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OCP AMENDMENT & REZONING

AVENIR PORT MOODY
2500 Block St. George Street Port Moody BC
JUNE 17, 2024

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2023-05-21 3:28:05 PM

1 OCP AMENDMENT & REZONING		2023-03-21
NO.	ISSUE/REVISION	DATE

PROJECT NO.	DRAWN	CHECKED
221-127	RA	MC

DRAWING NO.	REVISION NO.
RZ0.00	<div>1</div>



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PROJECT INFORMATION

PROJECT NAME	KYLE PARK SENIOR LIVING		
CIVIC ADDRESS	123-129 MARY STREET & 2505, 2509, 2513, 2517 ST. GEORGE STREET PORT MOODY V3H 2G6		
LEGAL DESCRIPTION	LT 7,8,9,10, BLK 22, PL NWP72, DL 201, NWD LT 64, BLK 22, PL 59631, DL 201, NWD		
ZONING			
CURRENT ZONING	RS-1 & RM-4		
PROPOSED ZONING	CD		
OCP DEVELOPMENT PERMIT AREA	DPA-2 & DPA-5		
HEIGHT			
MAXIMUM STORIES PROPOSED	13		
MAXIMUM HEIGHT PROPOSED	42.0 M (137.8 FT)		
SETBACKS			
	PROPOSED		
NORTH	4.0 M (13.1 FT)		
EAST	2.0 M (6.5 FT)		
SOUTH	4.0 M (13.1 FT)		
WEST	9.0 M (29.5 FT)		
SITE			
SITE DIMENSIONS	95.7 M	(314.0 FT)	x 40.2 M (131.9 FT)
SITE AREA (GROSS)	3850 SM	(41441 SF)	
FLOOR SPACE RATIO (FSR)			
GFA ABOVE GRADE	17179 SM	(184917 SF)	
FSR	4.46		
FSR CONDO / LEASE UNITS	2.65		
SITE COVERAGE	77%		
AMENITY SPACE			
OUTDOOR	1040 SM	(11199 SF)	
INDOOR	2375 SM	(25560 SF)	

UNIT COUNT

Unit Count (Raised Parking)									
Level	CC	IL-1B	IL-1B+	IL-2B	IL-2B+	R-1B	R-1B+	R-2B	Total
1									0
2	24								24
3	24	5	2	1					32
4		16	3	5					24
5		16	3	5					24
6									0
7	5	4	2						11
8	5	4	2						11
9	5	4	2						11
10	5	4	2						11
11					5	4	2		11
12					6		4		10
13					6		4		10
Subtotal	48	57	24	19	0	17	4	10	179
	48			100			31		

OFF-STREET PARKING

RESIDENTIAL PARKING			
	# Units	Proposed Ratio	Provided
Community Care			
STUDIO	48	0.00 Spaces Per Unit	0 Spaces Required
VISITOR		0.20 Spaces Per Unit	10 Spaces Required
STAFF		0.25 Spaces Per Unit	12 Spaces Required
TOTAL ACCESSIBLE			22 Spaces Required
			2 Spaces Provided
Apartment Rental			
1,2 BED	100	0.35 Spaces Per Unit	35 Spaces Required
VISITOR		0.10 Spaces Per Unit	10 Spaces Required
STAFF		0.05 Spaces Per Unit	5 Spaces Required
TOTAL ACCESSIBLE			50 Spaces Required
			2 Spaces Provided
Apartment Ownership			
1 BED	21	0.52 Spaces Per Unit	20 Spaces Required
2 BED	10	1.32 Spaces Per Unit	14 Spaces Required
VISITOR	31	0.10 Spaces Per Unit	04 Spaces Required
TOTAL ACCESSIBLE			38 Spaces Required
			1 Spaces Provided
SUMMARY			
Resident Parking			69 Spaces Provided
Standard			5 Spaces Required
Accessible			5 Spaces Provided
Small			46 Spaces Provided
Subtotal	40% max of total parking		74 Spaces Required
Visitor			24 Spaces Required
Staff			17 Spaces Provided
TOTAL PARKING COUNT			115 Spaces Required
			115 Spaces Provided
PARKING DIMENSIONS	Required (Width x Length x Height)		
Standard Space	2.6 M (8.53 FT) x 5.6 M (18.37 FT) x 2.1 M (6.89 FT)		
Small Cars	2.3 M (7.53 FT) x 5.1 M (16.73 FT) x 2.1 M (6.89 FT)		
Loading	3.0 M (9.8 FT) x 9.2 M (30 FT) x 4.3 M (14.1 FT)		
Accessible	3.7 M (12.14 FT) x 5.6 M (18.37 FT) x 2.1 M (6.89 FT)		

SCOOTER / BICYCLE PARKING

SCOOTER STALLS	20
LONG TERM BICYCLE STALLS (LARGE)	15
SHORT TERM BICYCLE STALLS	12
TOTAL	47 STALLS

PROJECT TEAM:

CLIENT
AVENIR SENIOR LIVING
7105-D, W SAANICH ROAD
BRENTWOOD BAY, BC V8M 1P7
JASON CRAIK
250-889-6787

ARCHITECTURAL
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MARCOS HUI
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LANDSCAPE
PMG LANDSCAPE ARCHITECTS
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COQUITLAM, BC V3B 6B4
GRAHAM WATSON
604-357-3541

TRAFFIC
WATT CONSULTING GROUP
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VANCOUVER, BC V6B 2W2
JEEHAN ISLAM
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GEOTECHNICAL
METRO TESTING + ENGINEERING
6741 CARBOOD RD #401
BURNABY, BC V3N 4A3
MONTY ISLAM
604-830-7914

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NO	ISSUE/REVISION	DATE

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PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2500 Block St. George Street Port Moody BC

TITLE
PROJECT DATA

PROJECT NO.	DRAWN	CHECKED
225-127	Author	Checker

DRAWING NO. REVISION NO.
RZ0.10 1



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NO	ISSUE / REVISION	DATE

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PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2500 Block St. George Street Port Moody BC

TITLE
SITE CONTEXT

PROJECT NO.	DRAWN	CHECKED
221-127	Author	Checker

DRAWING NO.	REVISION NO.
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RZ0.20





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ST. GEORGE ST. (NORTH)
(A)

2506



2510



2514



2518

ST. GEORGES ST. (SOUTH)
EXISTING SITE (B)

2505



2509



2513



2517

MARY ST.



2501 (C)



125-129 (D)



HOPE ST.



