

DEVELOPMENT AGREEMENT	Permitted/Required	Proposed
Chain Care Spaces	1,086 sqd minimum	1,186 sqd (12,344 sq ft)
Market Floor Areas	1,765 sqd (including loading bay)	2011 sqd (including loading bay)
Market Retail Housing Units	102 loading units minimum	138 loading units
Public Art Program	32,860,000 minimum (see note for phases 1 & 2)	30,000,000 for phases 1-3
Low Sensitivity	11,450,000 (all areas / phases)	na
High Sensitivity	8,800,000 (all areas / phases)	na
Park & Trails	12,250,000 (all areas / phases)	4,690,446
ESA, Parks & Trails Dedication	30,395,000 (all areas / phases)	4,690,446
POLICY	Permitted/Required	Proposed
BC Energy Step Code Rezoning Applications	Step Code 2 with LCES, or Step Code 3	Step Code 3
Inter-Affordable Housing Guidelines	100% rental min, 70% min mixed use 1-bd, 20% 2+ bd, 10% 3+ bd	Step 1 / Phase 1 & 2 combined rental min: 20% 1-bd, 61% 2-bd, 4% 3-bd
HOUSING AGREEMENTS	Permitted/Required	Proposed
Rental Housing Units	132,460 sqd unit minimum	138 loading units
Rental Housing Unit Percentages:	60% minimum 2-bd+ units (including 4-bd+) 50% min 1B+ treatment / 100 sqd+)	5% 2-bd+; 61% 2-bd, 20% 1-bd

POLICY	Permitted / Required	Proposed
City Energy Step Code Renovation Applications Interim Affordable Housing Guidelines	Step Code 2 with A/CES, or Step Code 3 ideal rental min.: 70% min studios & 1-bed, 20% min 2-bed, 10% min 3-Bed	Step Code 3 Area 1/Phase 1 & 9 combined rental min: 20% 1-bed, 81% 2-bed, 4% 3-bed
HOUSING AGREEMENT	Permitted / Required	Proposed
Rental Housing Units Rental Housing Unit Features:	152 bed/ing unit minimum 50% minimum 2-bed units (including 5% 3-bed unit) 40% minimum 1-bed units	128 dwelling units 4% 3-bed, 81% 2-bed, 20% 1-bed unit

POLICY	Permitted / Required	Proposed
City Energy Step Code Renovation Applications Interim Affordable Housing Guidelines	Step Code 2 with A/CES, or Step Code 3 ideal rental min.: 70% min studios & 1-bed, 20% min 2-bed, 10% min 3-Bed	Step Code 3 Area 1/Phase 1 & 9 combined rental min: 20% 1-bed, 81% 2-bed, 4% 3-bed
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POLICY	Permitted / Required	Proposed
City Energy Step Code Renovation Applications Interim Affordable Housing Guidelines	Step Code 2 with LCES, or Step Code 3 Ideal rental mix: 70% mid studios & 1-bed, 20% min 2-bed, 10% min 3-Bed	Step Code 3 Area 1 / Phase 1 & 9 combined rental mix: 20% 1-bed, 61% 2-bed, 4% 3-bed
HOUSING AGREEMENT	Permitted / Required	Proposed
Rental Housing Units Rental Housing Unit Features:	152 beding unit minimum 50% minimum 2-bed units (including 5% 3-bed unit) 40% minimum 1-bed units	128 dwelling units 4% Studio, 61% 2-bed, 20% 3-bed unit

POLICY	Permitted / Required	Proposed
City Energy Step Code Renovation Applications Interim Affordable Housing Guidelines	Step Code 2 with LCES, or Step Code 3 Ideal rental mix: 70% mid studios & 1-bed, 20% min 2-bed, 10% min 3-Bed	Step Code 3 Area 1 / Phase 1 & 9 combined rental mix: 20% 1-bed, 61% 2-bed, 4% 3-bed
HOUSING AGREEMENT	Permitted / Required	Proposed
Rental Housing Units Rental Housing Unit Features:	152 beding unit minimum 50% minimum 2-bed units (including 5% 3-bed unit) 40% minimum 1-bed units	128 dwelling units 4% Studio, 61% 2-bed, 20% 3-bed unit

Issues	
08 Mar 2022	Issued for DP application
08 Mar 2022	Issued for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
16 Sep 2022	Issued for Response to DP Comments

ACTON OSTRY
ARCHITECTS INC.

Woodland Park
Area 3 / Phase 3
The Hub

Edgar Development & BC Housing
Paul Moody, BC

scale	scale
project code	16 Sep 2022
VIPHI	DD
drawn	checked
MT	MTW / NO

Project Data

A001



Woodland Park Phasing

Area / Phase	Description
Area 1 / Phase 1	the Creek affordable rental housing ESA enhancement & remediation multi-use park trail
Area 2 / Phase 2	the Gardens market strata housing ESA enhancement & remediation multi-use park trail
Area 3 / Phase 3	the Hub market rental housing Hub Park retail & child care multi-use park trail
Area 4a / Phase 4a	the Mews market strata housing multi-use park trail highway place road realignment
Area 4b / Phase 4b	the Mews market strata housing multi-use park trail
Area 5 / Phase 5	the Terraces market strata housing Cecile Bend Park multi-use park trail

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DATE	DESCRIPTION
08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
16 Sep 2022	Issued for Response to DP Comments

NOT FOR CONSTRUCTION

ACTON OSTRY ARCHITECTS INC.



Woodland Park
Area 3 / Phase 3
The Hub

Edgar Development & BC Housing
Port Moody, BC

SCALE	DATE
1:1500	16 Sep 2022
PROJECT CODE	SHEET
WPM01	010
DRAWN	CHECKED
AC/DK	NW / MD



Master Plan

drawing number
A010

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DATE	REVISION
08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
16 Sep 2022	Issued for Response to DP Comments



NOT FOR CONSTRUCTION

ACTION OSTRY ARCHITECTS INC.



**Woodland Park
Area 3 / Phase 3
The Hub**

Edgar Development & BC Housing
Port Moody, BC

scale	1:200	date	16 Sep 2022
project name	WOODLAND PARK	drawn	SD
checked	SD	date	16 Sep 2022
approved	Mark E. Ostry		



Context Plan

drawing number:
A011



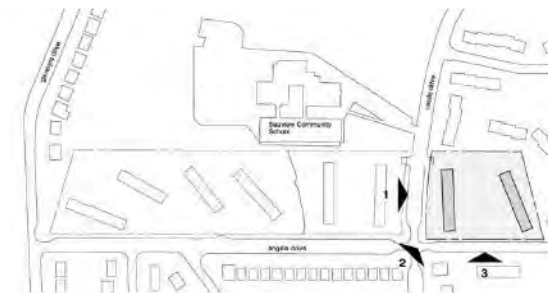
1 From Cecile Dr. looking East



2 From Cecile Dr. Angela Dr. intersection looking Northeast



3 From Angela Dr. looking North



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Notes
 08 Mar 2022 Issue for DP application
 08 Mar 2022 Issue for Subdivision app. Kallier
 12 Aug 2022 Issued for Response to DP
 15 Sep 2022 Issued for Response to DP
 Comments

NOT FOR CONSTRUCTION

ACTON OSTRY ARCHITECTS INC.



