

2804-2806 ST GEORGE ST

DEVELOPMENT APPLICATION
REZONING FROM RS1 AND RT TO RM4

PROJECT CONTACTS

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LANDSCAPE

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DRAWING LIST

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004	BUILDING 2 FLOOR PLANS
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Project:
2804-2808 ST GEORGE

Sheet:
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Description:
COVER PAGE

Scale:
1:48

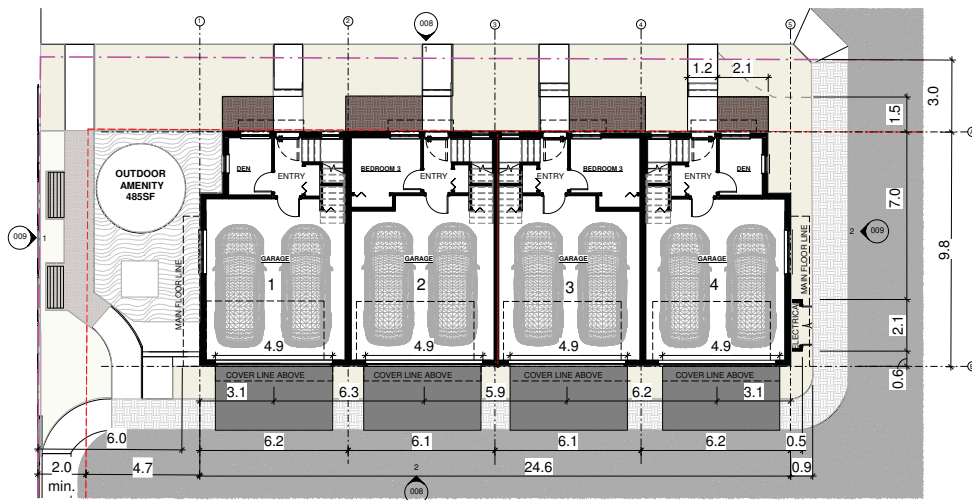
Date: 03/07/22
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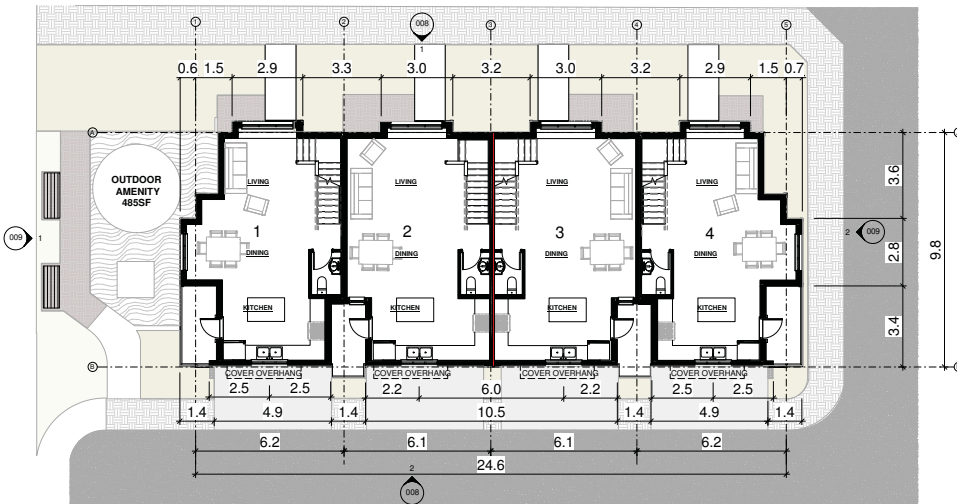
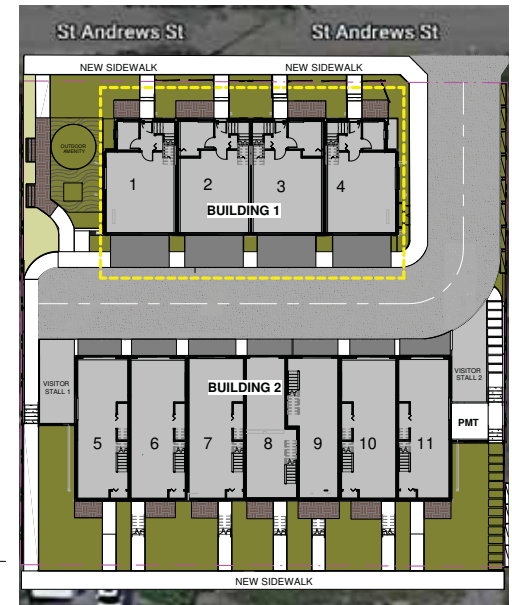
PROJECT STATISTICS

