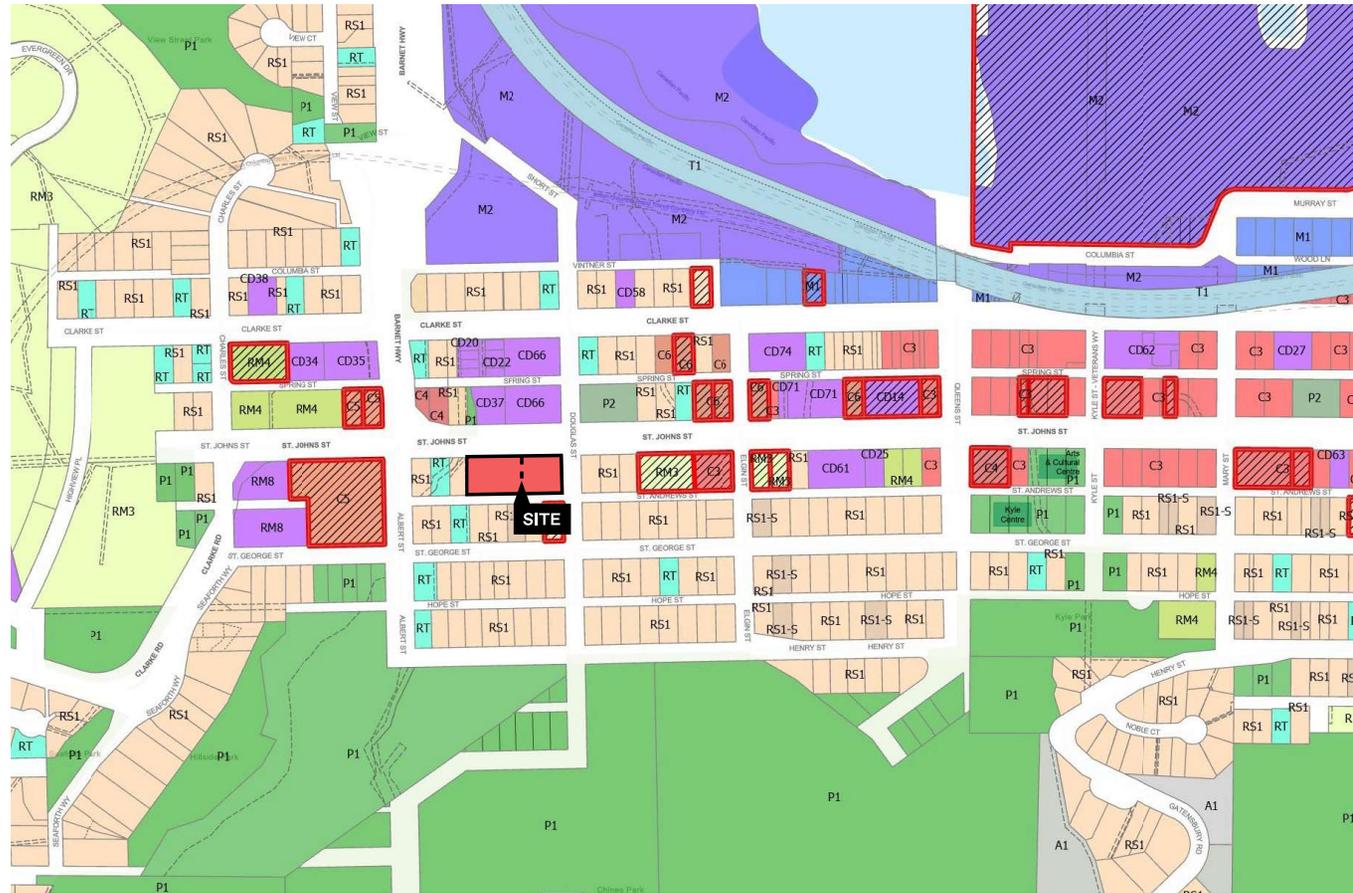
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PORT MOODY OCP DESIGNATIONS

Zoning Designations

The project site is currently zoned as RS1 Single Family Residential. We are proposing to retain this zoning within a HRA area while providing a mixed-use building with residential, independent senior living, office, retail, hospitality, community amenities and studio/gallery space.

Given the proximity to transit routes, combined with the fact that so many jobs and amenities will be created on-site, a higher density proposal is both appropriate and in keeping with Port Moody's OCP Overall Vision.



PORT MOODY ZONING DESIGNATIONS

Heritage Conservation Plan

A Heritage Statement of Significance and Heritage Conservation Plan were commissioned to better understand the history of the Martha Johnston residence and map out how it will be restored and revitalized. The applicant met with the Port Moody Heritage Society and shared the draft Heritage Conservation Plan with Mr. Jim Millar. A letter of support from the Port Moody Heritage Society is expected.

KEY EXCERPTS FROM HERITAGE CONSERVATION PLAN COMPLETED BY MCLEAN HERITAGE

CONSERVATION PLAN – 2131 ST. JOHNS STREET, PORT MOODY 5

Figure 4a: Second CPR Station, Port Moody, c. 1908. Looking south. Port Moody Heritage Society 1979.025.001.

Figure 4b: Photo noted above, magnified to show the Martha Johnston Residence. Port Moody Heritage Society 1979.025.001 (in part).

2.1. EVOLUTION OF THE MARTHA JOHNSTON RESIDENCE

In order to implement a truly effective Conservation Plan, the evolution of any building must be fully understood. The Martha Johnston Residence is an excellent example of early residential development in Port Moody, but its current form, design and details have changed somewhat since its construction c. 1908. The house has evolved over time to serve the various tenants and owners and address their living conditions. Changes to any building can be character-defining elements in their own

MCLEAN HERITAGE PLANNING & CONSULTING
JANUARY 2022

CONSERVATION PLAN – 2131 ST. JOHNS STREET, PORT MOODY 7

Figure 6: Current view of front of Martha Johnston Residence with enclosed porch area highlighted.

Figure 7: Looking North to the rear of the McNeice house at 2201 St George looking down Douglas Street. House on left is the back of the Martha Johnson Residence at 2131 St Johns Street. Printed on back: Post Card. Hand written on back: "our home in Port Moody, B.C. Oct 20-1910." Port Moody Heritage Society 2015.012.006.

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Heritage Conservation Plan (cont'd)

CONSERVATION PLAN – 2131 ST. JOHNS STREET, PORT MOODY 10

3. STATEMENT OF SIGNIFICANCE

MARTHA JOHNSTON RESIDENCE

DESCRIPTION OF HISTORIC PLACE

The Martha Johnston Residence is a two-storey, wood-frame Foursquare house with a hipped roof and a large wraparound verandah. The house is located on a prominent, terraced lot at the corner of St. Johns and Douglas Streets, within the low-density neighbourhood of Moody Centre, with extensive views of Port Moody and the North Shore mountains.

HERITAGE VALUE

The Martha Johnston Residence is valued as a good example of a Foursquare design, generally symmetrical in its detailing and massing. In keeping with Port Moody's mill town origins, the house is built entirely of wood-frame construction. Set on a prominent corner lot, it was one of the larger and more elaborate homes built in Port Moody during the Edwardian era. It was constructed circa 1908 for Martha Johnston, who owned the house until the mid-1920s, by which time she was listed as a "housewife". When the house was built, Port Moody's prosperous economy was driven by industrial activity. The local growth of the lumber industry had increased job opportunities in the city, leading to a steady influx of residents during the boom years that followed the turn of the twentieth century.

It is additionally significant for its location within the residential neighbourhood of Moody Centre, which is associated with the continuing early twentieth-century economic and population growth of Port Moody. Situated just west of the downtown area, it is valued for its association with Port Moody's early development patterns. Some of the city's most prominent homes were located on the lots closest to the downtown while more modest houses were built further to the south.

Donald Luxton and Associates, c. 2015.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the Martha Johnston Residence are its:

- Sloping site that drops to the north, with views over Port Moody and Burrard Inlet
- Corner lot location facing St. Johns, Douglas and St. George Streets

MCMLEAN HERITAGE PLANNING & CONSULTING
JANUARY 2022

CONSERVATION PLAN – 2131 ST. JOHNS STREET, PORT MOODY 11

- Residential form, scale and massing as expressed by its two-storey height, hipped roof and wraparound verandah
- Main floor set slightly above grade at the front, and at grade at the rear
- Wood frame construction with wooden drop siding and cornerboards
- Edwardian era detailing such as projecting side square bay with gabled roof and inset squared shingles, lathe-turned columns, and square balusters and verandah screen
- Single, double and triple assembly windows
- Mature deciduous and coniferous trees

4. CONSERVATION GUIDELINES

4.1. STANDARDS AND GUIDELINES

The Martha Johnston Residence is a historic resource located west of downtown Port Moody, in the neighbourhood of Moody Centre. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the Standards and Guidelines, the work proposed for the Martha Johnston Residence includes aspects of preservation, restoration and rehabilitation.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the historic buildings should be based upon the Standards outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

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CONSERVATION PLAN – 2131 ST. JOHNS STREET, PORT MOODY 17

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.1 SITE AND LANDSCAPING	The Martha Johnston Residence is a two-storey wood frame building designed as a Foursquare style on the south side of St. Johns Street, at the corner of Douglas Street in Port Moody. The building is set close to both side lot lines: its frontage is on St. Johns Street, with a strong street presence on Douglas Street and along St. Andrews Street due to it being a corner double-fronting lot. The building is highly visible and prominent, a landmark in Moody Centre. The overall site is in excellent condition, comprising minimal landscape elements, trees at the front, concrete stairs leading to the entry and a fence along the sides and rear.	
5.2 FORM, SCALE AND MASSING	The massing of the Martha Johnston Residence comprises the original two-storey section comprising roughly the Foursquare form and footprint, with a two-storey protrusion on the west side. There have been minor enclosures of what were outdoor (porch) spaces on the west and south sides – the former illustrated on the magnified archival photo. Despite the minor changes to the side and rear, the current form, scale and massing of the Martha Johnston Residence is excellent and well balanced on the two street facings, and anchored by the wrap-around porch. Overall it is in good condition.	  

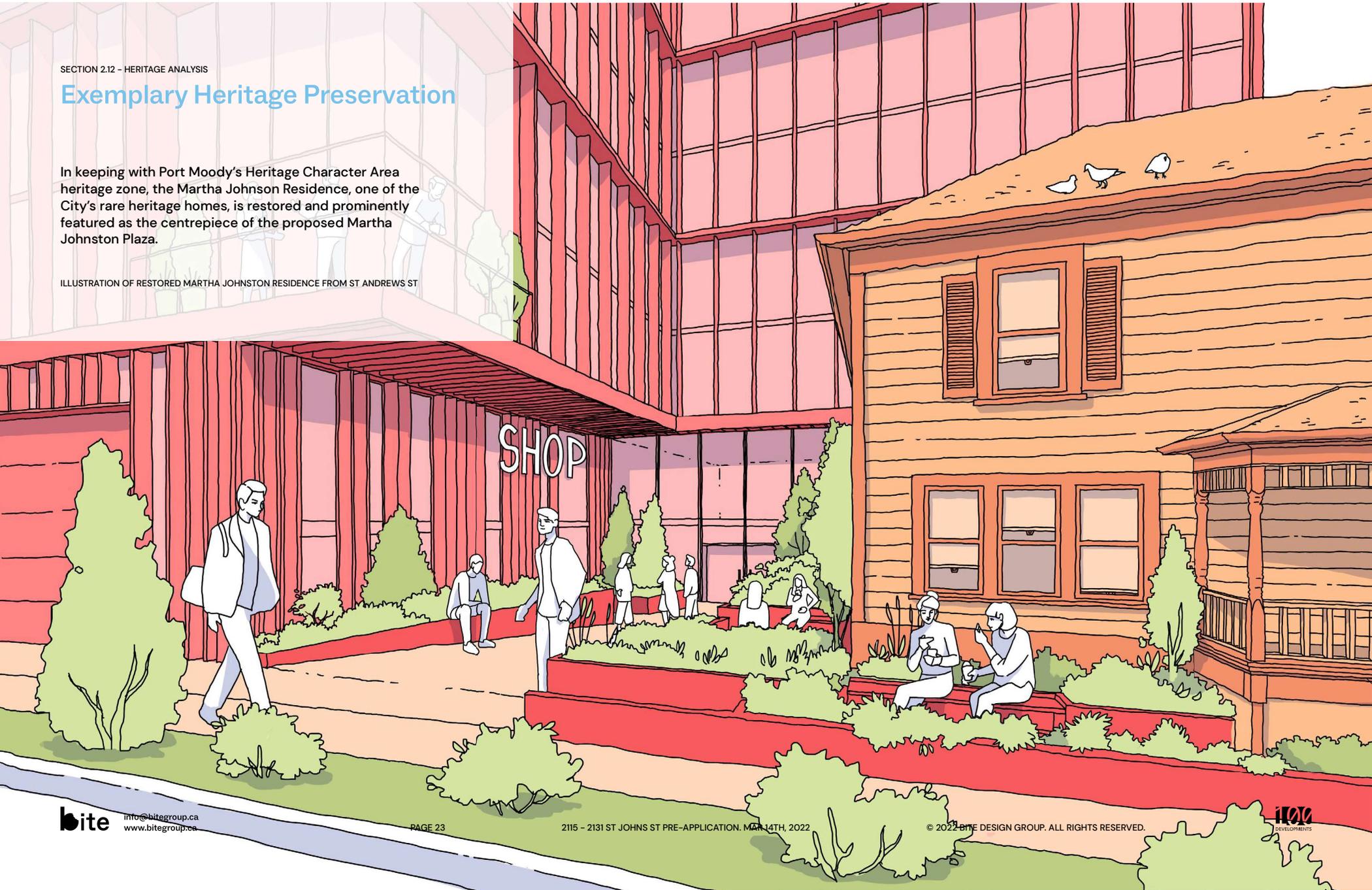
MCMLEAN HERITAGE PLANNING & CONSULTING
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KEY EXCERPTS FROM HERITAGE CONSERVATION PLAN COMPLETED BY MCMLEAN HERITAGE

Exemplary Heritage Preservation

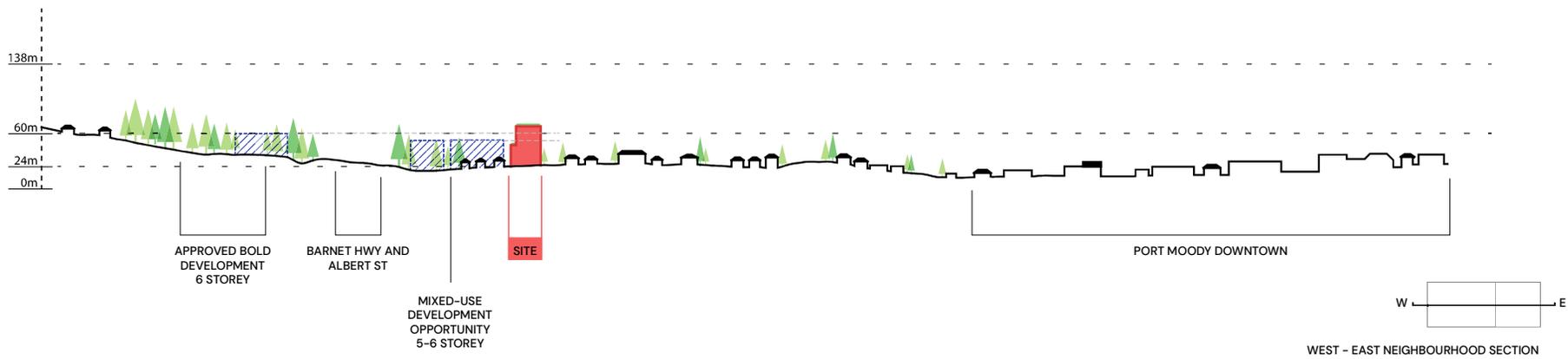
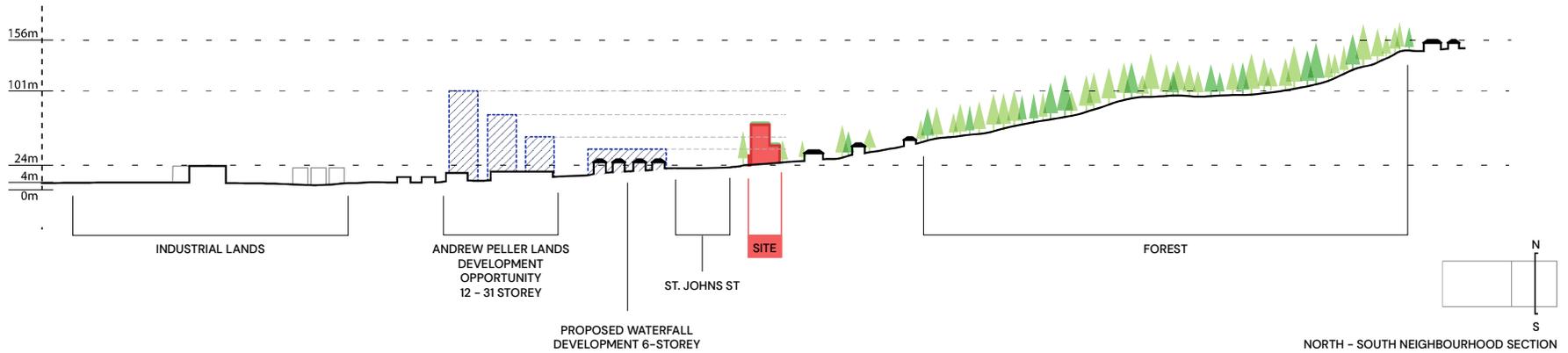
In keeping with Port Moody's Heritage Character Area heritage zone, the Martha Johnson Residence, one of the City's rare heritage homes, is restored and prominently featured as the centrepiece of the proposed Martha Johnston Plaza.

ILLUSTRATION OF RESTORED MARTHA JOHNSON RESIDENCE FROM ST ANDREWS ST



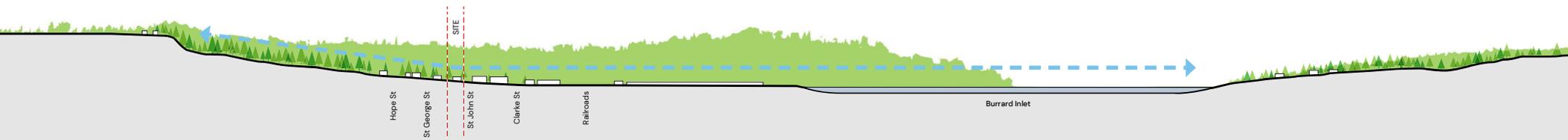
Neighbourhood-Scale Development

Due to Snake Hill rising up to the South-West of our site, a 12-storey building is proportionally appropriate; it aligns with the top of Anchor by Bold, and doesn't interrupt Port Moody's skyline due to the hill and other, taller proposed developments to the North.