Woodland Park Area 3 / Phase 3 The Hub

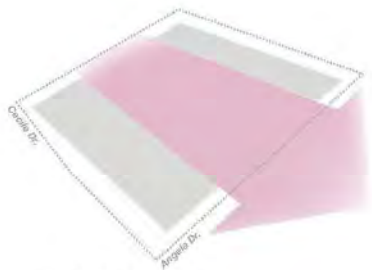
Edgar Development & BC Housing
 Port Moody, BC

Scale 1:500
Project Name 18 Sep 2022
Version 001
Drawn 02/09/2022
Checked 02/09/2022

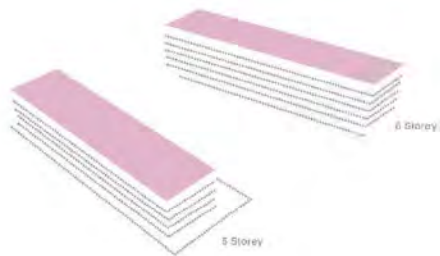


Site Photos

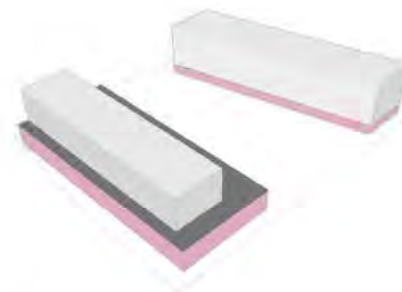
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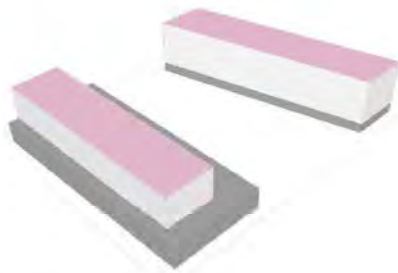
1 - South Facing Park



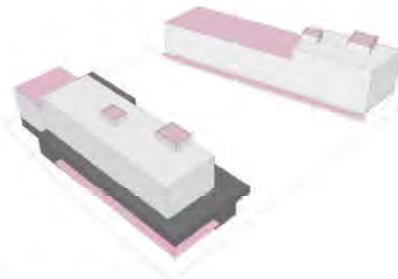
2 - Five / Six Storey Massing



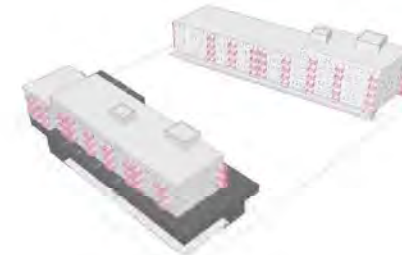
3 - Podium



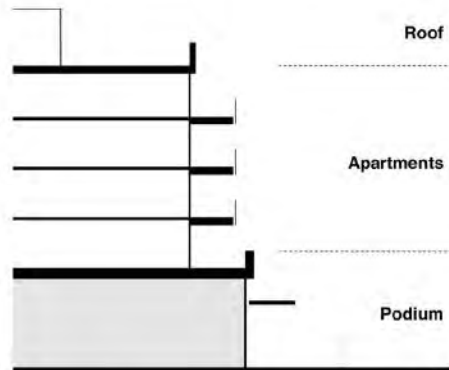
4 - Horizontal Form



5 - Articulation



6 - Stacked Balconies



Section



Materiality



Architectural Expression

The two linear building forms establish the east and west edges of Hub Park, a generous open public space to be enjoyed by the community. The north edge of the park is bounded by the new Multi-Use Trail with Evergreen Drive on the other side, while the south edge of the park spills onto Angela Drive.

The contemporary, horizontal form of each building expresses a clear base, middle and top, comprised of the retail and child care podiums (base), the residential levels (middle), and the parapet cap of the flat roof (top).

The retail podium is grounded by its use of brick masonry, and features a continuous glazed and covered area for the retail frontages, carved out of the masonry volume. The child care podium, in contrast, is continuously glazed along its length with intermittent spandrel panels, providing a visual connection with the adjacent outdoor play area.

At the west building, above the retail podium, the residential levels are set back from both streets to provide a south-facing community garden and patio area. This step-back in the massing minimizes the shadows cast by the building on the Hub Park. Light-coloured fibre cement siding is accented by darker window frames and balcony guardrails for a clean, modern and simple aesthetic.

A similar material palette and style are utilized at the east building, however, instead of the residential levels being set back from the base, the upper volume cantilevers above the child care space at the north and south ends, providing covered entry areas for both the residential and child care entrances.

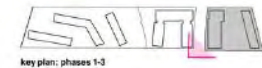
The flat roof forms are accentuated with a crisp metal parapet brow. Roof-mounted mechanical equipment has been incorporated into the design and screened within architectural enclosures.

Design Rationale

Woodland Park Area 3 / Phase 3 The Hub
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 Vancouver, BC
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 604-275-0634
 604-275-0635
 604-275-0636
 604-275-0637



perspective view 1 : cecile drive & angela drive intersection looking northeast



key plan: phases 1-3

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08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
15 Sep 2022	Issued for Response to DP Comments

NOT FOR CONSTRUCTION

ACTON OSTRY ARCHITECTS INC.



Woodland Park Area 3 / Phase 3 The Hub

Edgar Development & BC Housing
Port Moody, BC

scale	new
project code	16 Sep 2022
WPM	010
drawn	checked
BA	WPM / MCO

Perspective View

drawing number
A014



perspective view 2 : aerial of HUB park looking northwest

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08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
15 Sep 2022	Issued for Response to DP Comments

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ACTON OSTRY ARCHITECTS INC.



Woodland Park Area 3 / Phase 3 The Hub

Edgar Development & BC Housing
Port Moody, BC

SCALE	1:500
PROJECT CODE	1000
DATE	15 Sep 2022
BY	MOJ / JLD



Perspective View

A015



perspective view 3 : HUB park facing south



key plan: phases 1-3

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08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
15 Sep 2022	Issued for Response to DP Comments

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ACTON OSTRY ARCHITECTS INC.



Woodland Park Area 3 / Phase 3 The Hub

Edgar Development & BC Housing
Port Moody, BC

scale:	new
project code:	16 Sep 2022
WPH:	010
drawn:	010000
BA:	NTG / MCO

Perspective View

drawing number:
A016

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12 Aug 2022 Issued for Response to DP Comments
15 Sep 2022 Issued for Response to DP Comments



perspective view 3 : HUB Building & Entrance

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ACTON OSTRY ARCHITECTS INC.