REZONING TO RM-4				
KEY PARAMETERS	REQUIRED	PROPOSED	COMMENTS	VARIANCE
LOT AREA	1600 (17222)	1618.7 (17,424)		NO
LOT WIDTH	40 m	40.2 m (132')		NO
LOT COVERAGE	40%	40%		
BUILDING 1		235.6 (2536)		NO
BUILDING 2		411.6 (4431)		
TOTAL	647 (6969)	647 (6967)		
BUILDING HEIGHT	10.5m (3 storey)	9.9m (3 storey)		NO
SETBACKS				
FRONT	4m min.-6m max.	4m (131')		NO
REAR	3m	3m (9'10")		
INTERIOR SIDE	2m	4.4m-9m		
FAR	1.0	1618.7 (17,424)	1368 (14,726) 0.85	NO
BUILDING 1 AREA	# OF UNITS	50 M ² /SQ FT		
UNIT C1	2	364 (3918)	76 (819) garages	N/A
UNIT C2	2	268 (2885)	76 (819) garages	
TOTAL GFA	4 UNITS	632 (6803)	152 (1636) garages	
BUILDING 2 AREA				
UNIT A	1	148 (1597)	42 (459)	N/A
UNIT B1	3	537 (5787)	144 (1557)	
UNIT B2	2	366 (3939)	88 (948)	
UNIT B3	1	153 (1649)	42 (459)	
TOTAL GFA	7 UNITS	1204 (12960)	316 (3401) garages	
TOTAL	11 UNITS	1836 (19763)	468 (5037) garages	
UNITS AREA	GROSS AREA	GARAGE	NET AREA	
A (2 BED +DEN)	148 (1597)	42 (459)	106 (1141)	N/A
B (3 BED)				
B1	179 (1929)	48 (519)	131 (1410)	
B2	183 (1967)	44 (474)	139 (1497)	
B3	154 (1649)	42 (459)	112 (1206)	
C (4 BED)				
C1	182 (1956)	38 (411)	144 (1550)	
C2	173 (1859)	38 (411)	135 (1453)	
PARKING	2 BED 1.5 per unit	3 BED 2 per unit	4 BED 2 per unit	REQ. PROP.
BUILDING 1	2	2	2	8 8
BUILDING 2	1	6		13.5 14
TOTAL	1	8	2	21 22
VISITOR (0.2 per unit)				2.2 2
TANDEM (40% max.)	1	8	TOTAL 7 TANDEM	63.6% YES
OUTDOOR AMENITY	REQUIRED	PROPOSED		
5 sq m/per unit	55 (592)	45 (485) + 33.3 (358) COM. GARDEN		NO
TOTAL		78.3 (842.8)		