195 (E)



Xyle Park (F)

1	OCIP AMENDMENT & REZONING	2023-03-21
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PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

SITE PHOTOGRAPHS

PROJECT NO.	DRAWN	CHECKED
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DRAWING NO.	REVISION NO.
RZ0.30	1



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PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2500 Block St. George Street Port Moody BC

TITLE
**3D VIEWS -
NORTH WEST
CORNER**

PROJECT NO.	DRAWN	CHECKED
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DRAWING NO.	REVISION NO.
RZ0.41	



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PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2500 Block St. George Street Port Moody BC

TITLE
**3D VIEWS -
NORTH EAST
CORNER**

PROJECT NO.	DRAWN	CHECKED
221-127	Author	Checker

DRAWING NO.	REVISION NO.
RZ0.40	1



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PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2580 Block St. George Street Port Moody BC

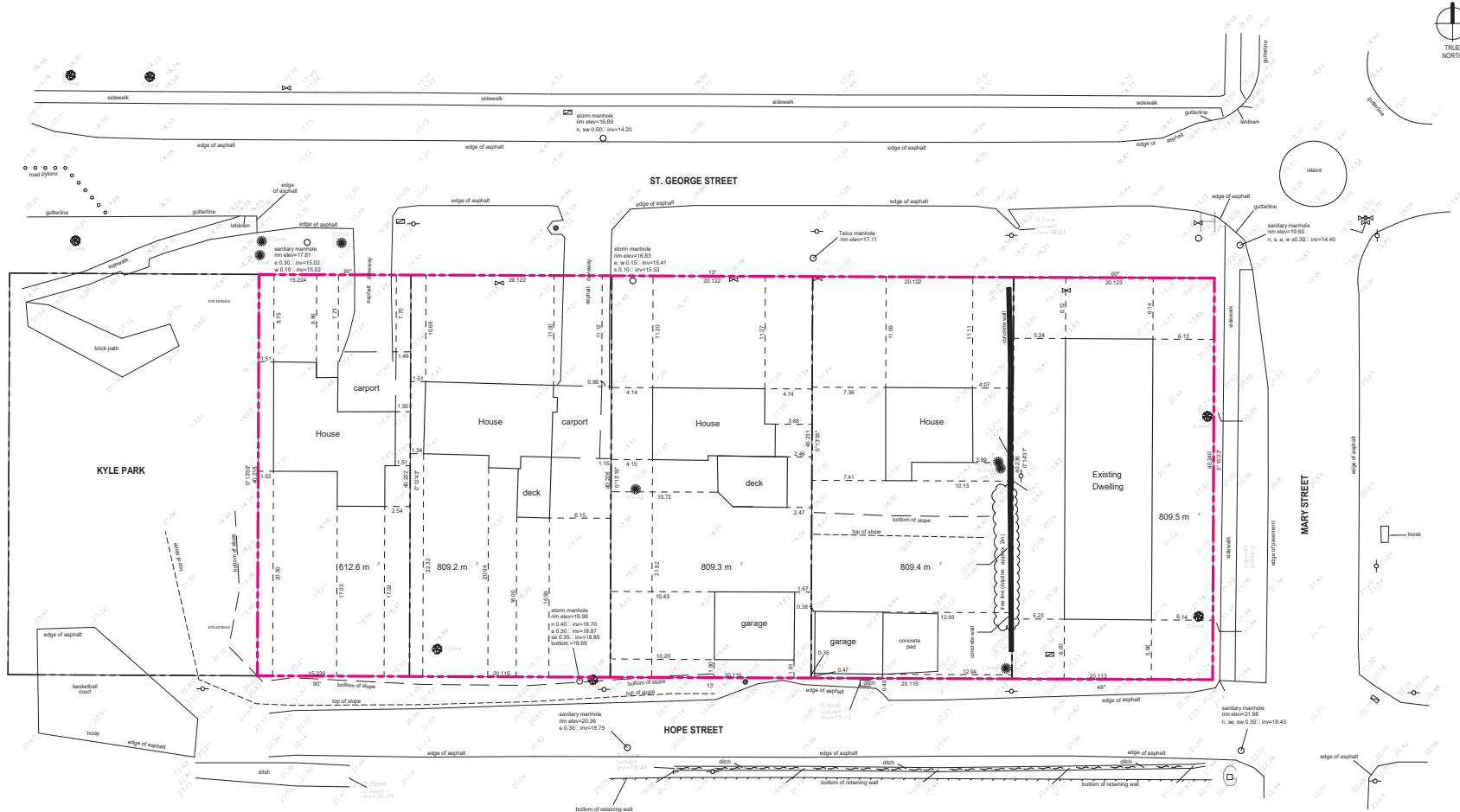
TITLE
SITE SURVEY

PROJECT NO. 251-127 DRAWN SC CHECKED JB

DRAWING NO. REVISION NO.

RZ1.00

1



1 SITE PLAN
SCALE: 1:200



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PROJECT
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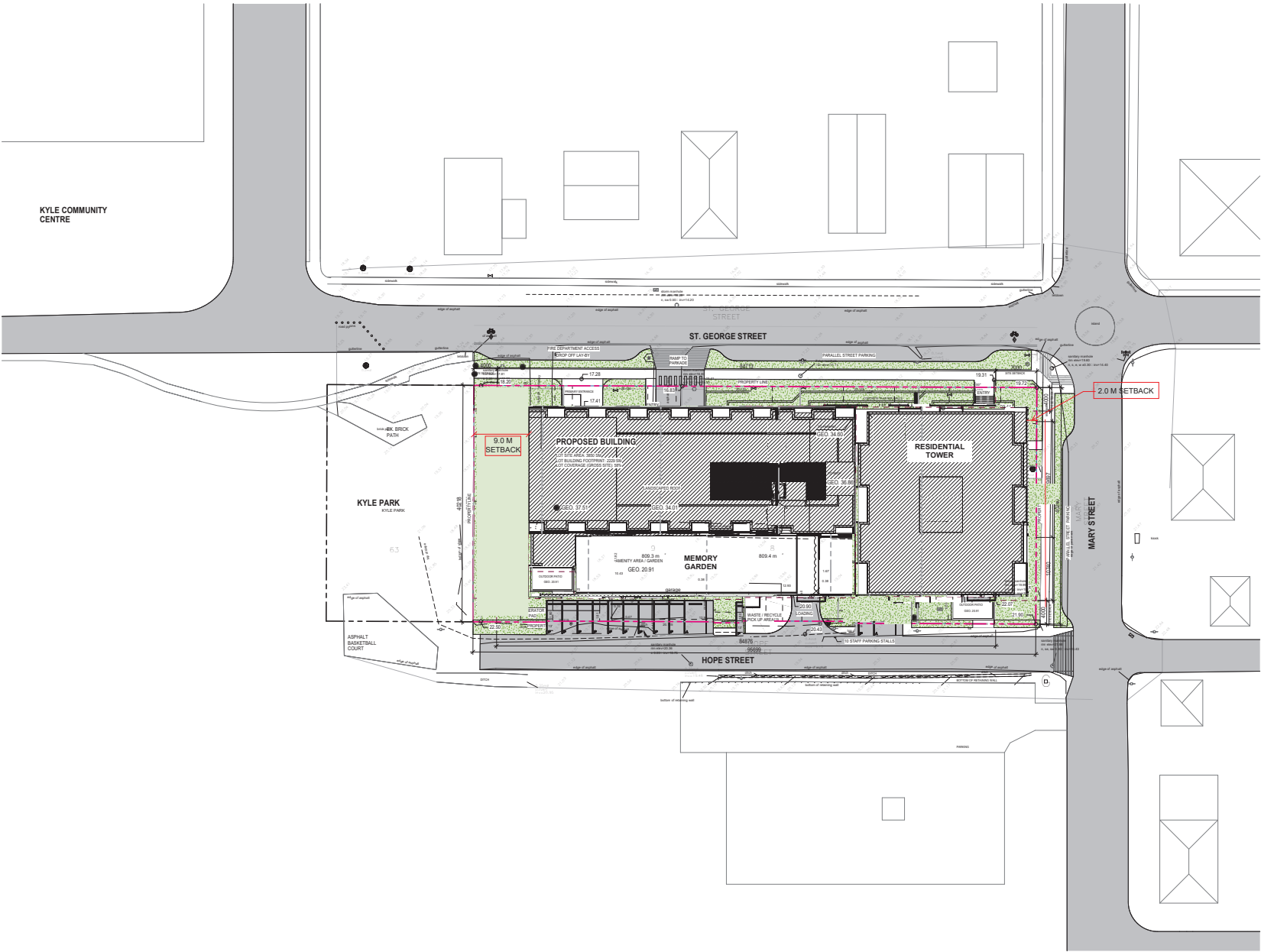
PROJECT ADDRESS
2500 Block St. George Street Port Moody BC