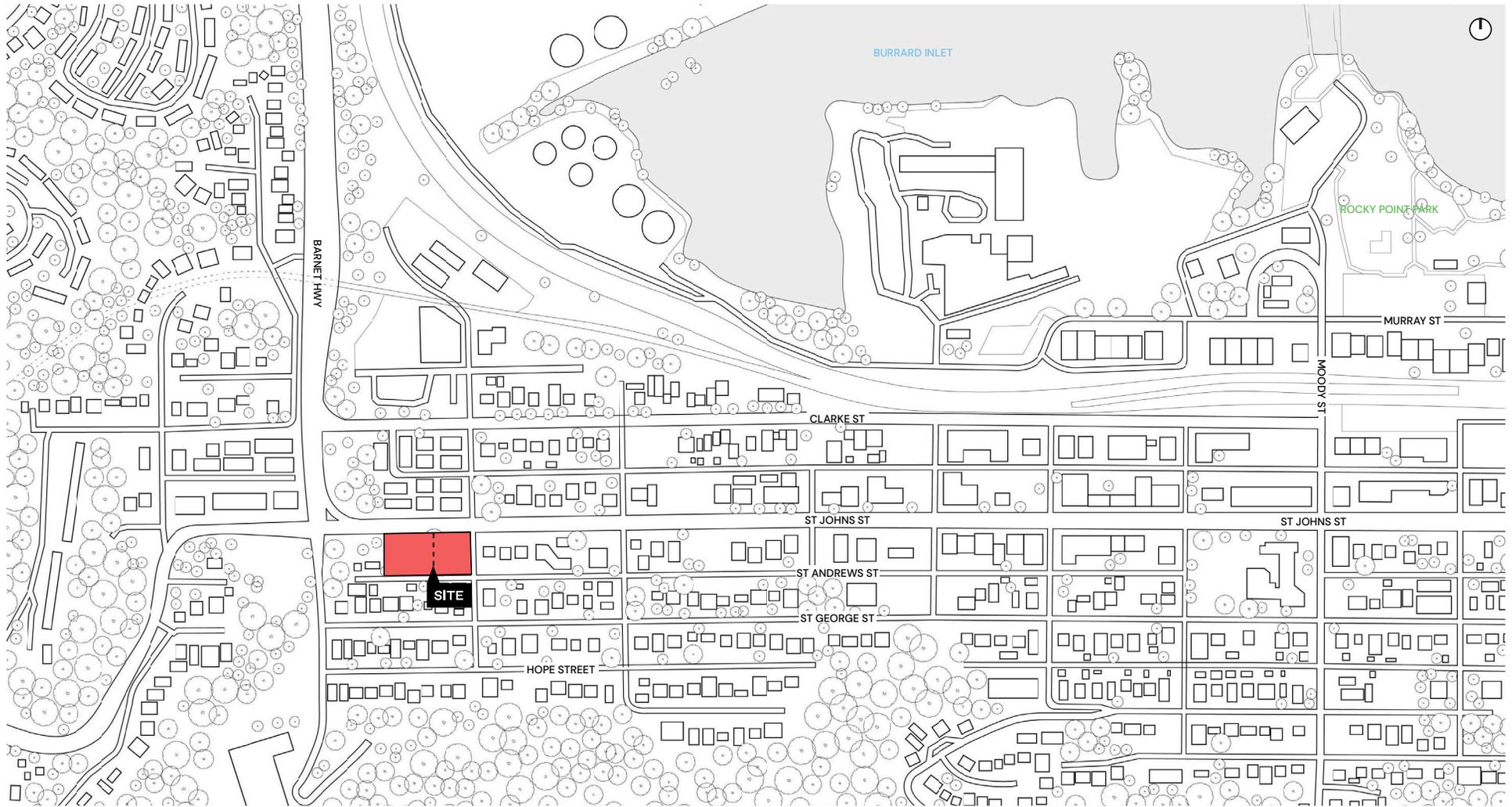


Diagrammatic Regional Section

At a regional scale, Port Moody sits in a valley between two mountains. The project has an excellent view towards Burrard Inlet and the mountains beyond. The design capitalizes on the region's natural beauty by maximizing mountain and water views to the north, which increases livability, wellbeing, productivity and connection to the outdoors.



Context Plan



Aerial Panorama



BARNET HWY

PROPOSED PELLER
DEVELOPMENT

ST JOHNS ST

EDGESTONE BY BOLD

MOODY CENTRE

INLET CENTRE

Aerial Photos of Context



SOUTHWEST AERIAL LOOKING EAST



SOUTHWEST AERIAL LOOKING NORTH



NORTHEAST AERIAL LOOKING SOUTHWEST

Site Photos



ST JOHNS ST EXISTING PEDESTRIAN CONDITION LOOKING SOUTH



CORNER OF DOUGLAS ST AND ST ANDREWS ST LOOKING NORTHWEST



ST ANDREWS ST LOOKING NORTH

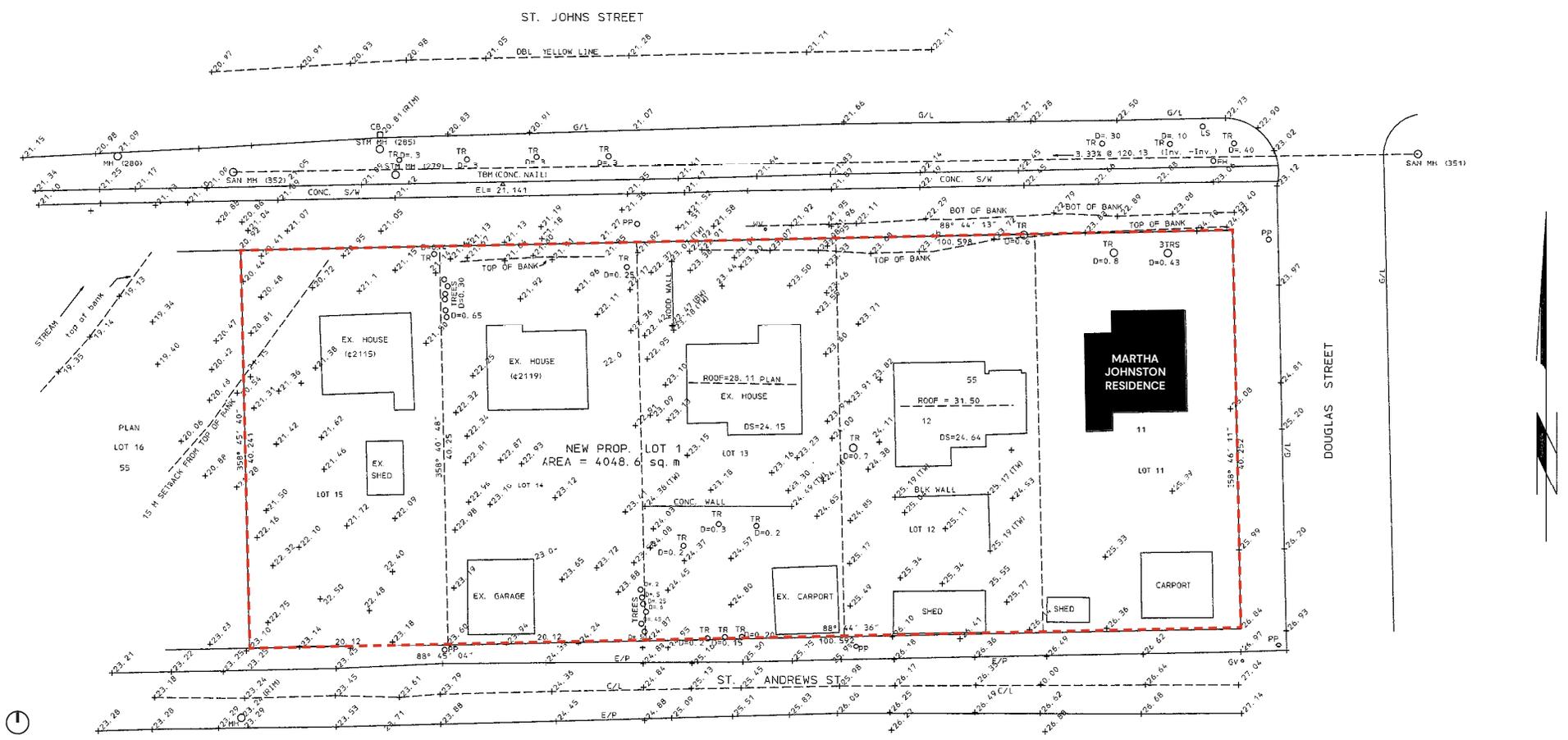


ST ANDREWS ST LOOKING NORTHEAST

Aerial Site Photo



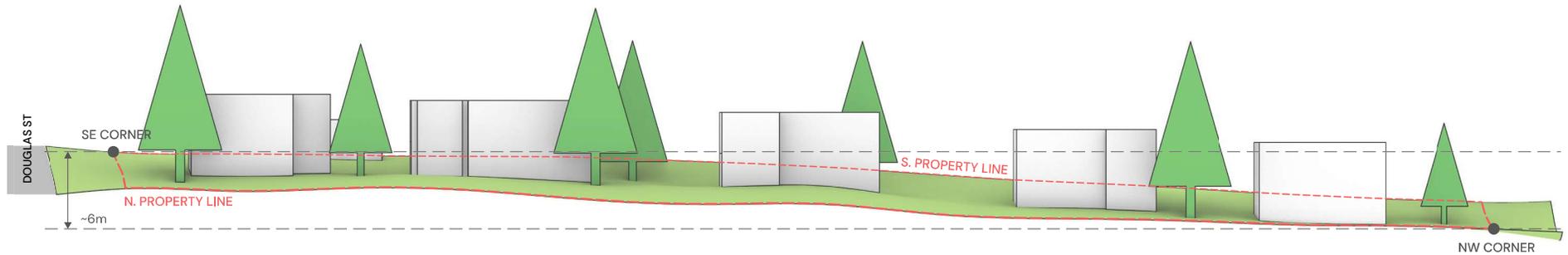
Site Survey



Existing Topography

There is a 5.8m vertical difference between the Northwest corner of 2115 St John's St to the Southeast corner of 2131 St John's St.

The dramatic topography is used to maximize public realm and retail space. For example, the underground parking is accessed on the mid point of the site to eliminate the need for an exterior parking ramp. The lack of a parking ramp frees up space on the ground floor for retail, hospitality and public greenspaces. The lower grade at the Northwest corner of the site enables us to create generous and desirable lofted retail spaces without increasing building height.



SECTION ALONG ST JOHNS ST FACING SOUTH

Site Opportunities and Constraints

The analysis of the existing site provides the basis for our design proposal. Below is a summary of site opportunities and constraints:

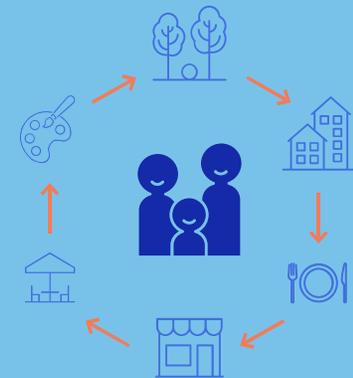
GATEWAY TO PORT MOODY

Located at the entrance to the city, the site has the unique opportunity of welcoming visitors to Port Moody and introducing them to the city's values, while simultaneously setting a positive precedent for employment growth in the area.

COMMUNITY AND CULTURAL HUB

The site provides the opportunity to create a new community and cultural hub for the Gateway neighbourhood. The project is envisioned as a vibrant complete community that incorporates activity, senior and affordable living, restaurants, cafes, greenspaces, retail, office, light industrial as well as art studio and exhibition spaces.

SECTION SUMMARY



SECTION



Empowering Port Moody

Port Moody, City of the Arts

The land on which Port Moody sits is unceded, occupied, ancestral and traditional lands of the xwməOkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), Stó:lō, Səlilwətal/Səlilwiltulh (Tsleil-Waututh), and Kwikwetlem Nations, and has been lived on for 9,000 years. Modern day Port Moody, however, was founded in 1859. The construction of the Canada Pacific Railway supported a flourishing logging and wood processing industry, which started to peter out after WW2. In the 90s, the city – with its comparatively low rent and picturesque scenery – became a haven for Canadian and

Indigenous artists. Driven by the creative energy of the arts community, in 2004, the City trademarked the slogan “City of Arts,” which continues to be used today. Port Moody now hosts many annual art and film related festivals and events, and boasts an impressive public art programme. The city has become an attractive alternative to Vancouver – it is more affordable, scenic and has a unique emphasis on art and culture. In keeping with Port Moody’s arts-driven history, the city wishes to continue prioritizing affordability, community and culture.



ABOVE: CANADA 150 MOSAIC MURAL, PORT MOODY
BELOW: ROCKY POINT PARK, PORT MOODY



Port Moody OCP: Summary of Key Trends and Issues



2.1 Environmental Trends

2.1.1 – Climate Change

Being a coastal region, the Greater Vancouver Area is particularly vulnerable to the climate crisis, as is evidenced by the recent extreme weather events occurring across British Columbia. Port Moody is striving to reduce greenhouse gas emissions by encouraging the development of complete communities close to public transportation nodes. Green and passive building strategies, renewable energy and efficient infrastructure are also necessary measure to minimize the negative effects of climate change.

Recently, Council has been considering how urban sprawl and low density development contributes to carbon emissions from long commutes, single-occupant vehicle use, lack of ridership to support frequent public transit and traffic congestion. Mid-rise buildings are part of the continuum of density between 6-storey form and towers.



2.2 Population Trends

2.2.1 – Population Changes

Average number of people per household is decreasing while the number of two and one-person households are rapidly increasing. Growing number of seniors and younger single and couple households reflect broader demographic changes within the region. The trend towards smaller households, combined with ever-rising house prices, has lead to an urgent need for smaller, more affordable homes.

2.2.2 – Aging Population:

Spurred by baby boomers entering the 65+ age range, increasing life expectancy and changes in fertility patterns, the number of senior citizens in British Columbia is expected to outnumber children 19 and under. This demographic change is leading to a greater demand for adaptable, accessible and independent senior living units.

Features of our proposal specifically geared to seniors:

- Sufficient number of units to provide a community;
- Amenity space to cater to a variety of interests, from fabric arts to woodworking;
- Adjacency of indoor and outdoor spaces for seniors and daycare; this creates an opportunity for senior-child readings and “wisdom-sharing” programs;
- We propose that 50% of the seniors’ units be affordable rental.



2.3 Economic Trends

2.3.1 – Energy Conservation:

Port Moody wishes to reduce the amount of energy consumed by its buildings. Alternate sources of energy in new buildings and developments such as geothermal and PV are encouraged.



2.4 Social Trends

2.4.1 – Housing Affordability

Housing prices in Metro Vancouver are the least affordable in Canada. Low rental vacancy (under 3%) makes it increasingly difficult to find accommodation. As such, more affordable and rental housing units are urgently needed in the area.

We propose that 50% of the seniors’ units be affordable rental. Therefore 15% of the total number of units will be affordable rental as per Council policy.

2.4.2 – Resident Labour

Primary goal of OCP is the development of a complete community which means that local job growth must keep pace with population growth. Currently, residential development is drastically outpacing job growth. As such, the City continues to promote mixed-use developments that generate local jobs and integrate residential areas with retail and other forms of commercial space. **We propose the first large scale office development since the completion of the Suter Brook office building.**



2.5 Transportation Options

Transportation is intricately tied to land-use, economic and social trends in Port Moody. As the population rises in the Tri-City area and regional commuting patterns continue to pass directly through Port Moody, good road infrastructure and public transportation are necessary to mitigate the effects of congestion. New developments should be situated close to transportation infrastructure to encourage walking and biking.

WE VALUE AND CELEBRATE ART, CULTURE, AND HERITAGE IN THE CITY OF PORT MOODY. FESTIVALS AND EVENTS FEATURING LOCAL ENTERTAINERS, DYNAMIC ARTIST COLLECTIVES AND A THRIVING ARTISTIC SCENE DEFINE THE CITY AS A CREATIVE COMMUNITY.

- City of Port Moody, Arts, Culture and Heritage

Port Moody Arts and Culture

Port Moody clearly values art and culture. The 2019 Arts and Culture Masterplan advocates for diverse and inclusive cultural initiatives, including public art, studio space, art galleries, performing venues and heritage preservation. Our project offers all of the above.

We incorporated all of these features in our proposal:

- Our office and retail multi-use lobby is a gallery space with both wall space dedicated to 2D art and cascading pedestals to display 3D art.
- The elegantly landscaped plaza surrounding the heritage home will be a sculpture garden.
- A gallery curator's office will ensure the indoor and outdoor art is curated and rotated 10 times per year.

- A heritage interpretation panel is provided in the sculpture garden; it will inform viewers about the history and special features of the Martha Johnston residence and the 3 adjacent heritage homes.

- A unique artist studio is located on the third floor; the studio opens to a large stair landing, a whimsical gesture that will animate the street and celebrate the arts.

- The City's Arts and Culture masterplan calls for a developer-funded public art project, which always becomes a single static art object. We propose a much more sophisticated and ever-changing celebration of the arts.



A PRAYER FOR THE RETURN OF ABUNDANCE BY MARIANNE NICOLSON

Port Moody Local Employment and Office Spaces

There are currently over 6000 new homes either approved or pending approval within 10 minutes from Port Moody's core. Other than the three office buildings in Newport Village and Suter Brook, the majority of Port Moody's current office space is in dilapidated mixed-use low-rise buildings as seen to the left. There is still a dire need for more office space in the city.

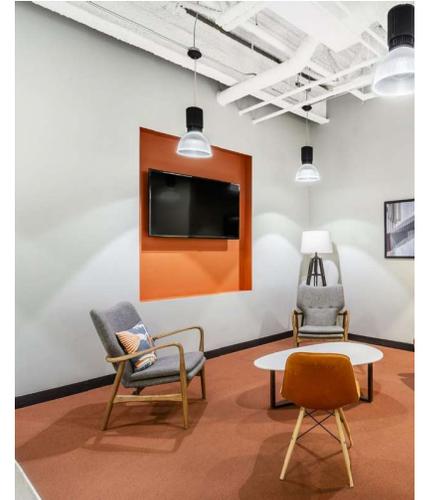
110 MOODY STREET, PORT MOODY, BC



220 BREW STREET, PORT MOODY, BC



220 BREW STREET, PORT MOODY, BC



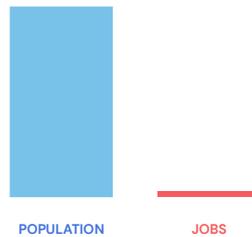
Port Moody Population - Job Ratio

Office space development is not keeping pace with residential development, which isn't sustainable growth.

