3180 St Johns Street,
Port Moody, BC

January 19, 2023
City of Port Moody

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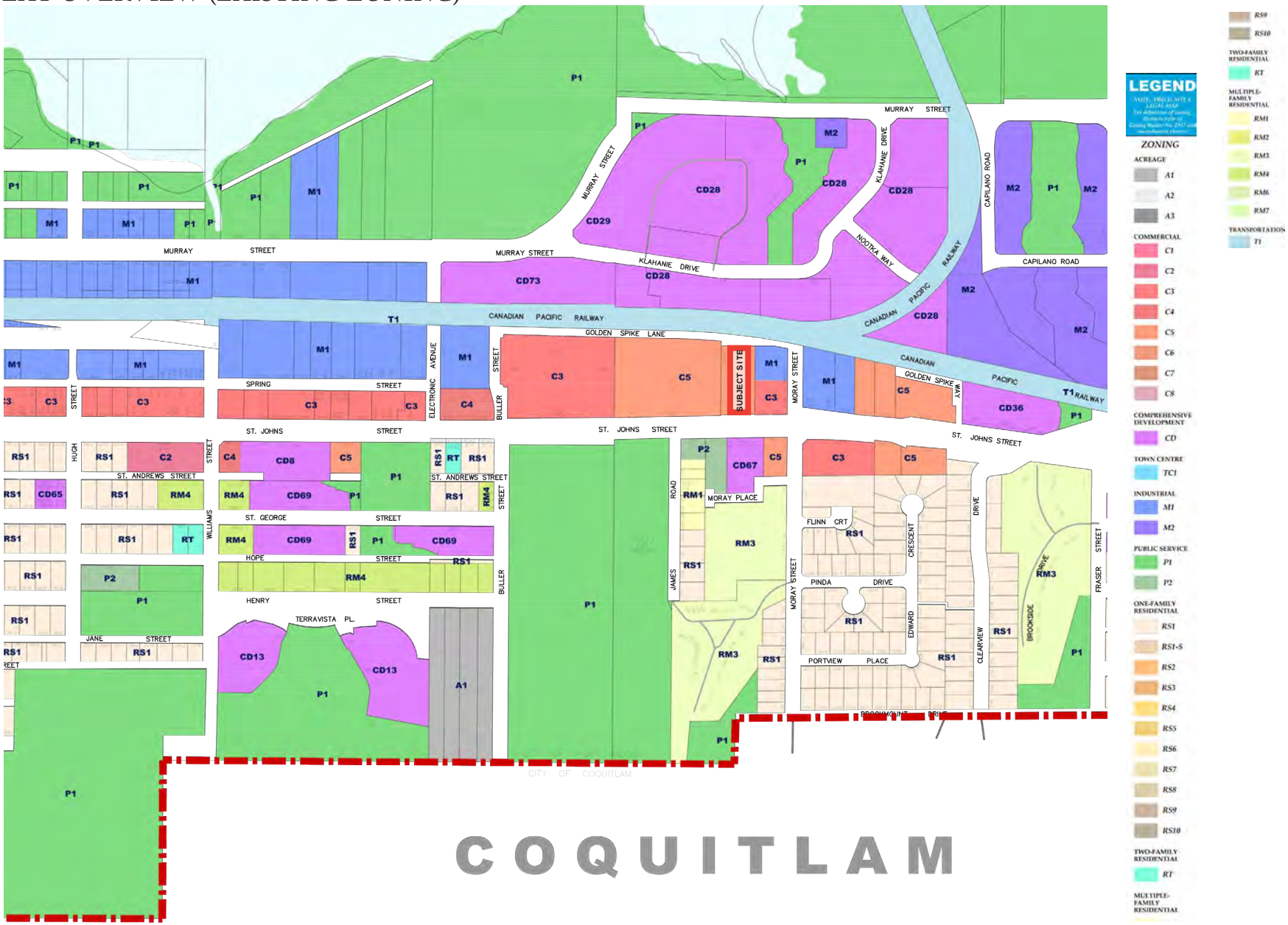
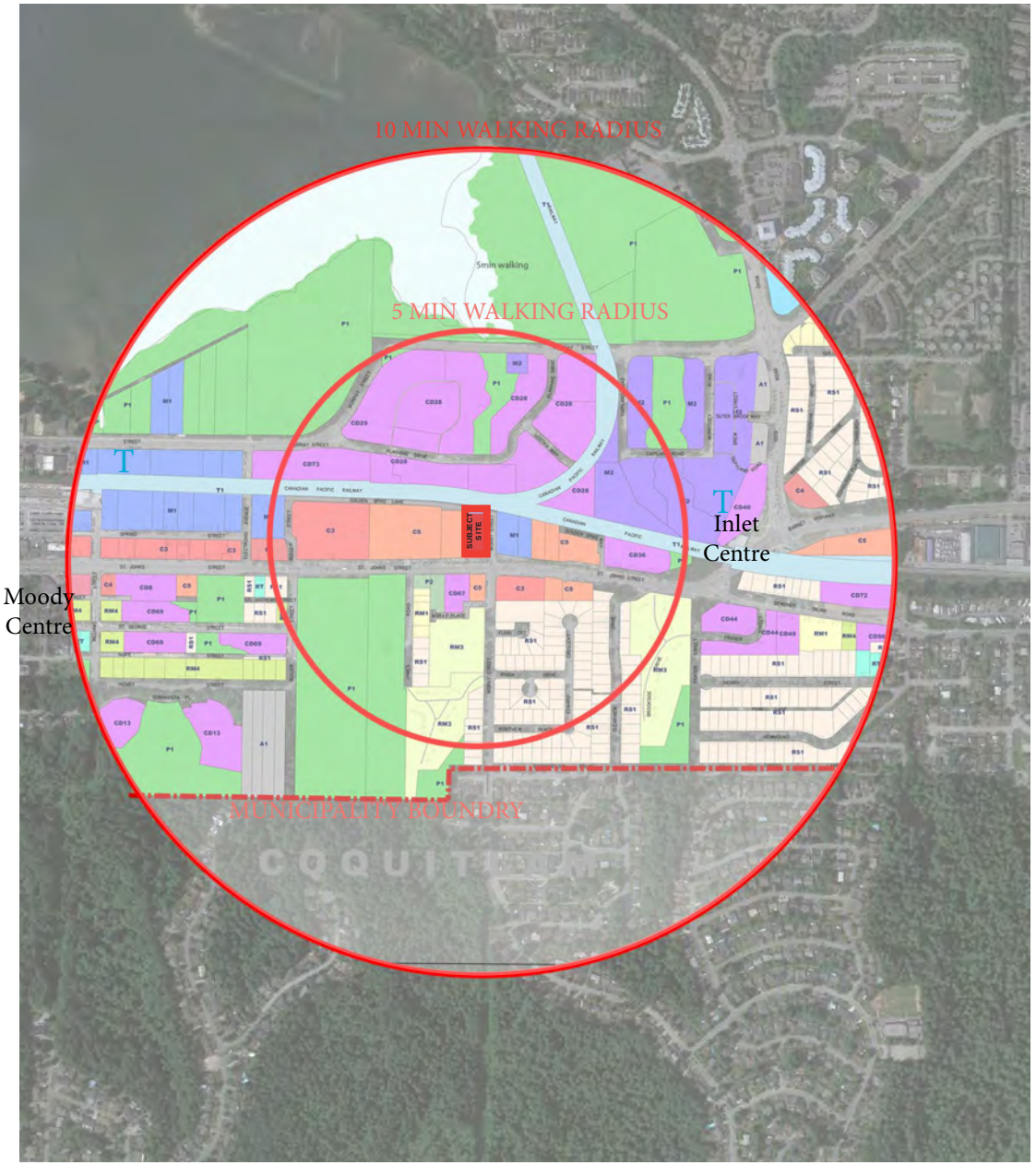
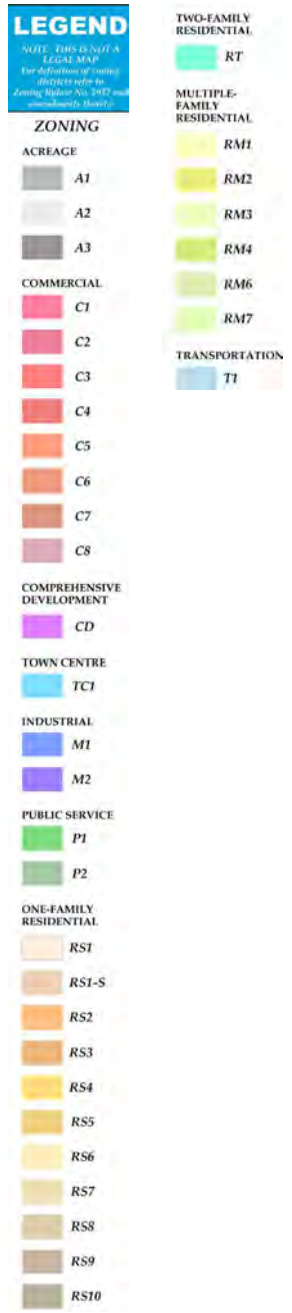
CONTEXT OVERVIEW (EXISTING ZONING)



SITE CONTEXT (BY CONSIDERING WALKING RADIUS)





CONTEXT USES MAP

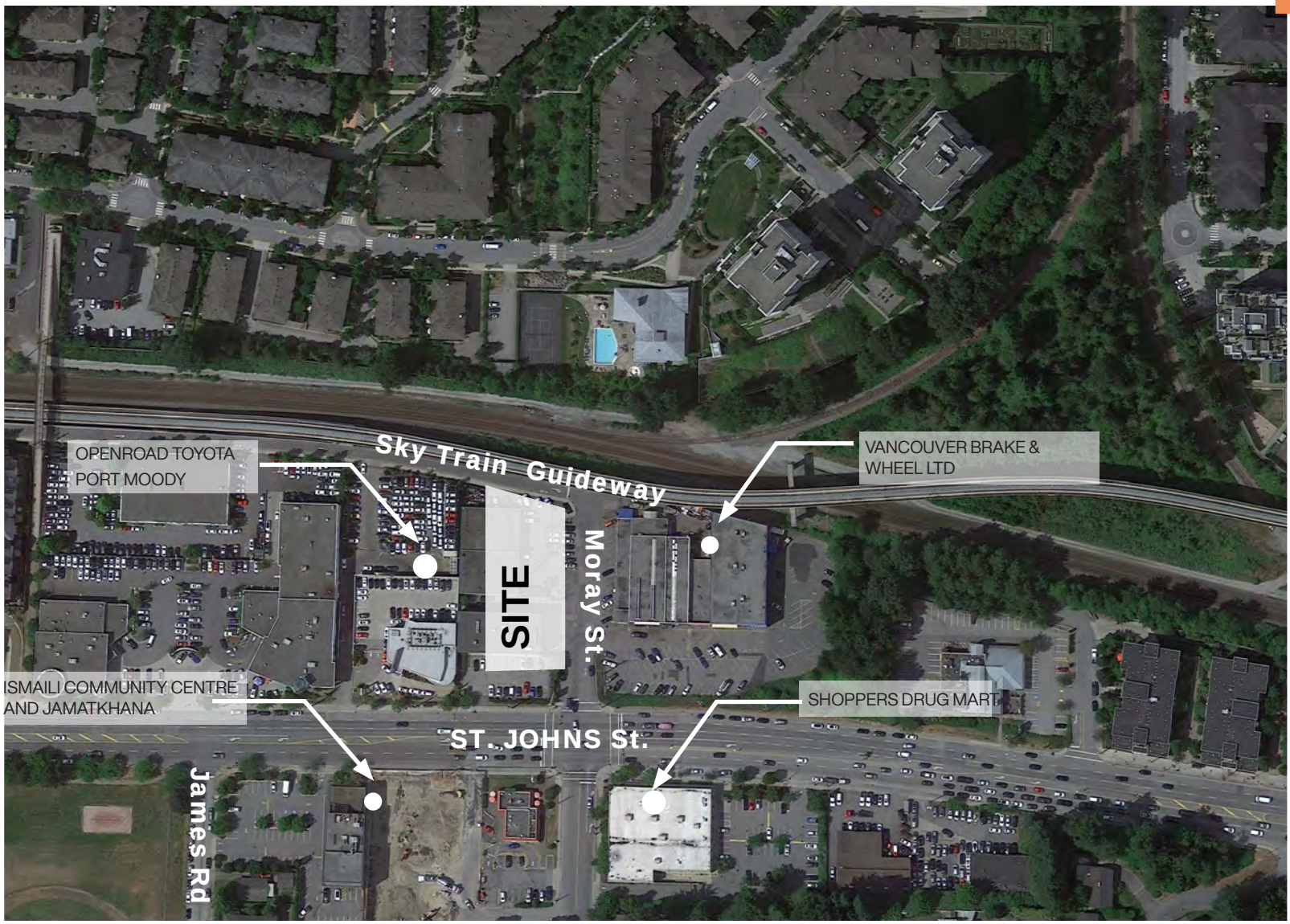
3180 St Johns Street

Gross Site Area :
3,809.74 sqm
(41,008 sqf)

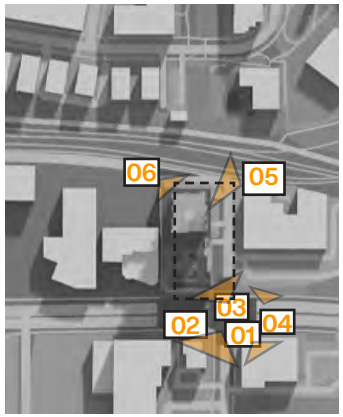
Net Site Area :
3,496.44 sqm
(37,635 sqf)

Current Zoning :
M1 & C3

OCP Designation
Mixed Use- Inlet Centre



SITE AND CONTEXT PHOTO



PRECEDENT PROJECTS

ISLAMIC PATTERN

RICHMOND JAMATKHANA

BY FAROUK NOORMOHAMED-ISMAILIMAIL

USE OF PATTERN FOR INTERIOR DESIGN

MOSQUE OF THE LATE MOHAMED ABDULKHALIQ GARGASH DESIGNED BY DABBAGH ARCHITECT

TRANSPARENT MATERIAL / FOR COMMON

HONEYCOMB MOSQUE BY ANDYRAHMAN ARCHITECT

DESIGN WITH SHADOW AND LIGHT

SHAER MOHAMMAD PARA JAME MOSQUE BY 3 POINTS CONSULTANT

DESIGN RATIONALE

Great attention was placed on the development's St Johns and Moray frontages to ensure the relationship between the building and street are strengthened. The St Johns and Moray frontages aim to promote a friendly pedestrian streetscape to enhance the public realm. The residential portion of the building is pulled back from the main street edge, giving the building a pedestrian-friendly streetwall along St Johns Street. The front building edge facing St Johns Street is designed to feature the 2-storey Jamatkhana with glazing that is layered with an artistically designed, culturally significant Mashrabiya Screen. The South building edge also includes simple canopy expressions along the street and the Jamatkhana entrance for weather protection. The building edge facing Moray Street includes a continuation of the artistically designed Mashrabiya Screen and the residential lobby, as well as the parkade entrances for both the Jamatkhana and residential portion of the project.

The residential building has been designed with a minimal cubic gesture with only one heightened corner, to respectfully present itself from St Johns Street. For environmental concerns and energy efficiency, minimum balconies have been provided to achieve step code 3 targets.

