



City of Port Moody

Bylaw No. 3420

A Bylaw to enter into a Heritage Revitalization Agreement with the Owner of the Heritage Property at 2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street)”.

2. Definitions

- 2.1 In this Bylaw,

“**City**” means the Corporation of the City of Port Moody.

“**Heritage Revitalization Agreement**” means an agreement under the *Local Government Act* between the City and an owner of heritage property.

“**Land**” means the properties located within the City at:

- 2407 Clarke Street and legally described as Lot 11, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72
PID: 011-450-673;
- 2411 Clarke Street and legally described as West Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72
PID: 002-312-573;
- 2413 Clarke Street and legally described as East Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72
PID: 011-450-592;
- 2419 Clarke Street and legally described as West 30 Feet Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72
PID: 011-450-533;
- 2421 Clarke Street and legally described as The East 36 Feet Of Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72 and PID: 002-050-633, The West Half Of Lot 8 Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-641, Lot 7 Except: The South 20 Feet; Block 9 District Lot 201 Group 1 New Westminster

District Plan 72 and PID: 002-050-731, The East Half Of Lot 8 Block 9
District Lot 201 Group 1 New Westminster District Plan 72 and
PID: 002-050-773;

- 85 Kyle Street and legally described as South 20 Feet Lot 7, Block 9,
District Lot 201, Group 1, New Westminster District, Plan 72
PID: 009-609-695; and
- 50 Queens Street and legally described as Lot 12, Block 9,
District Lot 201, Group 1, New Westminster District, Plan 72
PID: 000-640-778.

3. The Heritage Revitalization Agreement

- 3.1 The City is hereby authorized to enter into a Heritage Revitalization Agreement with the owner of the Land substantially in the form attached to and forming part of this Bylaw, as Schedule "A".

4. Attachments and Schedules

- 4.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Heritage Revitalization Agreement including:
 - Appendix A – P. Burns & Co Butcher Shop, 2419 Clarke Street, Port Moody, Conservation Plan, Donald Luxton and Associates Inc., dated October 2021;
 - Appendix B – Heritage Memo: Proposed Relocation of historic P. Burns & Co. Butcher Shop towards the northwest corner of the redevelopment along Clarke and Queens Street, Donald Luxton and Associates Inc., dated June 27, 2023;
 - Appendix C – Architectural Plans, GBL Architects Inc., dated June 14, 2023; and
 - Appendix D – Landscape Plans, LOCI Landscape Architecture + Urban Design, dated June 14, 2023.

5. Execution of Agreement

- 5.1 The Mayor and Corporate Officer are authorized on behalf of the City Council to sign and seal the Heritage Revitalization Agreement substantially in the form attached hereto as Schedule "A" and forming part of this Bylaw.

6. Severability

- 6.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this 25th day of July, 2023.

Read a second time this 25th day of July, 2023.

Public Hearing held this 5th day of September, 2023.

Read a third time this 5th day of September, 2023.

Adopted this 26th day of September, 2023.



M. Lahti
Mayor



S. Lam
City Clerk

SCHEDULE "A" to Bylaw No. 3420

**HERITAGE REVITALIZATION AGREEMENT
2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street**

CITY OF PORT MOODY

THIS AGREEMENT dated for reference the ___ day of _____, _____.

AMONG:

KYLE & CLARKE HOLDINGS LTD, INC. NO. BC1273194.
226 - 998 HARBOURSIDE DRIVE
NORTH VANCOUVER, BC V7P 3T2

("K&C")

OF THE FIRST PART

AND:

**RAINER FELIX DANIELS
HELEN PHYLLIS DANIELS**
1029 TUXEDO DRIVE
PORT MOODY, BC V3H 1L3
As Joint Tenants

("Daniels" and together with K&C, the "Owner")

OF THE SECOND PART

AND:

THE CITY OF PORT MOODY
100 Newport Drive
Port Moody, BC V3H 5C3

(the "City")

OF THE THIRD PART

RECITALS

- A. WHEREAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to section 610 of the *Local Government Act* R.S.B.C. 2015, C.1;

(the "Agreement")

B. AND WHEREAS pursuant to s. 610 of the *Local Government Act*, a Heritage Revitalization Agreement with an owner of heritage property allows variations of and supplements to the provisions of a zoning bylaw, subdivision bylaw, development permit, and heritage alteration permit.

C. AND WHEREAS the K&C is the registered owner of all and singular the parcels of land and premises situated in the City of Port Moody, in the Province of British Columbia, located at 2407 Clarke Street, 2421 Clarke Street, 85 Kyle Street, and 50 Queens Street and legally described as:

- 2407 Clarke Street and legally described as Lot 11, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011 450-673;
- 2421 Clarke Street and legally described as The East 36 Feet Of Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 002-050-633, The West Half Of Lot 8 Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-641, Lot 7 Except: The South 20 Feet; Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-731, The East Half Of Lot 8 Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-773;
- 85 Kyle Street and legally described as South 20 Feet Lot 7, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 009-609-695; and
- 50 Queens Street and legally described as Lot 12, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 000-640-778;

(collectively, the “**K&C Land**”);

D. AND WHEREAS the Daniels is the registered owner of all and singular the parcels of land and premises situated in the City of Port Moody, in the Province of British Columbia, located at 2411 Clarke Street, 2413 Clarke Street and 2419 Clarke Street and legally described as:

- 2411 Clarke Street and legally described as West Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 002-312-573;
- 2413 Clarke Street and legally described as East Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011 450-592;
- 2419 Clarke Street and legally described as West 30 Feet Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011 450-533;

(collectively, the “**Daniels Land**”, and together with K&C Lands, the “**Land**”);

- E. AND WHEREAS the Owner has presented to the City a proposal for the use, development and preservation of the Land (the Development) and has voluntarily and without any requirement by the City, entered into this Agreement pursuant to s. 610 of the *Local Government Act*;
- F. AND WHEREAS the Land, as defined above, contains a heritage building (the P. Burns & Co. Building (the “**Heritage Building**”));
- G. AND WHEREAS the Owner of the Land has requested the City of Port Moody to enter into the Agreement and has agreed to undertake measures, as set out in this Agreement, to conserve the heritage value of the P. Burns Building, individually, a “**Heritage Building**” in exchange for certain zoning variances;
- H. AND WHEREAS the Owner and Council agree that the Heritage Building has sufficient heritage merit to justify their conservation through the use of certain zoning variances;
- I. AND WHEREAS Council and the Owner have agreed to certain terms and conditions respecting the conservation of the Heritage Buildings on the Land in exchange for zoning variances described in this Agreement;
- J. AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a heritage revitalization agreement if the agreement or amendment would permit a change to the use or density or use that is not otherwise authorized by the applicable zoning of the Land and for these purposes Division 3 [*Public Hearing on Planning and Land Use Bylaws*] of part 14s of the *Local Government Act* applies;
- K. AND WHEREAS within thirty (30) days after entering into, or amending, a Heritage Revitalization Agreement the local government must file a notice in the Land Titles Office in accordance with s. 594 of the *Local Government Act* and give notice to the Minister responsible for the *Heritage Conservation Act* in accordance with s. 595 of the *Local Government Act*;

NOW THEREFORE in consideration of the terms contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Heritage Revitalization

- 1.1 Pursuant to s. 610 (2) of the *Local Government Act*, the parties agree that the Heritage Building has heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve, and protect the heritage character of the Heritage Building, in accordance with this Agreement.

1.2 Pursuant to s. 610 (2) and (3) of the *Local Government Act*, the parties agree that the Land may, notwithstanding the provisions of the City of Port Moody Zoning Bylaw requirements related to the existing General Commercial (C3) zoning on the Land, be consolidated from seven (7) legal parcels into one (1) legal parcel as shown in Appendix C, to be used for and developed in the following manner, and in accordance with the provisions of this Agreement:

1.2.1 Permitted Uses

(a) Principal Use

The permitted use of Land as shown in Appendix "C" shall be a Mixed-Use Development, which includes the Heritage Building (P. Burns Building), and will allow for the following principal uses:

- i. Apartment
- ii. Artist Studio – Type A
- iii. Assembly
- iv. Child Care
- v. Civic
- vi. Commercial Athletic and Recreation
- vii. Community Care
- viii. Entertainment
- ix. Hotel
- x. Office
- xi. Personal Service
- xii. Restaurant
- xiii. Retail Food Service
- xiv. Retail
- xv. Townhouse
- xvi. Work-Live

(b) Secondary Use

- i. Home Occupation – Type A in accordance with section 5.23 of the Zoning Bylaw No. 2937

(c) Development Regulations

- a. The buildings will substantially comply with the density, lot coverage, siting, height, off-street parking, off-street loading, adaptable housing, landscaping, and general appearance as they are referenced in the Architectural Plans and Landscape Plans attached to this agreement as Appendix "C" and "D".

- 1.3 Pursuant to s. 610 (2) of the *Local Government Act*, the Owner agrees to restore the Heritage Building in accordance with all other terms and conditions of Appendices “A”, “B”, “C”, and “D” and which are attached to this Agreement. Following the restoration of the Heritage Building the exterior appearance of the historic buildings are to be maintained as outlined by the text, drawings, illustrations, photographs, and plans of Appendices “A” and “C” which are attached to this Agreement. If there are conflicts or ambiguities in the interpretation of the Heritage Conservation Plan, the interpretation of the City’s General Manager of Community Development (the “GM”), acting reasonably, shall prevail.
- 1.4 Pursuant to s. 610 (2) of the *Local Government Act*, and further to the terms and conditions of Appendices “A”, “B”, “C”, and “D”, the Owner agrees to the following terms and conditions:
- 1.4.1 All construction, maintenance, repair, and conservation work shall be done at the Owner’s sole expense;
- 1.4.2 All reasonable measures are to be taken by the Owner to protect the historic Heritage Building including their improvements and features noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which are attached to this Agreement as Appendix “A” respectively, from exposure to environmental elements during construction and from acts of vandalism or foreseeable accidental damage;
- 1.4.3 The Owner shall commence and complete the development of the subject property in accordance with the Plans and Elevations attached hereto as Appendix “C” and “D”. If there are conflicts or ambiguities in the interpretation of the Plans or Elevations, the interpretation of the City’s GM, acting reasonably, shall prevail;
- 1.4.4 The Owner agrees to take all reasonable measures to ensure the protection, conservation, and restoration of the improvements and features of the Heritage Building noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which is attached to this Agreement as Appendix “A”. In the event that such an improvement or feature having heritage value is deemed to be in a state of repair such that it cannot be conserved and restored, the Owner must have a report prepared by a suitable professional to demonstrate the need to deviate from the Conservation Plans, as well as propose a suitable alternative that is to be approved in consultation with the City and a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;

- 1.4.5 The owner agrees that during the restoration process, that prior to any changes being made which are not envisaged in the Conservations Plans, Architectural Plans and Landscape Plans, which are attached to this Agreement as Appendix "A", "B", and "C" respectively, and that would impact the external appearance of the Heritage Building or the Land upon which they are located, the Owner must propose a suitable alternative that is to be approved in consultation with the City and, as necessary, a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;
- 1.4.6 The Owner is to ensure that only qualified trades people with oversight by professionals with proven experience in projects of similar scope are responsible for carrying out the work, including the removal, salvage, cleaning, repair, and installation of the improvements and features of the Heritage Building noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plan;
- 1.4.7 The Owner agrees to apply for and obtain all necessary permits and licences from the City, including pay required fees and charges, prior to the commencement and completion of work on the Heritage Building, and the City may at its sole discretion issue or refuse to issue Building Permits for the any portion of the work until such has been completed;
- 1.4.8 The Owner agrees to provide a final report stating that the Development has been completed in accordance with this Agreement from a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals prior to an Occupancy Permit being granted for any building within the Land.

2.0 Municipal Heritage Designation

- 2.1 Pursuant to s. 611 of the *Local Government Act*, the Owner, through this Agreement, irrevocably agrees to the designation of Heritage Building (P. Burns Building) located on the Land as a municipal heritage site, and concurrently with the authorization for the City to enter into this Agreement releases the City from any obligation to compensate the owner in any form for any reduction in the market value of the Land and all improvements that may result from the designation.

3.0 Heritage Alteration Permits

- 3.1 The improvements on and heritage character of the Heritage Building which both the Owner and the City desire to conserve and which constitute the heritage value of the Land are outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plan. The Statement of Significance contained in the Conservation Plan further identifies, detail and describes the character, extent, and nature of the improvements on and heritage character of the Heritage Building that has heritage value;

- 3.2 Following the completion of the work in accordance with this Agreement, the Owner shall not alter the heritage character or exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City;
- 3.3 To the extent that the text, drawings, illustrations, photographs, and plans constituting the Conservation Plan require interpretation, the City's GM, acting reasonably, shall determine the matter and section 23.0 (Inspection) of this Agreement shall apply;

4.0 Owner's Obligations to Conserve and Maintain

- 4.1 The Owner covenants and agrees that:
 - 4.1.1 No improvement as identified in the Conservation Plan as having heritage value or as being a part of the heritage character of the Heritage Buildings, shall be altered, replaced, or replicated including alterations required or authorized by this Agreement, except pursuant to a heritage alteration permit issued by the City;
 - 4.1.2 Each section of restoration, rehabilitation, replication, repair, or maintenance, required by the Conservation Plan shall be commenced and completed in accordance with the phasing, timing, standards and specifications set out in this Agreement and the attached appendices;
 - 4.1.3 All improvements to Heritage Building as identified in the Conservation Plan as having heritage value shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Maintenance Plans which are attached to this Agreement as part of the Conservation Plan; and
 - 4.1.4 The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions as are necessary to ensure that the restrictions and requirements provided in subsections 4.1.1, 4.1.2, and 4.1.3 of this Agreement are observed to the satisfaction of the City's GM, acting reasonably, and the Owner shall not do, cause or allow to be done, anything that would be in breach of the restrictions herein.

5.0 Discretion

- 5.1 Wherever in this Agreement a heritage alteration permit is required, the City or its delegates maintains discretion to approve, refuse, or issue such permit; and,
 - 5.1.1 Such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the City or its delegates acting reasonably in accordance with sound municipal heritage and conservation practice; and
 - 5.1.2 Such exercise of discretion, including any terms and conditions imposed shall be consistent with the *Local Government Act*, and with the intent, terms, conditions, and guidelines of the Conservation Plan.

6.0 Application of this Agreement

- 6.1 Unless otherwise stated, the terms and conditions of this Agreement respecting the Heritage Building apply only to the structures and exteriors of the buildings, including without limitation the foundations, walls, roofs, and all exterior doors, windows, and architectural ornamentation.

7.0 Construction and Maintenance of Works

- 7.1 Pursuant to s. 610 and s. 617 of the *Local Government Act*, wherever the Owner is issued a Heritage Alteration Permit, to restore, rehabilitate, replicate, repair, replace, maintain, or in any way alter improvements on, or features of the Heritage Building, identified in the Conservation Plan as having heritage value, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense in accordance with the terms of this Heritage Revitalization Agreement to the satisfaction of the City's GM, acting reasonably, and any Heritage Alteration Permits so issued and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition, less reasonable wear and tear, by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage, and conservation practice.

8.0 Landscaping and Servicing Requirements

- 8.1 The Owner agrees to undertake and maintain landscaping on the Lands in general accordance with the Landscape Plans attached hereto as Appendix "D" that forms part of this Agreement (the "**Landscaping**"), noting that final programming for the on-site and off-site landscaping and programming within the Mews, as shown on the Landscape Plans, may be altered subject to the agreement of the City and the submission of a final landscaping plan. Furthermore, the Owner agrees to enter into a Section 218 *Land Titles Act* Right of Way and Section 219 *Land Titles Act* Restrictive Covenant to allow public access to and through the Mews.
- 8.2 The Owner agrees to provide and pay for all Works and Utilities Requirements in relation to the proposed development of the Land and to provide required bonding and levies for the same. Such servicing works and services are to be completed in compliance to the requirements of the "City of Port Moody Subdivision and Development Services Bylaw, No. 2831" and shall be established by entering into a Development Servicing Agreement prior to final approval of the subdivision.
- 8.3 The Owner agrees to work with City on the finalization of a design for Queens Street Plaza, as shown on the Landscape Plans, and contribute financially towards the redevelopment of Queens Street Plaza as part of off-site servicing works and also through the community amenity contribution that the owner has committed to providing for such amenities.

9.0 Commencement and Completion

- 9.1 The Owner agrees to commence the work, Landscaping, and utilities requirements outlined in this Agreement, following the adoption of City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) and to complete the above no later than two (2) years following the adoption of Bylaw No. 3420.

10.0 Security

- 10.1 The Owner will not apply for and the City will not be obligated to receive a building permit for the Development until the Owner has provided to the City, security (the "**Security**") for the completion of items related to landscaping. The security shall be calculated based on 100% of the total cost of hard and soft landscaping (on-site and off-site) and include GST, a 10% contingency and 5% for inflation. The Security, in the form of a letter of credit, shall be made out to the City to ensure that the development is carried out in accordance with the terms and conditions set out herein and if for any reason the Permit holder neglects or otherwise fails to complete the works, within four (4) years of the date of issuance of this Agreement, the City may, in its sole discretion, provided it has given the Owner thirty (30) days written notice, complete the works or any portion thereof and all costs incurred in so doing shall be deducted by the City from the amount of the Security and on final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies, which shall be released after the maintenance period lasting one (1) year from the date of completion for the Landscaping.
- 10.2 Portions of the Security may be returned to the Owner, or reduced, as stages of the works are completed, to the satisfaction of, and at the sole discretion of the City's General Manager of Community Development.
- 10.3 As a condition of issuance of this Agreement, the Owner shall pay to the City an on-site landscaping review fee of two-point-two (2.2) percent of the cost of on-site Landscaping and four-point-four (4.4) percent of the cost of off-site Landscaping, which is to be paid by cash or certified cheque.

11.0 Damage or Destruction

- 11.1 In the event that the Heritage Building is damaged, the parties agree that the Owner may repair the Heritage Building, in which event the Owner shall forthwith obtain a heritage alteration permit and any other necessary permits and licences and, in a timely manner, shall restore and repair the Heritage Building to the same condition and appearance that existed before the damage occurred to the satisfaction of the City's GM .

11.2 If, in the opinion of the City's GM, acting reasonably, the Heritage Building is substantially destroyed and the Owner intends to construct a replacement building on the Land, the Owner must, by way of a Heritage Alteration Permit issued pursuant to s. 617 of the *Local Government Act*, construct a new building in compliance with the City's Zoning Bylaw, as varied by this Agreement, in a heritage style that is acceptable to the City and substantially similar in design to the Heritage Building in question, as shown and described in Appendix "A", and "C", as the case may be.

12.0 Breach

12.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach to the extent it is able and shall remedy the breach within 30 days of receipt of the notice or such longer time period as may be approved by the City's GM in writing. In the event that the Owner fails to remedy the breach within the time allotted, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by s. 464 through s. 470 of the *Local Government Act*, cancel this Agreement whereupon all use and occupation of the Land shall thenceforth be in accordance with the City's Zoning Bylaw and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

13.0 Amendment

13.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

13.1.1 With the consent of the Owner and the City and by adoption by City Council of an amending bylaw, which would amend Heritage Revitalization Agreement Bylaw, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site; or,

13.1.2 By Heritage Alteration Permit, issued pursuant to s. 617 of the *Local Government Act*.

14.0 Minor Changes to the Plan

14.1 Minor changes, additions, deletions, variations, alterations, or adjustments to the Plans, Elevations, and Conservations Plans attached hereto as Appendices "A", "C", and "D" may be made by mutual agreement of the parties provided that the restoration, repair, conservation, and maintenance of the Heritage Building remain in substantial accordance with Appendices "A", "C", and "D" and that it can be demonstrated that they have been approved in consultation with a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals.

14.2 Minor Changes to the Site Plan and Buildings, not including the Heritage Building, including additions, deletions, variations, alterations, or adjustments to the Plans and Elevations may be made by mutual agreement of the parties.

14.3 The Owner has agreed to construct the building to Energy Step Code Level 3 with a Low Carbon Energy System. An alternative energy system that meets or exceeds these environmental benefits may be proposed by the Owner for consideration by the GM. Any alternative energy system must be approved by the GM in writing, at their sole discretion.

15.0 Representations

15.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises, or agreements expressed or implied, other than those expressly contained in this Agreement.

16.0 Statutory Authority

16.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order, or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Lands.

17.0 Modification

17.1 If the Owner, in fulfilling the responsibilities and obligations pursuant to this Agreement, perceives or becomes aware of any reasonable risk or injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced, or eliminated except by measure that would be a breach of the restrictions, requirements or obligations herein, the Owner shall notify the City in writing, within 30 days, of the nature and extent of the risk and of the measures the Owner proposes to undertake at the Owners' sole cost to reduce, alleviate, avoid, or eliminate the risk.

17.2 Upon being notified, in writing, of an existing risk and the proposed measures to deal with such risk, the City shall, within 90 days, notify the Owner in writing whether it approves or does not approve of the measures being proposed. In the event that the City does not approve the proposed measures, the Owner shall have 30 days in which to propose alternate measures, and the City shall have a further 90 days within which to approve or disapprove the proposed measures. In the event that:

17.2.1 the City does not respond within 90 days to either the first or second set of proposed measures;

17.2.2 the City disapproves both the first and second sets of proposed measures;
or

17.2.3 the Owner fails to notify the City of a risk or potential loss and/or submit proposed measures to deal with the risk or loss within 30 days as provided in this section 17.1;

the matter shall be submitted to arbitration on the terms set out in section 21.0.

18.0 Indemnity

18.1 The Owner hereby releases, indemnifies, and saves the City, its officers, employees, elected officials, agents, and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts, and demands whatsoever by any person, arising out of or in any way due to:

18.1.1 The existence, effect, or enforcement by the City of this Agreement or of any of the restrictions or requirements contained herein;

18.1.2 The breach or non-performance by the Owner of any term or provision of this Agreement;

18.1.3 Any work or actions of the Owner in performance of its obligations hereunder; or

18.1.4 Any wrongful act or omission, default, or negligence of the Owner, save and except to the extent it is directly or indirectly due to the negligence or wilful misconduct of the City or its officers, employees, elected officials, agents, and assigns.

18.2 In no case shall the City be liable or responsible in any way for:

18.2.1 Any personal injury, death, or consequential or pure economic damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or

18.2.2 Any loss or damage of any nature whatsoever, howsoever caused to the Land or any improvements or personal property thereon belonging to the Owner or to any other person;

18.2.3 The Owner's compliance with the restrictions and requirements herein;

18.2.4 The wrongful or negligent failure or omission of the Owner to comply with the restrictions or requirements contained herein;

18.2.5 The refusal, omission, or failure by the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition, or provision of this Agreement, save and except to the extent it is directly or indirectly due to the negligence or wilful misconduct of the City or its officers, employees, elected officials, agents, and assigns.

19.0 Alternative Remedies

19.1 Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement, including out of any heritage alteration permit issued out of this Agreement, may be exercised fully in accordance with the *Local Government Act*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference herein to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

20.0 No Waiver

20.1 No restrictions, requirements, or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing, or overlooking by the City on previous occasions of any default, or any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies by the City.

21.0 Statutory Authority and Proprietary Rights

21.1 Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled, and no permissive bylaw enacted by the City, or permit, licence, or approval, granted, made, or issued there under, or pursuant to Statute, by the City shall stop, limit, or impair the City from relying upon and enforcing this Agreement in its proprietary capacity as the Owner of an interest in the Land.

22.0 Compliance with Laws

22.1 Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations, and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended, but only to the extent and for the time that such mandatory law, regulation, or order is inconsistent with compliance with the said restrictions or obligations.

23.0 Inspection

23.1 Without limiting the City's power of inspection conferred by statute and in addition thereto, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

24.0 Headings

24.1 The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

25.0 Appendices

25.1 All appendices to this Agreement are incorporated into and form part of this Agreement.

26.0 Interpretation

26.1 In this Agreement, the "Owners" shall mean the registered owner in fee simple of the land and all improvements, or a subsequent registered owner in fee simple of the land and all improvements, as the context requires or permits.

27.0 Severability

27.1 If any section, subsection, clause, or phrase of this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.

28.0 Successors Bound

28.1 All restrictions, rights, and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants, and agreements herein on the part of the Owner.

28.2 The City shall file a notice with the Land Title Office, as provided for in the *Local Government Act*, and upon registration of such notice, this Agreement, and any amendment to it shall be binding on all persons who acquire an interest in the land affected by the Agreement.

29.0 Other Documents

29.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to this Agreement.

30.0 No Partnership or Agency

30.1 The parties agree that nothing contained herein creates a partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF THE Owners and the City have executed this Agreement as of the date first above written.

SIGNED by the Owner in the presence of:

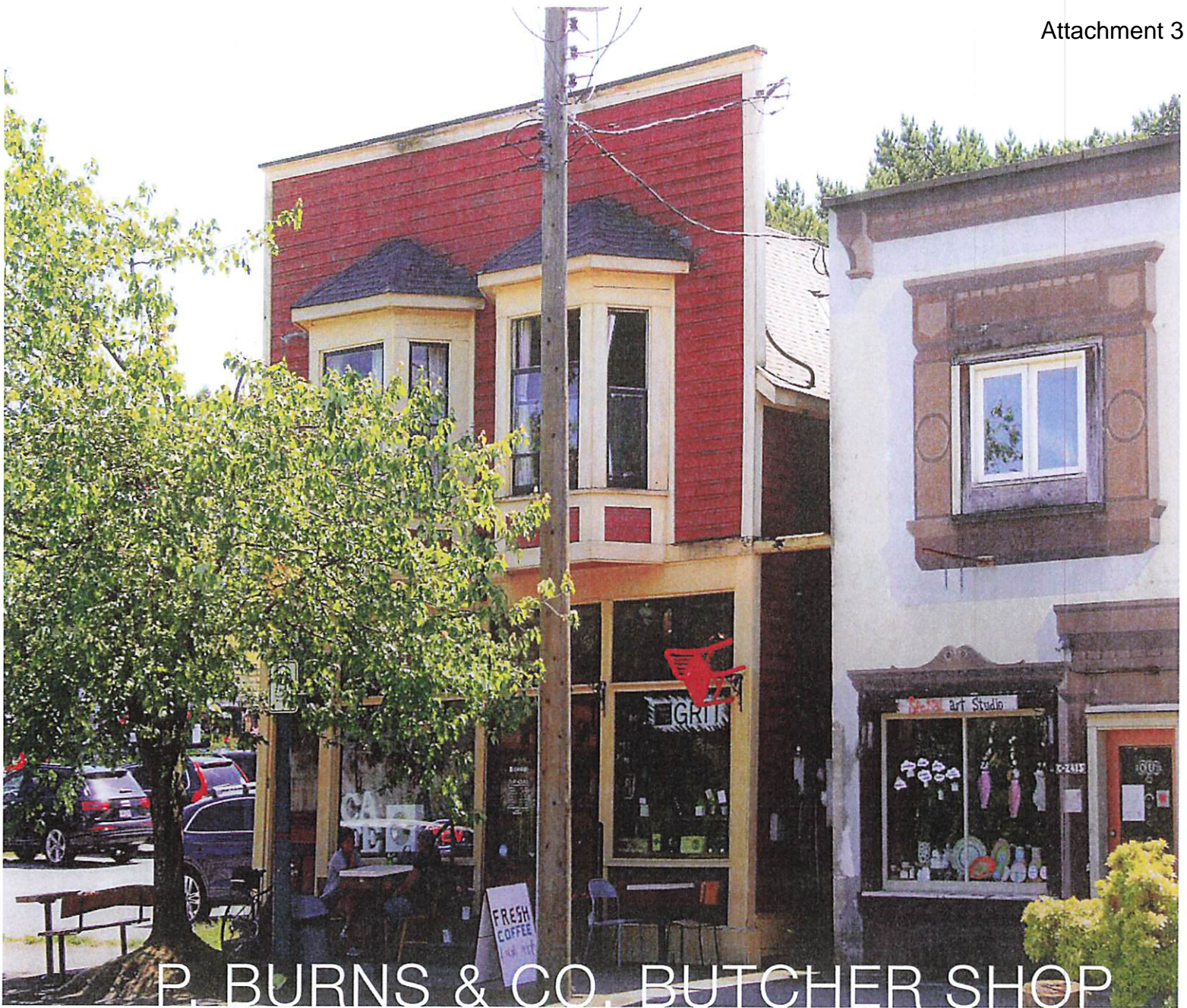
_____)
)
 Signature)
)
 _____)
 Name (Printed))
)
 _____)
 Street Address)
)
 _____)
 City, Province, Postal Code)
)
 _____)
 Occupation)
)

IN WITNESS WHEREOF THE Corporate Seal of the City was hereunto affixed in the presence of:

)
)
 _____)
 MAYOR)
)
)
)
 _____)
 CITY CLERK)

APPENDIX A

**P. Burns & Co Butcher Shop, 2419 Clarke Street, Port Moody, Conservation Plan,
Donald Luxton and Associates Inc.**



P. BURNS & CO. BUTCHER SHOP

2419 CLARKE STREET, PORT MOODY

CONSERVATION PLAN

OCTOBER 2021

DONALD LUXTON
AND ASSOCIATES INC 



2419 Clarke St p. Burns & Co. Butcher Shop . page 26. Donald Luxton & Associates. Published 1999.

TABLE OF CONTENTS

1. INTRODUCTION	1
2. HISTORICAL CONTEXT	2
3. STATEMENT OF SIGNIFICANCE.....	9
4. CONSERVATION GUIDELINES	
4.1 General Conservation Strategy	11
4.2 Standards and Guidelines.....	12
4.3 Conservation References	13
4.4 Sustainability Strategy	14
4.5 Alternative Compliance.....	15
4.6 Site Protection	17
5. CONDITION REVIEW AND CONSERVATION RECOMMENDATIONS	
5.1 Site	19
5.2 Form, Scale, and Massing	21
5.3 Foundation	22
5.4 Exterior Wood-Frame Walls.....	23
5.4.1 Wood Trim.....	25
5.4.2 Entablature and Parapet Cap Flashing	25
5.5 Fenestration	27
5.5.1 Windows	27
5.5.2 Doors	28
5.5.3 Storefronts	29
5.6 Roof	30
5.6.1 Chimneys	30
5.7 Signage	31
5.8 Colour Schedule	33
6. MAINTENANCE PLAN	
6.1 Maintenance Guidelines	34
6.2 Permitting.....	34
6.3 Routine, Cyclical and Non-Destructive Cleaning	34
6.4 Repairs and Replacement of Deteriorated Materials	35
6.5 Inspections	35
6.6 Information File	35
6.7 Exterior Maintenance.....	36
APPENDICES	
A Research Summary.....	39



1 INTRODUCTION

BUILDING NAME:	P. Burns & Co. Butcher Shop
HISTORICAL BUILDING NAME:	P. Burns Co. & Butcher Shop
CIVIC ADDRESS:	2419 Clarke Street
LEGAL DESCRIPTION:	Plan NWP72, Block 9, Lot 9
YEAR OF CONSTRUCTION:	1908-1909
ORIGINAL OWNER(S):	Patrick Burns
ARCHITECT/DESIGNER:	Unknown
BUILDER:	P. Burns & Co.

The P. Burns and Co. Butcher Store survives in virtually original condition and has been completely and authentically restored, and provides an important link to the early commercial history and development of Port Moody. It is a two-storey wood-frame commercial building that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.

The store is of value as a rare surviving example of a 'Boomtown' or false-front commercial building. Built with an extended front parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada.

The store is significant as part of a successful western Canadian industrial and retail empire. Built for P. Burns and Co. circa 1908-09, it formed part of the company's extensive chain of retail butcher stores.

The primary intent is to preserve the existing historic structure and includes the relocation, restoring and rehabilitating the historic mixed-used structure towards the southwest corner of the redevelopment.

The relocation seeks to preserve and restore the last remaining example of a 'Boomtown' false-facade commercial all-wood structure along Spring Street and Queens Plaza.

The major proposed interventions of the overall project are to:

- Relocation of the historic building to the southwest corner along Spring Street Promenade and Queens Plaza;
- Preservation of surviving, original exterior character-defining elements of the historic mixed-use P. Burns & Co. Butcher Shop on the front (north), west, east and south side elevations;
- Restoration of exterior character-defining elements that have been altered or damaged over time;
- Restoration of window assemblies and storefront;
- Rehabilitation of non character-defining internal structure, rear (south) elevation, and side (west) elevation; and
- Construction of a new adjacent multi-unit residential development on surrounding site.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

2 HISTORICAL CONTEXT

HISTORIC CONTEXT

MOODY CENTRE

The P. Burns and Co. Butcher Store is located in Moody Centre, one of Port Moody's two Heritage Conservation Areas (HCA); the other being the loco Townsite. Encompassing the south shore of Burrard Inlet, and located adjacent to the Canadian Pacific Railway (CPR) tracks, Moody Centre was Port Moody's historic commercial and residential downtown. The main commercial area of Moody Centre includes Clarke Street, where the P. Burns shop is located, and St. Johns Street, which run east-west and parallel to one another. The residential community of Moody Centre was developed immediately south of the commercial areas and extends up the Chines escarpment, a steep forested slope, which is still home to a plethora of wild flora and fauna. The character of the area is augmented by superb views to the north and by many mature landscaping elements.

Port Moody was originally surveyed by the Royal Engineers who arrived in British Columbia in 1858. The detachment was created by an Act of British Parliament and commanded by Colonel Richard Moody, after whom the area is named. Among the Royal Engineers was John Murray, who accepted the Crown's offer to sappers such as himself of 150 acres of land if they remained in British Columbia following their assignment; Murray is known today as one of Port Moody's first settlers. Following the surveying work, development in Port Moody began to increase. Settlement and construction in the area reached a new height when the CPR named Port Moody as the western terminus of the Company's cross-country line.

By 1880, the area witnessed substantial construction in anticipation of the arrival of the railway. Infrastructure to support the impending arrival was quickly established, along with the construction of hotels, stores, offices, and houses. On July 4, 1886 the first cross-Canada train, Engine 371, arrived in Port Moody. However, shortly following this momentous event, the CPR began construction on the extension of the rail line that would see Vancouver become the ultimate western terminus, effectively halting the rapid development of Port Moody. Still, development

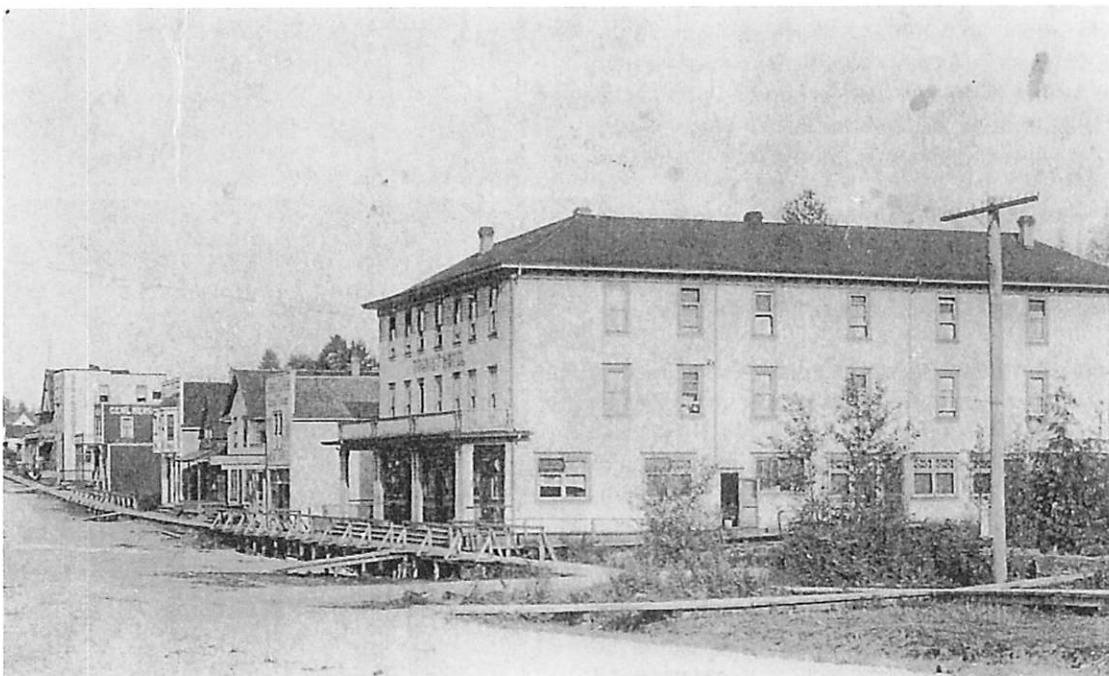
did not permanently cease. Due to its position on the CPR rail line, its location on Burrard Inlet, its variety of industries, and its proximity to Vancouver, Port Moody remained an attractive and desirable place to settle.

