

## PROJECT TEAM

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## DRAWING LIST

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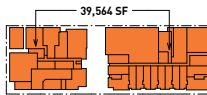


# KYLE & CLARKE

HRA / DP APPLICATION | AUGUST 29, 2022

## AREA

SITE AREA: 52,269.1 SF (4,855.96 m<sup>2</sup>)  
 BUILDING COVERAGE: 39,563.9 SF (3,675.61 m<sup>2</sup>)  
 SITE COVERAGE: 76%  
 FAR EXCLUSIONS: ALL BELOW GRADE SPACE  
 RESIDENTIAL AMENITY  
 L1 GARBAGE ROOM



LOT COVERAGE DIAGRAM  
 1" = 100'-0"

GROSS AREA	
TYPE	AREA
BUILDING 1	
COMMERCIAL	7,695.5 SF
COMMERCIAL CIRCULATION	707.3 SF
RESIDENTIAL AH UNIT	8,487.0 SF
RESIDENTIAL AMENITY	1,197.1 SF
RESIDENTIAL CIRCULATION	7,734.8 SF
RESIDENTIAL RENTAL UNIT	35,659.4 SF
SERVICE	1,730.9 SF
WORK-LIVE UNIT	1,924.1 SF
	65,136.3 SF
BUILDING 2	
COMMERCIAL	12,408.8 SF
COMMERCIAL CIRCULATION	1,438.7 SF
RESIDENTIAL AMENITY	708.7 SF
RESIDENTIAL CIRCULATION	10,901.5 SF
RESIDENTIAL UNIT	69,900.9 SF
SERVICE	463.9 SF
WORK-LIVE UNIT	7,227.2 SF
	103,049.7 SF
EXISTING	
COMMERCIAL - HERITAGE	2,154.6 SF
	2,154.6 SF
TOTAL	170,340.6 SF

FAR AREA		
TYPE	AREA	FAR
BUILDING 1		
COMMERCIAL	7,695.5 SF	0.15
COMMERCIAL CIRCULATION	707.3 SF	0.01
RESIDENTIAL AH UNIT	8,487.0 SF	0.16
RESIDENTIAL CIRCULATION	7,734.8 SF	0.15
RESIDENTIAL RENTAL UNIT	35,659.4 SF	0.68
SERVICE	1,730.9 SF	0.03
WORK-LIVE UNIT	1,924.1 SF	0.04
	63,939.1 SF	1.22
BUILDING 2		
COMMERCIAL	12,408.8 SF	0.24
COMMERCIAL CIRCULATION	1,438.7 SF	0.03
RESIDENTIAL CIRCULATION	10,901.5 SF	0.21
RESIDENTIAL UNIT	69,900.9 SF	1.34
SERVICE	463.9 SF	0.01
WORK-LIVE UNIT	7,227.2 SF	0.14
	102,341.0 SF	1.96
EXISTING		
COMMERCIAL - HERITAGE	2,154.6 SF	0.04
	2,154.6 SF	0.04
TOTAL	168,434.8 SF	3.22

## UNITS

UNIT MIX - MARKET			
UNIT TYPE	COUNT	%	
B: 1-BR	35	31.8%	
C: 1-BR+Den	20	18.2%	
D: 2-BR	34	30.9%	
E: 3-BR	10	9.1%	
WORK-LIVE	11	10.0%	
TOTAL	110		

UNIT MIX - RENTAL MARKET			
UNIT TYPE	COUNT	%	
A: STUDIO	14	23.3%	
B: 1-BR	14	23.3%	
C: 1-BR+Den	10	16.7%	
D: 2-BR	14	23.3%	
E: 3-BR	6	10.0%	
WORK-LIVE	2	3.3%	
TOTAL	60		

UNIT MIX - RENTAL AFFORDABLE			
UNIT TYPE	COUNT	%	
A: STUDIO	5	35.7%	
B: 1-BR	2	14.3%	
C: 1-BR+Den	2	14.3%	
D: 2-BR	3	21.4%	
E: 3-BR	2	14.3%	
TOTAL	14		

## PARKING

PARKING - RESIDENTIAL MARKET REQUIRED		
UNIT COUNT	1.0 / UNIT	
99		99

\*Relaxation requested from 1.5 to 1.0 for 2BR+ units

PARKING - RESIDENTIAL RENTAL REQUIRED		
UNIT COUNT	0.9 / UNIT	
72		64.8

\*Relaxation requested from 1.1 to 0.9 for market rental units

PARKING - WORK-LIVE REQUIRED		
UNIT COUNT	1.0 / UNIT	
13		13

PARKING - VISITOR REQUIRED		
UNIT COUNT	0.15 / UNIT	
184		27.6

\*Relaxation requested from 0.2 to 0.15 with commercial stalls available

PARKING - COMMERCIAL REQUIRED		
AREA	AREA (m <sup>2</sup> )	(1/40m <sup>2</sup> )
20,104.3 SF	1,867.7 m <sup>2</sup>	46.7

TOTAL STALLS REQUIRED: 252

PARKING - COMMERCIAL LOADING REQUIRED		
AREA	AREA (m <sup>2</sup> )	464.5m <sup>2</sup> to 2,322.5m <sup>2</sup> [25,000 SF]
24,404.9 SF	2,267.3 m <sup>2</sup>	2.0

## BIKES

BIKES - RESIDENTIAL REQUIRED		
UNIT COUNT	BIKES REQ'D (1.5 / UNIT)	
171		256.5

BIKES - LIVE-WORK REQUIRED		
UNIT COUNT	BIKES REQ'D (1 / UNIT)	
13		13

BIKE - COMMERCIAL REQUIRED		
AREA	STALLS REQ'D (1/750sm)	
20,104.3 SF		2.5

TOTAL STALLS REQUIRED: 273

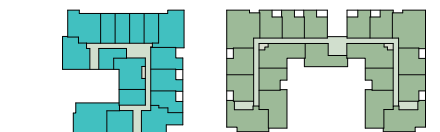
BIKES PROVIDED		
LEVEL	STALL TYPE	COUNT
P1	Horizontal	184
P1	Stacked	28
P1	Vertical	61
TOTAL STALLS		273

## AMENITIES

Refer to A-0.12

### FSR AREA PLAN

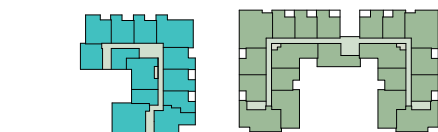
COMMERCIAL	RESIDENTIAL AH UNIT	RESIDENTIAL RENTAL UNIT	WORK-LIVE UNIT
COMMERCIAL - HERITAGE	RESIDENTIAL AMENITY	RESIDENTIAL UNIT	
COMMERCIAL CIRCULATION	RESIDENTIAL CIRCULATION	SERVICE	



4 | STATS - L4  
 1" = 50'-0"



5 | STATS - L5  
 1" = 50'-0"



6 | STATS - L6  
 1" = 50'-0"



1 | STATS - L1  
 1" = 50'-0"



2 | STATS - L2  
 1" = 50'-0"



3 | STATS - L3  
 1" = 50'-0"

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Placemaker  
 COMMUNITY DESIGN

NOTES



### REVISIONS

No.	Date	Description
01	Aug 27, 2021	Preliminary Application Review
02	Aug 27, 2022	HRA / DP Application

KYLE & CLARKE

HRA / DP APPLICATION

### STATISTICS

DATE	18/07/2022 12:02:43 PM
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SCALE	As indicated
JOB NUMBER	20040

A-0.01



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**Placemaker**  
COMMUNITARIAN  
A PLACE-MAKING FIRM

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SITE PLAN

DATE 18/07/2022 12:02:50 PM  
DRAWN BY Author  
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SCALE 3/8" = 1' - 0"  
JOB NUMBER 20040

**A-0.02**

## HERITAGE COMMERCIAL DISTRICT

- Objective is to preserve existing heritage buildings and ensure sensitive integration with new development.
- Encouraged retention of heritage character buildings
- Building heights up to four storeys
- Residential, retail, industrial & institutional uses
- Attractive & eclectic mix of boutique style retailers
- Residential component considered vital to supporting local businesses



## EXISTING

Zoning: C3  
Max. FAR: N/A  
Max. Height: 9.5m / 3 storeys  
Front Setback: N/A  
Side Setback: 3m  
Rear Setback: N/A  
Lot Coverage: N/A

## PROPOSED

FAR: 3.22  
Max. Height: 23m / 6 storeys  
Front Setback: 1m (Commercial)  
2m (Residential)  
Side Setback: 2m  
Rear Setback: N/A  
Lot Coverage: N/A



## MOODY CENTRE

- Building heights up to six storeys
- Close proximity to Sky Train station
- Vibrant & enhanced pedestrian environment
- Residential, retail, industrial & institutional uses



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CONTEXT ANALYSIS

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**A-0.03**



HERITAGE COMMERCIAL DISTRICT  
CHARACTER DEFINING ELEMENTS

The site's unique location within Moody Centre at the transition between an emerging transit-oriented city centre and a vibrant heritage district calls for unique architectural solutions that draw from the surrounding neighborhood character.

By drawing on historical elements and utilizing them in a contemporary development, a sensitive transition across Moody Centre and across time periods is established on the site. The five character defining elements outlined below form a framework for effectively making this transition.



BUILDING WIDTH

Smaller-scale development and lot widths characterize the heritage district of Moody Centre.



ROOF LINE

Roof lines are often steep in a gable, hip, street, or similar manner typical of light wood frame construction.



FALSE FRONT PARAPET

Basement commercial buildings often feature an overhang, false front parapet to increase relative scale and create a stronger street presence.



BAY WINDOWS

Bay windows and dormers are one of the prominent elements that showcase strong heritage character at the scale.



COLOR PALETTE

Lapped wooden siding, cladding, and trim are painted an eclectic array of vibrant colors. These colorful expressions create unique identities for each building and establish a sense of place.



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CHARACTER  
ELEMENTS

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## 01: CONTEXT

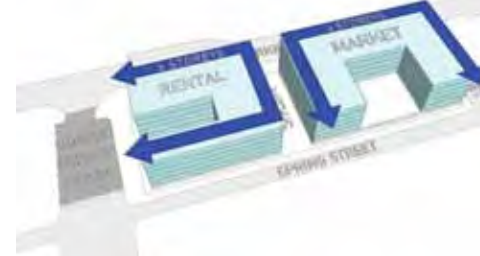
The full block site is over 400' wide, fronting Clarke Street, Kyle Street, Spring Street, and the Queens Street Plaza.



## 04: DIVERSE HOUSING

Clarke and Kyle Street as well as the mews are lined with a six storey residential street wall.