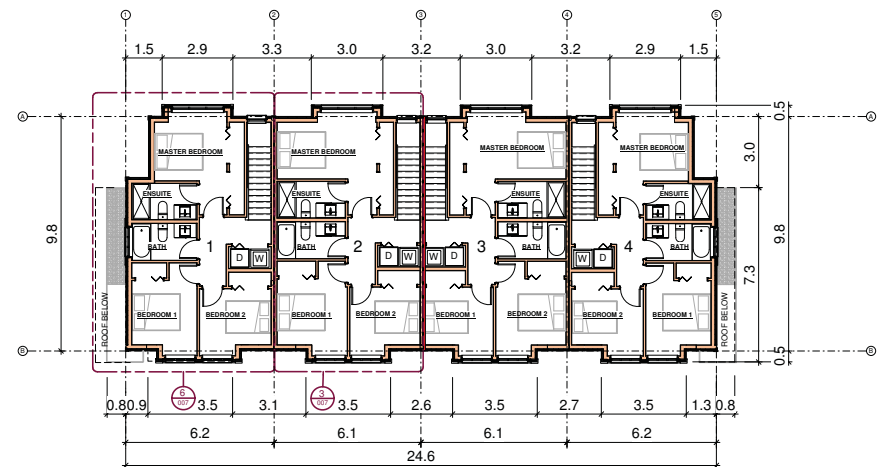


2 BUILDING 1 FIRST FLOOR - PROPOSED
1 : 96 TOTAL FLOOR AREA 2522

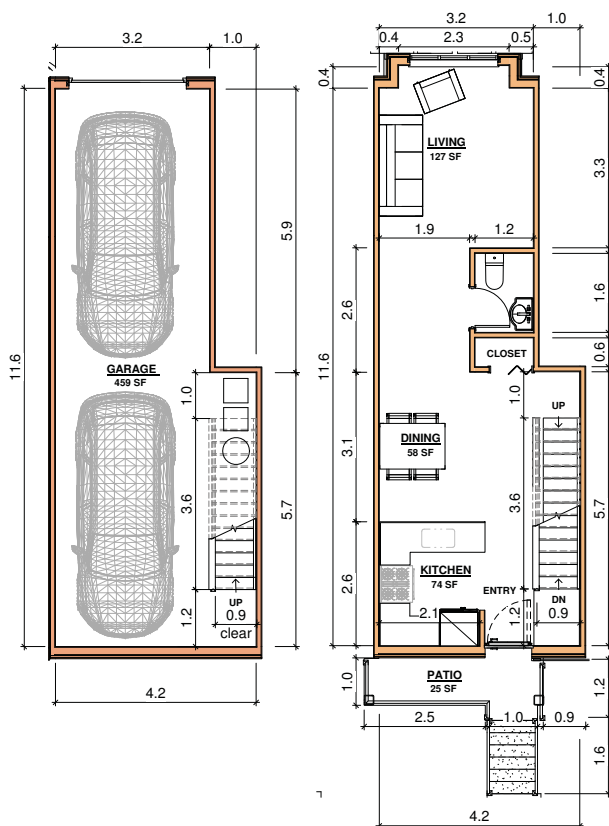
1 KEY PLAN 1
1 : 192



3 BUILDING 1 SECOND FLOOR - PROPOSED
1 : 96 TOTAL FLOOR AREA 2511



4 BUILDING 1 THIRD FLOOR - PROPOSED
1 : 96 TOTAL FLOOR AREA 2560



2 TANDEM UNIT A 1ST FLOOR
1:48

4 TANDEM UNIT A 2ND FLOOR
1:48

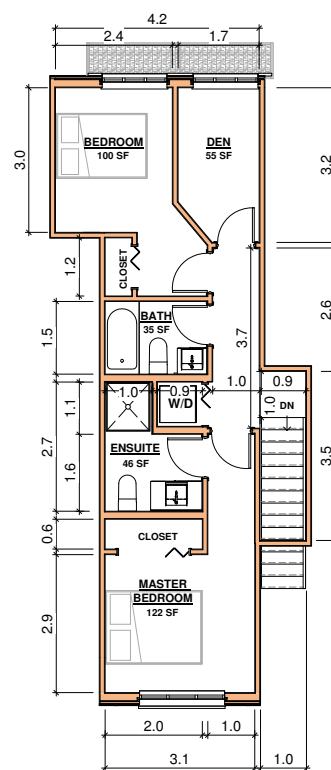
UNIT A

2 BEDROOM UNIT + DEN 2.5 BATH

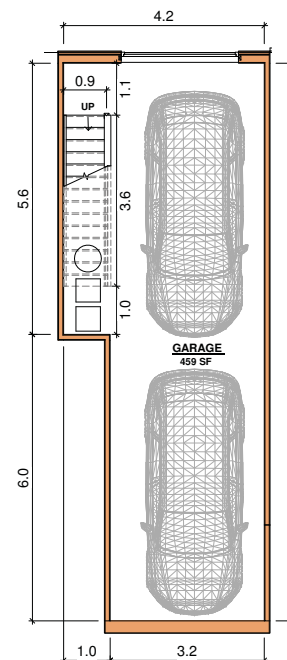
1ST FLOOR 512 SF
2ND FLOOR 526 SF
3RD FLOOR 559 SF

TOTAL FLOOR AREA: 1597 SF
(- 459 SF GARAGE)