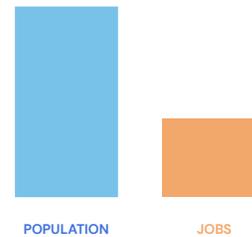
It aggravates transportation problems and builds an incomplete community. To level out the rates of growth, we need to create office space for the current and future residents of Port Moody. By 2041, as outlined in the city's Economic Development Master Plan, Port Moody is targeting a jobs-to-population ratio of 0.42. Currently however, in-stream developments are only achieving a ratio of 0.03. (Urban Systems, 2021)

	NUMBER OF RESIDENTS	JOBS PROPOSED	RATIO	JOBS PER 1000 RESIDENTS
IN-STREAM DEVELOPMENT APPLICATIONS	7,000	210	0.03	30
COUNCIL TARGET: 0.42 / PERSON	1	0.42	0.42	420
2115-2131 ST JOHNS PROPOSAL	180	702	3.9	3,900

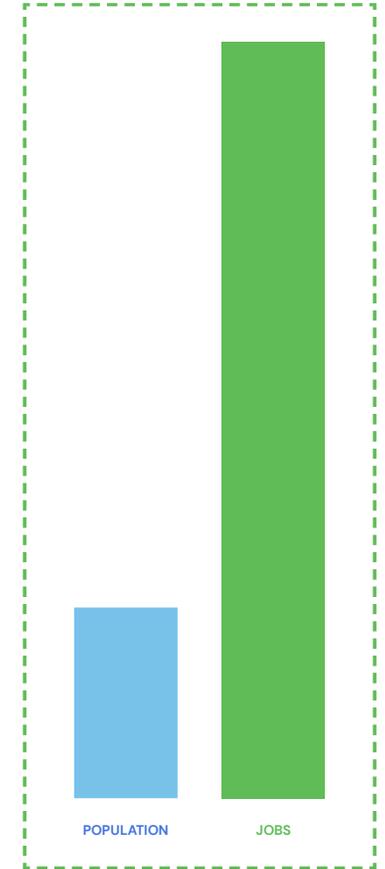
Projected with in-stream Developments: 0.03



Council Target: 0.42



2115-2131 St Johns: 3.9



Port Moody Senior Living Accommodations

As illustrated in the graphic below, Port Moody's population is rapidly increasing, reaching over 50,000 residents by 2041.

In order to keep up with the population growth, Port Moody has two urgent needs: jobs and housing. The 12-storey office tower development on Block 1 will help with the former, and thankfully, there are many residential townhome and condo development that will help alleviate housing market stresses in the city. However, one overlooked housing need is seniors living.

As shown in the graphic on the next page, almost half of Port Moody's population is Families (age 45-54), Empty Nesters (age 55-74) and Seniors (age 75+). As these age demographic groups get older and their children move out, residents will be looking to downsize. For some, this may be moving from a detached home to a townhouse or condo, and for others, moving into retirement communities and assisted living homes. Unfortunately, Port Moody doesn't offer either of the latter living typologies. When combined with Port Moody's ballooning home prices, residents who have lived in Port Moody for decades are forced to move out of the City to surrounding areas such as White Rock for senior living accommodations, leaving their friends, family, parks and community behind.



Right: Images of current senior living options.

In addition to the fact that there are no senior living options in Port Moody, existing senior living options are isolated and uninspiring.



MADISON CARE CENTER, COQUITLAM



LEGION MANOR SENIOR LIVING, COQUITLAM

Rewriting the Current Senior Living Narrative

Through this project, we wish to rewrite the current senior living narrative in two ways:

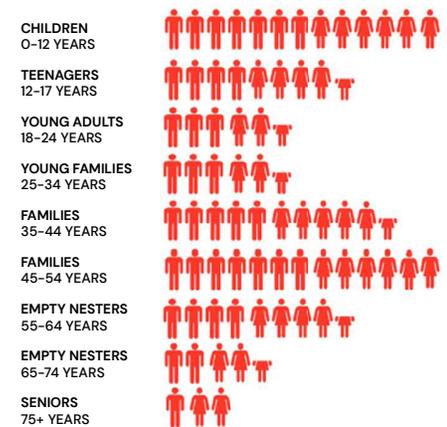
ACCESSIBLE AND INCLUSIVE COMMUNITY

1. Port Moody shouldn't be a place reserved for the young and able-bodied, it should be an accessible and inclusive community that accommodates and values all its members, equally.

INTEGRATED LIVING

2. Seniors do not want to be isolated (set aside) in a single-purpose retirement building. Today's seniors want to be socially active and continue to work in their 70s and 80s. They also thrive on frequent contact with youth and children.

Population Age Distribution



Port Moody Affordable Housing

“Housing affordability continues to be one of the key challenges facing municipalities in Metro Vancouver as housing prices climb throughout the region.”

– Chapter 2, 2.4.1, City of Port Moody OCP

We propose that of 50% of the seniors’ units be affordable rental. This will be achieved through a housing agreement providing for these units to be made available at 15% below market for a 60 year period. This allows us to meet Council’s target for 15% of the total housing proposed to be affordable rental.

All residential strata units will be offered on the basis of Port Moody first for the first 30 days of presale. The seniors’ rental units will be offered on the same Port Moody first basis, but for the life of the project.

Affordable daycare is very much part of the affordability continuum. We are discussing with a variety of Daycare service providers how we can help young families in this regard.



3000 HENRY STREET, PROPOSED - 17 RENT-TO-OWN UNITS, 6 SECURED RENTAL UNITS



THE SPRINGS, IN CONSTRUCTION - 55 SECURED RENTAL UNITS



ANCHOR BY BOLD, COMPLETED - 16 RENT-TO-OWN UNITS

Port Moody OCP Community Vision and Goals

Port Moody's OCP outlines Community Vision and Goals, which are closely linked to, and in complete alignment with our Design Principles. Below is a summary of the Overall Community Vision:

ROCKY POINT PARK, PORT MOODY



Port Moody, City of the Arts, is a unique, safe, vibrant waterfront city of strong neighbourhoods; a complete community that is sustainable and values its natural environment and heritage character as well as:



Protecting, remediating and enhancing the community's environmentally sensitive resources, recreation areas and heritage assets for public use and enjoyment;



Encouraging developments that respect the community and are functional, universally accessible, exhibit good urban design and are environmentally sound;



Encouraging physical development and cultural activities that enhance the sense of community in the City distinguishing Port Moody from its neighbours;



Encouraging and maintaining a strong and diversified economy and tax base;



Supporting community involvement and input when determining future directions for the City;



Seeking a balance between environmental, economic, social and cultural sustainability in all decision-making.

Port Moody City Planning Priorities

Based on research in conjunction with Section 2 and 3 of Port Moody's OCP, Port Moody's City Planning Priorities become clear. All centered on community-building. Arts, culture, historical preservation as well as affordability and jobs, and range of accommodation are all crucial components of a vibrant and diverse community.

SECTION SUMMARY



AFFORDABILITY

Wide variety of unit sizes, prices and types (i.e. rental, strata, detached, etc.)



JOB CREATION

More retail, commercial and office space to create complete community



ACCESSIBILITY, DIVERSITY & INCLUSIVITY

More accessible, diverse and inclusive green space, public art, plazas, etc.



PROMOTION OF ARTS AND CULTURE

More space dedicated to the preservation, exhibition of arts, culture and community



SUSTAINABILITY

Four pillars of sustainability - environment, economic, social and cultural

SECTION



Design

City Planning Priorities:

- Affordability** _____
- Job Creation** _____
- Accessibility, Diversity & Inclusivity** —
- Promotion of Arts and Culture** _____
- Sustainability** _____

Project Components

- Mixed commercial and residential unit sizes, shared amenities, 50% affordable senior living
- 150,000 sqft+ of office, commercial, retail, hospitality and studio spaces
- Fully accessible landscaping, accessible senior living units, multiple community amenities (community garden, daycare, outdoor amenity space), incorporation of Indigenous art
- Artist studio, variety of indoor & outdoor art exhibition spaces, flexible event spaces, heritage house restoration & sculpture garden
- Green roofs, on-site water management, photovoltaic, passive building design strategies, Bike/Car/Truck/Parking Share programs & transit passes for residents

Complete Community Concept

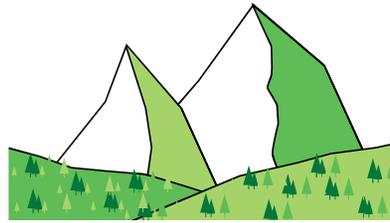


Arrange Complete Community Elements

LIVE WORK
SHOP PLAY LEARN

+

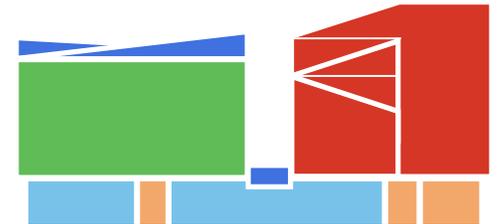
Inspiration from Context



MOUNTAINS

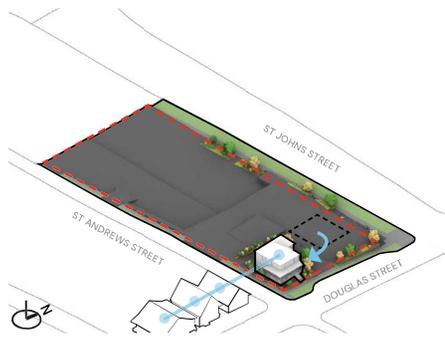
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Design Concept



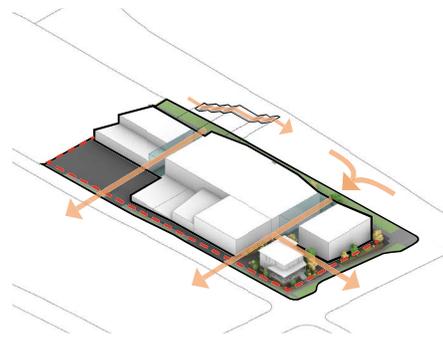
RELATION TO NEIGHBOURHOOD

Building Form Morphology



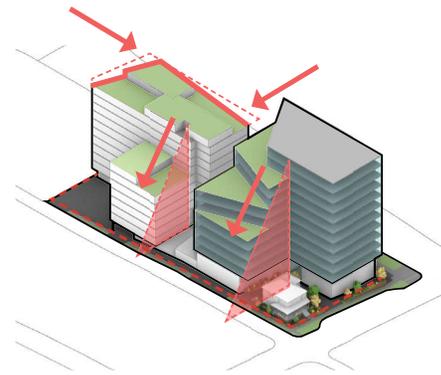
1. Landscape, Relocate and Re-orient Heritage Home

Site is hardscaped to ensure it is 100% accessible, and Martha Johnston Heritage house is relocated to create a community of heritage properties surrounded by inviting greenery and public garden space.



2. Activate Streetfront and Create Through Access

The plinth (lower 2 levels) is an inviting and pedestrian-friendly entrance to site that houses shops, cafes, restaurants, art gallery and studio spaces, and co-working. Generous feature stair and two through points are provided to carry liveliness of St Johns St through the site to the Heritage Plaza and neighborhood beyond.



3. Response to Context

The massing lowers towards St Andrews to reduce feeling of mass from neighborhood to the south, while still maximizing prime views out towards the mountains and water to the North. The NW corner of the residential is block cut to allow for Nature Reserve setback from creek, while the NW corner is pulled back to create inviting 'Gateway' condition and site line to office block as one enters Port Moody.



4. Cascading Terraces

The massing is further cut at diagonals creating memorable cascading terraces and reducing visual footprint from the South. The planted terraces and sharp diagonals relate to the context - both to the pitched roofs of the residential homes to the South and also to the Rockies beyond.



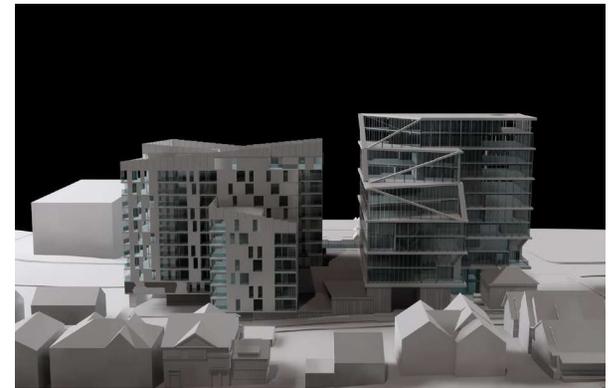
Architectural Model Views



SW AERIAL VIEW



NE LOW AERIAL VIEW



SOUTH AERIAL VIEW

Architectural Model Views (cont'd)



VIEWS OF ST JOHNS APPROACH



VIEWS FROM NEIGHBOURHOOD SIDE



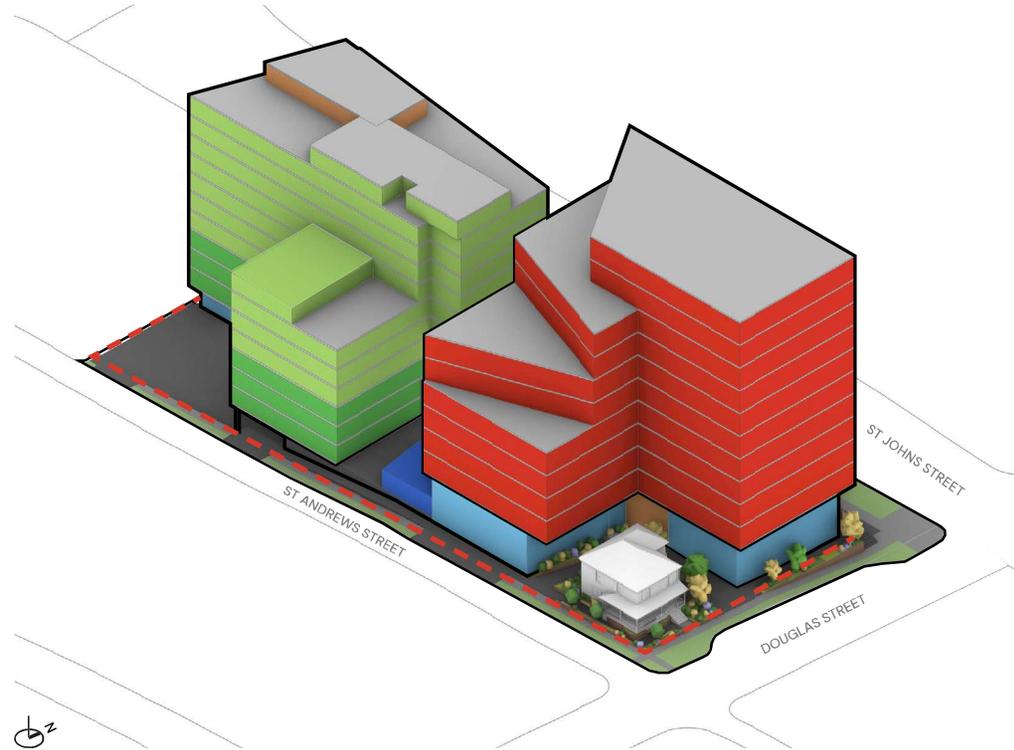
Complete Community Programs

Envisioned as a place where Port Moody can Shop, Play, Learn, Live and Work, the proposal champions the concept of creating a complete community.

On the lower 3 levels, there is an exciting array of hospitality, studio and gallery spaces, retail, co-working and office.

Above, the building is split into two blocks: residential (senior living, half of which are affordable and strata residential units above) to the West, and strata office to the East.

- RETAIL
- DAYCARE
- SENIOR LIVING - 50% AFFORDABLE UNITS
- STRATA RESIDENTIAL
- AMENITY SPACE
- STRATA OFFICE

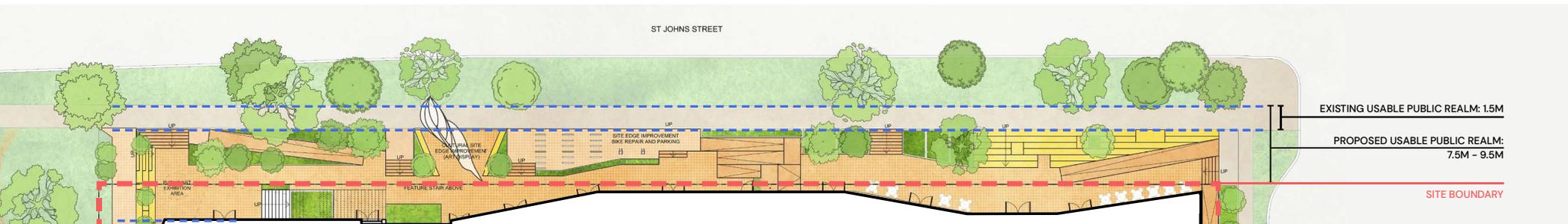


Activating St Johns Street Front



ILLUSTRATION OF PROPOSED ST JOHNS ST PEDESTRIAN EXPERIENCE

Extending St Johns Street Public Realm



In addition to new public space created atop the plinth and the Martha Johnston Plaza, the public realm along St Johns Street is vastly improved and expanded. Currently, the sidewalk makes up the only usable public realm space along the North boundary of our site. However, we are proposing widening and redesigning the existing public realm by an additional 5.5m - 7.5m

Enhancing and Promoting Diverse Art and Culture

A key element of the project is the integration of and relationship to Port Moody's streetscape; as such, significant thought and investment has been devoted to Site Edge Improvements, which can be categorized into three main groups: Community Safety, Transportation and Cultural Enhancements. All Site Edge Improvements directly align with Port Moody's OCP and Transportation Masterplan.

Cultural Enhancements:

Multiple zones along St John's become spaces for the display of art, including at the NW 'Gateway' corner of the site and also an elevated 'Art Stage' which can also be used as a public performance space. A zone for a large art installation is proposed at the top of the feature stair at the Northern End of Culture Alley. The installation is framed by the staircase and the buildings on either side and would be visible from St John's and also the residential neighborhood to the South.