Many of the houses in Port Moody's historic centre were built during the Edwardian era boom, along with many of the early businesses and industries which supported commercial activity in the community. A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. Industrial development was followed by commercial development, particularly along Clarke Street and St. John's Street, with grocers, shops and other services on offer. The P. Burns and Co. Butcher Store was constructed between 1908 and 1909, forming part of the company's extensive chain of retail butcher shops. The continued growth of Port Moody was furthered in 1915, when the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting labourers and their families to the area. The lumber industry continued to grow and dominate Port Moody, peaking in the 1920s, when the area was occupied by many private homes and several general stores.

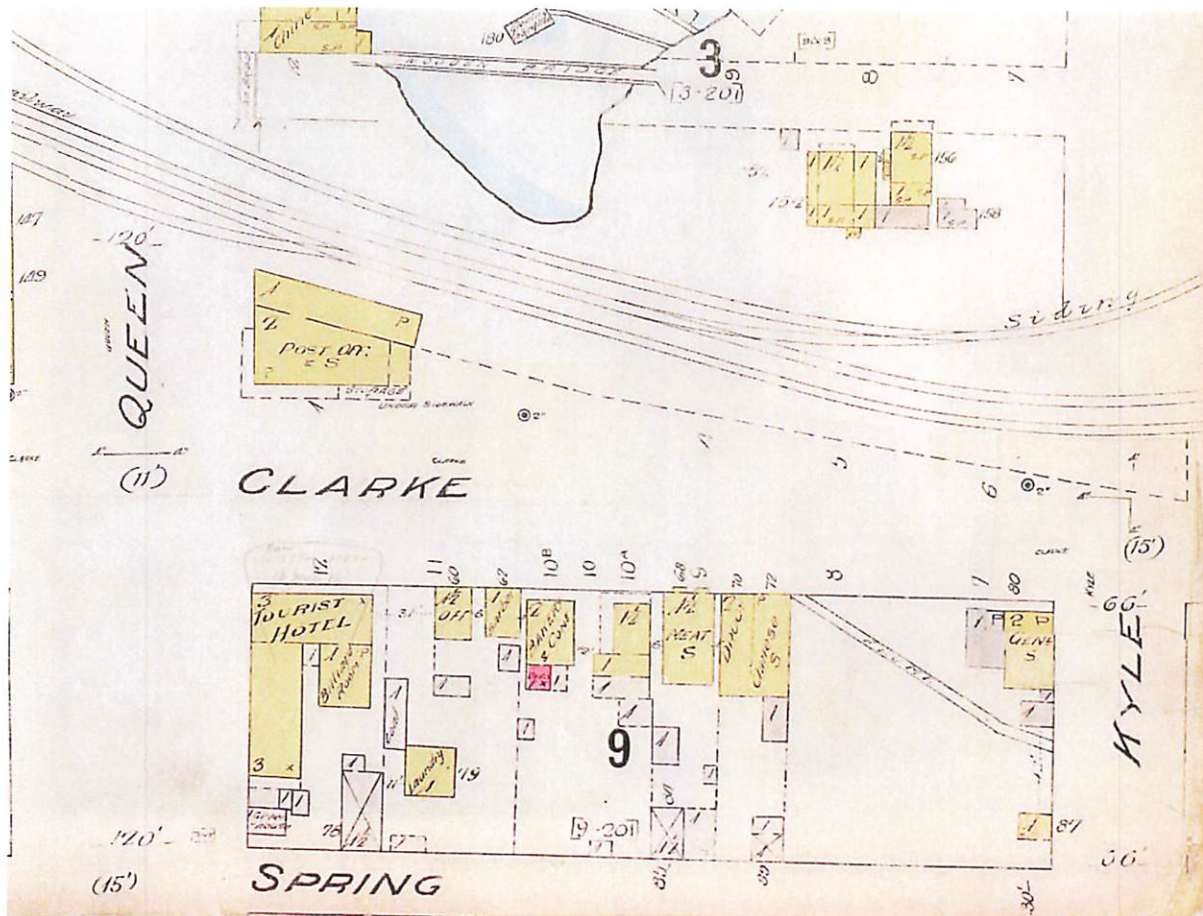
2 HISTORICAL CONTEXT



Top: 1910(ca.) Timms, Philip. Clarke Street, Port Moody [VPL 7040]
Bottom: 1910s(ca.) Clarke Street before fire [PMHS 1971.036.001]



2 HISTORICAL CONTEXT



1915. Port Moody [Fire Insurance Plan]. Chas. E. Goad, 1907 (rev. 1915) Sheet 03 [LAC] Detail of Block 9

PATRICK BURNS AND THE P. BURNS AND CO.

P. Burns and Co. was founded in Calgary in 1890 by original owner and rancher, Patrick Burns. Born in Oshawa, Ontario in 1856, Burns and his brothers made the move west beginning in 1878. As their journey was prior to the transnational railway system, the brothers travelled by steamship and then by foot before settling in Minnedosa, Manitoba. Burns found success running a mobile slaughterhouse, which he operated as a contractor to the ever-expanding railway – providing meat to the labourers as the line was extended across the country.

Burns settled in Calgary, Alberta in 1890, the same year he started his packing house, which was then expanded into extensive ranch operations; he would go on to open packing houses in other major western Canadian cities including Vancouver, Edmonton, and Regina. As his business grew, Burns turned his attention to his private life, marrying Eileen Ellis in 1901 and hiring renowned architect, Francis Rattenbury to design his grand house in Calgary.

In 1912, Burns, along with A.E. Cross, A.J. McLean, and George Lane (known collectively as the 'Big Four') started the Calgary Stampede. By the time the first Stampede was held, in September 1912, Burns was among the most successful people in western Canada,

2 HISTORICAL CONTEXT



1943(ca.) Evelyn G. Clark with Blitz on steps of Post Office and her home (B) [PMHS 2011.050.010, Collection of Valerie Julian]

eventually opening abattoir and packing facilities as far away as Australia and Great Britain. From the early 1900s to 1914, Burns was the principal meat supplier for the workers during the construction of the railways and, during the First World War, was a critical part of the supply chain, providing meat to Canada's overseas troops.

As Burns' reach increased across Canada, he purchased multiple tracks of land in various locations, including Vancouver. With the intent of utilizing the Vancouver land for cattle grazing, Burns soon realized some of the lots were actually wetland, which were unsuitable for grazing. That area, now known as Burns Bog, remained in its wetland state until peat harvesting began in the 1940s. In order to service his Vancouver market, Burns had a building constructed along West Hastings Street (18 West Hastings), which acted as both his regional head office and one of the

company's retail locations in the Lower Mainland. As part of his retail store expansion, the Port Moody shop was constructed between 1908 and 1909.

By the 1920s, Patrick Burns had become one of Canada's wealthiest and most successful businessmen; boasting over 100 retail shops within British Columbia and Alberta alone. In addition to his abattoirs and retail meat shops, Burns also established creameries, cheese factories, and fruit houses.

Burns Foods was sold to Dominion Securities in 1928 for \$15,000,000 for \$15 million; the sale allowed Burns himself to focus on his ranches, located mainly in southern Alberta, and the company was renamed Burns & Co. Ltd. In 1932, Vancouver's Sterling Food Markets Ltd. Purchased 31 of the Burns company retail stores, including the Port Moody location along Clarke Street.

2 HISTORICAL CONTEXT

BURNS RETAIL STORES SOLD

Sterling Food Markets Limited of this city have purchased 31 retail meat markets of Burns & Co. and will take them over on July 4, according to an announcement made today by Blake M. Wilson, who is resigning as assistant manager and superintendent of retail stores for Burns & Company Limited.

Burns & Company Limited, because of the change in retail merchandising conditions, are retiring from the retail business in Vancouver in order to concentrate on their large wholesale and export business.

Five stores are at present being operated by Sterling Markets Limited. Thirty-six markets in all will come under the company's control following the change in ownership. Operations of the enlarged firm will be confined to Vancouver, North Vancouver, New Westminster, Coquitlam, Port Moody and Langley Prairie.

The new company will handle all the nationally advertised packing house products. Buying in an open market, they will make a feature of prices and value, at the same time retaining the high quality standards established by the Burns Company in the past.

No change will be made in the managements of the individual Burns stores, under the new management.

The new Sterling stores will be uniform in appearance following out a black and white color treatment.

Sterling Food Markets Limited is a local concern, operated by local men, and purchasing B. C. products wherever possible. Directors of the new company are George A. Martin, president of Gillespie, Hart & Co. and Arthur Proctor, C.A., with Blake M. Wilson acting as president and general manager. Offices of the new company are in the Shelley Building.

B. C.
• 48 •
MARKETS



ALBERTA
• 17 •
MARKETS

THANK YOU / VANCOUVER

OUR FIRST ANNIVERSARY

The Sterling Food Markets Limited appreciate the cooperation and patronage rendered from the consumers of Vancouver during the past 12 months. The Sterling Food Markets Limited is positively a Canadian organization, buying Canadian products and employing Canadian labor. It contributes to the purchasing power of Vancouver citizens with a payroll of approximately \$18,000 per month. Our system of buying allows us to give you the finest quality meats and provisions at the lowest possible prices. Since the inauguration of this company we have practiced a policy of giving our patrons the advantage of the market and the finest quality of offers. The success of this company is attributed to this policy and the kindness of the Vancouver public to realize this. This policy will be continued by us, and it is hoped that you will continue to support it as you have done in the past.

Our motto: The Sterling Food Markets Limited THANK YOU!

1932

EFFECTIVE TWO DAYS • ANNIVERSARY SPECIALS • FRI., SAT. JULY 14-15

1933

VALUES NEVER SEEN BEFORE	EXTRA VALUES IN BRANDED PRODUCTS	
<p><small>MILK FED</small> VEAL SHOULDER ROASTS, lb. 8^c LOIN ROASTS, lb. 16^c RUMPS, lb. 14^c LEGS, lb. 12^c Veal Stew 3 lbs. . . . 20^c</p>	<p><small>NO 1 STEER</small> BEEF BLADE RIBS, lb. 7 1/2^c ROUND BONE, lb. 7 1/2^c CROSS RIBS, lb. 12 1/2^c RUMPS, lb. 15^c Boneless Stew 3 lbs. . . . 25^c</p>	<p>FLETCHERS No. 1 Bacon <small>By the Piece</small> 15^c <small>18^c lb.</small> No. 1 HAMS <small>Half or Whole</small> 13^c</p>
<p><small>Sterling Quality</small> LAMB <small>Choice Cuts</small> LEGS, lb., . . . 24^c <small>Shoulders</small> 14^c</p>	<p>GAINERS' SUPERIOR LOAF, 20^c <small>By the Piece</small></p>	<p>BURNS' SMOKED PICNICS 5 to 6 lbs. 10^c Average, lb. 10^c NEW STYLE — BAKED VIRGINIA HAM Sliced, lb. 35^c</p>
<p><small>LOCAL—MILK FED</small> POULTRY FRESH KILLED DEY PICKED FRYING CHICKEN 25^c EACH 2000 PLUMP YOUNG FOWL Small Size 50^c Larger 65^c Ea. Birds 65^c Ea.</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>STERLING COMET SPECIAL <small>SMALL LINK</small> CAMBRIDGE SAUSAGE lb. 10^c</p> </div>	<p>WEEK-END PICNIC SPECIALTIES VEAL LOAF <small>Sliced</small> 20^c Variety Loaf <small>Sliced</small> 25^c Fletcher's Honey Ham, 20^c GAINERS' BACK BACON <small>BY THE PIECE</small> lb. 18^c <small>1/2 lb.</small> 20^c MUSHROOMS BACON, 1/2-lb. Each, 25^c</p>

Left: 1933-07-14 Vancouver Sun pg.11
Right: 1932-06-30 Vancouver Sun pg.12

2 HISTORICAL CONTEXT

Then Prime Minister of Canada (and good friend of Burns), Richard Bedford (R.B. Bennett, 1930-1935) appointed Patrick Burns to the Senate of Canada in 1931. Burns remained on the Senate until 1936 when he stepped down due to ill health; he passed away the next year at the age of 80. Upon his death, Burns left his estate to his nieces and nephews, as well as many charities – he had been predeceased by his wife and son. Interestingly, the tax on Burns' estate was high enough that it offset Alberta's deficit and balanced the provincial budget. Due to the estate of one man, the Social Credit Party chose to permanently eliminate the provincial sales tax.

In addition to his vast career accomplishments, Burns was a well-known philanthropist, contributing money and supplies to emergencies in both Alberta and British Columbia (including the 1903 rockslide in Frank, Alberta and the 1908 fire in Fernie, British Columbia). Additionally, Burns provided support to churches across Alberta, even when they were outside of his own Catholic denomination, as well as toward educational pursuits including contributions that lead to the establishment of Western Canada College (now Western Canada High School in Calgary), the construction of St. Joseph's College at the University of Alberta in Edmonton, and the expansion of

BURNS SALE

NO LAYOFFS PLANNED

Maple Leaf Foods takeover of Burns is finalized

MEL DUVAL
Calgary Herald

Maple Leaf Foods Inc. still has no plans to lay off staff or close any of its western Canadian operations following the finalization of its takeover of Burns Foods of Calgary.

Michael McCain, president of Toronto-based Maple Leaf Foods, said in a phone interview Tuesday that the company is hopeful it can expand business in the West — not cut operations to save costs.

"It's still early days, but what we do know is that we're committed to the region and committed to growing the business," he said.

"There are a number of opportunities — particularly in Japan — that we have yet to exploit."

Maple Leaf announced its acquisition of the fresh pork and prepared meat operations of Burns Foods on Sept. 16.

The deal marked the end of an era for the private company, which was founded by Senator Pat Burns in 1899 and grew to become a pillar of corporate Calgary.

The sale became final Tuesday after receiving regulatory approval. Financial details have not been released.

McCain announced that Larry Harding, the former president of Burns Meats, will continue on as president of Maple Leaf's Burns and Gainers divisions.

The company is also rolling out its Signature Pork program, which was launched in Ontario earlier this year, throughout its western operations.

The program is designed to reward farmers who consistently produce hogs which meet a set of quali-



SALE FINAL: Maple Leaf president Michael McCain with Burns founder Senator Pat Burns in painting

Tannis Toohay, Calgary Herald

■ Schneider chopping 600 jobs at Ontario plant D4

ty ratings and specifications. Producers are rewarded with financial incentives and long-term contracts.

McCain said the program helps producers predict long-term cash flow so they can expand their operations and invest in new technology.

"Consumers benefit from improved pork quality and more competitive prices."

Maple Leaf is Canada's largest food processing

company, with annual revenues of about \$3 billion. Under the sale, it acquired a Burns hog plant in Winnipeg, a prepared foods plant in Tuelon, Man., a small beef slaughterhouse in Lethbridge, and the Gainers division, with plants in Edmonton and North Battleford, Sask.

Those plants had combined annual sales of about \$600 million.

Burns still maintains a head office in Calgary and continues to operate food distributor Scott National, trucking company TCT Canada, and Snowcrest Packers, a B.C. fruit and vegetable business.

1996-10-30 Calgary Herald pg.D4

2 HISTORICAL CONTEXT

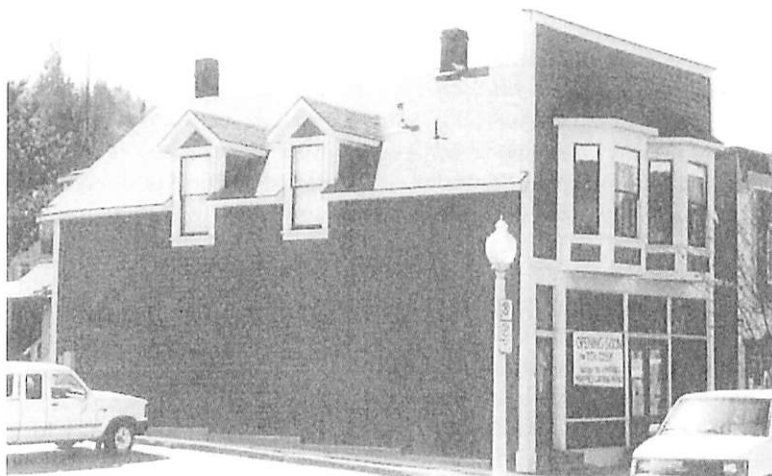
Vancouver's Vancouver College. Burns' will left one third of his estate to the Burns Memorial Fund, which was bequeathed to three groups: widows and orphans of Calgary's police force; widows and orphans of Calgary's fire brigade; and children of Calgary in need of support and care. The fund exists today and is comprised of the Children's Fund and the Police Fund and the Fire Fund. In 2008, Burns was named Alberta's greatest citizen.

In 1996, Maple Leaf Foods took over the Burns Foods empire.

The P. Burns and Co. shop was one of the early commercial businesses in Port Moody, constructed during the pre-war construction boom and is associated with one of the most successful and well-known Canadians of the early twentieth century.



nd. 2419 Clarke Street [PMHS 2018.019.025]



1999(ca.) 2419 Clarke Street [DLA. Heritage Inventory. City of Port Moody, 1999]

3 STATEMENT OF SIGNIFICANCE

P. BURNS & CO. BUTCHER SHOP 2419 CLARKE STREET, PORT MOODY, B.C.

Description of the Historic Place

The P. Burns and Co. Butcher Store is a two-storey wood-frame commercial building that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.

Heritage Value of the Historic Place

The P. Burns and Co. Butcher Store has community value for its association with the early commercial activity of the city, and for its ties to a prominent retailing chain. It is of historical importance as it served a growing population drawn by an economy that stabilized around the lumber industry at the turn of the nineteenth century and was part of the growing commercial area that serviced the community at the time.

The store is significant as part of a successful western Canadian industrial and retail empire. Built for P. Burns and Co. circa 1908-09, it formed part of the company's extensive chain of retail butcher stores. Patrick Burns (1856-1937) was born in Oshawa, Ontario, and with little formal schooling, he began to freight goods from Winnipeg and trail neighbours' cattle to the Winnipeg market. By 1885, he was buying cattle full-time. His business grew with the railway boom and he expanded his interests into ranching, packing, and the retail meat trade. In 1890, he settled in Calgary and built an abattoir, supplying it with beef from his own ranches. He expanded into British Columbia in 1895. By the time of the First World War he was established internationally and had become one of Canada's most successful business people. Burns was appointed as a Canadian senator in 1931.

The store is of value as a rare surviving example of a 'Boomtown' or false-front commercial building. Once typical, there are now few intact examples in the Lower Mainland of British Columbia. Built with an extended front parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada. This is a very sophisticated example of the style, with paired

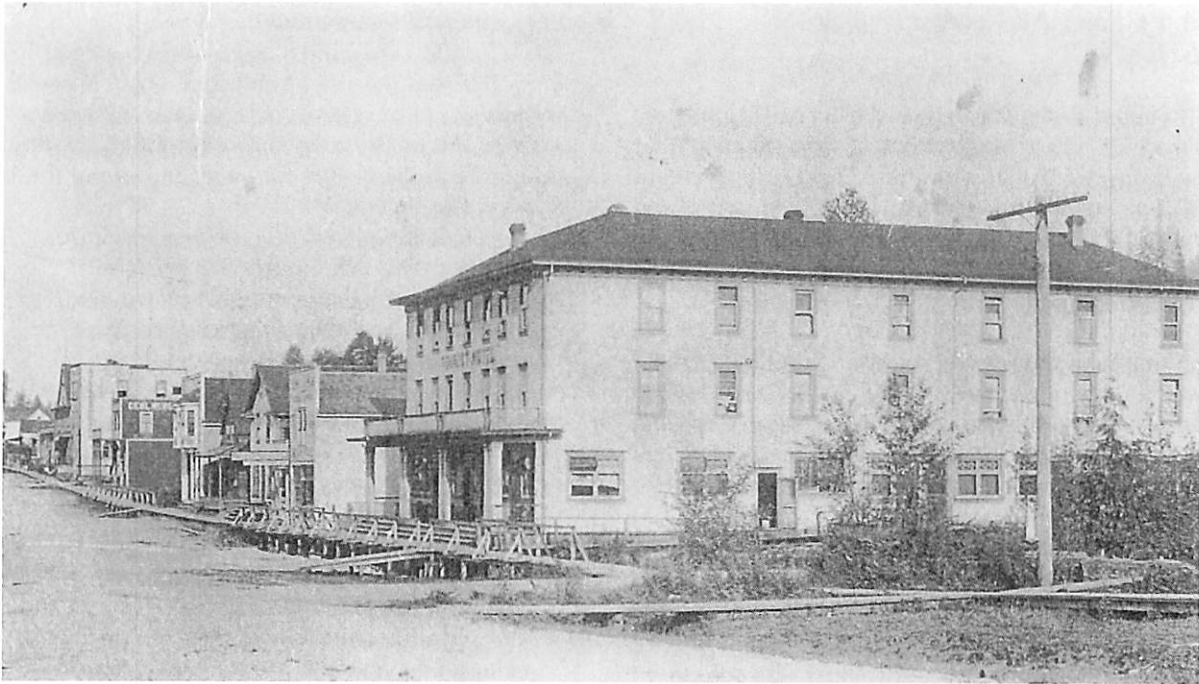
projecting front bays on the second floor that increase the scale and prominence of the building, and side gable wall dormers that open onto a second floor residential suite. The large storefront opening uses the maximum amount of glazing both to increase display space and also take advantage of natural lighting.

The P. Burns and Co. Butcher Store survives in virtually original condition and has been completely and authentically restored, and provides an important link to the early commercial history and development of Port Moody

Character-Defining Elements

Key elements that define the heritage character of the P. Burns & Co. Butcher Shop are its:

- landmark siting at the edge of a remaining cluster of historic commercial buildings along Clarke Street
- two storey form, with relative scale increased through the use of a false-front parapet and paired second floor projecting front bays
- mixed uses, with retail at ground level and residential above
- inset central storefront entry; offset entry to upper floor
- front gable roof with side gable wall dormers
- original exterior features such as lapped wooden siding, cornerboards and trim
- double-hung wooden-sash 1-over-1 windows on the second floor
- rectangular storefront opening with maximum glazing including transom windows
- surviving original interior features such as wooden floors and wooden door and window trim



Top: South side of 2400 2400 Block, Clarke Street, looking East (Port Moody Station Museum #971.36.1). Note P. Burns & Co. Butcher Shop is the second building from the left on the original mercantile strip of Port Moody.

Bottom: South Side of Block 2400 Facing East Circa WW2 (Collection of Valerie Julian). Concrete sidewalk has replaced the original wood decking that existed along Clarke Street. Note the presence of painted signs on all of the commercial buildings advertising their businesses, typical of the era.



4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

In line with the City of Port Moody's 2000 Official Community Plan, the P. Burns & Co. Butcher Shop has been identified as one of the remaining original commercial structures that saw the rise of the city's original commercial and residential downtown core

Proposed Redevelopment Scheme

The development scheme for this property has been prepared GBL Architects, and includes the relocation, restoring and rehabilitating the historic mixed-used structure towards the southwest corner of the redevelopment. The relocation seeks to preserve and restore the last remaining example of a 'Boomtown' false-facade commercial all-wood structure along Spring Street and Queens Plaza.

The major proposed interventions of the overall project are to:

- Relocation of the historic building to the southwest corner along Spring Street Promenade and Queens Plaza;
- Preservation of surviving, original exterior character-defining elements of the historic mixed-use P. Burns & Co. Butcher Shop on the front (north), west, east and south side elevations;
- Restoration of exterior character-defining elements that have been altered or damaged over time;
- Restoration of window assemblies and storefront;
- Rehabilitation of non character-defining internal structure, rear (south) elevation, and side (west) elevation; and
- Construction of a new adjacent multi-unit residential development on surrounding site.

Relocation of Historic Building

The relocation of an historic building on an existing lot is the least intrusive relocation approach with regards to loss of historic context and invasive work to the structure. The following **Relocation Guidelines** should be implemented for the relocation of the P. Burns & Co. Butcher Shop:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the historic building.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the [include character-defining elements that require retention and preservation. For brick chimney(s): Preserve the original brick chimney(s) projecting vent in situ and relocate with the main structure if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the historic building due to structural reasons.]
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

4 CONSERVATION GUIDELINES

4.2 STANDARDS AND GUIDELINES

The P. Burns & Co. Butcher Shop is a municipally designated and protected building, and is a significant historical resource in the City of Port Moody. Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the P. Burns & Co. Butcher Shop includes aspects of preservation, restoration, and rehabilitation.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the P. Burns & Co. Butcher Shop should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

Standards & Guidelines: Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE & SUSTAINABLE USE**
Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

4 CONSERVATION GUIDELINES

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.3 CONSERVATION REFERENCES

The proposed work entails the Preservation/Restoration/Rehabilitation of the exterior of the P. Burns & Co. Butcher Shop. The following conservation resources should be referred to:

4 CONSERVATION GUIDELINES

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.

<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 11: Rehabilitating Historic Storefronts.

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.

<http://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm>

Preservation Brief 25: The Preservation of Historic Signs.

<http://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>

Preservation Brief 31: Mothballing Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>

Preservation Brief 32: Making Historic Properties Accessible.

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.

<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.

<http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm>

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.

<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

Preservation Brief 49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement.

<https://www.nps.gov/tps/how-to-preserve/briefs/49-decorative-metal.htm>

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation

4 CONSERVATION GUIDELINES

and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a listed building on the Municipal Heritage Register / municipally designated site, the P. Burns & Co. Butcher Shop may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.2 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation

4 CONSERVATION GUIDELINES

and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the “Alternative Compliance Methods for Heritage Buildings.”

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.3 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

4.5.4 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance

was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warrantied for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and
2. clarification of the definition of ‘substantial reconstruction.’ The latter clarification explains that 75% of a home must be reconstructed for it to be considered a ‘new home’ under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The P. Burns & Co. Butcher Shop falls into the second category, as the proposed project involves

4 CONSERVATION GUIDELINES

retaining a high degree of the original structure and less than 75% of the building will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the P. Burns & Co. Butcher Shop is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors, or if they have been removed temporarily, or the structure is left elevated for any period of time. Security measures may include mothballing the historic property and/or hiring a security guard for the duration of the work. Generally, once a heritage property is no longer undergoing conservation work and is under occupancy of its owners, lockable doors and lower level windows and continued monitoring by the owners should be adequate protection. A comprehensive site protection plan should be developed in discussion between owner, contractor and/or architect. Plan may be reviewed by Heritage Consultant, is desired.

In the event that the P. Burns & Co. Butcher Shop is damaged or destroyed, the owner will be required to pay the damages and may face additional fines. Section 21.2 under the Preservation Intervention category of the Heritage Conservation Act states "if the minister considers that property protected under section 13 (2) is subject to damage or deterioration and is being unreasonable neglected by the owner, the minister may order the owner, on terms and conditions and to specifications that the minister considers appropriate, to preserve the property at the expense of the owner or at the expense of the owner and the government on a cost sharing basis".

The P. Burns & Co. Butcher Shop is currently vacant and the structure should be temporarily closed up to protect it from the weather and to prohibit unauthorized access.

The following checklist will ensure that work items for the protection during the temporary mothballing of the historic structure are not inadvertently omitted and the listed heritage resource secured:

Moisture

- Is the roof watertight?
- Is exterior cladding in good condition to keep water out?
- Is the site of the temporary location properly graded for water run-off?



Four Pillars of Sustainability [City Plan 2030 - City of Norwood

Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

4 CONSERVATION GUIDELINES

Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- Is the site securely fenced and regularly patrolled?
- Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?

The aforementioned items will assist in protecting the listed heritage resource that is currently unoccupied during the planning process until actual site work commences.

5 CONSERVATION RECOMMENDATIONS

A condition review of the P. Burns & Co. Butcher Shop was carried out during a site visit in June 2021. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façade are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and recommended conservation strategies for the P. Burns & Co. Butcher Shop based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

Once the historic town centre, this protected city-registered heritage structure is located on Clarke Street which is in the Moody Centre Heritage Conservation Area.

Current urban design trends along Clarke Street has shifted towards large, mixed-use developments which has made the P. Burns Butcher Shop's

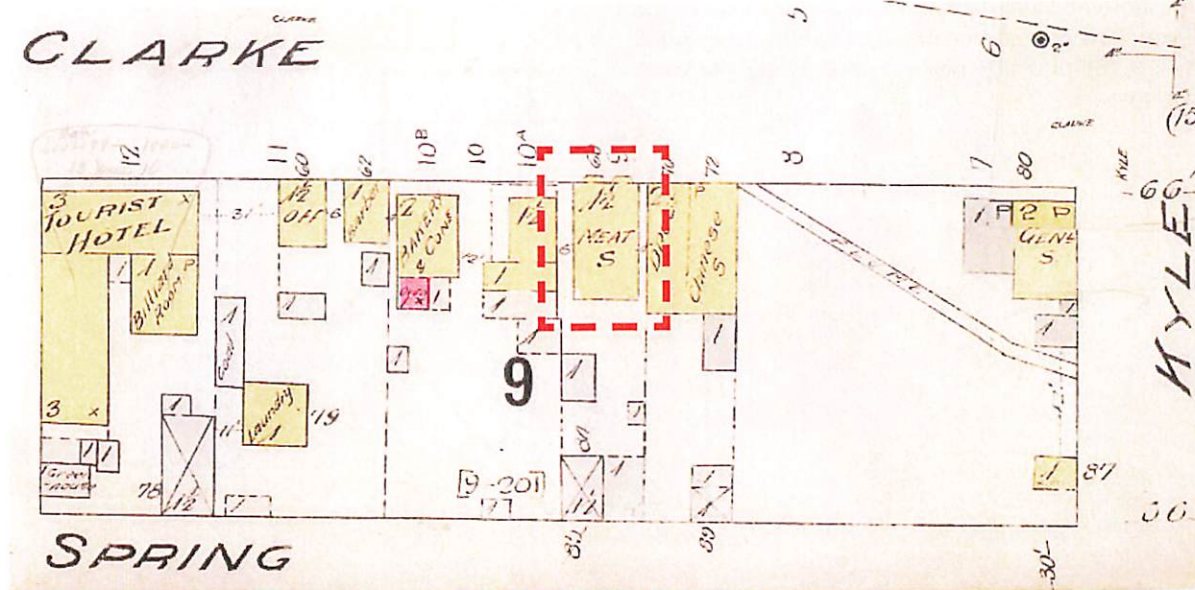
building, out of scale and context in its existing environment. If left in its current location, light and ventilation will be diminished as larger buildings encroach.

The historic building is to be relocated from its current location on Clarke Street to the nearby proposed Springs Street Promenade, adjacent to Queens Street Plaza. This southwest corner location align the P. Burns & Co. Butcher Shop along a proposed pedestrian path and strategically relocates the heritage structure in a mews environment, where its significance is maximized.

All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection & Stabilization for further information.

Conservation Strategy: Relocation and Rehabilitation

- Relocate historic building to southwest corner of the redevelopment facing Spring Street Promenade.
- Rehabilitate surrounding site to accommodate proposed development while remaining appropriate to the historic residential context.



Detail close-up of City Block No. 9 and outline of P. Burns Butcher Shop. 1915 Port Moody (Fire Insurance Plan) Chas. E. Goad, 1907 (rev. 1915) Sheet 03 [LAC].jpg



Last surviving heritage commercial structure along Clarke Street, the P. Burns & Co. Butcher Shop was built in 1908 to 1909 by Patrick Burns & Co., Calgary, as part of their extensive chains of butcher stores. It remains as the only surviving example of a 'Boomtown' false-facade. This was achieved by which the front of the building rises to form a parapet (upper wall) above the roof line which makes for a more impressive facade.



5 CONSERVATION RECOMMENDATIONS

- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design new infill structures that are “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.

5.2 FORM, SCALE & MASSING

P. Burns & Co. Butcher Shop features a commercial form, scale and massing as expressed by its

false-front facade with an extended parapet that increases the height of the building to provide more prominence and opportunities for larger signages. Behind this false-facade is a two-storey rectangular building, with front / rear roof gables and a pair of side dormers on the east and west elevations.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic false-front facade with its storefront at its base; side entry to the upper



Existing facade of P. Burns & Co. Butcher Shop August 2021.

“This building is in virtually original condition, and has been completely and authentically restored including the reconstructed upstairs suite.”

Excerpt from the book, Heritage Inventory for the City of Port Moody, by Donald Luxton & Associates, 1999. Page 26.



August 2021 East Elevation of building features a stepped poured-in-place concrete foundation following the slope of the site. The intent is to relocate the heritage building to its new location on Spring Street corner Queens Street.



level and two projecting bay windows on the upper level should be retained along with the side and rear elevations.

constructed. Careful attention should be executed to ensure the exterior walls above grade, particularly the front façade, are not damaged during relocation and rehabilitation work.

5.3 FOUNDATIONS

The heritage building sits on an original concrete foundation, which was not inspected at time of review.

The existing foundation will be demolished as part of the relocation plan and new foundations will be

Conservation Strategy: New

- New foundations are required at proposed location of house. Concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a

5 CONSERVATION RECOMMENDATIONS

course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 EXTERIOR WOOD-FRAME WALLS

The exterior elevations features wood frame construction with original sidings and trims. The Edwardian-style design features include drop wood siding on the all elevations which appear to be original to the building. Exposed original drop wood siding is in varying degrees of condition ranging from fair to poor with evidence of degradation and moisture damage, though appears to be mostly sound.

In general, the exterior wood-frame walls appear to be in good condition with signs of minor deterioration in the form of discolouration and staining, broken or missing pieces, and holes from redundant fasteners. The exterior walls also show biological growth in localized areas, which indicate moisture retention, and potential water ingress

particularly in areas where sun exposure is limited. Further investigation is required to determine extent of damage and condition of original material. Original material will be retained while altered or damaged material will be replaced in-kind.

Conservation Strategy: Preservation and Restoration

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more

Right: South facing weathered original drop wood siding of false-front facade in varying states of deterioration. Visible signs of pest infiltration is clearly evident on sections of the exposed sidings. Warping and buckling as a result of excessive moisture us visible. Overall exposure to weather and time has exposed all surfaces and is in need of proper maintenance.





Current state of drop wood sidings on east and north elevations of the building. August 2021. Evidence of cracks, splitting, breaking of wood is visible. Peeling flaking and staining of paint on the facade after decades of exposure to the elements.

5 CONSERVATION RECOMMENDATIONS

intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

5.4.1 WOOD TRIM

The historic building features original wood trim and is extant on the exterior elevations, including corner boards, and parapet. All trims appears to be in fair to good condition and should be preserved and repaired, as required. Further investigation is required to determine condition of each wood trim element. Any missing trim should be reinstated to match original.

Conservation Strategy: Restoration

- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable



5.4.2 ENTABLATURE & PARAPET CAP FLASHING

The existing entablature and metal flashing over the false-front facade's appears to have been replaced since it was built. Deterioration of the wood coping and metal flashing due to exposure of its underside to rain and water was noted during visual inspection from the ground level. Crown mouldings have been removed on either ends of the entablature.

No access to the roof during the site visit was possible and further investigation on its condition will be made at a later date to determine the appropriate interventions to its conservation.