The eastern building is market housing while the western building provides a range of secured rental housing options. Spring Street and the mews are also lined with live-work units.



## 02: CONNECTIVITY

With limited car access, Queens Street Plaza and the future Spring Street Promenade are the two primary pedestrian routes.

Clarke and Kyle Street also serve as strong pedestrian connections, but are more car-oriented.

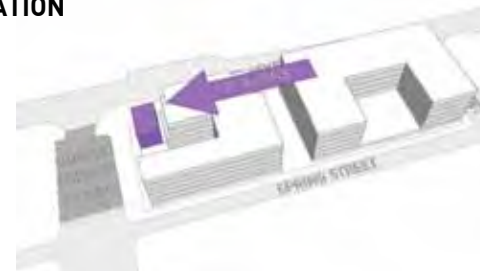
A new mid-block pedestrian mews is proposed to break the long block and provide a secondary connection from Clarke to Spring.



## 05: HERITAGE INTEGRATION

Relocating the P. Burns & Co. Butcher Shop to the northwest corner of the site maintains its presence on Clarke Street while giving it higher visibility from the Queens Street Plaza.

The stepping in the massing along Clarke Street transitions to the scale of the two-storey heritage structure and higher concentration of heritage buildings to the west of the site.



## 03: PEDESTRIAN ACTIVATION

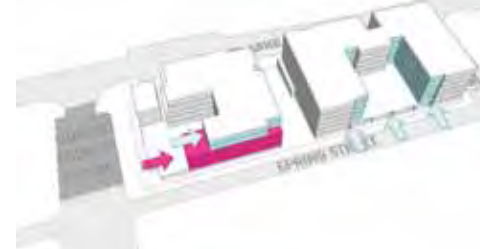
The ground level provides primarily retail and live-work uses to activate the pedestrian frontages.

Residential lobbies as well as parking and service access are also integrated into the frontages.



## 06: ARTICULATION

Additional stepping and articulation along the Spring Street and Queens Street Plaza frontages create a finer scale and more seamless transition from six storeys down to one storey.



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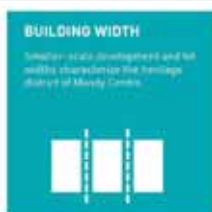
SITE PLANNING

RATIONALE

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Both the market and rental buildings are visually split to break the long block down more similar to the multiple lots that it previously comprised.



The roof lines are sloped and stepped to better connect with the historically smaller-scale development in the neighborhood.



The emblematic feature of the heritage false front parapet is highlighted throughout Clarke Street through a series of extended framing devices to achieve a dynamic visual retail frontage.



Modular bays are used throughout the project as a reference to bay windows and a device to conceal balconies, enhance privacy, as well as create a rhythm and scale consistent with adjacent buildings.



Historical colors found throughout the neighborhood are featured prominently in the building facades. Muted blues are used to break-up the residential massing while a brighter teal anchors the mews entrance. Brighter accent colors are featured within the balcony bays to provide warmth, variety, and enhance the eclectic character of the community.



CLARKE STREET FROM QUEENS



RENTAL BUILDING @ CLARKE STREET & MEWS

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DESIGN RATIONALE

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EXISTING CLARKE STREETSCAPE



1 NORTH ELEVATION - CLARKE STREETSCAPE  
1" = 30'-0"



EXISTING SPRING STREETSCAPE



2 SOUTH ELEVATION - SPRING STREETSCAPE  
1" = 30'-0"

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A PLACE FOR EVERYONE

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STREETSCAPES

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SCALE 1" = 30'-0"  
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## MATERIALS

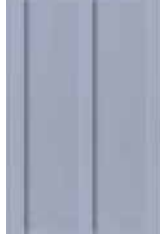
### ACCENT COLORS



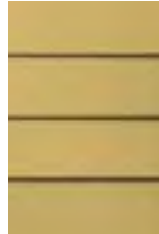
BLUE VIOLA (BM 1424)  
FIBER CEMENT PANEL w/ BATTENS



PALE MOON (BM-OC 108)  
FIBER CEMENT PANEL w/ BATTENS

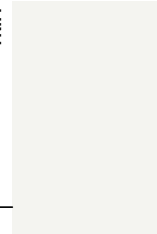


CARIBBEAN BLUE WATER (BM 255-30)  
FIBER CEMENT PANEL w/ BATTENS



MARBLEHEAD GOLD (BM HC-11)  
FIBER CEMENT PANEL - LAP SIDING

### TRIM



ARCTIC WHITE (KM 4968)  
FIBER CEMENT PANEL

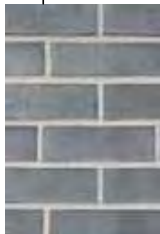


GRAVEL GREY (BM 2127-30)  
FIBER CEMENT PANEL



CLARKE STREET RENDERING

### MARKET BLDG | COMMERCIAL



GRAY  
FACE BRICK



BURNT AMBER  
FIBER CEMENT PANEL W. BATTENS

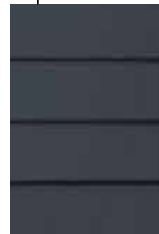
### RESIDENTIAL CLADDING



ARCTIC WHITE (KM 4968)  
FIBER CEMENT PANEL w/ BATTENS



CARIBBEAN BLUE WATER (BM 255-30)  
FIBER CEMENT PANEL - LAP SIDING



EVENING SKY (BM-833)  
FIBER CEMENT PANEL - LAP SIDING



SILVER BLUE (BM)  
FIBER CEMENT PANEL - LAP SIDING

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A PLACE TO BELONG

### NOTES



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### MATERIALS

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MEWS FROM CLARKE STREET



QUEENS STREET & SPRING STREET



RENTAL BUILDING FROM SPRING & MEWS



MARKET BUILDING FROM SPRING & MEWS

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3D VIEWS

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## LOADING STRATEGY

Two loading bays are centrally located in the mews along Spring Street to serve the entire development. This location allows easy access to service corridors for both the market and rental buildings, serving the commercial spaces and both residential lobbies.

By sharing the loading for the entire development, the driveway crossings required for loading can be limited to just one and more of the Spring Street frontage can be utilized for active live-work uses.

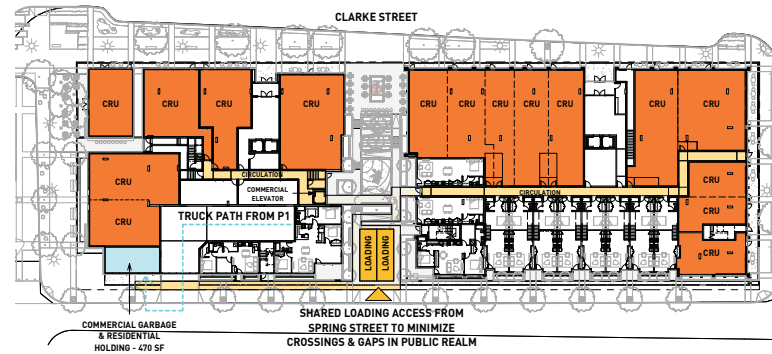
## WASTE STRATEGY

Residential garbage and recycling is centrally located at P1 where both market and rental lobbies have easy access. A low-profile garbage compactor can be hauled through the parkade while the residential recycling can be stored in a holding area at grade for collection.

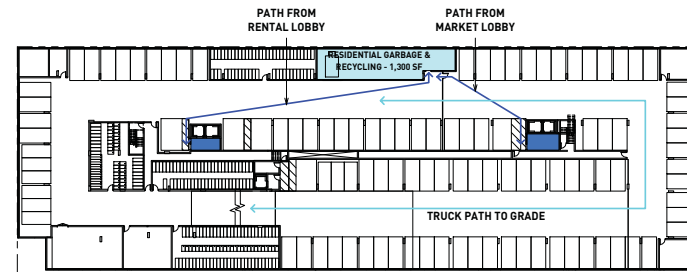
The commercial garbage room is located on Spring Street. It is oversized to allow space for residential recycling holding as required for collection.



LOADING AREA IN MEWS FROM SPRING STREET



1 | LOADING & WASTE STRATEGY - L1  
1" = 30'-0"



2 | LOADING & WASTE STRATEGY - P1  
1" = 30'-0"

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LOADING & WASTE  
STRATEGY

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SCALE: 1" = 30'-0"  
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A-0.10



SUSTAINABILITY STRATEGY

The development of a full block within Moody Centre allows for a number of unique opportunities for cultural, economic, and environmental sustainability measures to be implemented.

CULTURAL SUSTAINABILITY

The development is designed to preserve and better integrate the historic P. Burns Butcher shop into the Clarke Street frontage. By relocating it to the Queens Street Plaza, it will increase in prominence and continue to serve an important role in the community's history and identity.

The new pedestrian mews will feature new public art and provide an engaging public pathway, encouraging exploration and foot traffic through the site.

ECONOMIC SUSTAINABILITY

The new development will provide over 20,000 SF of new commercial space, providing many job opportunities and further strengthening future and existing businesses in Moody Centre as a retail destination.

A market housing building provides over 100 new homes targeted to a wide range of family sizes. A separate secured rental building will provide an additional 70+ units for a diverse range of income levels.

Live-work units fronting Spring Street give additional opportunities for small businesses and artists looking for a space to serve their unique needs.

ENVIRONMENTAL SUSTAINABILITY

Providing commercial space and housing within walking distance of the SkyTrain will reduce car dependence. When cars are needed, 20% of the commercial parking and all of the resident parking will allow for EV charging to further reduce fossil fuel usage.

The buildings will meet BC Step Code 2 for energy performance while providing a Low Carbon Energy System to ensure resident comfort through all seasons with minimal environmental impact. This will be achieved primarily through optimal building orientation, efficient massing, and a building envelope with less than 50% clear glazing.