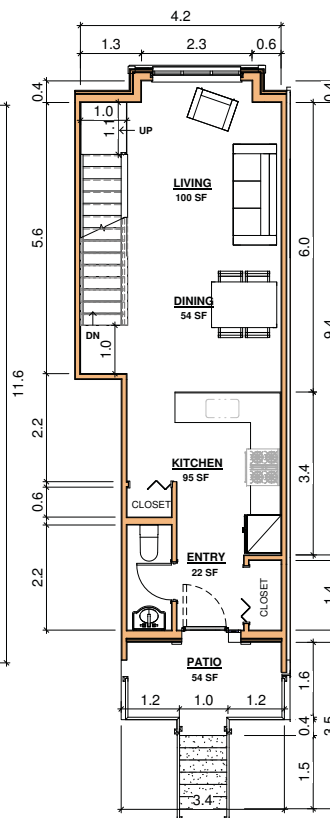
GFA (after exclusions) 1138 SF



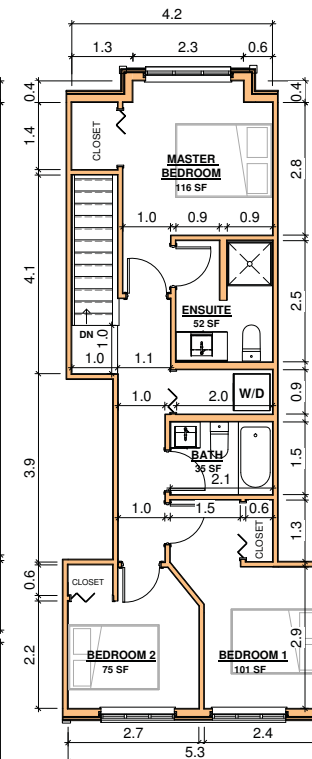
7 TANDEM UNIT A 3RD FLOOR
1:48



1 TANDEM UNIT B3 1ST FLOOR
1:48



3 TANDEM UNIT B3 2ND FLOOR
1:48



5 TANDEM UNIT B3 3RD FLOOR
1:48

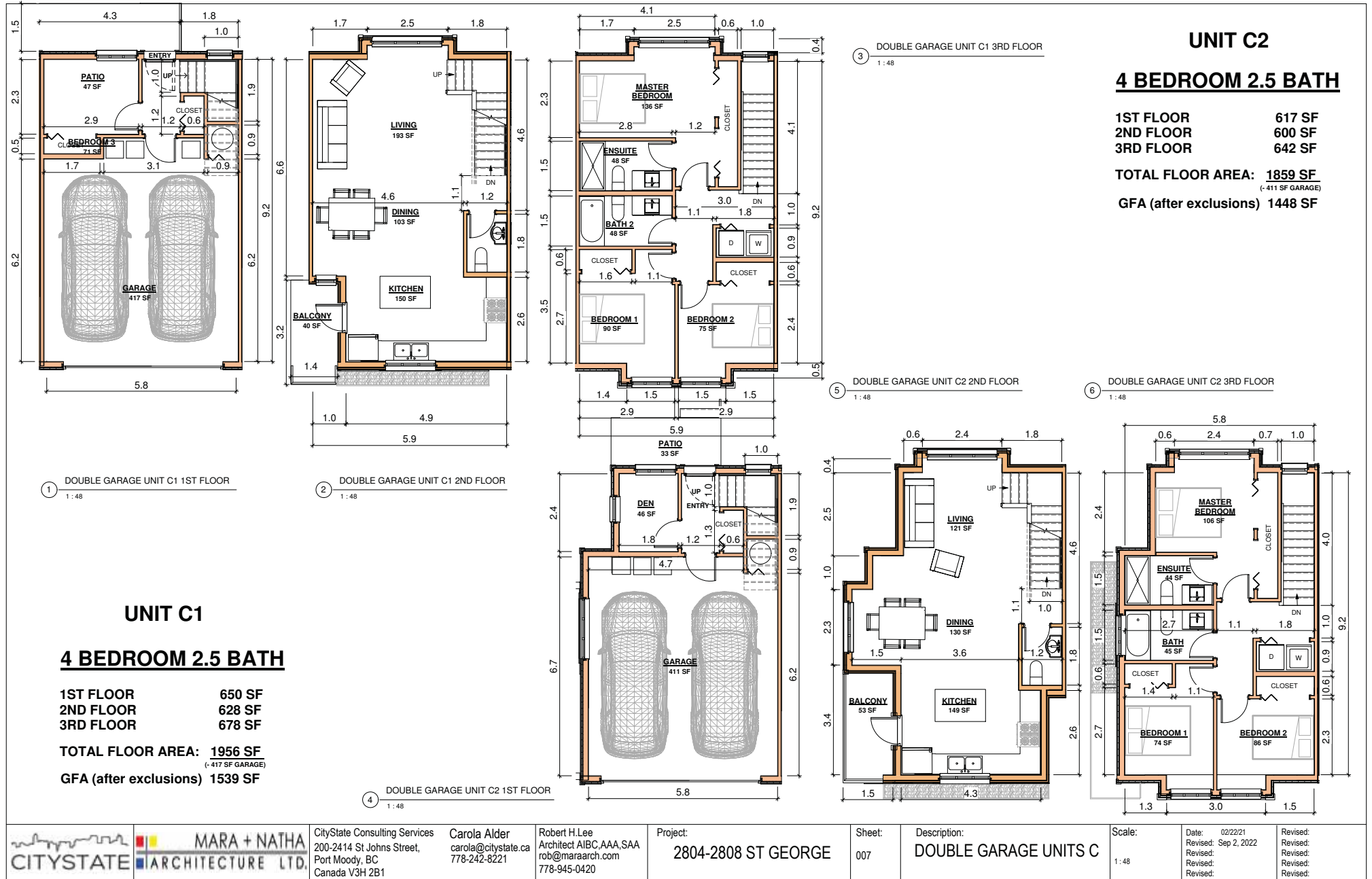
UNIT B3

3 BEDROOM UNIT 2.5 BATH

1ST FLOOR 512 SF
2ND FLOOR 500 SF
3RD FLOOR 637 SF

TOTAL FLOOR AREA: 1649 SF
(- 459 SF GARAGE)

GFA (after exclusions) 1190 SF







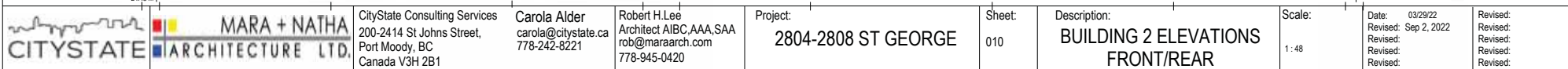
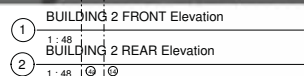
① BUILDING 1 WEST Elevation
1 : 48