Envisioning a Safer Community

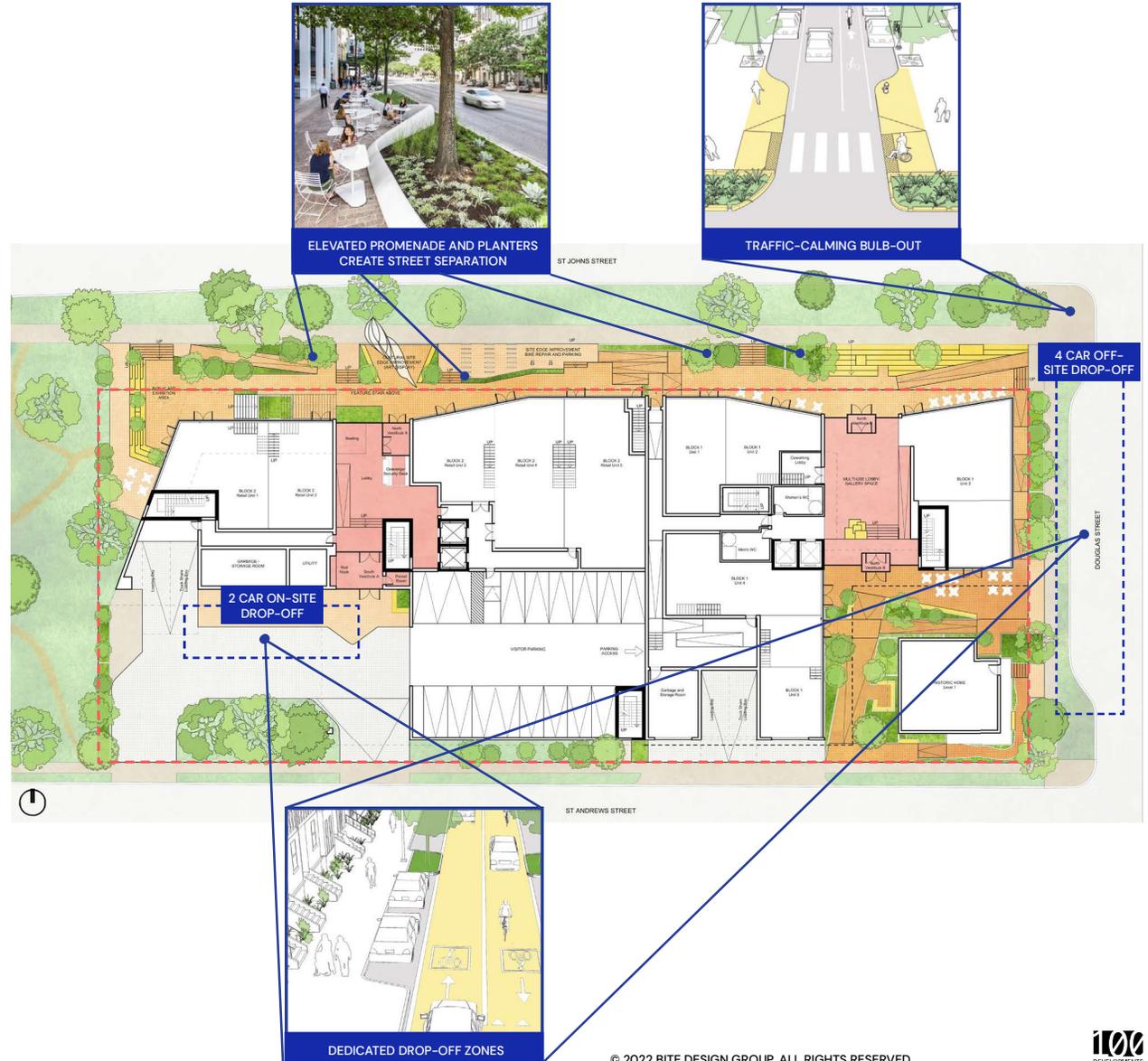
A key element of the project is the integration of and relationship to Port Moody's streetscape; as such, significant thought and investment has been devoted to Site Edge Improvements, which can be categorized into three main groups: Community Safety, Transportation and Cultural Enhancements. All Site Edge Improvements directly align with Port Moody's OCP and Transportation Masterplan.

Community Safety:

To enhance community safety, a number of measures have been taken. Along St John's St, the sidewalk is widened and an elevated yet fully accessible promenade extends the public realm turns challenging grades into elegant platforms. The promenade is separated from the street by planters, creating separation between motorists and pedestrians.

Two new drop-off zones are also created: one to the East of the site along Douglas St and the other at the SW Corner of the site off St Andrews St. The drop-off zone in front of the residential building is in fact a circular driveway allowing vehicles to enter and exit easily without impeding local traffic on St Andrews. This will be particularly useful for dropping off seniors occupying one third of the residential building and dropping off children at the daycare.

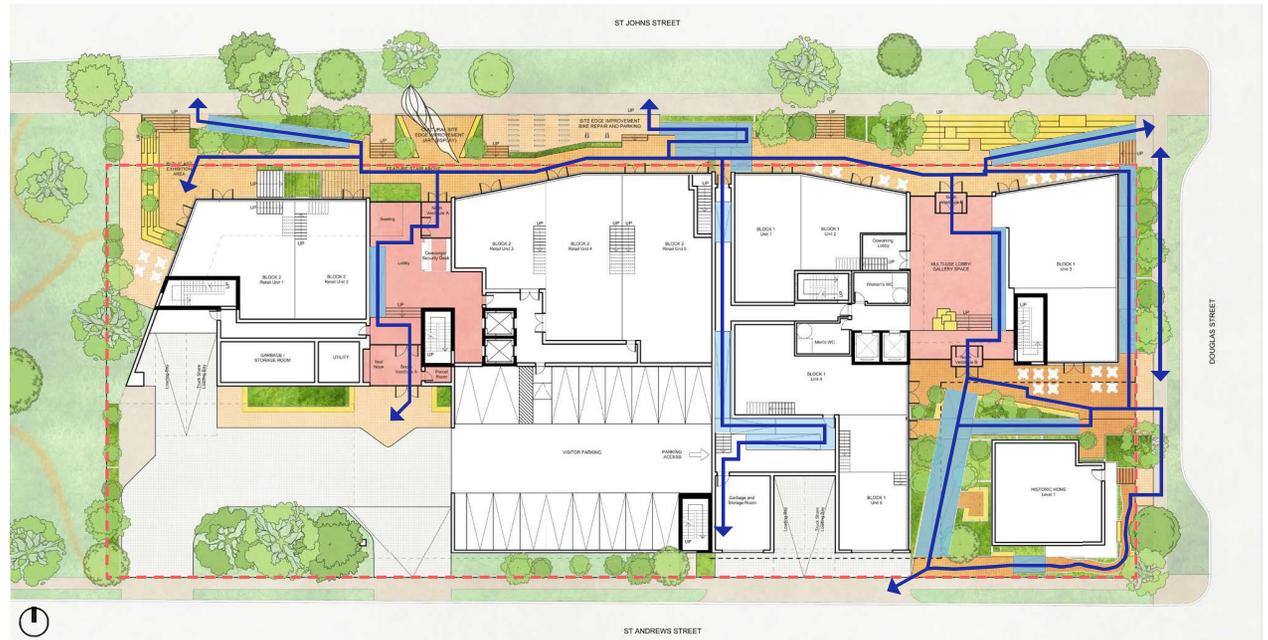
Sidewalk bulb-out extensions are created along Douglas Street, signifying the entrance to a traffic-calmed residential neighbourhood. The bulb-out extends the pedestrian space, slows traffic, increases visibility and reduces crossing distance while also creating more space for landscaping and seating.



Championing Inclusivity and Accessibility

The site invites the public in through generous and dynamic landscaping fronting St John's St. The newly-created historical plaza at the corner of Douglas and St Andrew's, and parkette to the West of the site.

With generous native planting and local art interspersed throughout, each zone is designed to maximize user comfort and experience. A network of ramps and slopes ingraind in the landscape are prominently delineated. Despite the significant grade change - almost 6 metres vertical height difference from the NW to SE corners - the network of ramps ensures that the entire ground level is 100% accessible and fully inclusive.



Promoting Sustainable Transportation

A key element of the project is the integration of and relationship to Port Moody's streetscape; as such, significant thought and investment has been devoted to Site Edge Improvements, which can be categorized into three main groups: Community Safety, Transportation and Cultural Enhancements. All Site Edge Improvements directly align with Port Moody's OCP and Transportation Masterplan.

Transportation:

There is a bike share and bike maintenance zone fronting St John's. The prominence of this area encourages and promotes healthy, sustainable and economical methods of transportation for the benefit of the neighbourhood and cycling commuters.



Inviting and Dynamic St Johns Approaches



ABOVE: APPROACH FROM NORTHEAST ALONG ST JOHNS
RIGHT: APPROACH FROM NW ALONG ST JOHNS



Ample Access to Outdoor Space

Access to outdoor space is the central theme of the project and driving force behind the architectural concept. Access to outdoor space is crucial for the health and wellbeing of the project's residents, workers and the community beyond.

At the ground level, generous outdoor space is provided along St John's St and in the Martha Johnston Plaza. Culture Alley sits atop the plinth, creating a unique community-focused elevated public space which carries the liveliness of St John's through the site. Enabled by the stepped massing, every office level has access to a planted, flexible rooftop amenity space, increasing the value of the office space and also improving worker wellbeing and productivity. Finally, the residential block has ample rooftop amenity space for building residents, including a BBQ area, ample lounge space, a meadow walk and senior amenity space, all featuring panoramic views of the water, mountains and City.



ROOF PLAN

Increasing Wellbeing and Productivity - Office Amenity Cascading Terraces

Enabled by the stepped massing of the office building, rooftop terrace spaces are provided every two levels above Floor 6. Amenity and kitchen spaces open out onto the rooftop terraces which are arranged to promote views into greenspace and to the mountains beyond. These spaces have some space dedicated to creative seating and outdoor meetings, yet favour flexible mobile seating which can be reconfigured to suit the needs of the users: whether having a company-wide meeting or simply making a private phone call. These spaces generously feature wood and plants for natural coolness, visual appeal and enhanced user wellbeing and productivity. On the uppermost level, separated from the cascading terraces to the West, there is a quiet terrace with panoramic views of Port Moody, Burrard Inlet and the Surrounding Mountains.



⌚ BLOCK 1 ROOF PLAN

Diverse Community-Focused Terraces - Residential Outdoor Space

The north terraces are divided by an indoor amenity and flexible event space which opens out to both terraces. The north-east terrace is dedicated to the senior residents for calm outdoor gathering with unparalleled views to the Inlet and mountains. This terrace consists of perimeter seating adjacent to rooftop planters accessed through a planted Meadow Walk, mimicking naturally-occurring local ecology. The residents' terrace, located at the SW of the rooftop completes the ensemble of rooftop terraces. This terrace upholds the social character of the building by fostering regular gathering, barbecues, community gardening, views to the mountains, and spill-out for events in the Sky Lounge. This space can be reconfigured to accommodate a variety of different events, from private parties, to fundraisers, to art openings, to corporate events and many more.



BLOCK 2
ROOF PLAN

BLOCK 2 - RESIDENTIAL

Space for Community-Building - Elevated Culture Alley Outdoor Space

Culture Alley is a space dedicated to the community of Port Moody, City of the Arts.

This vibrant elevated plaza extends the liveliness of St John's through the site, connecting it to the residential neighborhood to the south. Featuring sweeping views of the water and mountains, it offers a dedicated space for large scale art exhibition, murals, cafe and co-working spaces. With a wide array of planters/creative seating options and even a rock climbing wall, Culture Alley has something for everyone! Culture alley mediates the programmatic differences between the office and residential blocks, creating a space where the users of both buildings can socialize and mingle, completing the community of 2115-2131 St John's.



CULTURE ALLEY ROOF PLAN

Exciting Public Space in Culture Alley



Prioritizing Community Amenities

Rock Climbing Wall:

Rock climbing is a popular outdoor sport in the Metro Vancouver Area, yet the nearest climbing gym to Port Moody is in Coquitlam. This wall and bouldering area would be the first of its kind in the Vancouver area and would attract climbers from across the region.

Daycare:

In keeping with the concept of complete community, the project includes a 3,500 sf daycare. As the population of Port Moody grows, the need for daycare facilities continues to grow. The daycare, located at the South end of culture alley, faces the quiet residential area. It is separated from the elevated plaza portion by a level. The daycare has a mezzanine level to allow for larger outdoor spaces for the children and to maintain a constant sightline to the exterior playspace. The split levels allow for different age groups to have their own indoor and outdoor space in the daycare.

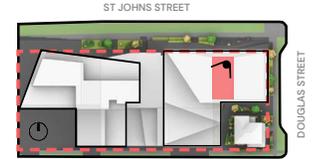
Art Installations:

Positioned as the Gateway to the "City of the Arts", the building has dedicated space for the exhibition and production of the arts. The office's main lobby doubles as an extensive gallery space for curated exhibits by community artists. The landscaped sculpture park around the Martha Johnston residence will also provide space for a rotation of curated art. Similarly, the aforementioned space on the second-level terrace is a space with the possibility to have larger pieces done by local artists at a sculptural scale.

PROPOSED DAYCARE CONCEPT COLLAGE



Establishing an Arts and Culture Hub



In addition to being a fully-functional complete community, the project responds directly to Port Moody's art-centric history by also being a community hub for arts and culture.

Exhibition Spaces:

The project offers a plethora of indoor and outdoor space for the exhibition and creation of art. The office lobby functions both as a lobby and as a multi-purpose flexible gallery space. Both the indoor and outdoor 2D and 3D art are proposed to be curated and rotated 10 times per year. This will create outstanding opportunities to feature and support local artists. Along St John's, there are three designated zones for outdoor art to be displayed: the NW 'Gateway' site corner, the elevated Art Stage and the northernmost point of Culture Alley. Along Culture Alley, there are also opportunities for the creation of murals and sculptures. In the proposed Martha Johnston Plaza, there are also many opportunities for art-integrated landscaping and planting.

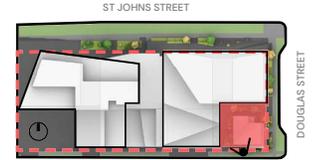
Studio Space:

A high-ceilinged studio space and showroom for a local artist is proposed. The space is prominently featured at the Centre of the public stair, freeing up space below for retail without losing visibility to and from St. John's Street. This unique and whimsical space will accommodate an artist-in-residence who will be encouraged to let the art spill out of the studio. A proposal that will be discussed with the city's cultural services department is the allocation of an apartment in the residential block, that would provide direct access to this prominent art studio without having to leave the building.



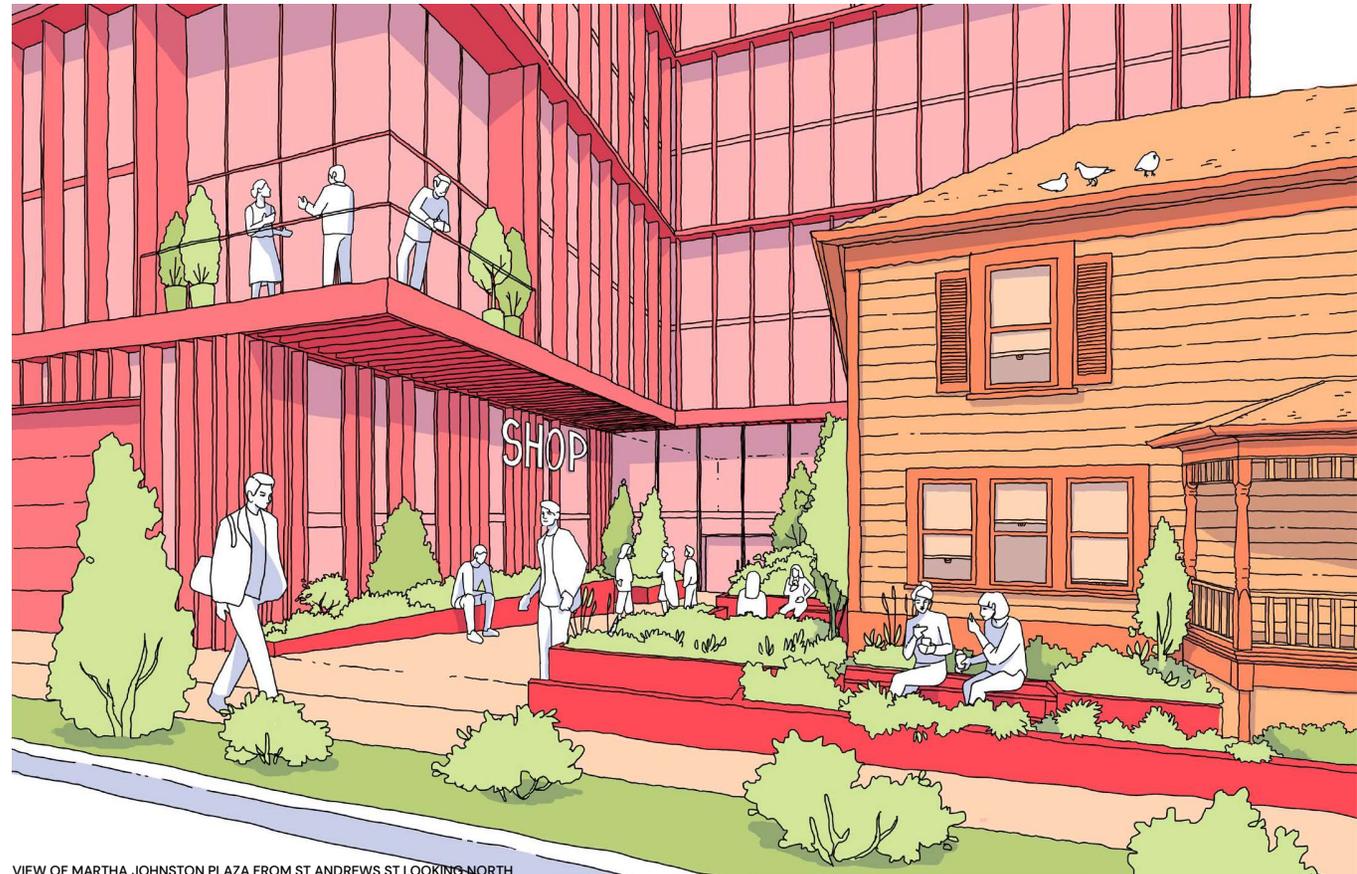
OPPORTUNITIES FOR ART IN FLEX B1 LOBBY/GALLERY - VIEW OF OFFICE LOBBY LOOKING SOUTH

Exemplary Heritage Conservation and Experience



The Martha Johnston residence will be restored and grouped with the other historical houses to the south of the site, creating a community of heritage homes.

This grouping creates a unique Historical District and reinforces the area's Heritage Character. Encircling the house, The Martha Johnston Plaza is proposed. The landscaped plaza features planting, seating, educational plaques and space for the exhibition of outdoor art. The Martha Johnston residence will be renovated into a medical centre, thus future-proofing it and ensuring its continued use and enjoyment for years to come.