PERSPECTIVE

PERSPECTIVE

PERSPECTIVE

PERSPECTIVE

PERSPECTIVE

PERSPECTIVE

PROJECT DATA

VEHICLE TABULATIONS

Zoning Bylaw 2937 Section 6

Residential Use: 1 space per Dwelling Unit.
Visitor Parking : 0.1 visitor spaces per Dwelling Unit
Institutional - Assembly (Section 6.3.1): 1 Space per 10sm of Floor Area and 0.2 space per 100 stalls.
Commercial Parking (Section 6.3.1) A min. of 1 space per 40sm of Floor Area
Disability Parking Stalls (Section 6.4.1): The minimum number of designated Parking spaces for persons with disabilities shall be in accordance with the following table:

Total of Required off street Parking space	Number of Required Accessible Parking Spaces
1-39	1
40-74	2
75-124	3
125-174	4
For each additional 50 parking spaces or part there of in excess of 50	1 additional Parking Space

VALUES FOR TABULATING PARKING & LOADING COUNTS

	Site 1	
	Total (sf)	Total (sm)
Commercial Gross Area	-	-
JK Gross Area	28,861	2,680.52
Residential GFA	171,141	15,899.51
Studios & 1 bedroom Units	88	
Units with 2 or more bedrooms	42	

Rental units	53
Affordable units	53

REQUIRED / PROVIDED TOTAL PARKING

Land use	INTENSITY (m2)	BYLAW PARKING RATE	# OF PARKING STALLS REQUIRED	# OF PARKING STALLS PROVIDED
COMMERCIAL	2680.52	1 space per 10m2	270	270
MARKET RENTAL RESIDENTIAL				
ALL UNITS	84 du	1.0 spaces/du	84	79
RESIDENTIAL VISITOR	89 du	0.2 per each of the first 100 units 0.1 per each additional unit after 100	13	
AFFORDABLE UNITS				
1 BEDROOM	43 du	0.2 spaces/du	9	9
2 BEDROOM	16 du	0.5 spaces/du	8	8
3 BEDROOM	5 du	0.75 spaces/du	4	4
RESIDENTIAL VISITOR	84 du	0.1 spaces/du	9	9
TOTAL			374	378

Note: HC Stalls counted as 2 in the calculation of minimum parking count

Required (Sub types - part of overall count of cars)

Small Car (Max.)	Electric Vehicle	Handicap Stalls			Car Wash Stalls
25% of total vehicles	Residential (100% Required)	Residential	Commercial	JK	NA
-	79	3	-	0	-

Small Car (Max.)	Electric Vehicle	Handicap Stalls			Car Wash Stalls
25% of total vehicles	Residential (100% Required)	Residential	Commercial	JK	NA
139	-	6	-	0	-

REQUIRED / PROVIDED LOADING & PASSENGER LOADING

Loading Section 6.9.1: Class A (Inc) requirement:
Retail: A minimum of one space for the first 465 square metres of gross floor area, two spaces for that gross area of building between 464 sqm to 2,322 sqm and each additional 2,787m or fraction thereof in excess of 1,162m:
Assembly: Up to 2,787sm one space is required

Required

Type	Residential		JK	Commercial
Class B Required			1	NA

Provided

Type	Residential	JK	Commercial
Class B Required	-	1	NA

Off Street Passenger Space regulations
Residential: 1 space for 50 or more units; and one additional for each 150 units over 125
Retail / Service: A minimum of one space for each 4000 m2 of gross floor area

Required

Type	Residential		JK	Commercial
Class A Passenger Stls 1	-		-	NA

Provided

Type	Residential	JK	Commercial
Class A Passenger Stls 1	-	1	NA

REQUIRED / PROVIDED BICYCLE PARKING

Section 6.10
Residential Long term: 1.5 spaces per Dwelling Unit, Centralized
Residential Short Term: 6 spaces for each apartment building on a lot 50 dwelling units
Commercial Long term: For any building with 750sm or more of Floor area, 1 space per 750sm of Floor Area
Commercial Short term: 6 spaces for any building with 750sm or more of Floor Area
Assembly Long term: No requirement
Assembly Short term: 6 spaces for any building with 1500sm of Floor Area

Required

Type	Residential		Commercial	JK	TOTAL
Long Term Bikes (Class A)	192		NA	No requirement	192
Short Term Bikes (Class B)	6		NA	6	12
TOTAL	198			6	204

Required (Sub types)

	Lockers (Min. 10%)	Stacked and Vertical (Max. 60%)	Accessible (Min. 5%)	Horizontal (Min. 25%)	EV Outlets
Total	20	115	10	48	68

Provided

Type	Residential		Commercial	JK	Total
Long Term Bikes (Class A)	205		NA	-	205
Short Term Bikes (Class B)	6		NA	6	12
TOTAL	211			6	217

Provided (Sub types)

	Lockers (Min. 10%)	Stacked and Vertical (Max. 60%)	Accessible (Min. 5%)	Horizontal (Min. 25%)	EV Outlets
Total	20	115	10	48	68

Floor By Floor Breakdown of Provided Car parking

SITE 1	Type				Sub Type	
	Regular	Accessible	Small	Sub Total	JK	Residential	TOTAL
L4	28	-	13	41	-	41	41
L3	32	2	19	53	-	53	53
L2	31	2	22	55	43	12	55
L1- Mezzanine	20	-	15	35	35	-	35
L1	14	-	9	23	23	-	23
BASEMENT 1	42	3	54	99	99	-	99
BASEMENT 2	42	3	29	76	76	-	76
TOTAL PROVIDED	251	10	159	419	276	106	382

Parking Type Proportion

USE	Total Provided	Type Total			Type Percentage (Per Use & of Total)		
		Regular	Accessible	Small	Regular	Accessible	Small
JK	276	168	6	95	60.9%	2.2%	34.2%
RESIDENTIAL	106	58	4	45	54.7%	3.8%	42.5%
TOTAL	382	227	10	140	59.4%	2.5%	37.2%

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True North / Project North

CLIENT
Anthem

Street Address
City, State, ZIP Code

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PROJECT
Port Moody Dev
1380 - 1390 St. John Street
Port Moody, B.C.

PROJECT NO:
127359

DRAWN BY: | CHECKED BY:
PROJECT MGR: | APPROVED BY:

SHEET TITLE
STATS SHEET
PARKING CALC.
(Options 1.a to 1.c)

SHEET NUMBER
A0.01

ISSUE

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3180 - 3190 St Johns Street

Site & Project Description

Project Description:
1 Tower on Commercial / Amenity Podium / Mosque

Civic Address:
3180 - 3190 St Johns Street, Port Moody BC

Legal Addresses:
REM 3 PLAN 36030

Policy Context:
Developpment Permit Area 3

City Plan:
Current Zoning: M1 & C3
Current Use: Industrial and Commercial
Adjacent Zoning: CS & M1
Rezoned to: Developpment Permit Area 3
Transit: Future access to skytrain

Permitted uses:
Office, Retail, Institutional Uses,Cultural and Recreational Uses,Dwelling Units

SITE AREA CALCULATIONS

Gross Site Area:	Total:	
	Metric (m2)	Imperial (sq.ft)
Net Site area	3,496.64	37,635.00

FLOOR AREA (FAR) CALCULATIONS

	FAR	FAR Area	
		Metric (m^2)	Imperial (sq.ft.)
Permitted FSR Ratio	N/A	NA	NA
Proposed FSR Ratio (JK)	0.77	2,690.52	28,960.51
Proposed FSR Ratio (Residential)	2.40	8,374.96	90,147.33
Proposed FSR Ratio	3.16	11,065.48	119,107.84

FLOOR AREA BREAKDOWN

Component	Gross Area		Exclusions		FAR Density	
	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)	Metric (m^2)	Imperial (sq.ft.)
JK	3,448	37,113	757.35	8,152.00	2,690.52	28,960.51
Residential	15,911	171,264	7,535.99	81,116.67	8,374.96	90,147.33
Total	19,359	208,377	8,293.33	89,268.67	11,065.48	119,107.84

SITE DIMENSIONS

	Width (St Johns street)		Depth (Moray Street)	
	Metric	Imperial	Metric	Imperial
Gross	42.76	140.30	89.43	293.40

BUILDING SETBACKS

	Property Line	Required		Proposed	
		Metric	Imperial	Metric	Imperial
St Johns St	Front yard	-	-	1.52	5.00
Moray St	Side yard	-	-	3.05	10.00
	Side yard	-	-	-	-
Golden Spike Lane	Rear yard	-	-	-	-

FAR SUMMARY

PODIUM - JK COMPONENT @ ST JOHNS ST

PRINCIPAL USE	LEVELS	Flr to Flr(ft)	JK GFA	Residential GFA	Total GFA	EXCLUSIONS (SF.) AMENITY	Bike Amenity	parking	HRV	Adaptable unit	SUB TOTAL	FSR (SF.) (GFA.-EXCL.)	EFFICIENCY	Estimated Saleable Area	Avg # of Units
MECHANICAL	MECH	9'6"	1,416	-	1,416	-		-			-	1,416	-	-	-
L2 - ST JOHNS ST	2	24'6"	13,918	-	13,918	-		-			-	13,918	-	-	-
L1 - ST JOHNS ST	1	20'	13,627	-	13,627	-		-			-	13,627	-	-	-
JK ENTRANCE LEVEL	(AREA ABOVE GRADE)		8,152	-	8,152	-		8,152			8,152	-			
TOTAL (SF.)			37,113	-	37,113	-		8,152			8,152	29,961	-	-	-

TOWER - RESIDENTIAL COMPONENT @ LANE

PRINCIPAL USE	LEVELS		JK GFA	Residential GFA	Total GFA	EXCLUSIONS (SF.) AMENITY	Bike Amenity	parking	HRV	Adaptable unit*	SUB TOTAL	FSR (SF.) (GFA.-EXCL.)	EFFICIENCY	CORE + CORRIDOR AREA	Estimated Leasable Area	Avg # of Units	UNIT BREAKDOWN UNITS ST	1BR	2BR	3BR	ADAPTABLE UNITS ST	1BR	2BR	3BR
MECHANICAL	MECH	0.00	-	589	589	-		-			-	589	NA												
	L12	9'-6"	-	8,127	8,127	-				55	33	88	8,039	88.6%	999	7,040	12	1	8	2	1	1	3	1	0
	L11	9'-6"	-	8,127	8,127	-				55	46	101	8,026	86.5%	999	7,027	12	1	8	1	0	1	3	2	1
	L10	9'-6"	-	8,127	8,127	-				55	33	88	8,039	86.6%	999	7,040	12	1	8	2	1	1	3	1	0
	L9	9'-6"	-	8,127	8,127	-				55	46	101	8,026	86.5%	999	7,027	12	1	8	1	0	1	3	2	1
	L8	9'-6"	-	8,127	8,127	-				55	33	88	8,039	86.6%	999	7,040	12	1	8	2	1	1	3	1	0
	L7	9'-6"	-	8,127	8,127	-				55	46	101	8,026	86.5%	999	7,027	12	1	8	1	0	1	3	2	1
	L6	9'-6"	-	8,127	8,127	-				55	33	88	8,039	86.6%	999	7,040	12	1	8	2	1	1	3	1	0
	L5	9'-6"	-	8,127	8,127	-				55	46	101	8,026	86.5%	999	7,027	12	1	8	1	0	1	3	2	1
	L4	9'-6"	-	8,127	8,127	-				55	33	88	8,039	86.6%	999	7,040	12	1	8	2	1	1	3	1	0
	L3	9'-6"	-	8,127	8,127	-				55	46	101	8,026	86.5%	999	7,027	12	1	8	1	0	1	3	2	1
	L2	9'-6"	-	8,127	8,127	2,601				36	26	2,664	5,463	54.8%	1025	4,438	8	1	2	1			2	2	
	AG-P3	9'-6"	-	18,755	18,755			18,206				18,206	549												
	AG-P2	9'-6"	-	18,755	18,755			18,206				18,206	549												
	AG-P1	9'-6"	-	19,067	19,067			18,518				18,518	549												
L1 - LANE (MEZZANINE)	1		-	13,467	13,467			12,918				12,918	549												
L1 - LANE (LOBBY)	1	22'	-	11,254	11,254	1,107	5,681	2,876				9,664	1,590	-		-	-								
TOTAL (SF.)			-	171,264	171,264	3,708	5,681	70,724	584	420	81,117	90,147				74,777	188	11	32	16	5	10	32	10	5
TOTAL UNITS																		64				64			

TOTAL

PRINCIPAL USE	LEVELS		JK GFA	Residential GFA	Total GFA	EXCLUSIONS (SF.) AMENITY	Bike Amenity	parking	HRV	Adaptable unit	SUB TOTAL	FSR (SF.) (GFA.-EXCL.)	EFFICIENCY	Estimated Saleable Area	Avg # of Units
PODIUM - MOSQUE	3		37,113		37,113	-		8,152			8,152	28,961	NA		-
TOWER - RESIDENTIAL	10			171,264	171,264	3,708	5,681	70,724	584	420	81,117	90,147	88%	74,777	128
TOTAL (SF.)			37,113	171,264	208,377	3,708	5,681	78,875	584	420	89,269	119,108		74,777	128

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PROJECT NO:
127359

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PROJECT MGR: | APPROVED BY:

SHEET TITLE
STATS SHEET
INFO & FAR CALCULATION
(Options 1.a to 1.c)

SHEET NUMBER
A0.01

ISSUE

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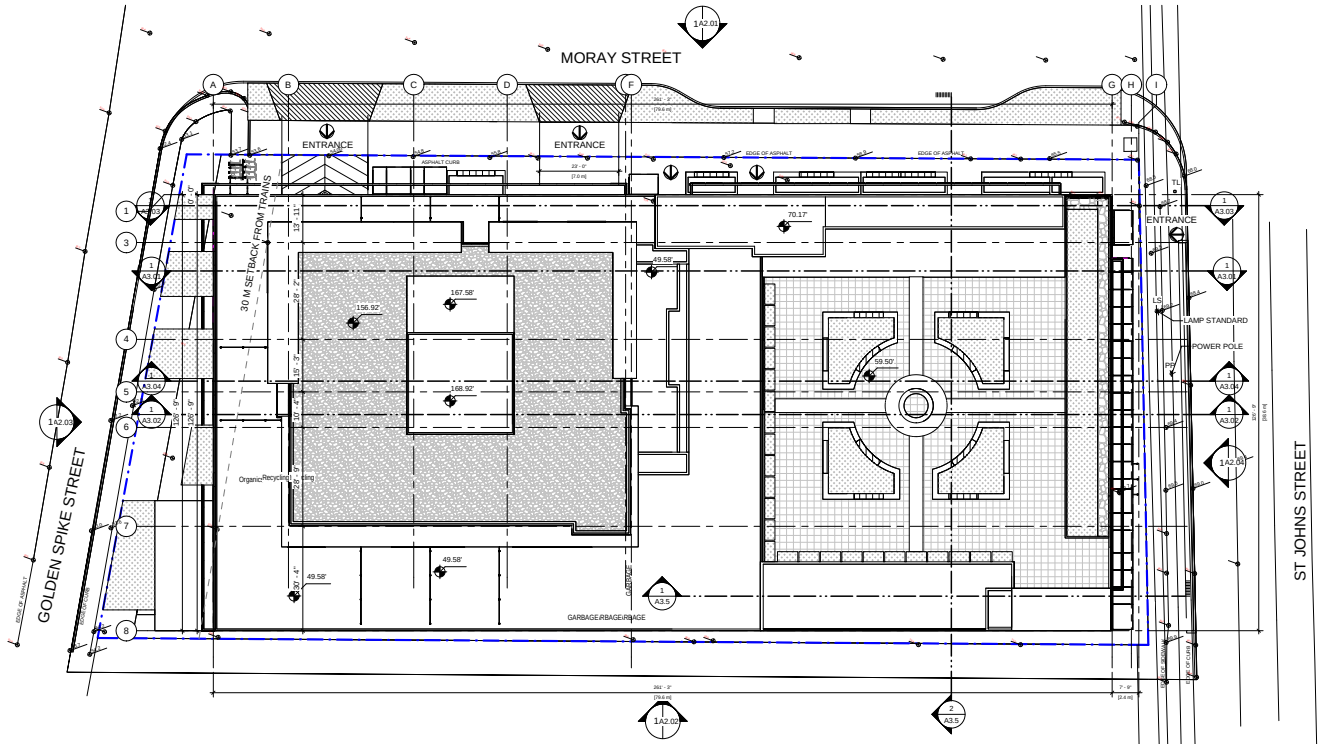
ARCHITECTURAL DRAWING SET



1 A0.000 WIP-SITE-full survey
SCALE: 1/16" = 1'-0"

True North Project North

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PROJECT
Port Moody Dev
3180 St. John Street
Port Moody, B.C.

