



CLARKE & MARY STREET

PRE-APPLICATION | SEPTEMBER 2022

PROJECT TEAM

DEVELOPER | Yellowridge Construction LTD.

STEVE HAWBOLDT
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ARCHITECT | GBL Architects Inc.

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SURVEYOR | Buntler Sundvick

STEPHEN ANDREWS
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SITE DATA

CIVIC ADDRESS 42 Mary St. and 2605 Clarke St.
Port Moody, BC

SITE AREA 17,428 SF (1,619.1 m²)

PROPOSED USES Retail, Office

PROPOSED FAR 2.5

BUILDING HEIGHT Ranges between 15.8m and 18.6m
4 STOREYS

[Height measured from base surface to top of parapet.
Elevator overrun, mechanical equipment, and screening project
beyond maximum height.]

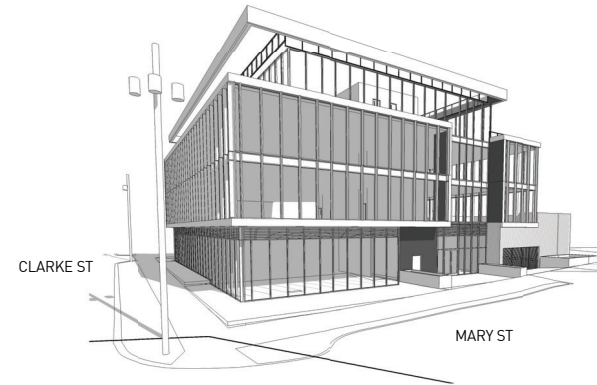
SETBACKS REQUIRED PROPOSED
FRONT YARD n/a 4' (1.2m)
WEST SIDE YARD 10' (3.0m) 10' (3.0m)
EAST SIDE YARD n/a n/a
REAR YARD n/a 5'(1.5m) SRW

[Architectural roof overhangs encroach into setbacks as shown in plan.]

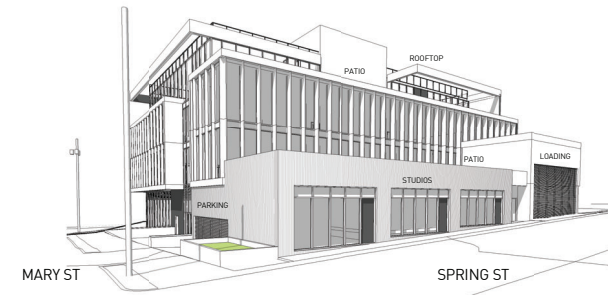
FLOOR AREA

AREA - FAR			
AREA TYPE	AREA (SF)	AREA (m ²)	FAR
OFFICE			
OFFICE	28,728.5 SF	2,669.0 m ²	1.6
OFFICE CIRCULATION	6,002.2 SF	557.6 m ²	0.3
	34,730.8 SF	3,226.6 m ²	2.0
RESIDENTIAL			
RESIDENTIAL UNIT	1,440.6 SF	133.8 m ²	0.1
	1,440.6 SF	133.8 m ²	0.1
RETAIL			
RETAIL	6,281.0 SF	583.5 m ²	0.4
RETAIL CIRCULATION	956.7 SF	88.9 m ²	0.1
	7,237.7 SF	672.4 m ²	0.4
TOTAL	43,409.1 SF	4,032.8 m ²	2.5

MASSING



VIEW FROM MARY AND CLARK ST



VIEW FROM MARY AND SPRING ST

VEHICLE PARKING

Calculations as per CoPM ZONING BYLAW NO. 2937 Section 6.3

PARKING - OFFICE REQUIRED			
USE	OFFICE	RENTABLE AREA	AREA (m ²)
OFFICE	28,728.5 SF	2,668.97 m ²	53.38

PARKING - RETAIL REQUIRED			
USE	RETAIL	RENTABLE AREA	AREA (m ²)
RETAIL	6,281.0 SF	583.52 m ²	14.59

PARKING - RESIDENTIAL REQUIRED		
TYPE	COUNT	1 STALL PER UNIT
RESIDENTIAL UNIT	3	3

TOTAL PARKING REQUIRED 71

53 OFFICE
15 RETAIL
3 RESIDENTIAL

PARKING COUNT - TYP LEVEL	
TYPE	COUNT

P2	
OFFICE - HC	1
OFFICE - REGULAR CAR STALL	34
OFFICE - SMALL CAR STALL	2
	37

P1	
OFFICE - REGULAR CAR STALL	22
OFFICE - SMALL CAR STALL	1
RETAIL - HC	1
RETAIL - REGULAR CAR STALL	13
RETAIL - SMALL CAR STALL	1
	38

TOTAL	75
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BICYCLES

Calculations as per CoPM ZONING BYLAW NO. 2937 Section 6.10.3

BIKES - LONG TERM SPACES REQUIRED		
GROSS FLOOR AREA	AREA (m ²)	1 / 750 m ²
43,409.1 SF	4,032.84 m ²	5.38

BIKES - SHORT TERM SPACES REQUIRED

6 SPACES REQUIRED for any Building with 750m² or more of Floor Area
To be located at grade

LOADING

Calculations as per CoPM ZONING BYLAW NO. 2937 Section 6.9.5

LOADING - RETAIL REQUIRED

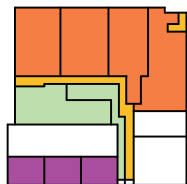
2 SPACES REQUIRED FOR RETAIL (MORE THAN 5,000 SF - UP TO 25,000 SF)