TITLE
SITE PLAN (WITH SURVEY DATA)

PROJECT NO. 221-127 DRAWN BC CHECKED JB

DRAWING NO. REVISION NO. 1

RZ1.01



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NO.	ISSUE/ REVISION	DATE

PROJECT

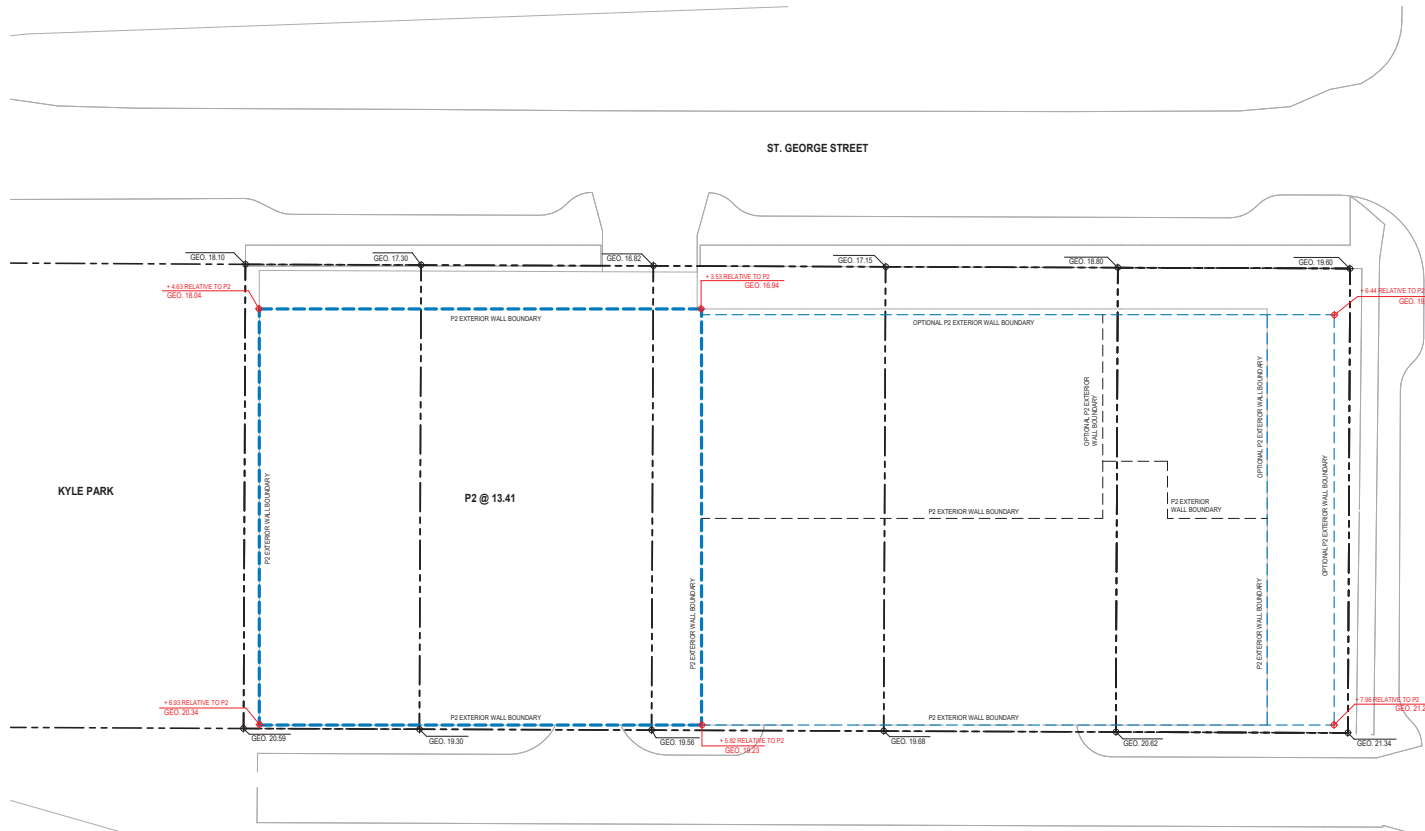
AVENIR PORT MOODY

PROJECT ADDRESS
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**SITE PLAN - EXISTING
GRADE RELATIVE TO
P2**

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO. **RZ1.11** REVISION NO. 