PROJECT NO: 127359	
DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE
SITE PLAN

SHEET NUMBER A0.000 | ISSUE

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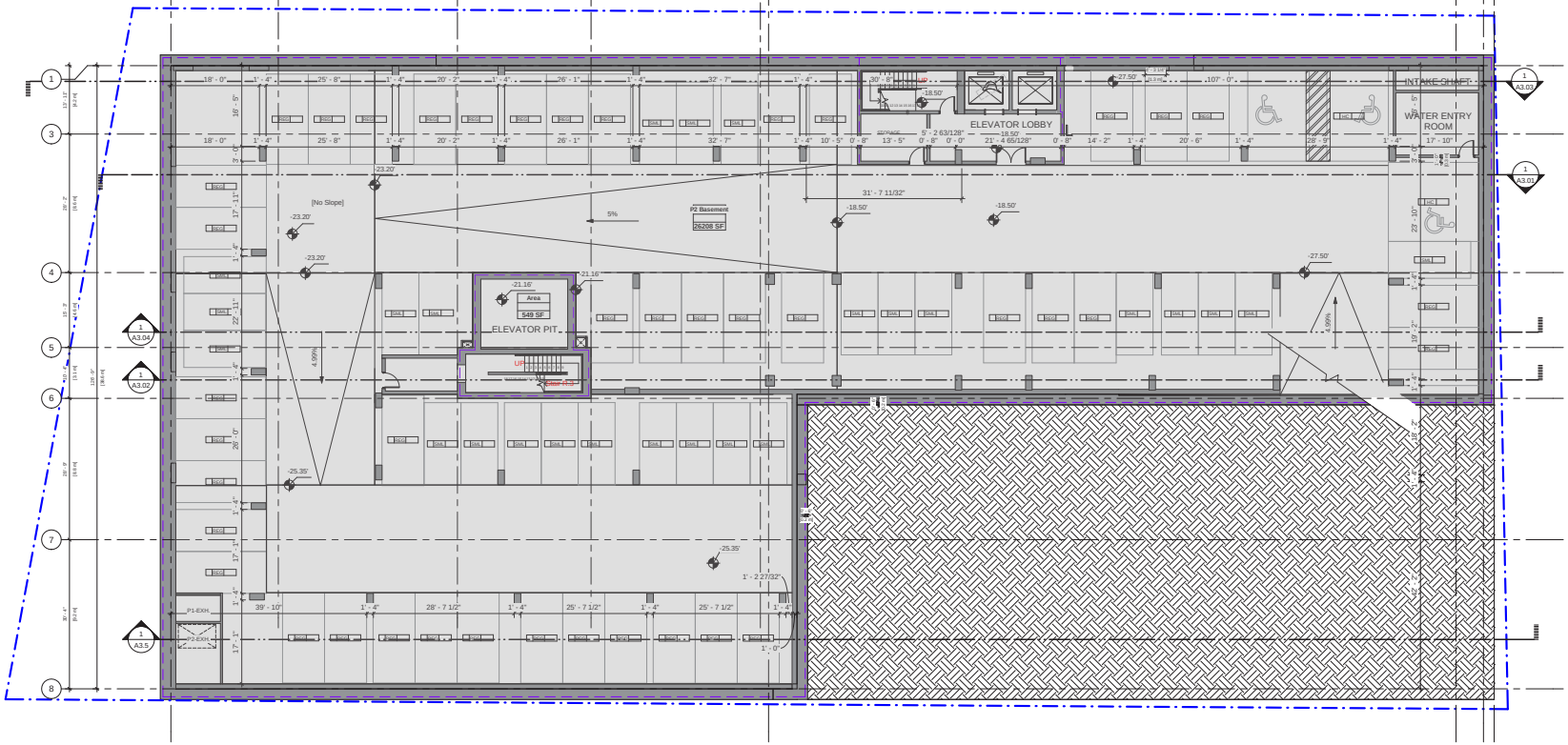

1 A1.02 OVERALL LEVEL P2 BASEMENT(BELOW GRADE)
SCALE 3/32" = 1'-0"

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PROJECT
Port Moody Dev
3180 St. John Street
Port Moody, B.C.

PROJECT NO: 127359
DRAWN BY:
CHECKED BY:
PROJECT MGR:
APPROVED BY:

SHEET TITLE
OVERALL LEVEL P2 BASEMENT

SHEET NUMBER A1.02
ISSUE

2022-11-30 8:53:24 AM

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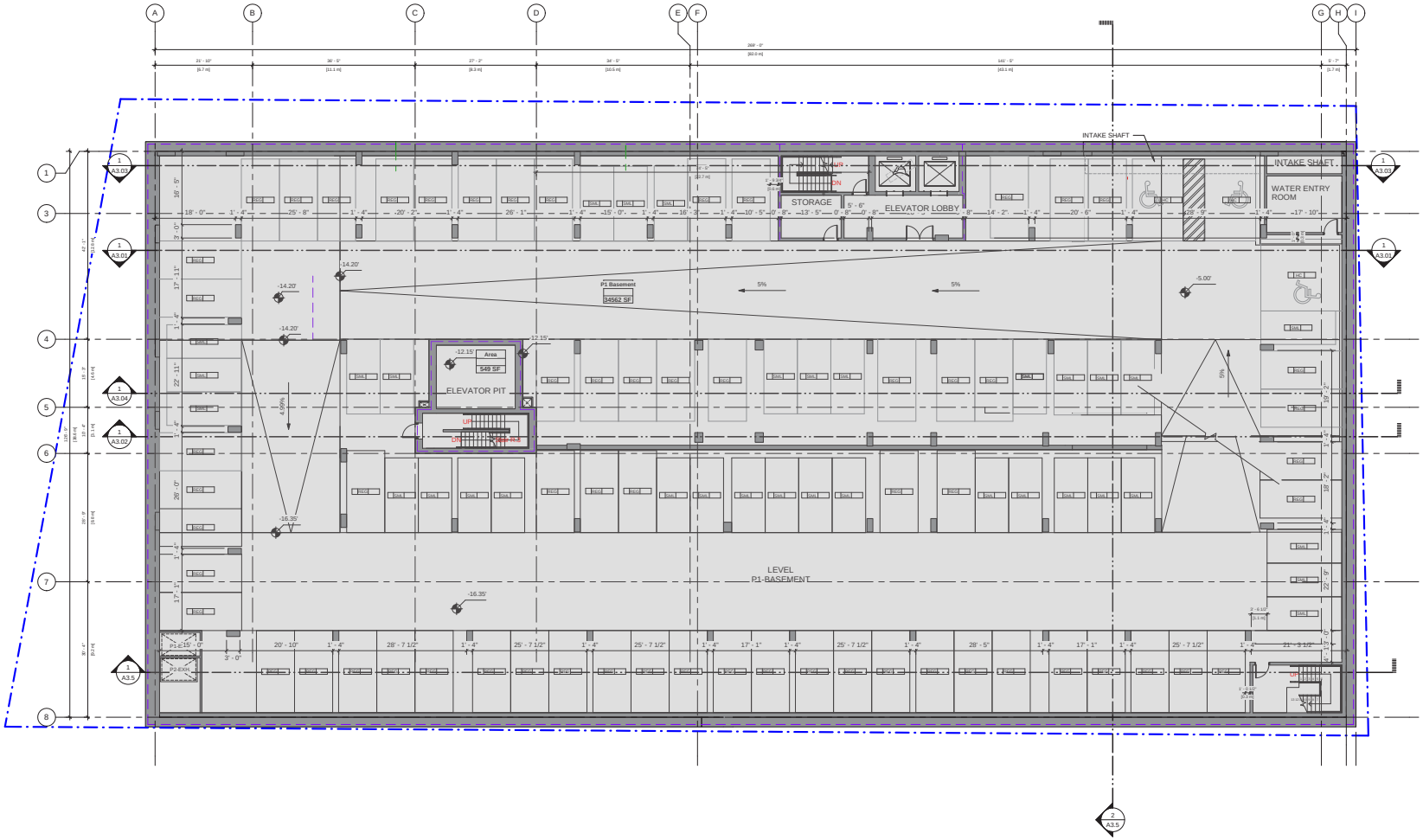

1 A1.03 OVERALL LEVEL P1-BASEMENT(BELOW GRADE)
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SHEET TITLE
OVERALL LEVEL P1-BASEMENT

SHEET NUMBER A1.03

ISSUE

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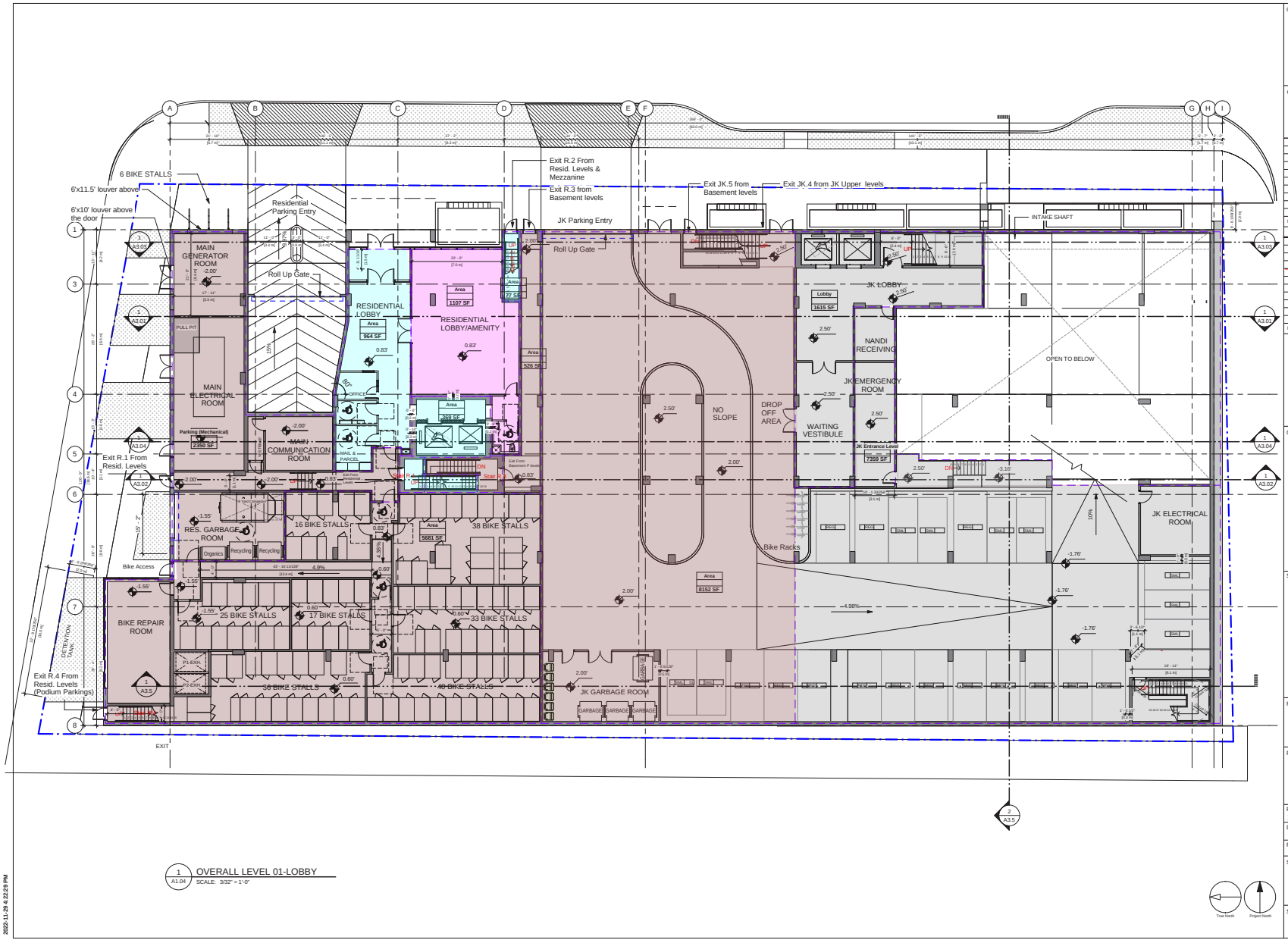

1 A1.04 OVERALL LEVEL 01-LOBBY
SCALE: 3/32" = 1'-0"

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SHEET TITLE
OVERALL LEVEL 1- LOBBY

SHEET NUMBER
A1.04

ISSUE

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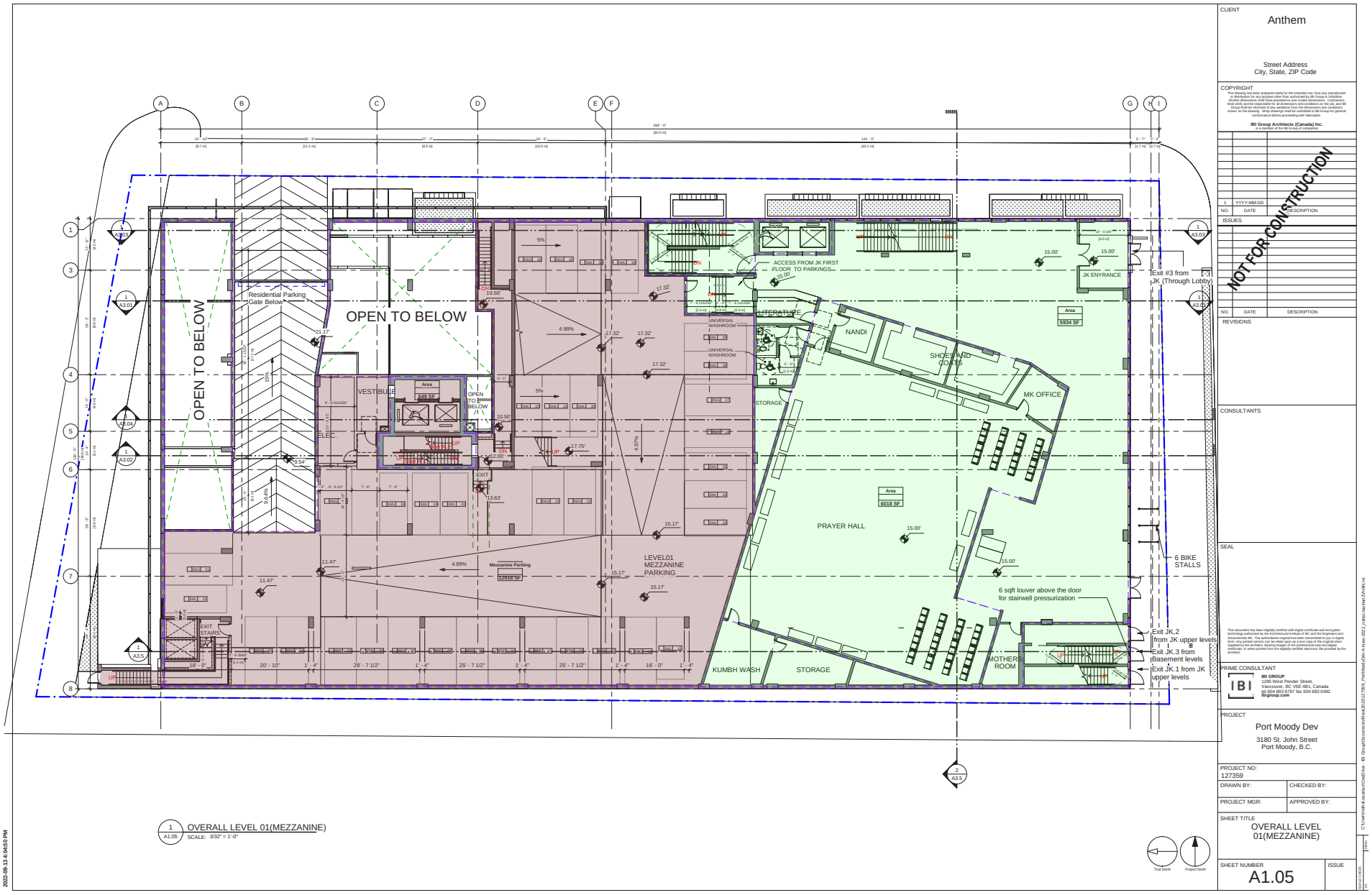

1 A1.05 OVERALL LEVEL 01(MEZZANINE)
SCALE: 3/32" = 1'-0"

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SHEET TITLE
OVERALL LEVEL 01(MEZZANINE)