LOADING - OFFICE REQUIRED			
USE	OFFICE AREA	AREA (m ²)	1 / 30,000 SF
OFFICE	28,728.5 SF	2,668.97 m ²	1.0

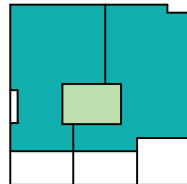
PROVIDED

3 Loading spaces

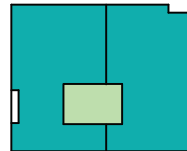
AREA DIAGRAMS



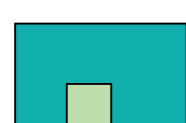
STATS - L1
1" = 40'-0"



STATS - L2
1" = 40'-0"



STATS - L3
1" = 40'-0"



STATS - L4
1" = 40'-0"

FSR AREA PLAN
OFFICE
OFFICE CIRCULATION
RESIDENTIAL UNIT
RETAIL
RETAIL CIRCULATION

gbl

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CLARKE & MARY STREET

PRE-APPLICATION

STATISTICS

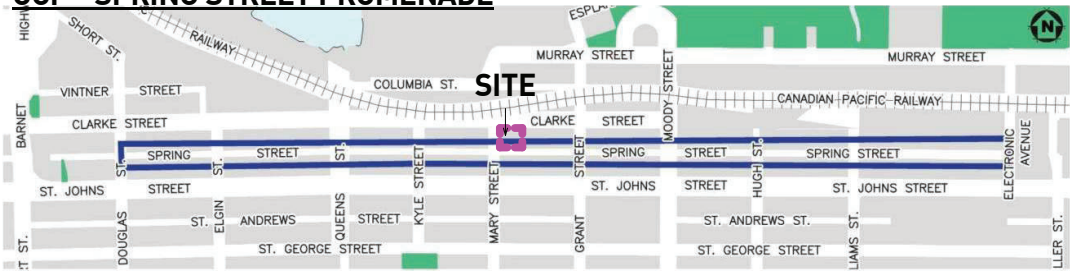
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A-0.01

EXISTING ZONING ANALYSIS

EXISTING ZONING	CRM1 - FOUR STOREY MIXED USE
MAXIMUM FAR	2.0
MAXIMUM HEIGHT	4 STOREYS, 15.2m
SETBACKS	REQUIRED
FRONT YARD	n/a
WEST SIDE YARD	10' (3.0m)
EAST SIDE YARD	n/a
REAR YARD	n/a
LOT COVERAGE	n/a

OCP - SPRING STREET PROMENADE



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STREET

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CONTEXT AND
ZONING ANALYSIS

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A-0.02

CONTEXT PHOTOS



STREETSCAPE - CLARKE STREET



STREETSCAPE - MARY STREET



STREETSCAPE - SPRING STREET

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CONTEXT PHOTOS

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A-0.03

TOPOGRAPHIC PLAN OF LOTS 13 AND 14 BLOCK 11 DISTRICT LOT 201 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 72

0 5 10 20
SCALE 1 : 200 DISTANCES ARE IN METRES

ELEVATION DERIVATION

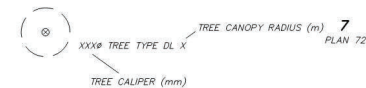
ELEVATIONS ARE DERIVED FROM CITY
OF PORT MOODY CONTROL MONUMENTS
80H3147 (PRIMARY) ELEVATION=12.633m AND
95H1978 (SECONDARY) ELEVATION=17.347m
DATUM: CVD28CVD2018

CIVIC ADDRESS:

2605 CLARKE STREET
PORT MOODY, BC

LEGEND:

- ☐ DENOTES PROPERTY LINE
- PP ☐ DENOTES POWER POLE
- FH ☐ DENOTES FIRE HYDRANT
- GW ☐ DENOTES GUY WIRE
- BO ☐ DENOTES BOLLARD
- CB ☐ DENOTES CATCH BASIN
- MH ☐ DENOTES MANHOLE
- WM ☐ DENOTES WATER METER
- WV ☐ DENOTES WATER VALVE
- GV ☐ DENOTES GAS VALVE
- SN ☐ DENOTES SIGN
- SB ☐ DENOTES SERVICE BOX
- TW ☐ DENOTES TOP OF WALL
- BW ☐ DENOTES BOTTOM OF WALL
- DEC ☐ DENOTES DEODUCOUS



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NOTES:
PROPERTY LINES OF SUBJECT SITE ARE DERIVED FROM FIELD SURVEY
ALL OTHERS ARE COMPILED FROM LAND TITLE OFFICE RECORDS
AND ARE FOR SCENERY PURPOSES ONLY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH
TITLE No. CA4858823 AND BR308541 TO CONFIRM ANY CHARGES THAT
MAY AFFECT THIS PLAN.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY
AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST
ON OR AROUND THE SUBJECT SITE