Conservation Strategy: Rehabilitation

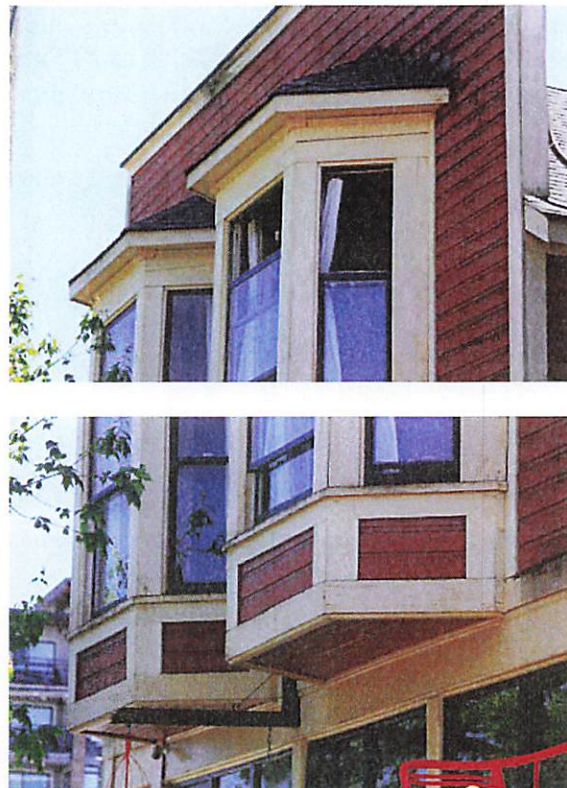
- Evaluate the overall condition of the parapet cap flashing to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surface.
- Repair or replace deteriorated flashing, as



Current state of entablature and metal flashing on left and right sides of the false-front 'Boomtown' facade. Note missing crown mouldings on the returns.



Two sets of extant roof dormers on the East and West elevations of the building with one-over-one, double-hung wood windows appear to have been restored and preserved. Further investigation to determine its condition to be done when possible.



Two extant projecting hexagonal bays above the storefront with three operable double-hung, one-over-one extant wood windows appear to have been restored and preserved.

5 CONSERVATION RECOMMENDATIONS

required. Repairs should be physically and visually compatible.

- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.

– *Standards and Guidelines for the Conservation of Historic Places in Canada.*

5.5 FENESTRATION

“Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building’s

5.5.1 WINDOWS

Two projecting hexagonal bays above the storefront facing Clarke Street have three original framed double-hung all wood window assemblies. Extant double-hung windows were also observed on the roof dormers by the east and west elevations.

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are *not* acceptable
- The use of finger-jointed wood is *not* acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
 - Heads and Jambs: solid flat grain Douglas Fir
 - Stops: solid vertical grain Douglas Fir
 - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an *integral part* of the side sash. Pinned or glued-on horns are *not* acceptable.

SPECIFICATIONS FOR NEW WOOD STOREFRONTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood storefronts to match the appearance and character of the original storefronts.
- Wood to be solid kiln dried Douglas Fir.
- Each part of the storefront will be made from one piece of wood; splices are *not* acceptable
- The use of finger-jointed wood is *not* acceptable.

5 CONSERVATION RECOMMENDATIONS

Typical of 'Boomtown' false facades of the era, projecting bay windows extended the scale and proportion of a one-storey building by giving it vertical emphasis and prominence from the ground level. The use of window dormers on either sides of the building's upper level also employed this technique while bringing in more light and air.

Conservation Strategy: Restoration and Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

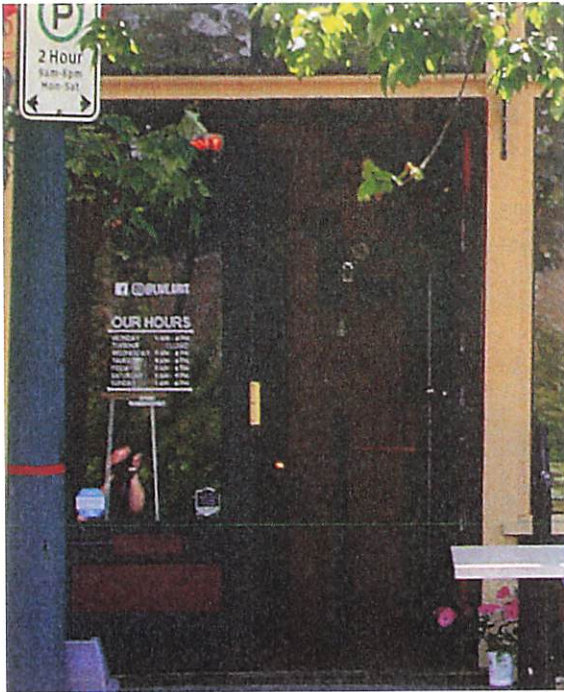
5.5.2 DOORS

Twin wood-framed glass doors with double action spring saloon door hinges are original to the storefront's central entrance and a similar single wood-framed glass door for access to the upper level remain extant on the east side of the front elevation. A rear door on the south elevation has been observed but not reviewed at the time of this review and will have to be verified.



Original door opening on east side of the front elevation provides direct access from Clarke Street. Note metal mail slot, door hardware original to the paneled combination 2/3 glass and (3) Three panelled door.

5 CONSERVATION RECOMMENDATIONS



Existing double swing doors of main level commercial space facing Clarke Street. Note original metal mail slot on left paneled combination 3/4 glass and (1) One paneled door.

All extant door assemblies original to the heritage structure should be refurbished, repaired and restored as part of the conservation.

Conservation Strategy: Preservation and Restoration

- Retain the door openings in their original locations, and preserve and repair all original door in kind.
- New doors should be visually compatible with the historic character of the building.

5.5.3 STOREFRONT

The existing false-front storefront retains original fine woodworking details still evident on all its vertical and horizontal wood framing. The centrally located double doors and are framed by two large display windows with a solid base and overhead transoms. Adjacent to the commercial storefront towards the east is the entry doorway that leads to the upper level. The residential doorway is framed by an overhead transom. All window glazing appears to have been replaced with new.



Existing Storefront wood elements: Tapered central posts with chamfered edges flanking main doorway, transom window horizontal banding across entire building facade equally divided into 8 panels, 3 of which are operable; 2 oversized window displays over paneled storefront base; 2 corner end posts and signage banding over transoms framing the main level units.

Further investigation is necessary to verify the condition of entire storefront and its components in order to determine the best approach for its conservation.

Conservation Strategy: Restoration

- Preserve original storefront elements, as possible, including posts, mouldings, trim and cladding.
- Rehabilitate storefront system, where required.
- Integrate original signs and new lighting systems as required.

5.6 ROOF

The two storey mix-use building features a simple front-gabled roof that is also reflected on the rear elevation and two dormers on opposite sides of the building. The existing roof is clad in asphalt and is not original to the time it was constructed. The traditional material for pitched roofs would have been cedar shingles and its reinstatement is encouraged.

Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its existing pitched roof and dormers.
- If required, roofing membrane and cladding



- system may be rehabilitated. Cedar shingles are the preferred material.
- Retain the original bargeboards and fascia boards, as well as the soffit any exposed roof elements.
 - Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

5.6.1 CHIMNEY

The building features two internal brick chimneys. Access was not available at the time of investigation, and further inspection is required. Condition and structural integrity of both original chimneys are unknown. Visual observation from the ground level shows extensive biological growth on both chimneys; possible structural failure; in need of cleaning; remortaring and repointing.

Chimney may be rehabilitated or dismantled and re-built as per relocation requirements, and should replicate historic original as per archival photos, as possible.



Conservation Recommendation: Rehabilitation

- Preserve the chimneys in its original configuration, if possible.
- Both chimneys may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.



Extant chimney on the northeast side of the roof towards to front of the building at the apex of the gable roof

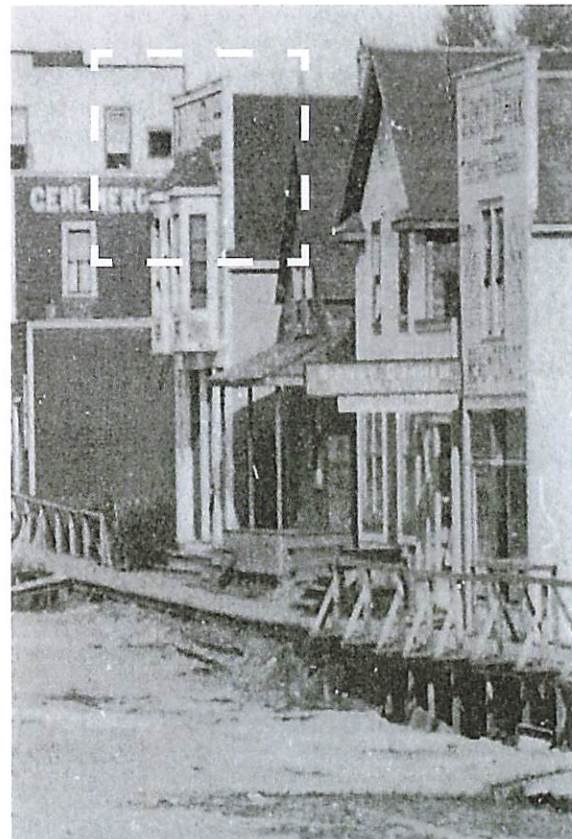


Extant chimney on the southwest side of the roof at the rear of the building.

5.7 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

As part of the redevelopment, the facade fronting Clarke Street would benefit from a paint analysis to uncover painted ghost signs of the past that might have been original to the structure at the time it was built.



Dashed lines of painted 'P. Burns & Co.', above projecting bay windows advertising their business.

Conservation Strategy: Restoration and Rehabilitation

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that “new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building”.

- New painted signs can be inspired by signs from an earlier era that are original to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.

4 CONSERVATION GUIDELINES

5.8 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Further on-site analysis is required for final colour confirmation once access is available.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

Conservation Strategy: Preserve / Rehab / Restore

- Restore with appropriate historic colour scheme for exterior painted finishes, as per colour table.
- Alternate options to be reviewed by heritage consultant.

PRELIMINARY COLOUR TABLE: P. BURNS & CO. BUTCHER SHOP, 2419 CLARKE STREET, PORT MOODY, B.C.

Element	Colour*	Code	Sample	Finish
Front Facade: Window Frames	Black	VC-35		Gloss
Window Sashes	Harris Green	VC-21		Gloss
Front Facade: Door	Black	VC-35		High Gloss
Storefront: Transom frames & Sashes, wood mouldings	Oxford Ivory	VC-1		High Gloss
Horizontal drop wood sidings	Strathcona Red	VC-27		Semi-Gloss
Corner trims, watertable board	Oxford Ivory	VC-1		Semi-Gloss

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the P. Burns & Co. Butcher Shop. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the P. Burns & Co. Butcher Shop is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require

less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6 MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action

can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.

6 MAINTENANCE PLAN

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the P. Burns & Co. Butcher Shop, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- Is the lot well drained? Is there pooling of water?
- Does water drain away from foundation?

Foundation

- Does pointing need repair?
- Paint peeling? Cracking?
- Is bedding mortar sound?
- Moisture: Is rising damp present?
- Is there back splashing from ground to structure?
- Is any moisture problem general or local?
- Is spalling from freezing present? (Flakes or powder?)
- Is spalling from sub-fluorescence present?
- Is damp proof course present?
- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Are foundation crawl space vents clear and working?
- Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- Deflection of lintels?

Masonry

- Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- Is spalling from freezing present? Location?
- Is efflorescence present? Location?
- Is spalling from sub-fluorescence present? Location?
- Need for pointing repair? Condition of existing

6 MAINTENANCE PLAN

- pointing and re-pointing?
- Is bedding mortar sound?
- Are weep holes present and open?
- Are there cracks due to shrinking and expansion?
- Are there cracks due to structural movement?
- Are there unexplained cracks?
- Do cracks require continued monitoring?
- Are there signs of steel or iron corrosion?
- Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- Does the surface need cleaning?

Wood Elements

- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- Is wood in direct contact with the ground?
- Is there insect attack present? Where and probable source?
- Is there fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- Is any wood warped, cupped or twisted?
- Is any wood split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

- Paint shows: blistering, sagging or wrinkling, alligating, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Paint cleanliness, especially at air vents?

Windows

- Is there glass cracked or missing?
- Are the seals of double glazed units effective?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- If the glass is secured by beading, are the beads in good condition?

- Is there condensation or water damage to the paint?
- Are the sashes easy to operate? If hinged, do they swing freely?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Are drip mouldings/flushing above the windows properly shedding water?
- Is the caulking between the frame and the cladding in good condition?

Doors

- Do the doors create a good seal when closed?
- Do metal doors show signs of corrosion?
- Is metal door sprung from excessive heat?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- If glazed, is the glass in good condition? Does the putty need repair?
- Are door frames wicking up water? Where? Why?
- Are door frames caulked at the cladding? Is the caulking in good condition?
- What is the condition of the sill?

Gutters and Downspouts

- Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- Are downspouts complete without any missing sections? Are they properly connected?
- Is the water being effectively carried away from the downspout by a drainage system?
- Do downspouts drain completely away?

Roof

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well seated?
- Are metal joints and seams sound?
- If there is a lightning protection system are the cables properly connected and grounded?
- Does the soffit show any signs of water dam-

6 MAINTENANCE PLAN

- age? Insect or bird infestation?
- Is there rubbish buildup on the roof?
- Are there blisters or slits in the membrane?
- Are the drain pipes plugged or standing proud?
- Is water ponding present?

INTERIOR INSPECTION

Concealed spaces

- Is light visible through walls, to the outsider or to another space?
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts that pass through concealed spaces leak?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.

- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

RESEARCH SUMMARY

SOURCES:

- City Directories
- Fire Insurance Plans
- DLA. Assessment Roll Search, Port Moody, 1999 [PMHS]
- DLA. Port Moody Statements of Significance. City of Port Moody, 2004
- Heritage Register. City of Port Moody, 2015
- MacEwan, G. Pat Burns - Cattle King. Western Producer Prairie Books, 1979
- Norton, D.M. Early History of Port Moody. Hancock House Publishers, 1987
- Pat Burns fonds [Archives and Special Collections, UofC F0315]
- Tracks in Time. Port Moody Heritage Society, 2012
- Soldiers of the First World War: <http://www.bac-lac.gc.ca/eng/discover/military-heritage/first-world-war/first-world-war-1914-1918-cef/Pages/canadian-expeditionary-force.aspx>

NEWSPAPER ARTICLES:

- 1904-04-07 Vancouver Daily Province pg.01
- 1932-06-30 Vancouver Sun pg.12
- 1932-08-23 Nanaimo Free Press pg.01
- 1932-09-02 Nanaimo Free Press pg.01
- 1933-07-14 Vancouver Sun pg.11
- 1940-02-26 Vancouver Daily Province pg.05
- 1996-10-30 Calgary Herald pg.D4

APPENDIX B

Heritage Memo: Proposed Relocation of historic P. Burns & Co. Butcher Shop towards the northwest corner of the redevelopment along Clarke and Queens Street, Donald Luxton and Associates Inc.



Tuesday, June 27, 2023

ATTN: Hesam Deihimi, Principal
Placemaker Communities Inc.
407 – 221 Esplanade W
North Vancouver, BC V7M 3J3
hesam@placemakergroup.ca

HERITAGE MEMO 2: Proposed relocation of historic P. Burns and Co. Butcher Shop towards the northwest corner of the redevelopment along Clarke and Queens Street.
(PMO-0925 – 2419 Clarke Street)

This heritage memo has been prepared by Donald Luxton and Associates in response to the on-going redevelopment proposal studies of GBL Architects, to relocate P. Burns & Co. Butcher Shop, an existing municipally protected heritage property along Clarke Street, towards the northwest corner along Clarke Street and Queens Plaza. After consultations with the City of Port Moody Planning Department, a revised development proposal has been drafted to incorporate the comments and suggestions brought forth in those meetings.

As noted in the Heritage Conservation Plan, the primary intent is to preserve the P. Burns & Co. Butcher Shop, and to rehabilitate the site by constructing (2) Two six-storey mixed-use buildings detached from the historic structure (to the east and south). The proposal includes, but not limited to, the following:

- Relocation of the historic structure to the northwest corner of the redevelopment within the property lines;
- Preserve surviving, original exterior character-defining elements of the historic structure;
- Preserve and/or restore original window openings, including surviving original wood window assemblies, and rehabilitate later windows with historically appropriate wood window sashes and trims; and
- Rehabilitate the west elevation to provide a side entrance facing Queens Plaza.

In the context of the ongoing redevelopment process, it was determined that the existing 1908 structure, is the only surviving example of a 'Boomtown' or false-front commercial building, after the loss of the Roe & Abernethy Grocery Store, another false-front building, to a fire a few years back. As the building sits in isolation along Clark Street, its proposed relocation to the northwest section of the redevelopment would be in line with the City of Port Moody's Heritage Conservation revitalization goals. The northwest section of the redevelopment, which has been redesigned with a lower density as the building form steps back as it increases in height, would enhance and be more sympathetic to the form, scale and massing of the heritage building. This location would give the P. Burns & Co. Butcher Shop more visibility along Queens Plaza and while preserving its original location along Clarke Street.

The following is an assessment of the intervention to the site, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Standards 11 and 12 for rehabilitation:

Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Comments: The (2) Two proposed, six-storey mixed-use buildings, are physically and visually compatible through the use of sympathetic materials. The overall design is complementary, as expressed by an appropriate form, scale, and massing. It is characterized by related but adapted vocabulary that does not mimic the P. Burns & Co. Butcher Shop.

The relocation of the historic P. Burns & Co. ButcherShop within the redevelopment site will retain its historic neighbourhood context, and retain its prominence, as visible from both Clarke Street and Queens Plaza.

Standard 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Comments: The rehabilitation to the west elevation facing Queens Plaza to provide access into the main level of the P. Burns & Co. Butcher Shop does not diminish the integrity of its historic character, and can also be removed in the future. Overall, the project conforms to this Standard.

This memo is prepared in support of the planned redevelopment and its rehabilitation approach consistent with the conservation recommendations in *Standards and Guidelines for the Conservation of Historic Places in Canada*.

If you have any questions or require further clarification, please do not hesitate to contact our office.

Sincerely,



Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

APPENDIX C

Architectural Plans, GBL Architects Inc.

Placemaker
COMMUNITIES
A HILORI COMPANY

gbl

PROJECT TEAM

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Daniel Roberts | dan@kane-consulting.ca

PUBLIC ART | Ballard Fine Art
Jan Ballard | janballard@fineart.com

DRAWING LIST

A-0.01 STATISTICS
A-0.02 SITE PLAN
A-0.02a FD ACCESS PLAN
A-0.03 CONTEXT ANALYSIS
A-0.04 CHARACTER ELEMENTS
A-0.05 SITE PLANNING RATIONALE
A-0.06 DESIGN RATIONALE
A-0.07 STREETSCAPES
A-0.08 MATERIALS
A-0.09 3D VIEWS
A-0.09a 3D VIEWS
A-0.10 LOADING & WASTE STRATEGY
A-0.11 SUSTAINABILITY
A-0.12 RESIDENTIAL AMENITIES
A-1.01 P2
A-1.02 P1
A-1.03a L1 - FAR
A-1.03a L2 - FAR
A-1.05a L3 - FAR
A-1.04a L4 - FAR
A-1.07a L5 - FAR
A-1.08a L6 - FAR
A-1.11 L1 - RENTAL
A-1.12 L2 - RENTAL
A-1.13-15 L3-L5 - RENTAL
A-1.16 L6 - RENTAL
A-1.17 ROOF - RENTAL
A-1.21 L1 - MARKET
A-1.22 L2 - MARKET
A-1.23-26 L3-L6 - MARKET
A-1.27 ROOF - MARKET
A-2.01 ELEVATIONS
A-2.02 ELEVATIONS - RENTAL
A-2.03 ELEVATIONS - RENTAL
A-2.04 ELEVATIONS - MARKET
A-2.05 ELEVATIONS - MARKET
A-2.06 ELEVATIONS - MARKET
A-3.01 SECTIONS
A-3.02 SECTIONS
A-4.01 UNIT PLANS - RENTAL LIVE-WORK
A-4.02 UNIT PLANS - RENTAL
A-4.03 UNIT PLANS - RENTAL
A-4.04 UNIT PLANS - RENTAL
A-4.05 UNIT PLANS - RENTAL
A-4.06 UNIT PLANS - RENTAL
A-4.07 UNIT PLANS - MARKET LIVE-WORK
A-4.08 UNIT PLANS - MARKET
A-4.09 UNIT PLANS - MARKET

MARY ANNE'S PLACE

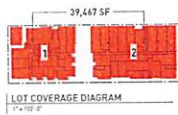
2400 CLARKE STREET

HRA / DP REVISION | June 14, 2023



AREA

SITE AREA: 52,249.1 SF (4,855.94 m²)
 BUILDING COVERAGE: 39,467.2 SF (3,646.62 m²)
 SITE COVERAGE: 75%
 FAR EXCLUSIONS: ALL BELOW GRADE SPACE
 RESIDENTIAL AMENITY
 L1 GARBAGE ROOM
 2 m² PER ADAPTABLE UNIT



GROSS AREA		FAR AREA	
TYPE	AREA	TYPE	FAR AREA
BUILDING 1		BUILDING 1	
COMMERCIAL	7,454.2 SF	COMMERCIAL	7,494.2 SF 0.14
COMMERCIAL CIRCULATION	1,123.3 SF	COMMERCIAL CIRCULATION	1,123.3 SF 0.02
RESIDENTIAL AMENITY	2,074.2 SF	RESIDENTIAL CIRCULATION	7,253.6 SF 0.14
RESIDENTIAL CIRCULATION	7,353.6 SF	RESIDENTIAL RENTAL UNIT *	43,466.9 SF 0.84
RESIDENTIAL RENTAL UNIT	44,500.6 SF	SERVICE	828.1 SF 0.02
SERVICE	828.1 SF	WORK-LIVE UNIT	3,336.5 SF 0.06
WORK-LIVE UNIT	3,336.5 SF		
		BUILDING 2	
		COMMERCIAL	12,654.7 SF 0.23
BUILDING 2	44,718.5 SF	COMMERCIAL CIRCULATION	1,531.1 SF 0.03
COMMERCIAL	12,654.7 SF	RESIDENTIAL CIRCULATION	11,518.6 SF 0.22
COMMERCIAL CIRCULATION	1,531.1 SF	RESIDENTIAL UNIT *	67,736.1 SF 1.30
RESIDENTIAL AMENITY	2,744.5 SF	SERVICE	750.4 SF 0.01
RESIDENTIAL CIRCULATION	11,518.6 SF	WORK-LIVE UNIT	3,761.1 SF 0.07
RESIDENTIAL UNIT	68,920.3 SF		
SERVICE	750.4 SF	EXISTING	97,352.1 SF 1.86
WORK-LIVE UNIT	3,761.1 SF	COMMERCIAL - HERITAGE	1,077.5 SF 0.02
		RESIDENTIAL RENTAL UNIT	1,077.1 SF 0.02
EXISTING	101,262.8 SF		
COMMERCIAL - HERITAGE	1,077.5 SF	TOTAL	163,203.3 SF * 3.12
RESIDENTIAL RENTAL UNIT	1,077.1 SF		
TOTAL	170,147.8 SF		

* 2 m² (21.53 SF) deducted from each adaptable unit

UNITS

UNIT MIX - MARKET		
UNIT TYPE	COUNT	%
B: 1-BR	35	34.0%
C: 1-BR+Den	20	19.4%
D: 2-BR	23	22.2%
E: 3-BR	20	19.4%
WORK-LIVE	5	4.9%
TOTAL	103	

UNIT MIX - RENTAL MARKET		
UNIT TYPE	COUNT	%
A: STUDIO	28	32.9%
B: 1-BR	9	11.4%
C: 1-BR+Den	15	19.0%
D: 2-BR	14	17.7%
E: 3-BR	11	13.9%
WORK-LIVE	4	5.1%
TOTAL	79	

ADAPTABLE UNITS		
BUILDING	COUNT	EXCLUDED AREA
BUILDING 1	39	837.7 SF
BUILDING 2	55	1,164.2 SF
TOTAL	94	2,022.8 SF

AMENITIES

Refer to A-0.12

PARKING

PARKING - RESIDENTIAL MARKET REQUIRED			
UNIT TYPE	COUNT	RATIO	STALLS REQ'D
B: 1-BR	35	1	35
C: 1-BR+Den	20	1	20
D: 2-BR	23	1.5	35
E: 3-BR	20	1.5	30
TOTAL	98		120

PARKING - RESIDENTIAL RENTAL REQUIRED	
UNIT COUNT	(1 / UNIT)
75	75

PARKING - WORK-LIVE REQUIRED	
UNIT COUNT	(1 / UNIT)
9	9

PARKING - VISITOR REQUIRED	
UNIT COUNT	(0.20 / UNIT)
182	36.4

PARKING - COMMERCIAL REQUIRED			
AREA	AREA (m ²)	(1/40m ²)	
20,424.5 SF	1,916.3 m ²		47.9

TOTAL STALLS REQUIRED: 288

PARKING - COMMERCIAL LOADING REQUIRED			
AREA	AREA (m ²)	44.5m ² to 2,322.5m ² (25,000 SF)	
23,280.9 SF	2,162.9 m ²		2.0

PARKING PROVIDED BY TYPE		
STALL TYPE	COUNT	%
ACCESSIBLE	9	3.5%
SMALL	67	26.0%
STANDARD	182	70.5%
TOTAL STALLS	258	

*Refer to sheets A-1.01 & A-1.02 for parking stall sizes used.

PARKING PROVIDED BY USE	
USE	COUNT
COMMERCIAL	48
RESIDENTIAL	188
VISITOR	24
TOTAL STALLS	258

BIKES

BIKES - WORK-LIVE REQUIRED	
UNIT COUNT	BIKES REQ'D (1 / UNIT)
9	9

BIKES - RESIDENTIAL REQUIRED	
COUNT	BIKES REQ'D (1.5 / UNIT)
75	112.5
RESIDENTIAL UNIT	147

BIKE - COMMERCIAL REQUIRED	
AREA	STALLS REQ'D (1/750sqm)
19,548.9 SF	2.4

TOTAL STALLS REQUIRED: 271

BIKES PROVIDED	
STALL TYPE	COUNT
RENTAL BIKE	
STACKED	52
STACKED W/ EV	12
VERTICAL (L)	53
TOTAL	117

MARKET BIKE	
STALL TYPE	COUNT
STACKED	136
STACKED W/ EV	16
TOTAL	152

COMMERCIAL BIKE	
STALL TYPE	COUNT
HORIZONTAL	2
TOTAL STALLS	271

*Refer to sheets A-1.02 for bike parking stall sizes used (width relaxation requested).



4 | STATS - L4
1" = 10' 0"



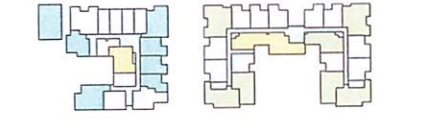
5 | STATS - L5
1" = 10' 0"



6 | STATS - L6
1" = 10' 0"



1 | STATS - L1
1" = 10' 0"



2 | STATS - L2
1" = 10' 0"



3 | STATS - L3
1" = 10' 0"



gbl ARCHITECTS INC.
 200 WEST 8TH AVENUE
 VANCOUVER BC CANADA V6J 1K2
 TEL: 604.778.1178
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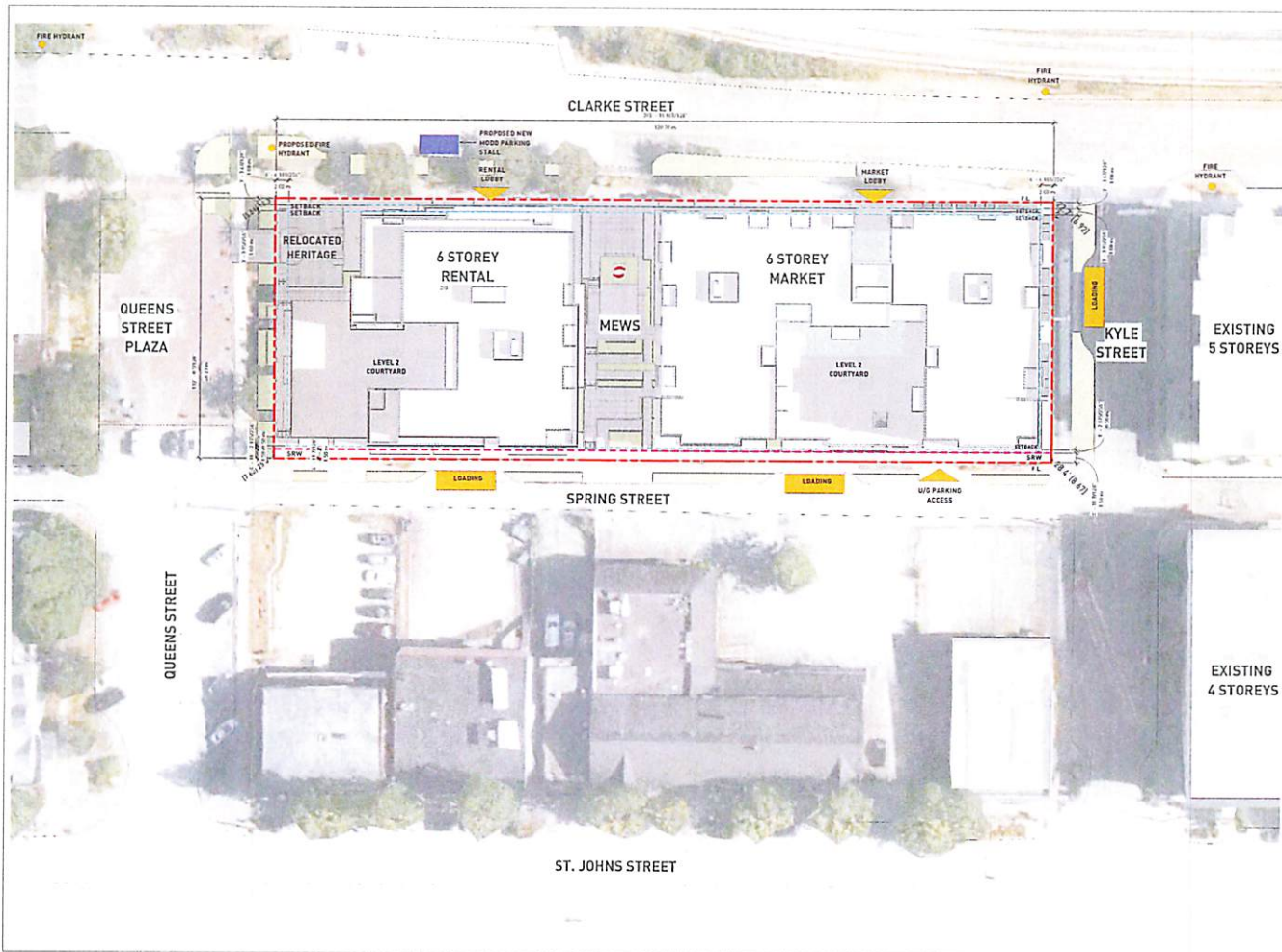


REV	DATE	DESCRIPTION
01	Aug 27, 2020	Preparation Application Package
02	Aug 19, 2022	2022 DP Revision 01
03	Jan 14, 2023	2023 DP Revision 01

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION

STATISTICS	
DATE	BY
DRAWN BY	WJ/MSH/MP
CHECKED BY	
SCALE	as shown
JOB NUMBER	20040

A-0.01



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gbl ARCHITECTS INC.
 205-124 WEST 4TH AVENUE TEL: 604.776.7766
 VANCOUVER BC V6P 4K1 CANADA FAX: 604.776.0788
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REGISTERED ARCHITECT
 BRITISH COLUMBIA

REVISIONS

No.	Date	Description
01	Aug 25, 2021	Final Review
02	Aug 24, 2022	HRA / DP Revision
03	Jan 14, 2023	HRA / DP Revision

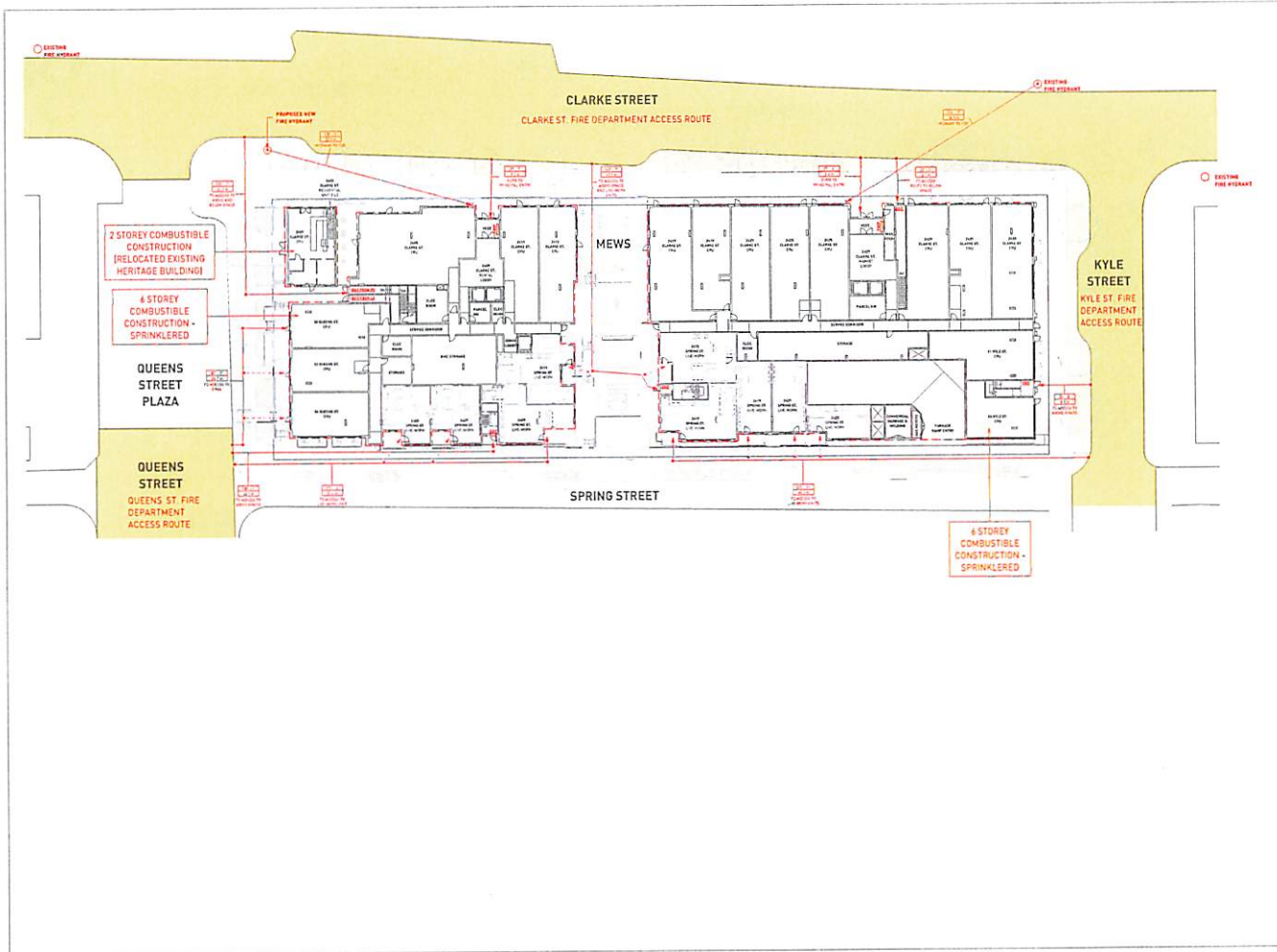
1

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION

SITE PLAN

DATE	APPROVED BY
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	20040

A-0.02



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 2802 DAVIDSON AVENUE
 VANCOUVER, BC CANADA V6L 3A5
 TEL: 604 739 1154
 FAX: 604 731 0279

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REVISIONS

No.	Date	Description
01	Aug 27 2021	Measurement Application Review
02	Aug 27 2023	HRA / DP Application
03	Jun 14 2023	HRA / DP Revision

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION
FD ACCESS PLAN

DATE: 2023-06-14
 DRAWN BY: A. J. J. J.
 CHECKED BY: D. J. J. J.
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20040

A-0.02a

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: 3.12
 Max. Height: 23m / 6 storeys
 Front Setback: 1m (Commercial)
 Side Setback: 2m (Residential)
 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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 VANCOUVER BC CANADA V6B 1R8 FAX: 604-701-1298

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REV	DATE	DESCRIPTION
B1	Aug 22, 2023	Professional Approval Review
B2	Jul 26, 2023	HRA / DP Approval
B3	Jul 14, 2023	HRA / DP Revision

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION

CONTEXT ANALYSIS

DATE	6/14/2023 4:58:12 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	20040

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.