111 E. 8th Avenue
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Tel: 604.255.1111
info@actonostry.com

REGISTERED ARCHITECT
MARK E. OSTRY
15 September 2012
BRITISH COLUMBIA

Woodland Park
Area 3 / Phase 3
The Hub

Edgar Development & BC Housing
Port Moody, BC

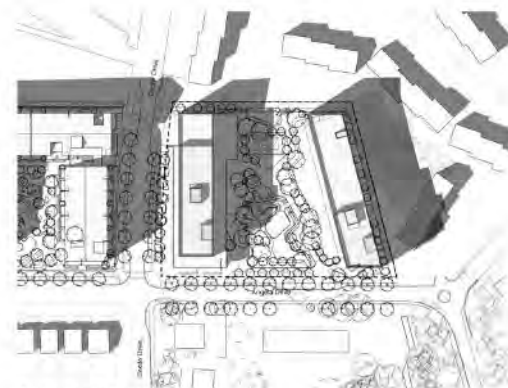
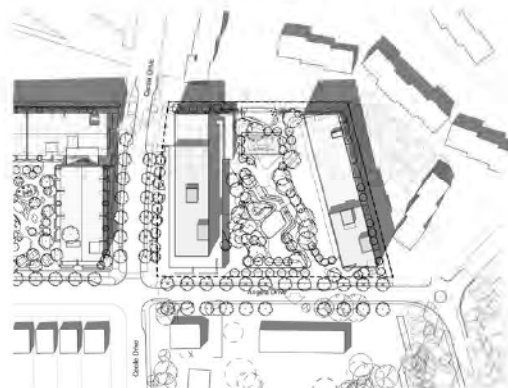
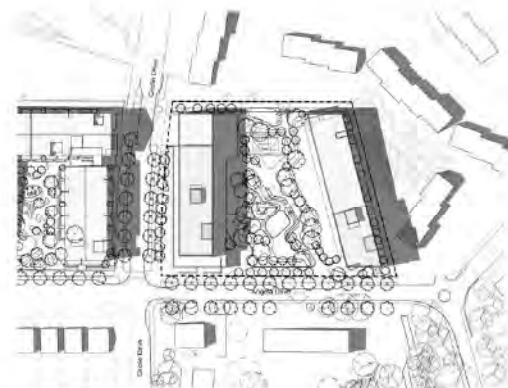
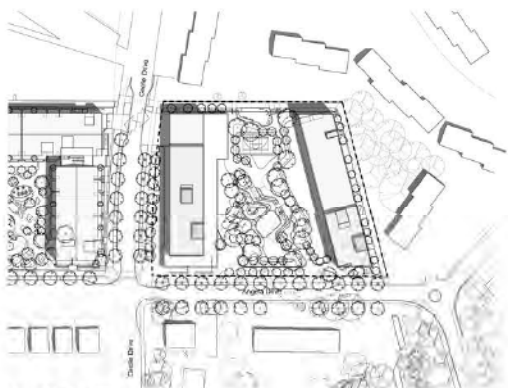
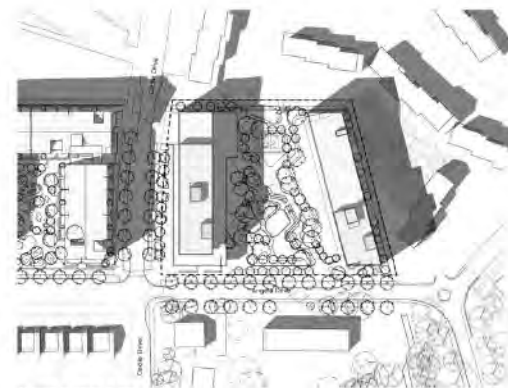
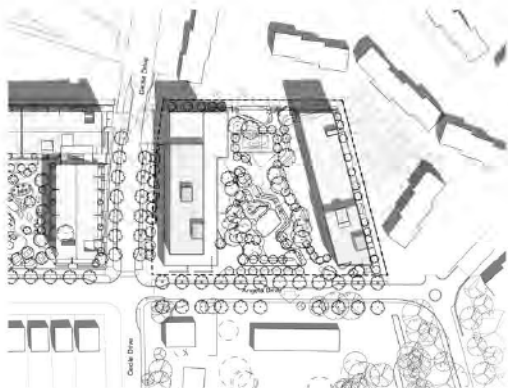
scale:	new
project code:	16 Sep 2022
version:	001
drawn:	001
checked:	001
date:	16 Sep 2022



key plan: phases 1-3

Perspective View

A017



All throughout the winter, documents in the important Asian Library Building 4 and may be important to add to the list of items to be included in the project. The documents will be added to the list of items to be included in the project. All documents will be added to the list of items to be included in the project. All documents will be added to the list of items to be included in the project.

Issues	
08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Substitution application
12 Aug 2022	Issue for Response to OI ¹ Comments
16 Sep 2022	Issue for Response to OI ² Comments

**NOT FOR
CONSTRUCTION**

ACTON OSTRY
ARCHITECTS INC.

111 E. Kinnear
Vancouver BC
Canada V5T 1A4
1 800 720 2336
F 604 270 2355
info@markcoster.com

REGISTERED ARCHITECT
MARK C. COSTER
BRITISH COLUMBIA
19 September 2002

Woodland Park
Area 3 / Phase 3
The Hub

Edgar Development & BC Housing
 Port Moody, BC

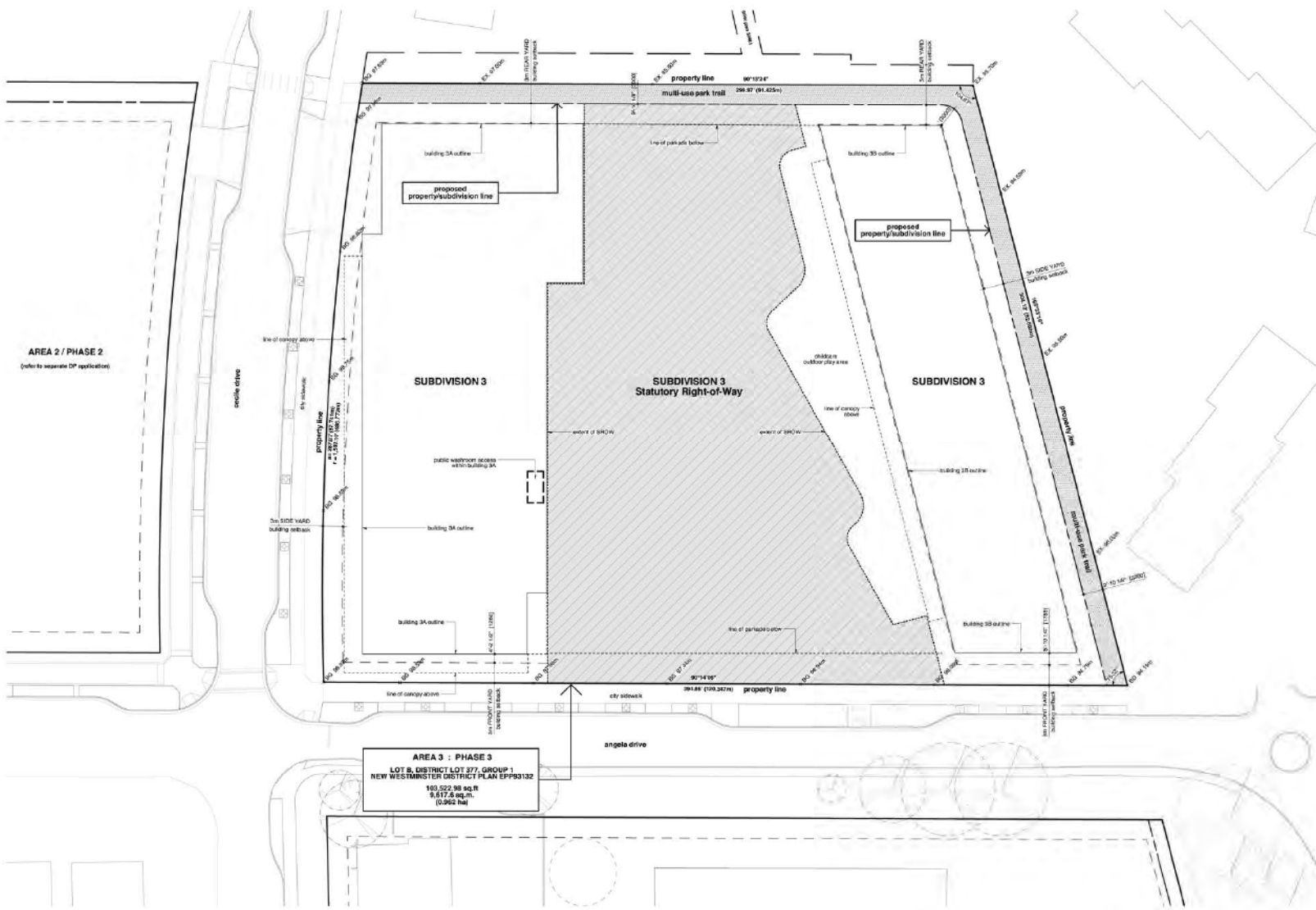
date	date
res	16 Sep 2022
project name	strains
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Shadow Analysis