GRADING PLAN - EXISTING GRADING RELATIVE
TO P2

SCALE: 1 : 200

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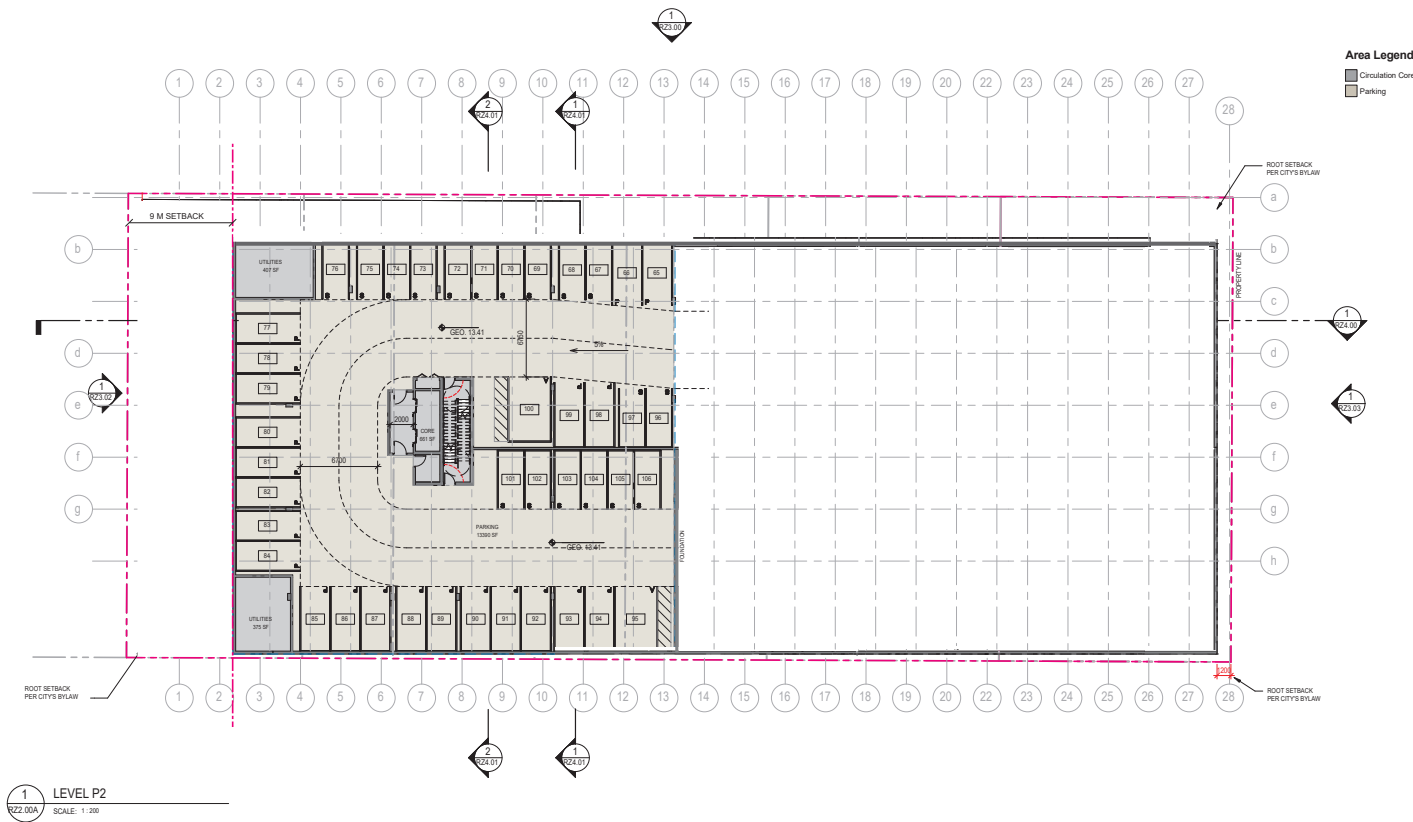
PROJECT ADDRESS
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TITLE

**FULL FLOOR PLAN -
LEVEL P2**

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO. **RZ2.00A** REVISION NO. 

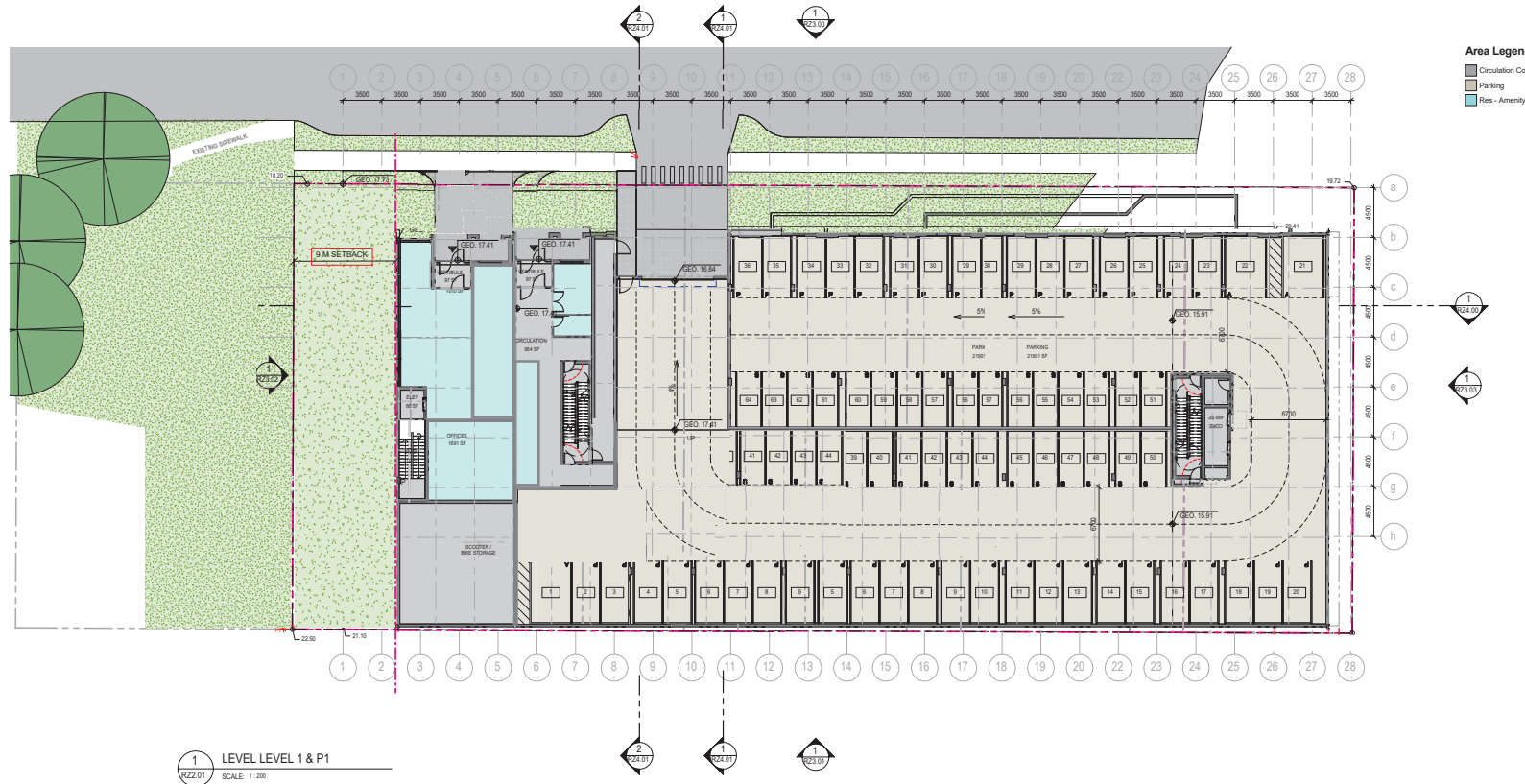


Standard Size Parking	64 Stalls
Small Size Parking	46 Stalls
Accessible Parking	05 Stalls
	<u>115 Stalls</u>
Scooter	20 Stalls
Long Term Bicycle	15 Stalls
Short Term Bicycle	<u>12 Stalls</u>
	47 Stalls

P Standard Size Parking

S Small Size Parking

A Accessible Parking



Area Legend

- Circulation Core
- Parking
- Res - Amenity

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AVENIR PORT MOODY

PROJECT ADDRESS
 2500 Block St. George Street Port Moody BC

TITLE

**FULL FLOOR PLAN -
 LEVEL 01 & P1**

PROJECT NO. 221-127 DRAWN 25 CHECKED JB

DRAWING NO. REVISION NO.