P. BURNS BUILDING FROM CLARKE & QUEENS



SPRING STREET FRONTAGE @ KYLE STREET



CLARKE STREET FRONTAGE @ KYLE STREET



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SUSTAINABILITY

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## RENTAL BUILDING

AMENITY AREA REQUIRED - RENTAL		
UNIT COUNT	AREA REQ'D (3sm / UNIT)	AREA REQ'D (SF)
74	222.00 m <sup>2</sup>	2,389.6 SF

AMENITY AREA PROVIDED - RENTAL		
INDOOR AREA	OUTDOOR AREA	TOTAL AREA
1,197.1 SF	3,382.0 SF	4,579.1 SF

## MARKET BUILDING

AMENITY AREA REQUIRED - MARKET		
UNIT COUNT	AREA REQ'D (3sm / UNIT)	AREA REQ'D (SF)
110	330.00 m <sup>2</sup>	3,552.1 SF

AMENITY AREA PROVIDED - MARKET		
INDOOR AREA	OUTDOOR AREA	TOTAL AREA
708.7 SF	3,605.0 SF	4,313.7 SF

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RESIDENTIAL  
AMENITIES

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## NOTES



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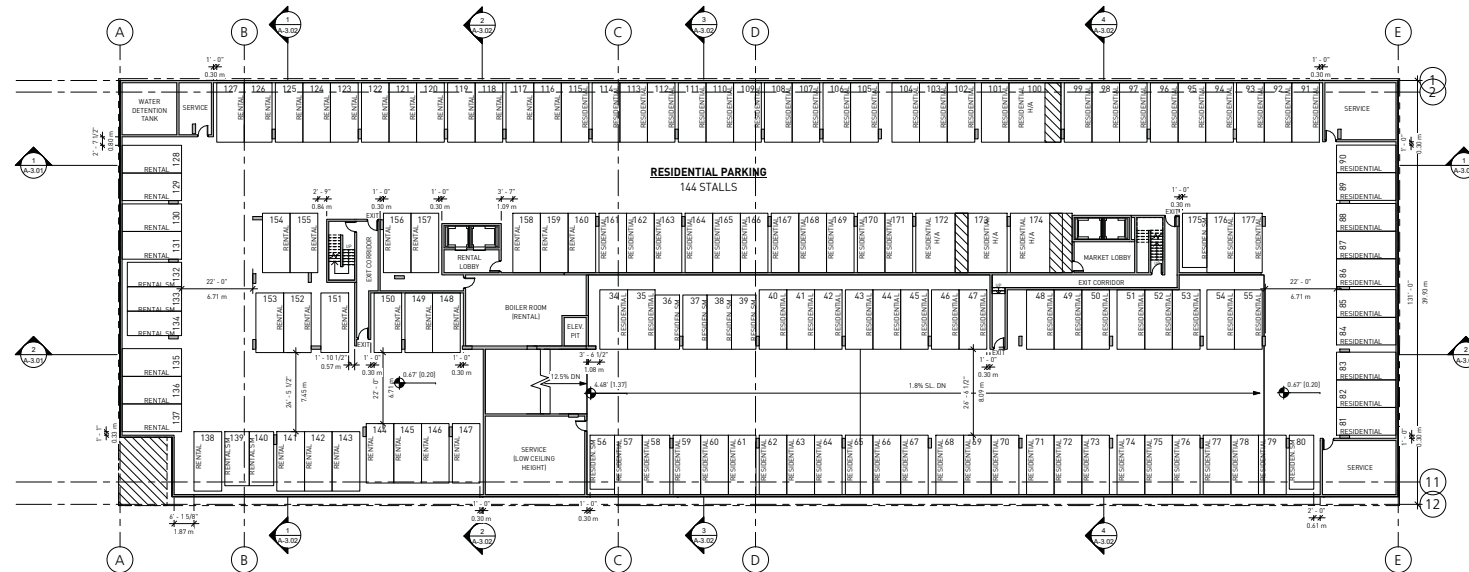
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P2

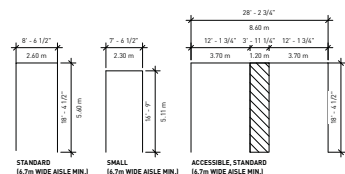
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**A-1.01**



**PARKING NOTES:**  
1. INFRASTRUCTURE FOR FUTURE INSTALLATION OF LEVEL 2 EV CHARGERS FOR ONSITE STALLS TO BE PROVIDED AS FOLLOWS:  
• 100% RESIDENTIAL STALLS  
• 20% COMMERCIAL STALLS  
• 0% VISITOR STALLS  
2. CHARGING STATION FOR ELECTRIC BIKE/SCOOTER IN RESIDENTIAL PARKING AREA TO BE PROVIDED.

PARKING PROVIDED		
LEVEL	STALL TYPE	COUNT
P2	ACCESSIBLE	4
P2	SMALL	12
P2	STANDARD	128
		144
P1	ACCESSIBLE	5
P1	SMALL	9
P1	STANDARD	94
		108
	<b>TOTAL STALLS</b>	<b>252</b>



PORT HODDY, ZONING BYLAW NO.3445

**PARKING STALLS SIZES**  
- 202 - 1 - 10"



## NOTES



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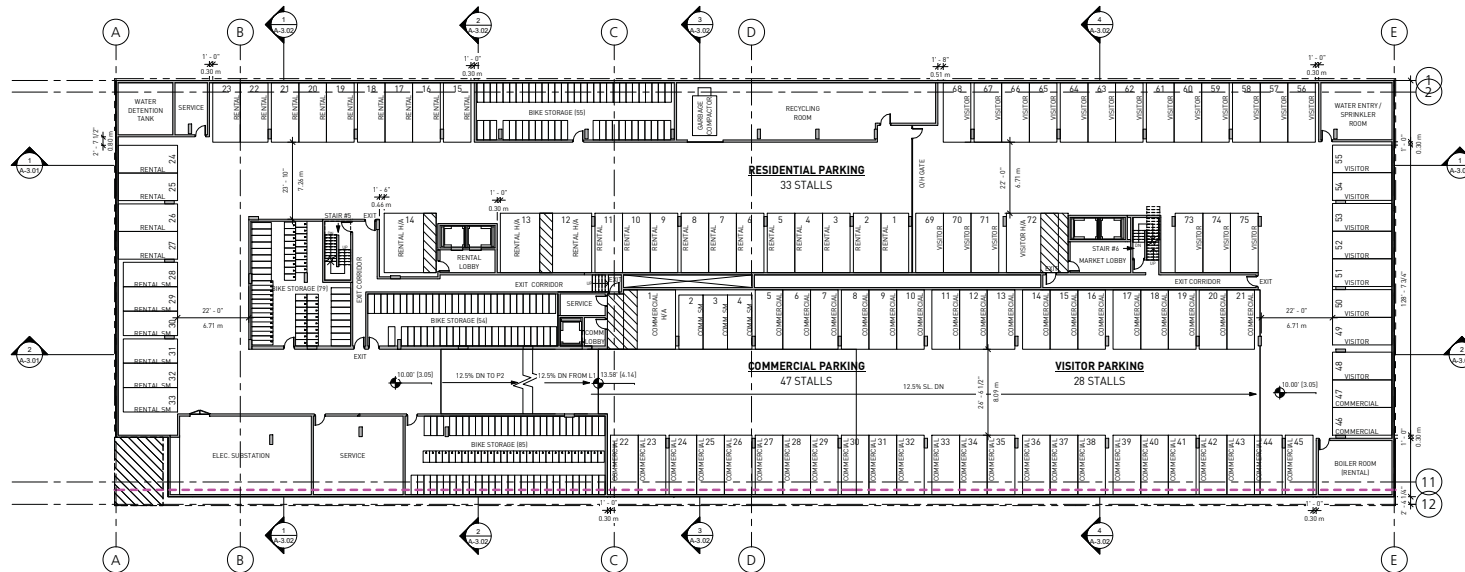
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P1

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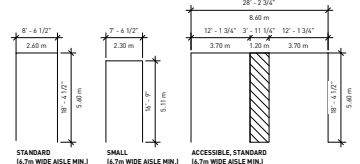
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**PARKING NOTES:**  
1. INFRASTRUCTURE FOR FUTURE INSTALLATION OF LEVEL 2 EV CHARGERS FOR ONSITE STALLS TO BE PROVIDED AS FOLLOWS:  
• 100% RESIDENTIAL STALLS  
• 20% COMMERCIAL STALLS  
• 0% VISITOR STALLS  
2. CHARGING STATION FOR ELECTRIC BIKE/SCOOTER IN RESIDENTIAL PARKING AREA TO BE PROVIDED.

BIKES PROVIDED		
LEVEL	STALL TYPE	COUNT
P1	Horizontal	184
P1	Stacked	28
P1	Vertical	61
TOTAL STALLS		273

PARKING PROVIDED		
LEVEL	STALL TYPE	COUNT
P2	ACCESSIBLE	4
P2	SMALL	12
P2	STANDARD	128
		144
P1	ACCESSIBLE	5
P1	SMALL	9
P1	STANDARD	94
		108
TOTAL STALLS		252



PORT MOODY, ZONING BYLAW NO.3445

PARKING STALLS SIZES  
1:100 - 1:10'

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L1 - FAR

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**A-1.03a**



GROSS AREA - L1	
TYPE	AREA
<b>BUILDING 1</b>	
COMMERCIAL	7,695.5 SF
COMMERCIAL CIRCULATION	707.3 SF
RESIDENTIAL CIRCULATION	1,589.9 SF
SERVICE	1,530.7 SF
WORK-LIVE UNIT	1,924.1 SF
	13,447.5 SF
<b>BUILDING 2</b>	
COMMERCIAL	12,408.8 SF
COMMERCIAL CIRCULATION	1,438.7 SF
RESIDENTIAL CIRCULATION	1,468.3 SF
WORK-LIVE UNIT	7,227.2 SF
	22,543.0 SF
<b>EXISTING</b>	
COMMERCIAL - HERITAGE	1,077.5 SF
	1,077.5 SF
<b>TOTAL</b>	<b>37,068.0 SF</b>

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**A-1.04a**



GROSS AREA - L2	
TYPE	AREA
<b>BUILDING 1</b>	
RESIDENTIAL AH UNIT	8,487.0 SF
RESIDENTIAL AMENITY	1,197.1 SF
RESIDENTIAL CIRCULATION	1,265.8 SF
SERVICE	40.1 SF
	10,990.0 SF
<b>BUILDING 2</b>	
RESIDENTIAL AMENITY	708.7 SF
RESIDENTIAL CIRCULATION	1,884.7 SF
RESIDENTIAL UNIT	13,413.2 SF
SERVICE	92.8 SF
	16,101.3 SF
<b>EXISTING</b>	
COMMERCIAL - HERITAGE	1,077.1 SF
	1,077.1 SF
<b>TOTAL</b>	<b>28,168.4 SF</b>





GROSS AREA - L3	
TYPE	AREA
<b>BUILDING 1</b>	
RESIDENTIAL CIRCULATION	1,273.4 SF
RESIDENTIAL RENTAL UNIT	9,676.6 SF
SERVICE	40.1 SF
	10,990.1 SF
<b>BUILDING 2</b>	
RESIDENTIAL CIRCULATION	1,886.7 SF
RESIDENTIAL UNIT	14,121.9 SF
SERVICE	92.8 SF
	16,101.3 SF
<b>TOTAL</b>	<b>27,091.4 SF</b>