A019

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- General Notes**
1. Survey data derived from topographic survey plan dated 17 November 2020 issued by Nelson Park & Tapes Surveyors & Engineers.
 2. New Statutory Right-of-Way (SRW) plan dated 16 October 2020 issued by P. B. B. & Associates Ltd.
 3. All proposed points, setbacks and building outlines are measured to the outside of building.
- Notes**
- 08 Mar 2022 Issue for DP application
08 Mar 2022 Issue for Subdivision application
12 Aug 2022 Issued for Response to DP Comments
15 Sep 2022 Issued for Response to DP Comments

- Symbol Legend**
- existing property/subdivision line
 - proposed property/subdivision line
 - building setback line
 - statutory right-of-way boundary
 - building outline
 - line of parking below canopy above

- existing Lot Area (AREA 3):
6,617.6 sq.m. (158,000.08 sq.ft.)
- proposed total building area:
4,337.0 sq.m. (93,000.00 sq.ft.)
7 exclusive residential & commercial
- proposed Lot Coverage:
45%
- proposed Subdivision 3:
6,617.6 sq.m. (97,004.00 sq.ft.)
- proposed 100% Park (SRW):
100.00% of 100.00%
3,550.0 sq.m. (77,200.00 sq.ft.)
- dedication area:
dedicated multi-use trail area:
546.00 sq.m. (11,770.00 sq.ft.)
dedicated multi-use trail length:
180.0 m. (590.5 ft.)

NOT FOR CONSTRUCTION



**Woodland Park
Area 3 / Phase 3
The Hub**

Edgar Development & BC Housing
Port Moody, BC

Notes:

refer to separate DP applications for AREA 1 and AREA 2 for 100% coverage and land dedication area respectively.

scale	1:300	date	16 Sep 2022
project name	WOODLAND PARK	author	DP
client	Edgar Development & BC Housing	checked	DP
date	16 Sep 2022		



Area 3 Subdivision Plan

drawing number:
A020



Property Address

1142 Centre Drive, Port Moody BC

Legal Description

LOT B, DISTRICT LOT 377, GROUP 1

BRUCH 17 AND 17.000.0000.00

Zoning

OSRS (Office No. 3300)

General Notes

1. Survey also showed fronting property owner plan dated 17 November 2022 (surrender). Water Park & Tapale Surveys & Loggers.
2. New building structure shown from drawing 12-08-2017 of 04-08-2017-11-16, issued by T.S. Davis & Associates Ltd.
3. Refer to attached report dated 21 July 2022 issued by District of West Coast (p. 10).
4. Surrounding context is indicative only.
5. The associated measures will be incorporated into the building and landscape design as per the surrounding context.
6. Mechanical equipment, ventilation, generators, compressors, and exhaust systems will be designed and located to minimize noise impacts on the surrounding area and comply with Noise by-law (see 10.1).
7. All proposed yards, setbacks and building footprints are measured to the outside of building.

Symbol Legend

- property/subdivision line
- - - - - building setback line
- - - - - line of parking below

- existing tree to remain in order to protect report dated 10 Apr 2019, updated 12 Apr 2021
- existing tree to be removed in order to protect report dated 10 Apr 2019, updated 12 Apr 2021
- new tree - refer to landscape
- existing building grade
- proposed building grade
- new tree hydrant
- proposed fire equipment location
- street front? (shy area)
- new street lighting

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1116 Keweenaw
Vancouver BC
Canada V6H 1K8
1-800-263-0000
info@actonostry.com

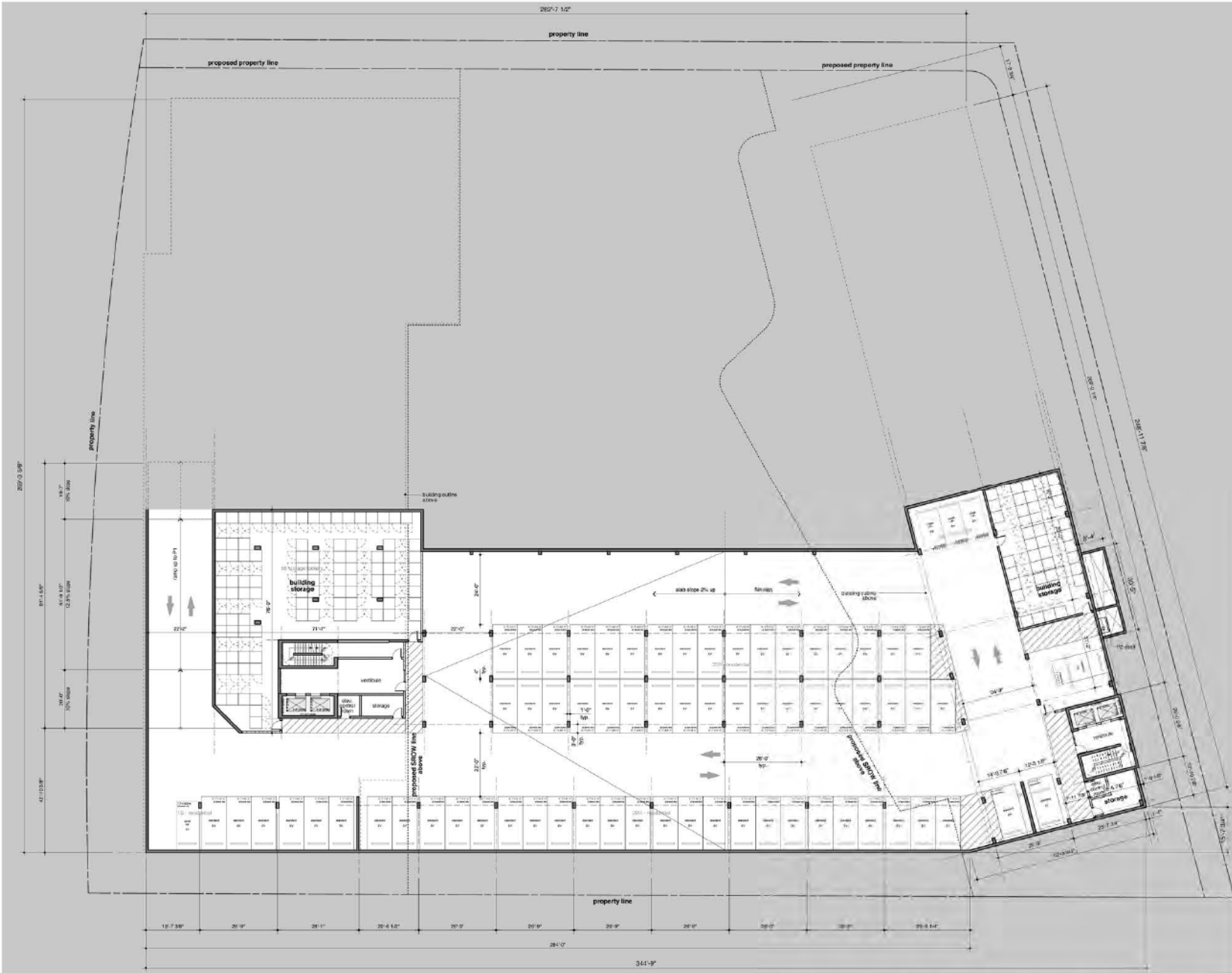
**Woodland Park
Area 3 / Phase 3
The Hub**