R22.01

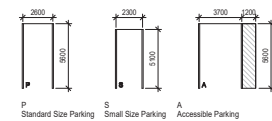
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TOTAL PARKING COUNT

Standard Size Parking 64 Stalls
 Small Size Parking 46 Stalls
 Accessible Parking 05 Stalls
 115 Stalls

Scooter 20 Stalls
 Long Term Bicycle 15 Stalls
 Short Term Bicycle 47 Stalls

PARKING LEGEND





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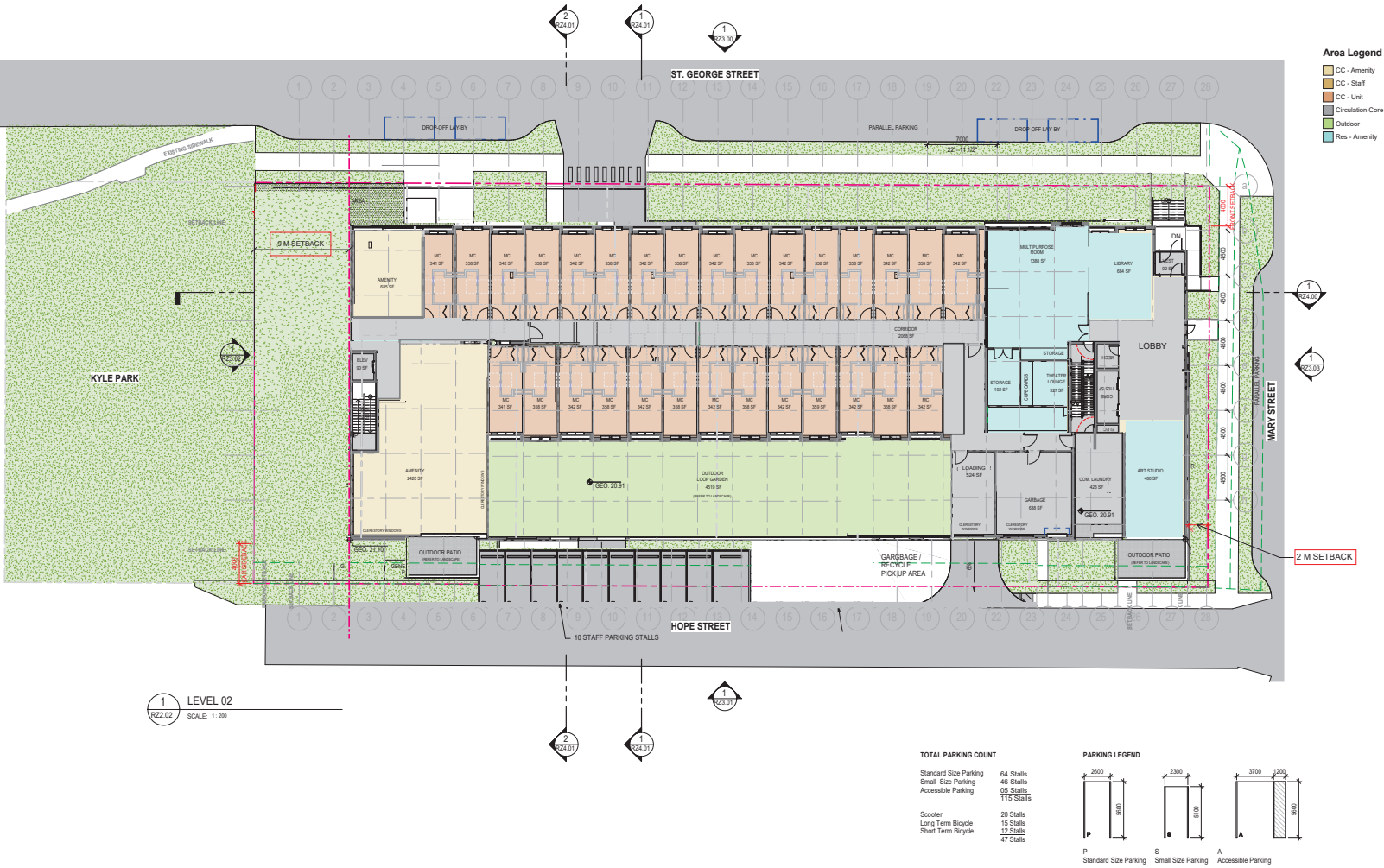
PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2500 Block St. George Street Port Moody BC

TITLE
FULL FLOOR PLAN - LEVEL 02

PROJECT NO. 225-127 DRAWN RA CHECKED JB

DRAWING NO. **R22.02** REVISION NO. 1





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PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
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TITLE
FULL FLOOR PLAN - LEVEL 03

PROJECT NO. 221-127 DRAWN RA CHECKED JB

DRAWING NO. REVISION NO. 1

R22.03



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- Area Legend**
- Circulation Core
 - L - 1 bed
 - L - 1 bed + den
 - L - 2bed

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AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