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GROSS AREA - L4	
TYPE	AREA
BUILDING 1	
RESIDENTIAL CIRCULATION	1,273.4 SF
RESIDENTIAL RENTAL UNIT	9,676.6 SF
SERVICE	40.1 SF
	10,990.1 SF
BUILDING 2	
RESIDENTIAL CIRCULATION	1,886.7 SF
RESIDENTIAL UNIT	14,121.9 SF
SERVICE	92.8 SF
	16,101.3 SF
TOTAL	27,091.4 SF

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GROSS AREA - L5	
TYPE	AREA
BUILDING 1	
RESIDENTIAL CIRCULATION	1,166.2 SF
RESIDENTIAL RENTAL UNIT	8,153.1 SF
SERVICE	40.1 SF
	9,359.3 SF
BUILDING 2	
RESIDENTIAL CIRCULATION	1,886.7 SF
RESIDENTIAL UNIT	14,121.9 SF
SERVICE	92.8 SF
	16,101.3 SF
TOTAL	25,460.7 SF

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L6 - FAR

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**A-1.08a**



GROSS AREA - L6	
TYPE	AREA
BUILDING 1	
RESIDENTIAL CIRCULATION	1,166.2 SF
RESIDENTIAL RENTAL UNIT	8,153.1 SF
SERVICE	40.1 SF
	9,359.3 SF
BUILDING 2	
RESIDENTIAL CIRCULATION	1,886.7 SF
RESIDENTIAL UNIT	14,121.9 SF
SERVICE	92.8 SF
	16,101.3 SF
TOTAL	25,460.7 SF



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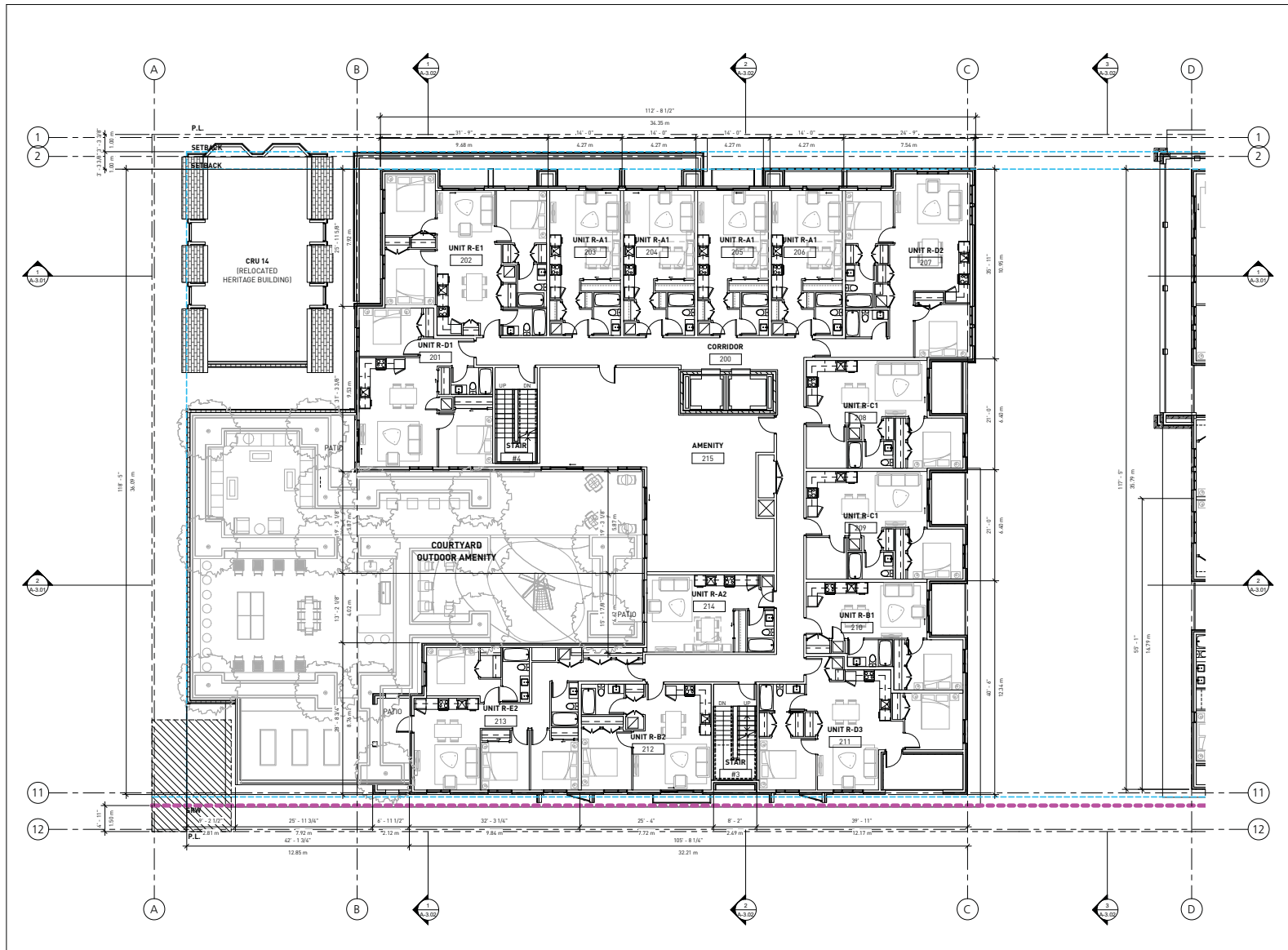
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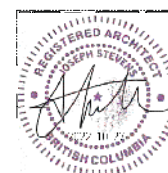
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L3 - RENTAL