SHEET NUMBER A1.05
ISSUE

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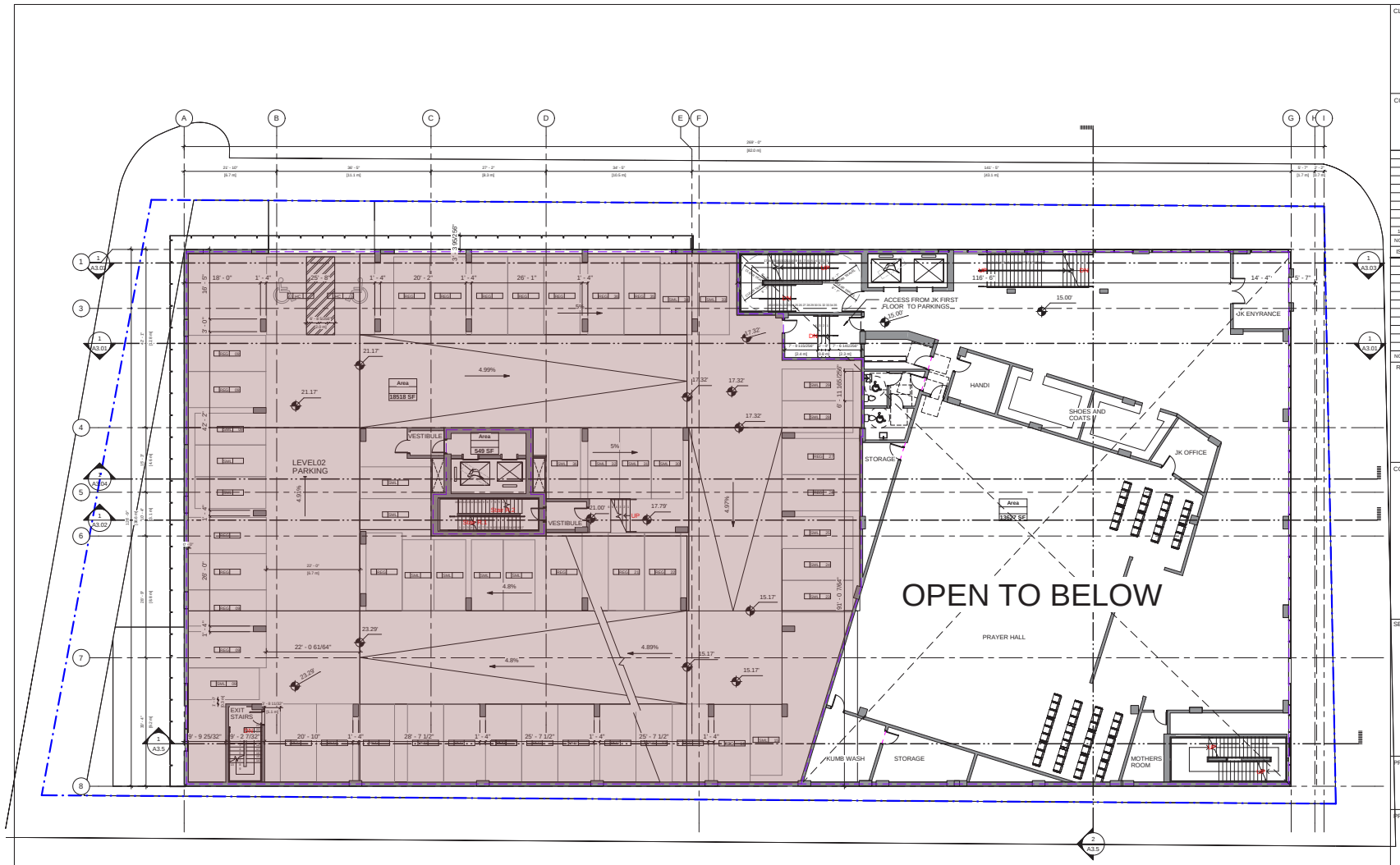

1 A1.06 OVERALL ABOVE GRADE P1 PARKING
SCALE: 3/32" = 1'-0"

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OVERALL ABOVE GRADE
P1-PARKING

SHEET NUMBER A1.06

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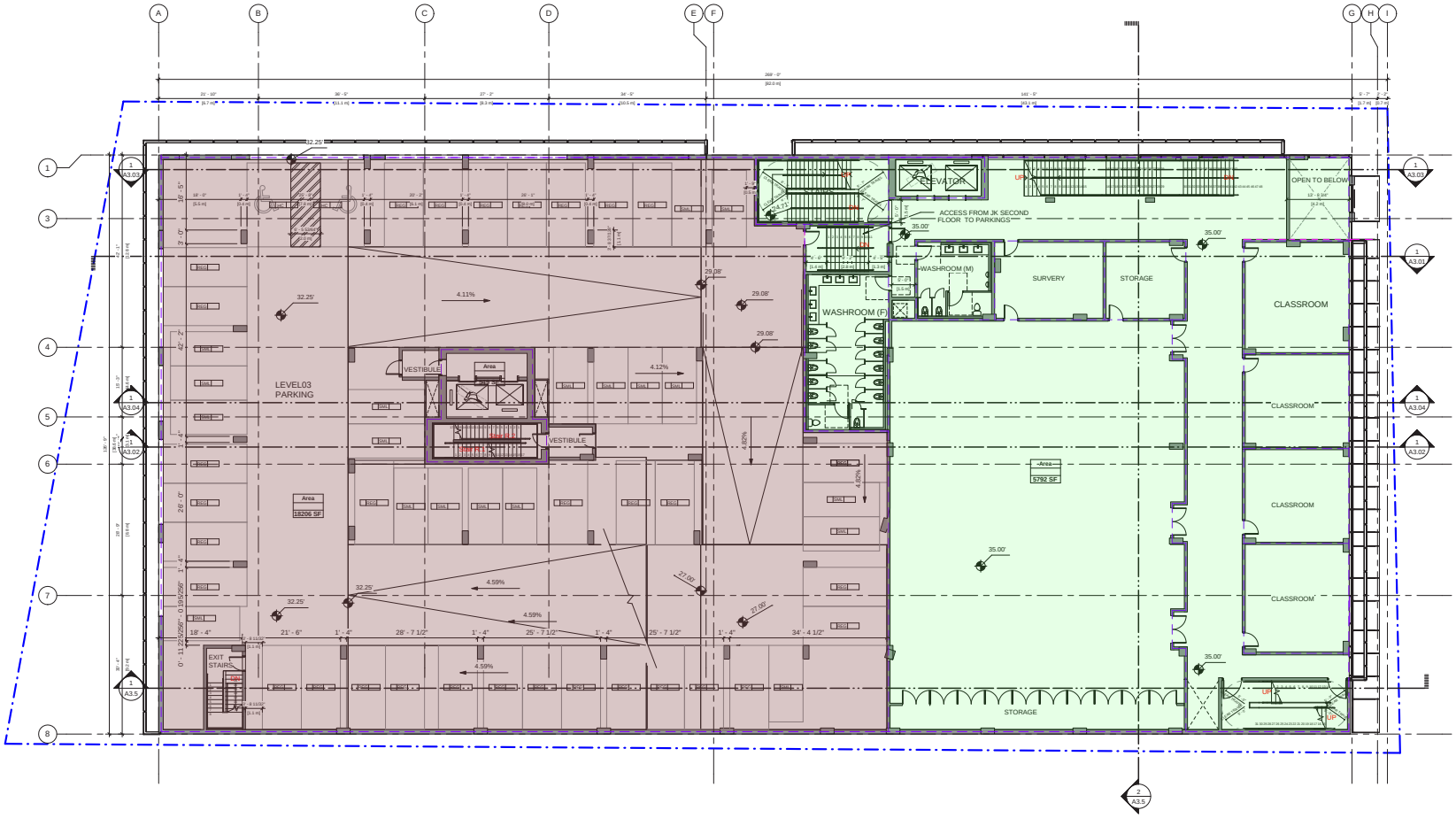

1 A1.07 OVERALL ABOVE GRADE P2 PARKING
SCALE: 3/32" = 1'-0"

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SHEET TITLE
OVERALL ABOVE GRADE
P2-PARKING

SHEET NUMBER
A1.07

ISSUE

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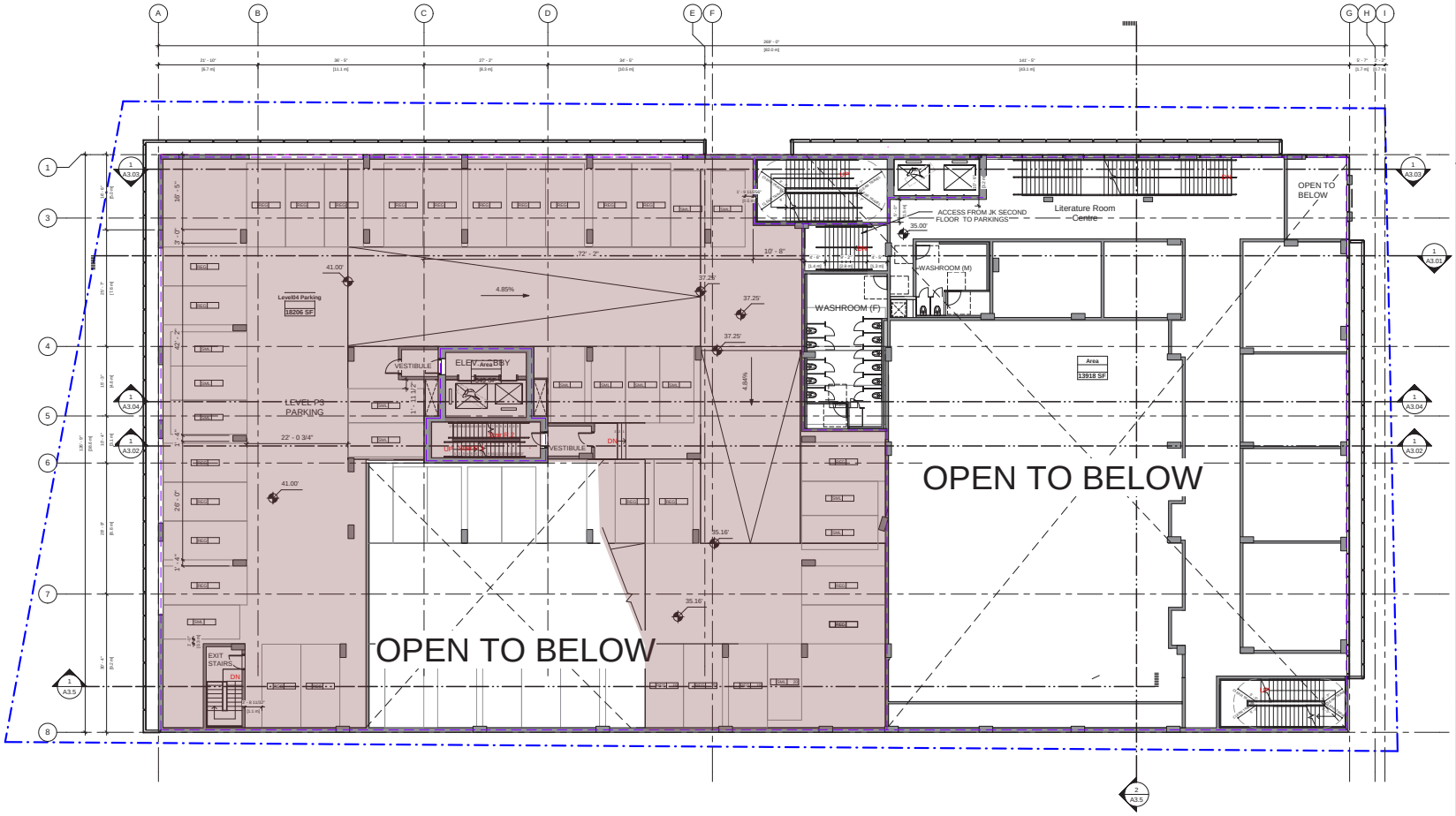

1 A1.08 OVERALL ABOVE GRADE P3 PARKING
SCALE: 3/32" = 1'-0"

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OVERALL ABOVE GRADE
P3-PARKING

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A1.08	

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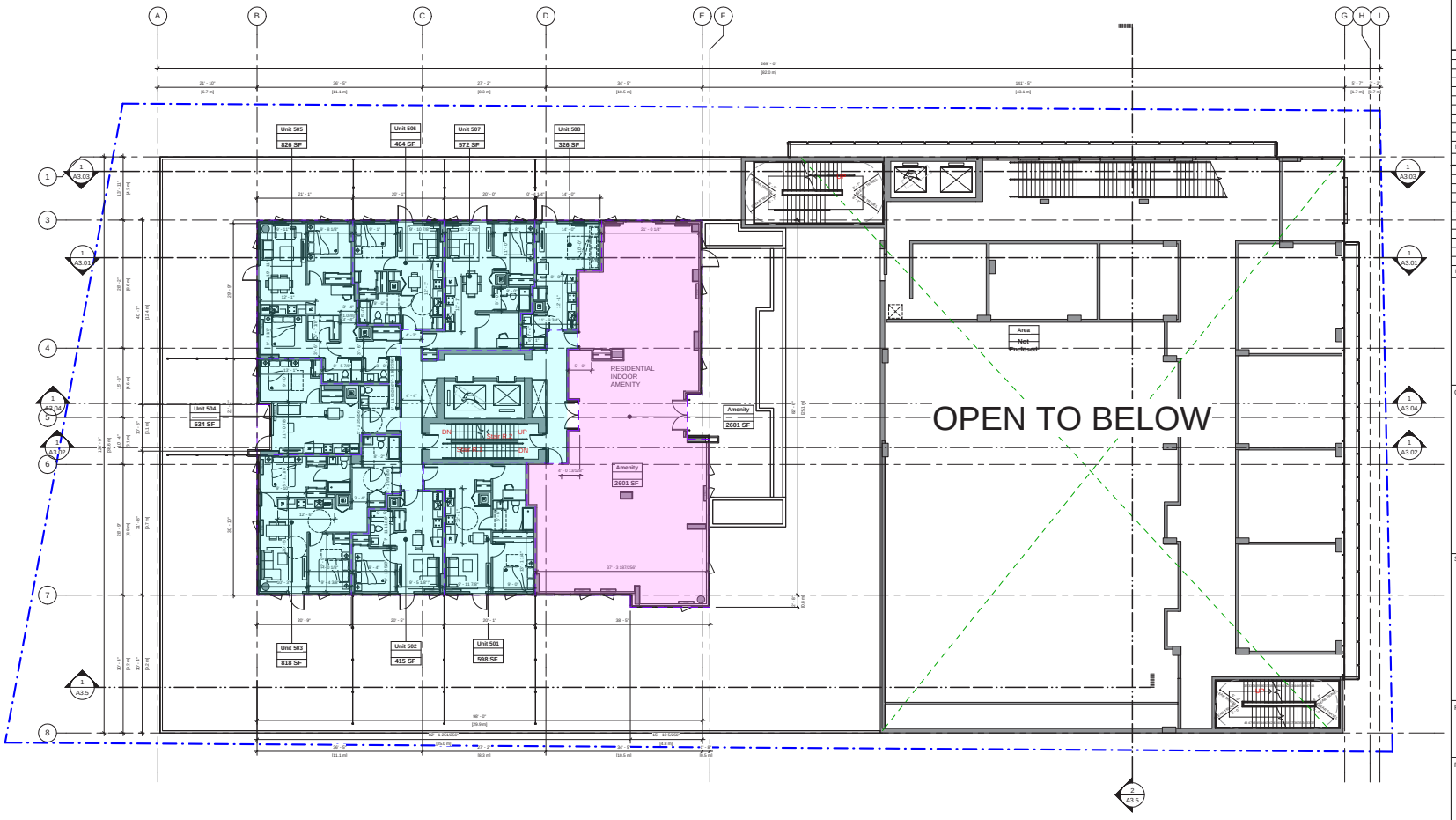

1 OVERALL LEVEL 02
A1.09 SCALE: 3/32" = 1'-0"

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SHEET TITLE
OVERALL LEVEL 02