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400 ARCHITECTS INC.
 100-224 WEST 4TH AVENUE TEL: 403.726.1774
 VANCOUVER BC CANADA V6B 1H5 FAX: 403.726.0709

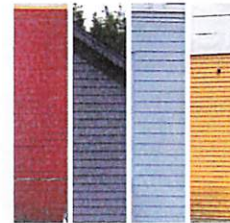
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NOTES



REVISIONS

No.	Date	Description
01	Aug. 01, 2023	Development Application Review
02	Aug. 27, 2023	HRA / DP Approval
03	Jan. 16, 2024	HRA / DP Review



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

FALSE FRONT PARAPET
 'Boomtown' commercial buildings often featured an overheight, false front parapet to increase relative scale and create a stronger street presence.

VARIED WIDTHS & ROOFLINES
 Rooflines are often sloped in a gable, hip, shed, or similar manner typical of light wood frame construction.

DETAILS
 Bay windows, trim and symmetry are some of the prominent details and elements that showcase strong heritage character in the area.

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

MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

CHARACTER ELEMENTS

DATE	APPROVED BY
DRAWN BY: Author	Author
CHECKED BY: Designer	Designer

JOB NUMBER: 20040
A-0.04

01: CONTEXT

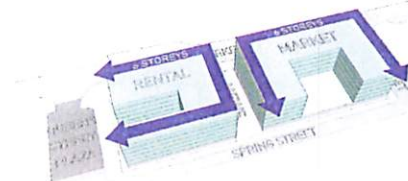
The full block site is over 400' wide, fronting Clarke Street, Kyle Street, Spring Street, and the Queens Street Plaza.



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.

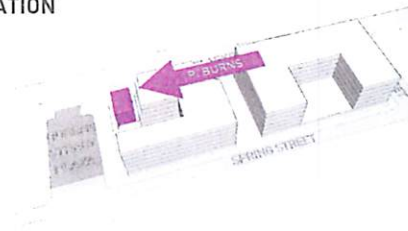
A new mid-block pedestrian mews is proposed to break the long block and provide a secondary connection from Clarke to Spring.



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

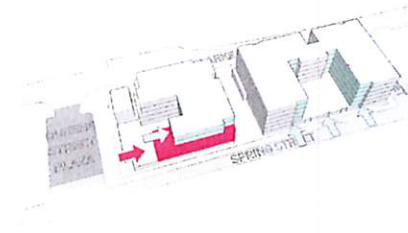
The ground level provides primarily retail and live-work uses to activate the pedestrian frontages.

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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REVISIONS

No.	Date	Description
01	Aug 21, 2021	Preparation Application Review
02	Aug 27, 2022	HRA / DP Application
03	Jan 16, 2023	HRA / DP Review

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

SITE PLANNING
RATIONALE

DATE	BY	APPROVED BY
	Drawn	Owner
	Checked	Owner
	Scale	
JOB NUMBER	20040	

A-0.05

COMMERCIAL HERITAGE SCALE

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



Small-scale massing with visual and physical breaks is introduced at the pedestrian streetscape - connecting the development to Moody Centre's heritage district, as well as the relocated heritage P. Burns Butcher shop.

FALSE FRONT PARAPET

Boonshaw commercial buildings often featured an overheight, false front parapet to increase relative scale and create a strong street presence.



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.

VARIED WIDTHS & ROOFLINES

Rooflines are often sloped in a gable, hip, shed, or similar manner typical of light wood frame construction.



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

DETAILS

Bay windows, trim and symmetry are some of the prominent details and elements that showcase strong heritage character in the area.



Trim, symmetrical elements and modular bays are used throughout the project as a reference to the heritage district of Moody Centre. Bay window features further help conceal balconies and enhance privacy, while creating rhythm and scale reminiscent of adjacent buildings.

COLOR PALETTE

Lapped weather siding, cornerboards, and trim are painted an eclectic array of historic heritage colors. These colorful expressions create unique identities for each building and establish a sense of place.



Historical colours found throughout the neighborhood and in Vancouver Heritage Foundation's True Colours Palette. Historical paint colours for Western Canada are featured prominently in the building facades. Weathered steel accents are also introduced as a nod to the railway industrial history.



QUEENS STREET & CLARKE STREET



CLARKE STREET HERITAGE RETAIL



CLARKE STREET



gbl ARCHITECTS INC.
355-251 W. 42ND AVENUE, SUITE 100
VANCOUVER, BC CANADA V6V 1N6
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REVISIONS

No.	Date	Description
01	Aug. 25, 2021	Preparatory Application Review
02	Aug. 24, 2022	ARL / DP Application
03	Jan. 14, 2023	ARL / DP Approval

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

DESIGN RATIONALE

DATE	11/02/23 11:19 AM
DRAWN BY	Author
CHECKED BY	Designer
SCALE	
JOB NUMBER	20040

A-0.06



EXISTING CLARKE STREETSCAPE



1 | NORTH ELEVATION - CLARKE STREETSCAPE
1" = 32' 0"



EXISTING SPRING STREETSCAPE



2 | SOUTH ELEVATION - SPRING STREETSCAPE
1" = 32' 0"

gbl

GBL ARCHITECTS INC.
200 224 WEST 86th AVENUE TEL: 410-741-1111
WINDSOR, MD 21294 FAX: 410-711-1211
www.gblarchitects.com

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REVISIONS

No.	Date	Description
01	Aug. 22, 2021	Preliminary Application Review
02	Feb. 29, 2022	ARK / DP Public Review
03	Jan. 14, 2022	ARK / DP Review

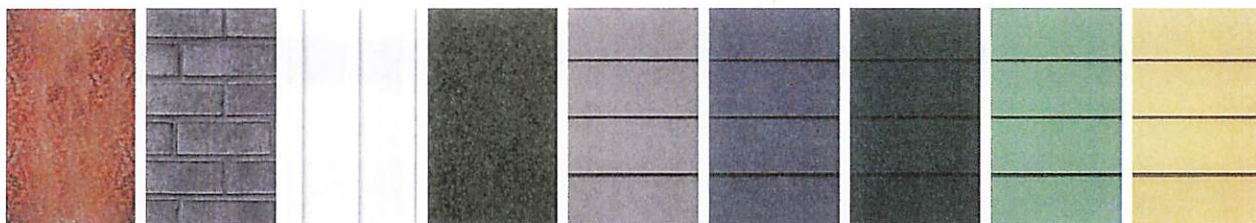
MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION

STREETSCAPES

DATE: 4/14/2023 4:09:28 PM
DESIGN BY: Author
CHECKED BY: Designer
SCALE: 1" = 32' 0"
JOB NUMBER: 20040

A-0.07

MATERIALS



PORCELAIN / METAL PANEL
 MARKET BUILDING ACCENTS
 CHARCOAL BRICK & JOINTS
 MARKET BUILDING RETAIL
 ARCTIC WHITE (BM 4748)
 FIBER CEMENT PANEL w/ BATTENS
 LEVEL 4 & COURTYARD CLADDING
 SW GLOSS BLACK (SW 4281)
 P. BURNS FRONT DOOR
 FIBER CEMENT PANEL
 WINDOW FRAMES
 SW HARRIS GREY
 FIBER CEMENT LAP SIDING
 FIBER CEMENT PANEL w/ BATTENS
 SW EDWARDIAN PORCH GREY (SW 7073)
 FIBER CEMENT LAP SIDING
 FIBER CEMENT TRIM
 SW PENDRELL GREEN
 FIBER CEMENT LAP SIDING
 FIBER CEMENT TRIM
 BM HILL SPRINGS BLUE (HC-1271)
 FIBER CEMENT LAP SIDING
 SW EDWARDIAN BUFF
 P. BURNS TRIM
 FIBER CEMENT LAP SIDING
 FIBER CEMENT TRIM



CLARKE STREET RENDERING



GBL ARCHITECTS, P.C.
 210 2ND WEST STREET, SUITE 100
 WASHINGTON, DC 20001-1010
 TEL: 410-741-1114
 FAX: 410-711-1214
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REVISIONS

No.	Date	Description
01	Aug. 22, 2021	Preparation Application Permit
02	Aug. 22, 2022	HRA / DP Application
03	Jan. 16, 2023	HRA / DP Approval

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION

MATERIALS

DATE	8/16/2023 09:28 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	20040

A-0.08



MEWS FROM CLARKE STREET



QUEENS STREET & SPRING STREET



RENTAL BUILDING FROM SPRING & MEWS



MARKET BUILDING FROM SPRING & MEWS

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300 22nd Street NW, Suite 200
Washington, DC 20004-1013 | Tel: 202.775.1100
Fax: 202.775.1274

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REVISIONS

No.	Date	Description
01	Aug. 27, 2023	Preliminary Application Review
02	Aug. 27, 2023	HRA / DP Application
03	Jan. 16, 2023	HRA / DP Revision

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION

3D VIEWS

DATE	8/16/2023 4:59:23 PM
DRAWN BY	Junior
CHECKED BY	Director
SCALE	
JOB NUMBER	20040

A-0.09



CLARKE STREET FRONTAGE @ KYLE STREET



CLARKE STREET FROM QUEENS



CORNER OF KYLE STREET & CLARKE STREET



RENTAL BUILDING @ CLARKE STREET & MEWS

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• ENR ARCHITECTS, INC.
200-211 WEST 19th STREET
NEW YORK, NY 10011-3218 TEL: 212-279-1100
FAX: 212-279-1179

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REVISIONS

No.	Date	Description
01	Aug 27, 2021	Preliminary Application Review
02	Aug 27, 2022	HRA / DP Approval
03	Aug 16, 2023	HRA / DP Approval

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

3D VIEWS

DATE: 8/16/2023 10:31 AM
DRAWN BY: Author
CHECKED BY: Designer
SCALE:
JOB NUMBER: 20040

A-0.09A

LOADING STRATEGY

Three loading bays are located off site along Spring Street and Kyle Street to serve the entire development. These loading laybys allow easy access to either of the service corridors for the market and rental buildings, serving the commercial spaces and both residential lobbies.

By placing two loading stalls along Spring St and one at Kyle St, the access and loading can be easily managed for commercial spaces spanning the whole block.

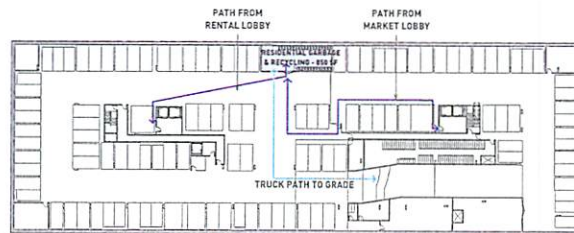
WASTE STRATEGY

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 adequately sized to allow space for residential recycling holding as required for collection.



1 | LOADING & WASTE STRATEGY - L1
1" = 20'-0"



2 | LOADING & WASTE STRATEGY - P1
1" = 20'-0"



• GBL ARCHITECTS INC.
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REVISIONS

No.	Date	Description
1	Aug. 22, 2017	Pre-Submittal Application Review
2	Aug. 29, 2017	HLA / DP Submission
3	Jan. 14, 2018	HLA / DP Revision

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

LOADING & WASTE
STRATEGY

DATE: 4/11/2014 10:37 PM
DRAWN BY: Author
CHECKED BY: Designer
SCALE: 1" = 20'-0"
JOB NUMBER: 20040

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.




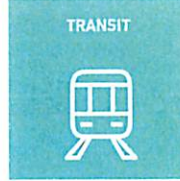
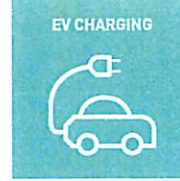
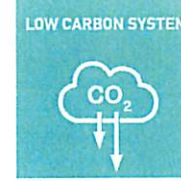
A market housing building provides over 100 new homes targeted to a wide range of family sizes. A separate secured rental building will provide an additional 70+ units for a diverse range of income levels.

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 3 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 40% clear glazing.

 <p>PEDESTRIAN MEWS</p>	 <p>PUBLIC ART</p>	 <p>RETAIL & HOUSING</p>	 <p>TRANSIT</p>	 <p>EV CHARGING</p>	 <p>LOW CARBON SYSTEM</p>
---	--	--	---	--	---



P. BURNS BUILDING FROM CLARKE & QUEENS



SPRING STREET FRONTAGE @ KYLE STREET



CLARKE STREET FRONTAGE @ KYLE STREET



gbl architects inc.
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NOTES



REVISIONS

No.	Date	Description
01	Aug 27, 2021	Preparation Application Review
02	Aug 24, 2022	HRA / DP Application Review
03	Jan 16, 2023	HRA / DP Review

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

SUSTAINABILITY

DATE	1/16/2023 4:09:28 PM
DRAWN BY	Author
CHECKED BY	Owner
SCALE	
JOB NUMBER	20040

A-0.11



RENTAL BUILDING

AMENITY AREA REQUIRED - RENTAL		
UNIT COUNT	AREA REQ'D (sqm / UNIT)	AREA REQ'D (SF)
78	234.60 m ²	2,518.8 SF

AMENITY AREA PROVIDED - RENTAL		
INDOOR AREA	OUTDOOR AREA	TOTAL AREA
758.1 SF	3,180.0 SF	3,938.1 SF



MARKET BUILDING

AMENITY AREA REQUIRED - MARKET		
UNIT COUNT	AREA REQ'D (sqm / UNIT)	AREA REQ'D (SF)
103	339.90 m ²	3,376.0 SF

AMENITY AREA PROVIDED - MARKET		
INDOOR AREA	OUTDOOR AREA	TOTAL AREA
1,501.0 SF	3,668.0 SF	5,169.0 SF



gbl ARCHITECTS P.C.
800.224.4837 87th Ave. S.E.
WINDSOR, BC CANADA V6S 1S5 TEL: 481.724.1124 FAX: 481.721.2174

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REVISIONS

No.	Date	Description
01	Aug 27, 2021	Preparation: Initial set of Plans
02	Aug 28, 2021	HRA / DP Approval
03	Aug 28, 2021	HRA / DP Approval

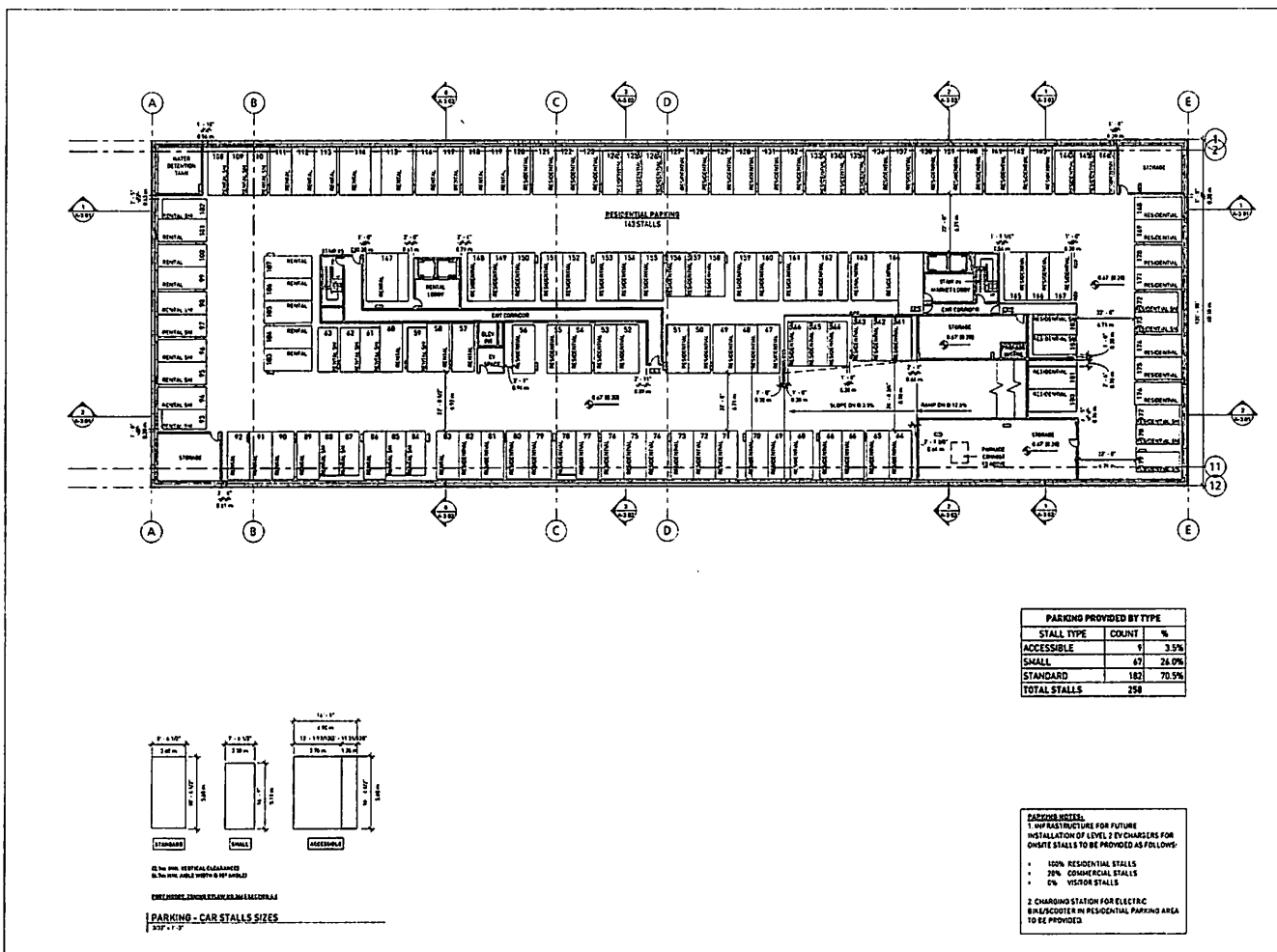
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

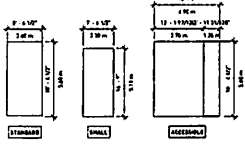
RESIDENTIAL AMENITIES

DATE	07/20/21 09:42 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	20040

A-0.12



PARKING PROVIDED BY TYPE		
STALL TYPE	COUNT	%
ACCESSIBLE	1	0.5%
SMALL	47	24.0%
STANDARD	182	70.5%
TOTAL STALLS	250	



MINIMUM VERTICAL CLEARANCE
 IN ALL AREAS SHALL BE 14'-0" MINIMUM
 EXCEPT WHERE SHOWN OTHERWISE
PARKING - CAR STALLS SIZES
 10/17/17

REVISION NOTES:
 1. IMPROVEMENTS FOR FUTURE
 INSTALLATION OF LEVEL 2 BY CHARGES FOR
 CHARGE STATIONS TO BE PROVIDED AS FOLLOWS:
 • 10% RESIDENTIAL STALLS
 • 20% COMMERCIAL STALLS
 • 0% VISITOR STALLS
 2. CHARGING STATION FOR ELECTRIC
 VEHICLES IN RESIDENTIAL PARKING AREA
 TO BE PROVIDED



gbl ARCHITECTS INC.
 200 CLARKE STREET, SUITE 200
 WASHINGTON, DC 20002-4110
 TEL: 202.778.1700
 FAX: 202.778.1701

Placemaker COMMUNITIES



KEYNOTES
 1. See
 2. See
 3. See

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION

P2
 DATE: 10/17/17 BY: J.S.
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 SCALE: AS SHOWN
 JOB NUMBER: 20040

A-1.01



gbl ARCHITECTS INC.
801-214-8827 8754 AVENUE TEL: 604-276-1124
VANCOUVER BC CANADA V6N 1K8 FAX: 604-270-1579
www.gblarchitects.com

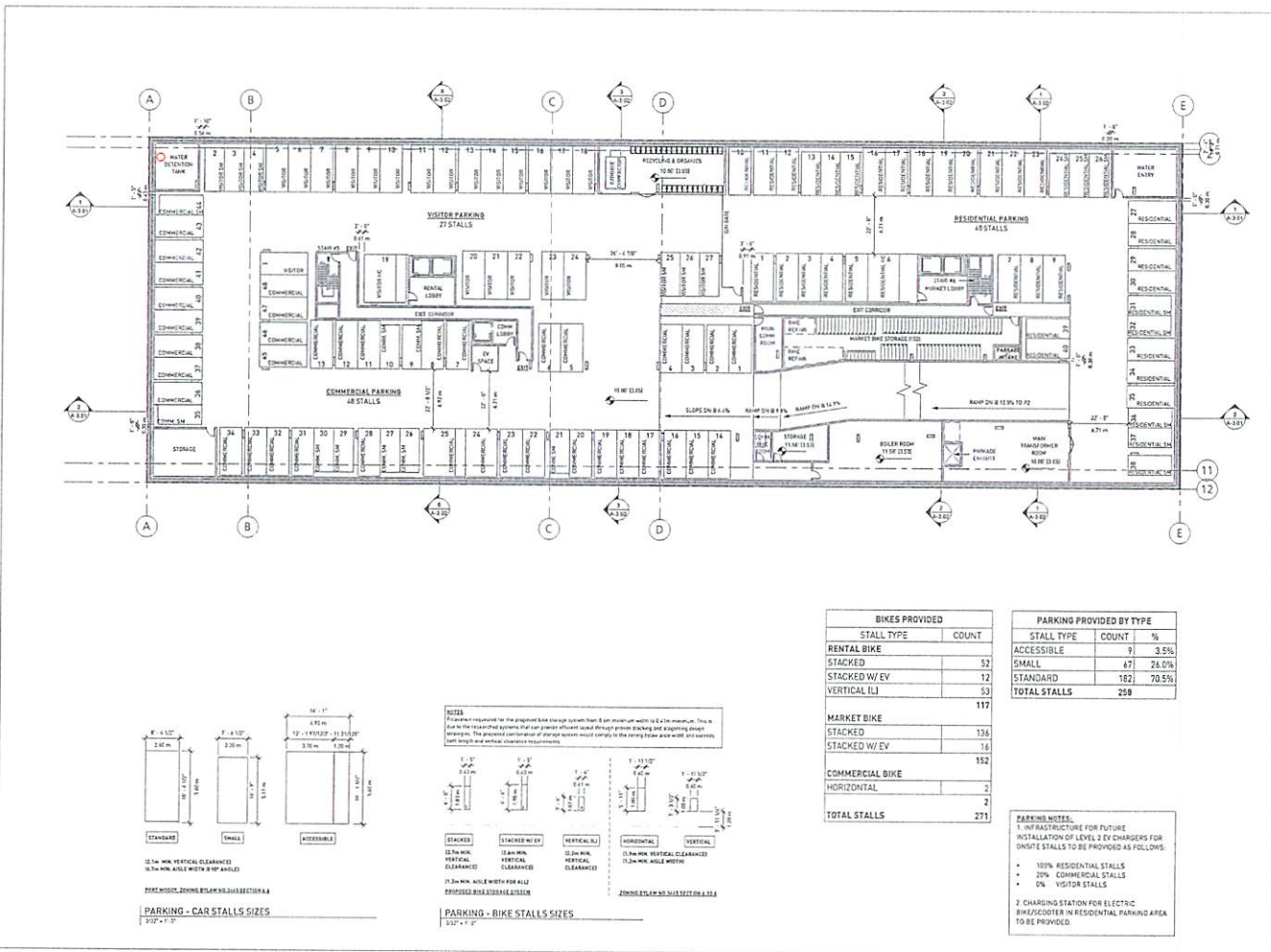
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COMMUNITIES
since 1972

NOTES



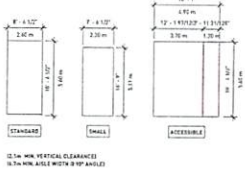
REVISIONS

No.	Date	Description
01	Aug 27, 2021	Preparation Application Review
02	Aug 24, 2022	After CP Application
03	Jan 14, 2023	After CP Approval

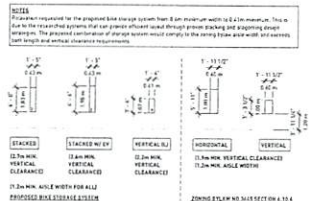


BIKES PROVIDED	
STALL TYPE	COUNT
RENTAL BIKE	
STACKED	52
STACKED W/ EV	12
VERTICAL IL	53
	117
MARKET BIKE	
STACKED	134
STACKED W/ EV	16
	152
COMMERCIAL BIKE	
HORIZONTAL	2
	2
TOTAL STALLS	271

PARKING PROVIDED BY TYPE		
STALL TYPE	COUNT	%
ACCESSIBLE	9	3.5%
SMALL	67	24.0%
STANDARD	182	70.5%
TOTAL STALLS	259	



PARKING - CAR STALLS SIZES
3/27 - 1/2



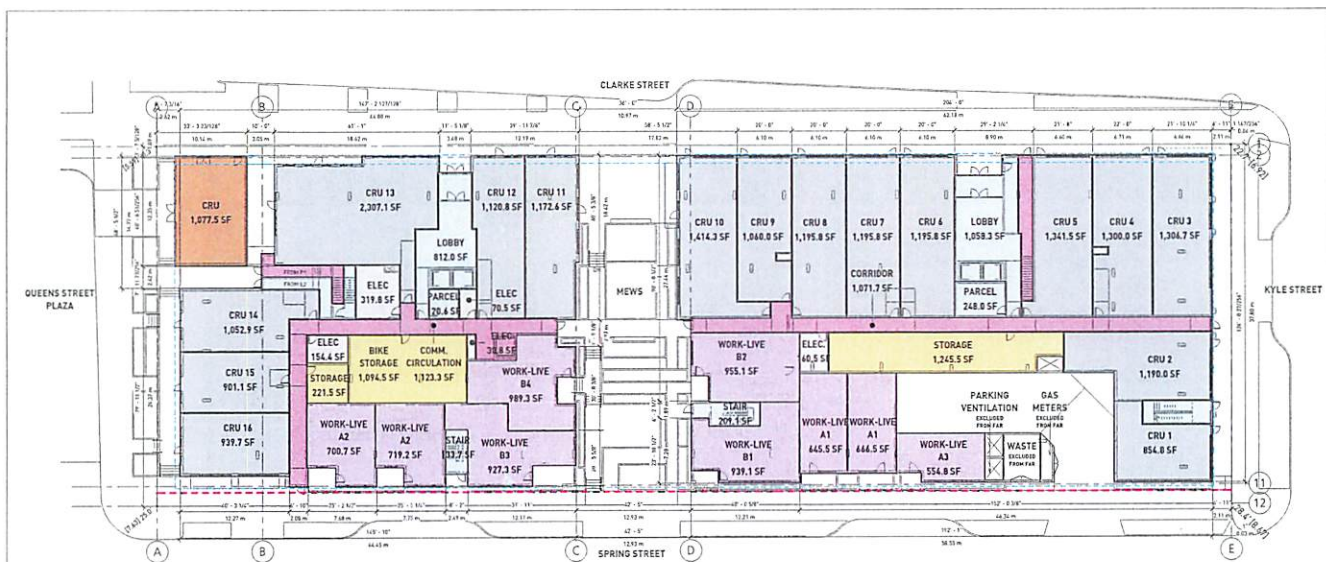
PARKING - BIKE STALLS SIZES
3/27 - 1/2

PARKING NOTES:
1. INFRASTRUCTURE FOR FUTURE INSTALLATION OF LEVEL 2 EV CHARGERS FOR ON-SITE STALLS TO BE PROVIDED AS FOLLOWS:
• 10% RESIDENTIAL STALLS
• 20% COMMERCIAL STALLS
• 0% VISITOR STALLS
2. CHARGING STATION FOR ELECTRIC BIKE/SCOOTER IN RESIDENTIAL PARKING AREA TO BE PROVIDED.

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION

P1
DATE: 8/23/23 9:42 AM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
JOB NUMBER: 20040

A-1.02



GROSS AREA - L1	
TYPE	AREA
BUILDING 1	
COMMERCIAL	7,494.2 SF
COMMERCIAL CIRCULATION	1,123.3 SF
RESIDENTIAL AMENITY	1,316.1 SF
RESIDENTIAL CIRCULATION	1,223.7 SF
SERVICE	575.5 SF
WORK-LIVE UNIT	3,336.5 SF
	15,069.4 SF
BUILDING 2	
COMMERCIAL	12,054.7 SF
COMMERCIAL CIRCULATION	1,531.5 SF
RESIDENTIAL AMENITY	1,245.5 SF
RESIDENTIAL CIRCULATION	1,838.4 SF
SERVICE	191.4 SF
WORK-LIVE UNIT	3,761.1 SF
	20,442.2 SF
EXISTING	
COMMERCIAL - HERITAGE	1,077.5 SF
TOTAL	36,789.2 SF

- FSR AREA PLAN
- ADAPTABLE UNIT
 - COMMERCIAL
 - COMMERCIAL - HERITAGE
 - COMMERCIAL CIRCULATION
 - RESIDENTIAL AMENITY
 - RESIDENTIAL CIRCULATION
 - RESIDENTIAL RENTAL UNIT
 - RESIDENTIAL UNIT
 - SERVICE
 - WORK-LIVE UNIT

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300-224-4157 8746 AVENUE 100, 4th FLOOR
VANCOUVER, BC CANADA V6L 2M4 FAX 604 273 2219

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NOTES



REVISIONS

No.	Date	Description
01	Aug 20, 2020	Preliminary Approval Review
02	Aug 29, 2020	Initial DP Appearance
03	Jan 14, 2021	Final DP Review

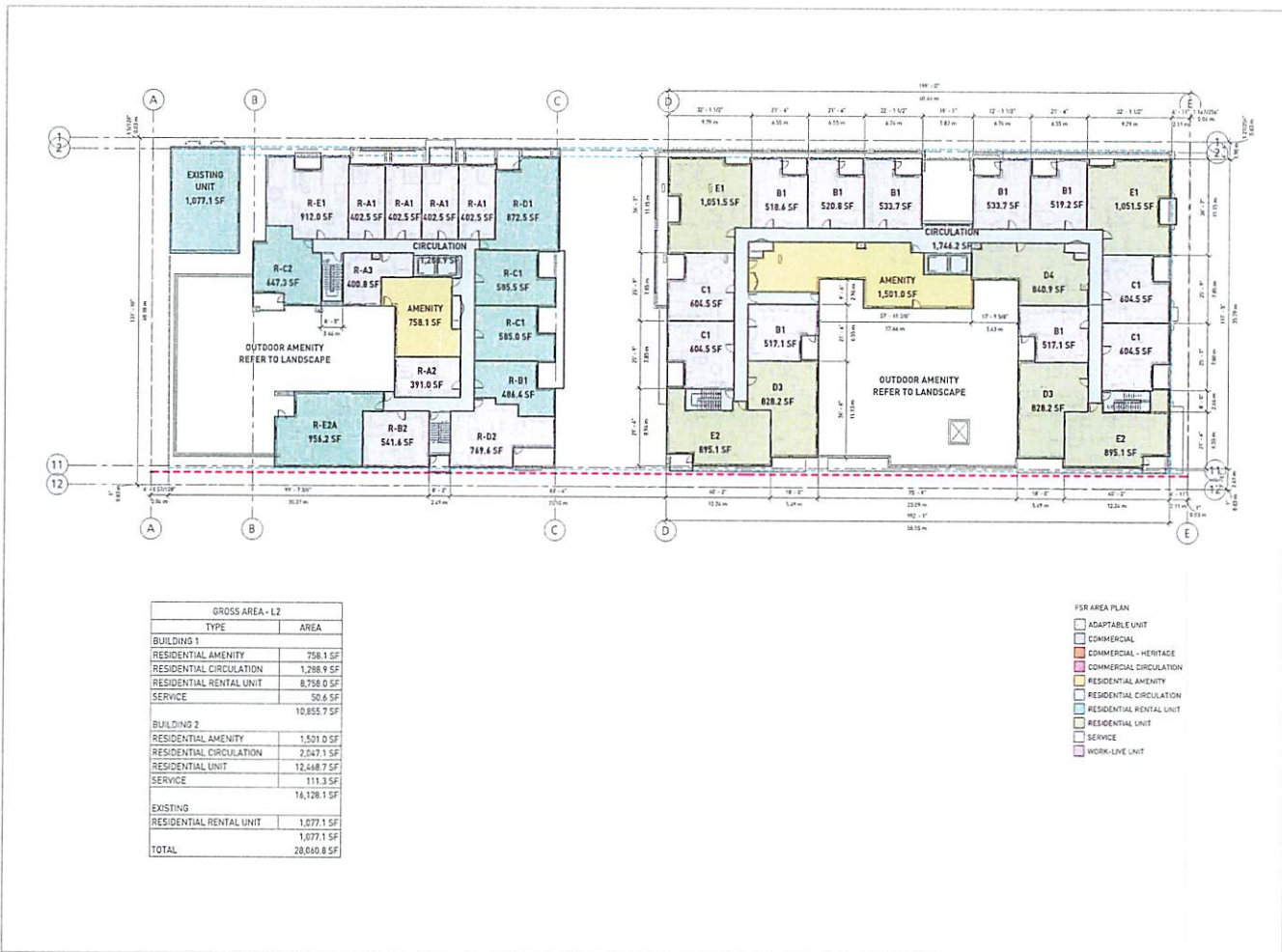
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

L1 - FAR

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

A-1.03a



GROSS AREA - L2	
TYPE	AREA
BUILDING 1	
RESIDENTIAL AMENITY	758.1 SF
RESIDENTIAL CIRCULATION	1,288.9 SF
RESIDENTIAL RENTAL UNIT	8,758.0 SF
SERVICE	50.6 SF
10,855.7 SF	
BUILDING 2	
RESIDENTIAL AMENITY	1,501.0 SF
RESIDENTIAL CIRCULATION	2,047.1 SF
RESIDENTIAL UNIT	12,448.7 SF
SERVICE	111.3 SF
16,128.1 SF	
EXISTING	
RESIDENTIAL RENTAL UNIT	1,077.1 SF
RESIDENTIAL RENTAL UNIT	1,077.1 SF
TOTAL	28,640.8 SF