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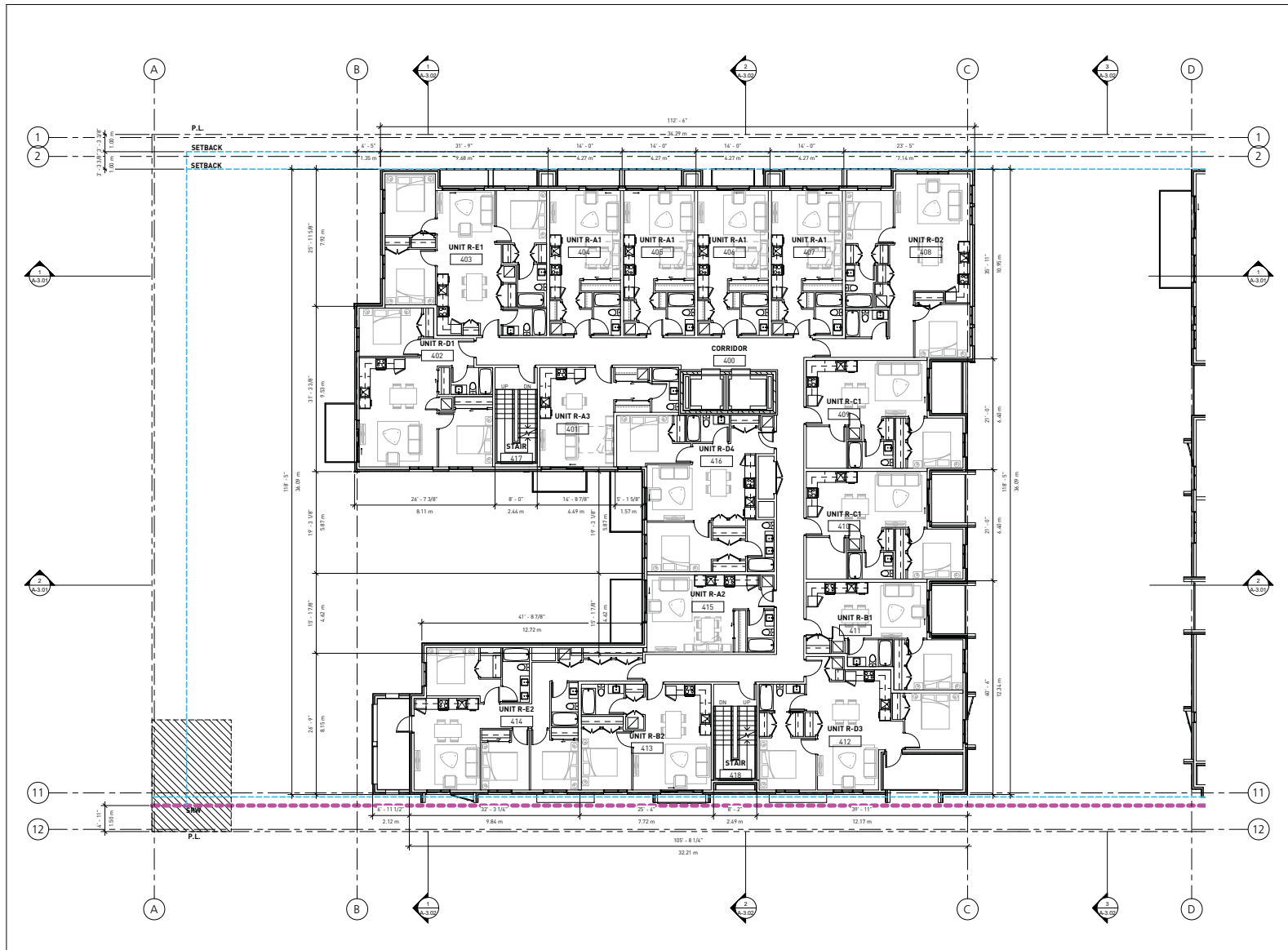
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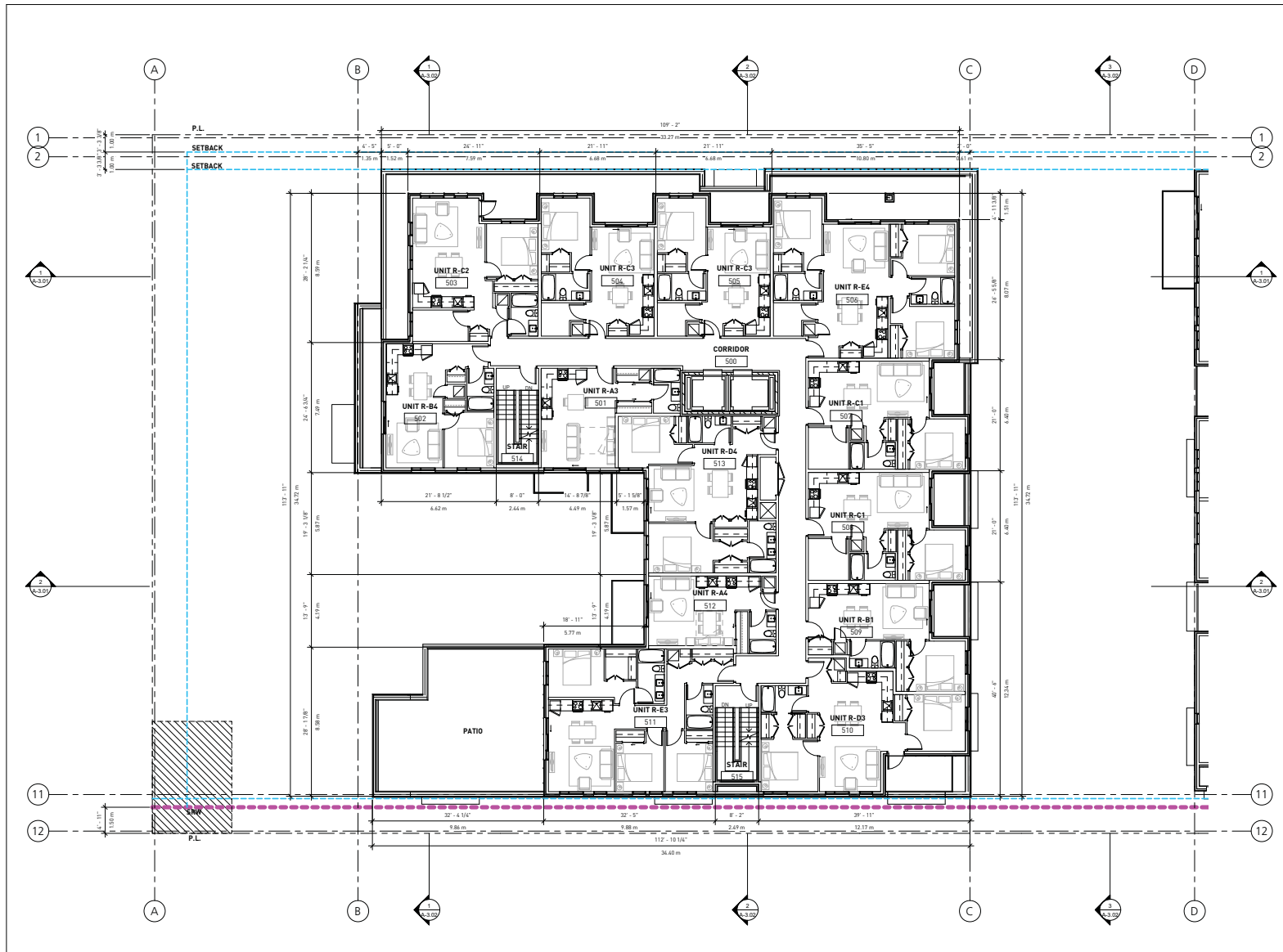
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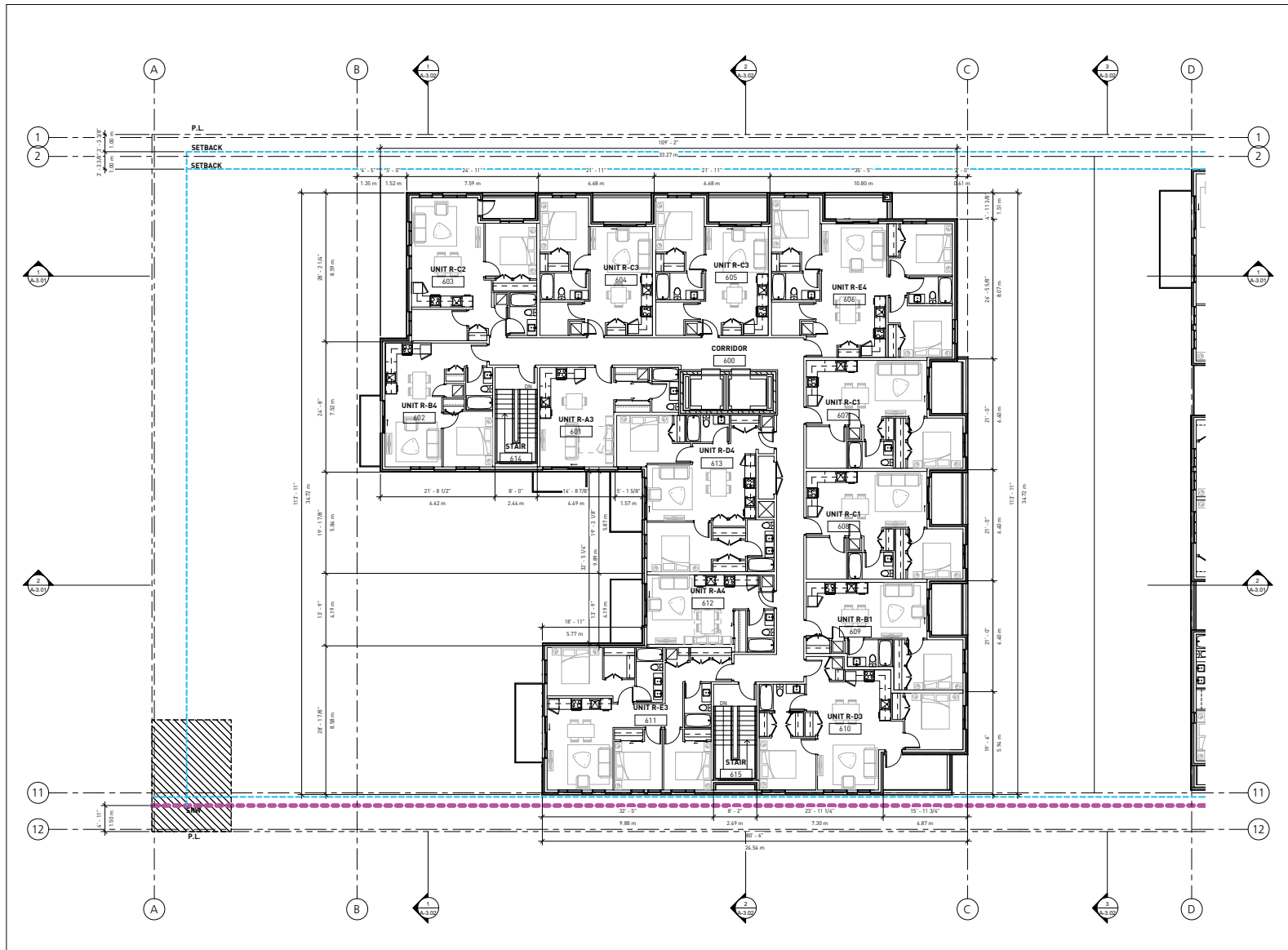
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L6 - RENTAL

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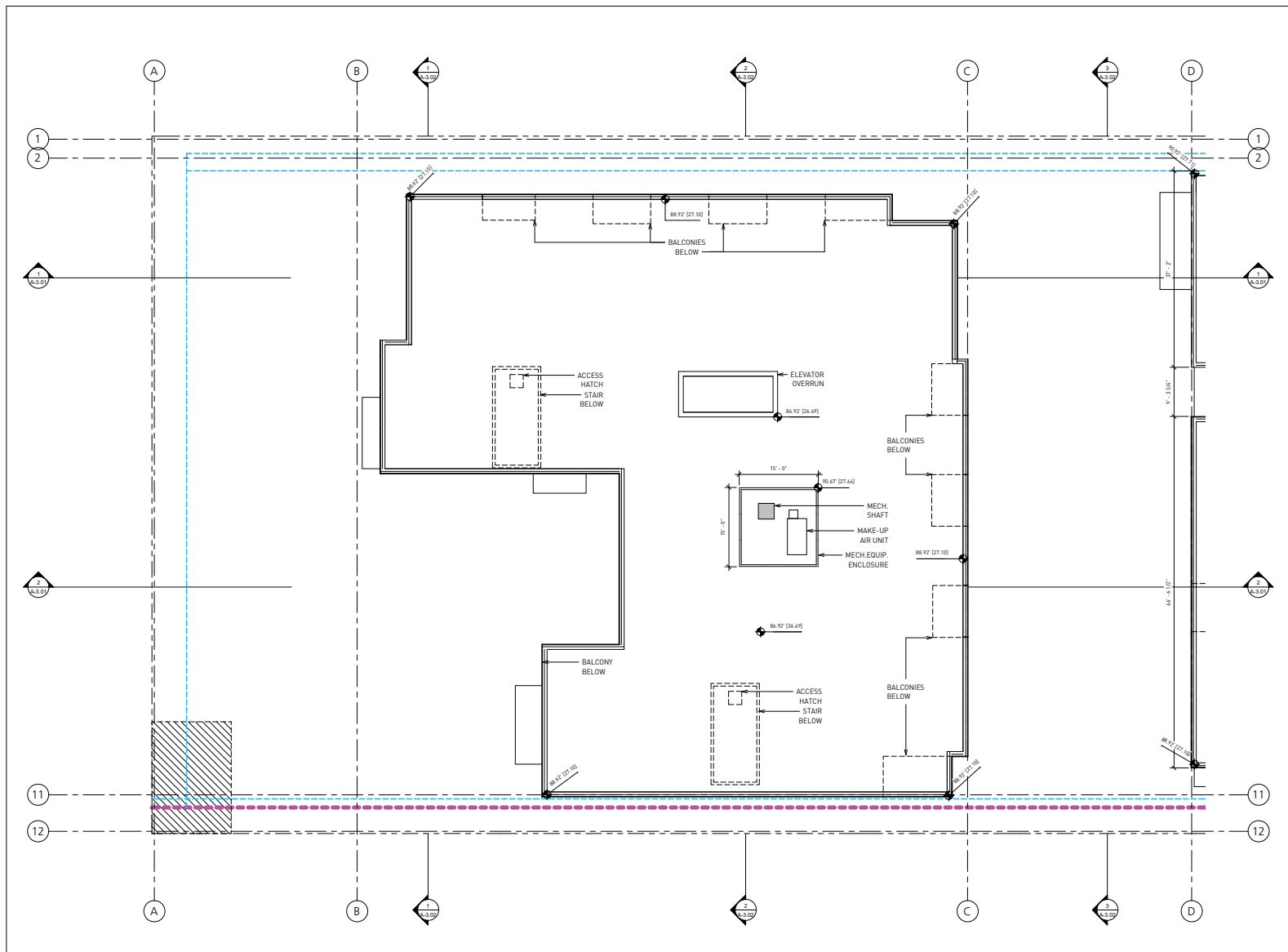
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ROOF - RENTAL