SHEET NUMBER A1.09
ISSUE

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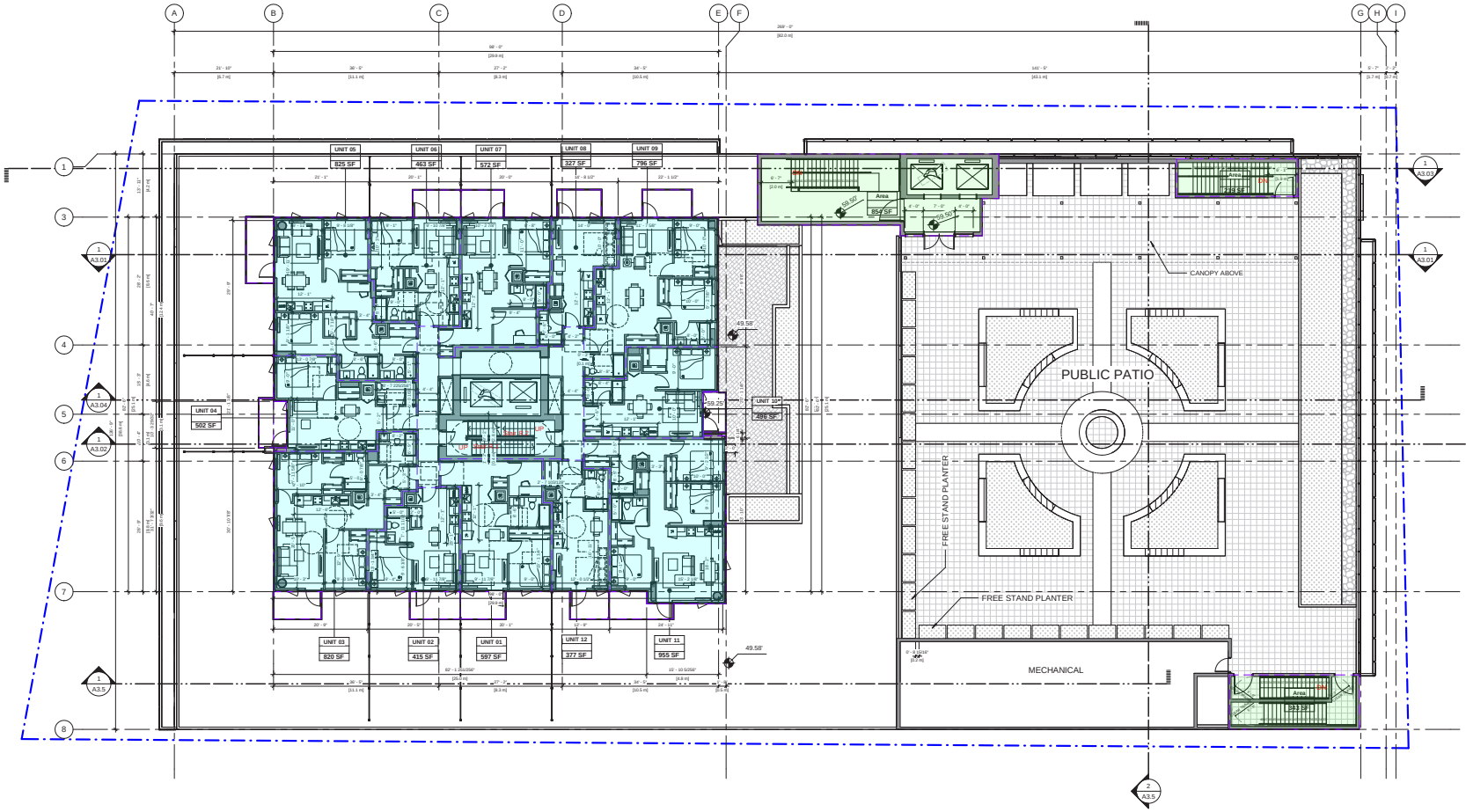
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UNIT 06
463 SF
UNIT 07
572 SF
UNIT 08
327 SF
UNIT 09
796 SF
UNIT 04
502 SF
UNIT 10
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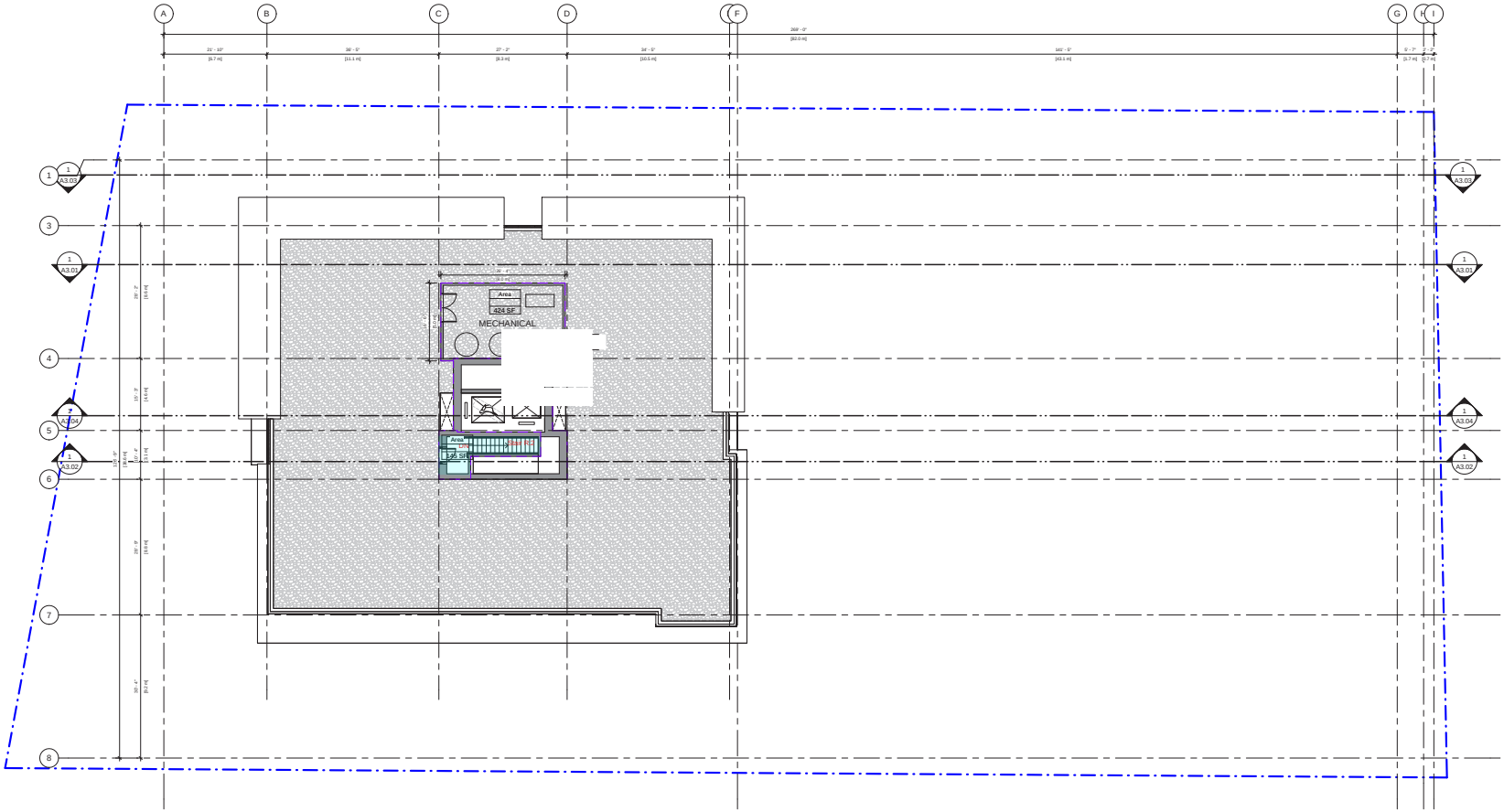
UNIT 02
415 SF
UNIT 01
597 SF
UNIT 12
377 SF
UNIT 11
955 SF
Area
854 SF
Area
317 SF
CANOPY ABOVE
PUBLIC PATIO
FREE STAND PLANTER
FREE STAND PLANTER
MECHANICAL
49.58'
49.58'
49.58'



1 OVERALL MECH
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PROJECT NO: 127359

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SHEET TITLE
OVERALL MECHANICAL LEVEL PLAN

SHEET NUMBER A1.11

ISSUE

True North Project North

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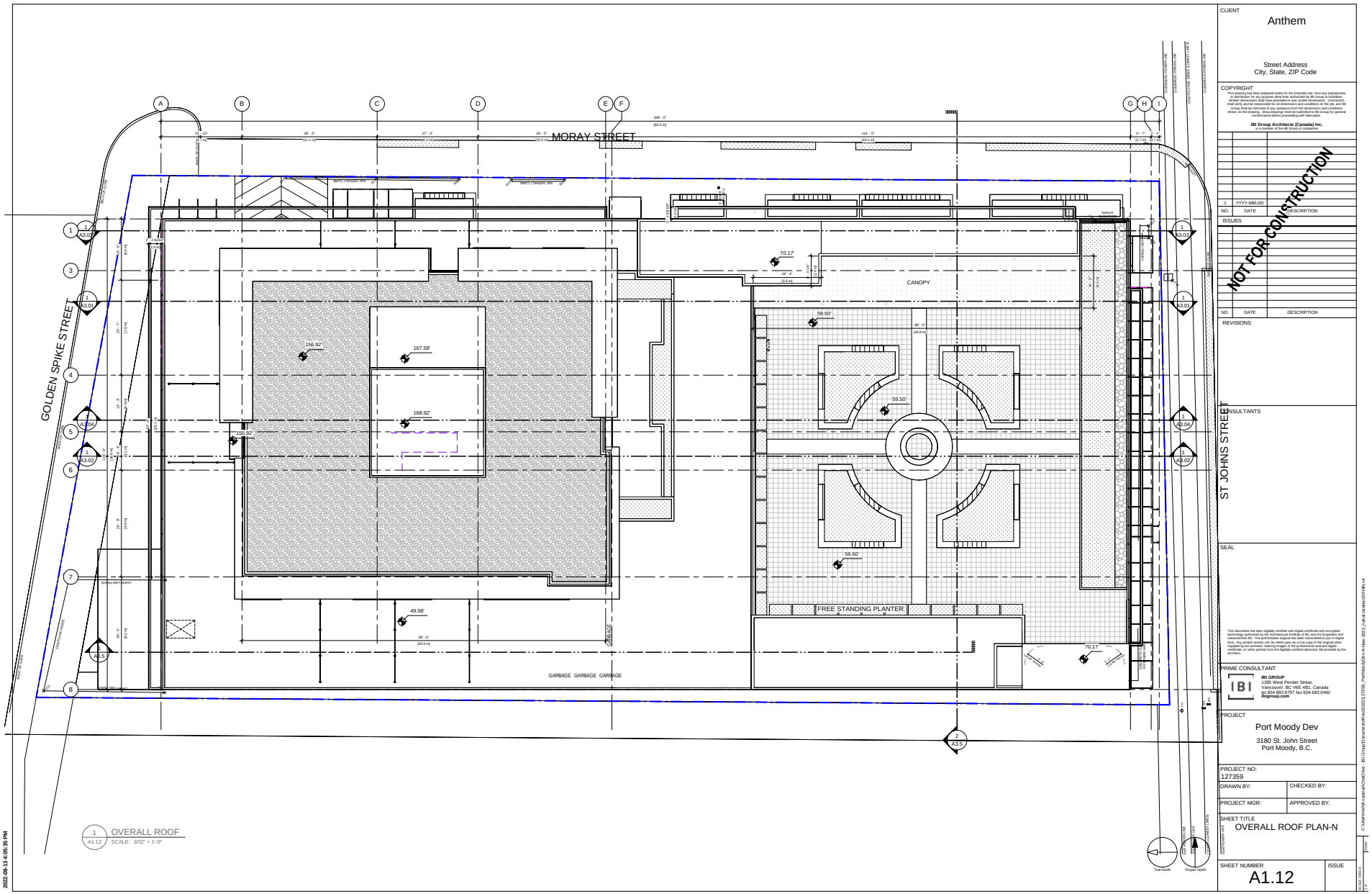

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SHEET TITLE
OVERALL ROOF PLAN-N

SHEET NUMBER	ISSUE
A1.12	

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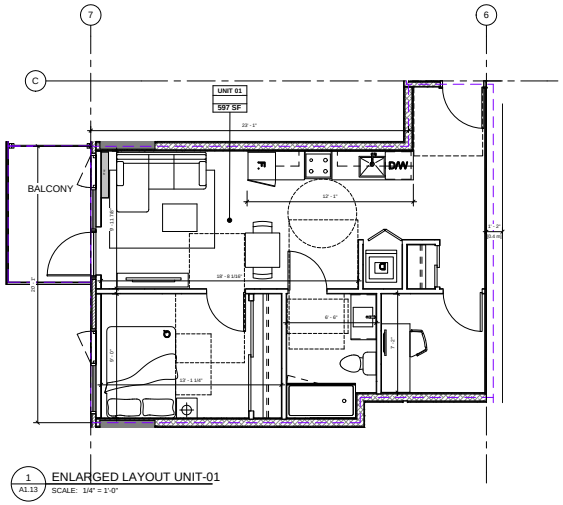

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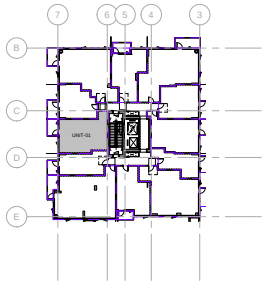

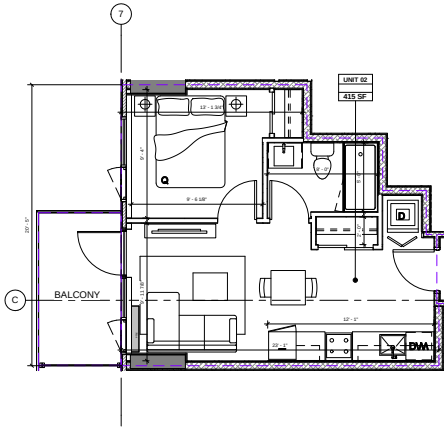

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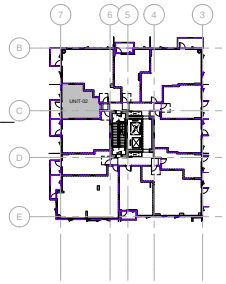

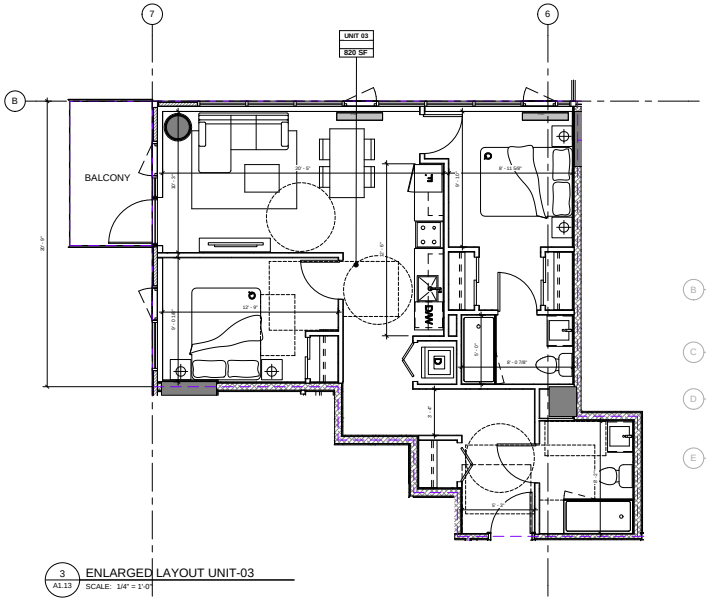

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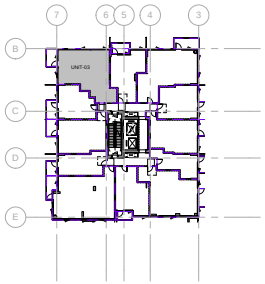

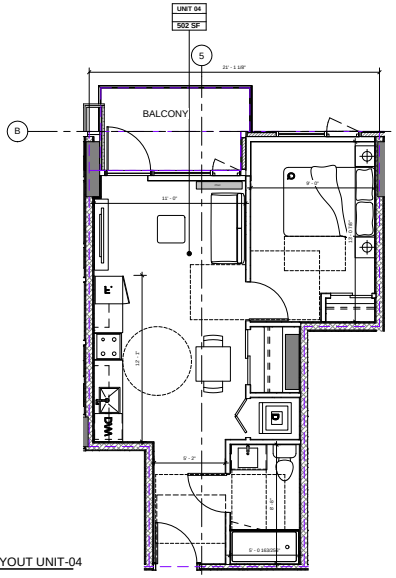

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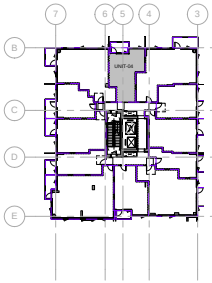

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PROJECT
Port Moody Dev
3180 St. John Street
Port Moody, B.C.