VIEW OF MARTHA JOHNSTON PLAZA FROM ST ANDREWS ST LOOKING NORTH

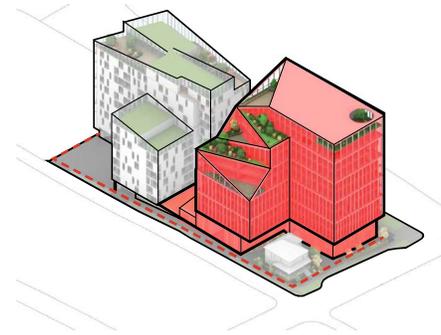
Job Creation

“Provide a range of office, retail, high technology, tourism, home-based business and other commercial opportunities which meet existing and future market and service needs of the community and contribute towards the achievement of a more complete community. ... Expand the City’s economic base through encouraging a range of high technology, environmentally sensitive, and employment intensive businesses”

- Chapter 3, 3.2.8, City of Port Moody OCP

The project provides the city of Port Moody with over 150,000 sqft of office, commercial, retail, hospitality and studio spaces, creating over 700 jobs!

Additionally, there are opportunities to create tourism destinations such as the gallery, outdoor exhibition, and community amenities such as the rock climbing wall and public plaza. The area allotted to job creation is crucial to the success of the proposal, and is essential in order to achieve our shared vision of a complete community.



VIEW OF PROPOSED 9TH FLOOR OFFICE INTERIOR LOOKING NORTH

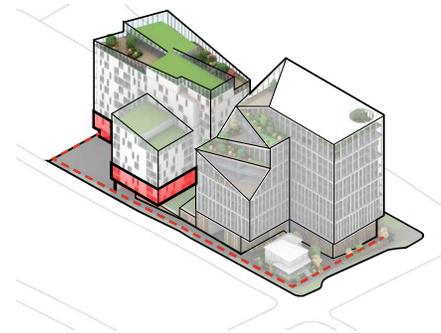
Seniors Living

“Increasing demand for housing types that seniors seek and require as [...] they live longer, healthier and more independent lives.”

- Chapter 2, 2.2.2, City of Port Moody OCP

The project gives long-time Port Moody residents the opportunity to remain and continue contributing to the vibrant community which they have helped create. The project provides the city of Port Moody with 36 units of much-needed independent senior living space. Occupying the lower 3 levels of the residential block, all senior living units are adaptable. Five of the seniors units are fully accessible. Seniors also have access to a 1,720 sf amenity space and an adjacent outdoor amenity on the third level.

In addition to the residential units, there are also a range of private senior amenities meant to foster a sense of community and wellbeing: an indoor flexible amenity space and two outdoor terraces – one on the 12th level rooftop with a prime outlook to the inlet and mountains beyond, and the other south facing and secluded on the lower level. On the rooftop, there is a community garden and an accessible ‘meadow walk,’ meant to replicate the feeling of being in nature from the security of their own building. Residents also have easy access to the ground level retail, hospitality and gallery spaces, as well as to the adjacent parkette to the West of the building, and to St. John’s St and the commercial district to the East.



INDOOR SENIOR AMENITY SPACE



COMMUNITY GARDENING



ACCESSIBLE ROOFTOP NATURE 'MEADOW WALK



AMENITY SENIOR ROOFTOP TERRACE



COMMUNAL OUTDOOR DINING

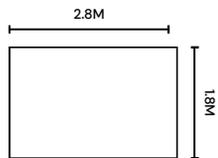
Affordability and Variety of Units

Both the residential block and the office building were designed to maximize the affordability and variety of unit sizes, ensuring that the units are inclusive and accessible to all budgets.

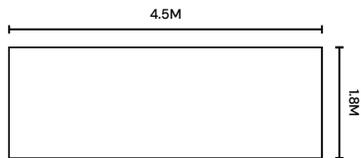
In the residential block, the units are efficiently designed to maximize living space while minimizing floor area to remain affordable. Each unit, regardless of size, has a generous balcony with unparalleled landscape views.

Similarly, a variety of sizes of offices is provided. Amenity spaces are sprinkled throughout the project, such as shared kitchenettes, lounge spaces, meeting rooms, and terraces.

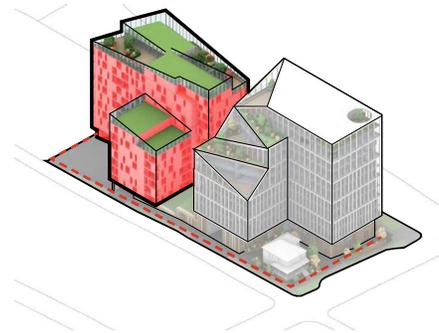
Rooftop amenities such as event and recreation spaces, barbeque area, community garden, meadow walk and indoor/ outdoor senior amenity space take advantage of the green roof. The generous amount of shared amenity space allows units to be slightly smaller, especially in the office block where companies would typically have to allocate some of their area to meeting rooms and coffee rooms.



MINIMUM BALCONY SIZE,
CITY OF PORT MOODY:
5.0 SQM/UNIT



AVERAGE BALCONY SIZE,
2115 - 2131 ST JOHNS ST:
8.1 SQM/UNIT



PROPOSED RESIDENTIAL BALCONY CONCEPT COLLAGE

Innovative Transportation Strategies

The building is on a well-served site on St. John's street with easy cyclist and pedestrian access from Port Moody's existing and proposed Skytrain stations. The project leverages this proximity to focus on a range of alternatives to car access to and from the site. Port Moody's Transportation Masterplan shows a proposed multi-use pathway along St John's, connecting Barnet Highway to Moody Centre. We propose to build this stretch of the pathway.

The project has ample bike parking, bike share and bike maintenance space incorporated into the St John's street edge, as well as in the parking garage for residents and workers.

To promote the use of public transportation, residents and office workers of 2115-2131 St John's will be provided a two-year Transit Pass.

In keeping with Port Moody's Transportation Masterplan and to further reduce reliance on car use, car-share stalls and a proprietary Truck Share Program are proposed as part of the project.



Sustainability

In alignment with Port Moody's Key Trends, the project was designed with environmental principles at its core.

All apartments are oriented to maximize natural light gain, therefore reducing lighting energy. The south face of the residential block is clad with innovative building integrated photovoltaic facade paneling (BIPV) to offset energy use. This drastically increases the surface area of PV energy production, freeing up roof space for both extensive and intensive green roofs. The green roofs and on-site planters minimize heat island effect, improve air purification and mitigate stormwater runoff. Architectural passive design strategies are employed throughout the project. Vertical solar-shading fins on the office building minimize unwanted solar gain without obstructing views out and natural light. Similarly, balconies in the residential block are punched rather than cantilevered. Becoming a unique design element, they passively cool the building by minimize solar gain without obstructing views out.



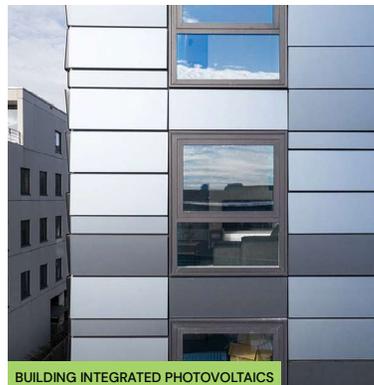
ROOFTOP PV AND GREENROOFS



PLANTED CASCADING GREEN ROOFS



VERTICAL SOLAR SHADING FINNS



BUILDING INTEGRATED PHOTOVOLTAICS



RESIDENTIAL PUNCHED BALCONIES AND SCREENS



VERTICAL SOLAR SHADING FINNS

Visual Summary of Project

Following is a complete visual summary of the project told through the renders, collages and illustrations completed by Bite Design Group and displayed in the previous sections of this document.

SECTION SUMMARY



RENDER OF PROPOSED BUILDING FROM DOUGLAS STREET



RENDER OF PROPOSED APPROACH FROM NW ON ST JOHNS ST



RENDER OF PROPOSED APPROACH FROM NE ON ST JOHNS ST



ILLUSTRATION OF PROPOSED ST. JOHNS ST PEDESTRIAN EXPERIENCE



ILLUSTRATION OF PROPOSED MARTHA JOHNSTON PLAZA



ILLUSTRATION OF PROPOSED CULTURAL ALLEY



PROPOSED DAYCARE CONCEPT COLLAGE



PROPOSED RESIDENTIAL BALCONY CONCEPT COLLAGE



PROPOSED 12TH FLOOR FLEX MEETING SPACE CONCEPT COLLAGE



PROPOSED FLEX MULTI-USE GALLERY/LOBBY CONCEPT RENDER



PROPOSED 9TH FLOOR OFFICE INTERIOR CONCEPT RENDER



BLOCK 2 RESIDENTIAL TERRACE - MEADOW WALK CONCEPT RENDER



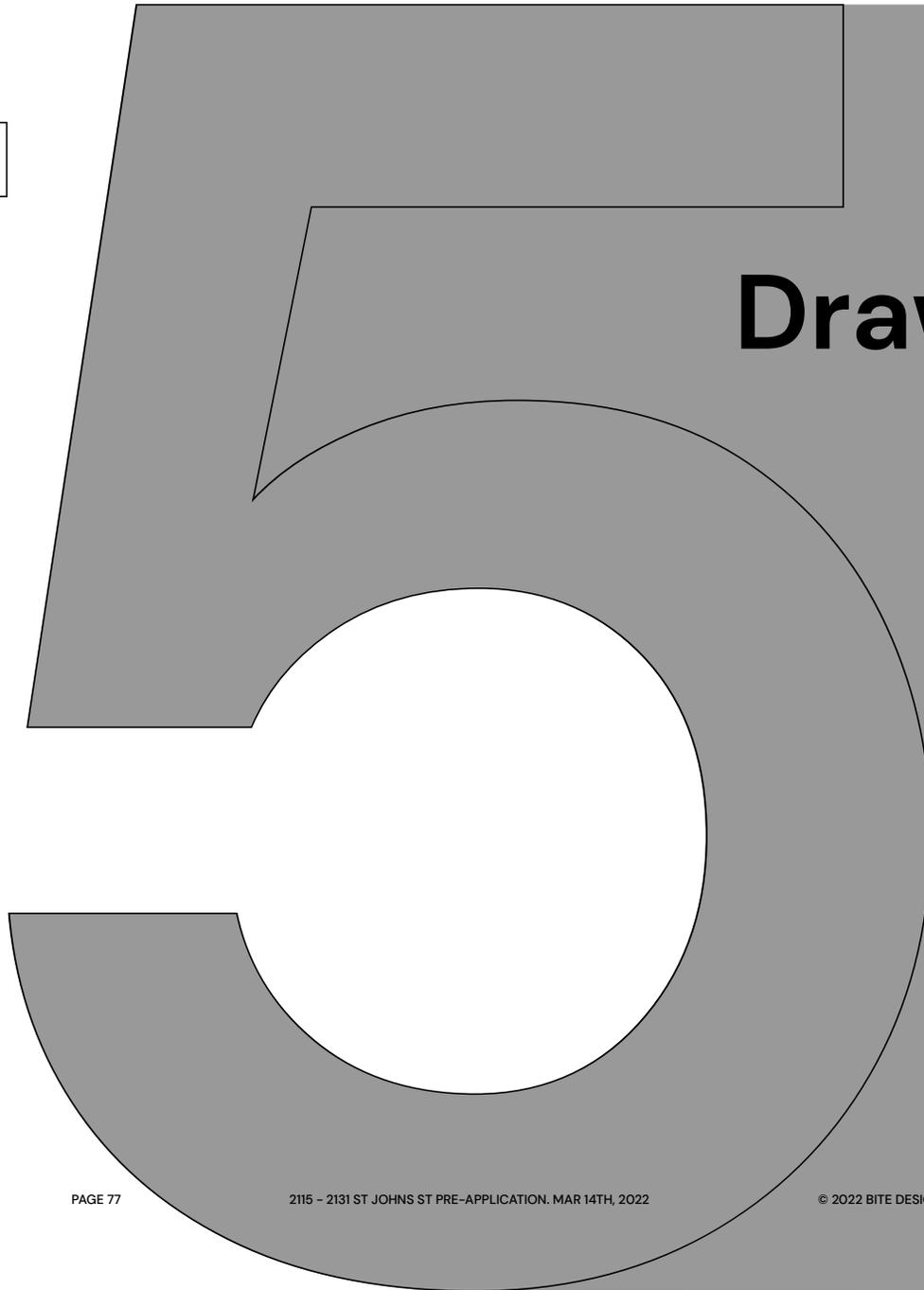
BLOCK 2 RESIDENTIAL TERRACE - MEADOW WALK CONCEPT RENDER



BLOCK 1 OFFICE TERRACE - CASCADING TERRACES CONCEPT RENDER

SECTION

Drawing Set



2115 – 2131 ST JOHN'S STREET

PORT MOODY, BC V3H 2A4



RENDER OF PROPOSED BUILDING FROM DOUGLAS STREET LOOKING NORTH

NET AREA	(SQM)
Block 1	12,000
Block 2	12,000
Residential Area	24,000

USE	Block 1 (Block 1)	Block 2 (Block 2)	Overall
Office	0	0	0
Residential	12,000	12,000	24,000

USE	Block 1	Block 2	Overall
Office	0	0	0
Residential	12,000	12,000	24,000

NET AREA SUMMARY	ALLOWED USE (SQM)	Remaining (SQM)	USE (%)
Office	0	0	0
Residential	24,000	24,000	100
TOTAL	24,000	24,000	100

BLOCK	USE	AREA (SQM)	PERCENTAGE
BLOCK 1	Office	0	0%
	Residential	12,000	100%
BLOCK 2	Office	0	0%
	Residential	12,000	100%

USE	Office	Residential	TOTAL
Office	0	0	0
Residential	12,000	12,000	24,000
TOTAL	12,000	12,000	24,000

USE	Office	Residential	TOTAL
Office	0	0	0
Residential	12,000	12,000	24,000
TOTAL	12,000	12,000	24,000

PARKING SPACES	REQUIRED	PROPOSED
Office	7	10
Residential	14	14
TOTAL	21	24

including 1 shared delivery van

NET AREA SUMMARY	USE TYPE	# UNITS	TOTAL AREA (SQM)	PROPOSED USE	OFFICE	RESIDENTIAL	RETAIL	RECREATION	INDUSTRIAL	OTHER	PERCENTAGE	REMARKS
OFFICE	Office	433	4,330	Office	4	0	0	0	0	0	0	
	Office	433	4,330	Office	4	0	0	0	0	0	0	
	TOTAL	433	4,330	Office	4	0	0	0	0	0	0	100%
RETAIL	Retail	4	400	Retail	0	0	4	0	0	0	100%	
	Retail	4	400	Retail	0	0	4	0	0	0	100%	
	TOTAL	4	400	Retail	0	0	4	0	0	0	100%	
RESIDENTIAL	Residential	12,000	12,000	Residential	0	12,000	0	0	0	0	100%	
	Residential	12,000	12,000	Residential	0	12,000	0	0	0	0	100%	
	TOTAL	12,000	12,000	Residential	0	12,000	0	0	0	0	100%	

TRUCKS	REQUIRED	PROPOSED
Office	0	0
Residential	0	0
TOTAL	0	0

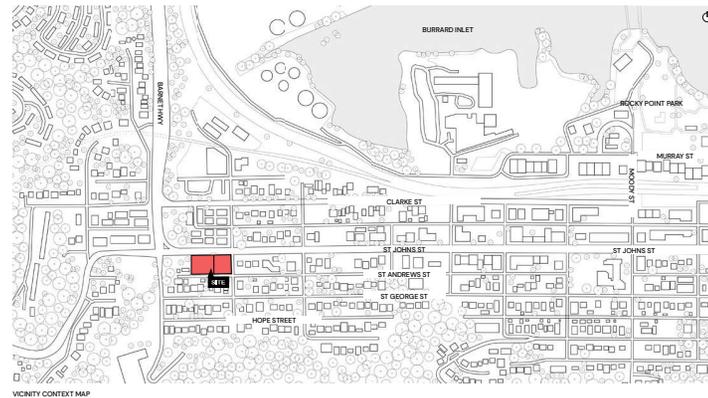
PROPERTY SUMMARY	TOTAL TRUCKS
Office	0
Residential	0
TOTAL	0

ALLIANCE	OFFICE	RESIDENTIAL	PROPOSED USE	CODE IN (M)
Office	433	0	Office	433
Residential	0	12,000	Residential	12,000
TOTAL	433	12,000	TOTAL	12,433

PROJECT STATISTICS - PARKING:
In the past few years, no developer has met the full parking requirement for this type of project. While our proposed nearly meets the required parking count, we would like the engage in a dialogue with City staff to arrive at a more reasonable parking count.

We plan to encourage and champion public and alternate forms of transportation. In addition to the optimal location in terms of transit connections, a three-year compressed card will be provided to residents to access bus and rapid transit. Long term bike storage, as well as cleaning and maintenance stations for resident use are also provided on site.

Curbside valet (CVS) will be provided. Given the size of the office building we also propose a Truck Share Program with a midsize van being parked in one of the four loading bays and available to participating office clients.



VICINITY CONTEXT MAP



Client/Developer: 100 Developments

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These drawings are instruments of service and as such may not be used for other projects, for additions to this project or completion of this project by others.

Do not scale drawings.

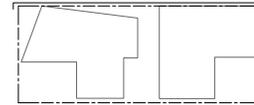
These drawings are intended for design only.

phase: **Pre-Application**
client:
100 Developments
info@100developments.com
project:

2115 – 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**
drawing: **Title Page**
revision: **n/a**
date: **2022-03-11**
scale: **1:200**





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1 NORTH ELEVATION
1:200

phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**

drawing: **North Elevation**

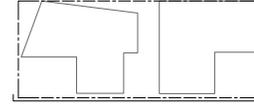
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date: **2022-02-28**

scale: **1:200**

sheet:

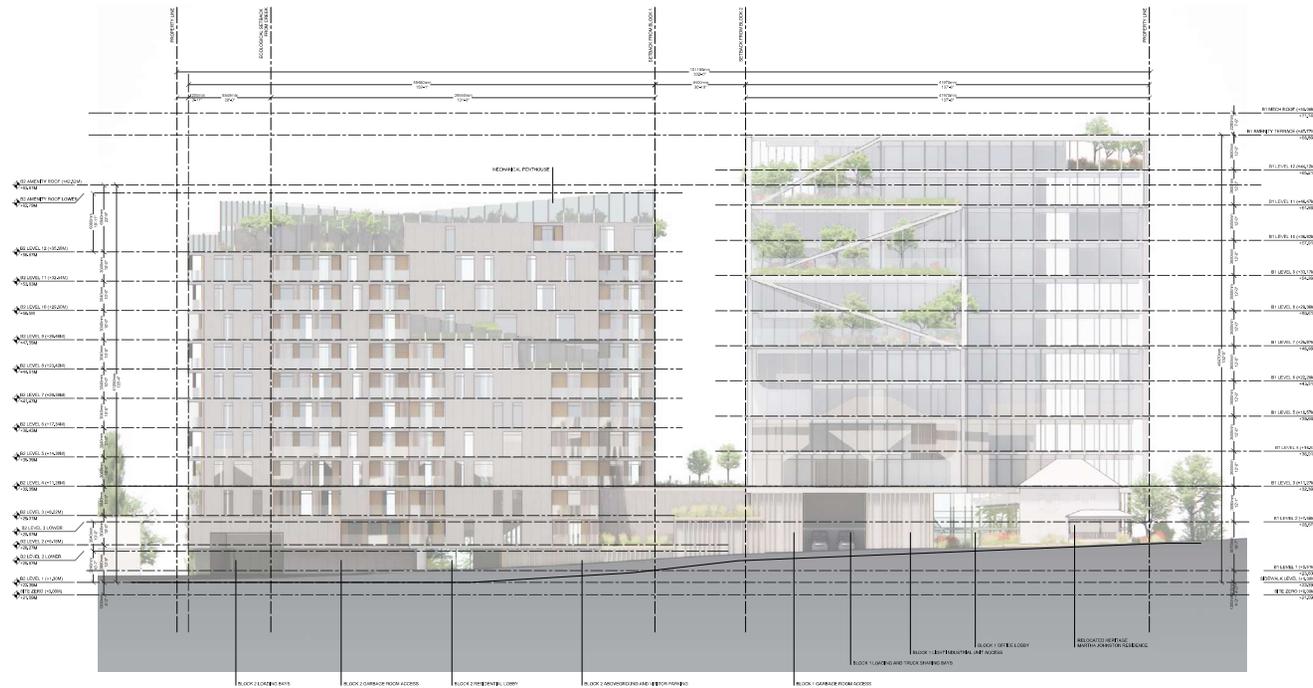
201



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These drawings are intended for design only.