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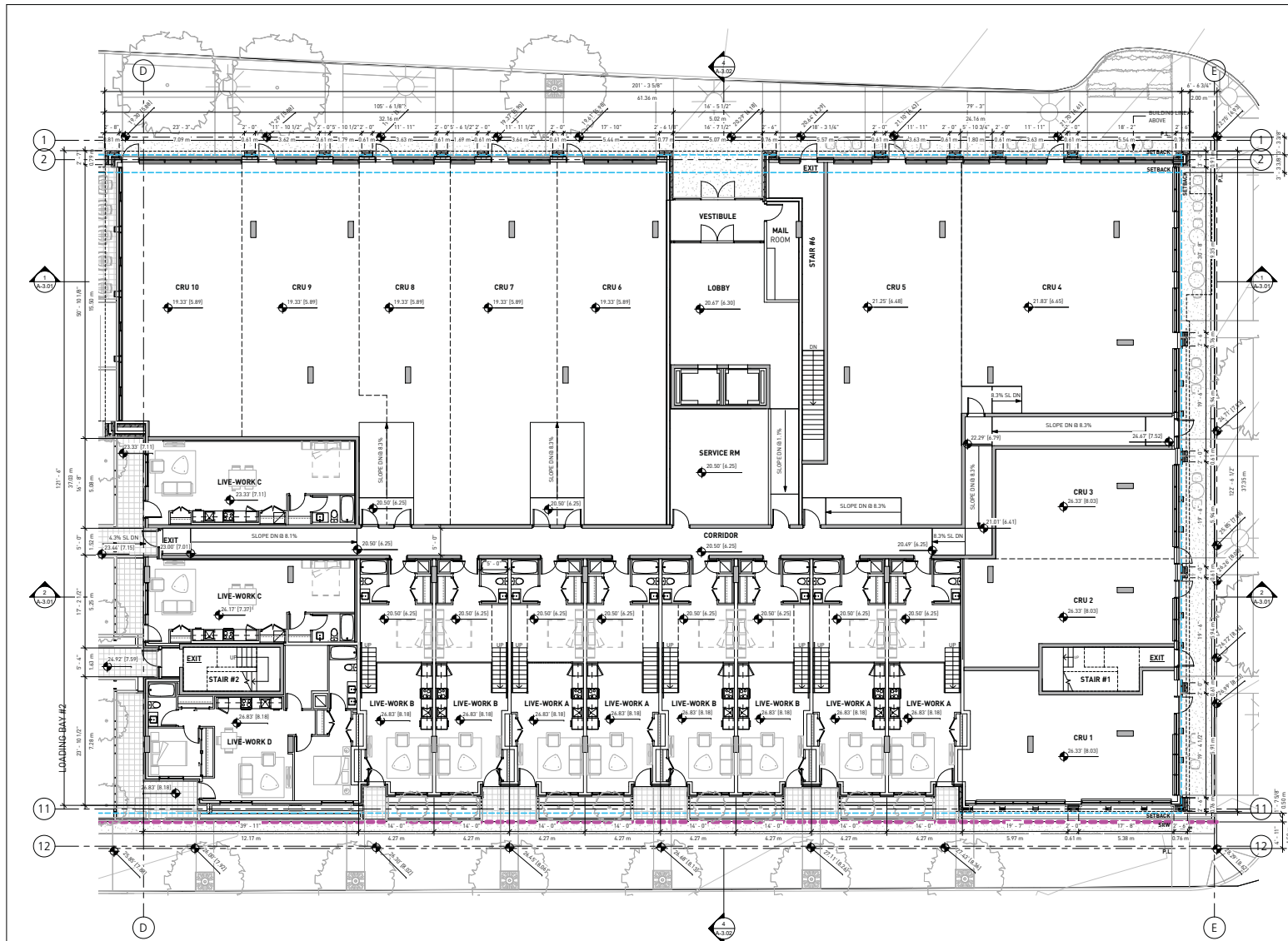
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L1 - MARKET

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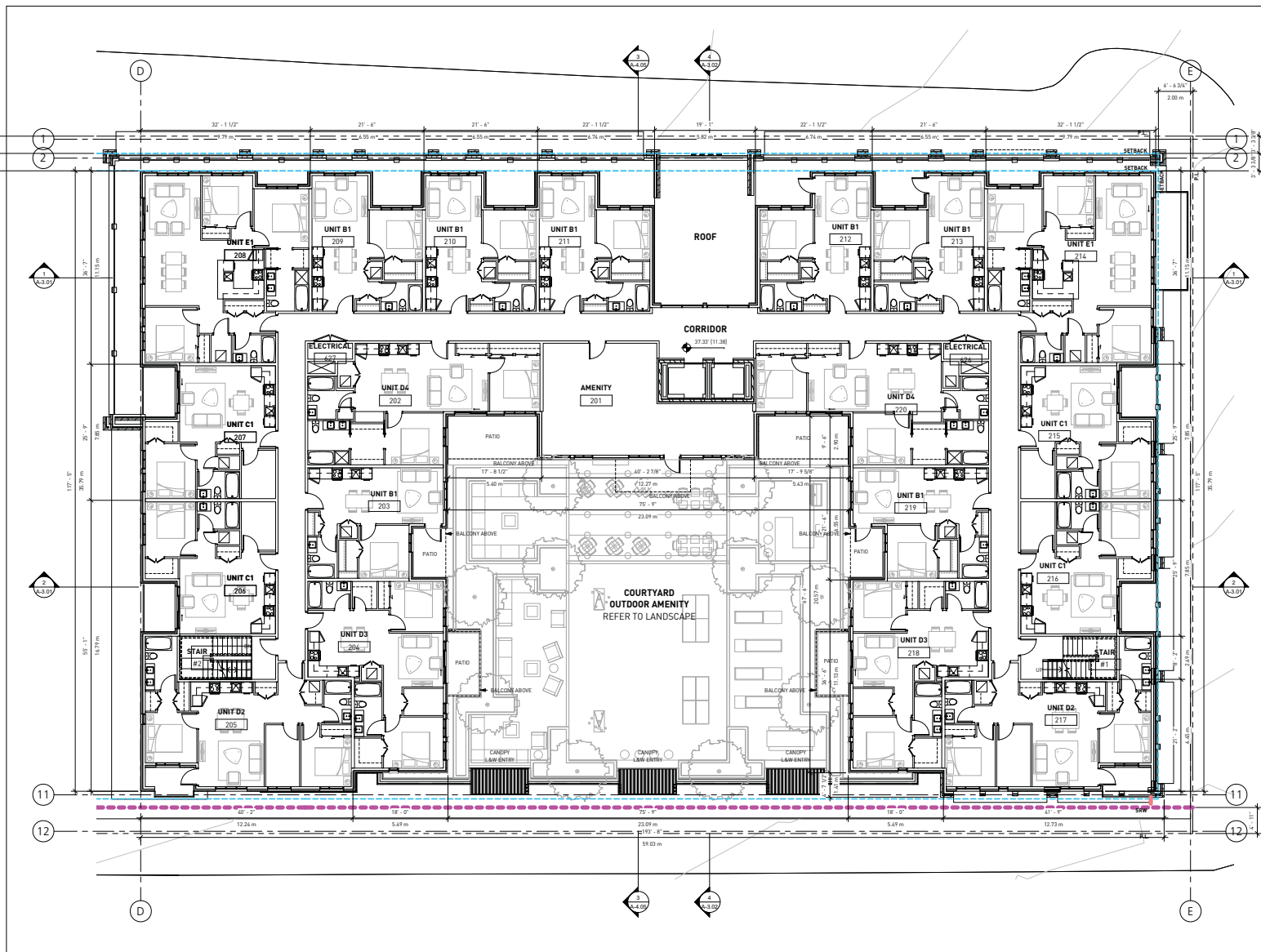
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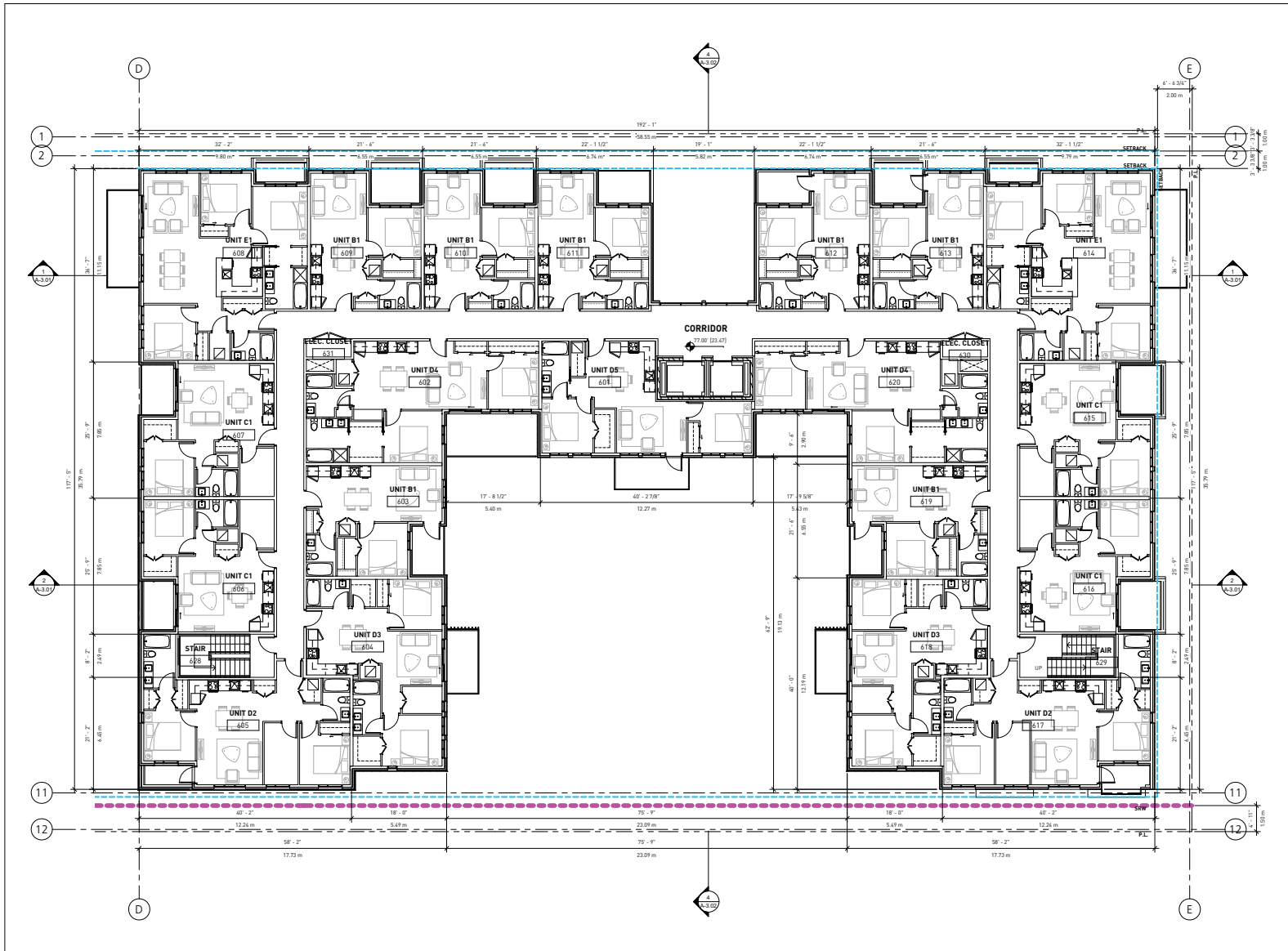
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L3-L6 - MARKET