② BUILDING 1 EAST Elevation
1 : 48

SPATIAL SEPARATION CALCULATIONS				
	WEST SIDE	EAST SIDE	NORTH SIDE	SOUTH SIDE
LIMITING DISTANCE	5.4	8.2	CENTRE OF ST ANDREWS 8M	4.5
EXPOSED WALL AREA	78 SQ M	78 SQ M	227 SQ M	227 SQ M
MAX. %	26 %	62 %	28 %	15 %
PERMITTED UNPROTECTED OPENINGS AREA	20.3 SQ M	48.4 SQ M	63.56 SQ M	34 SQ M
PROPOSED UNPROTECTED OPENINGS AREA	4.5 SQ M	4.5 SQ M	31.7 SQ M	18.1 SQ M
%	5.8 %	5.8 %	14 %	8 %

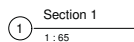
EXTERIOR MATERIALS & FINISHES SCHEDULE		
TAG	MATERIAL	COLOUR
①	8" HORIZONTAL HARDIE BOARD	DARK GREY
②	8" HORIZONTAL HARDIE BOARD	LIGHT GREY
③	HARDIE BOARD PANEL	WHITE
④	HARDIE SHINGLES	LIGHT GREY
⑤	10" FACIA BOARD	WHITE
⑥	ASPHALT SHINGLES	DARK GREY





SPATIAL SEPARATION CALCULATIONS				
LIMITING DISTANCE	WEST SIDE	EAST SIDE	NORTH SIDE	SOUTH SIDE
4	4	3.9	4.5	CENTRE OF ST GEORGE 15M
EXPOSED WALL AREA	101.2 SQ M	101.2 SQ M	272 SQ M	277.8 SQ M
MAX.%	15 %	11 %	15 %	72 %
PERMITTED UNPROTECTED OPENINGS AREA	14.8 SQ M	11 SQ M	40.8 SQ M	200 SQ M
PROPOSED UNPROTECTED OPENINGS AREA	7.4 SQ M	7.4 SQ M	36.45 SQ M	38.2 SQ M
%	7.3%	7.3%	13.4%	13.7%

EXTERIOR MATERIALS & FINISHES SCHEDULE		
TAG	MATERIAL	COLOUR
①	8" HORIZONTAL HARDIE BOARD	DARK GREY
②	8" HORIZONTAL HARDIE BOARD	LIGHT GREY
③	HARDIE BOARD PANEL	WHITE
④	HARDIE SHINGLES	LIGHT GREY
⑤	10" FACIA BOARD	WHITE
⑥	ASPHALT SHINGLES	DARK GREY



EAST VIEW



WEST VIEW



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2804-2808 ST GEORGE

Sheet:
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Description:
RENDERS EAST/WEST
VIEWS

Scale:

Date: 04/14/22
Revised: Sep 2, 2022
Revised:
Revised:

Revised:
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014

Description:
RENDERS SITE VIEWS

Scale:

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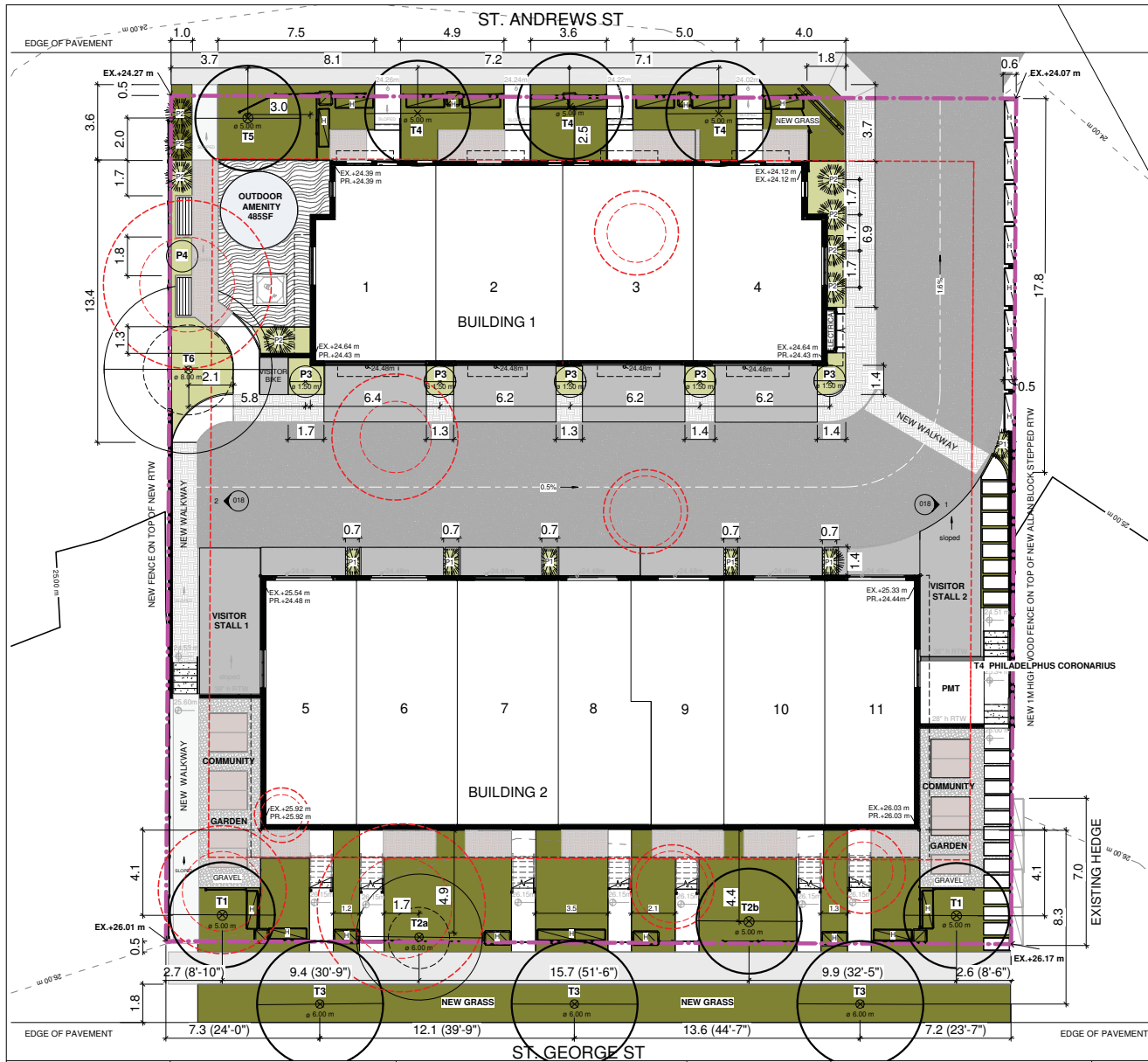
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Description:
RENDERS ST ANDREWS
VIEW