GBL ARCHITECTS INC.
300 220 VICTORIA AVENUE TEL: 604.754.1114
VICTORIA BC CANADA V8V 1H4 FAX: 604.754.1119
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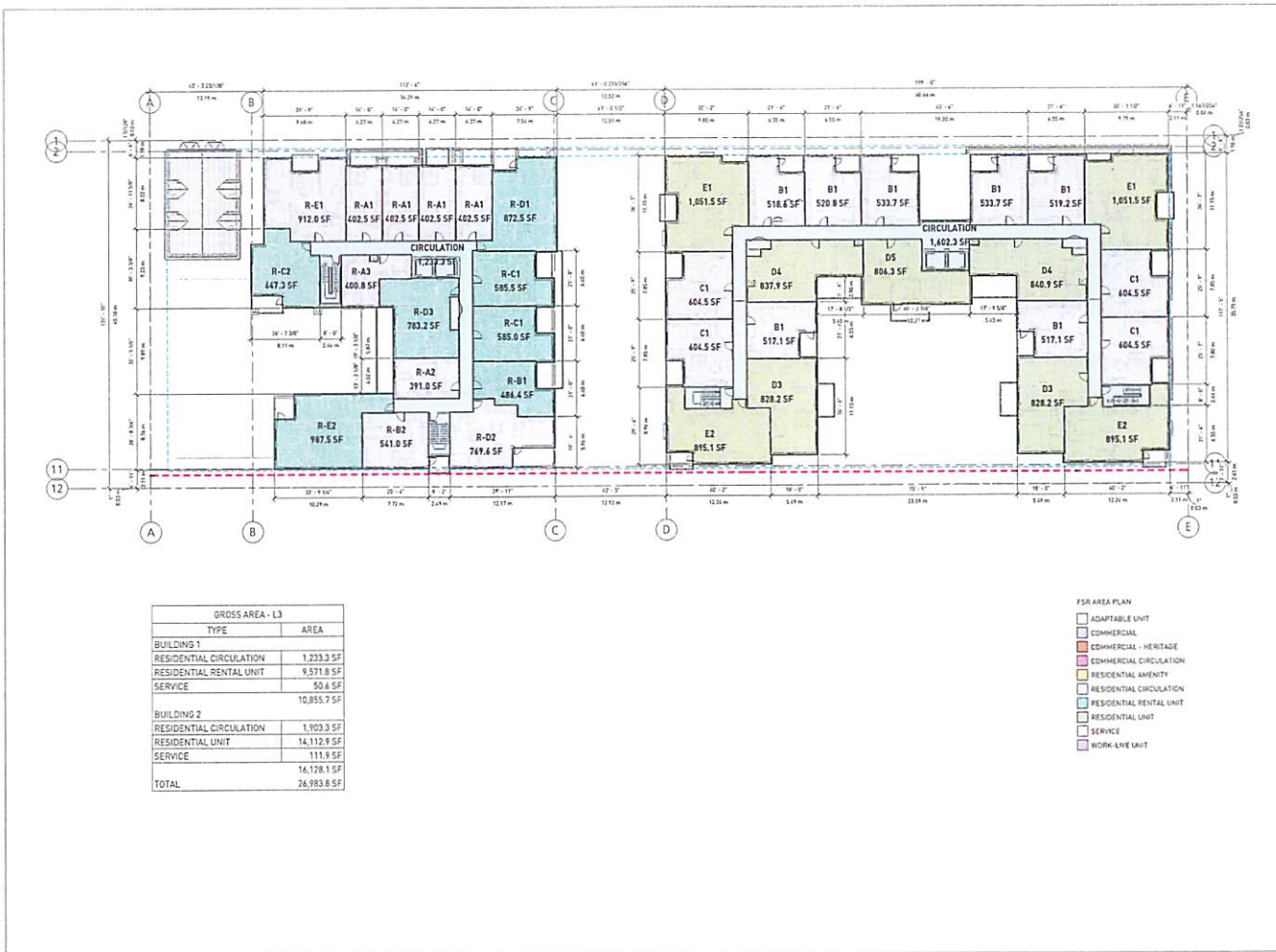
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LIVING + WORKING

NOTES



REVISIONS		
#	Date	Description
B1	Aug 27 2021	Pre-construction Application Permit
B2	Aug 27 2021	Initial DP Application
B3	Jul 16 2022	Initial DP Revision

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION
L2 - FAR
DATE: 04-10-2024 09:10 AM
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CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 20040
A-1.04a



GROSS AREA - L3	
TYPE	AREA
BUILDING 1	
RESIDENTIAL CIRCULATION	1,233.3 SF
RESIDENTIAL RENTAL UNIT	9,571.8 SF
SERVICE	50.6 SF
	10,855.7 SF
BUILDING 2	
RESIDENTIAL CIRCULATION	1,903.3 SF
RESIDENTIAL UNIT	14,112.9 SF
SERVICE	111.9 SF
TOTAL	26,983.8 SF

- FSR AREA PLAN
- ADAPTABLE UNIT
 - COMMERCIAL
 - COMMERCIAL - HERITAGE
 - COMMERCIAL CIRCULATION
 - RESIDENTIAL AMENITY
 - RESIDENTIAL CIRCULATION
 - RESIDENTIAL RENTAL UNIT
 - RESIDENTIAL UNIT
 - SERVICE
 - WORK-LINE UNIT



gbl ARCHITECTS INC
 230-231 WEST PLYMOUTH
 VANCOUVER, BC V6A 4K6 TEL: 604.271.1914
 FAX: 604.271.5178



NOTES



REVISIONS	Date	Description
01	Aug. 22, 2020	Pre-submission Application Review
02	Aug. 25, 2022	HRA / DP Application
03	Jan. 10, 2023	HRA / DP Revision

MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

L3 - FAR

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A-1.05a



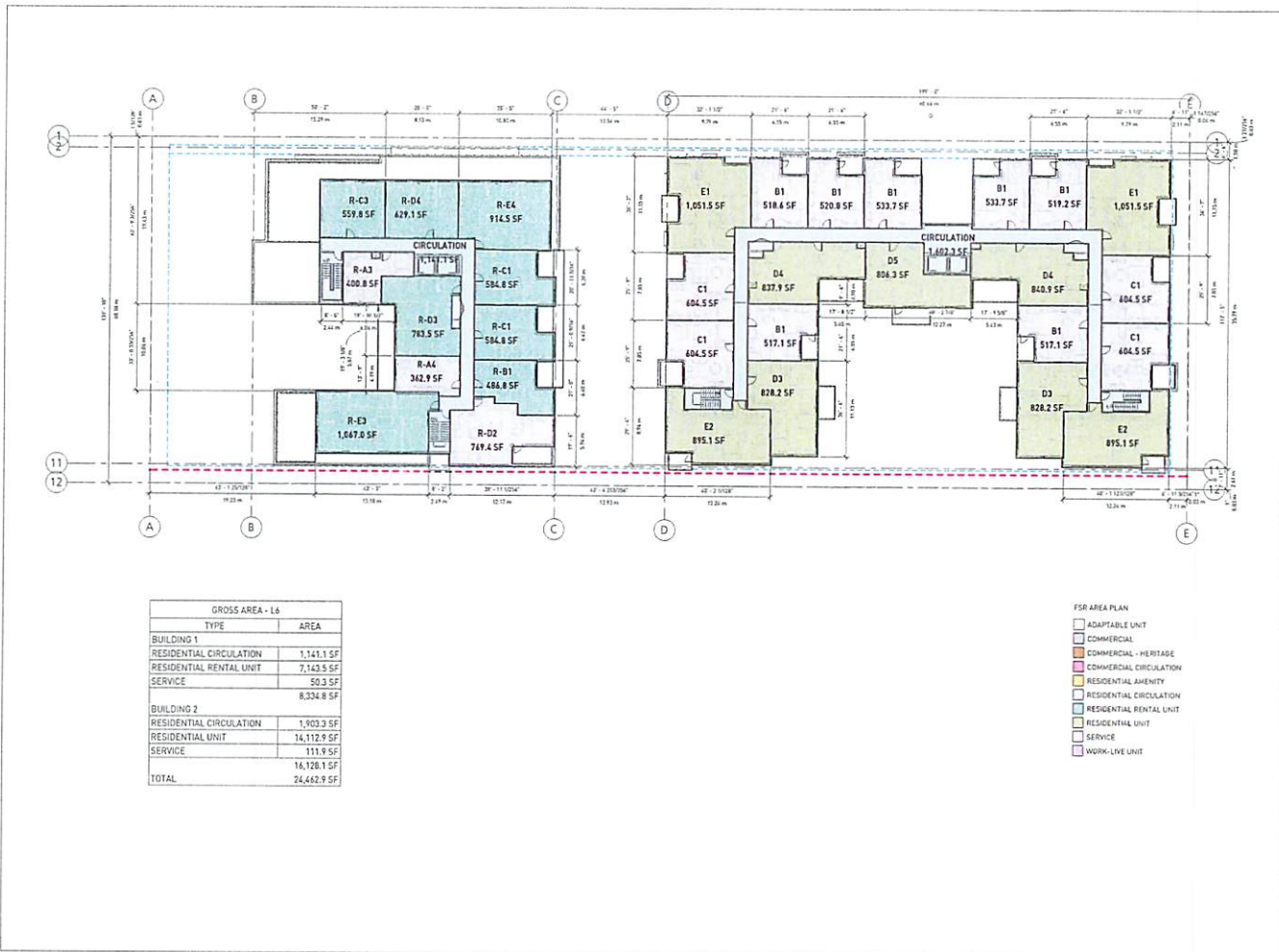
• GBL ARCHITECTS INC.
 200-210 WEST 5TH AVENUE TEL: 403-241-1150
 VANCOUVER BC V6C 2K6 CANADA FAX: 403-241-0270
Placemaker
 COMMUNITIES
 creating communities

NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Placemaker Signature Review
02	Nov. 24, 2022	HRA / DP Approval v1
03	Jan. 12, 2023	HRA / DP Revision



GROSS AREA - L6	
TYPE	AREA
BUILDING 1	
RESIDENTIAL CIRCULATION	1,141.1 SF
RESIDENTIAL RENTAL UNIT	7,143.5 SF
SERVICE	50.3 SF
BUILDING 2	
RESIDENTIAL CIRCULATION	1,903.3 SF
RESIDENTIAL UNIT	14,112.9 SF
SERVICE	111.9 SF
TOTAL	24,462.9 SF

- FSR AREA PLAN
- ADAPTABLE UNIT
 - COMMERCIAL
 - COMMERCIAL - HERITAGE
 - COMMERCIAL CIRCULATION
 - RESIDENTIAL AMENITY
 - RESIDENTIAL CIRCULATION
 - RESIDENTIAL RENTAL UNIT
 - RESIDENTIAL UNIT
 - SERVICE
 - WORK-LIVE UNIT

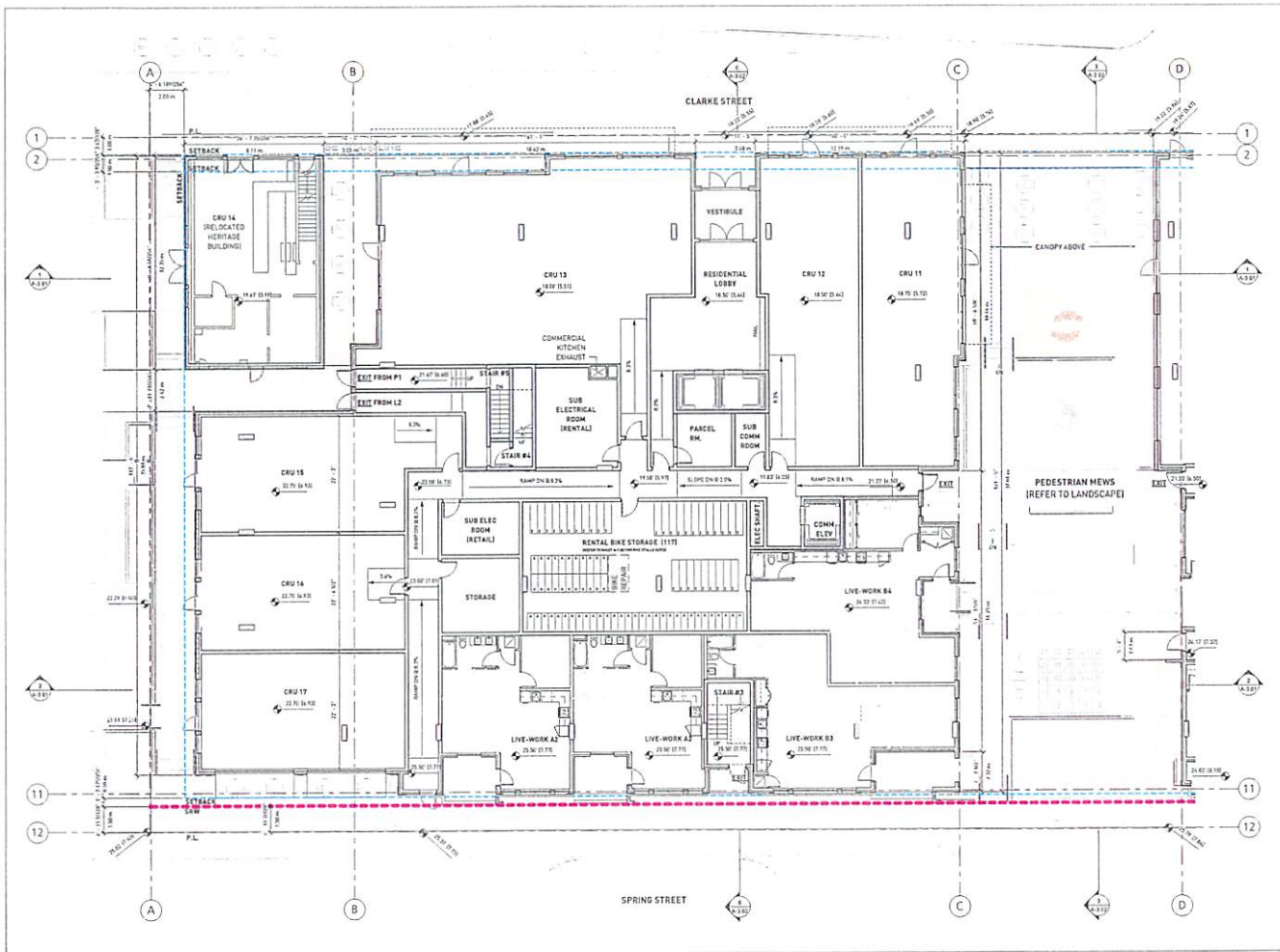
MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

L6 - FAR

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 CHECKED BY: Omer
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20040

A-1.08a



• GBL ARCHITECTS, INC.
 300 2nd Street NW
 WASHINGTON, DC 20004-4201 USA TEL: 202.778.1178
 FAX: 202.778.1179

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NOTES

REVISIONS

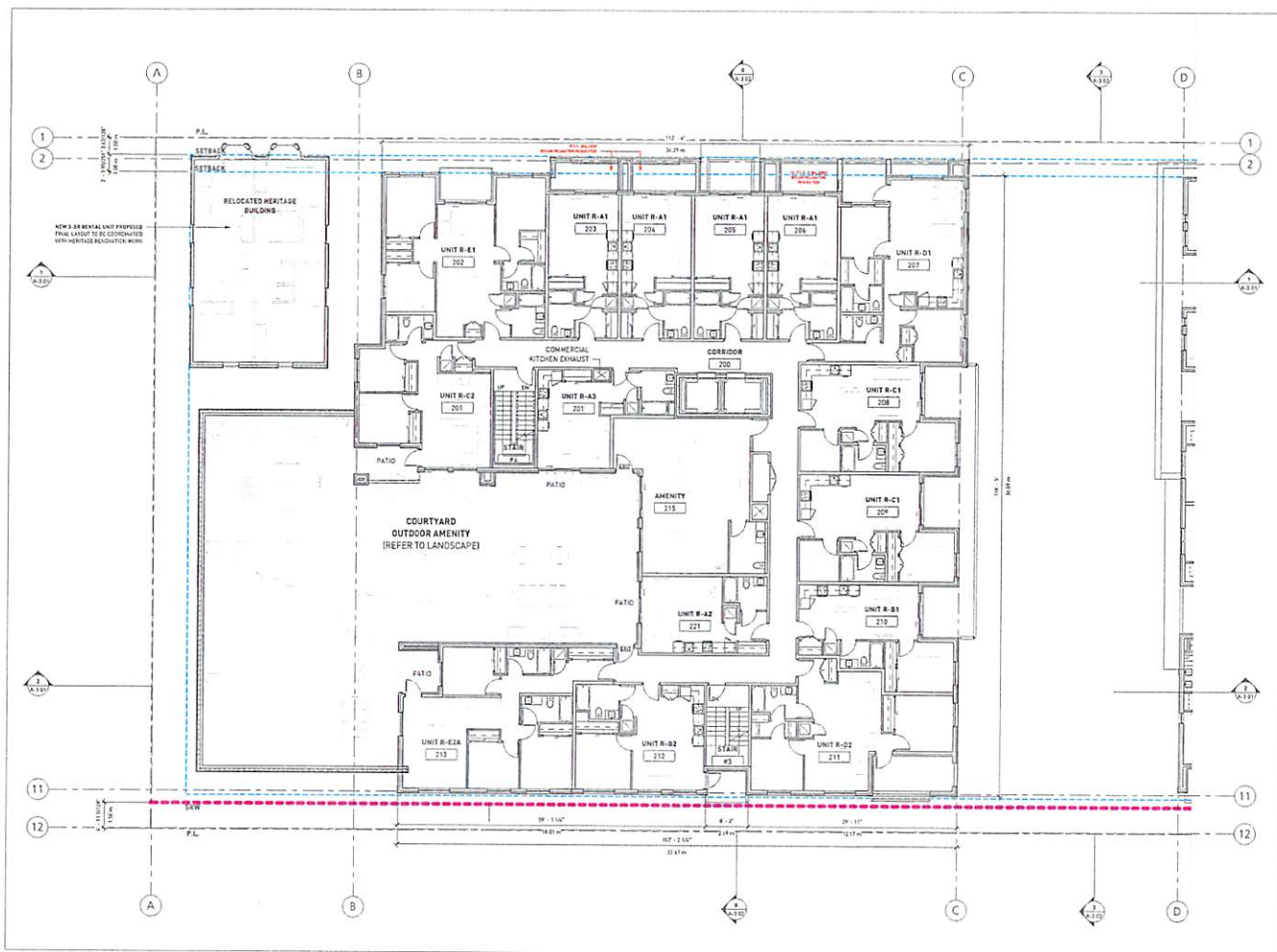
No.	Date	Description
01	Aug. 27, 2023	Preparation Application Review
02	Aug. 27, 2023	HRA / DP Application
03	Jan. 16, 2023	HRA / DP Revision

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION

L1 - RENTAL

DATE: 8/16/2023 10:11 AM
 DRAWN BY: Author
 CHECKED BY: Designer
 SCALE: as indicated
 JOB NUMBER: 20040

A-1.11



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• GBL ARCHITECTS INC.
2055 WEST 7TH AVENUE TEL: 604-731-1154
VANCOUVER, BC CANADA V6J 1V3 FAX: 604-731-1234

Placemaker
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NOTES



REVISIONS

NO.	DATE	DESCRIPTION
01	Aug 27, 2021	Preparation Submission Package
02	Aug 29, 2022	HRA / DP Application
03	Jan 12, 2023	HRA / DP Revision

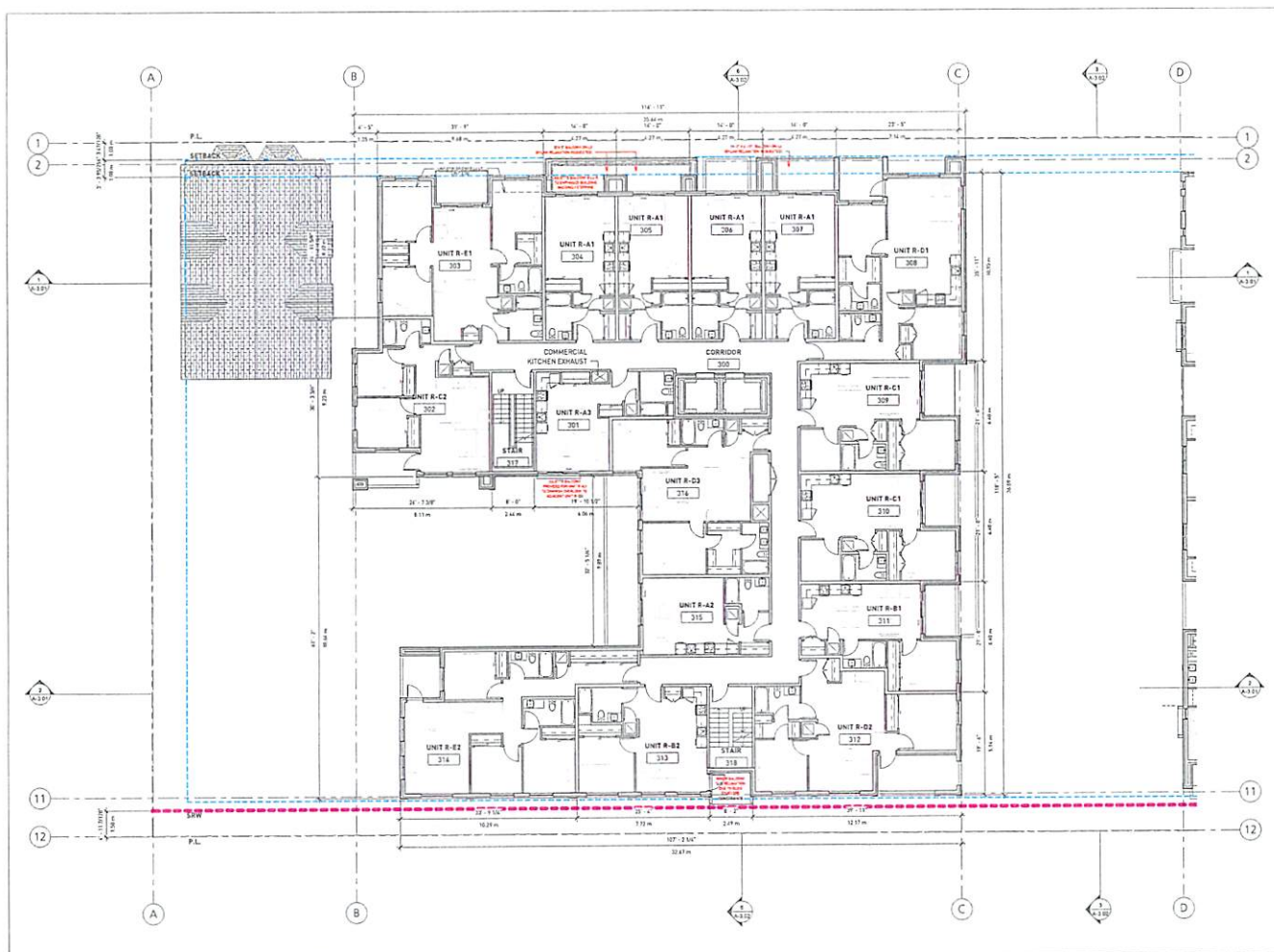
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

L2 - RENTAL

DATE	APR 20 10 10 PM
DRAWN BY	Author
CHECKED BY	Designer
SCALE	As Indicated
JOB NUMBER	20040

A-1.12



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gbl ARCHITECTS INC.
2302 WESTERN AVENUE TEL: 604.731.1774
140 CLARKE ST. CANADA V6B 1H5 FAX: 604.731.5274

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NOTES



REVISIONS

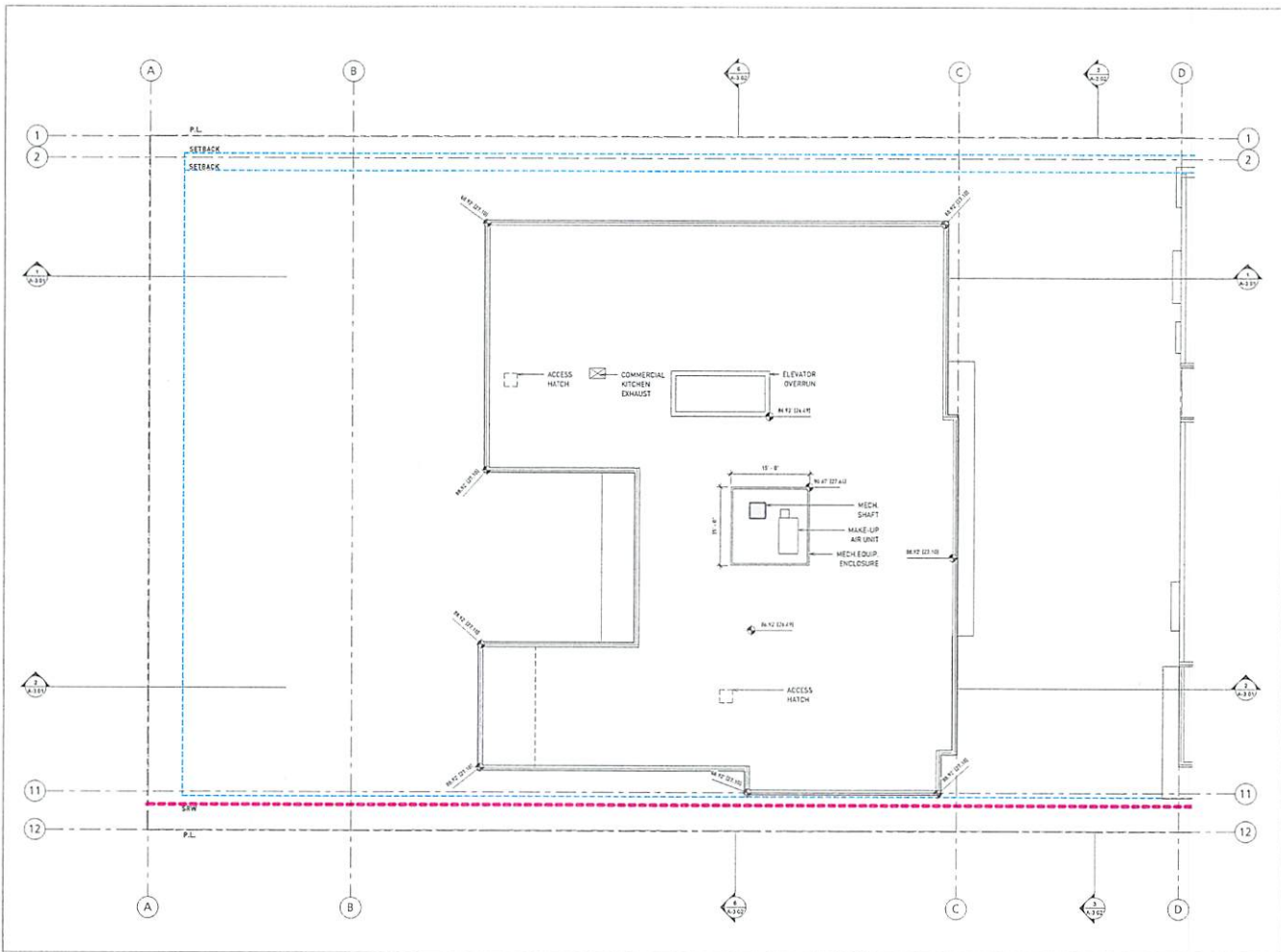
No	Date	Description
01	Aug 27, 2021	Preliminary Approval on Review
02	Aug 28, 2022	HR / DP Approval
03	Jul 14, 2023	HR / DP Review

MARY ANNE'S PL
2400 CLARKE ST
HR / DP REVISION

L3-L5 - RENTAL

DATE: 08/23/23 10:15 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE: As-released
JOB NUMBER: 20040

A-1.13-15



• 801 ARCHITECTS, P.C.
 200 17th Street NW
 Washington, DC 20036-4001
 TEL: 202.775.1154
 FAX: 202.775.1179

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NOTES



REVISIONS

No.	Date	Description
14	06/14/2022	Placemaker Acquisition Review
13	06/14/2022	HRA / DP Revision



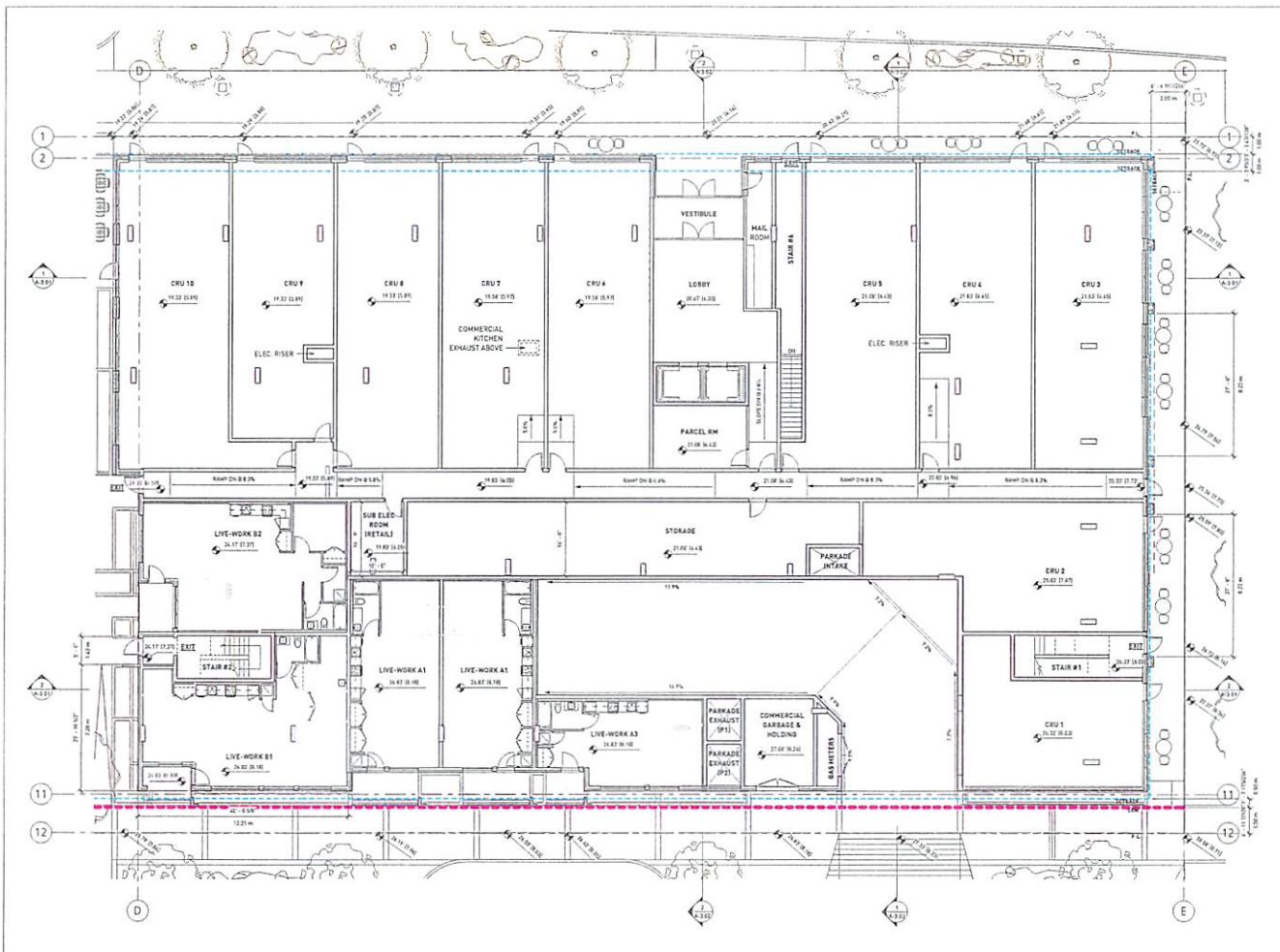
MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

ROOF - RENTAL

DATE	6/14/2022 10:14 AM
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SCALE	AS SHOWN
JOB NUMBER	20040

A-1.17



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• GBL ARCHITECTS P.C.
 390-225 WEST 47TH AVENUE TEL: 604.731.1774
 VANCOUVER, BC CANADA V6V 1G8 FAX: 604.731.1274

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REVISIONS

No.	Date	Description
01	Aug. 21, 2021	Revising Application Review
02	Aug. 27, 2022	Initial DP Application
03	Jan. 10, 2023	Initial DP Review

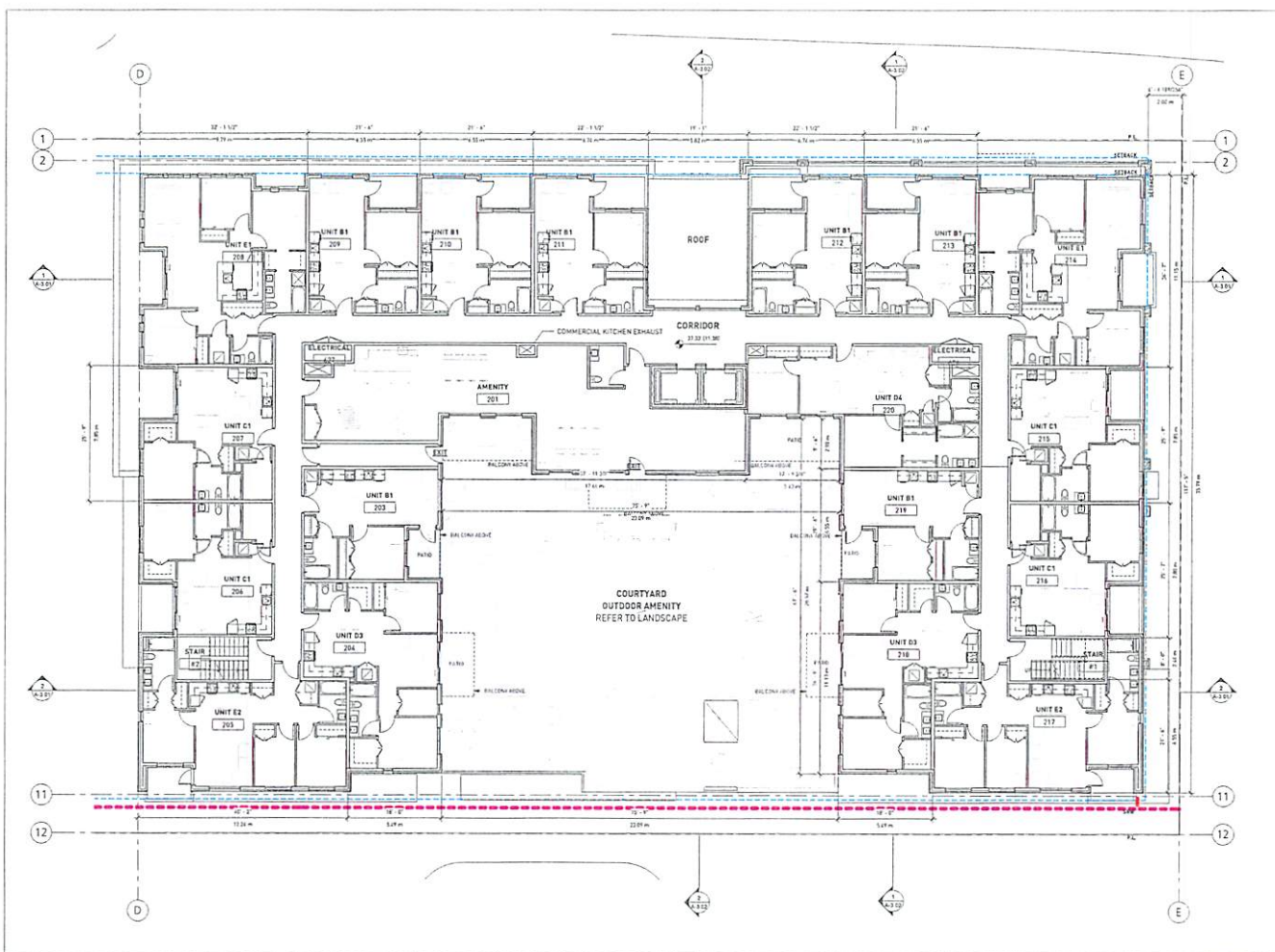
MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

L1 - MARKET

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SCALE	As Shown
JOB NUMBER	20040

A-1.21



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• GBL ARCHITECTS INC.
180-204 WEST 4TH AVENUE TEL: 604.278.1174
1160 COLAR EC CADAVO RD TEL: 604.272.2294

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NOTES



REVISIONS

No.	Date	Description
01	Aug 20, 2021	Preparation of Application Permit
02	Aug 20, 2021	HRA / DP Application
03	Jan 14, 2022	HRA / DP Revision