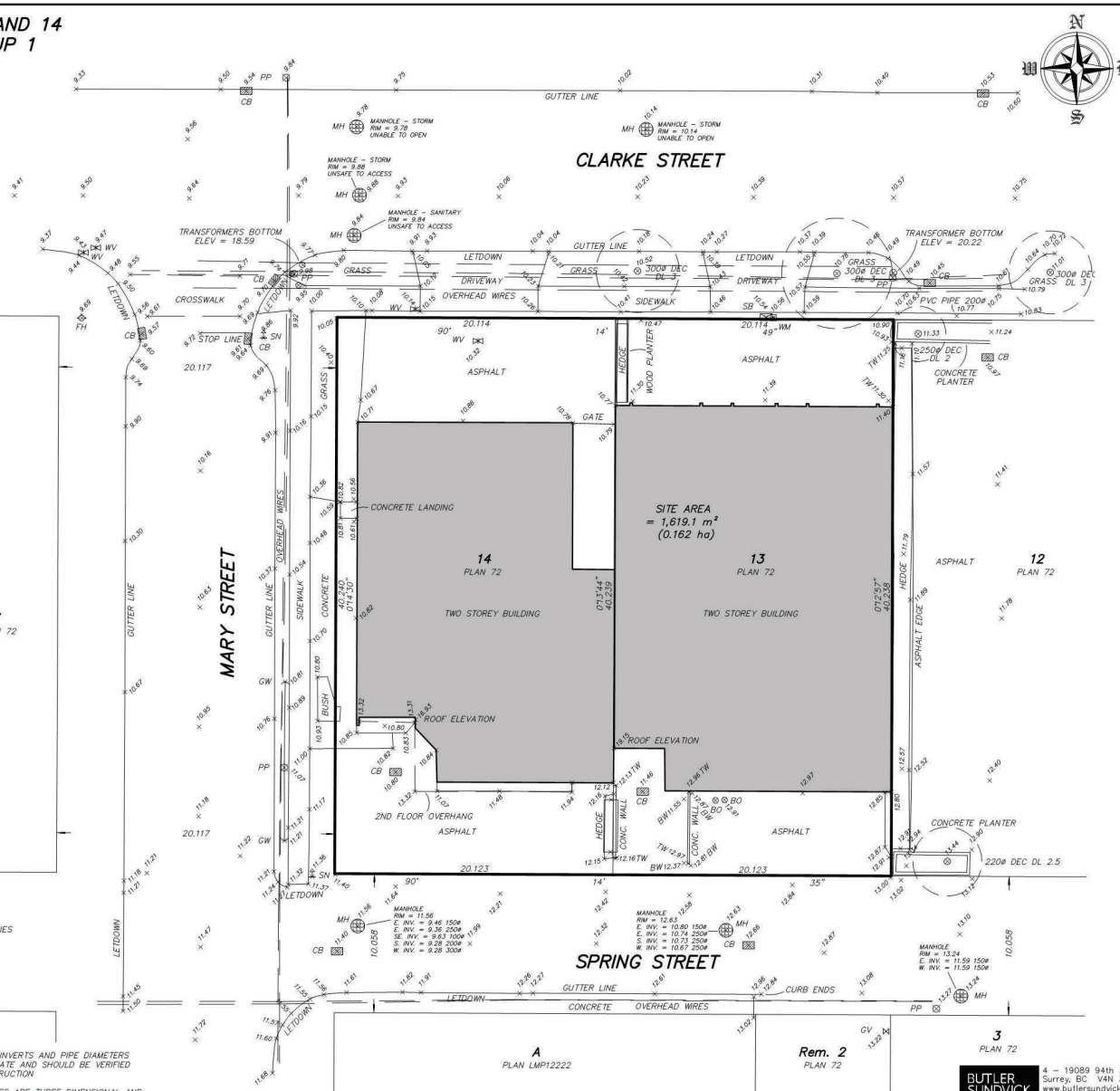
CERTIFIED CORRECT
THIS 23RD DAY OF AUGUST, 2022

Stephen Andrews
H1GKRL
STEPHEN ANDREWS
B.C.L.S.

STEPHEN ANDREWS

NOTES:
ALL MANHOLE INVERTS AND PIPE DIAMETERS
ARE APPROXIMATE AND SHOULD BE VERIFIED
DURING CONSTRUCTION

OVERHEAD WIRES ARE THREE DIMENSIONAL AND
ARE IN INDIVIDUAL LAYERS BY WIRE NUMBER



A
PLAN LMP12222

Rem. 2
PLAN 72

3
PLAN 72

BUTLER
SUNDVICK

4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.buttersundvick.ca
Tel. 604-513-9611