Scale:

Date: 04/14/22
Revised: Sep 2, 2022
Revised:
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Revised:



TREES AND PLANTS LEGEND					
TAG	BOTANICAL / COMMON NAME	TYPE	SIZE	PHASE	QTY
T1	ACER CIRCINATUM / VINE MAPLE	DEC	HEIGHT 10'-15' WIDTH 15'-20'	PROPOSED	2"
T2a	FLOOVERING DOGWOOD	DEC	HEIGHT 10'-20' WIDTH 15'-20'	EXISTING #184	1
T2b	FLOOVERING DOGWOOD	DEC	HEIGHT 10'-20' WIDTH 15'-20'	PROPOSED	1
T3	PINUS CONTORTA / SHORE PINE	EVER	HEIGHT 50' WIDTH 15'-20'	PROPOSED	3"
T4	ACER MICRANTHUM / MAPLE	DEC	HEIGHT 10'-20' WIDTH 10'-15'	PROPOSED	3"
T5	CORNUS NUTTALLII / PACIFIC DOGWOOD	DEC	HEIGHT 15'-25' WIDTH 20'-25'	PROPOSED	1"
T6	JAPANESE MAPLE	DEC	HEIGHT 10'-20' WIDTH 10'-20'	EXISTING #187	1
P1	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	EVER	HEIGHT 6' WIDTH 4'	PROPOSED	6"
P2	SPIRAEA DOUGLASII / HARDHACK	DEC	HEIGHT 6' WIDTH 4'	PROPOSED	7"
P3	ROSA NUTKANA / NOOTKA ROSE	DEC	HEIGHT 5'-9' WIDTH 3'-4'	PROPOSED	5"
P4	HOLODISCUS DISCOLOR / OCEANSPRAY	DEC	HEIGHT 4'-7' WIDTH 4'-5'	PROPOSED	5"
H	HEDGE	EVER	HEIGHT 48" WIDTH 14"	PROPOSED	

* INDICATES PLANTS FROM PORT MOODY PREFERRED PLANT LIST
 ** INDICATES PLANTS FROM LOWER MAINLAND AND FRASER VALEY NATIVE PLANT LIST