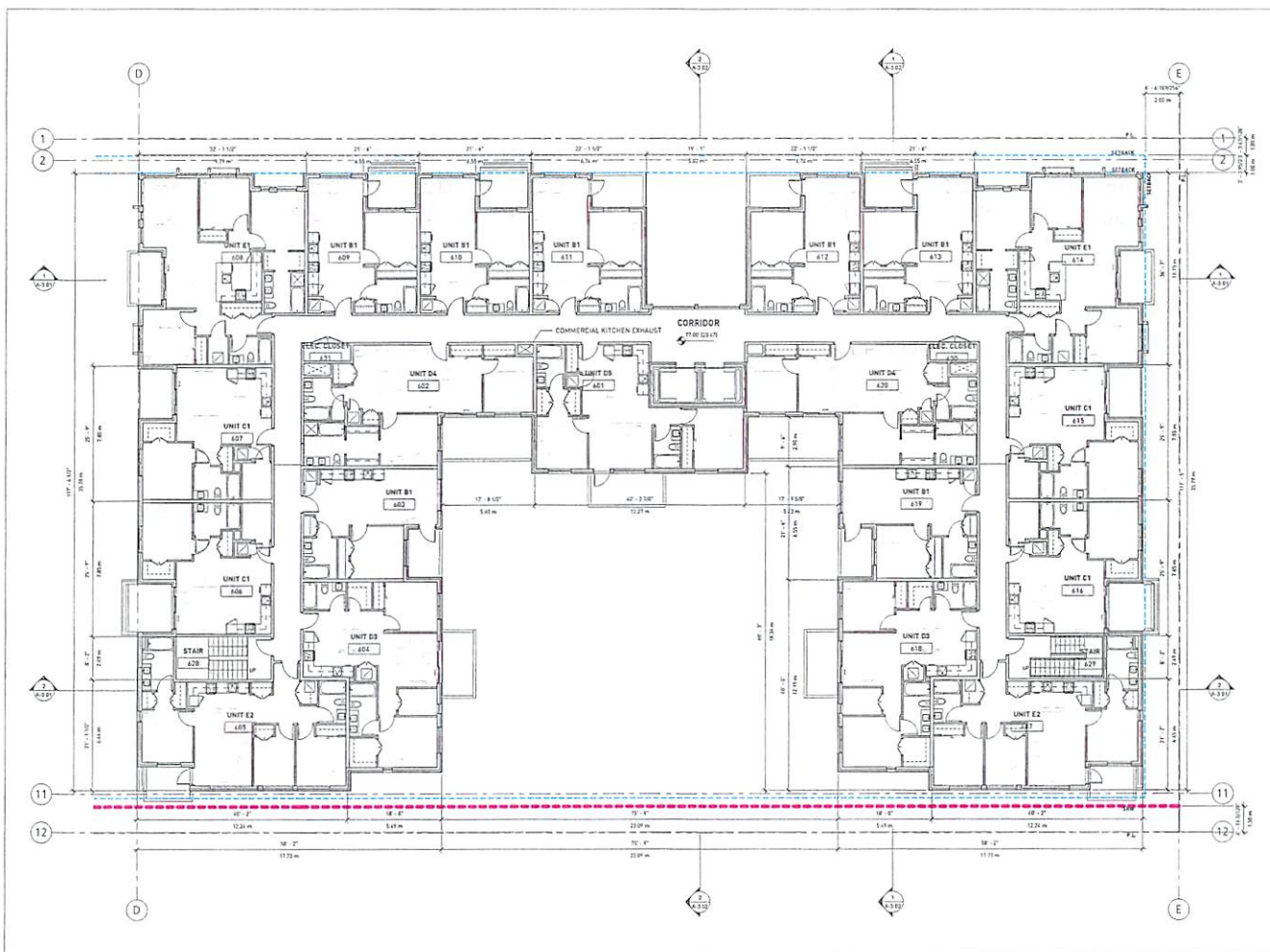
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

L2 - MARKET

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DRAWN BY	Autu
CHECKED BY	Chen
SCALE	As Indicated
JOB NUMBER	20040

A-1.22



• GBL ARCHITECTS INC
208-224 WEST 8TH AVENUE TEL: 456-724-1154
VANCOUVER, BC CANADA V6J 1K1 FAX: 456-724-1274

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REVISIONS

No.	Date	Description
01	Aug 20, 2020	Preliminary Approval Frame
02	Aug 20, 2020	HRA / DP Application
03	Jun 16, 2023	HRA / DP Review

1

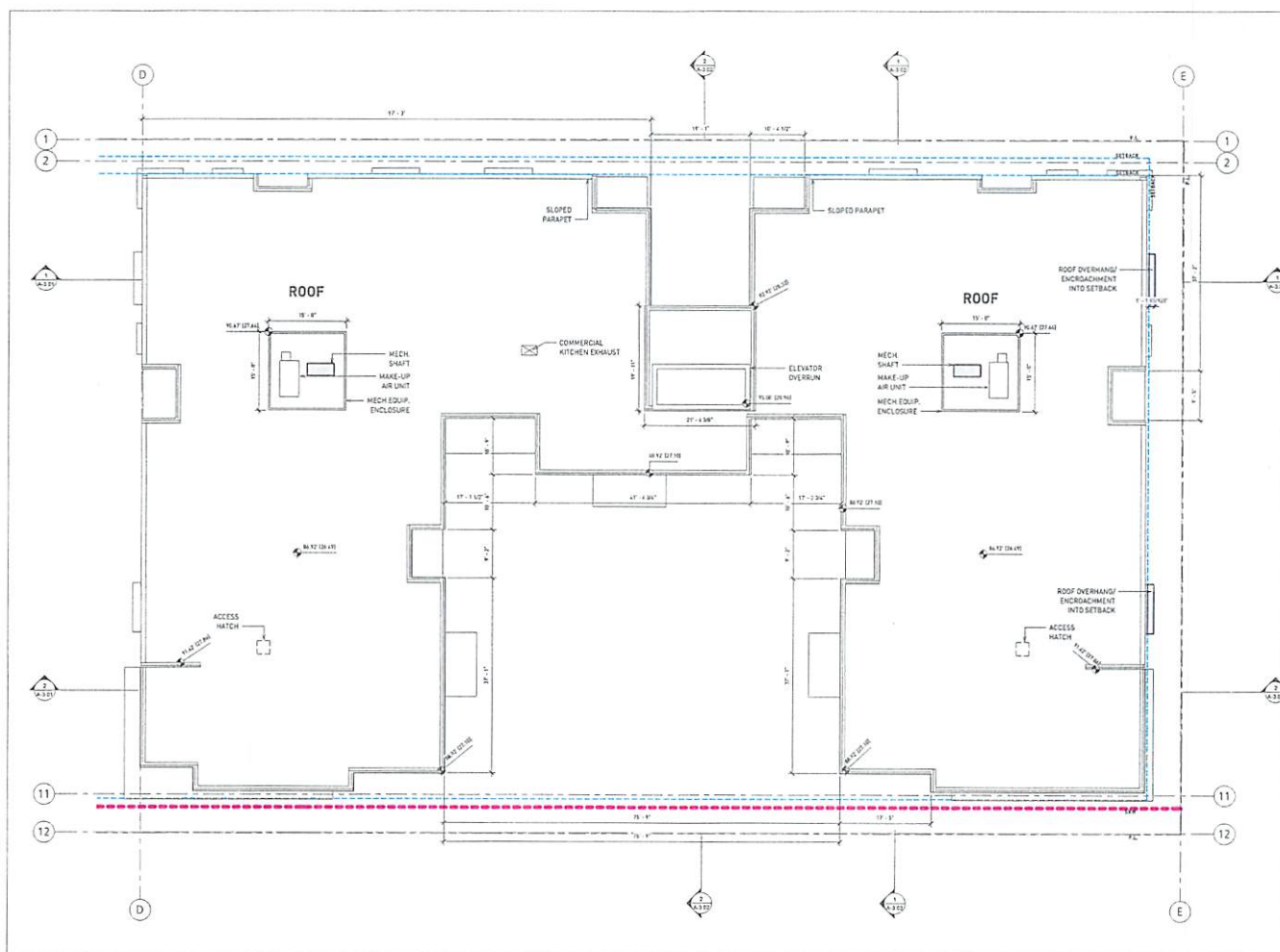
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

L3-L6 - MARKET

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DRAWN BY: AUC
CHECKED BY: AUC
SCALE: AS SHOWN
JOB NUMBER: 20040

A-1.23-26



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ARCHITECTS, P.C.
10025 HIGHTWAY 100, SUITE 100
FARMERSVILLE, OHIO 43024

Placemaker
CORPORATIVES

NOTES



REGISTERED ARCHITECT
STATE OF OHIO
NO. 10720
EXPIRES 07/27/2011

REVISIONS

No.	Date	Description
01	Aug 27, 2011	Preparation of Plans for Review
02	Aug 28, 2011	HRA / DP Approval
03	Jan 12, 2012	HRA / DP Revision

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

ROOF - MARKET

DATE	6/14/2012 4:01:23 PM
DRAWN BY	Author
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SCALE	As Shown
JOB NUMBER	20060

A-1.27



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• GBL ARCHITECTS P.C.
300 27th STREET 8TH FLOOR
MANHATTAN, NY 10013-1018 TEL: 646.791.1074
FAX: 646.791.1071

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COMMUNITIES

NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Final/Issued for Permit
02	Aug. 29, 2022	HRA / DP Application
03	Jan. 16, 2023	HRA / DP Revision

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS

DATE	6/14/2023 9:07:26 AM
DRAWN BY	adam
CHECKED BY	chris
SCALE	1/8" = 1'-0"
JOB NUMBER	20040

A-2.01



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
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Sioux Black	-
B3a	Fiber Cement Panel	Harris Gray	-
B3b	Fiber Cement Lap Siding	Harris Gray	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Gray	-
B4a	Fiber Cement Panel	Edwardian Parch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Parch Grey	-
B5a	Fiber Cement Panel	Pondred Green	-
B5b	Fiber Cement Lap Siding	Pondred Green	-
B6	Fiber Cement Lap Siding	Mud Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Bull	-
B7b	Fiber Cement Lap Siding	Edwardian Bull	-
B8	Porcelain/Metal Panels	White	-
C1	Exposed Concrete	Grey	-
C2	Stairfront	Charcoal	-
D2	Winy Glazing	Charcoal	-
E1	Picket Railing	Charcoal	-
F2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F1a	Canopy, Textile	White	-
F2	Canopy, Glass	White	-

gbl
 GBL ARCHITECTS P.C.
 1000 WEST 87th AVENUE
 WOODBRIDGE, ONTARIO L4L 1R1
 TEL: 416.774.1714
 FAX: 416.774.1714

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REVISIONS

#	Date	Description
01	Aug 21, 2020	Preparation Application Package
02	Aug 29, 2020	HRA / DP Application
03	Jan 14, 2021	HRA / DP Review

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION
 ELEVATIONS -
 RENTAL

DATE: 8/20/20 10:44 AM
 DRAWN BY: AJM
 CHECKED BY: AJM
 SEAL: AJM
 JOB NUMBER: 20040

A-2.02



1 EAST ELEVATION - RENTAL - MEWS



2 WEST ELEVATION - RENTAL - QUEENS

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• GBL ARCHITECTS, INC.
300 22ND STREET, 6TH FLOOR, NEW YORK, NY 10011
ARCHITECTURE 212.693.1010 INTERIORS 212.693.1011

Placemaker
COMMUNITIES

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REVISIONS

No.	Date	Description
01	Aug. 21, 2023	Primary Submittal Review
02	Aug. 21, 2023	HRA / DP Approval
03	Jan. 10, 2023	HRA / DP Review

MATERIAL LEGEND			
#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Woods Black	-
B3a	Fiber Cement Panel	Harris Grey	-
B3b	Fiber Cement Lap Siding	Harris Grey	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Grey	-
B4a	Fiber Cement Panel	Edwardian Parch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Parch Grey	-
B5a	Fiber Cement Panel	Pandrol Green	-
B5b	Fiber Cement Lap Siding	Pandrol Green	-
B6	Fiber Cement Lap Siding	Mill Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Buff	-
B7b	Fiber Cement Lap Siding	Edwardian Buff	-
B8	Porcelain/Metal Panel	White	-
C1	Exposed Concrete	Grey	-
D1	Staircase	Charcoal	-
D2	Vinyl Cladding	Charcoal	-
E1	Picket Railing	Charcoal	-
E2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F1a	Canopy, Textile	White	-
F2	Canopy, Glass	White	-

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS -
RENTAL

DATE: 8/21/2023 9:21:10 AM
DRAWN BY: Author
CHECKED BY: Designer
SCALE: As indicated
JOB NUMBER: 20340

A-2.03



gbl ARCHITECTS INC.
300 WEST 5TH AVENUE
MINNEAPOLIS, MN 55401-1015 TEL: 612.338.1212 FAX: 612.338.1213

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COMMUNITIES
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NOTES



REVISIONS
 01. 08/27/2021 Planning Application Review
 02. 08/29/2022 HRA / DP Application
 03. 09/14/2022 HRA / DP Review

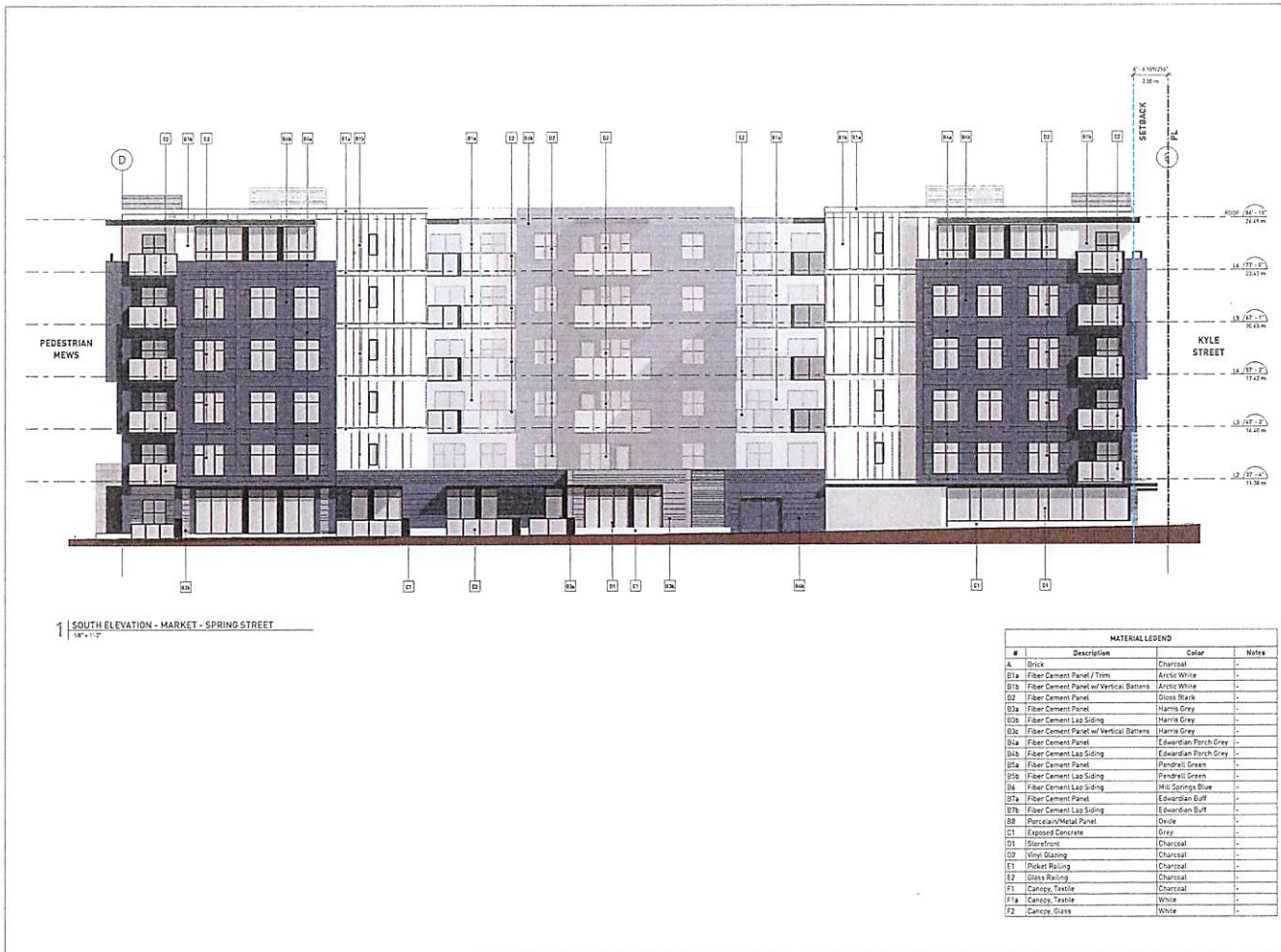
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS - MARKET

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 CHECKED BY: D-204
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 JOB NUMBER: 20040

A-2.04



gbl
 GBL ARCHITECTS P.C.
 300-20 WEST 9TH AVENUE
 ANNAPOLIS, MD 21403-1115
 TEL: 410-291-1100
 FAX: 410-291-1278

Placemaker
 COMMUNITIES
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NOTES

REGISTERED ARCHITECT
 JOSEPH STEVENS
 2023-06-16
 MARYLAND
 PROFESSIONAL ARCHITECT

REVISIONS

No.	Date	Description
01	Aug 22, 2021	Registration Application Review
02	Aug 24, 2022	HRA / DP Approval
03	Jan 16, 2023	HRA / DP Approval

#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Glass Black	-
B3a	Fiber Cement Panel	Harris Grey	-
B3b	Fiber Cement Lap Siding	Harris Grey	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Grey	-
B4a	Fiber Cement Panel	Edwardian Porch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Porch Grey	-
B5a	Fiber Cement Panel	Pendrell Green	-
B5b	Fiber Cement Lap Siding	Pendrell Green	-
B6	Fiber Cement Lap Siding	Mid Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Buff	-
B7b	Fiber Cement Lap Siding	Edwardian Buff	-
B8	Porcelain/Metal Panel	Onyx	-
C1	Exposed Concrete	Grey	-
D1	Storefront	Charcoal	-
D2	Vinyl Siding	Charcoal	-
E1	Picket Railing	Charcoal	-
E2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F1a	Canopy, Textile	White	-
F2	Canopy, Glass	White	-

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION
ELEVATIONS - MARKET

DATE: 6/16/2023 10:27 AM
 DRAWN BY: AJM
 CHECKED BY: DMC
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20040

A-2.05



1 EAST ELEVATION - MARKET - KYLE STREET
1/8" = 1'-0"



2 WEST ELEVATION - MARKET - MEWS
1/8" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Ornis Black	-
B3a	Fiber Cement Panel	Harris Grey	-
B3b	Fiber Cement Lap Siding	Harris Grey	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Grey	-
B4a	Fiber Cement Panel	Edwardian Porch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Porch Grey	-
B5a	Fiber Cement Panel	Pendrell Green	-
B5b	Fiber Cement Lap Siding	Pendrell Green	-
B6	Fiber Cement Lap Siding	Mid Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Buff	-
B7b	Fiber Cement Lap Siding	Edwardian Buff	-
B8	Thermal-Insulated Panel	Quile	-
C1	Exposed Concrete	Grey	-
C2	Storefront	Charcoal	-
C3	Vinyl Cladding	Charcoal	-
E1	Polycarbonate Railing	Charcoal	-
E2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F2a	Canopy, Textile	White	-
F2b	Canopy, Glass	White	-

gbl

GBL ARCHITECTS INC.
3000 WEST 104 AVENUE
WILLOWDALE ON CANADA M2H 1H3
TEL: 416.754.1178
FAX: 416.751.5178
www.gblarchitects.com

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NOTES



REVISIONS

No	Rev	Description
01	Aug 22, 2023	Placemaker's Approval Review
02	Aug 29, 2023	484, 524 Approval
03	Apr 16, 2023	484 / 524 Review

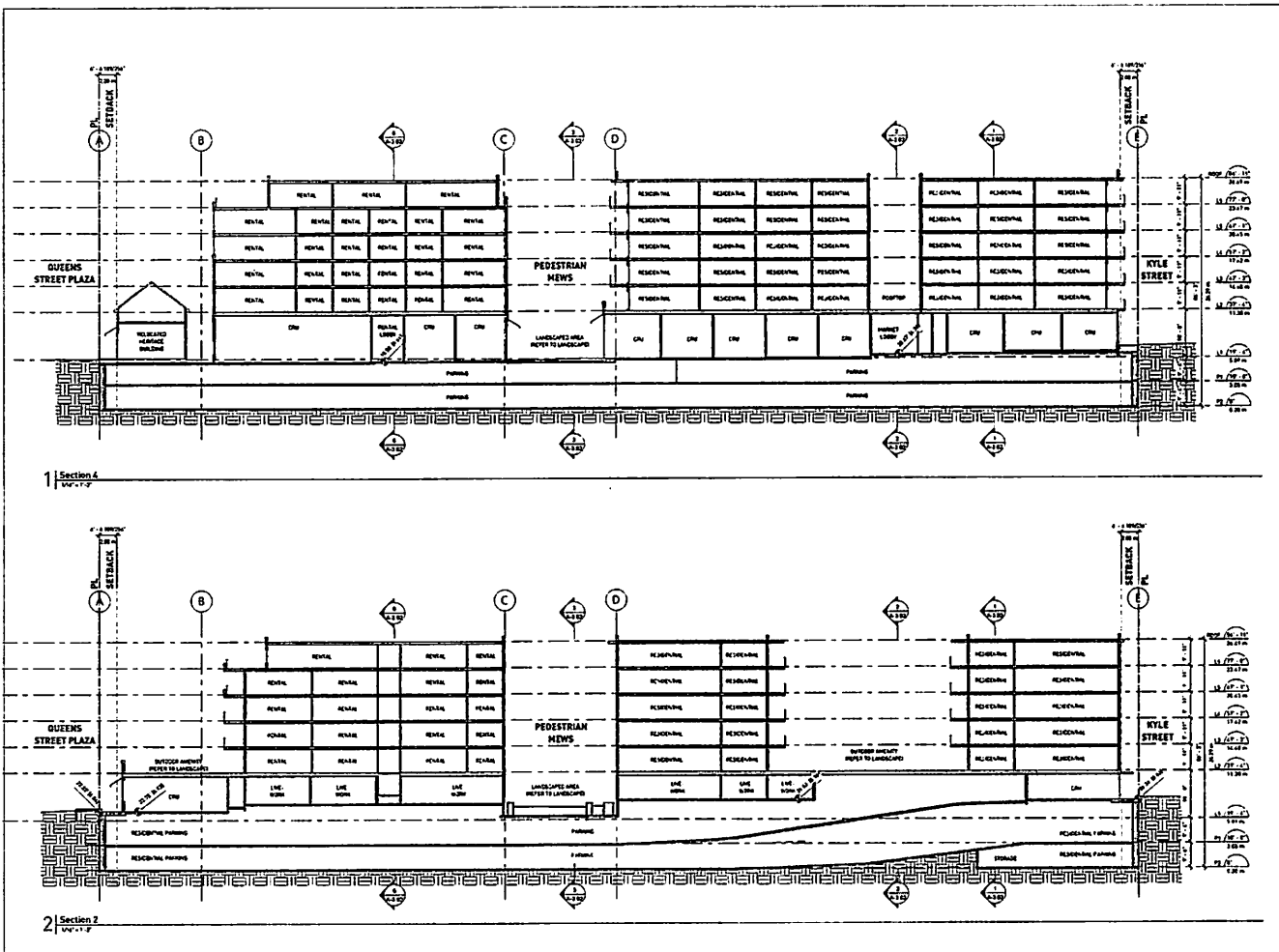
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS -
MARKET

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

A-2.06



• ENR ARCHITECTS INC.
 200 W. BOSTON AVENUE
 WILLOW HILL, CANADA Y6J 1K1 TEL: 416 221 1776
 FAX: 416 731 1219

Placemaker
 COMMUNITIES
 a division of gbl

NOTES

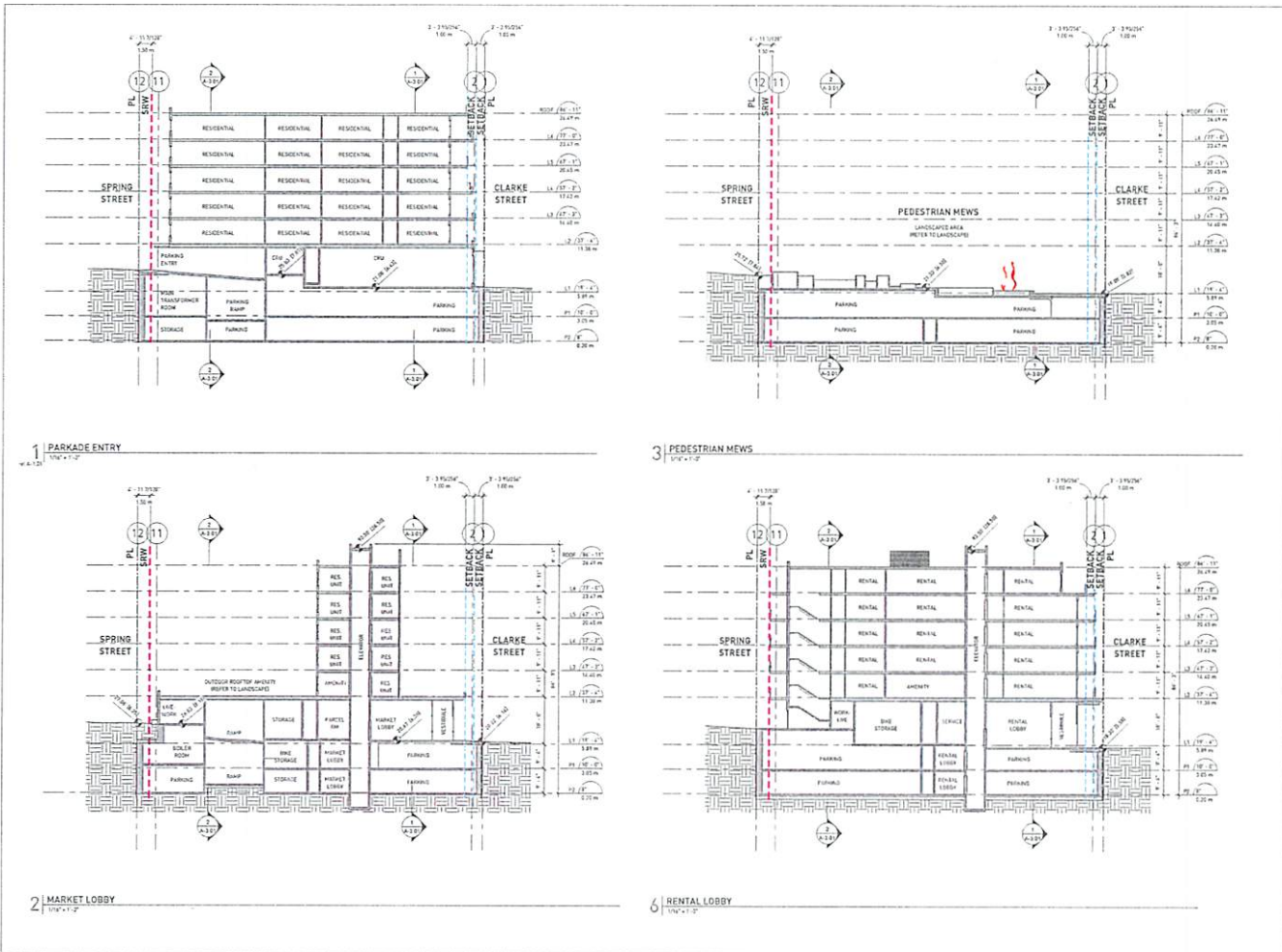


REVISIONS
 No. Date Description
 01 04/27/2013 Revising Approval Form
 02 04/28/2013 Add DP Revision
 03 04/28/2013 Add DP Revision

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION

SECTIONS
 DATE DRAWN BY: 04/27/13 DP-11 PM JA
 CHECKED BY: JA
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20040

A-3.01



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GBL ARCHITECTS P.C.
200 224 WEST 8TH AVENUE
PROFESSIONAL REG. EXP. 04/01/15 - 03/31/2024

Placemaker
COMMUNITY TIES
CREATED BY DESIGN



REVISIONS

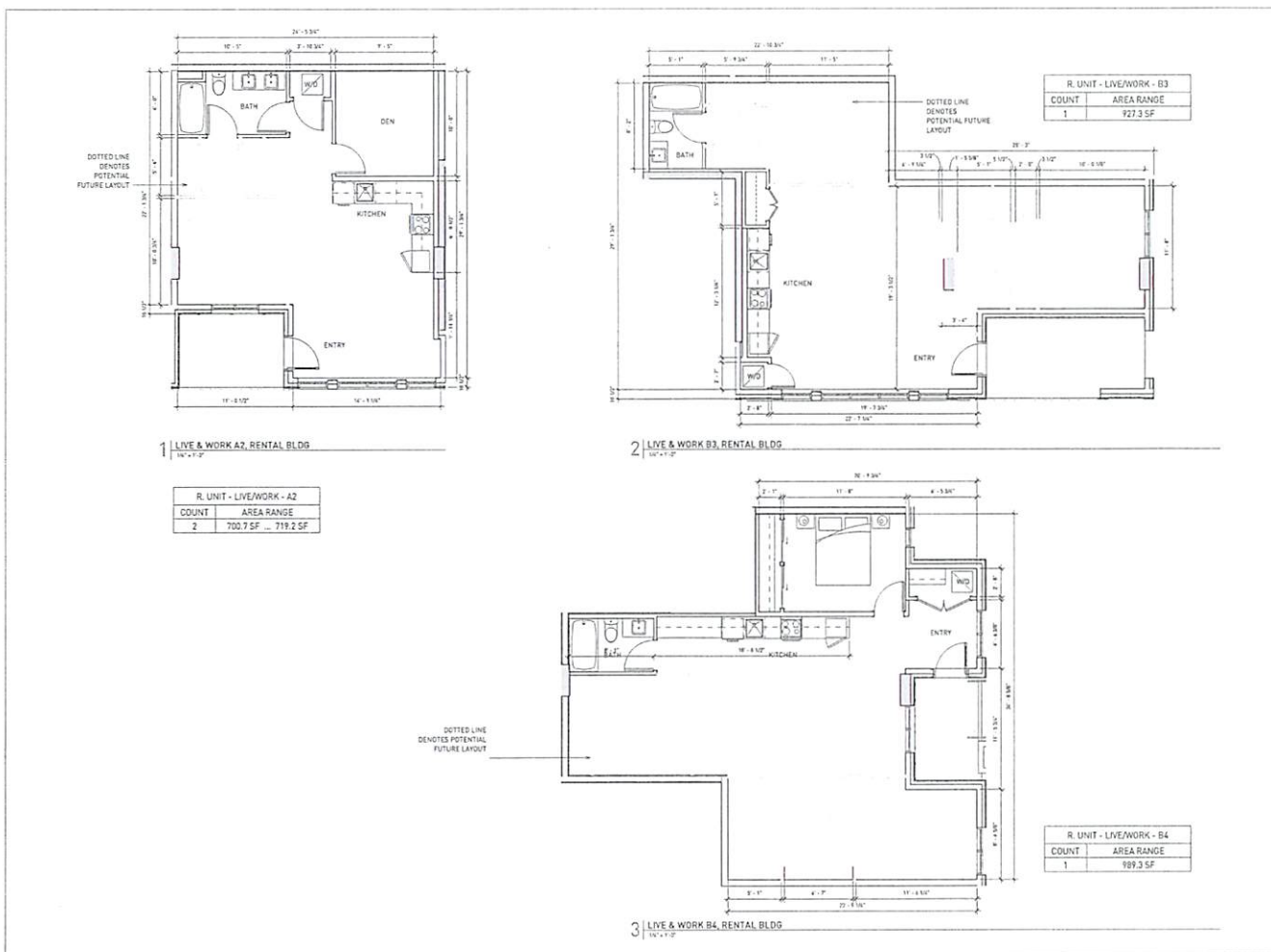
No.	Date	Description
01	Aug. 22, 2023	Preparation of Application for Review
02	Aug. 29, 2023	HRA / DP Application
03	Jul. 10, 2024	HRA / DP Approval

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION

SECTIONS

DATE	4/14/2023 9:01 AM
DRAWN BY	Author
CHECKED BY	Checked
SCALE	1/4" = 1'-0"
JOB NUMBER	20040

A-3.02



gbl architects inc.
300 2nd Street, 8th Floor, Seattle, WA 98101
425.465.7374

Placemaker
CORPORATE OFFICE
1000 1st Avenue, Suite 1115
Seattle, WA 98101

NOTES



REVISIONS

No.	Date	Description
01	Aug. 21, 2023	Final Approval/Permit
02	Aug. 29, 2023	HRA / DP Approval
03	Jan. 16, 2025	HRA / DP Revision

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION
UNIT PLANS -
RENTAL LIVE-WORK
DATE: 8/23/23 3:53 PM
DRAWN BY: Author
CHECKED BY: Designer
SCALE: 1/4" = 1'-0"
JOB NUMBER: 20040

A-4.01



gbl ARCHITECTS, INC.
100 25th WEST BLDG 400
MIDCOURT BLVD SUITE 1100
AUSTIN, TX 78701-1774
TEL: 512.731.1774
FAX: 512.731.1778

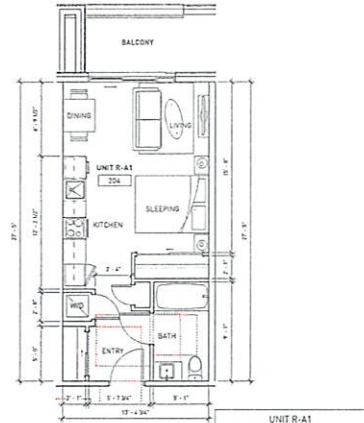
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NOTES



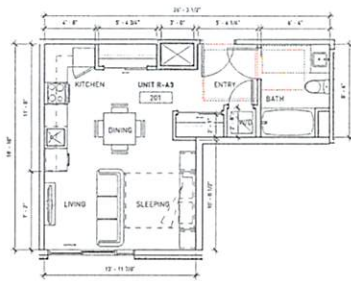
REVISIONS

No.	Date	Description
01	Aug 27, 2021	Preparation Application Review
02	Aug 27, 2022	HRA / OP Application
03	Jan 16, 2023	HRA / OP Review



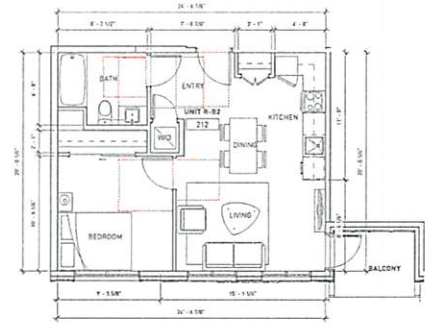
UNIT R-A1	
COUNT	AREA RANGE
16	402.5 SF ... 402.5 SF

1 UNIT R-A1 (ADAPTABLE)
10' x 11'0"



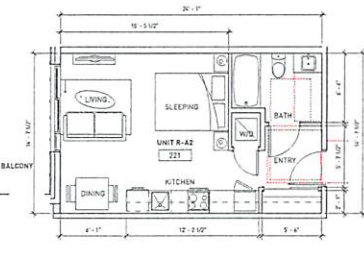
UNIT R-A3	
COUNT	AREA RANGE
5	400.8 SF

2 UNIT R-A3 (ADAPTABLE)
10' x 11'0"



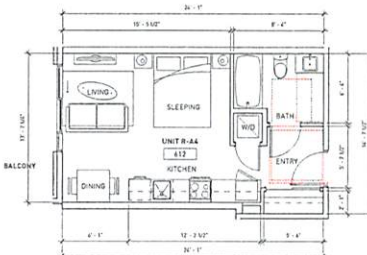
UNIT R-B2	
COUNT	AREA RANGE
4	541.0 SF ... 541.8 SF