AUGUST 23, 2022 File: 5611
Dwg: 5611-T1

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PRE-APPLICATION

SURVEY

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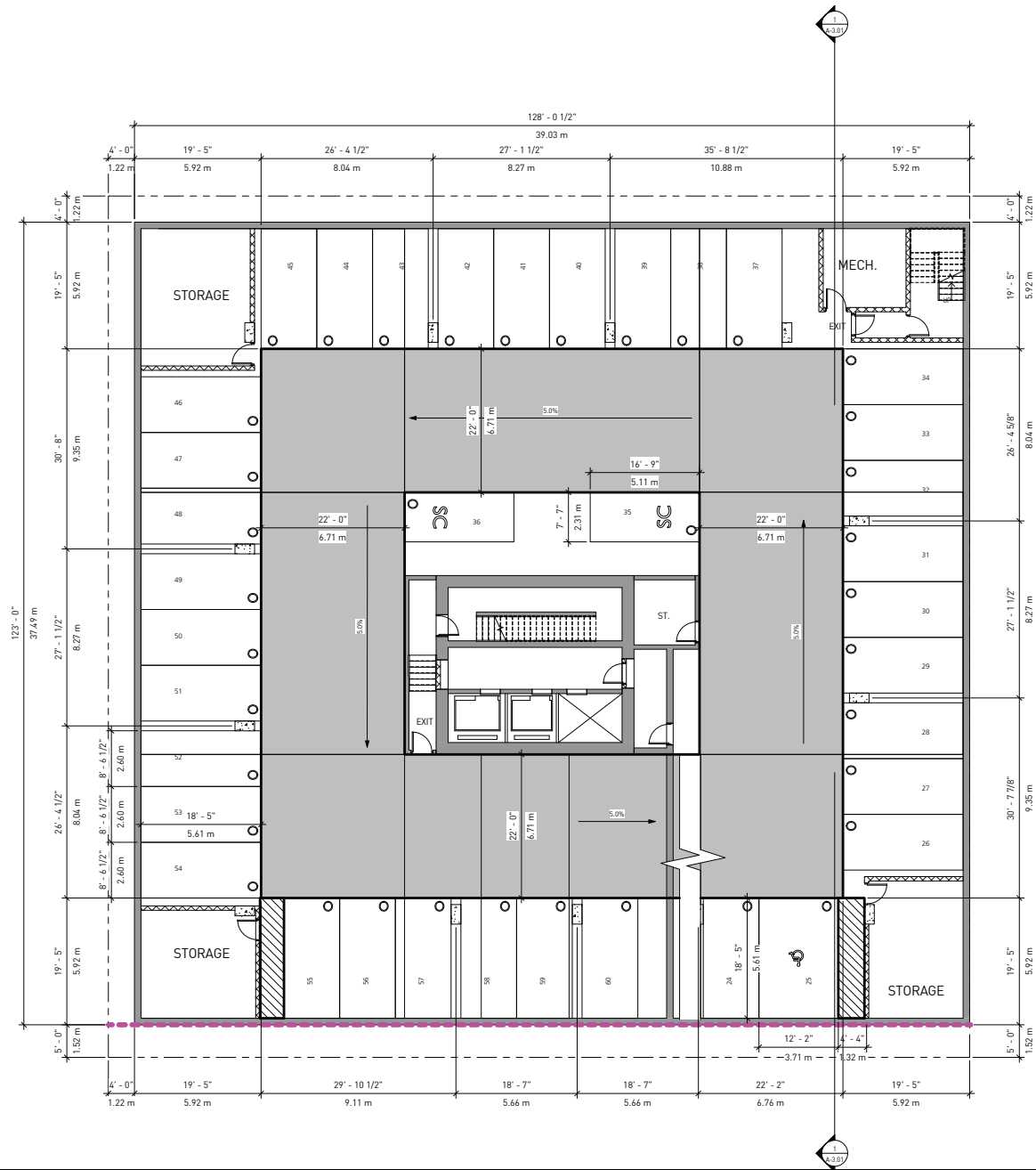
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SITE PLAN

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A-0.05

PARKING COUNT - TYP LEVEL	
TYPE	COUNT
P2	
OFFICE - HC	1
OFFICE - REGULAR CAR STALL	34
OFFICE - SMALL CAR STALL	2
P1	
OFFICE - REGULAR CAR STALL	22
OFFICE - SMALL CAR STALL	1
RETAIL - HC	1
RETAIL - REGULAR CAR STALL	13
RETAIL - SMALL CAR STALL	1
TOTAL	75



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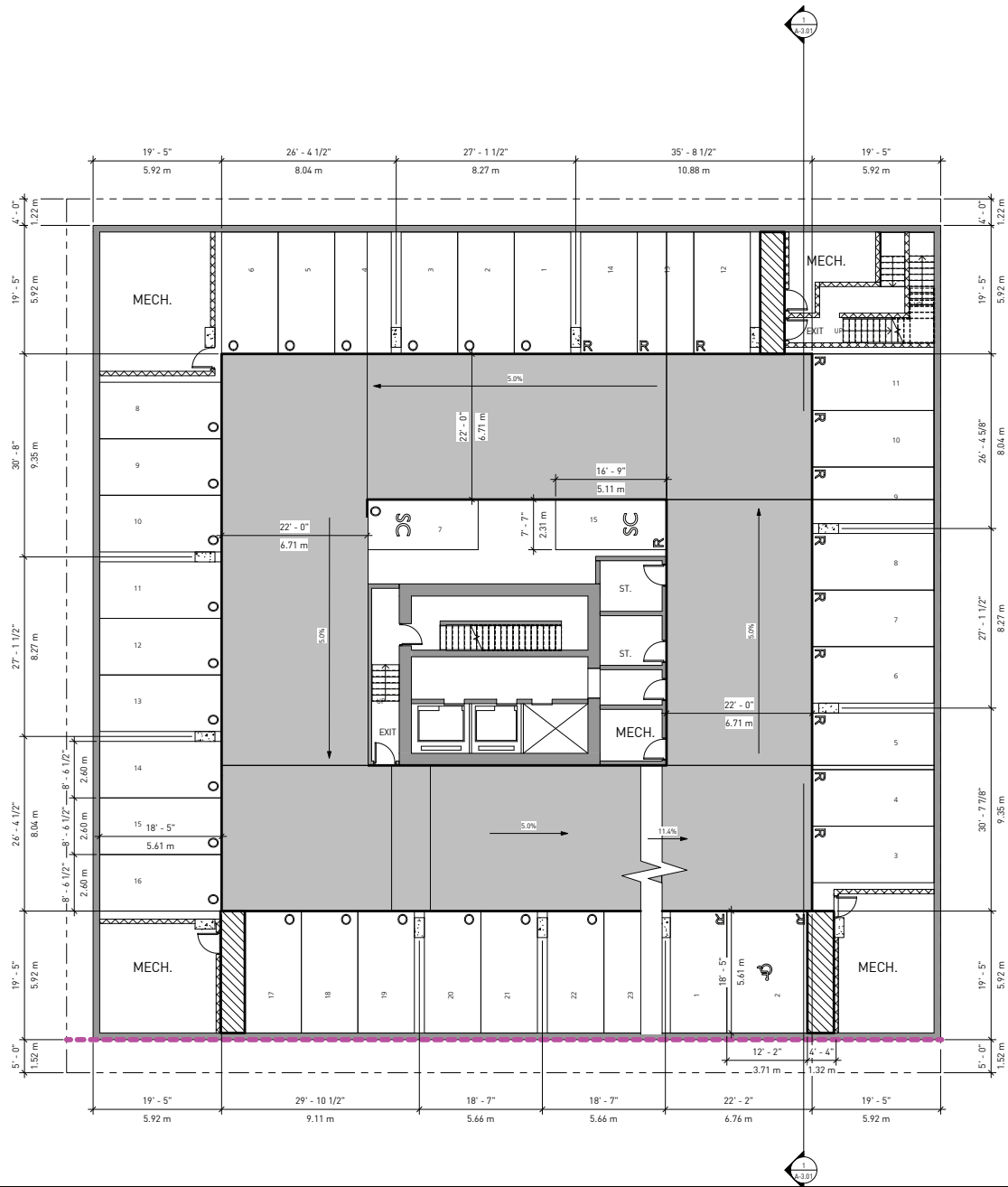
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P2