Ldgar Development & BC Housing
Port Moody BC

scale: 1:300
project name: 1142 Centre Drive
drawn: 200
date: 18 Sep 2022
sheet: 1 of 1

Site Plan

drawing number:
A021



P2 parkade summary

vehicle parking

residential regular stalls 60

residential small car stalls 4

residential storage 136

total (494) 136

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08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
16 Sep 2022	Issued for Response to DP Comments

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Woodland Park Area 3 / Phase 3 The Hub

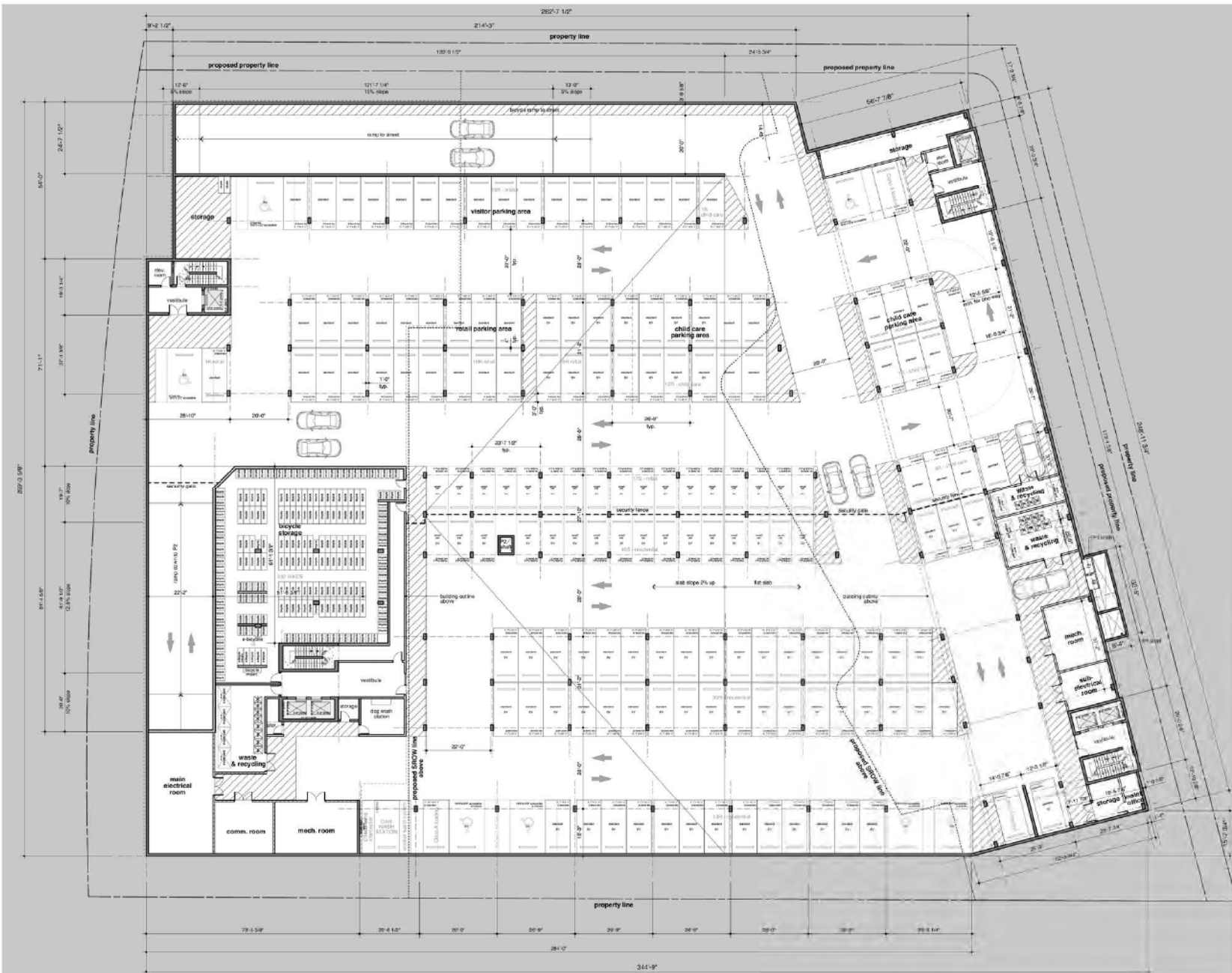
Edgar Development & BC Housing
Pam Moody, BC

scale	1/16" = 1' (1/16" = 1')	date	16 Sep 2022
project name	WOODLAND PARK	drawn	EDG
client	EDGAR DEVELOPMENT & BC HOUSING	checked	EDG
drawn	EDG	title	P2 PARKADE
date	16 Sep 2022	scale	1/16" = 1'



P2 Parkade Plan

A101



P1 parkade summary

vehicle parking & loading

residential regular stalls	22
residential small car stalls	10
visitor regular stalls	16
regular car stalls	17
motorcycle regular car stalls	22
commercial stalls	8
truck & loading car stalls	2

long term bicycle storage

horizontal (B107)	105
vertical (C147)	105
total	210
e-bikes	5

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date	description
08 Mar 2022	Issue for DP application
08 Mar 2022	Issue for Subdivision application
12 Aug 2022	Issued for Response to DP Comments
16 Sep 2022	Issued for Response to DP Comments

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ACTON OSTRY ARCHITECTS INC.