2 SOUTH ELEVATION
1:200

phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**

drawing: **South Elevation**

revision: **n/a**

date: **2022-02-28**

scale: **1:200**

sheet:
202



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These drawings are intended for design only.



3 EAST ELEVATION
1:200

phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**

drawing: **East Elevation**

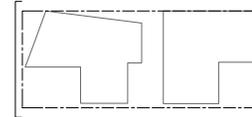
revision: **n/a**

date: **2022-02-28**

scale: **1:200**

sheet:

203



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Design Group

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4 WEST ELEVATION
1:200

phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**

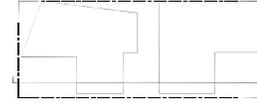
drawing: **West Elevation**

revision: **n/a**

date: **2022-02-28**

scale: **1:200**

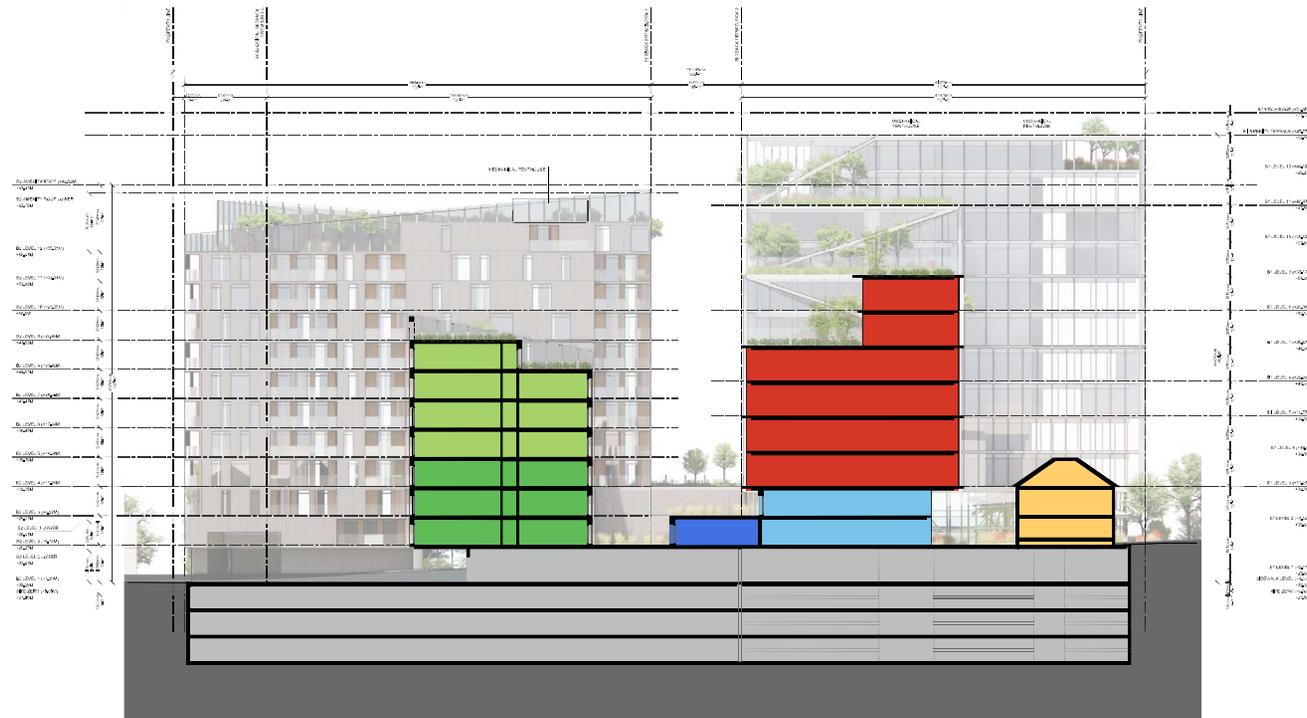
sheet:
204



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1 SECTION AA
1:200

phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**

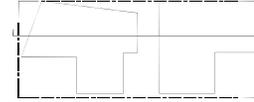
drawing: **Sections**

revision: **n/a**

date: **2022-03-10**

scale: **1:200**

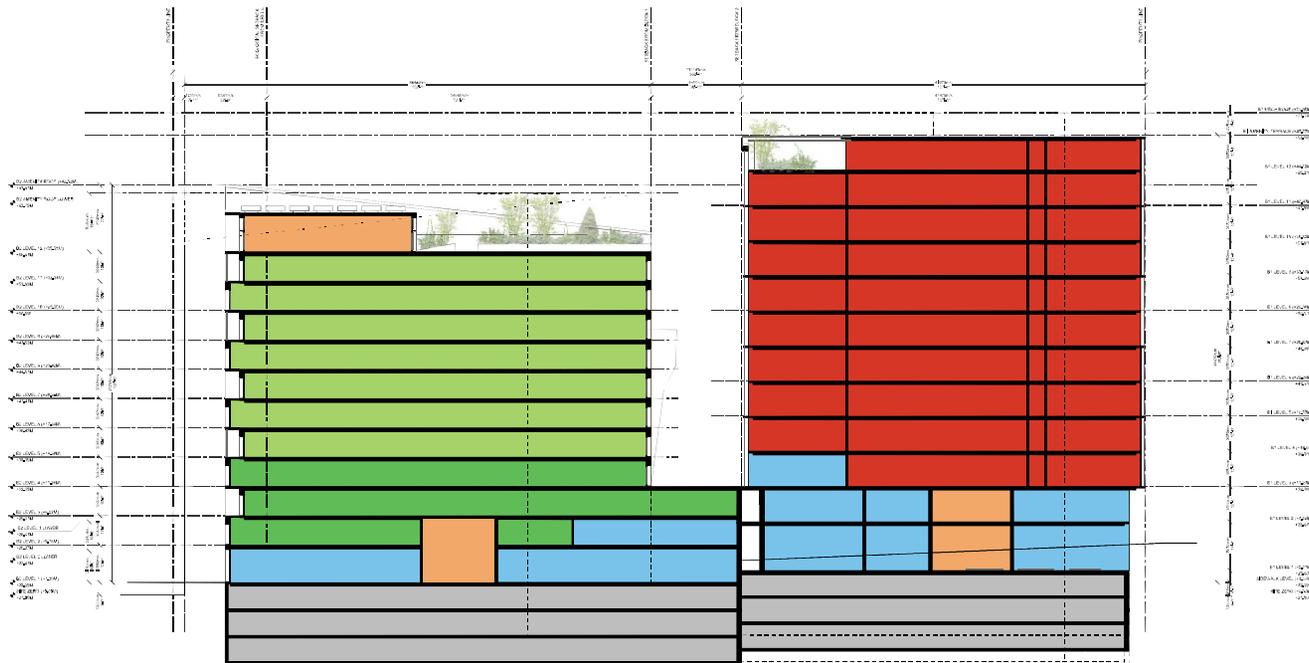
sheet:
301



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2 SECTION BB
1:200

phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**

drawing: **Sections**

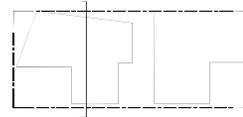
revision: **n/a**

date: **2022-03-10**

scale: **1:200**

sheet:

302



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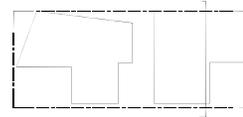


3 SECTION CC
1:200

phase: **Pre-Application**
client: **100 Developments**
info@100developments.com
project: **2115 - 2131 St John's**
Port Moody, BC

drawn by: **Bite Design Group**
drawing: **Sections**
revision: **n/a**
date: **2022-03-10**
scale: **1:200**

sheet: **303**



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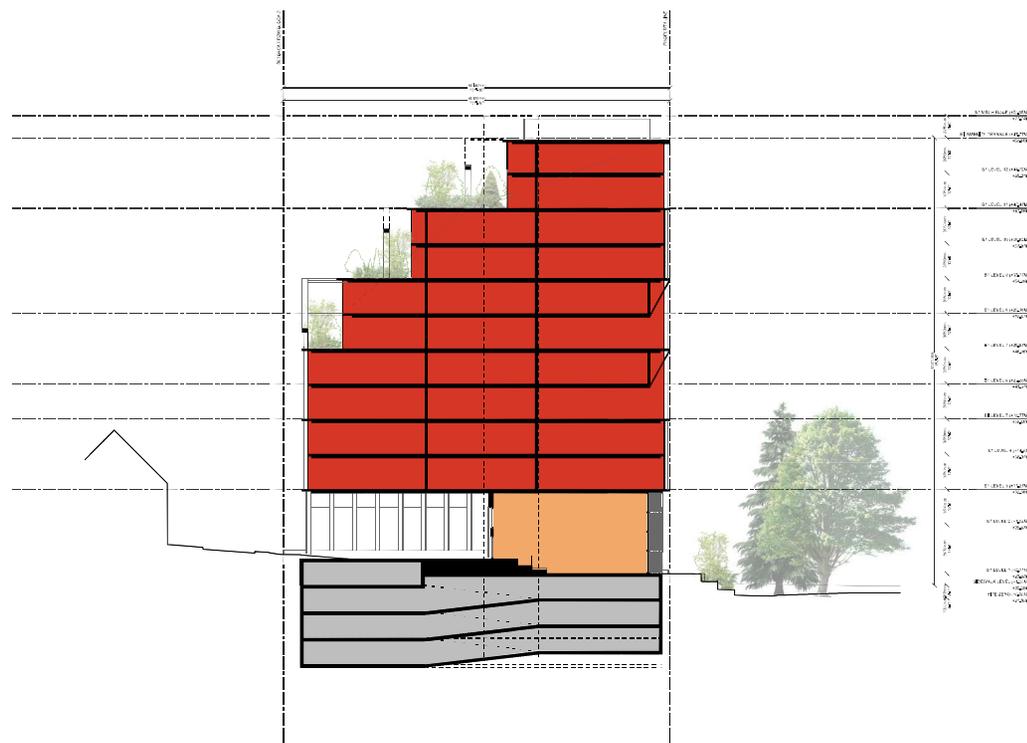
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3 SECTION DD
1:200

phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group

drawing: Sections

revision: n/a

date: 2022-03-10

scale: 1:200

sheet:

304

SHEET 101		L1	
BI	#	Area (sq.ft.)	
COWORKING			
LOBBY		1,950	
HERITAGE HOME		1,022	
TOTAL		3,332	
RETAIL			
U1		950	
U2		600	
U4		2,355	
U5		1,950	
TOTAL		7,655	
TOTAL AREA		10,787	
B2			
LOBBY		1,555	
TOTAL		1,555	
RETAIL			
U1		1,500	
U2		1,270	
U4		1,140	
U5		1,925	
TOTAL		7,495	
TOTAL AREA		9,050	



1 GROUND FLOOR SITE PLAN + PARKING P1W
1:200



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Phase: **Pre-Application**
Client: **100 Developments**
info@100developments.com
Project: **2115 - 2131 St John's Port Moody, BC**

Drawn by: **Bite Design Group**
Drawing: **Fifth Floor Plans**
Revision: **n/a**
Date: **2022-03-11**
Scale: **1:200**

SHEET 102		B2 L2	
S2	#	Area (sq.ft.)	
DAYCARE		2,800	
HERITAGE HOME		965	
TOTAL		3,765	
TOTAL AREA		3,765	
SENIORS LIVING		#	Area (sq.ft.)
1 BED ACCESSIBLE	SI	736	
TOTAL		736	
1 BED			
S2		750	
S3		642	
S5		607	
S7		607	
S8		585	
TOTAL		3,171	
STUDIO			
S4		480	
S5		500	
S6		460	
TOTAL		1,440	
TOTAL AREA		5,347	



2 BLOCK 2 LEVEL 2 PLAN
1:200



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phase: **Pre-Application**
client:
100 Developments
info@100developments.com
project:
2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: **Fifth Floor Plans**
revision: n/a
date: 2022-03-11
scale: 1:200



SHEET 103			B1 L2, B2 L3		
OFFICE	#	Area (sq.ft.)			
COWORKING	U6	1,880			
TOTAL		1,880			
TOTAL AREA		1,880			
B2			#	Area (sq.ft.)	
AMENITY		1,720			
DAYCARE		1,000			
STUDIO SPACE		850			
TOTAL		3,570			
TOTAL AREA		3,570			
SENIORS LIVING			#	Area (sq.ft.)	
1 BED ACCESSIBLE	S5	880			
TOTAL		880			
1 BED	S1	507			
	S3	560			
	S4	560			
	S6	750			
	S7	642			
	S11	607			
	S12	568			
TOTAL		4,191			
STUDIO	S2	470			
	S8	494			
	S9	500			
	S10	460			
TOTAL		1,924			
TOTAL AREA		6,995			



3 BLOCK 1 LEVEL 2 & BLOCK 2 LEVEL 3 PLAN
1:200

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phase: **Pre-Application**
client:

100 Developments
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project: 2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: **Fifth Floor Plans**
revision: n/a
date: 2022-03-11
scale: 1:200

sheet: **103**

SHEET 104		B1 L3, B2 L4	
Office	#	Area (sq.ft.)	
CO-WORKING		2,355	
BOARDROOM		985	
KITCHEN		430	
TOTAL		3,770	
OFFICE UNIT	U1	2,454	
	U2	1,250	
	U3	435	
	U4	580	
	U5	1,722	
	U6	780	
TOTAL		7,221	
TOTAL AREA		10,591	
SENIORS LIVING		#	Area (sq.ft.)
1 BED ACCESSIBLE	S1	878	
	S6	928	
	S9	854	
TOTAL		2,660	
1 BED	S2	560	
	S3	550	
	S4	542	
	S5	645	
	S8	640	
	S10	642	
	S14	607	
	S15	565	
TOTAL		4,751	
STUDIO	S7	467	
	S11	495	
	S12	500	
	S13	460	
TOTAL		1,922	
TOTAL AREA		9,333	



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phase: **Pre-Application**
client:
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project:

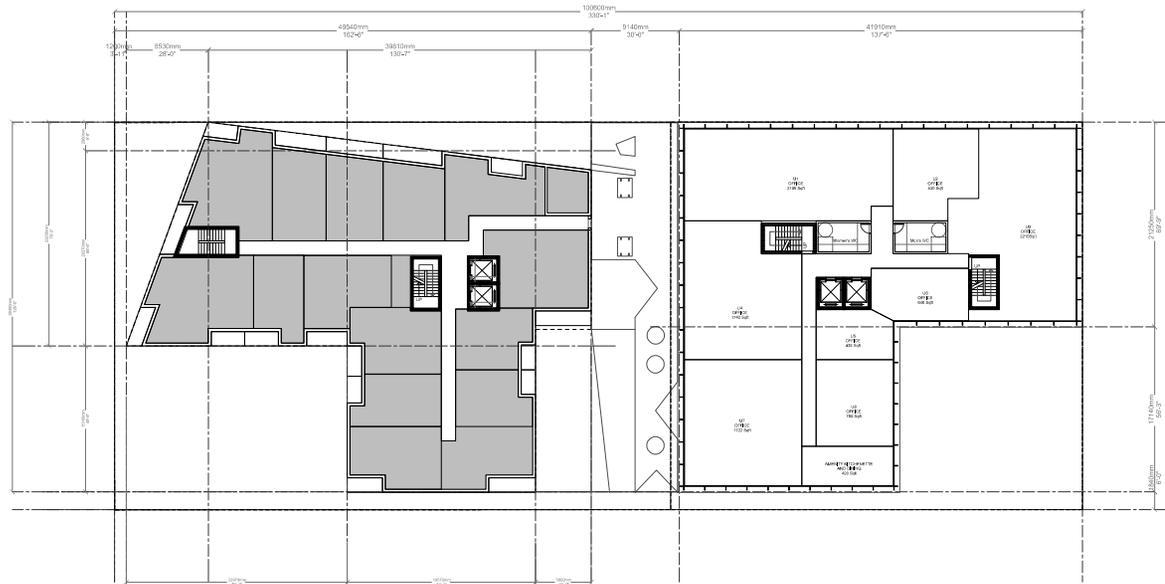
2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**
drawing: **Block Floor Plans**
revision: n/a
date: **2022-03-11**
scale: **1:200**

sheet:
104

4 BLOCK 1 LEVEL 3 & BLOCK 2 LEVEL 4 PLAN
1:200

SHEET 105E		B1 L4	
Office	#	Area (sq.ft.)	
OFFICE			
KITCHEN		420	
TOTAL		420	
OFFICE UNIT	U1	2,210	
	U2	830	
	U3	2,175	
	U4	1,740	
	U5	435	
	U6	640	
	U7	1,722	
	U8	780	
TOTAL		10,532	
TOTAL AREA		10,952	