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JOB NUMBER	22006

A-1.00

PARKING COUNT - TYP LEVEL	
TYPE	COUNT
P2	
OFFICE - HC	1
OFFICE - REGULAR CAR STALL	34
OFFICE - SMALL CAR STALL	2
P1	
OFFICE - REGULAR CAR STALL	22
OFFICE - SMALL CAR STALL	1
RETAIL - HC	1
RETAIL - REGULAR CAR STALL	13
RETAIL - SMALL CAR STALL	1
TOTAL	38



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PRE-APPLICATION

P1

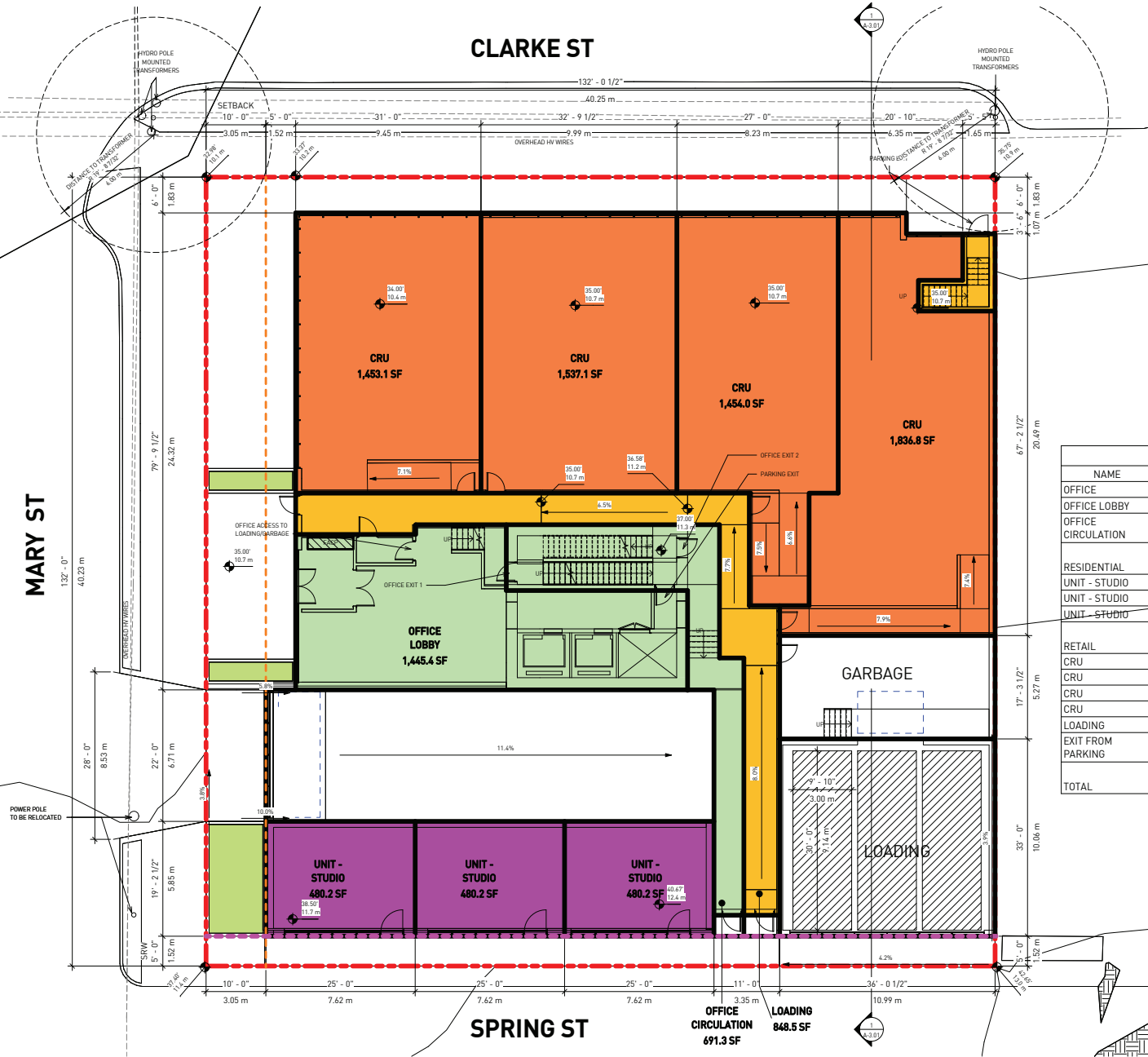
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CLARKE ST

MARY ST

SPRING ST



FAR - L1		
NAME	AREA (SF)	AREA (m2)
OFFICE		
OFFICE LOBBY	1,445.4 SF	134.3 m²
OFFICE CIRCULATION	691.3 SF	64.2 m²
	2,136.8 SF	198.5 m²
RESIDENTIAL		
UNIT - STUDIO	480.2 SF	44.6 m²
UNIT - STUDIO	480.2 SF	44.6 m²
UNIT - STUDIO	480.2 SF	44.6 m²
	1,440.6 SF	133.8 m²
RETAIL		
CRU	1,453.1 SF	135.0 m²
CRU	1,537.1 SF	142.8 m²
CRU	1,454.0 SF	135.1 m²
CRU	1,836.8 SF	170.6 m²
LOADING	848.5 SF	78.8 m²
EXIT FROM PARKING	108.2 SF	10.0 m²
TOTAL	7,237.7 SF	672.4 m²
	10,815.1 SF	1,004.8 m²