PROJECT NO: 127359

DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT MGR:	APPROVED BY:
Designer	Approver

SHEET TITLE
ENLARGED UNIT LAYOUTS

SHEET NUMBER A1.13

ISSUE

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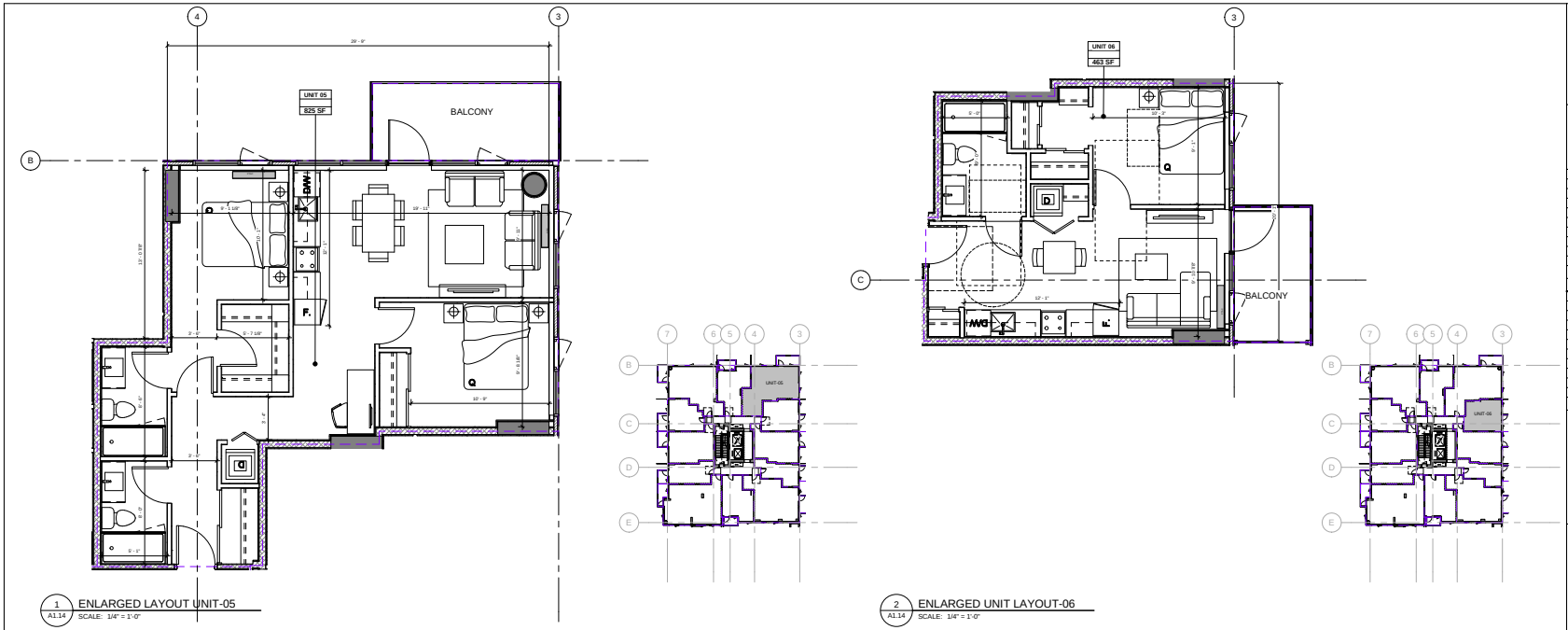

1 A1.14 ENLARGED LAYOUT UNIT-05
SCALE: 1/4" = 1'-0"

2 A1.14 ENLARGED UNIT LAYOUT-06
SCALE: 1/4" = 1'-0"

3 A1.14 ENLARGED UNIT LAYOUT-07
SCALE: 1/4" = 1'-0"

4 A1.14 ENLARGED UNIT LAYOUT-08
SCALE: 1/4" = 1'-0"

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ENLARGED UNIT LAYOUTS

SHEET NUMBER
A1.14

ISSUE

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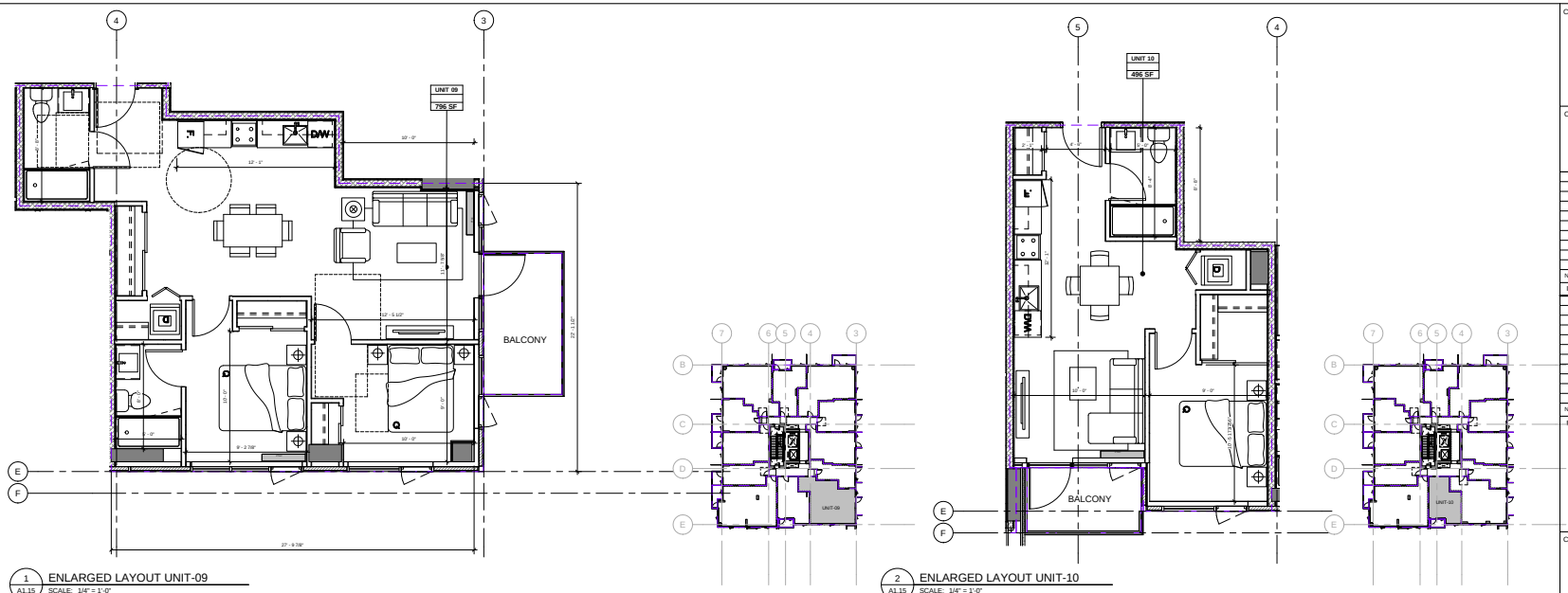

1 A1.15 ENLARGED LAYOUT UNIT-09
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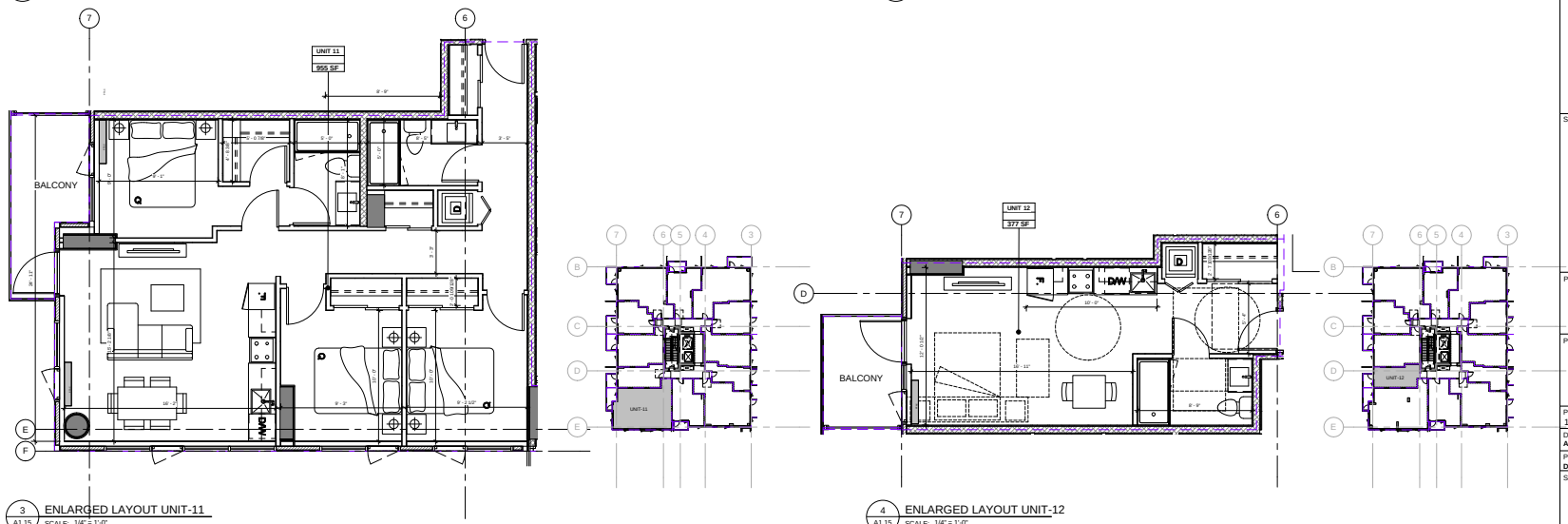
2 A1.15 ENLARGED LAYOUT UNIT-10
SCALE: 1/4" = 1'-0"



3 A1.15 ENLARGED LAYOUT UNIT-11
SCALE: 1/4" = 1'-0"

4 A1.15 ENLARGED LAYOUT UNIT-12
SCALE: 1/4" = 1'-0"

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SHEET TITLE
ENLARGED UNIT LAYOUTS

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A1.15

ISSUE

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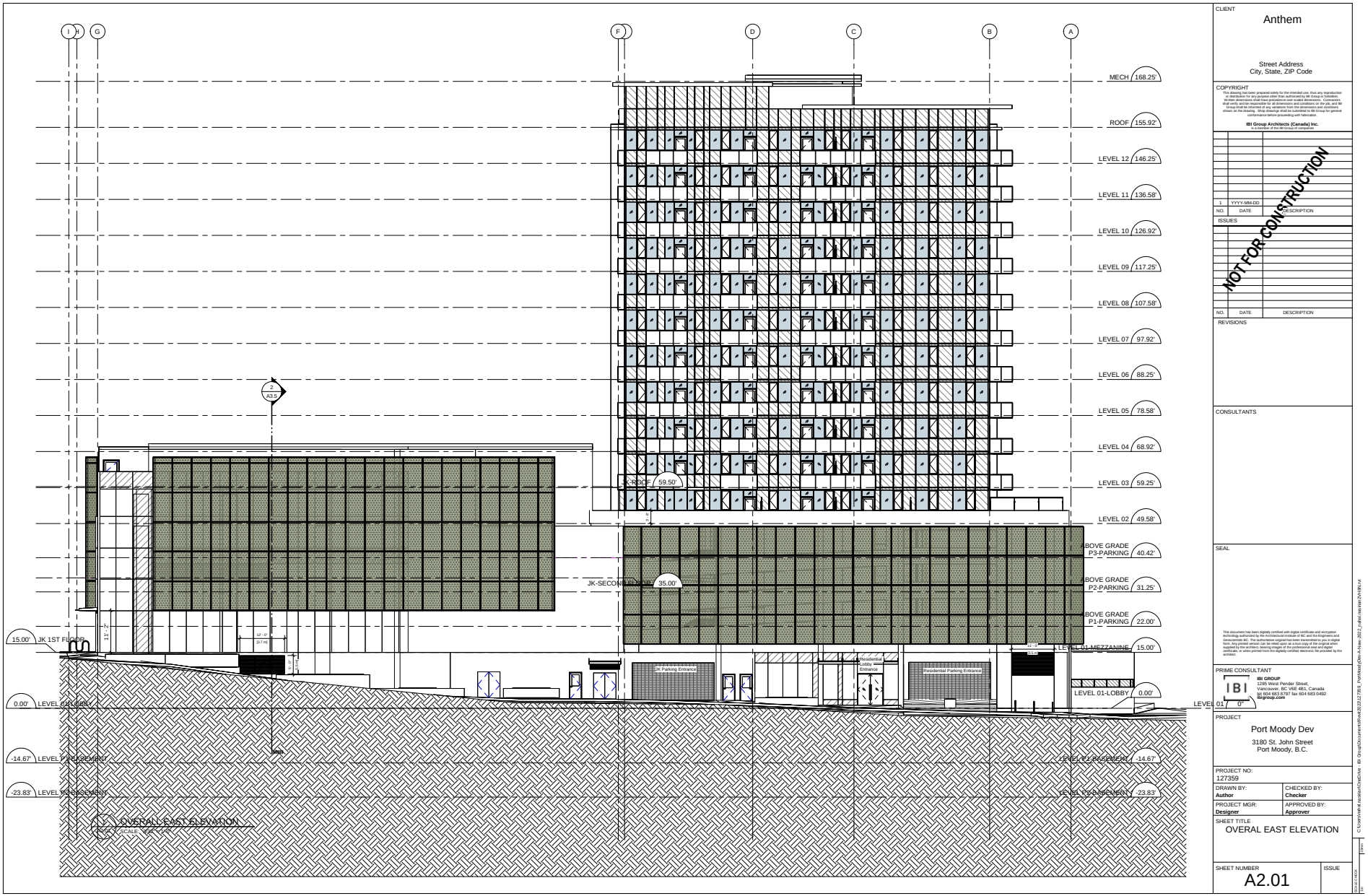

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SHEET TITLE

OVERAL EAST ELEVATION

SHEET NUMBER

A2.01

ISSUE

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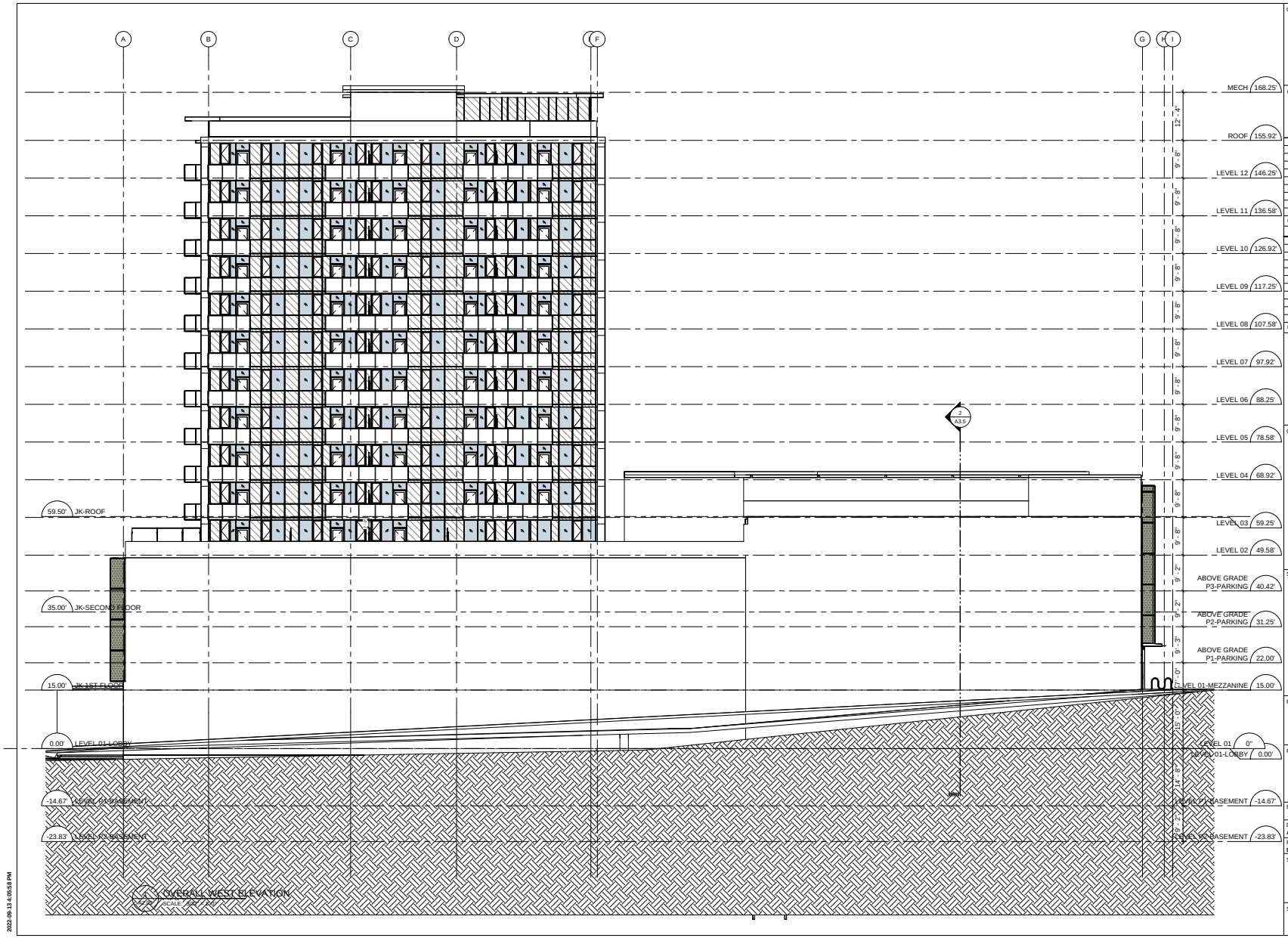
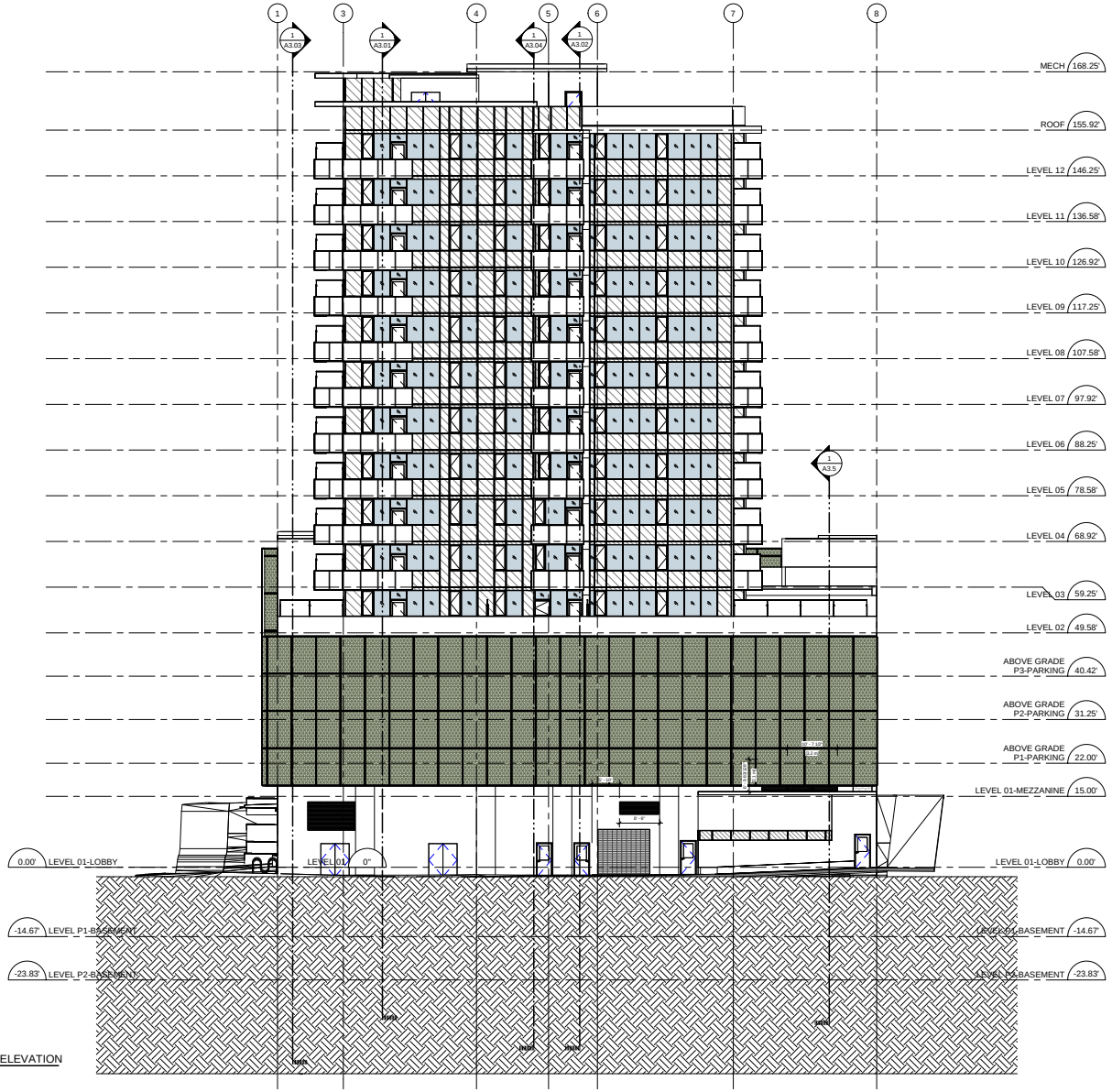