3 UNIT R-B2 (ADAPTABLE)
10' x 11'0"



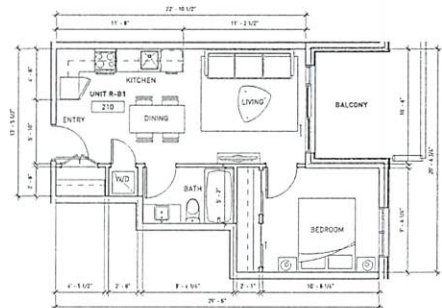
UNIT R-A2	
COUNT	AREA RANGE
4	391.0 SF

4 UNIT R-A2 (ADAPTABLE)
10' x 11'0"



UNIT R-A4	
COUNT	AREA RANGE
1	362.9 SF

5 UNIT R-A4 (ADAPTABLE)
10' x 11'0"



UNIT R-B1	
COUNT	AREA RANGE
5	486.4 SF ... 486.8 SF

6 UNIT R-B1
10' x 11'0"

MARY ANNE'S PL
2400 CLARKE ST

HRA / OP REVISION

UNIT PLANS - RENTAL

DATE	4/14/2023 10:21:34 PM
DRAWN BY	gbl
CHECKED BY	gbl
SCALE	1/8" = 1'-0"
JOB NUMBER	20040

A-4.02



gbl ARCHITECTS PC
 300 20th WEST STE 400-404
 LAKEWOOD, CO 80027-1074
 TEL: 303.576.1916
 FAX: 303.576.1231

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 A TRAKOR COMPANY

NOTES

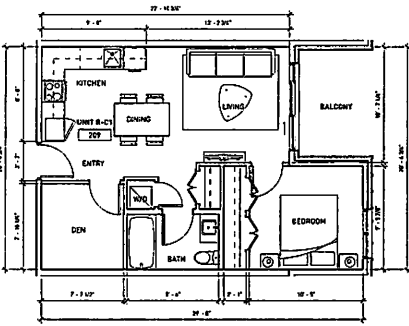


REVISIONS

NO.	DATE	DESCRIPTION
01	Aug 27, 2021	Professional Report on Review
02	Aug 27, 2021	HRA / DP APPROVAL
03	Jan 14, 2022	HRA / DP APPROVAL

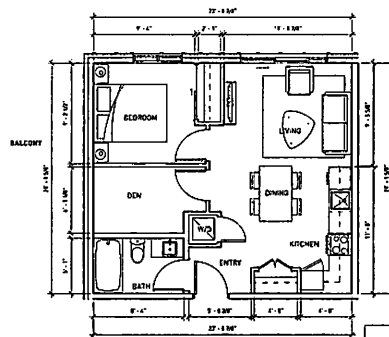
MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION
 UNIT PLANS -
 RENTAL

DATE: 01/14/2022 10:58 AM
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 CHECKED BY: JST
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 JOB NUMBER: 20040



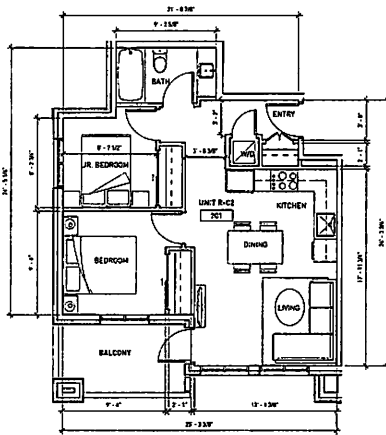
UNIT R-C1	
COUNT	AREA RANGE
10	584.8 SF - 585.5 SF

1 UNIT R-C1
 10' x 11'-0"



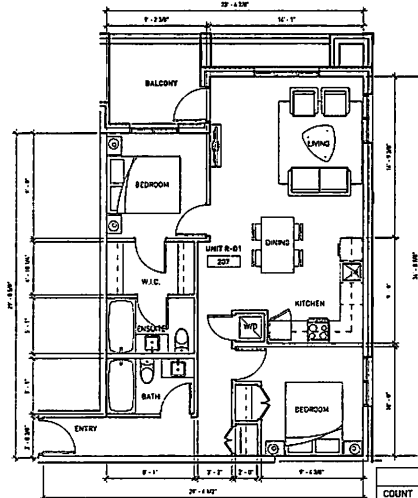
UNIT R-C3	
COUNT	AREA RANGE
1	559.9 SF

2 UNIT R-C3
 10' x 11'-0"



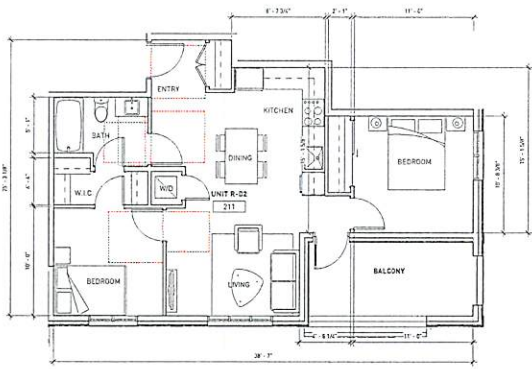
UNIT R-C2	
COUNT	AREA RANGE
4	647.3 SF

3 UNIT R-C2
 10' x 11'-0"



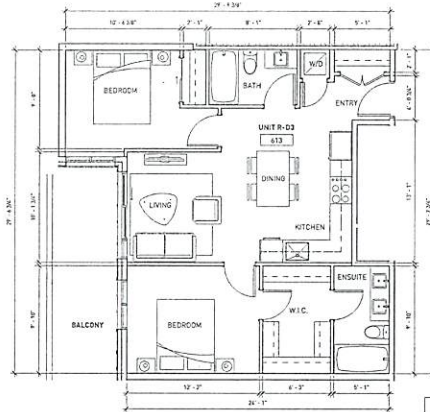
UNIT R-D1	
COUNT	AREA RANGE
4	872.5 SF

4 UNIT R-D1
 10' x 11'-0"



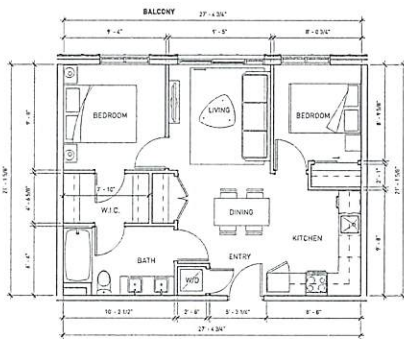
UNIT R-D2	
COUNT	AREA RANGE
5	769.4 SF ... 769.6 SF

1 UNIT R-D2 (ADAPTABLE)
10'-1'-2"



UNIT R-D3	
COUNT	AREA RANGE
4	783.2 SF ... 783.5 SF

2 UNIT R-D3
16'-4'-2"



UNIT R-D4	
COUNT	AREA RANGE
1	629.1 SF

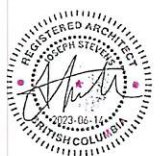
3 UNIT R-D4
10'-4'-2"

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GBL ARCHITECTS INC.
200-221 WEST PINE AVE. #100 TEL: 604-278-1114
VANCOUVER, BC V6B 4K9 CAN. FAX: 604-278-1219
www.gblarchitects.com

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NOTES



REVISIONS

No.	Date	Description
01	Aug 20, 2021	Pre-Application Meeting
02	Aug 20, 2022	Area / DP Approval
03	Jan 10, 2023	Area / DP Approval



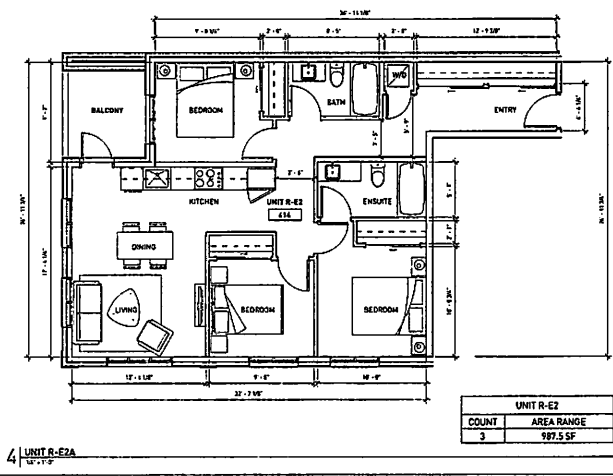
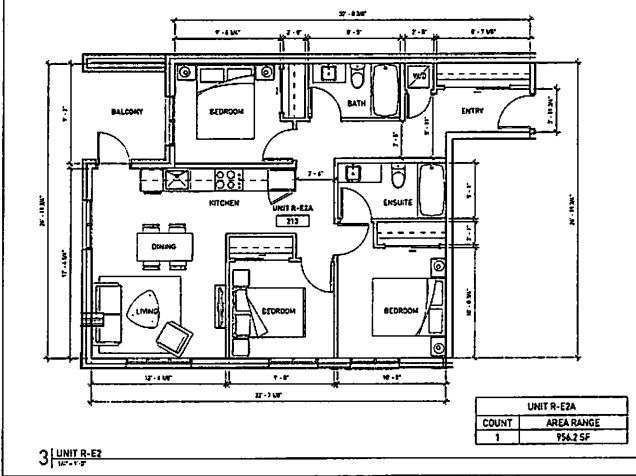
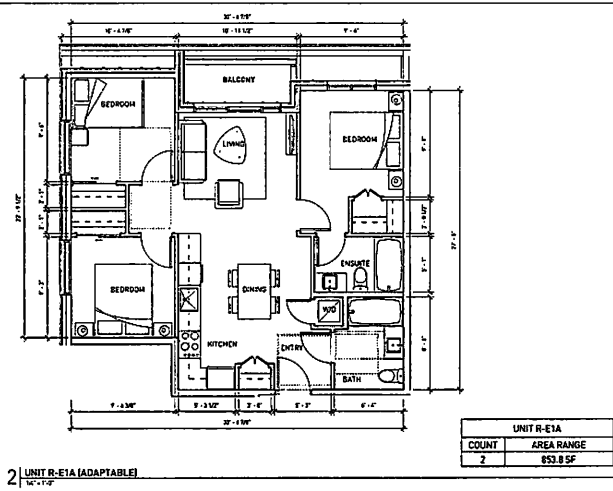
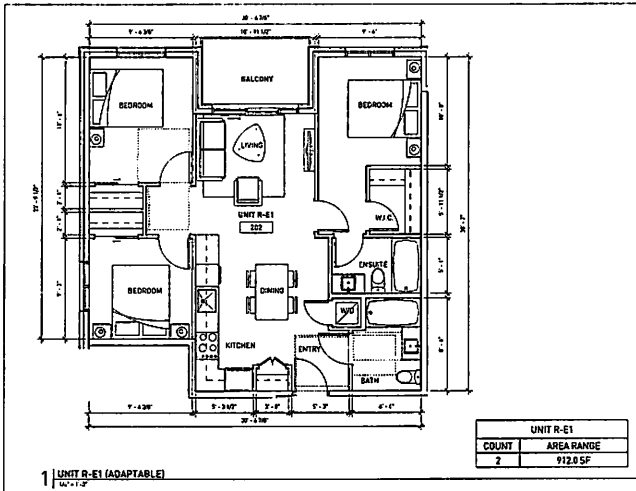
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS -
RENTAL

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JOB NUMBER	20040

A-4.04



1000 BAKER ST. NW
 WASHINGTON, DC 20004
 TEL: 202-331-1100
 FAX: 202-331-1101
 WWW.GBL.COM

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 SINCE 1977



REVISIONS

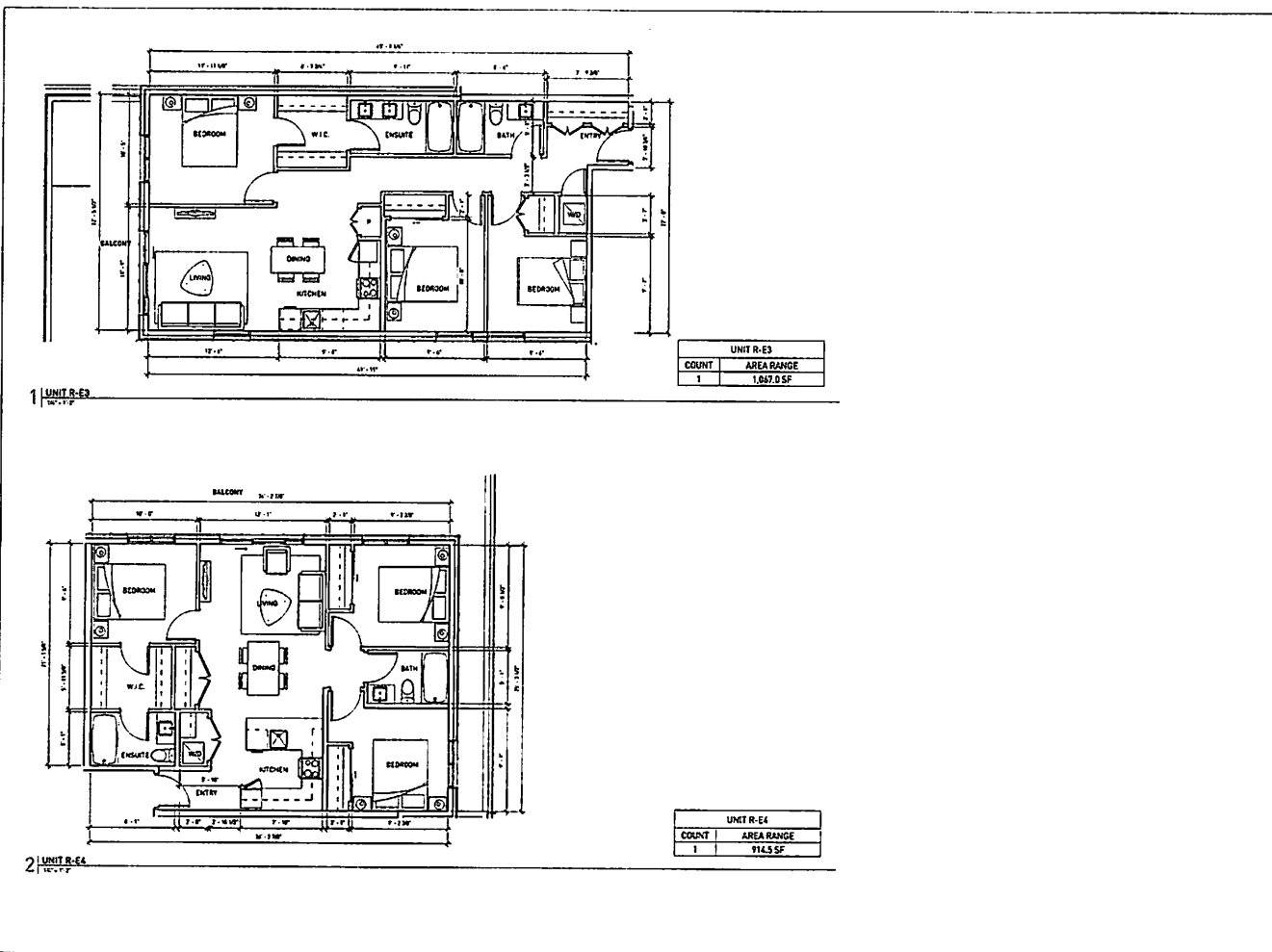
No.	Date	Description
01	Aug. 12, 2021	Preliminary Submission Review
02	Aug. 20, 2022	100% LPR Submission
03	Jan. 14, 2023	100% LPR Resubmission

MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION
 UNIT PLANS -
 RENTAL

DATE: 01/11/23 11:07:30 AM
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 CHECKED BY: JWC
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 JOB NUMBER: 20040

A-4.05



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4 EBL ARCHITECTS AG
300 225 WEST 4TH AVENUE
VANCOUVER, BC CANADA V6B 1A5 TEL: 604 278 1155 FAX: 604 271 1571

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CONSULTANTS
A GROUP OF FIRM

NOTES



REVISIONS

NO.	DATE	DESCRIPTION
01	04-22-02	Preparation of Initial Set of Plans
02	05-14-02	REVISED PER COMMENTS
03	06-14-02	REVISED PER COMMENTS

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION
UNIT PLANS - RENTAL

DATE: 04/23/02 BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"

JOB NUMBER: 20040

A-4.06



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 8800 42ND STREET S.E.
 SUITE 200 WASHINGTON, D.C. 20014
 TEL: (202) 778-1100
 FAX: (202) 778-1101
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NOTES



REVISIONS

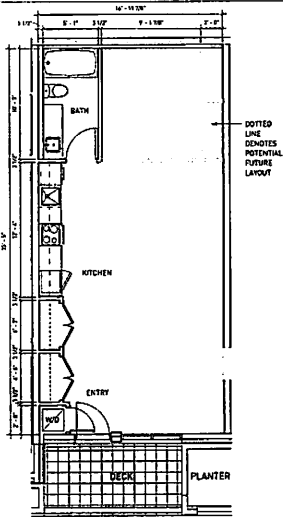
No.	Date	Description
01	Aug 27, 2023	Preparation of Approval Package
02	Aug 27, 2023	HRA / DP Revision
03	Aug 14, 2023	HRA / DP Revision

MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION
**UNIT PLANS -
 MARKET LIVE-WORK**

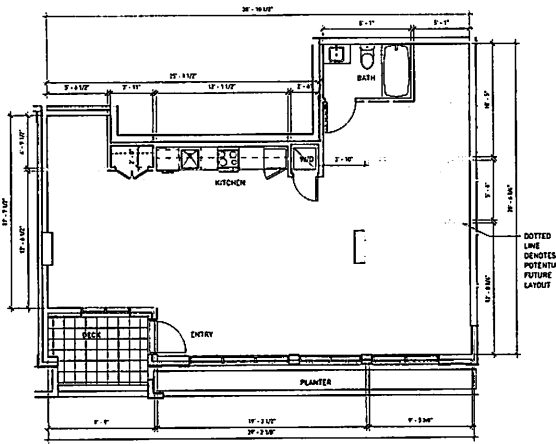
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 JOB NUMBER: 20040

A-4.07



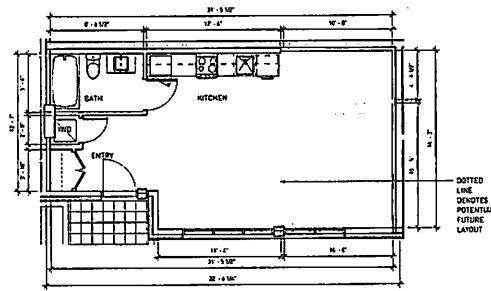
M. UNIT - LIVE/WORK - A1	
COUNT	AREA RANGE
2	643.5 SF - 664.5 SF

1 LIVE & WORK A1, MARKET BLDG
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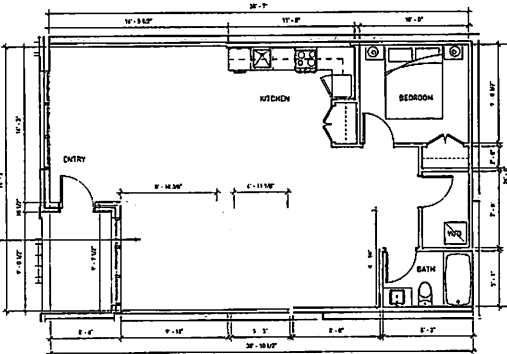
M. UNIT - LIVE/WORK - B1	
COUNT	AREA RANGE
1	939.1 SF

2 LIVE & WORK B1, MARKET BLDG
 1/8" = 1'-0"



M. UNIT - LIVE/WORK - A3	
COUNT	AREA RANGE
1	554.8 SF

3 LIVE & WORK A3, MARKET BLDG
 1/8" = 1'-0"



M. UNIT - LIVE/WORK - B2	
COUNT	AREA RANGE
1	755.1 SF

4 LIVE & WORK B2, MARKET BLDG
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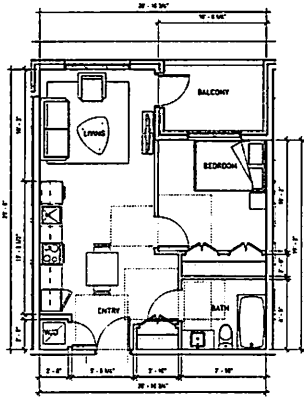
G.B.L. ARCHITECTS INC.
 200 DAVIDSON STREET, SUITE 200
 VANCOUVER, BC CANADA V6B 1A5 TEL: 604.278.1576
 FAX: 604.278.1577

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NO. 15

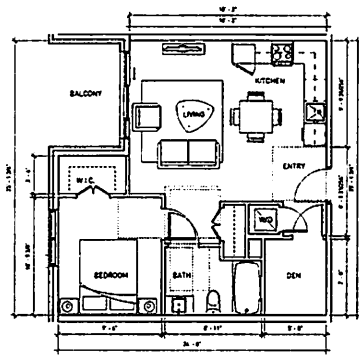


KEYSONS
 1st Flr. Development
 2nd Flr. Professional Reference Room
 3rd Flr. Office
 4th Flr. Office



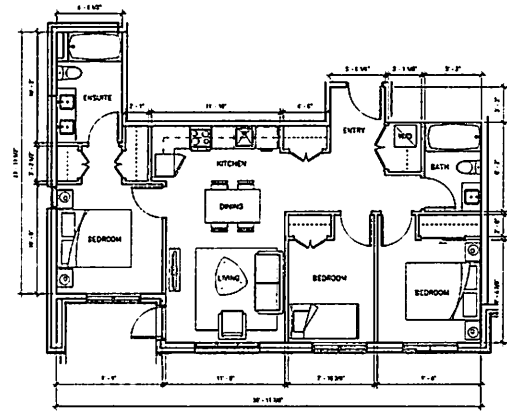
1 UNIT M-B1 (ADAPTABLE)

M. UNIT B1	
COUNT	AREA RANGE
35	517.1 SF ... 533.7 SF



2 UNIT M-C1 (ADAPTABLE)

M. UNIT C1	
COUNT	AREA RANGE
20	604.5 SF

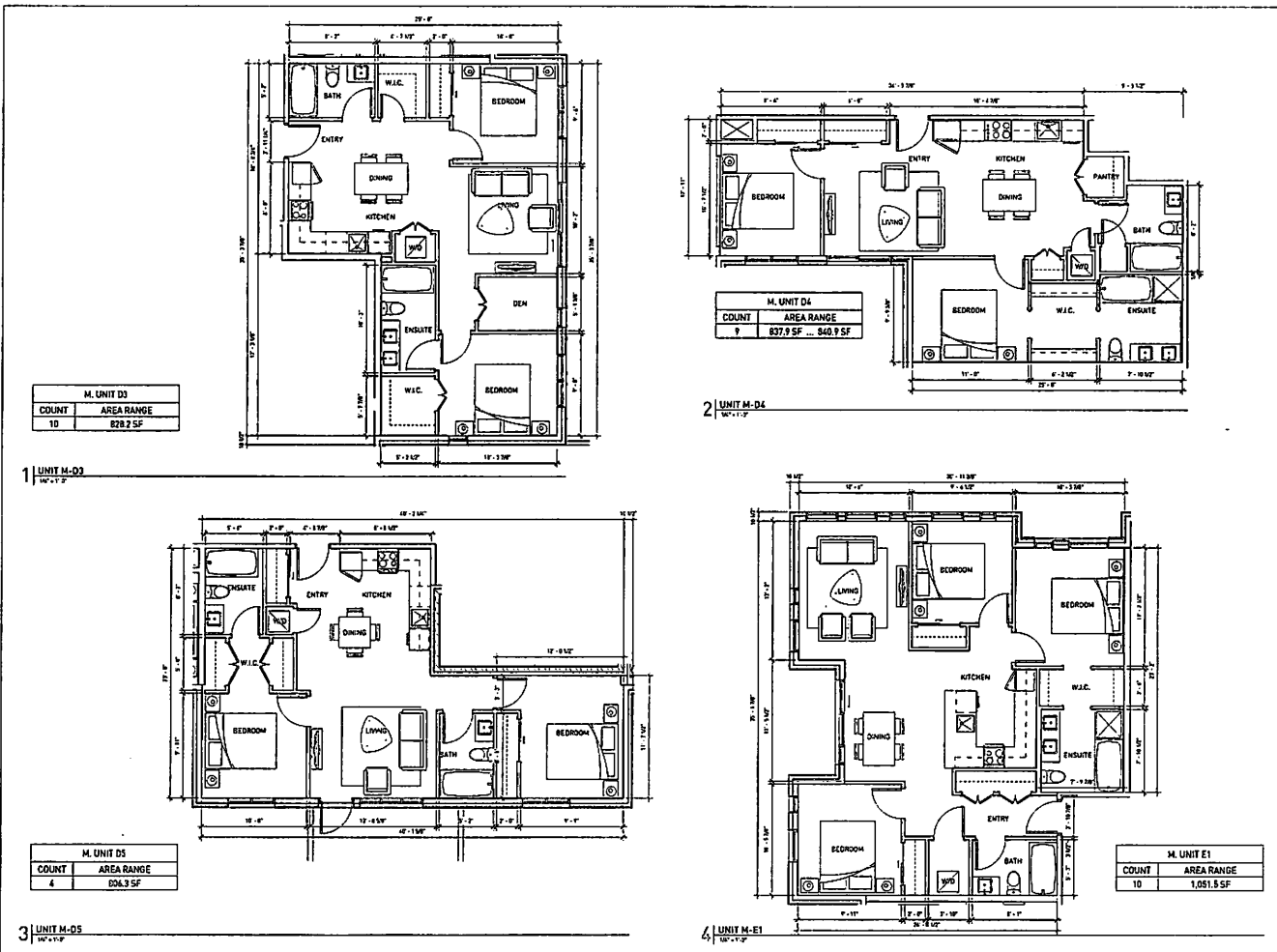


3 UNIT M-E2

M. UNIT E2	
COUNT	AREA RANGE
10	895.1 SF

1
 MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION
 UNIT PLANS -
 MARKET
 DATE: 04/22/24 10:13 PM
 DRAWN BY: JRM
 CHECKED BY: CDM
 SCALE: 1/8\"/>

JOB NUMBER: 20040
A-4.08



gbl

G.B.L. ARCHITECTS INC.
300-225-1023 (TOLL FREE)
416-291-1111 (LOCAL)
416-291-1112 (TOLL FREE)
416-291-1113 (TOLL FREE)

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NOTES



REVISIONS

LL	Date	Description
01	Aug. 27, 2021	Revisions, Application Review
02	Aug. 27, 2021	416-291-1111
03	Aug. 1, 2023	416-291-1111

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS -
MARKET

DATE	BY
10/4/2023 10:10 AM	Author
	Drawn
	1/4" = 1'-0"
JOB NUMBER	20040

A-4.09

APPENDIX D

Landscape Plans, LOCI Landscape Architecture + Urban Design

MARY ANNE'S PLACE

Reissued for Development Permit

PLACEMAKER COMMUNITIES // CLIENT

Heather Dorem
 heam@placemakergroup.ca
 604.701.5537

GBL ARCHITECTS // ARCHITECT

Jay Stevens
 jay@gbldesign.com
 602.76.1156 ext. 322

**LOCI LANDSCAPE ARCHITECTURE +
 URBAN DESIGN // LANDSCAPE ARCHITECT**

Mike Fries, BCLA & CEA #1 Principal
 mfries@loci.ca
 604.763.2888

Michael Berry # Project Coordinator
 mberry@loci.ca
 604.763.4200

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L00	COVER SHEET
L01	TREE MANAGEMENT PLAN
L02	PROGRAM DIAGRAM
L03	OVERALL LANDSCAPE PLAN
L10	GROUND LEVEL MATERIALS - LAYOUT PLAN-WEST
L11	GROUND LEVEL MATERIALS - LAYOUT PLAN-EAST
L12	GROUND LEVEL GRADING PLAN - WEST
L13	GROUND LEVEL GRADING PLAN - EAST
L14	GROUND LEVEL TREE PLANTING PLAN - WEST
L15	GROUND LEVEL TREE PLANTING PLAN - EAST
L16	GROUND LEVEL LIGHTING PLAN - WEST
L17	GROUND LEVEL LIGHTING PLAN - EAST
L18	GROUND LEVEL PRECEDENT BRIDGES
L19	LEVEL 2 MATERIALS - LAYOUT PLAN
L20	LEVEL 2 GRADING PLAN
L21	LEVEL 2 TREE PLANTING PLAN
L22	LEVEL 2 LIGHTING PLAN
L23	LEVEL 2 PRECEDENT BRIDGES
L24	LEVEL 3 GRADING PLAN
L25	LEVEL 3 TREE PLANTING PLAN
L26	LEVEL 3 LIGHTING PLAN
L27	LEVEL 3 PRECEDENT BRIDGES
L28	PLANT LIST - BRIDGES
L30	SECTION
L31	DETAILS
L32	DETAILS
L33	DETAILS
L34	DETAILS
L35	DETAILS
L36	DETAILS

GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARDS, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRAINAGE WITH THE CLUCK AND RAIN SENSOR.
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACT SHALL BE REOPENED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
5. ALL EXISTING UTILITIES ARE BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSIDERED TO BE COMPLETELY OR ACCURATE.
6. THE CONTRACTOR SHALL VERIFY THE SITE TO VERIFY THE TRAIL EXISTING CONDITIONS AND UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS NOTICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTING LOCATION AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR AGENCIES OF THE INTENTION TO CARRY OUT THE OPERATIONS.
8. LAYOUT OF PLANTS, WALKS, STEPS, FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STATED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND SETTINGS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS BEFORE ANY DETERMINATION TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAGED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES.
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CONSULTANT TEAM AND OWNER.
13. FINAL PLANT SPECIFIC QUANTITIES AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF PORT MASON PROPERTY TO BE AS PER THE CITY OF PORT MASON STREET REVISIONS MANUAL.
15. LOCI LANDSCAPE ARCHITECTS + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.



1000-14th Avenue, Suite 100
 Victoria, BC V8W 2E1
 Tel: 250.688.8888
 Fax: 250.688.8889
 www.loci.ca

Project Name

No.	Revision	Date
1	Issue for Development Permit	2024-08-15
2	Issue for Construction Permit	2024-09-10
3	Issue for Final Approval	2024-10-05
4	Issue for Construction Start	2024-10-15

Project No.

2024-001

Mary Anne's Place

1000-14th Avenue, Suite 100
 Victoria, BC V8W 2E1

Project Name

Mary Anne's Place

1000-14th Avenue, Suite 100
 Victoria, BC V8W 2E1

Project No.

2024-001

Mary Anne's Place

1000-14th Avenue, Suite 100
 Victoria, BC V8W 2E1

Project Name

Mary Anne's Place

1000-14th Avenue, Suite 100
 Victoria, BC V8W 2E1

Project No.

2024-001

Mary Anne's Place

1000-14th Avenue, Suite 100
 Victoria, BC V8W 2E1

Project Name

Mary Anne's Place

1000-14th Avenue, Suite 100
 Victoria, BC V8W 2E1

Project No.

2024-001

Mary Anne's Place

COVER SHEET
L0.0

GENERAL TREE PROTECTION FENCING TYP NOTES:

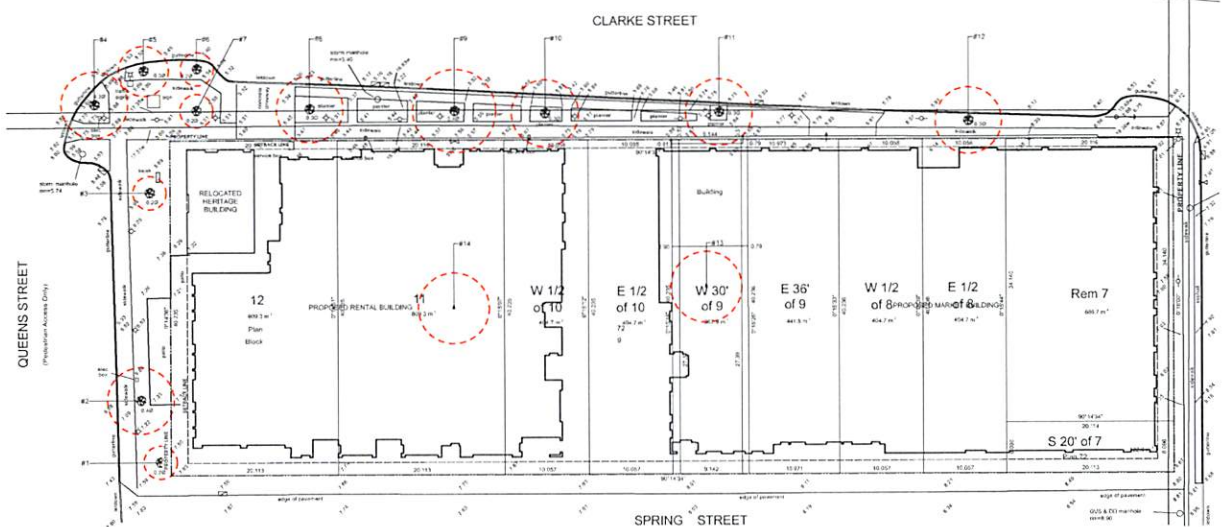
1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO DCMA STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.2m CLEARANCE FROM ALL UG POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.5M (4FT) TO UG POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DISPLINES FROM 30.0M (97.6') TO 113' FROM CONSTRUCTION ACTIVITY.
5. PLACE STANDARD SAFETY ORANGE SNOWPENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT DIMENSIONS TO BE DETERMINED ON SITE.
6. FOR EXCAVATION WITHIN 1.5M (5') OF ANY TREE'S DISPLINE ROOT PRUNING REQUIRED TO A DEPTH OF 300MM (12") IMMEDIATELY AFTER EXCAVATION. PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DISPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREES, NOTIFY LANDSCAPE ARCHITECT.

11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE NEAR TREES.
12. EXCAVATION AROUND TREES WITHIN DRP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRP LINE OF A TREE, THE CONTRACTOR SHALL FLAGGATE AROUND THEIR ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRP LINES OF TREES, HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
16. USE NARROW TINE SHADING FORKS TO PROBE AND CORAL SOIL TO EXPOSE ROOTS.
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO RELOCATE WITHOUT BREAKING.
18. UTILITY FLAGGING WITHIN THE DRP LINES OF TREES, TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
19. DO NOT CUT MAIN LATERAL ROOTS.