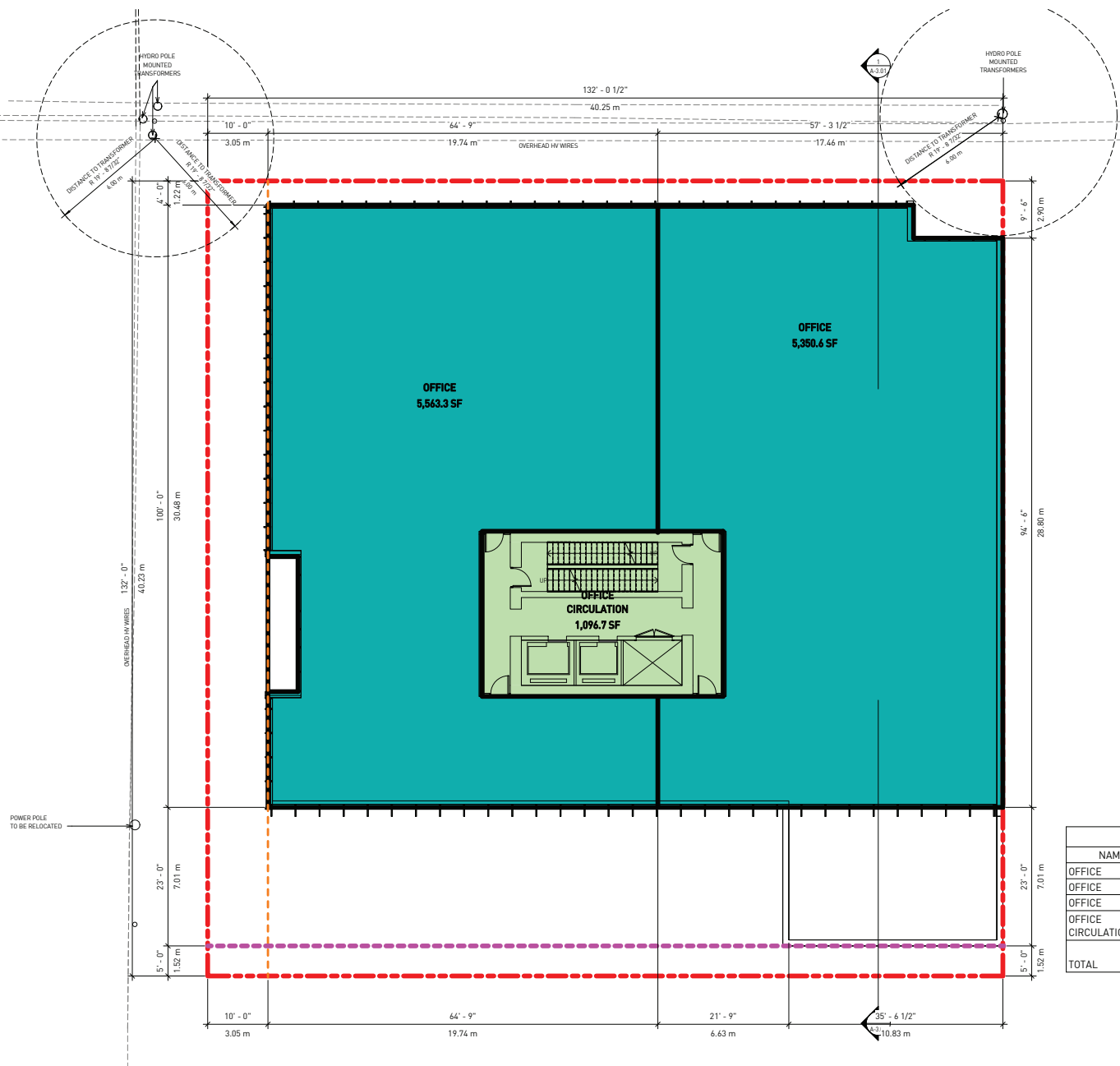
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PRE-APPLICATION

LEVEL 3

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A-2.03



FAR - L3		
NAME	AREA (SF)	AREA (m ²)
OFFICE		
OFFICE	5,563.3 SF	516.8 m ²
OFFICE	5,350.6 SF	497.1 m ²
OFFICE CIRCULATION	1,096.7 SF	101.9 m ²
TOTAL	12,010.5 SF	1,115.8 m ²
	12,010.5 SF	1,115.8 m ²