Woodland Park Area 3 / Phase 3 The Hub

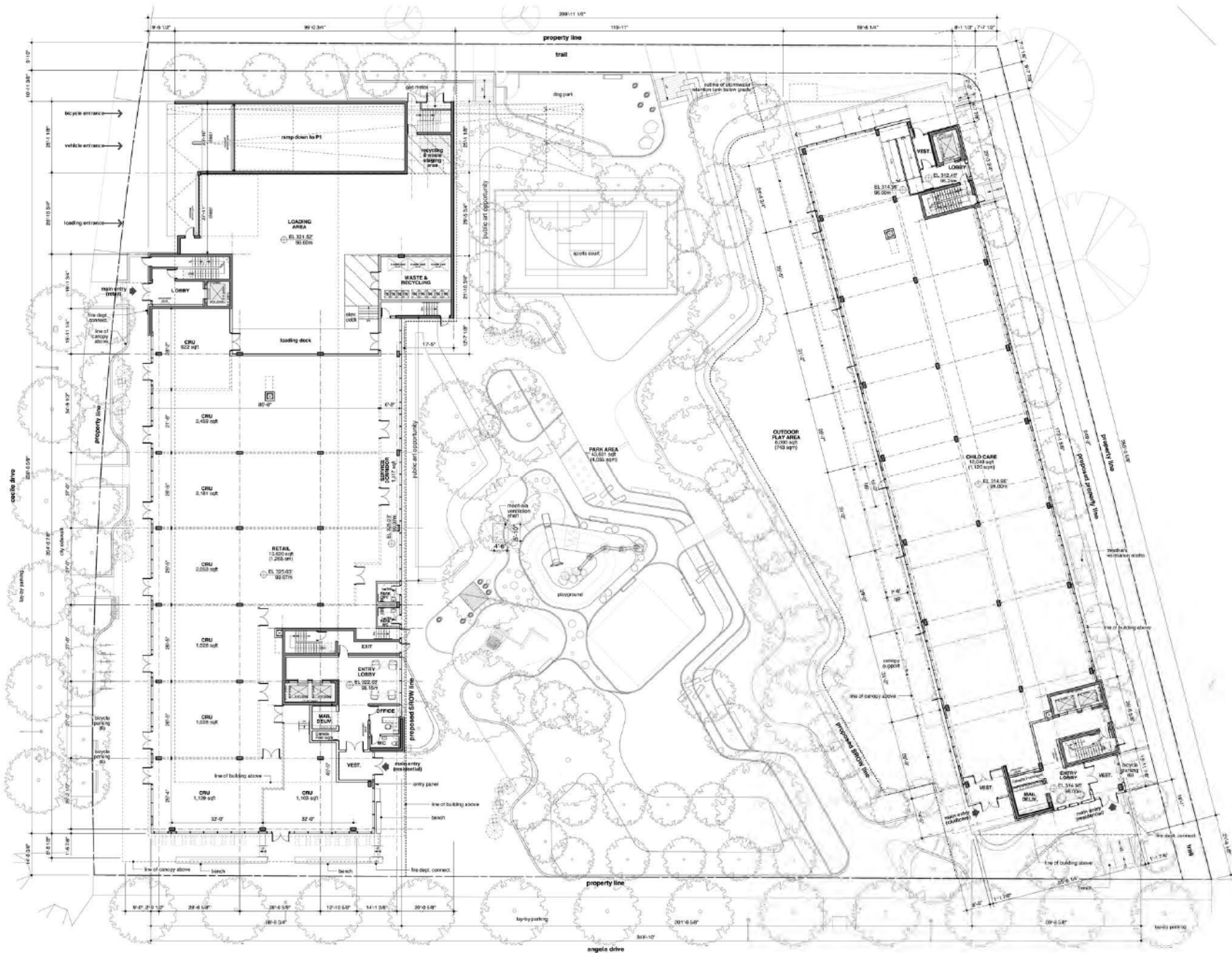
Edgar Development & BC Housing
Patt Moody, BC

scale	1/8" = 1' (0/11-1/12)	16 Sep 2022
project name	Woodland Park Area 3 / Phase 3	drawn
client	Edgar Development & BC Housing	date
sheet	01/04/05	title / rev



P1 Parkade Plan

A102



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Revisions:
 08 Mar 2022 Issue for DP application
 08 Mar 2022 Issue for Subdivision application
 12 Aug 2022 Issue for Response to DP Comments
 16 Sep 2022 Issue for Response to DP Comments

NOT FOR CONSTRUCTION



**Woodland Park
 Area 3 / Phase 3
 The Hub**

Edgar Development & BC Housing
 Port Moody, BC

scale	date
1/16" = 1'-0" (1:192)	16 Sep 2022
project name	sheet
WOOD	010
drawn	checked
MB	MB / MB



Ground Floor Plan
 Drawing No: 101
A111



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08 Mar 2022 Issue for DP application
08 Mar 2022 Issue for Subdivision application
12 Aug 2022 Issue for Response to DP
16 Sep 2022 Issue for Response to DP
Comments

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ACTION OSTRY ARCHITECTS INC.

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Tel: 604.278.1111
Fax: 604.278.1112
info@actionostry.com
www.actionostry.com

**Woodland Park
Area 3 / Phase 3
The Hub**

Edgar Development & BC Housing
Pati Moody, BC

Scale: 1/8" = 1'-0" (1:192)
Project Name: 205
Sheet: 205
Date: 16 Sep 2022
Drawn: CH/MS
Check: MS



L2 Floor Plan

A112



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12 Aug 2022 Issued for Response to DP Comments
15 Sep 2022 Issued for Response to DP Comments

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Vancouver, BC
Canada V6C 1A5
Tel: 604.681.1111
Fax: 604.681.1112
www.actonostry.com

**Woodland Park
Area 3 / Phase 3
The Hub**

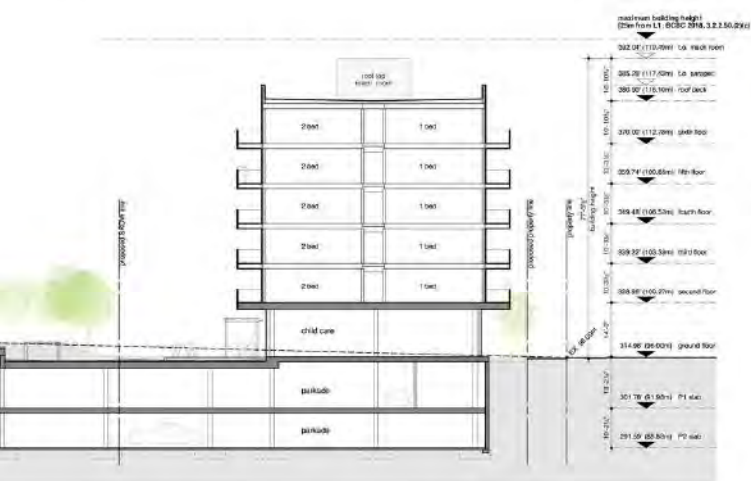
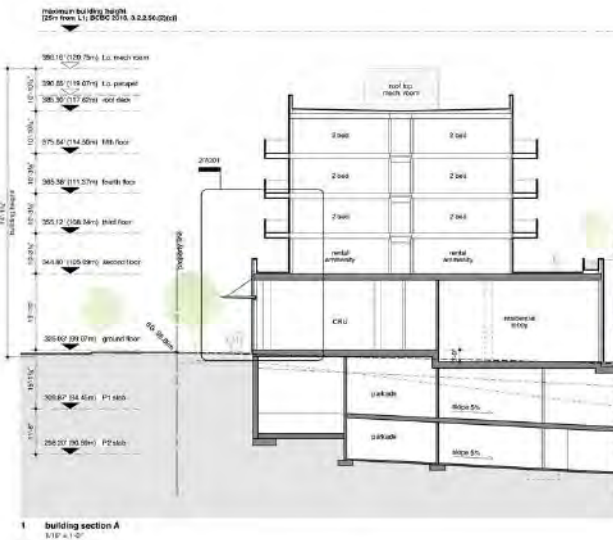
Edgar Development & BC Housing
Patt Moody, BC