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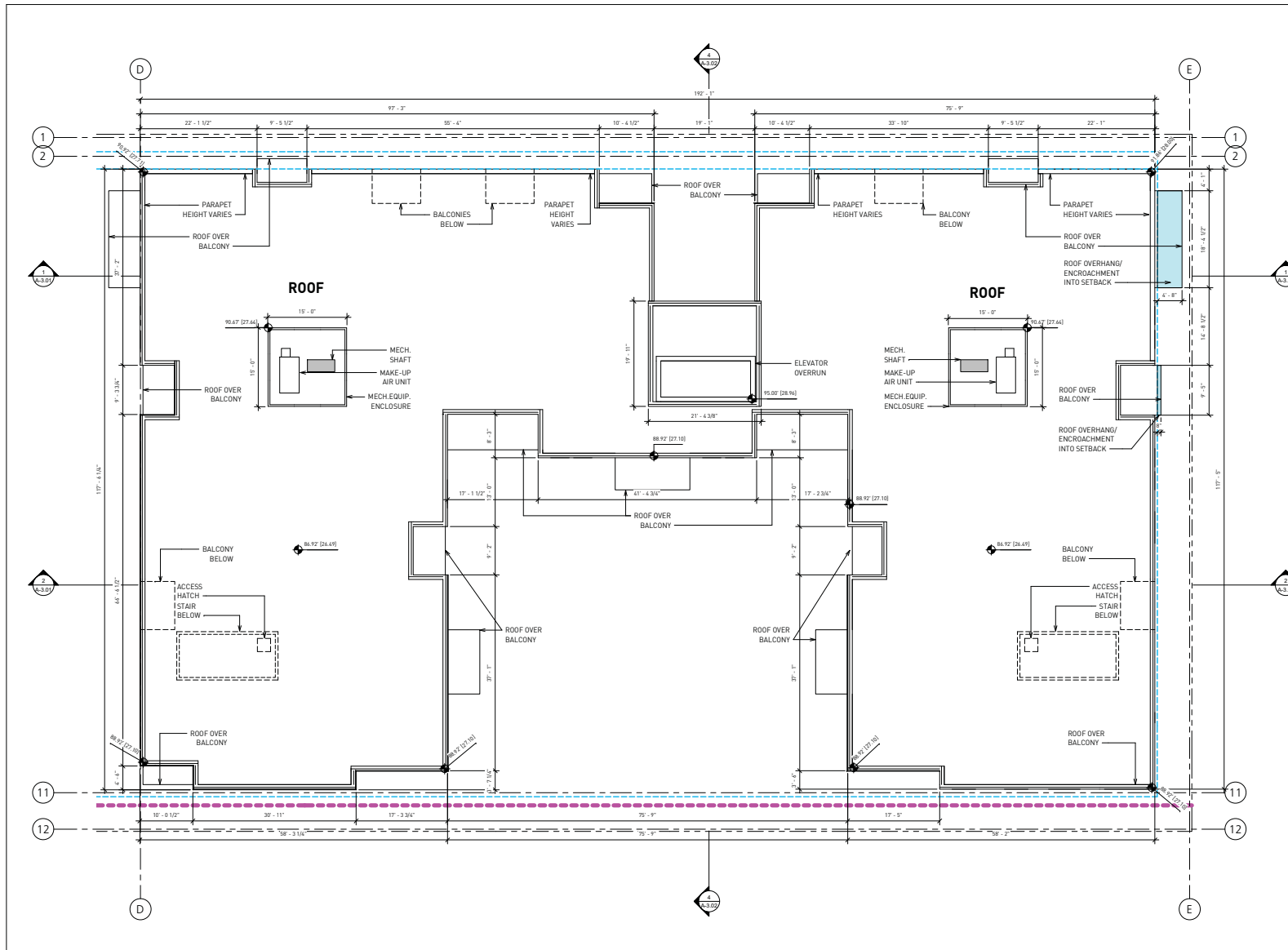
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1 NORTH ELEVATION - CLARKE STREET  
1/16" = 1'-0"



2 SOUTH ELEVATION - SPRING STREET  
1/16" = 1'-0"

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ELEVATIONS

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1 NORTH ELEVATION - RENTAL - CLARKE STREET  
1/8" = 1'-0"



2 SOUTH ELEVATION - RENTAL - SPRING STREET  
1/8" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
A1	Brick Face	Grey	-
B1a	Cementitious Panel	Arctic White	-
B1b	Cementitious Panel w/ Vertical Battens	Arctic White	-
B2	Cementitious Panel, Lap Siding	Teal	-
B3	Cementitious Panel, Lap Siding	Dark Blue	-
B4	Cementitious Panel, Lap Siding	Light Blue	-
B5	Cementitious Panel	Burnt Amber	-
B6	Cementitious Panel, Lap Siding	Yellow	-
B7	Cementitious Panel w/ Vertical Battens	Cream	-
B8	Cementitious Panel w/ Vertical Battens	Lavender	-
C1	Exposed Concrete	Grey	-
D1	Curtain Wall, Clear Glass	Clear	-
D2	Curtain Wall, Spandrel Metal	Grey	-
D3	Clear Glass, Vinyl Frame	White	-
E1	Picket Railing	White	-
F1	Canopy, Textile	Charcoal	-
F2	Canopy, Glass	White	-
H1	Metal Screen	White	-

KYLE & CLARKE

HRA / DP APPLICATION

ELEVATIONS -  
RENTAL

DATE 10/27/2022 12:03:58 PM  
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SCALE As indicated  
JOB NUMBER 20040

A-2.02



1 EAST ELEVATION - RENTAL - MEWS  
1/8" = 1'-0"



2 WEST ELEVATION - RENTAL - QUEENS  
1/8" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
A1	Brick Face	Grey	-
B1a	Cementitious Panel	Arctic White	-
B1b	Cementitious Panel w/ Vertical Battens	Arctic White	-
B2	Cementitious Panel, Lap Siding	Teal	-
B3	Cementitious Panel, Lap Siding	Dark Blue	-
B4	Cementitious Panel, Lap Siding	Light Blue	-
B5	Cementitious Panel	Burnt Amber	-
B6	Cementitious Panel, Lap Siding	Yellow	-
B7	Cementitious Panel w/ Vertical Battens	Cream	-
B8	Cementitious Panel w/ Vertical Battens	Lavender	-
C1	Exposed Concrete	Grey	-
D1	Curtain Wall, Clear Glass	Clear	-
D2	Curtain Wall, Spandrel Metal	Grey	-
D3	Clear Glass, Vinyl Frame	White	-
E1	Picket Railing	White	-
F1	Canopy, Textile	Charcoal	-
F2	Canopy, Glass	White	-
H1	Metal Screen	White	-

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385 JULIA STREET WEST  
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TEL: 604.731.1154  
FAX: 604.731.5279

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NOTES



REVISIONS

No.	Date	Description
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HRA / DP APPLICATION

ELEVATIONS -  
RENTAL

DATE 10/27/2022 12:04:08 PM  
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SCALE As indicated

JOB NUMBER 20040

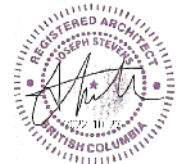
A-2.03

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**Placemaker**  
COMMUNITARIAN  
A PLACE MAKER DESIGN

NOTES



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ELEVATIONS -  
MARKET

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SCALE 1/8" = 1'-0"  
JOB NUMBER 20040

A-2.04



1 NORTH ELEVATION - MARKET - CLARKE STREET  
1/8" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
A1	Brick Face	Grey	-
B1a	Cementitious Panel	Arctic White	-
B1b	Cementitious Panel w/ Vertical Battens	Arctic White	-
B2	Cementitious Panel, Lap Siding	Teal	-
B3	Cementitious Panel, Lap Siding	Dark Blue	-
B4	Cementitious Panel, Lap Siding	Light Blue	-
B5	Cementitious Panel	Burnt Amber	-
B6	Cementitious Panel, Lap Siding	Yellow	-
B7	Cementitious Panel w/ Vertical Battens	Cream	-
B8	Cementitious Panel w/ Vertical Battens	Lavender	-
C1	Exposed Concrete	Grey	-
D1	Curtain Wall, Clear Glass	Clear	-
D2	Curtain Wall, Spandrel Metal	Grey	-
D3	Clear Glass, Vinyl Frame	White	-
E1	Picket Railing	White	-
F1	Canopy, Textile	Charcoal	-
F2	Canopy, Glass	White	-
H1	Metal Screen	White	-

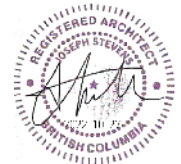


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VANCOUVER, BC CANADA V6Y 1N5 FAX: 604.721.5279

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A Place Matters

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ELEVATIONS -  
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SCALE 1/8" = 1'-0"  
JOB NUMBER 20040

**A-2.05**



1 SOUTH ELEVATION - MARKET - SPRING STREET  
1/8" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
A1	Brick Face	Grey	-
B1a	Cementitious Panel	Arctic White	-
B1b	Cementitious Panel w/ Vertical Battens	Arctic White	-
B2	Cementitious Panel, Lap Siding	Teal	-
B3	Cementitious Panel, Lap Siding	Dark Blue	-
B4	Cementitious Panel, Lap Siding	Light Blue	-
B5	Cementitious Panel	Burnt Amber	-
B6	Cementitious Panel, Lap Siding	Yellow	-
B7	Cementitious Panel w/ Vertical Battens	Cream	-
B8	Cementitious Panel w/ Vertical Battens	Lavender	-
C1	Exposed Concrete	Grey	-
D1	Curtain Wall, Clear Glass	Clear	-
D2	Curtain Wall, Spandrel Metal	Grey	-
D3	Clear Glass, Vinyl Frame	White	-
E1	Picket Railing	White	-
F1	Canopy, Textile	Charcoal	-
F2	Canopy, Glass	White	-
H1	Metal Screen	White	-

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COMMUNITY TRUST  
A Placemaker Initiative

NOTES



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HRA / DP APPLICATION

ELEVATIONS -  
MARKET

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SCALE 1/8" = 1'-0"  
JOB NUMBER 20040