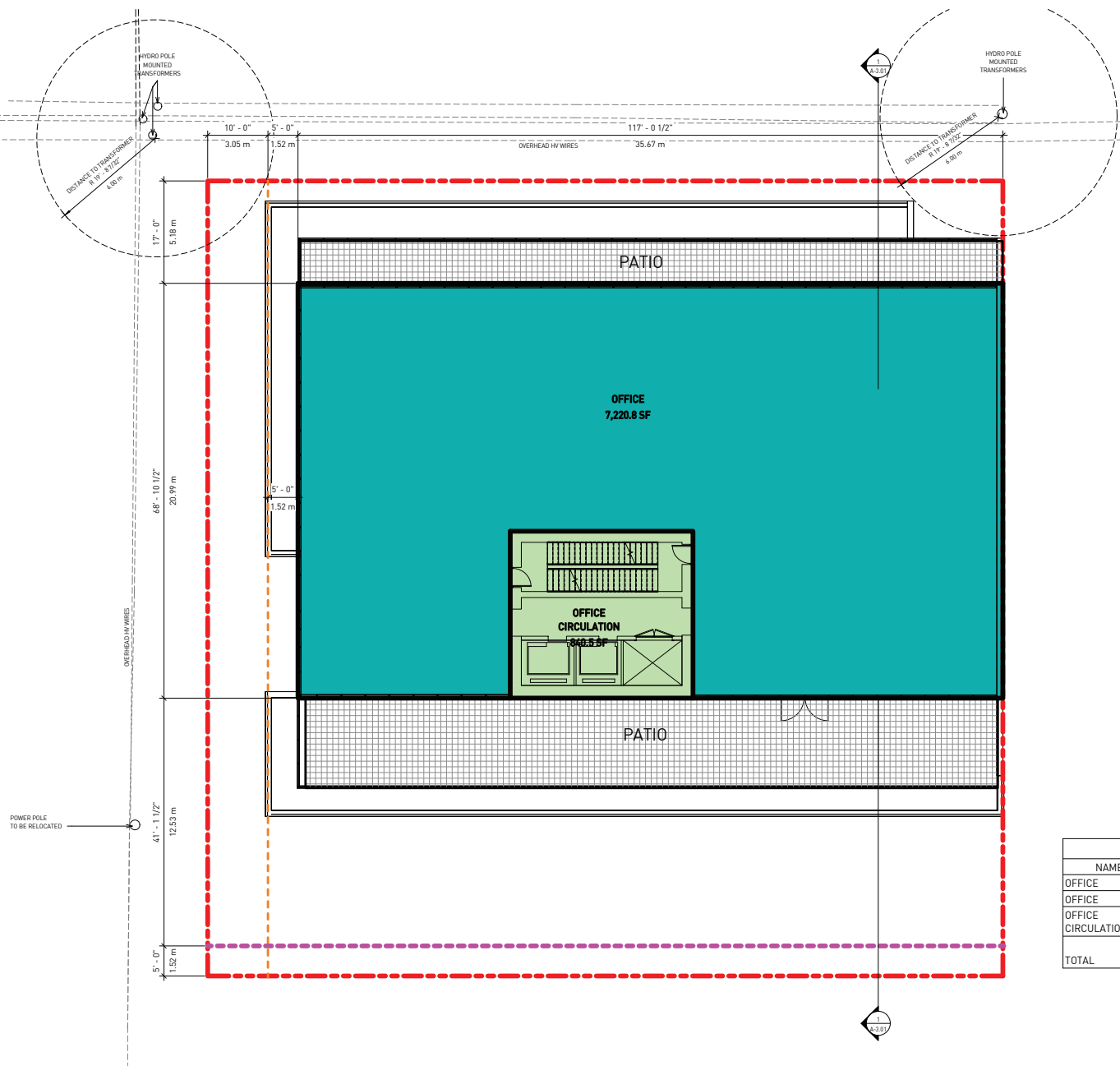
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LEVEL 4

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JOB NUMBER	22006

A-2.04



FAR - L4		
NAME	AREA [SF]	AREA [m2]
OFFICE		
OFFICE	7,220.8 SF	670.8 m²
OFFICE	840.5 SF	78.1 m²
CIRCULATION		
	8,061.2 SF	748.9 m²
TOTAL	8,061.2 SF	748.9 m²