DATE: 15/09/2022
PROJECT NAME: Woodland Park
DRAWN: [Signature]
CHECKED: [Signature]
DATE: 15/09/2022

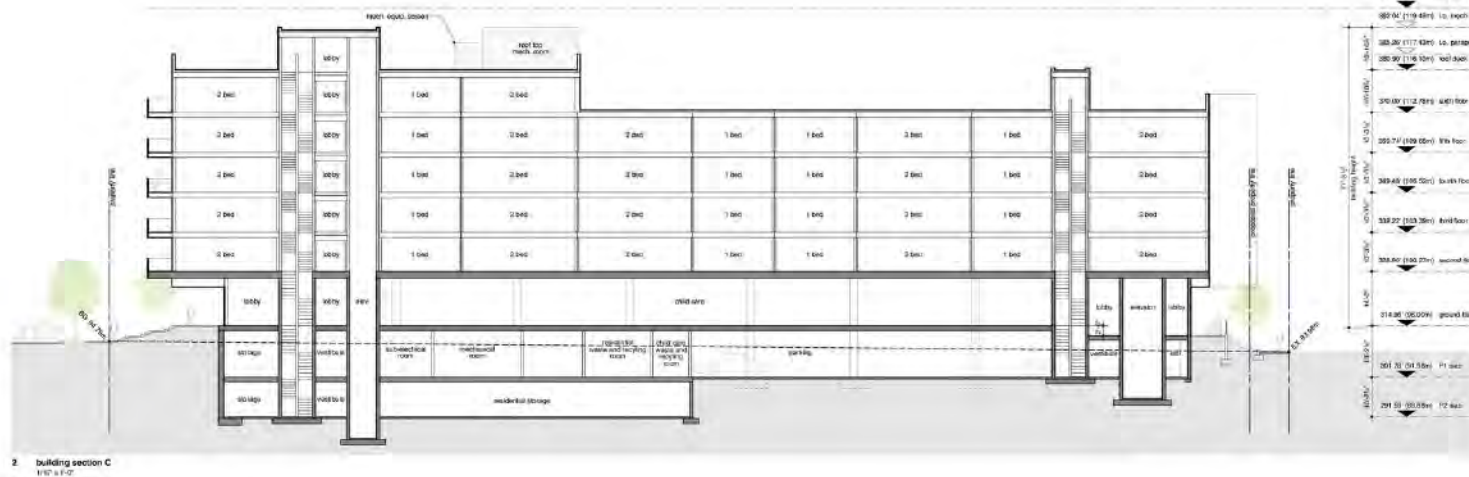
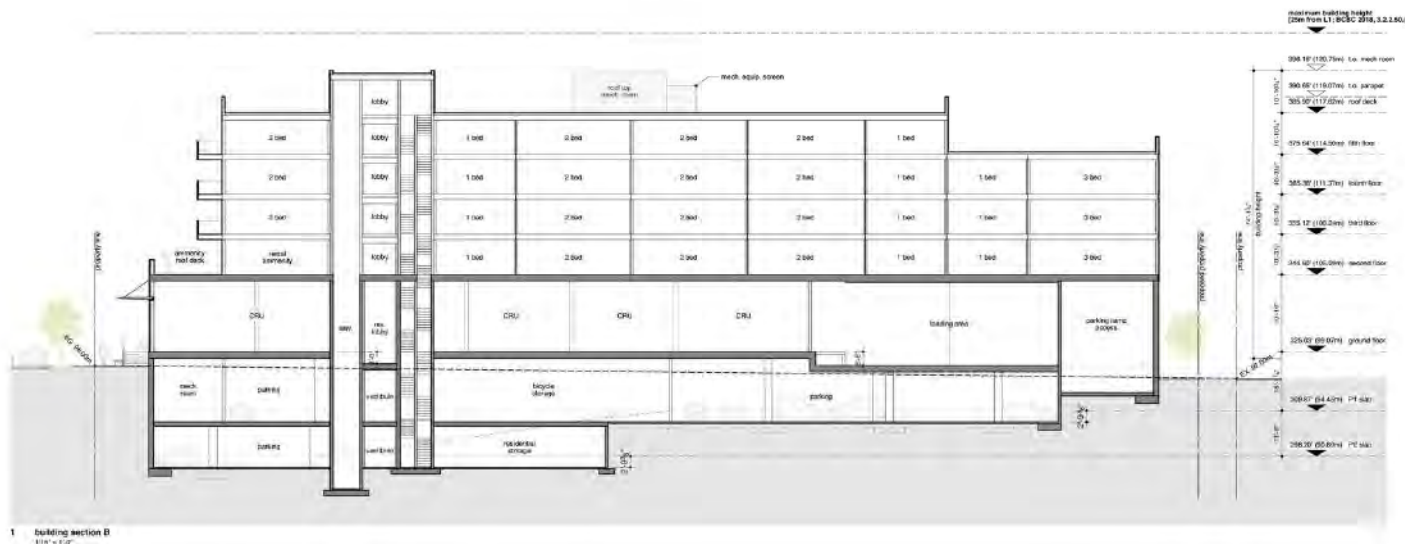
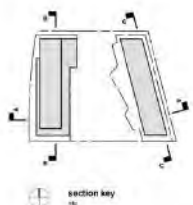


L5 Floor Plan

A115



A201



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08/14/2022 Issue for DP application
08/14/2022 Issue for Subdivision application
12/08/2022 Issued for Response to DP Comments
16/09/2022 Issued for Response to DP Comments

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ACTON OSTRY ARCHITECTS INC.