EXISTING TREES TO BE REMOVED, REFER TO ARBORIST REPORT

EXISTING TREES TO REMAIN AND BE PROTECTED, REFER TO ARBORIST REPORT

NEW REPLACEMENT TREES

NEW GRASS AREA

NEW PLANTER AREA

NEW HEDGE

EXISTING HEDGE TO REMAIN

T1 ACER CIRCINATUM

T2 FLOOVERING DOGWOOD

T3 PINUS CONTORTA

T4 ACER MICRANTHUM

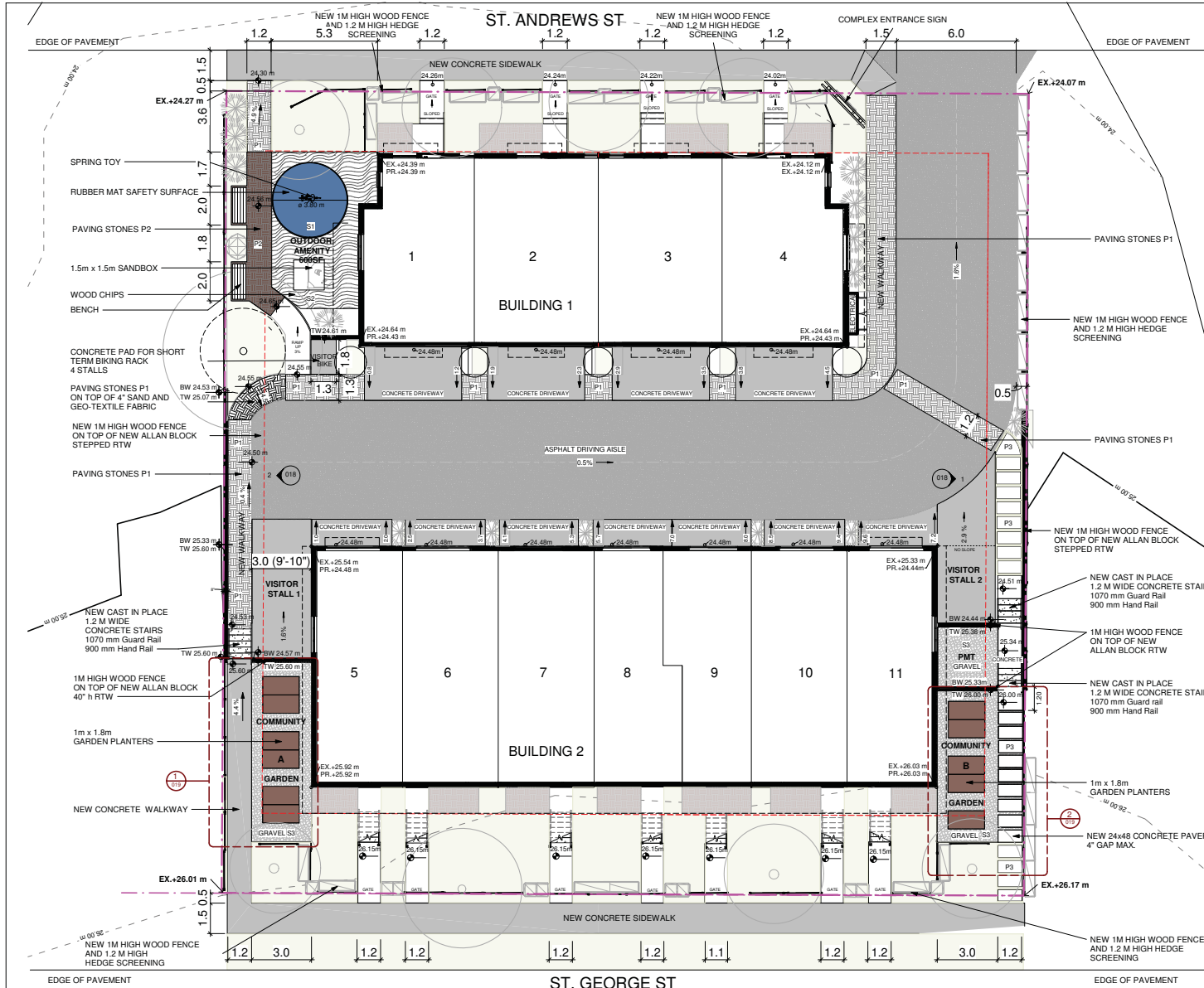
T5 CORNUS NUTTALLII

T6 JAPANESE MAPLE

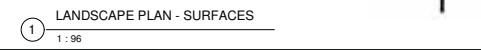
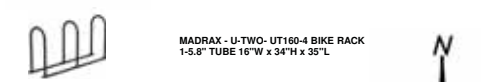
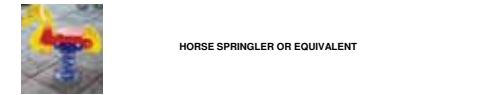
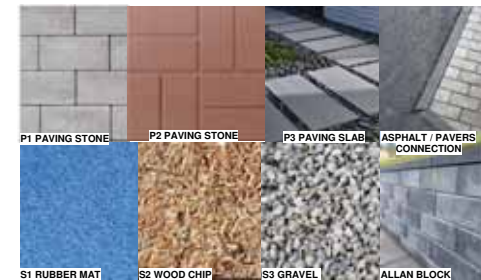
P1 VACCINIUM OVATUM P2 SPIRAEA DOUGLASII P3 ROSA NUTKANA P4 ROSA NUTKANA