A-2.06



MATERIAL LEGEND			
#	Description	Color	Notes
A1	Brick Face	Grey	-
B1a	Cementitious Panel	Arctic White	-
B1b	Cementitious Panel w/ Vertical Battens	Arctic White	-
B2	Cementitious Panel, Lap Siding	Teal	-
B3	Cementitious Panel, Lap Siding	Dark Blue	-
B4	Cementitious Panel, Lap Siding	Light Blue	-
B5	Cementitious Panel	Burnt Amber	-
B6	Cementitious Panel, Lap Siding	Yellow	-
B7	Cementitious Panel w/ Vertical Battens	Cream	-
B8	Cementitious Panel w/ Vertical Battens	Lavender	-
C1	Exposed Concrete	Grey	-
D1	Curtain Wall, Clear Glass	Clear	-
D2	Curtain Wall, Spandrel Metal	Grey	-
D3	Clear Glass, Vinyl Frame	White	-
E1	Picket Railing	White	-
F1	Canopy, Textile	Charcoal	-
F2	Canopy, Glass	White	-
H1	Metal Screen	White	-



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305-224 WEST 8TH AVENUE  
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COMMUNITIES  
A Placemaker Group

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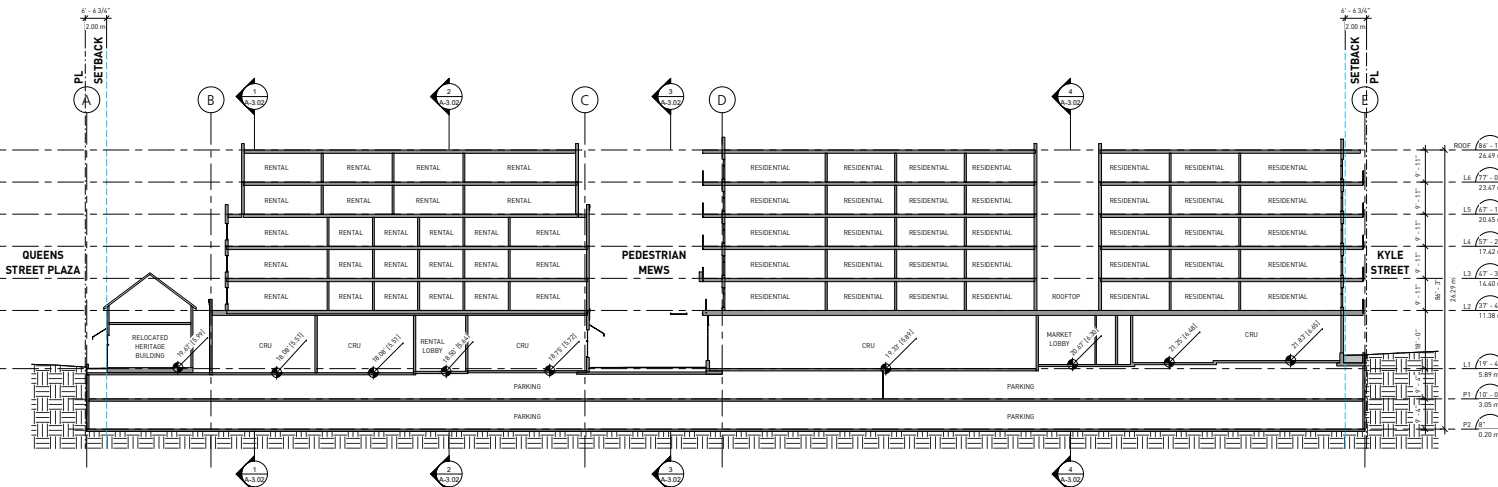
KYLE & CLARKE

HRA / DP APPLICATION

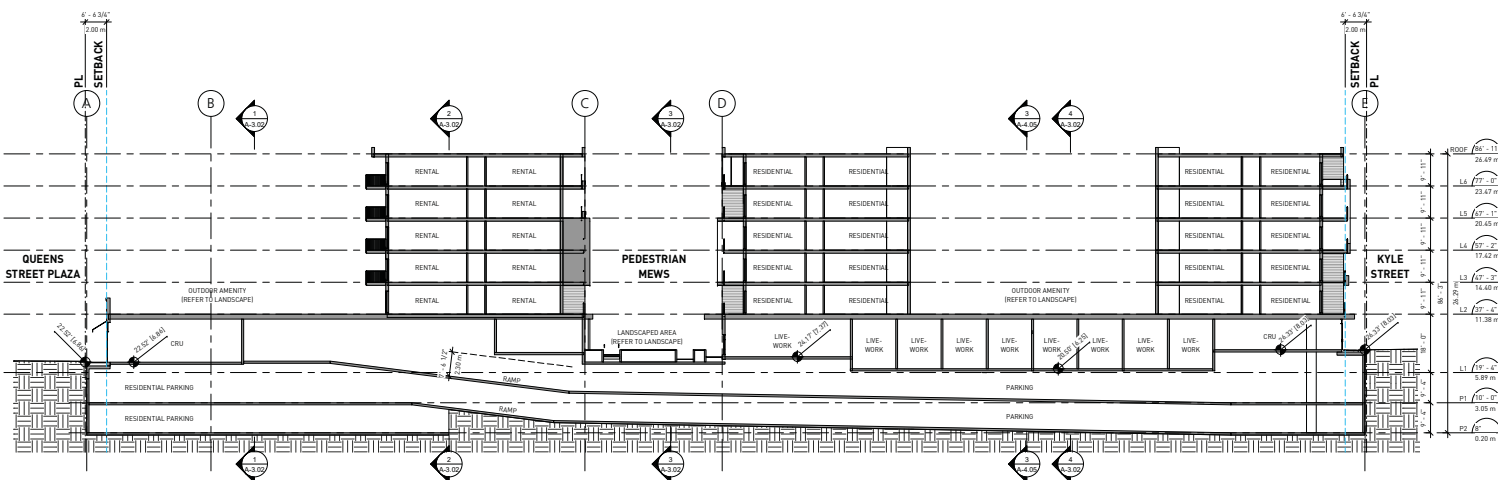
## SECTIONS

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JOB NUMBER 20040

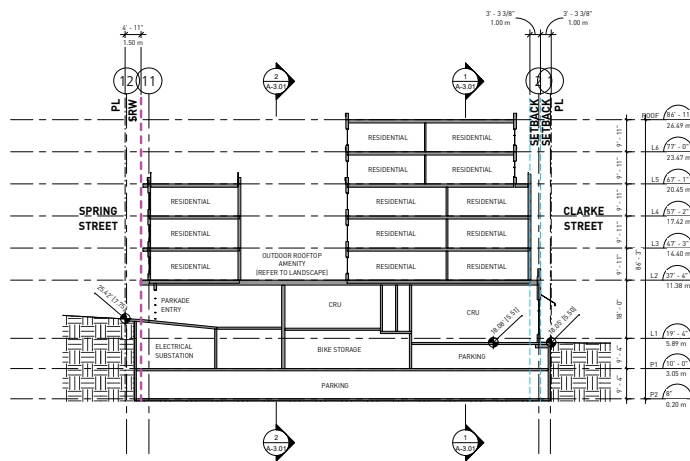
**A-3.01**



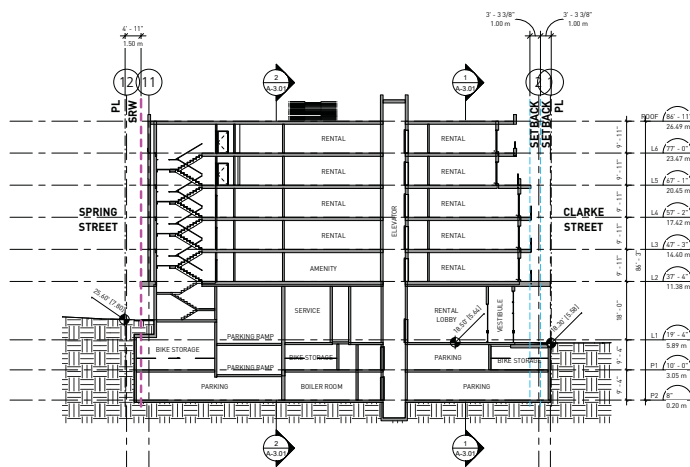
1 Section 4  
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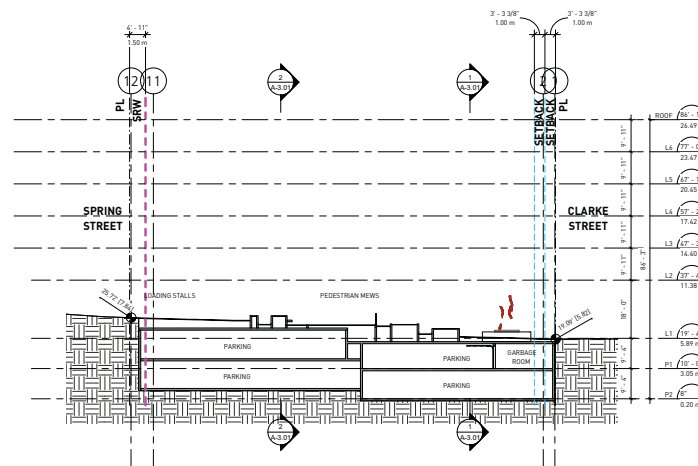
2 Section 2  
1/16" = 1'-0"



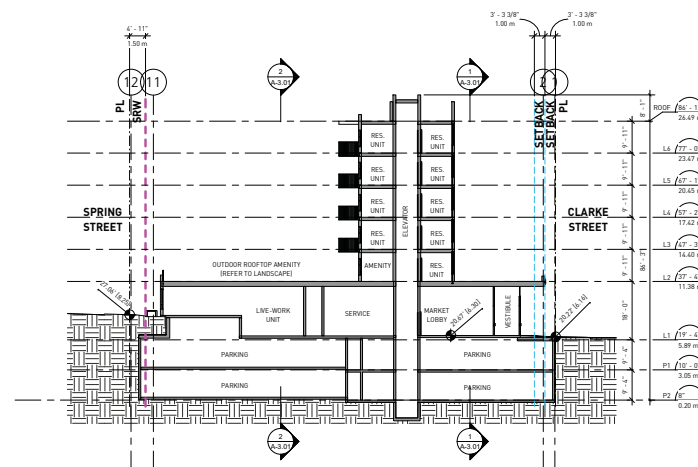
1 | PARKADE ENTRY  
1/16" = 1'-0"



2 | RENTAL LOBBY  
1/16" = 1'-0"



3 | PEDESTRIAN MEWS  
1/16" = 1'-0"



4 | MARKET LOBBY  
1/16" = 1'-0"

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Placemaker  
COMMUNITY DESIGN

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SECTIONS

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A-3.02