Woodland Park Area 3 / Phase 3 The Hub

Edgar Development & BC Housing
Post Moody, BC

Scale: 1/12" = 1' (0'11" = 1'0")
Project name: 200
Date: 16 Sep 2022
Sheet: 01/04/01
Title: 1/12"



Building Sections

A202

4754-05

08 Mar 2022	Issue for DP application
08 Jul 2022	Issue for Substitution application
12 Aug 2022	Issued for Response to DP Comments
16 Sep 2022	Issued for Response to DP Comments



masonry



② fibre cement siding type 1



③ fibre cement siding type 2



4 wood grain panel



⑤ glazing



⑥ aluminum belustrados



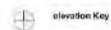
7 pre-finished metal louvers



a glazed canopy



 spandrel panel



ACTON OSTRY
ARCHITECTS INC

11128 Avenue
Vancouver BC
Canada V5T 1A8
t 604.736.3244
f 604.293.2753

Woodland Park
Area 3 / Phase 3
The Hub

Edgar Development & BC Housing
Patt Moody, BC

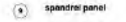
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1/16" = 1'-0" (1:96)	16 Sep 2025
project code	draw
WVHJ	DO
drawn	checked
DO	MW / NG

Building Elevations

A301

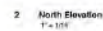
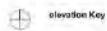
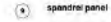
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General Notes:

- FAR (Floor Area Ratio) is calculated from the outside face of the exterior wall/curtain wall.
- exterior cladding systems are excluded per CoPM bylaw 5.3.4.2.1.1

Area Legend

CA	Commercial Retail
CH	Child Care
EA	Exclusion
EB	Exclusion
SE	Storage (Residential)
SE	Service Space
SE	Amenity (Residential)

Level 1 Floor Area Calculation	(sq. ft)	(sq. m)
Total Gross Areas	39904.33	3400.55
Total Exclusions	7307.51	678.89
Total Net Area (FAR)	22596.82	2721.76

Residential		
Gross Area	3167.53	294.31
RA1	1661.45	155.23
RA2	148.42	13.51
RB1	1254.00	116.50
RB2	8.06	0.75
Exclusions	101.83	9.48
EA	40.82	4.35
EB	35.00	3.17
Net Area (FAR)	3066.10	284.85

Commercial Retail		
Gross Area	13886.74	1290.12
CA	13886.74	1290.12

Child Care		
Gross Area	12343.96	1146.79
CHB	12343.96	1146.79

Service Space		
Gross Area	7205.66	669.43
Exclusion	SE1	5115.43
	SE2	60.27
	SE3	70.29
	SE4	1533.00
	SE5	39.20

2024/05/03 10:00 AM
 12 Aug 2022
 18 Sep 2022

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 18 Sep 2022

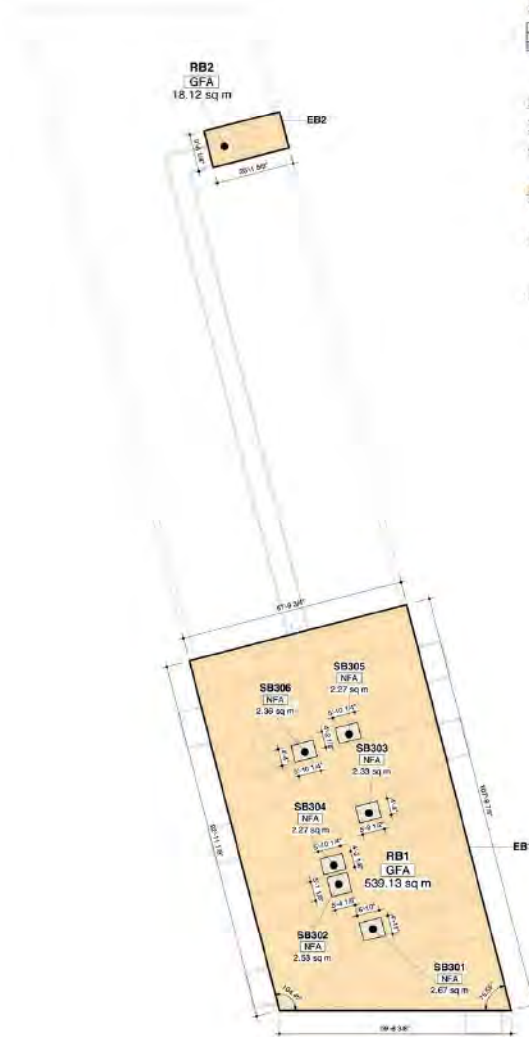
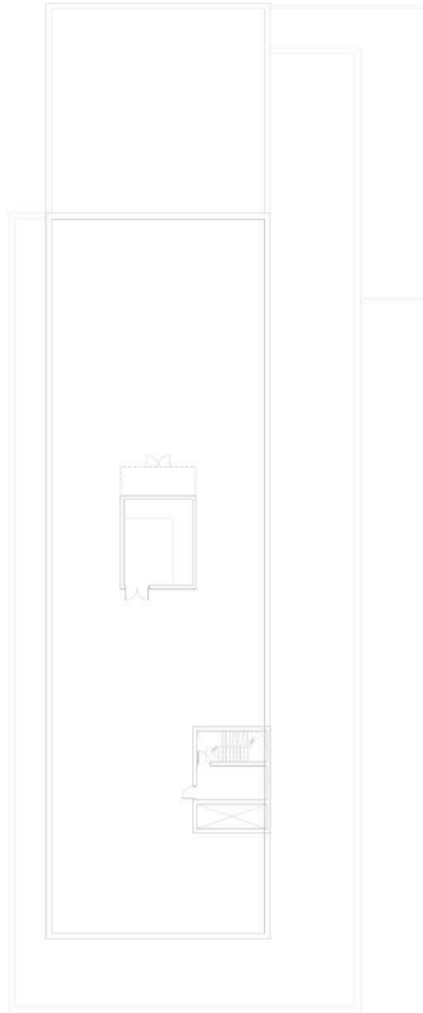
12 Aug 2022
 18 Sep 2022



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General Notes:

- FAR (Floor Area Ratio) is calculated from the outside face of the building envelope.
- external cladding systems are excluded per CoPM clause 5.3.4.5.ii

Area Legend	
R	Residential
C	Commercial/Residential
CH	Child Care
Exclusions	
G	Storage (Residential)
SE	Service Space
A	Amenity (Residential)

Level 6 Floor Area Calculation	(sq. ft)	(sq. m)
Total Gross Area	5998.19	557.25
Total Exclusions	371.24	34.48
Total Net Area (FAR)	5626.95	522.76

Residential	
Gross Area	5998.19 557.25
RB1	5603.15 520.12
RB2	195.04 18.12
Exclusions	371.24 34.48
SB301-SB306	158.22 14.62
adaptable unit Bldg. B (4 m Lx6)	95.11 8.89
CBT	100.40 9.36
EB2	30.81 2.87
Net Area (FAR)	5626.95 522.76

1. This document is a preliminary design and is not for construction. It is subject to change without notice. The design is based on the information provided by the client and is not a guarantee of performance. The design is based on the information provided by the client and is not a guarantee of performance. The design is based on the information provided by the client and is not a guarantee of performance.

13 July 2022 10:00 AM
13 July 2022 10:00 AM

NOT FOR CONSTRUCTION

ACTON OSTRY ARCHITECTS INC.

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**Woodland Park
Area 3 / Phase 3
The Hub**

Edgar Development & BC Housing
Port Moody, BC

scale	1/16" = 1' 0" (1:192)	date	16 Sep 2022
project name	SD	drawn	
checked		checked	
drawn		drawn	



**Level 6 Floor Plan
FAR Overlay**

FAR 06