**FULL FLOOR PLAN -
LEVEL 04 - 05**

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

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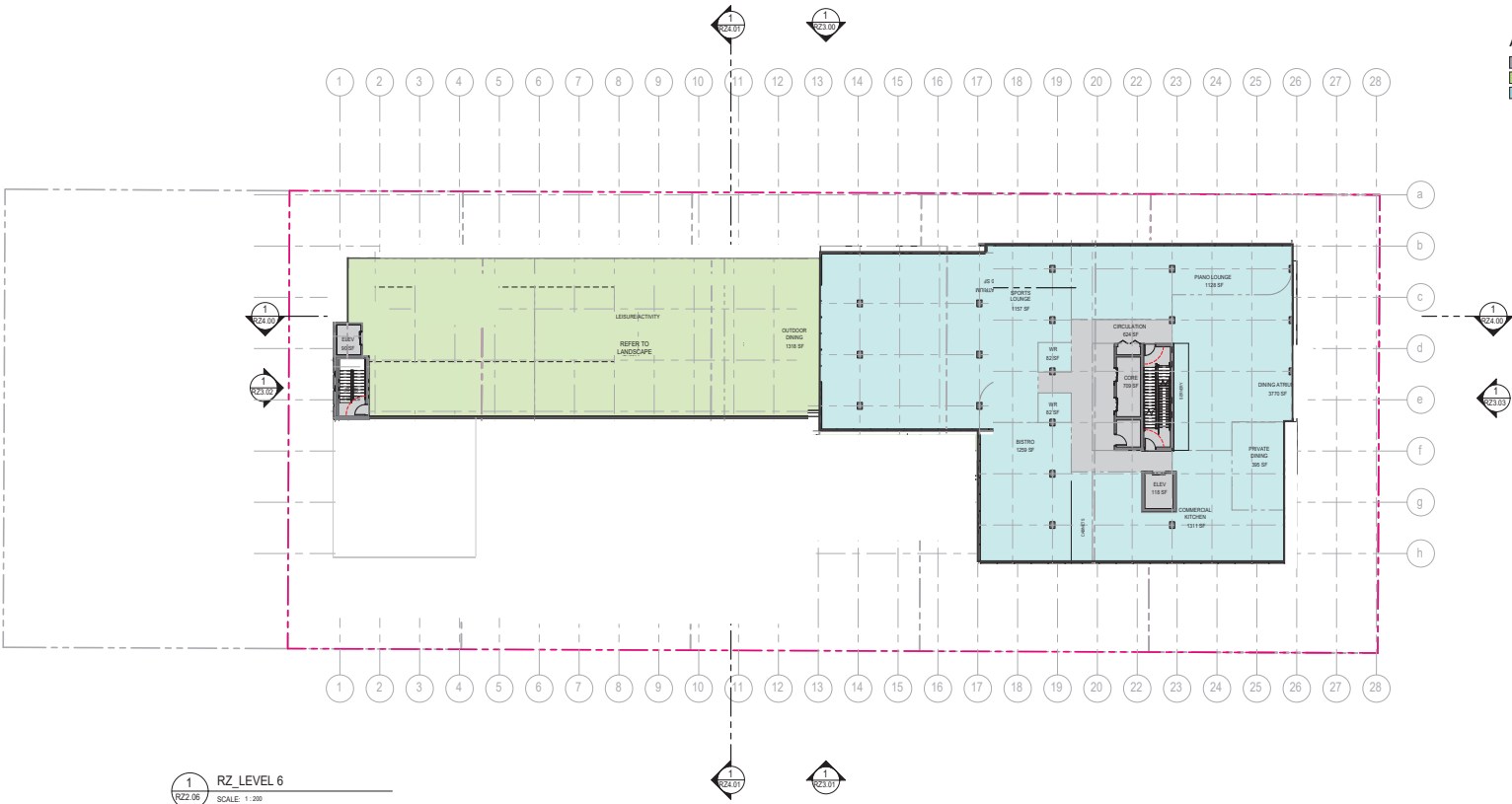
R22.04

1





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Area Legend
Circulation Core
Outdoor
Res - Amenity

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PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
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TITLE
**FULL FLOOR PLAN -
LEVEL 06**

PROJECT NO. 221-127 DRAWN RA CHECKED JB

DRAWING NO. REVISION NO.

RZ2.06 1

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PROJECT

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TITLE

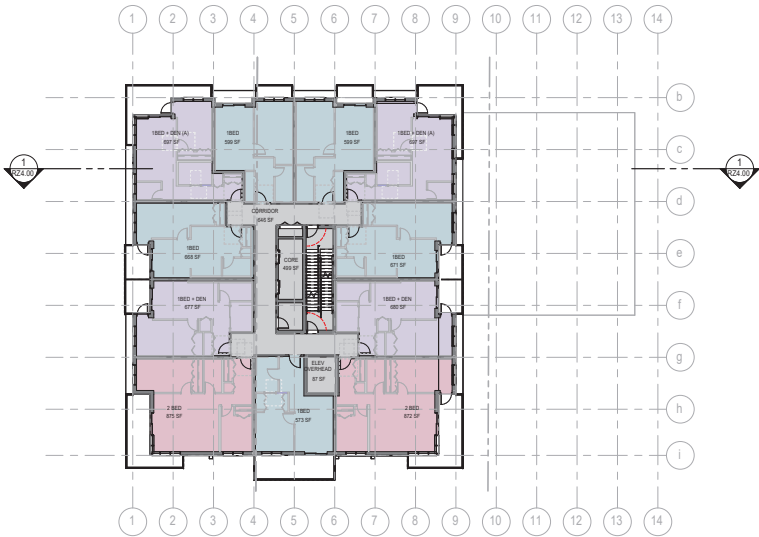
FULL FLOOR PLAN - LEVEL 07-13

PROJECT NO. 225-127 DRAWN RA CHECKED JB

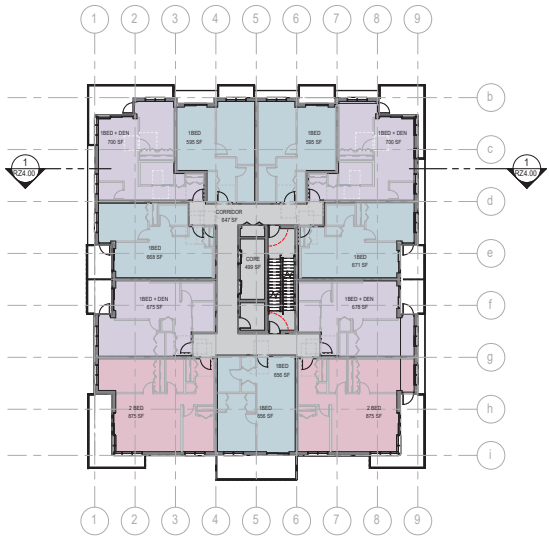
DRAWING NO. REVISION NO.