5 BLOCK 1 OFFICE - 4TH FLOOR PLAN
1:200

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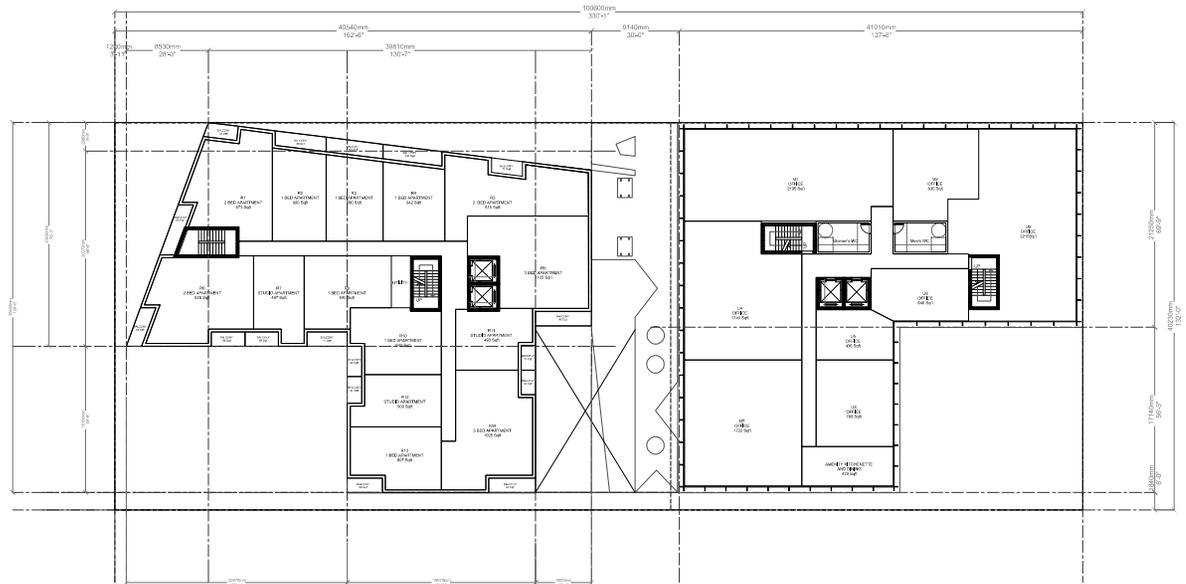


phase: **Pre-Application**
client:
100 Developments
info@100developments.com
project:
2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: Block Floor Plans
revision: n/a
date: 2022-03-11
scale: 1:200

sheet:
105

SHEET 106		L5	
OFFICE	#	Area (sq.ft.)	
KITCHEN		420	
TOTAL		420	
OFFICE UNIT			
U1		2,210	
U2		830	
U3		2,175	
U4		1,740	
U5		435	
U6		640	
U7		1,722	
U8		780	
TOTAL		10,532	
TOTAL AREA		10,952	
RES. CONDO	#	Area (sq.ft.)	
3 BED			
R9		1,105	
R14		1,025	
TOTAL		2,130	
2 BED			
R1		873	
R5		928	
R6		875	
TOTAL		2,676	
1 BED			
R2		560	
R3		550	
R4		542	
R8		640	
R10		642	
R13		607	
TOTAL		3,541	
STUDIO			
R7		467	
R11		493	
R12		500	
TOTAL		1,460	
TOTAL AREA		9,807	



6 BLOCK 1 & BLOCK 2 LEVEL 5 PLAN
1:200

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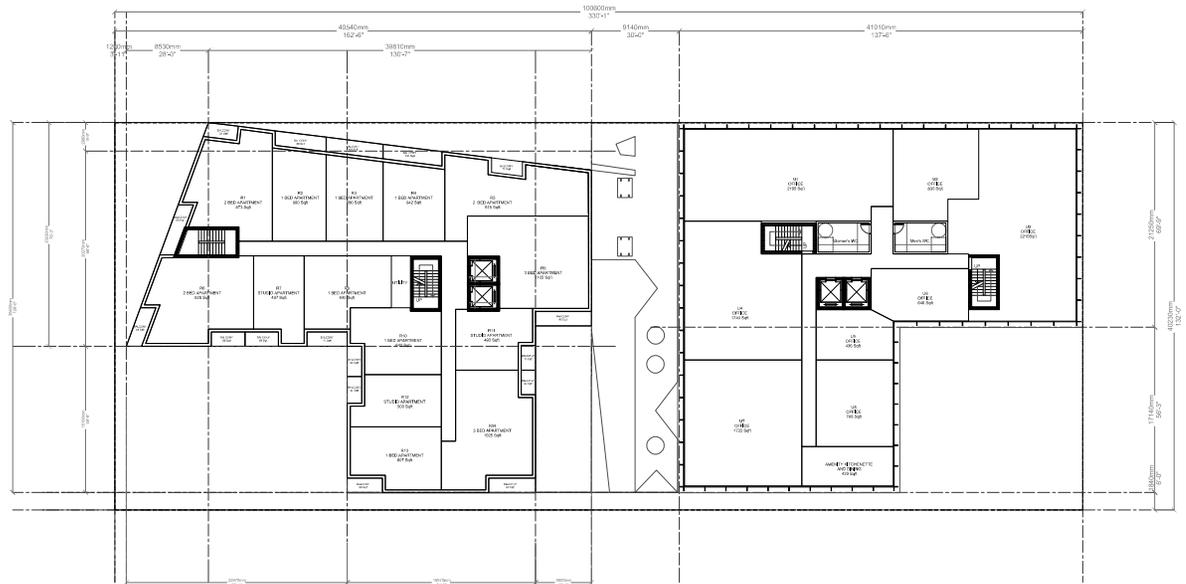


phase: **Pre-Application**
client:
100 Developments
info@100developments.com
project:
2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: **Block Floor Plans**
revision: n/a
date: 2022-03-11
scale: 1:200

sheet:
106

SHEET 107		L6	
Office	#	Area (sq.ft.)	
KITCHEN		420	
TOTAL		420	
OFFICE UNIT			
U1		2,210	
U2		830	
U3		2,175	
U4		1,740	
U5		435	
U6		640	
U7		1,722	
U8		780	
TOTAL		10,532	
TOTAL AREA		10,952	
RES. CONDO		#	Area (sq.ft.)
3 BED			
R9		1,105	
R14		1,025	
TOTAL		2,130	
2 BED			
R1		873	
R5		928	
R6		875	
TOTAL		2,676	
1 BED			
R2		560	
R3		550	
R4		542	
R8		640	
R10		642	
R13		607	
TOTAL		3,541	
STUDIO			
R7		467	
R11		493	
R12		500	
TOTAL		1,460	
TOTAL AREA		9,807	



7 BLOCK 1 & BLOCK 2 LEVEL 6 PLAN
1:200

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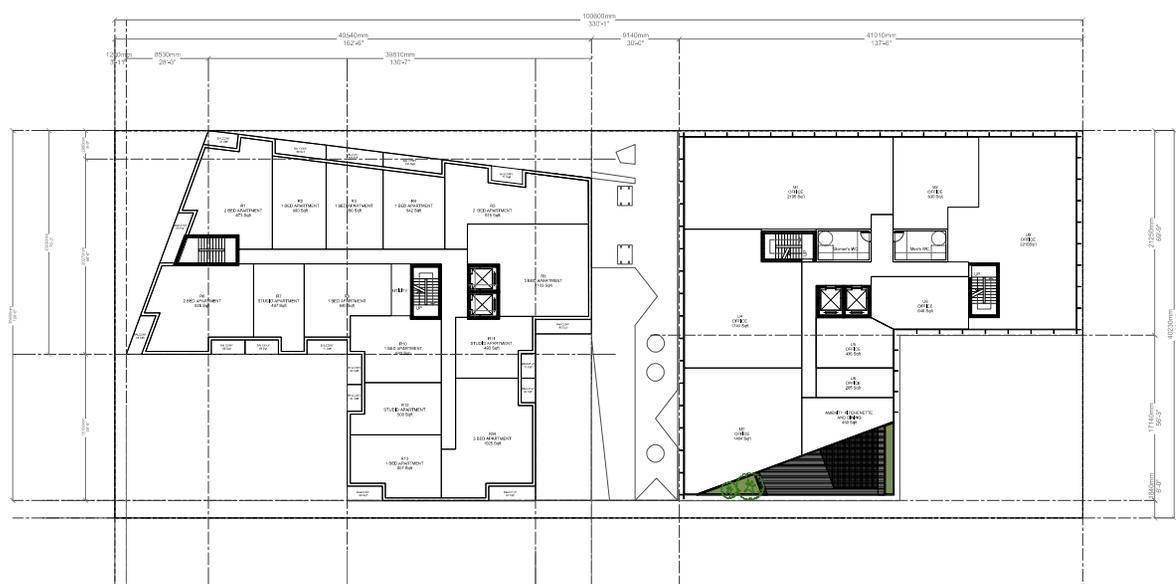
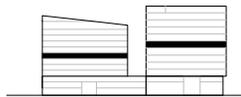


phase: **Pre-Application**
client:
100 Developments
info@100developments.com
project:
2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: **Block Floor Plans**
revision: n/a
date: 2022-03-11
scale: 1:200

sheet:
107

SHEET 108 L7		
OFFICE	#	Area (sq.ft.)
KITCHEN		450
TOTAL		450
OFFICE UNIT		
U1		2,210
U2		830
U3		2,175
U4		1,740
U5		435
U6		640
U7		1,484
U8		265
TOTAL		9,779
TOTAL AREA		10,229
RES. CONDO	#	Area (sq.ft.)
3 BED		
R9		1,105
R14		1,025
TOTAL		2,130
2 BED		
R1		873
R5		928
R6		875
TOTAL		2,676
1 BED		
R2		560
R3		550
R4		542
R8		640
R10		642
R13		607
TOTAL		3,541
STUDIO		
R7		467
R11		493
R12		500
TOTAL		1,460
TOTAL AREA		9,807



8 BLOCK 1 & BLOCK 2 LEVEL 7 PLAN
1:200

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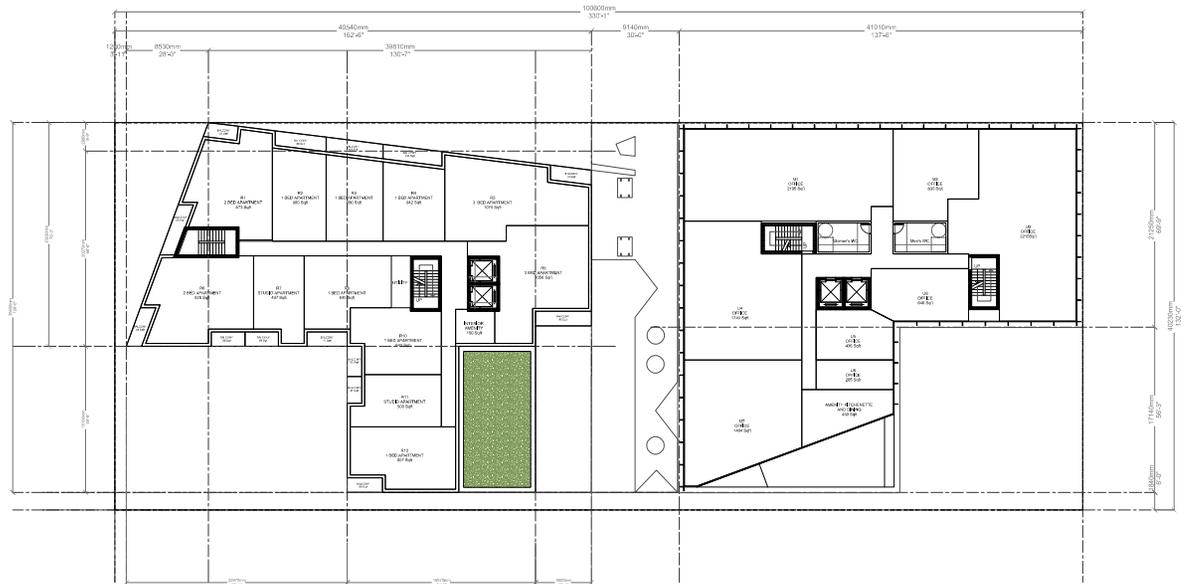


phase: **Pre-Application**
client:
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project:
2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: **Block Floor Plans**
revision: n/a
date: 2022-03-11
scale: 1:200

sheet:
108

SHEET 109		L8	
OFFICE	#	Area (sq.ft.)	
KITCHEN		450	
TOTAL		450	
OFFICE UNIT			
U1		2,210	
U2		830	
U3		2,175	
U4		1,740	
U5		435	
U6		640	
U7		1,484	
U8		265	
TOTAL		9,779	
TOTAL AREA		10,229	
RES. CONDO	#	Area (sq.ft.)	
3 BED			
R5		1,074	
R9		1,105	
TOTAL		2,179	
2 BED			
R1		873	
R6		928	
TOTAL		1,801	
1 BED			
R2		560	
R3		550	
R4		542	
R8		640	
R10		642	
R12		607	
TOTAL		3,541	
STUDIO			
R7		467	
R11		500	
TOTAL		967	
TOTAL AREA		8,488	



9 **BLOCK 1 & BLOCK 2 LEVEL 8 PLAN**
1:200



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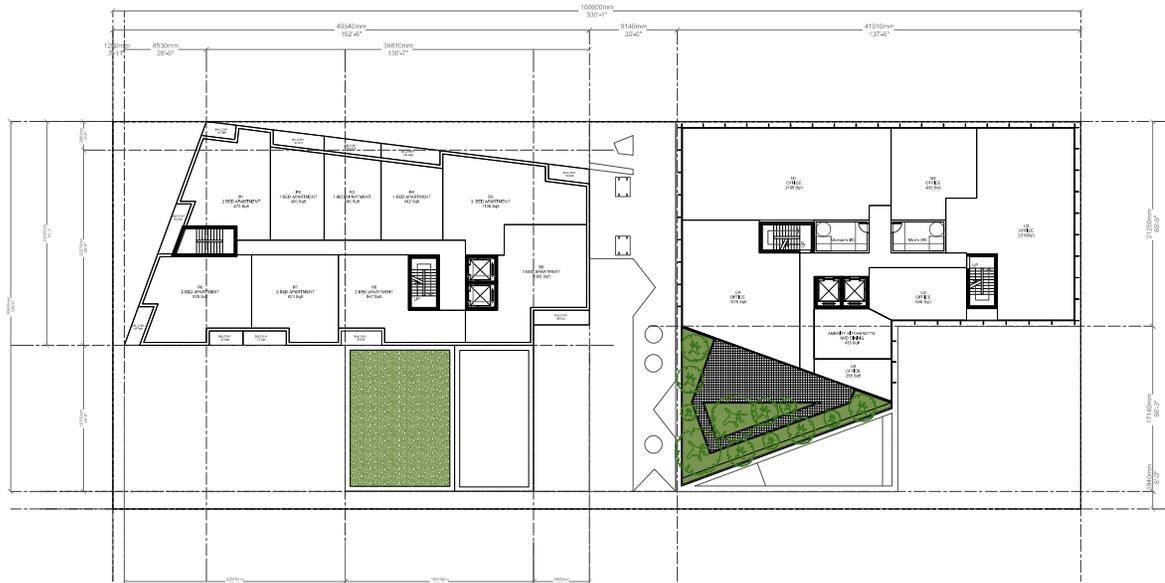


phase: **Pre-Application**
client:
100 Developments
info@100developments.com
project:
2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**
drawing: **Block Floor Plans**
revision: n/a
date: 2022-03-11
scale: 1:200



SHEET 110 L9		
OFFICE	#	Area (sq.ft.)
KITCHEN		435
TOTAL		435
OFFICE UNIT	U#	Area (sq.ft.)
	U1	2,210
	U2	830
	U3	2,210
	U4	1,578
	U5	640
	U6	255
TOTAL		7,723
TOTAL AREA		8,158
RES. CONDO # Area (sq.ft.)		
3 BED	R5	1,138
	R9	1,085
TOTAL		2,223
2 BED	R1	873
	R6	928
	R7	823
	R8	847
TOTAL		3,471
1 BED	R2	560
	R3	550
	R4	542
TOTAL		1,652
TOTAL AREA		7,346



10 BLOCK 1 & BLOCK 2 LEVEL 9 PLAN
1:200

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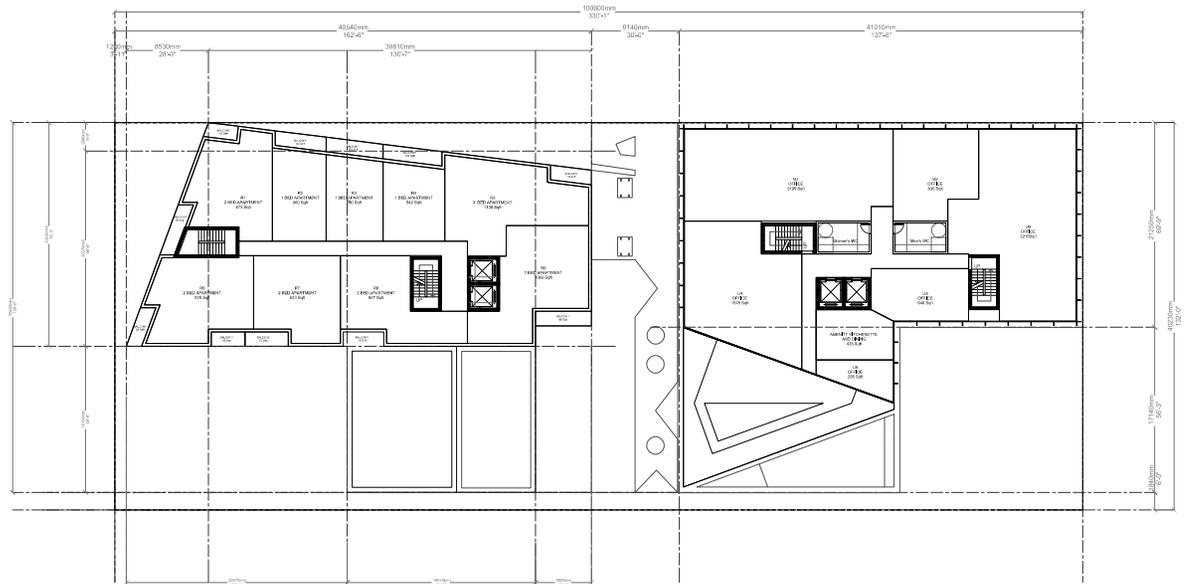
phase: **Pre-Application**
client:
100 Developments
info@100developments.com
project:

2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: Block Floor Plans
revision: n/a
date: 2022-03-11
scale: 1:200

sheet:
110

SHEET 111		L10	
OFFICE	#	Area (sq.ft.)	
KITCHEN		435	
TOTAL		435	
OFFICE UNIT			
U1		2,210	
U2		830	
U3		2,210	
U4		1,578	
U5		640	
U6		255	
TOTAL		7,723	
TOTAL AREA		8,158	
RES. CONDO		#	Area (sq.ft.)
3 BED			
R5		1,138	
R9		1,085	
TOTAL		2,223	
2 BED			
R1		873	
R6		928	
R7		823	
R8		847	
TOTAL		3,471	
1 BED			
R2		560	
R3		550	
R4		540	
TOTAL		1,650	
TOTAL AREA		7,344	