A
B
C
D
F
G
H
I
MECH 168.25'
ROOF 155.92'
LEVEL 12 146.25'
LEVEL 11 136.58'
LEVEL 10 126.92'
LEVEL 09 117.25'
LEVEL 08 107.58'
LEVEL 07 97.92'
LEVEL 06 88.25'
LEVEL 05 78.58'
LEVEL 04 68.92'
LEVEL 03 59.25'
LEVEL 02 49.58'
ABOVE GRADE P3-PARKING 40.42'
ABOVE GRADE P2-PARKING 31.25'
ABOVE GRADE P1-PARKING 22.00'
LEVEL 01-MEZZANINE 15.00'
LEVEL 01 0"
LEVEL 01-LOBBY 0.00'
LEVEL P1-BASEMENT -14.67'
LEVEL P2-BASEMENT -23.83'
59.50' JK-ROOF
35.00' JK-SECOND FLOOR
15.00' JK-1ST FLOOR
0.00' LEVEL 01-LOBBY
-14.67' LEVEL P1-BASEMENT
-23.83' LEVEL P2-BASEMENT
12' - 4"
9' - 8"
9' - 8"
9' - 8



1 A2.03 OVERALL NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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SHEET TITLE
OVERAL NORTH ELEVATION

SHEET NUMBER
A2.03

ISSUE

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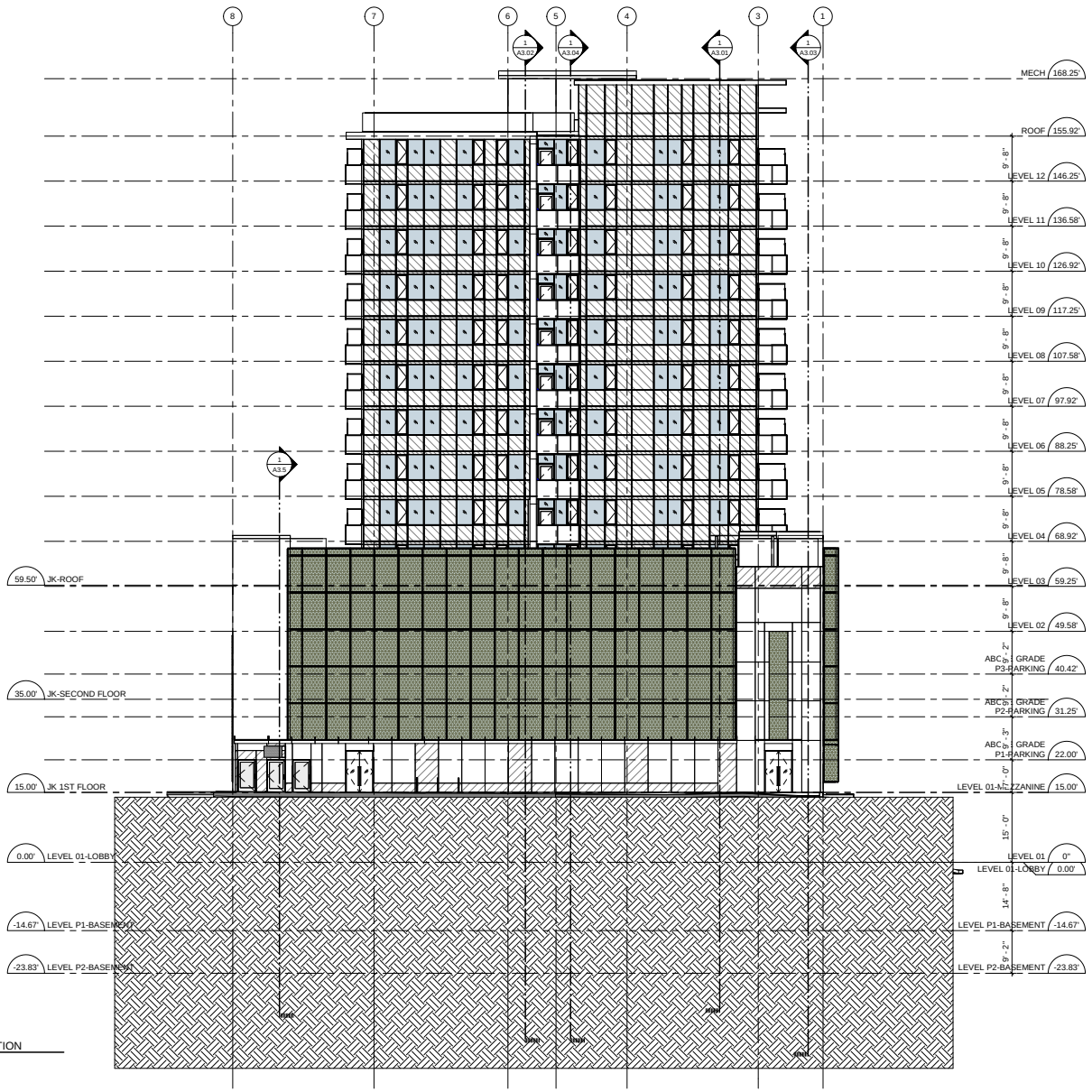

1 A2.04 OVERALL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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SHEET TITLE
OVERAL SOUTH ELEVATION

SHEET NUMBER A2.04

ISSUE

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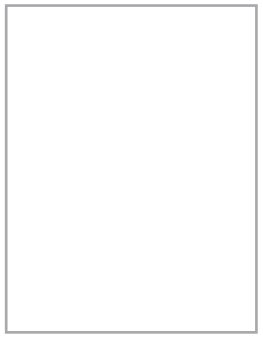
MATERIAL LIST

SPANDREL GLAZING
WHITE PANEL

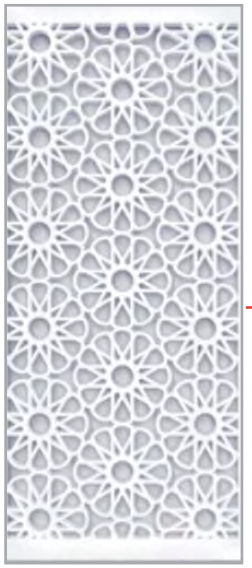


ALUMINIUM PANEL
WHITE

VISION GLASS-LOW E
GLAZING UNIT

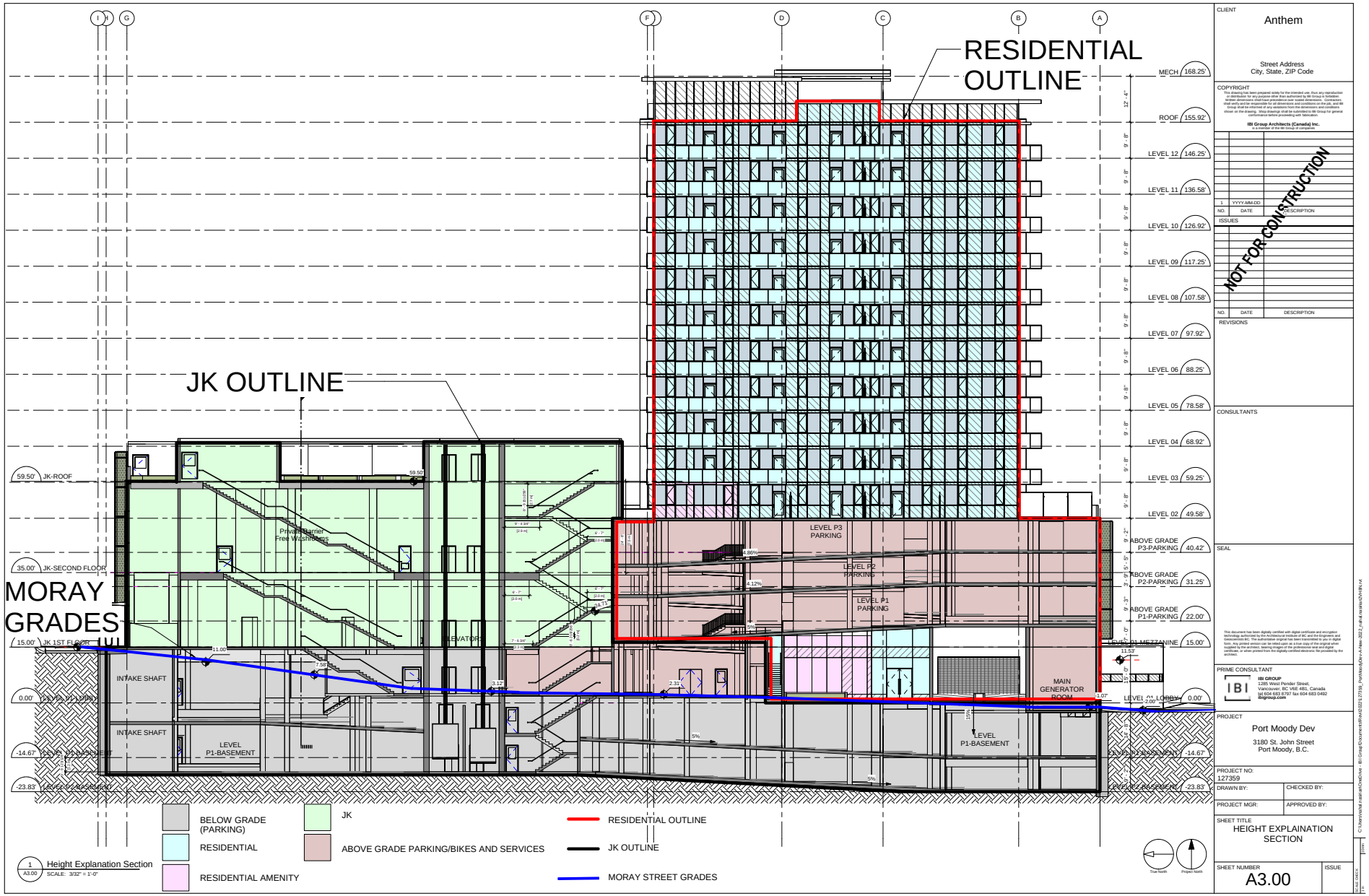
SPANDREL GLAZING
DARK BLUE

PAINTED CONCRETE
LIGHT GREY



MASHRABIYA SCREEN
CUSTOM PATTERN PER-
FORATED
ALUMINUM PANELS

PAINTED CONCRETE
WHITE



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PROJECT NO: 127359

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SHEET TITLE
HEIGHT EXPLAINATION SECTION

SHEET NUMBER A3.00

ISSUE

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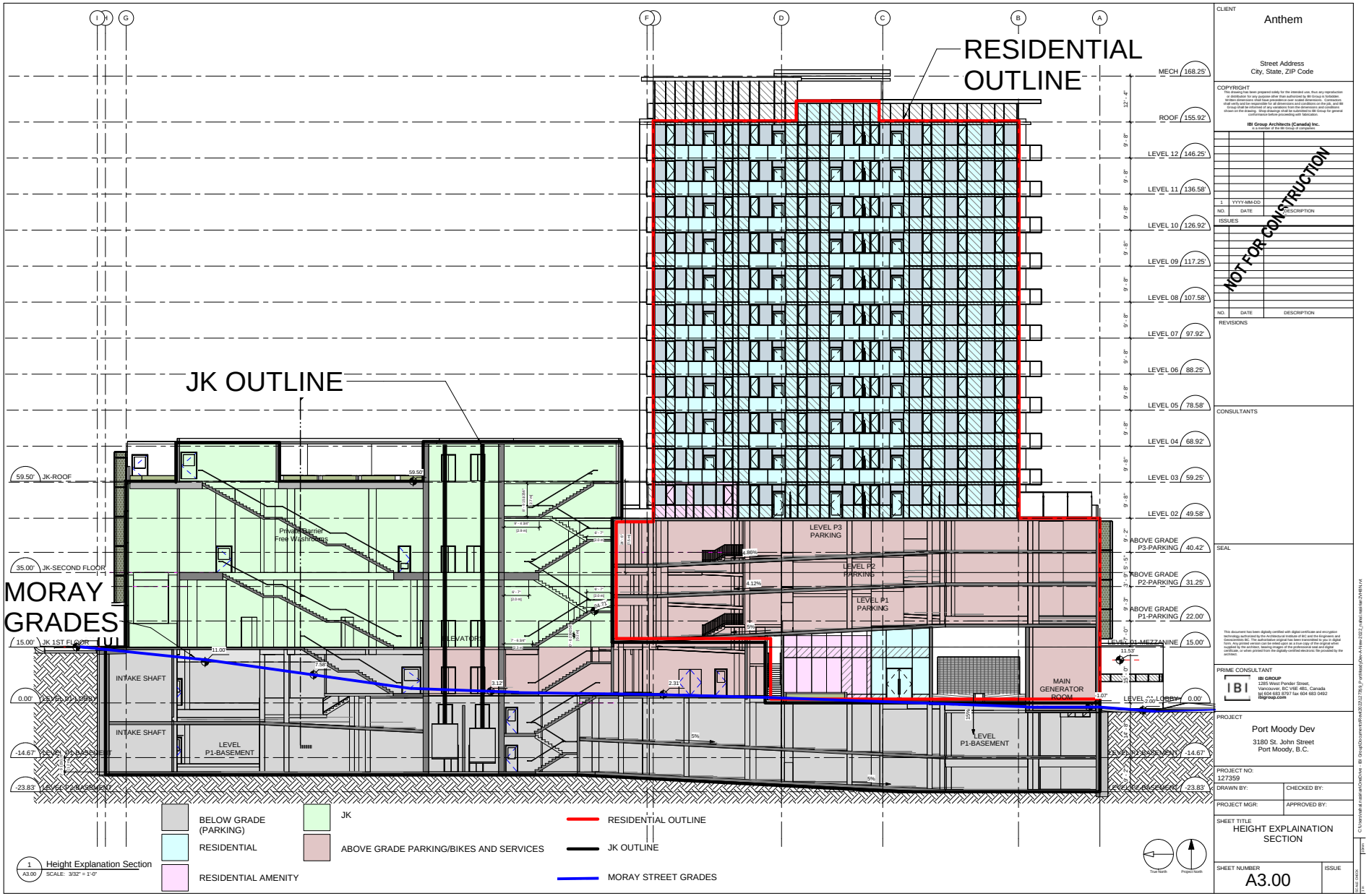