HEDGE

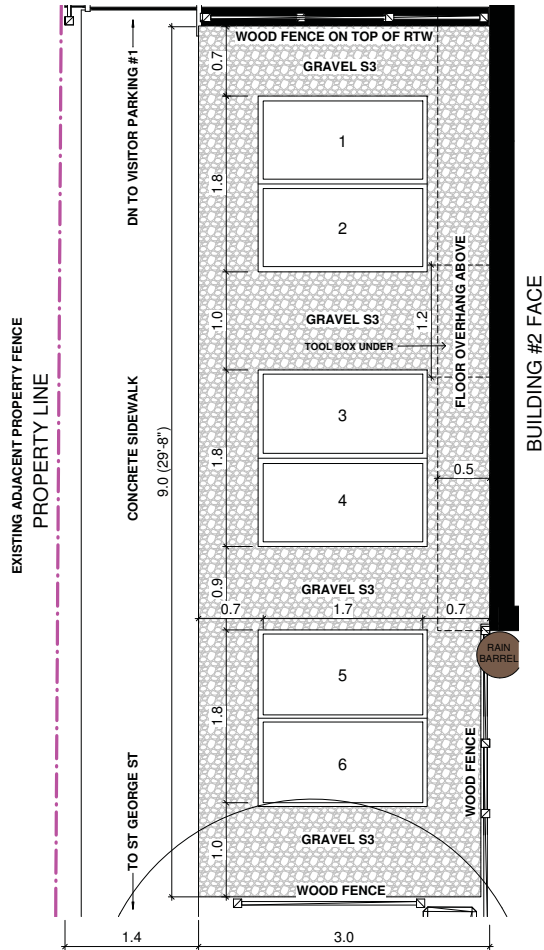
1 LANDSCAPE PLAN - VEGETATION
1:96



MATERIALS LEGEND				
TAG	DRAFT SYMBOL	DESCRIPTION	COLOUR	PATTERN / SIZE
P1		CONCRETE UNIT PAVER	NATURAL GREY	RUNNING BOND
P2		CONCRETE UNIT PAVER	RED BRICKFACE	BASKET WEAVE
P3		CONCRETE SLAB PAVER	NATURAL GREY	24"x48"
S1		RUBBER MAT SAFETY SURFACE	BLUE	
S2		CERTIFIED PLAYGROUND CHIPS	NATURAL	
S3		CRUSHED GRAVEL	CLEAR	3/4"

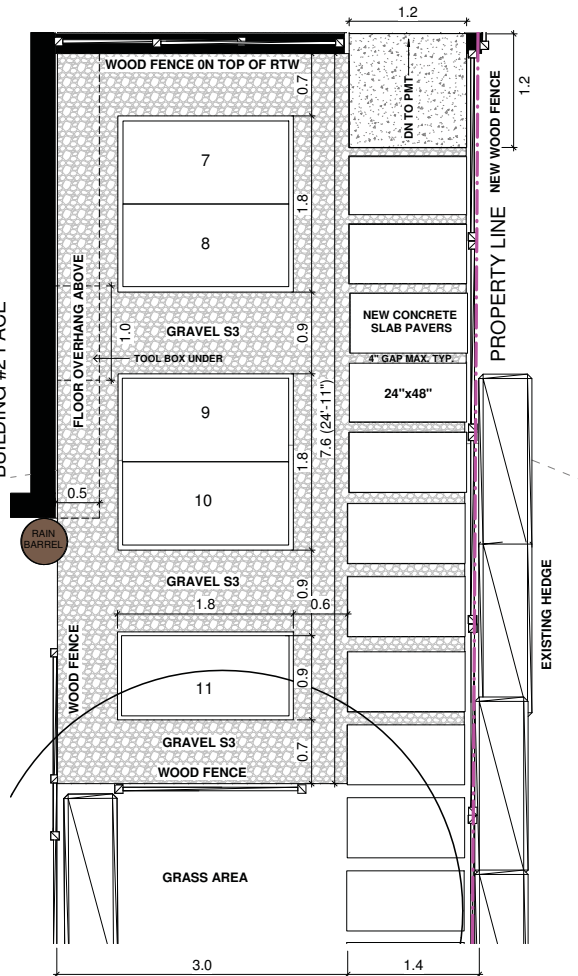


COMMUNITY GARDEN A



1 LANDSCAPE PLAN - COMMUNITY GARDEN A
1:24

COMMUNITY GARDEN B



2 LANDSCAPE PLAN - COMMUNITY GARDEN B
1:24



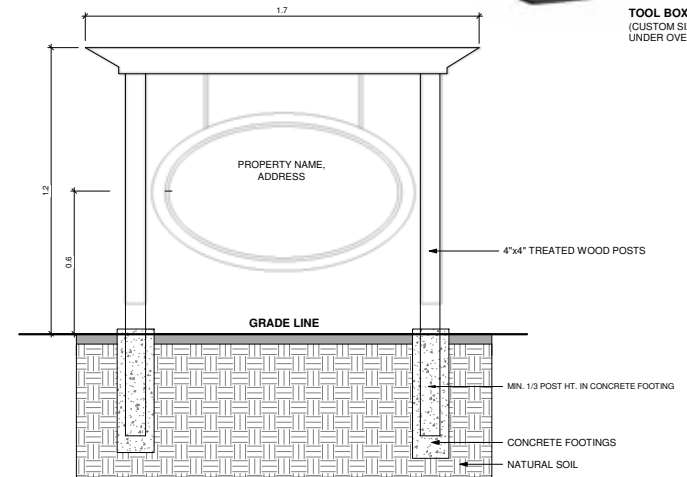
12" HIGH RAISED WOODEN GARDEN BEDS



RAIN BARREL



TOOL BOX
(CUSTOM SIZE TO FIT UNDER OVERHANG)



3 SIGN DETAIL
1:10