R22.07

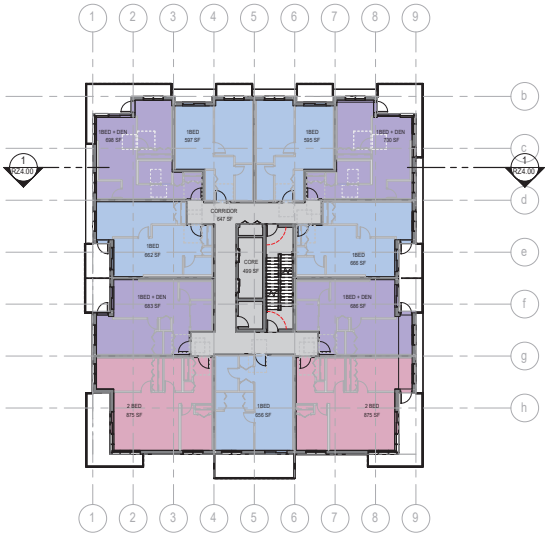
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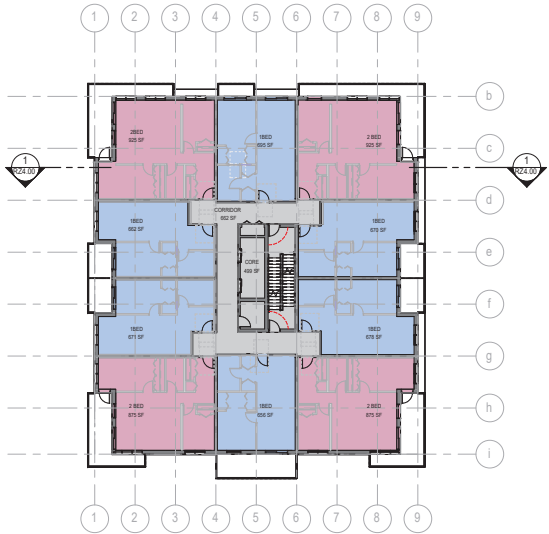
1 LEVEL 07
R22.07 SCALE: 1:200



2 RZ_LEVEL 08-10
R22.07 SCALE: 1:200



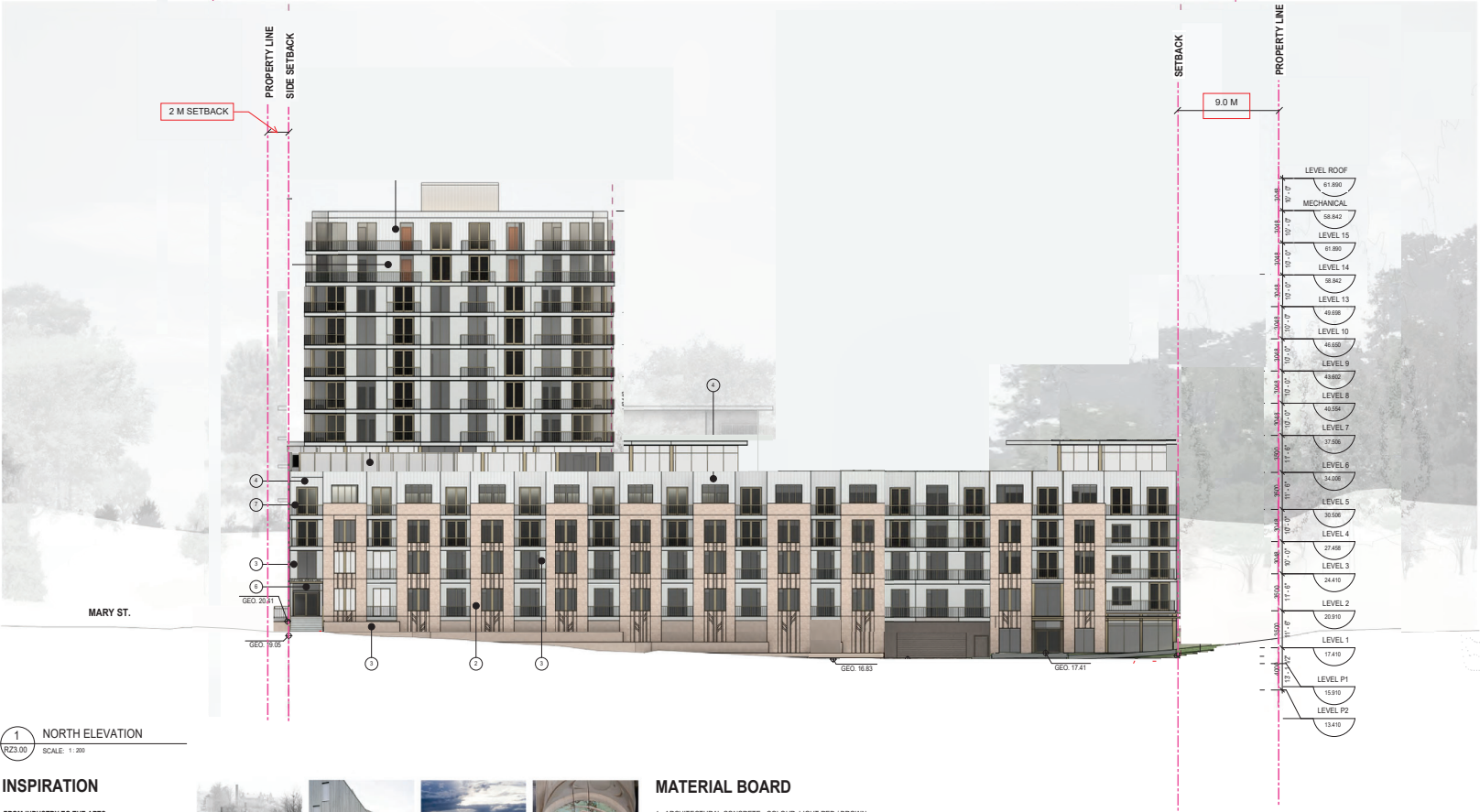
3 LEVEL 11
R22.07 SCALE: 1:200



4 LEVEL 12-13
R22.07 SCALE: 1:200

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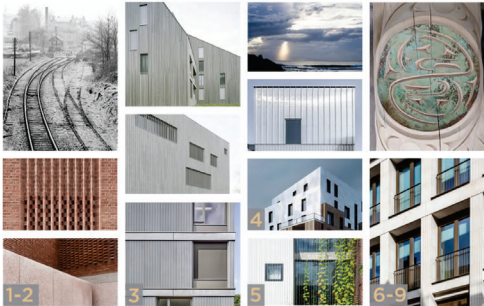
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INSPIRATION

FROM INDUSTRY TO THE ARTS

The project exterior pays homage to the history of Port Moody, from the industrial beginnings to the modern 'City of the Arts'. This is expressed through abstract building forms and celebrating local craft through the traditional materials of brick, steel and wood. This layer of artistic expression and craftsmanship softens the building into the context and strengthens the narrative. The project team commits to collaborate with the local communities and craftspeople to bring these stories to life.