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SHEET TITLE
HEIGHT EXPLAINATION SECTION

SHEET NUMBER A3.00
ISSUE

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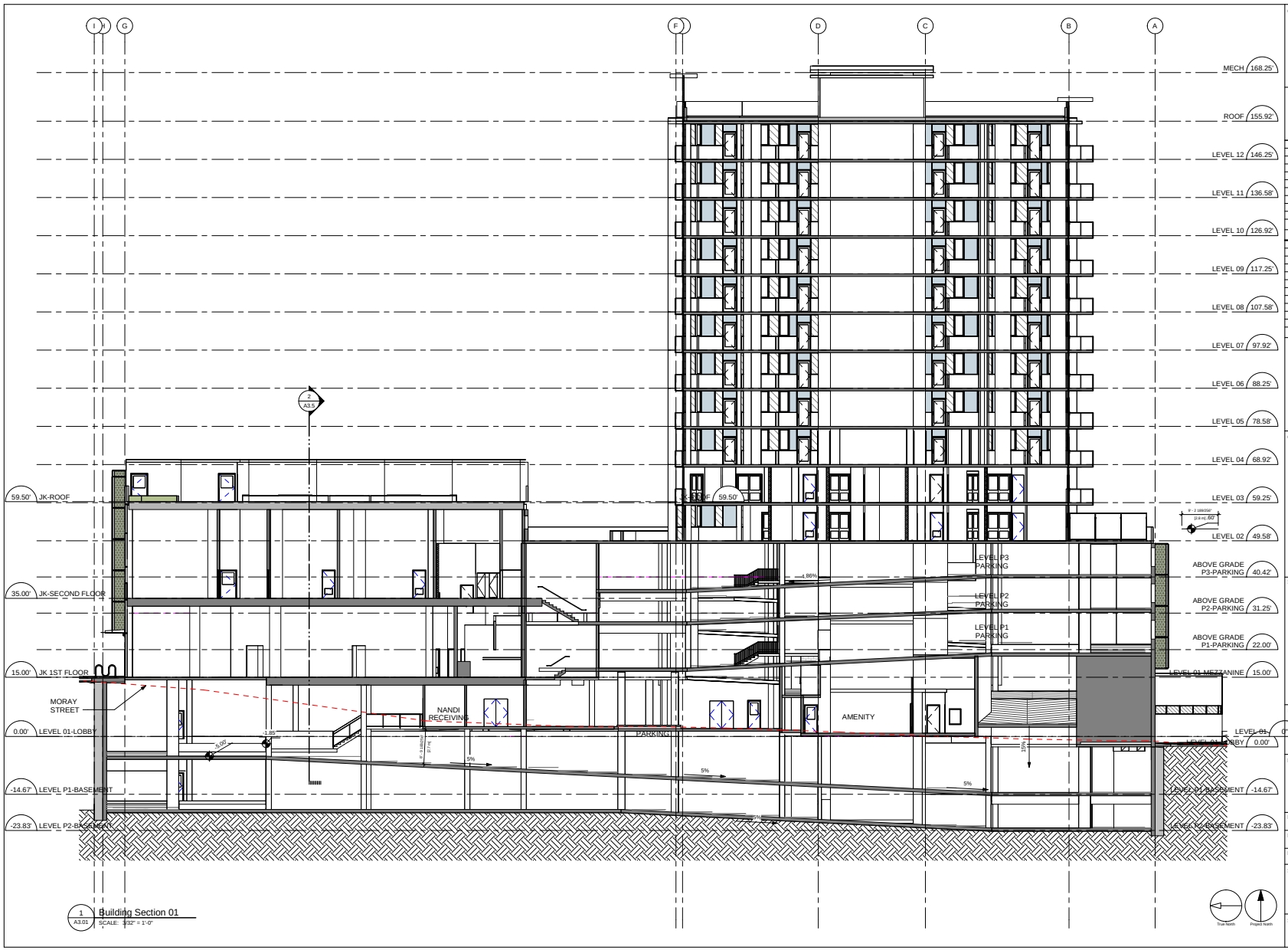

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SHEET TITLE

OVERALL Building Section 01

SHEET NUMBER A3.01

ISSUE

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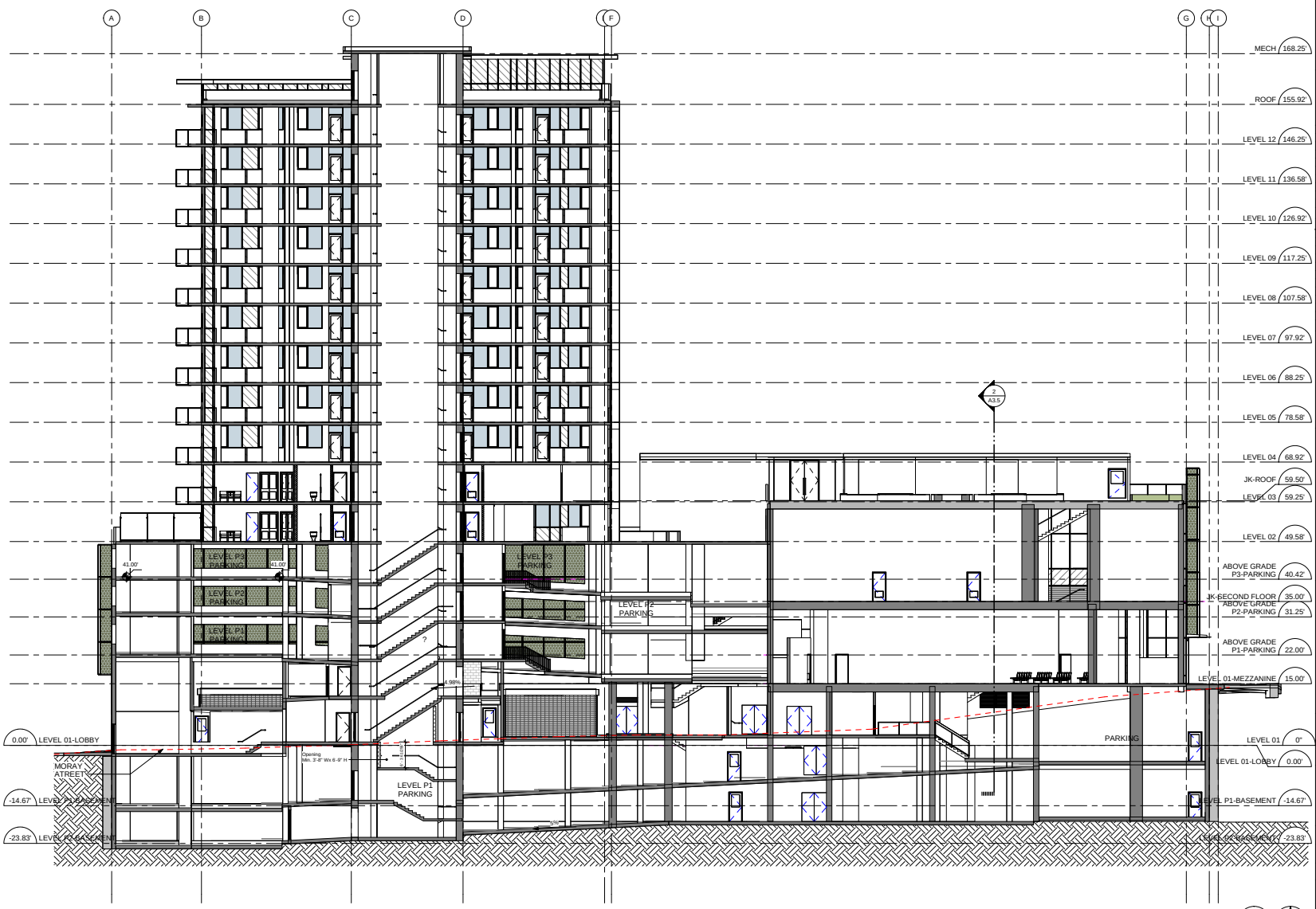

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SHEET TITLE
OVERALL Building Section 02

SHEET NUMBER A3.02 | ISSUE

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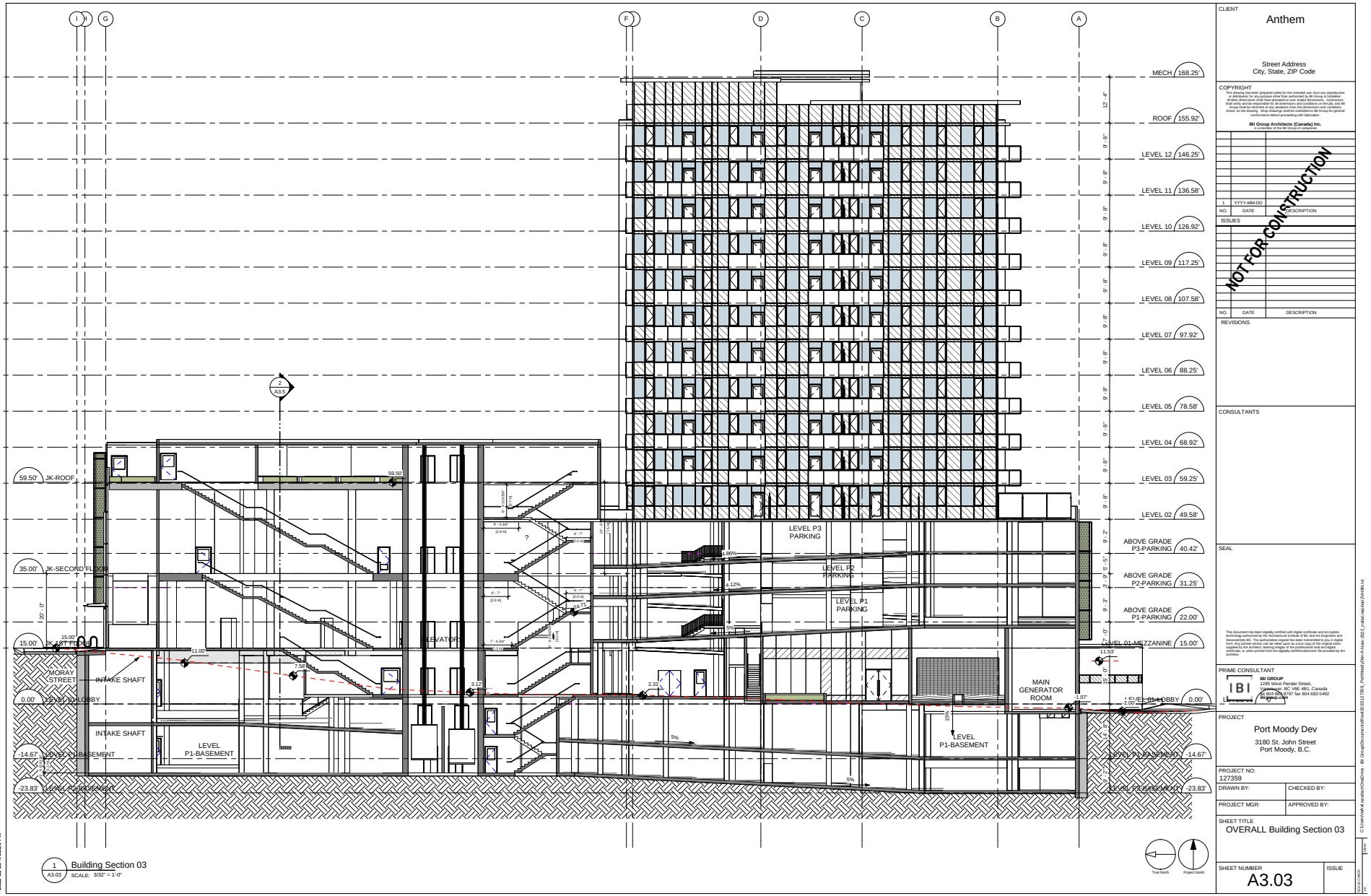

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PROJECT

Port Moody Dev
3180 St. John Street
Port Moody, B.C.

PROJECT NO: 127359

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE
OVERALL Building Section 03

SHEET NUMBER
A3.03

ISSUE

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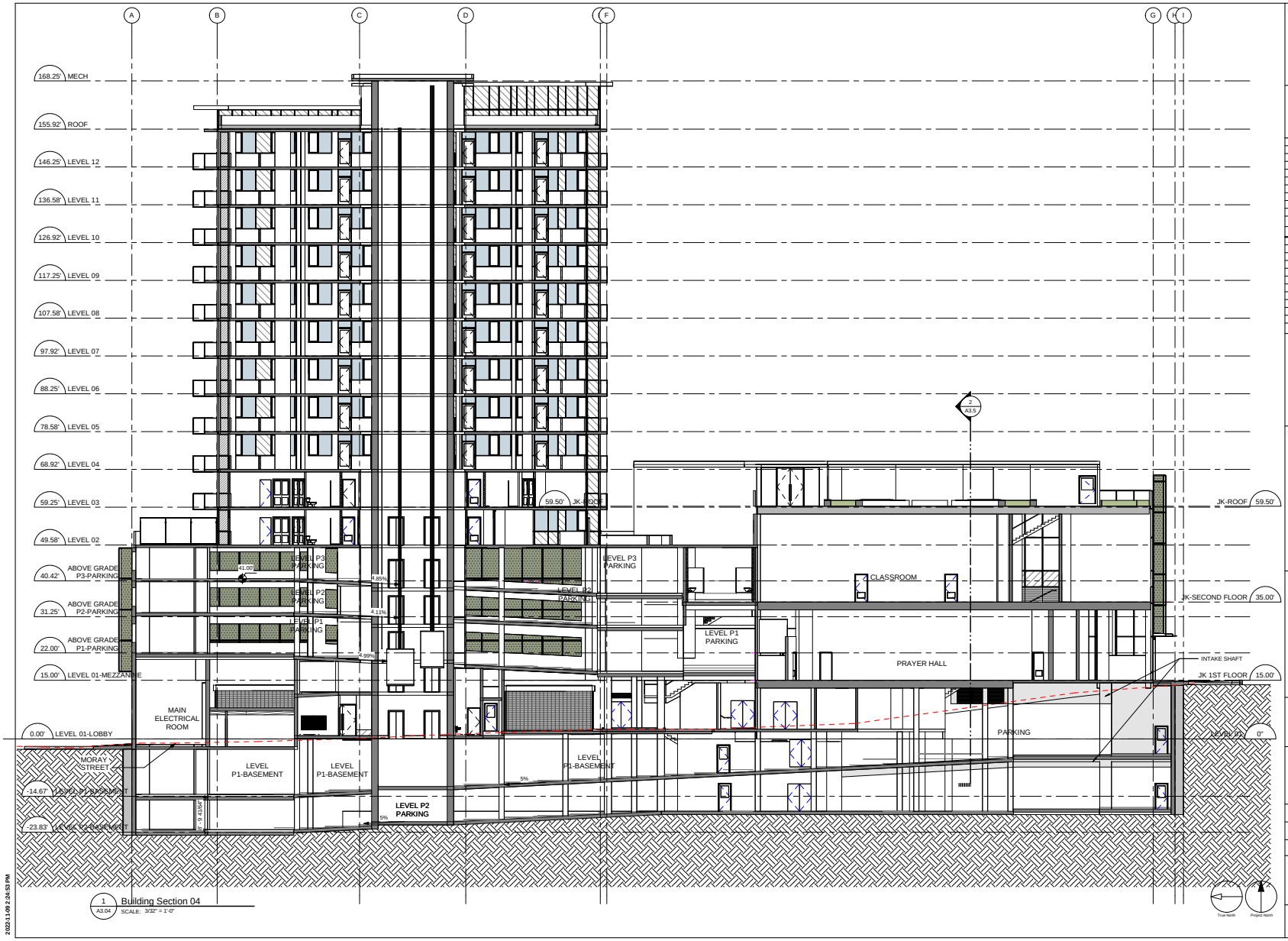

1 A3.04 Building Section 04
SCALE: 3/32" = 1'-0"

2022-11-09 2:26:53 PM

CLIENT
Anthem

Street Address
City, State, ZIP Code

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NO.	DATE	DESCRIPTION

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CONSULTANTS

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PRIME CONSULTANT
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SHEET TITLE
OVERALL Building Section 04

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A3.04

ISSUE

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SCALE 1/8"