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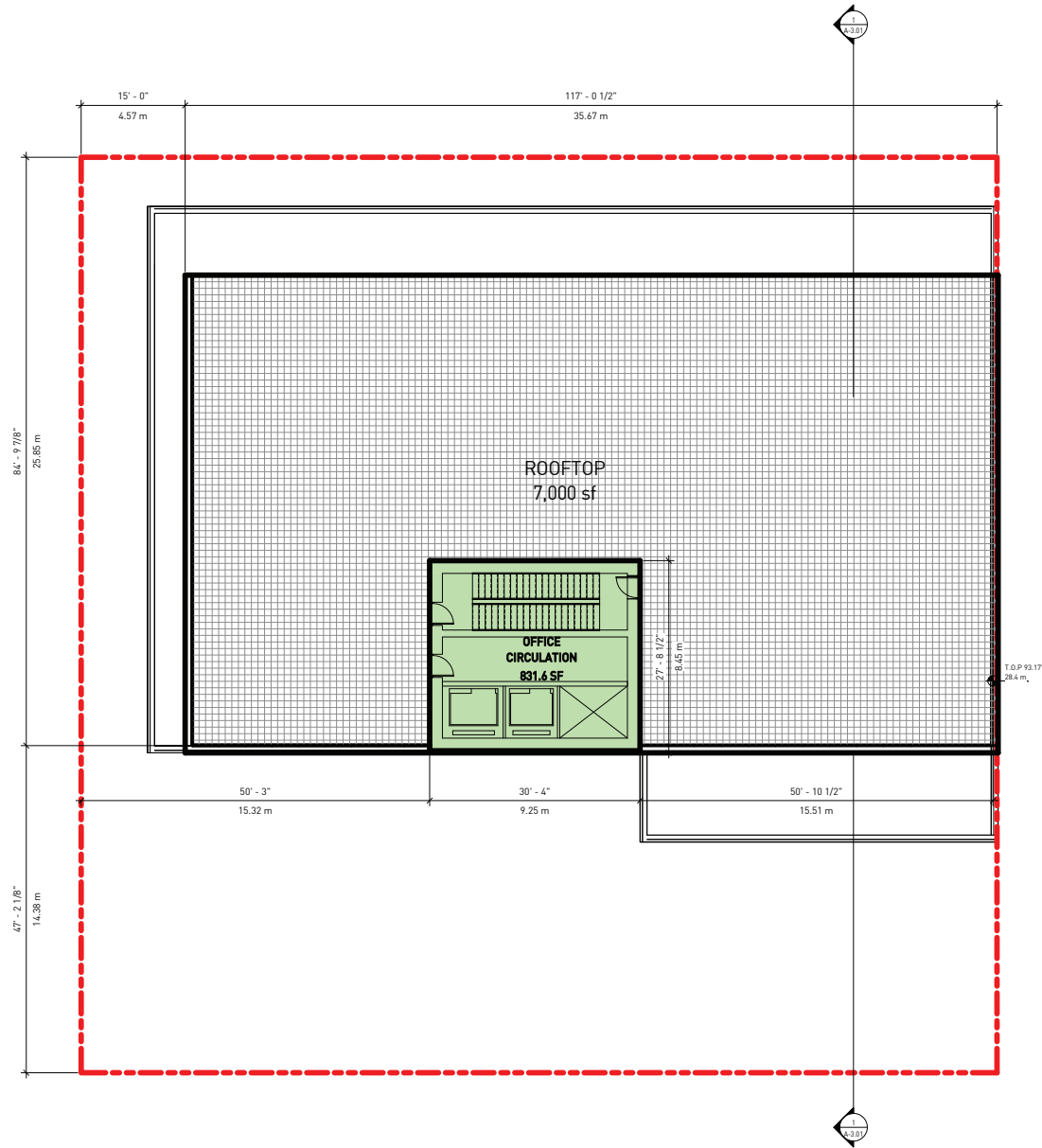
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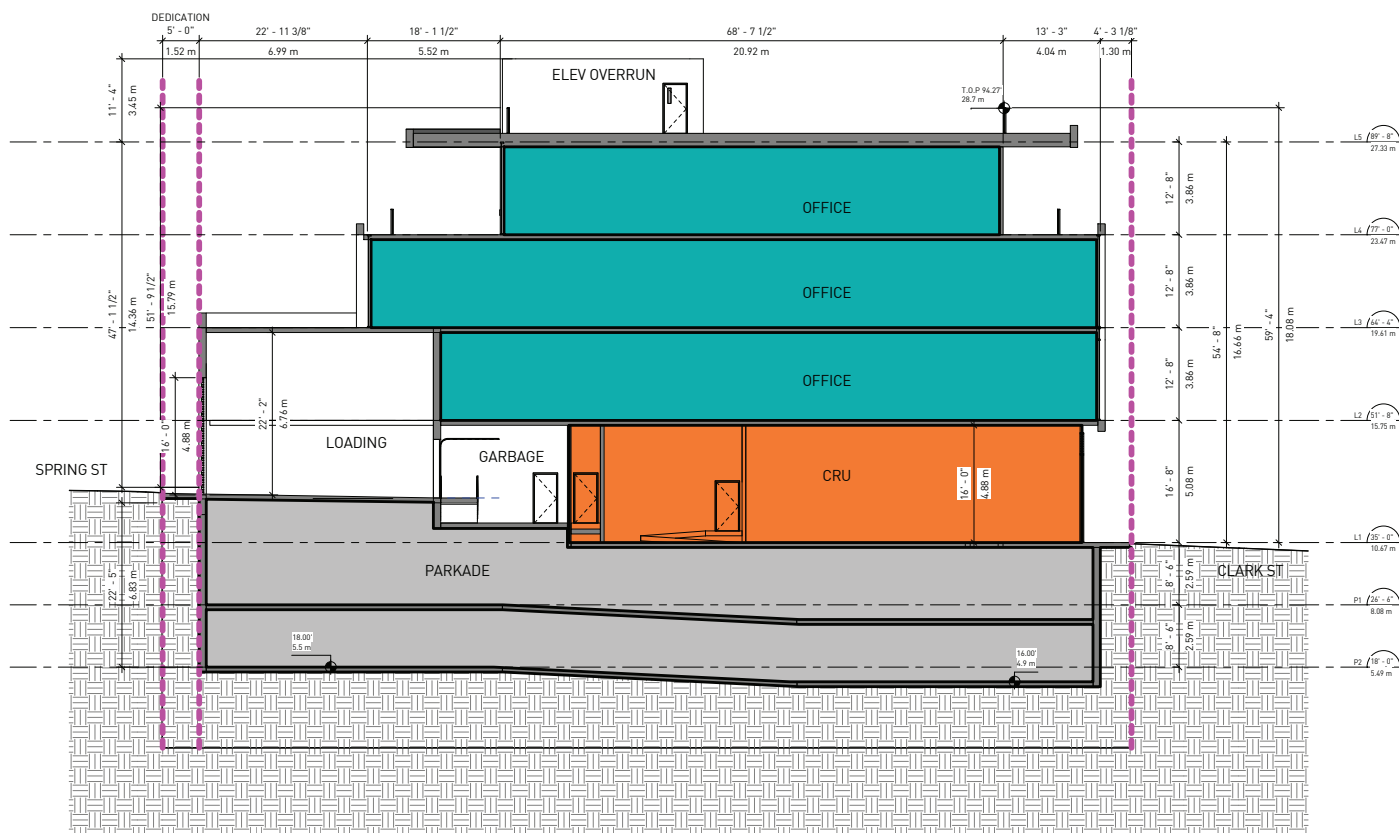
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ROOF

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PRE-APPLICATION

SECTIONS

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NORTH-SOUTH SECTION
1/8" = 1'-0"



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ELEVATIONS

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VIEW AT CLARK AND MARY ST



VIEW AT MARY AND SPRING ST

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CONCEPTUAL VIEWS

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