11 BLOCK 1 & BLOCK 2 LEVEL 10 PLAN
1:200



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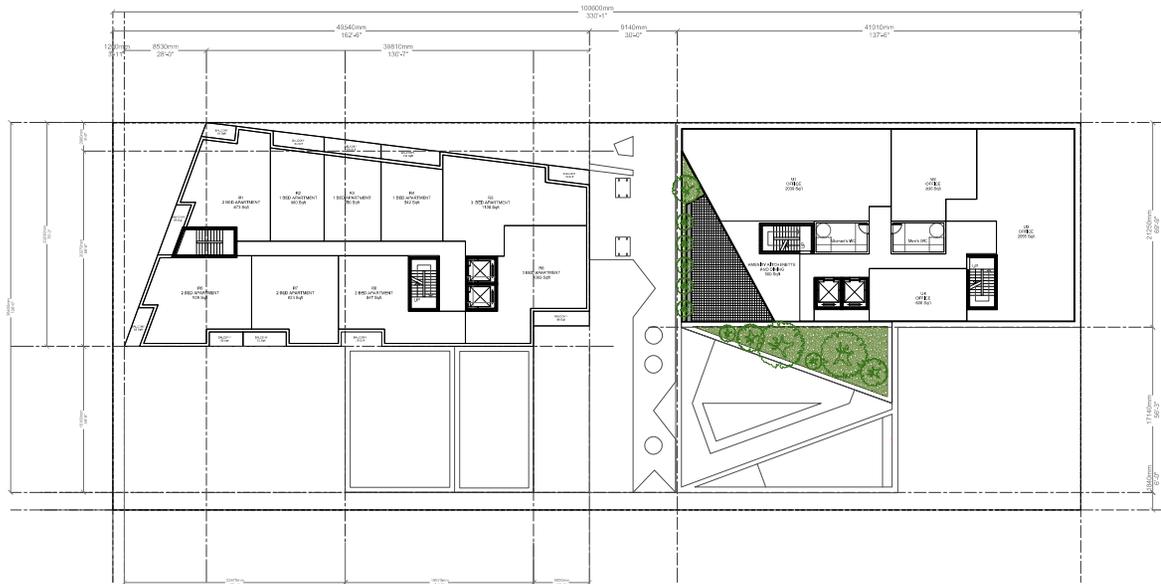


phase: **Pre-Application**
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100 Developments
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scale: **1:200**



SHEET 112 L11		
OFFICE	#	Area (sq.ft.)
KITCHEN		500
TOTAL		500
OFFICE UNIT		
U1		2,039
U2		830
U3		2,055
U4		600
TOTAL		5,524
TOTAL AREA		6,024
RES. CONDO		
#	Area (sq.ft.)	
3 BED		
R5	1,138	
R9	1,085	
TOTAL	2,223	
2 BED		
R1	873	
R6	928	
R7	873	
R8	847	
TOTAL	3,471	
1 BED		
R2	560	
R3	550	
R4	540	
TOTAL	1,650	
TOTAL AREA		7,344



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phase: **Pre-Application**
client:
100 Developments
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project:

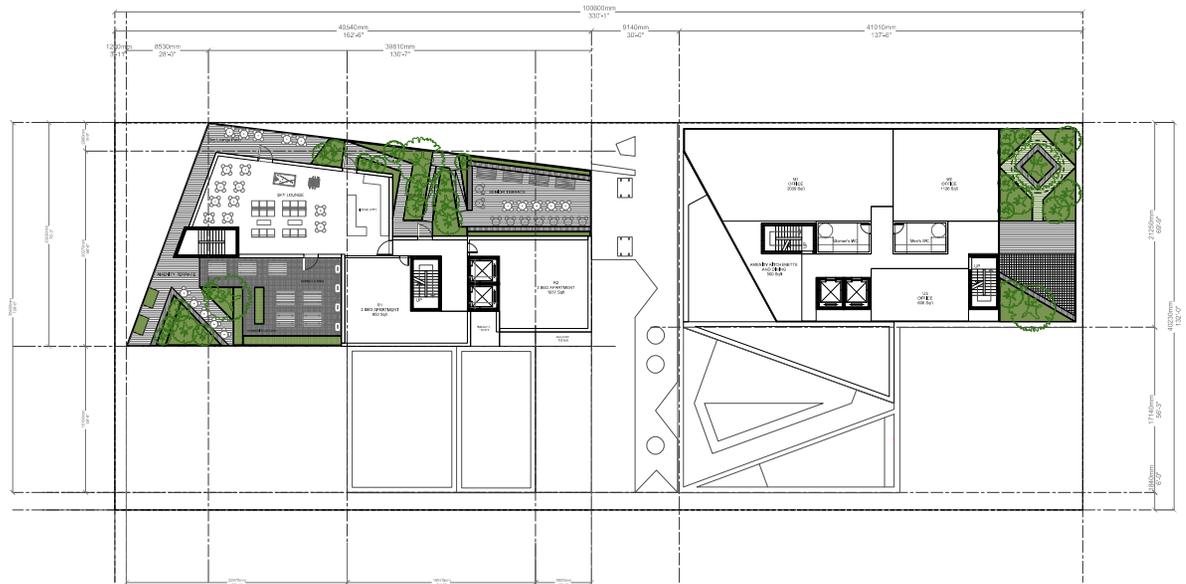
2115 - 2131 St John's
Port Moody, BC

drawn by: Bite Design Group
drawing: Block Floor Plans
revision: n/a
date: 2022-03-11
scale: 1:200

sheet:
112

12 BLOCK 1 & BLOCK 2 LEVEL 11 PLAN
1:200

SHEET 113		L12	
OFFICE	#	Area (sq.ft.)	
KITCHEN		500	
TOTAL		500	
OFFICE UNIT		#	Area (sq.ft.)
U1		2,039	
U2		1,126	
U3		600	
TOTAL		3,765	
TOTAL AREA		4,265	
RES. CONDO		#	Area (sq.ft.)
3 BED	R2	1,057	
TOTAL		1,057	
2 BED	R1	850	
TOTAL		850	
TOTAL AREA		1,907	



13 BLOCK 1 & BLOCK 2 LEVEL 12 PLAN
1:200

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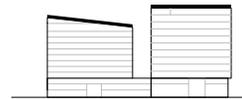
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phase: **Pre-Application**
client:
100 Developments
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project:
2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**
drawing: **Block Floor Plans**
revision: **n/a**
date: **2022-03-11**
scale: **1:200**

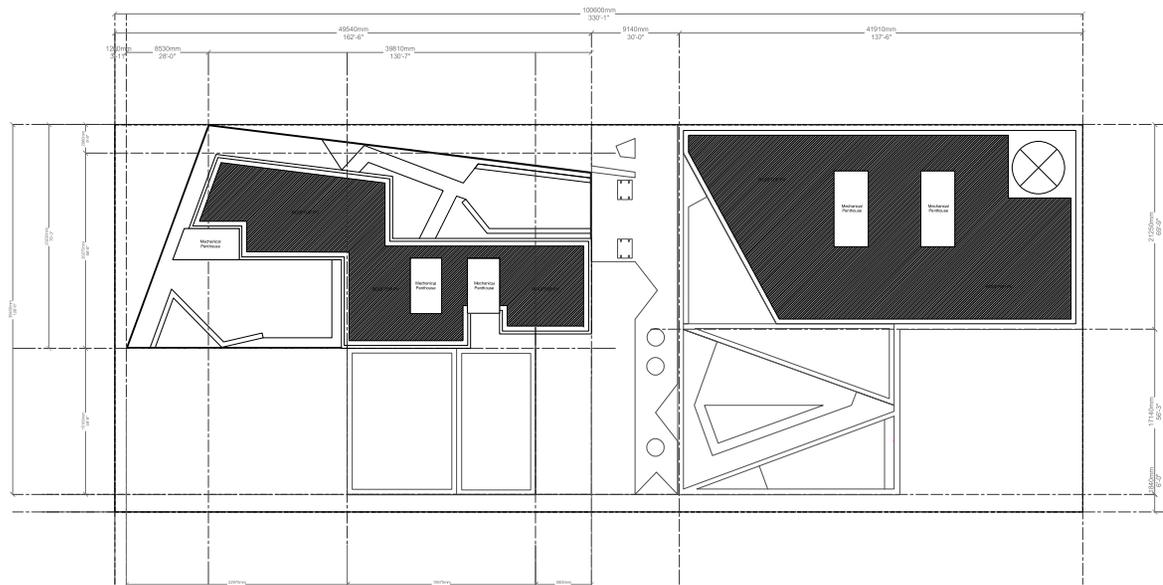
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14 BLOCK 1 & BLOCK 2 ROOF PLAN
1:200



phase: **Pre-Application**

client:

100 Developments
info@100developments.com

project:

2115 - 2131 St John's
Fort Moody, BC

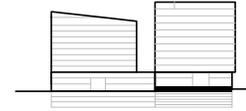
drawn by: Bite Design Group

drawing: Block Floor Plans

revision: n/a

date: 2022-03-11

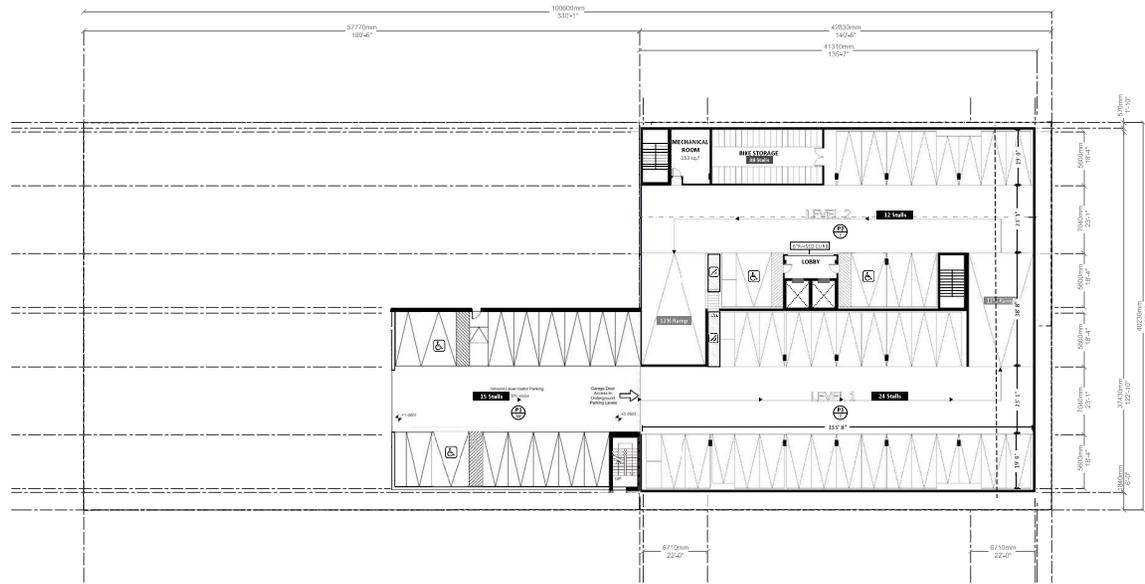
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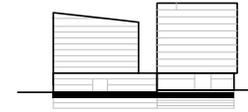
① **PARKING PLAN P1 & P2**
1:200



phase: **Pre-Application**
client:
100 Developments
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project:
2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**
drawing: **Parking Plans**
revision: **n/a**
date: **2022-03-11**
scale: **1:200**

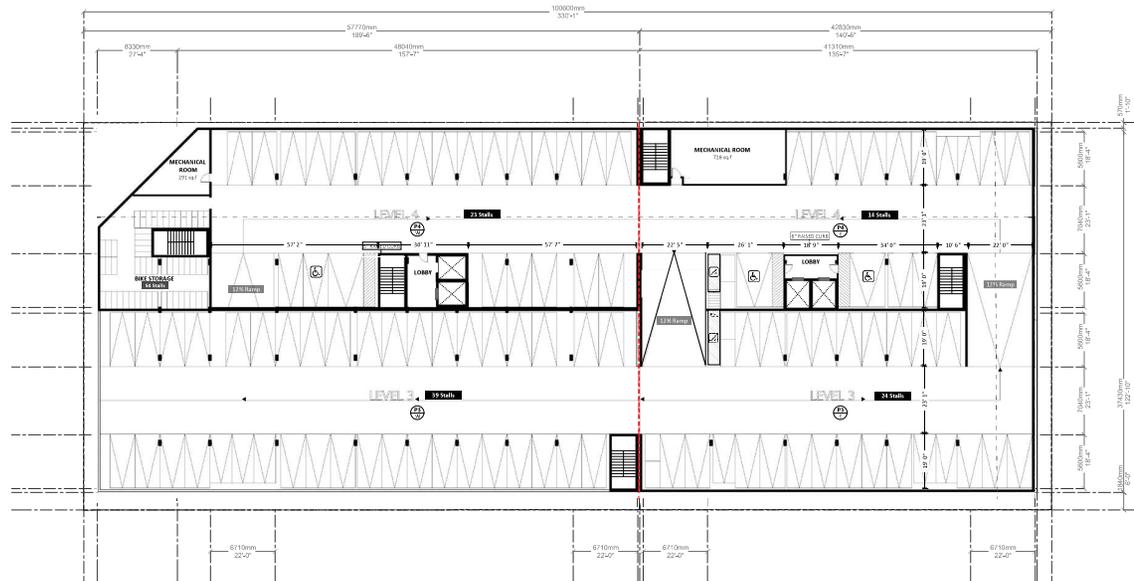
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P101



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② **PARKING PLAN P3 & P4**
1:200



phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

2115 - 2131 St John's
Port Moody, BC

drawn by: **Bite Design Group**

drawing: **Parking Plans**

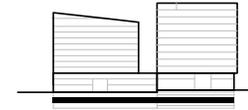
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scale: 1:200

sheet:

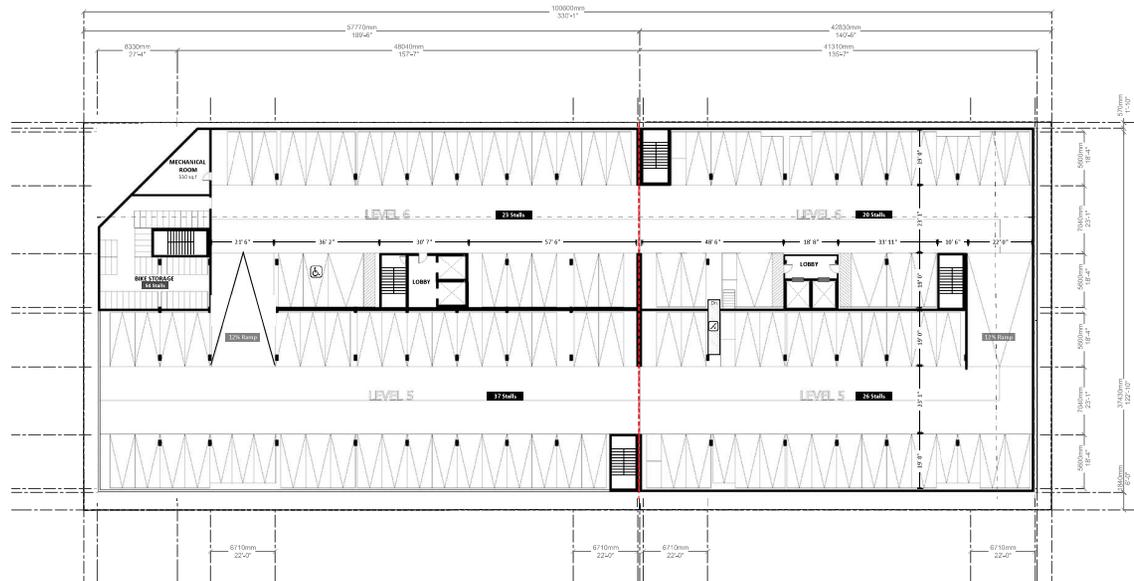
P102



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3 PARKING PLAN P5 & P6
1:200



phase: **Pre-Application**

client:

100 Developments

info@100developments.com

project:

**2115 - 2131 St John's
Port Moody, BC**

drawn by: **Bite Design Group**

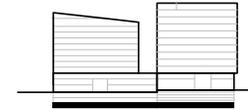
drawing: **Parking Plans**

revision: **n/a**

date: **2022-03-11**

scale: **1:200**

sheet:
P103



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phase: **Pre-Application**

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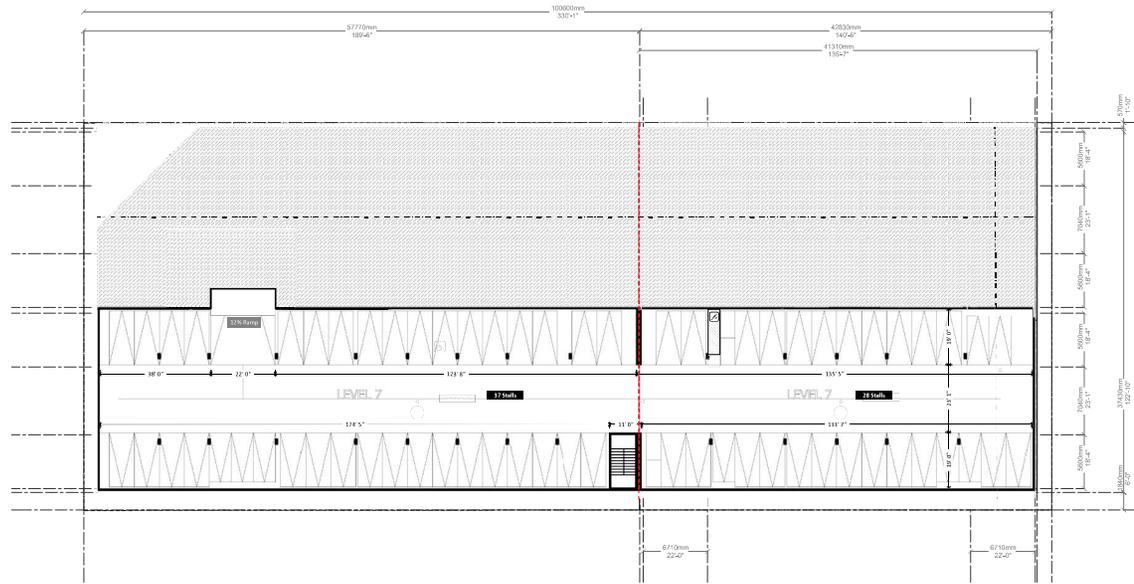
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revision: **n/a**

date: **2022-03-11**

scale: **1:200**

sheet:
P104



4 PARKING PLAN P7
1:200