MATERIAL BOARD

1. ARCHITECTURAL CONCRETE - COLOUR: LIGHT RED / BROWN
2. BRICK WITH VERTICAL PATTERN - COLOUR: LIGHT RED / BROWN
3. STONE / CONCRETE VENEER CLADDING WITH VERTICAL PATTERN
 - a. ALTERNATE: CEMENTITIOUS BOARD - COLOUR: LIGHT GREY
4. ZINC PANELS WITH REFLECTIVE FINISH
 - a. ALTERNATE: STANDING SEAM METAL PANEL - ALUMINUM FINISH
5. PLANTED GREEN SCREEN WALLS AS PER LANDSCAPE ARCHITECT'S DESIGN
6. ALUMINUM GLAZING SYSTEM - COLOUR: COPPER
 - a. ALTERNATE: VINYL GLAZING SYSTEM - COLOUR: COPPER
7. STEEL GAUDDAILS AND RAILINGS - COLOUR: COPPER
8. BALCONY FASCIA AND SOFFIT: CONCRETE - LIGHT GREY
9. METAL SCREEN / TRELLIS

NOTE

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PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING ELEVATIONS - NORTH

PROJECT NO. 224-127 DRAWN SC CHECKED JB

DRAWING NO. **RZ3.00** REVISION NO. 1

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INSPIRATION

FROM INDUSTRY TO THE ARTS

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MATERIAL BOARD

1. ARCHITECTURAL CONCRETE - COLOUR LIGHT RED / BROWN
2. BRICK WITH VERTICAL PATTERN - COLOUR LIGHT RED / BROWN
3. STONE / CONCRETE VENEER CLADDING WITH VERTICAL PATTERN
4. ALTERNATE: CEMENTITIOUS BOARD - COLOUR LIGHT GREY
5. ZINC PANELS WITH REFLECTIVE FINISH
6. ALTERNATE: STANDING SEAM METAL PANEL - ALUMINUM FINISH
7. PLANTED GREEN SCREEN WALL AS PER LANDSCAPE ARCHITECT'S DESIGN
8. ALUMINUM GLAZING SYSTEM - COLOUR: COPPER
9. ALTERNATE: VINYL GLAZING SYSTEM - COLOUR: COPPER
10. STEEL GAUDDIALS AND RAILINGS - COLOUR: COPPER
11. BALCONY FASCIA AND SOFFIT: CONCRETE - LIGHT GREY
12. METAL SCREEN / TRELLIS

NOTE

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1	OCF AMENDMENT & REZONING	2023-03-21
NO.	ISSUE / REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING ELEVATIONS - SOUTH

PROJECT NO. 224-127

DRAWN BY SC

CHECKED BY JB

DRAWING NO. **RZ3.01**

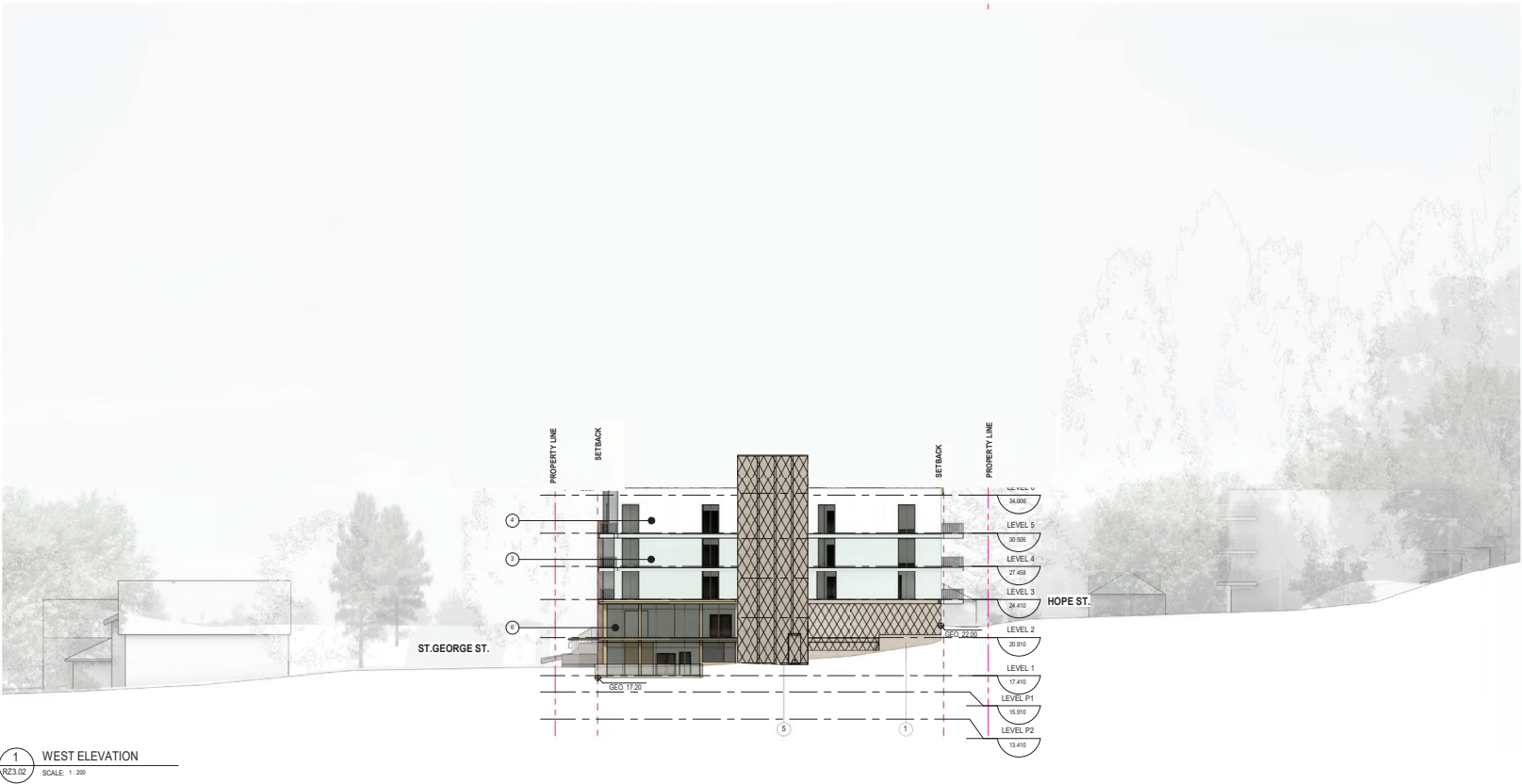
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Zeidler Architecture

1981 Main Street
Vancouver, British Columbia V5T 3C1
T 604 423 3183 | zeidler.com

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1 WEST ELEVATION
RZ3.02 SCALE: 1:200

INSPIRATION

FROM INDUSTRY TO THE ARTS

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12. METAL SCREEN / TRELLIS

NOT FOR CONSTRUCTION

PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2500 Block St. George Street Port Moody BC

TITLE
**BUILDING
ELEVATIONS - WEST**

DRAWING NO. 224-127 DRAWN BY SC CHECKED BY JB

DRAWING NO. **RZ3.02** REVISION NO. 1

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1 OCP AMENDMENT & REZONING 2023-03-21

NO ISSUE / REVISION DATE

NOT FOR CONSTRUCTION

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING ELEVATIONS - EAST

DRAWING NO.

224-127

DRAWN

BC

CHECKED

JB

DRAWING NO.

REVISION NO.

1

RZ3.03



1 EAST ELEVATION
SCALE: 1 : 200

INSPIRATION

FROM INDUSTRY TO THE ARTS

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