20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DEEP/TOO TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
22. PROTECTION OF EXPOSED ROOTS DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - A. PROVIDE TEMPORARY EARTH COVER, MAINTAIN MOISTURE.
 - B. PACK WITH FINEST SIEVE, MAINTAIN MOISTURE.
 - C. BACKFILL WITH FOUR LAYERS OF WET UNTREATED BURLAP, MAINTAIN MOISTURE.
24. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
25. WATER PULVERISE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.
26. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED Refer to Arborist Report



1 TREE MANAGEMENT PLAN (SEE ARBORIST REPORT)
Scale: 1:200

Project Name: _____

Client: _____

Project No: _____

Site: _____

Project Date: _____

Scale: _____

Drawn By: _____

Checked By: _____

DATE: _____

Project Name: **Mary Anne's Place**

Client: **Green Leaf Development**

Project No: _____

Site: _____

Project Date: _____

Scale: _____

Drawn By: _____

Checked By: _____

DATE: _____

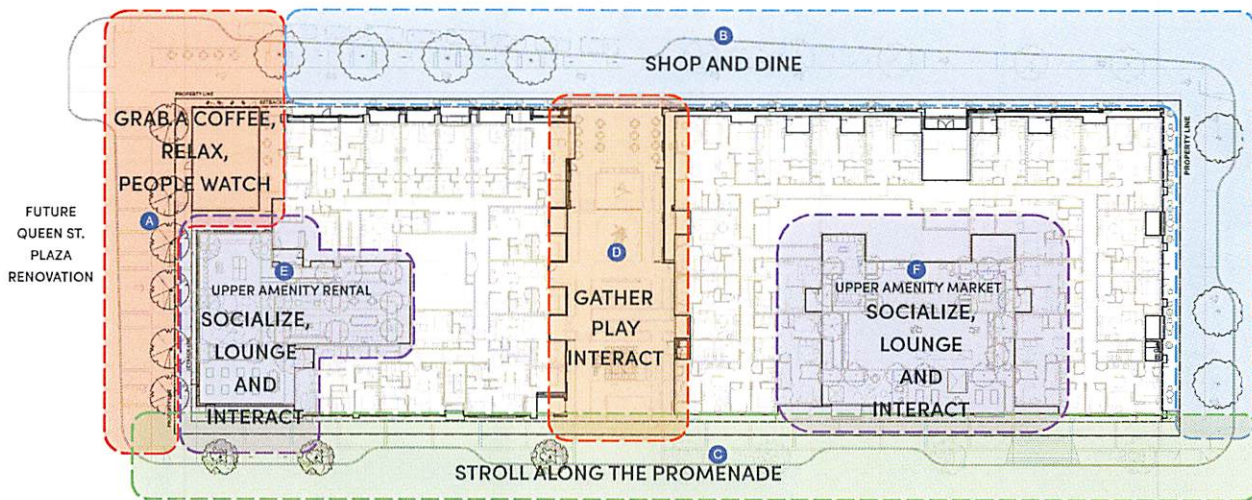
TREE MANAGEMENT PLAN

LO.1

Rev. 0

KEY LEGEND

- A** HERITAGE BUILDING NODE AND QUEENS STREET PLAZA FRONTAGE
- B** CLARKE AND KYLE STREET RETAIL FRONTAGES
- C** SPRING STREET PROMENADE
- D** PEDESTRIAN MEWS
- E** RENTAL BUILDING AMENITY DECK
- F** MARKET BUILDING AMENITY DECK



1 PROGRAM DIAGRAM
Scale: 1:200

Project Name	
Name	
No.	Description
1	Heritage Building Renovation
2	Market Building Renovation
3	Market Building Renovation
4	Market Building Renovation
5	Market Building Renovation
6	Market Building Renovation
7	Market Building Renovation
8	Market Building Renovation
9	Market Building Renovation
10	Market Building Renovation
Project Info	
Client	
Mary Anne's Place	
Architectural Consultant	
2100 Spring Street	
Project Team	
Lead	Architecture
Lead	Interior Design
Lead	Construction
Lead	Artistic
Lead	Site Planning
Lead	Landscaping
Lead	Historic Preservation & Urban Design
Lead	Other
Lead	Other
Lead	Other
PROGRAM DIAGRAM	
L0.2	
Rev. #	

DESIGN RATIONALE

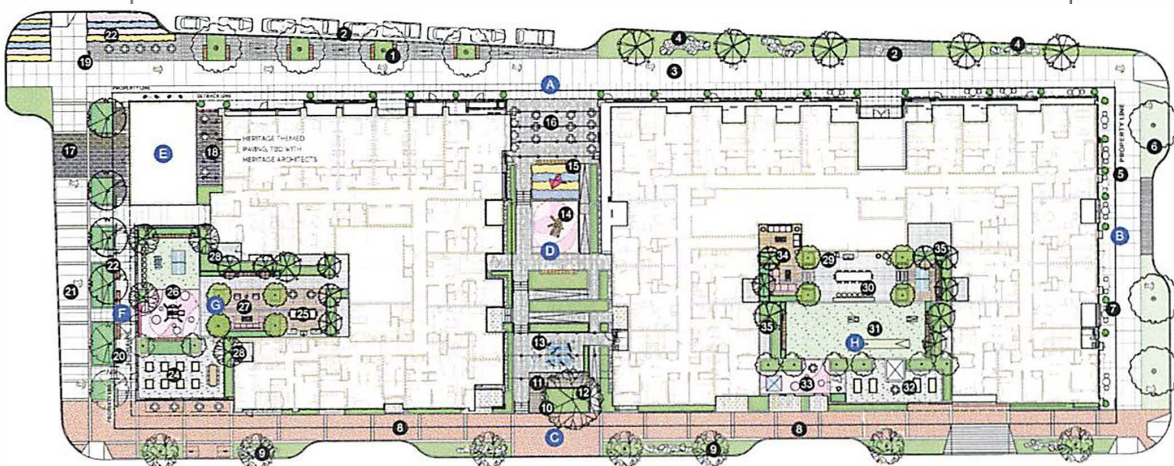
GROUND-LEVEL:

The overall design intent for the public realm aims to create a series of activated and accessible spaces that respond to the building's use and surrounding context. The proposed paving, benches, and tree placement along the retail frontages of Clark and Spring Streets are designed to create a vibrant public realm that is both functional and aesthetically pleasing. The design also includes a series of green spaces, including a central courtyard and several smaller courtyards, which provide a respite from the urban environment. The design also includes a series of outdoor seating areas, including a central courtyard and several smaller courtyards, which provide a respite from the urban environment. The design also includes a series of outdoor seating areas, including a central courtyard and several smaller courtyards, which provide a respite from the urban environment.

UPPER LEVEL:

The intent of each building's commercial amenity decks is to provide multiple programming opportunities for outdoor recreation and leisure. The amenities include social spaces, games, lounge areas, dining, and other outdoor activities that are designed to be both functional and aesthetically pleasing. The design also includes a series of green spaces, including a central courtyard and several smaller courtyards, which provide a respite from the urban environment. The design also includes a series of outdoor seating areas, including a central courtyard and several smaller courtyards, which provide a respite from the urban environment.

- A CLARKE STREET RETAIL FRONTAGE**
 - 1 BOLIVARD PLANTING AND STREET TREES
 - 2 STREET PARKING HOUSE, GRILLS, AND BIKER HACK
 - 3 SIDEWALK PLANTING (COP)
 - 4 RAIN GARDENS IN BOULE
- B KYLE STREET FRONTAGE**
 - 5 SCORED CONCRETE SIDEWALK
 - 6 DOGGY BOWL YARD
 - 7 MOVABLE POTS + CAFE TABLES + CHAIRS
- C SPRING STREET FRONTAGE (HIGH STREET)**
 - 8 FEATURE PROMENADE PAVING WITH ACCENT BANDS
 - 9 NEW STREET TREES + RAIN GARDENS
 - 10 MEWS GATEWAY WITH FEATURE TREE AND DECK
- D CENTRAL MEWS COURTYARD**
 - 11 STAGS LACK
 - 12 FEATURE TREE
 - 13 FOUR SQUARE PLAY AREAS/SHADES
 - 14 PIP RUBBER SURFACE FOR PLAYGROUND
 - 15 PERENNIAL BED WITH BENCH SEATING AREA
 - 16 FEATURE MEWS RETAIL PATIO WITH FEATURE
- E P'BURNS & CO. BUTCHER SHOP HERITAGE AREA**
 - 17 FEATURE PAVING AT MAIN ENTRY AND PERIMETER
 - 18 ACTIVATED ADJACENT COURTYARD
 - 19 INTERPRETIVE SIGNAGE / STORYTELLING
- F QUEENS STREET RETAIL FRONTAGE**
 - 20 STREET TREES IN RAISED PLANTERS WITH SEATING
 - 21 QUEEN STREET PLAZA INTERPLAY
 - 22 CORNER FEATURE PERENNIAL PLANTING, MOVABLE SEATING AND STORAGE
- G WEST BUILDING AMENITY (RENTAL)**
 - 23 URBAN AGRICULTURE
 - 24 BBQ AND OUTDOOR DINING AREA
 - 25 GAMES AND PLAY AREA WITH LOOKOUT BAR SEATING
 - 26 LOUNGE AREA WITH FIRE PITS
 - 27 PRIVATE PATIOS AND PRIVACY SCREEN PLANTERS
- H EAST BUILDING AMENITY (MARKET)**
 - 28 BBQ AND OUTDOOR DINING AREA
 - 29 DINING AREA
 - 30 FLEX LAWN WITH SHUFFLE BOARD
 - 31 URBAN AGRICULTURAL PLANTERS
 - 32 KIDS PLAY AREA
 - 33 LOUNGE AREA WITH FIRE PITS
 - 34 PRIVATE PATIOS AND PRIVACY SCREEN PLANTERS



OVERALL LANDSCAPE PLAN



Notes

- 1. Designation: Site
- 2. Asset: Development Permit: 2018-01-01
- 3. Asset: Asset: 2018-01-01
- 4. Asset: 2018-01-01
- 5. Asset: 2018-01-01

Project Team

- Client: [Name]
- Architect: [Name]
- Engineer: [Name]
- Interior Designer: [Name]
- Landscaper: [Name]

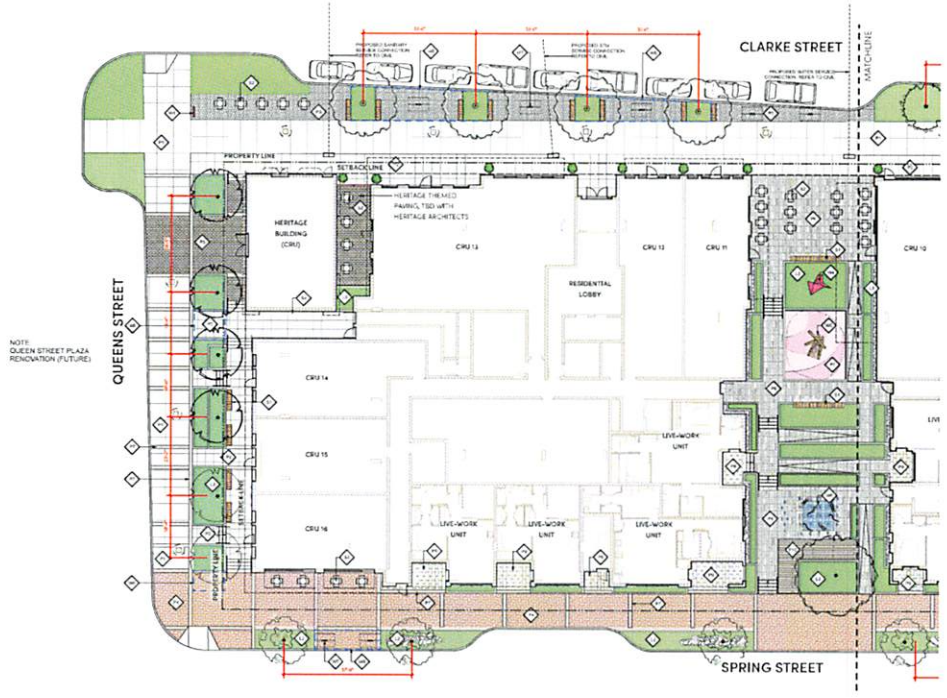
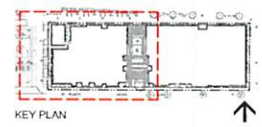
OVERALL LANDSCAPE PLAN
L0.3
 No. 1

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESOLVE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAINTAIN 3% SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, ROULERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND - GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
[Symbol]	PAVING TYPE 1	CONCRETE SIDEWALK	CP Concrete (upper City of Fort Moody Standards), 150 mm (6") Thick on 150 mm (6") Sub-base
[Symbol]	PAVING TYPE 2	ON-SITE RETAIL PAVING	CP Concrete (upper City of Fort Moody Standards), 175 mm (7") Thick on 150 mm (6") Sub-base
[Symbol]	PAVING TYPE 3	BOULEVARD PAVING	Concrete (Unit Power, Belgard Classic Standard, 8" x 18" x 3/8" x 3/4") Running Band, Chequered
[Symbol]	PAVING TYPE 4	PROMENADE PAVING	Concrete (Unit Power, Belgard Classic Standard, 8" x 18" x 3/8" x 3/4") Running Band, Natural
[Symbol]	PAVING TYPE 5	HERITAGE PAVING	Concrete (Unit Power, Belgard Classic Standard, 8" x 18" x 3/8" x 3/4") Running Band, Natural
[Symbol]	PAVING TYPE 6	FEATURE PAVING	Concrete (Unit Power, Belgard Classic Standard, 8" x 18" x 3/8" x 3/4") Running Band, Natural
[Symbol]	PAVING TYPE 7	CP CONCRETE PAVING BAND	Coloured CP Concrete Paving Band, 12" width
[Symbol]	PAVING TYPE 8	PAVING SURFACE	RP Rubber (Ray S, etc.) By Landscape or Approval
[Symbol]	PAVING TYPE 9	PRIVATE PATIO PAVING	Concrete (Unit Power, Bostall by Belgard, Scandina Gray)
[Symbol]	PAVING TYPE 10	WOOD DECKING	ThermoWood Modified Wood, Thermoseal by Scaevola, 6" x 2" Length (max)
[Symbol]	PLANTER TYPE 1	BOULEVARD PLANTING ON GRADE	12" Max. Soil Depth for Golden Linn, 24" Max. Soil Depth for Shrubs, 36" Max. Soil Depth for Trees
[Symbol]	PLANTER TYPE 2	BANK GARDEN ON GRADE	24" Max. Soil Depth for Shrubs, 36" Max. Soil Depth for Trees
[Symbol]	PLANTER TYPE 3	BASED PLANTERS ON SLAB	C.P. Concrete with Bostall Form, 24" Max. Soil Depth for Shrubs, 36" Max. Soil Depth for Trees
[Symbol]	SEATING TYPE 1	BENCH	Wood, Tall Bench
[Symbol]	SEATING TYPE 2	MOVABLE TABLES AND CHAIRS	By Owner
[Symbol]	SEATING TYPE 3	BAR TABLE + STOOLS	By Owner
[Symbol]	FEATURE ENTRY	SEALAGE	Concrete Base with Architectural Fin
[Symbol]	MOVABLE PLANTER POTS		By Owner
[Symbol]	PUBLIC ART		By Owner
[Symbol]	PLAYGROUND FEATURE		Product TBD
[Symbol]	FOUNTSQUARES/SHAKES AND LADDERS		By Owner
[Symbol]	BIKE RACKS		Iconic Series Bike Rack By Magpie Site Furniture
[Symbol]	SOL CELL AREA BELOW		Max. Depth 180mm
[Symbol]	PEDESTRIAN LIGHT		Refer to Civil



1 GROUND LEVEL MATERIALS AND LAYOUT PLAN - WEST
Scale: 1:150



loci
LANDSCAPE ARCHITECTURE

1111 BROADWAY, SUITE 1000, FORT MOODY, FL 32031
PH: 352.246.1111 | WWW.LOCIARCHITECTS.COM

Project Name: Mary Anna's Place
2017
1111 BROADWAY, SUITE 1000, FORT MOODY, FL 32031
PH: 352.246.1111 | WWW.LOCIARCHITECTS.COM

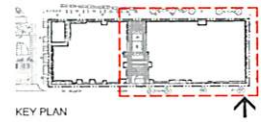
Project Info:
2017
Mary Anna's Place
Heritage Landmark
1111 Broad Street

Project Team:
Lead: [Name]
Designer: [Name]
Architect: [Name]
Site Architect: [Name]
Landscape Architect: [Name]

Drawn By: [Name] | Checked By: [Name]
DATE: [Date]
SCALE: 1:150
PROJECT: MARY ANNA'S PLACE
SHEET: L1.0

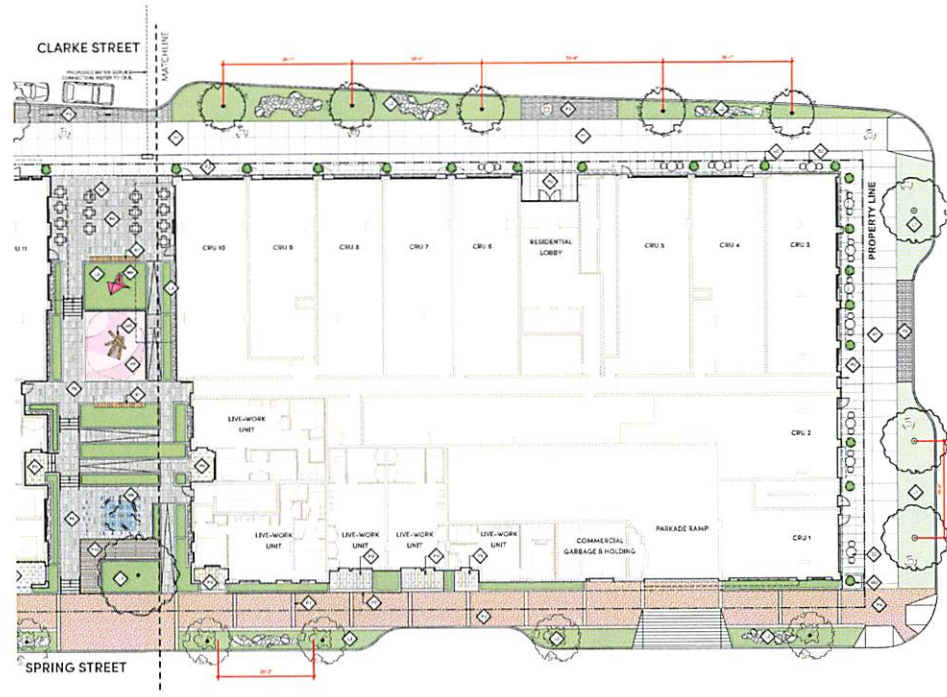
GENERAL LAYOUT • MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 1% SLOPE ON ALL HARDS AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO MANAGE STRUCTURES WADWAYS IN SOFT OR SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, SEATINGS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.



MATERIALS LEGEND - GROUND LEVEL

SYMBOL	KEY	DESCRIPTION	DETAIL
[Symbol]	CP	PAVING TYPE 1: CONCRETE SIDEWALK CP Concrete on Super Gray All Port Moody Portland, 133mm x 19mm Stone Lines	
[Symbol]	CP	PAVING TYPE 2: CONCRETE SETEA PAVING CP Concrete on Super Gray All Port Moody Portland, 133mm x 19mm Stone Lines	
[Symbol]	CP	PAVING TYPE 3: BOULEVARD PAVING Concrete on Super Gray All Port Moody Portland, 133mm x 19mm Stone Lines	
[Symbol]	CP	PAVING TYPE 4: PICHENADE PAVING Concrete on Super Gray All Port Moody Portland, 133mm x 19mm Stone Lines	
[Symbol]	CP	PAVING TYPE 5: HERITAGE PAVING Concrete on Super Gray All Port Moody Portland, 133mm x 19mm Stone Lines	
[Symbol]	CP	PAVING TYPE 6: FEATUR PAVING Concrete on Super Gray All Port Moody Portland, 133mm x 19mm Stone Lines	
[Symbol]	CP	PAVING TYPE 7: QIP CONCRETE PAVING BAND Coloured QIP Concrete Paving Band, 12" width	
[Symbol]	CP	PAVING TYPE 8: PLAYGROUND SURFACE 19mm Rubber Mulch Surface, By Landscape in Agreement	
[Symbol]	CP	PAVING TYPE 9: PRIVATE PATIO PAVING Concrete on Super Gray All Port Moody Portland, 133mm x 19mm Stone Lines	
[Symbol]	CP	PAVING TYPE 10: WOOD DECKING Thermo Modified Wood, Thermoseal by Composite 4" x 2" length boards	
[Symbol]	CP	PLANTER TYPE 1: BOULEVARD PLANTING ON GRADE 12" Min. Soil Depth for Shrubs 30" Min. Soil Depth for Trees	
[Symbol]	CP	PLANTER TYPE 2: BANK GARDEN ON GRADE 24" Min. Buffer Zone for Shrubs 30" Min. Buffer Zone for Trees	
[Symbol]	CP	PLANTER TYPE 3: RAISED PLANTER ON SLAB 12" Concrete with Root Barrier, 18" High 24" Soil Depth for Shrubs 30" Soil Depth for Trees	
[Symbol]	CP	SEATING TYPE 1: BENCH Wood Top Bench Sustainable Thermally Modified Lumber	
[Symbol]	CP	SEATING TYPE 2: MOVABLE TABLES AND CHAIRS By Owner	
[Symbol]	CP	SEATING TYPE 3: BAR TABLE + STOOLS By Owner	
[Symbol]	CP	FEATURE ENTRY USAGE Concrete Base with Architectural Finish	
[Symbol]	CP	MOVABLE PLANTER POTS By Owner	
[Symbol]	CP	PUBLIC ART Sculpture and Mail by Owner	
[Symbol]	CP	PLAYGROUND FEATURE Product TBD	
[Symbol]	CP	FOUR SQUARE/STAKES AND LADDERS By Owner	
[Symbol]	CP	BBQ GRILLS Bosch Series Bika Rock by Moggi Site Furniture	
[Symbol]	CP	SOIL CELL AREA BELOW 100mm Depth Stone	
[Symbol]	CP	PEDESTRIAN LIGHT Solar to Grid	



1 GROUND LEVEL MATERIALS AND LAYOUT PLAN - EAST
Scale: 1:150



Project Name:

Client:

Project No.:

Project Name: Mary Anne's Place
Residential Development
1234 5th Street

Project Team:

Client:

Architect:

Landscaping:

Scale: 1:150

Drawn By:

Checked By:

Project Name:

Client:

Project No.:

Project Name: Mary Anne's Place
Residential Development
1234 5th Street

Project Team:

Client:

Architect:

Landscaping:

Scale: 1:150

Drawn By:

Checked By:

Project Name:

Client:

Project No.:

Project Name: Mary Anne's Place
Residential Development
1234 5th Street

Project Team:

Client:

Architect:

Landscaping:

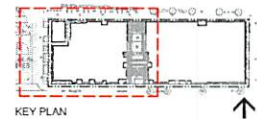
Scale: 1:150

Drawn By:

Checked By:

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED LANDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO C.A.S. FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRELIMINARY GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED BY FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE EXPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

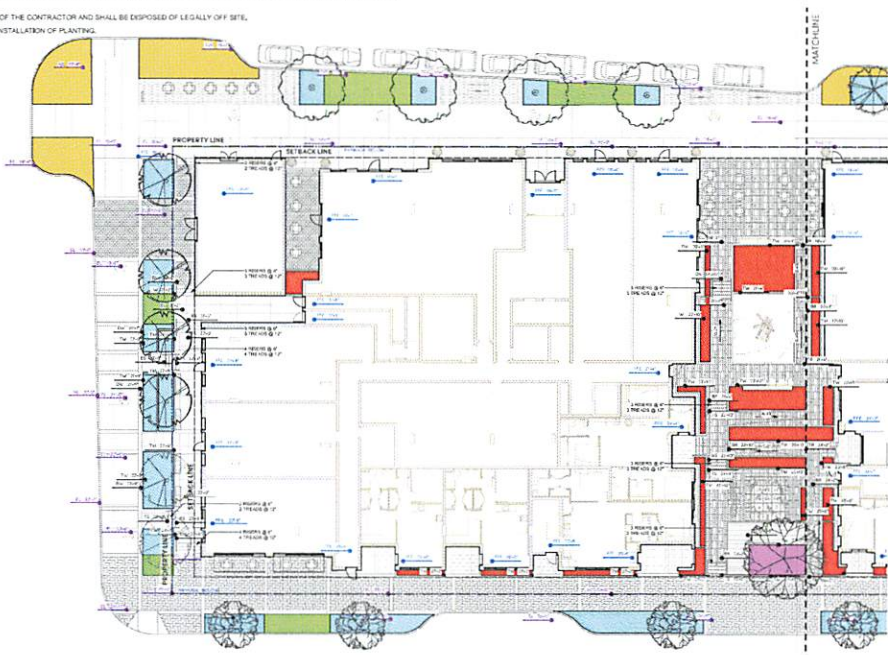


GROUND LEVEL GRADING LEGEND

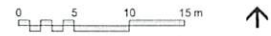
SYMBOL	DESCRIPTION
FFE 0.00	FINISHED FLOOR ELEVATION BY ARCHITECTURE
EL 0.00	EXISTING GRADE AT POINT
EL 0.00	PROPOSED ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TE 0.00	TOP OF TERRACE ELEVATION
BS 0.00	BOTTOM OF STAIR ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
BE 0.00	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION

GROUND LEVEL SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
[Yellow]	SOIL PLANTING ON GRADE Min. 300mm (12") Grading Medium
[Orange]	SHRUB PLANTING ON GRADE Min. 300mm (12") Mulch, Min. 600mm (24") Grading Medium
[Light Blue]	TREE PLANTING ON GRADE Min. 300mm (12") Mulch, Min. 600mm (24") Grading Medium
[Red]	SHRUB PLANTING ON SLAB Min. 300mm (12") Grading Medium, Min. 600mm (24") Drainage
[Purple]	TREE PLANTING ON SLAB Min. 300mm (12") Mulch, Min. 600mm (24") Grading Medium, Min. 100mm (4") Drainage
[Green]	SOIL CELL AREA (OFFSITE) Spec. Cell, Or Approved Alternative



1 GROUND LEVEL GRADING PLAN - WEST
Scale: 1:100



loci
Landscape Architecture
1111 BROADWAY, SUITE 1000, NEW YORK, NY 10019
TEL: 212 693 1234
WWW.LOCIARCHITECTURE.COM

Project Name
Mary Anne's Place

Client
Mary Anne's Place

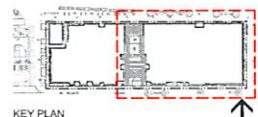
Architect
loci

Landscape Architect
loci

GROUND LEVEL GRADING PLAN - WEST
L1.2

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES, MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR ELEVATION (FF), RACKETS, AND RAMP SLOPING FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PROPOSED GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PROPOSED ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO SURETY CONDITIONS.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.



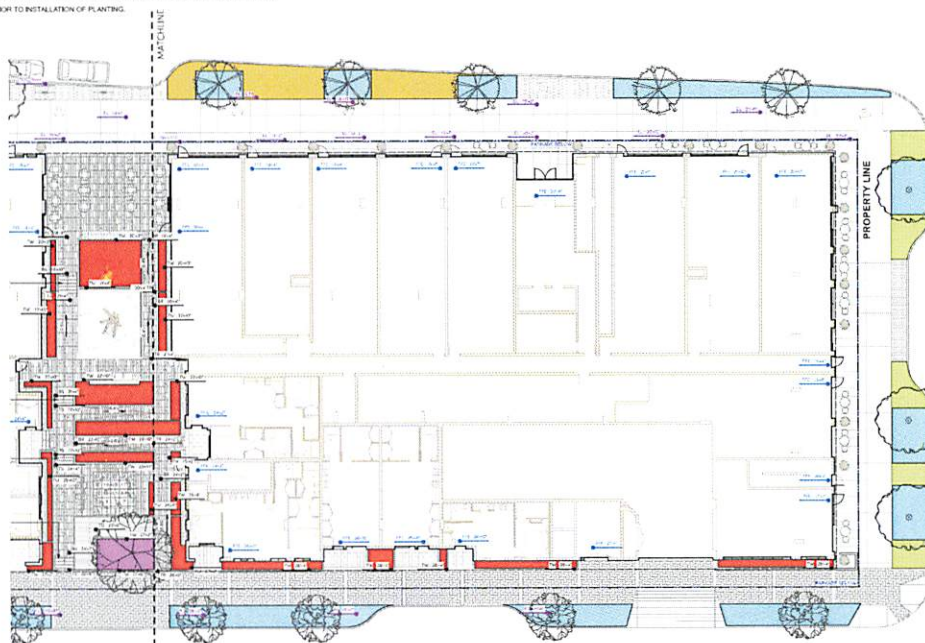
loci
LANDSCAPE ARCHITECTURE

GROUND LEVEL GRADING LEGEND

SYMBOL	DESCRIPTION
FF: 0.00	FINISHED FLOOR ELEVATION BY ARCHITECTURE
EL: 0.00	EXISTING ELEVATION
EL: 0.00	PROPOSED ELEVATION
TV: 0.00	TOP OF WALL ELEVATION
BB: 0.00	BOTTOM OF WALL ELEVATION
TS: 0.00	TOP OF STAIRS ELEVATION
BS: 0.00	BOTTOM OF STAIRS ELEVATION
TF: 0.00	TOP OF FENCE ELEVATION
TB: 0.00	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION

GROUND LEVEL SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
[Light Green Box]	SOIL PLANTING ON GRADE Min. 300mm (12") Growing Medium
[Yellow Box]	SHRUB PLANTING ON GRADE Min. 500mm (20") Mulch Min. 600mm (24") Laying Medium
[Blue Box]	TREE PLANTING ON GRADE Min. 500mm (20") Mulch Min. 500mm (20") Growing Medium
[Red Box]	SHRUB PLANTING ON SLAB Min. 500mm (20") Mulch Min. 600mm (24") Growing Medium
[Purple Box]	TREE PLANTING ON SLAB Min. 500mm (20") Mulch Min. 600mm (24") Growing Medium
[Green Box]	SOIL CELL AREA (OFF SITE) Site: Call On Approved Alternative



1 GROUND LEVEL GRADING PLAN - EAST
Scale: 1:50



Project Name

Notes

No. Designer	Date
0. Issued for Development Review	2024.04
1. Issued for Review (Approval)	Issued
2. Approved for Construction	Issued
3. Approved for Construction	Issued

Project Site

Mary Anne's Place
Phase 1a Development
1000 Mary Anne Drive

Project Team

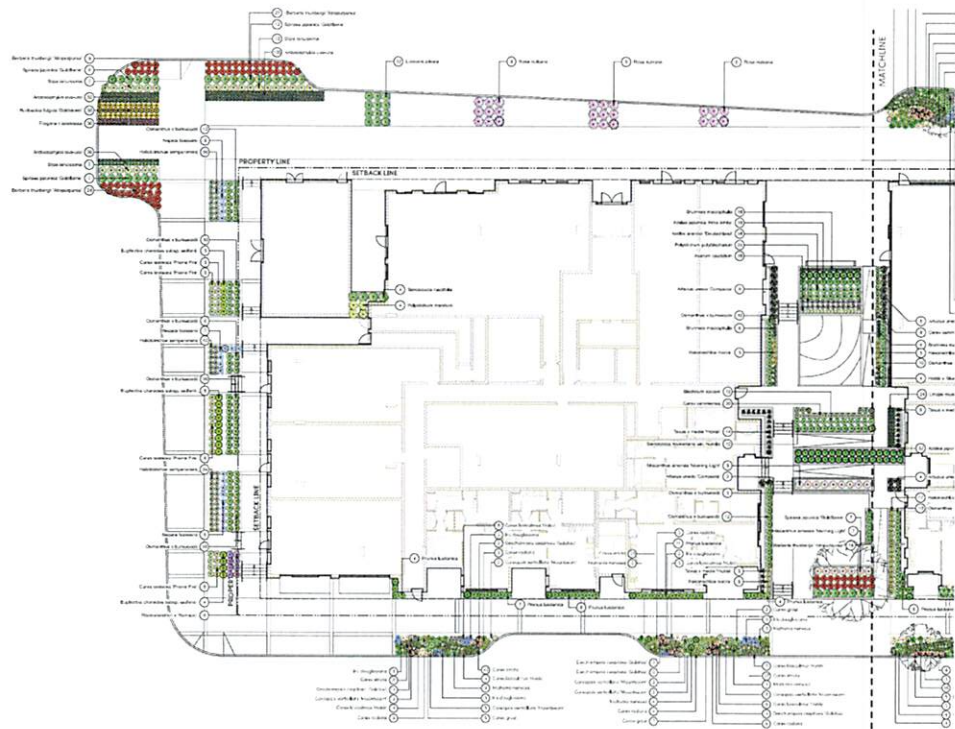
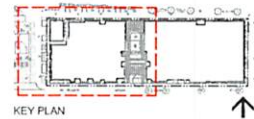
Client	Developer
Consultant	loci
Architect	Call Architects
Landscape Architect	loci Landscape Architecture + Urban Design

Drawn By: [Name] Checked By: [Name]

GROUND LEVEL GRADING PLAN - EAST
L1.3
Rev. 0

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIALFINE MULCH LESS THAN 50MM (2") DIAMETER
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREES: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 4" ABOVE FINISHED GRADE. OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND DRAINAGE LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DWP IRRIGATION



1 GROUND LEVEL PLANTING PLAN- WEST
SCALE: 1:150

loci
LANDSCAPE ARCHITECTS

1100 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604.681.1100
WWW.LOCIARCHITECTS.COM

Project Name

Mary Anna's Place

2015

Project #15

Client: Mary Anna's Place

Architect: loci

Landscape Architect: loci

Project #15

2015

Mary Anna's Place

1100 West 10th Avenue

Project Name

Client: Mary Anna's Place

Architect: loci

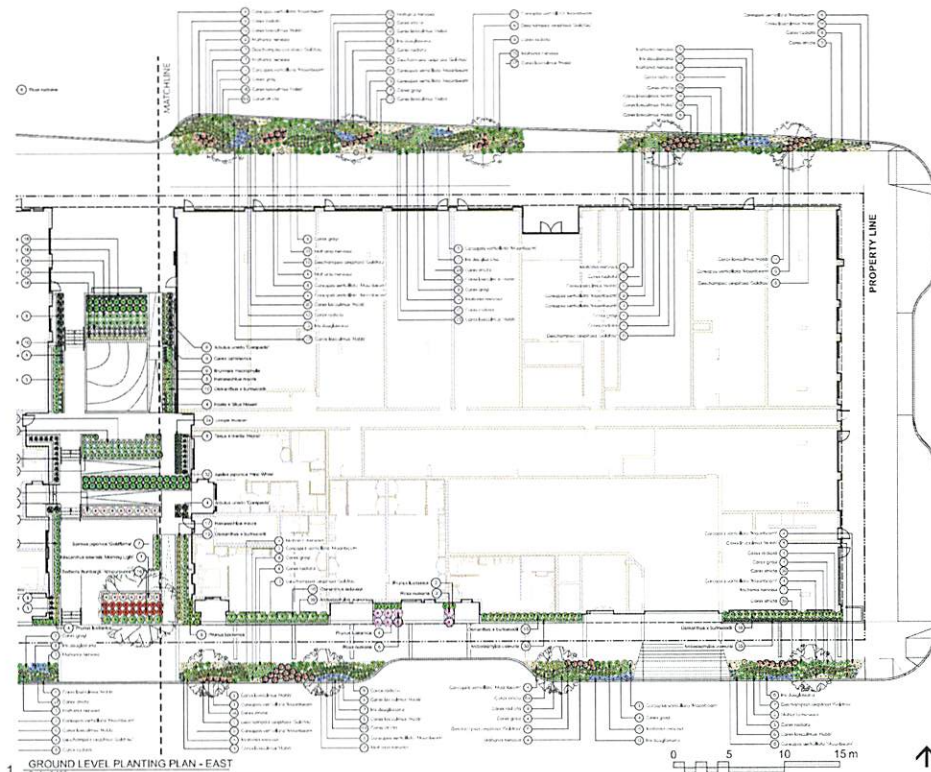
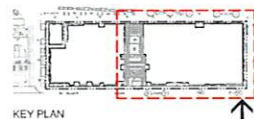
Landscape Architect: loci

Scale: 1:150

Sheet: L1.4

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SURFACE FINISH PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILISE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 5" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILISE AS SPECIFIED BY NURSERY.
7. FINAL SCULPTURE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF FORT MOODY STANDARDS. INITIAL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
11. FINAL PLANT SPECIES QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DISPERSION



1 GROUND LEVEL PLANTING PLAN - EAST
Scale: 1:100

loci
LANDSCAPE ARCHITECTURE

Project Name: Mary Anne's Place
Project No: 2017
Project Site: Mary Anne's Place
Project Description: [illegible]
Project Address: [illegible]
Project Date: [illegible]

Scale: 1:100
Date: [illegible]

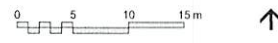
GROUND LEVEL PLANTING PLAN - EAST
L1.5
Rev: 1

GENERAL PLANTING NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 5' ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SCULPTURE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE PROVIDED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING & PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION



1 GROUND LEVEL TREE PLANTING PLAN - WEST
SCALE: 1:10



loci

1000 UNIVERSITY STREET, VANCOUVER, BC V6E 2E9
 TEL: 604.681.1111
 WWW.LOCI.CA

PROJECT NAME:
 DATE:
 NO. REVISION: _____ DATE: _____
 1. INITIAL DEVELOPMENT: 2018-04
 2. REVISED: 2018-04
 3. REVISED: 2018-04
 4. REVISED: 2018-04
 5. REVISED: 2018-04
 6. REVISED: 2018-04

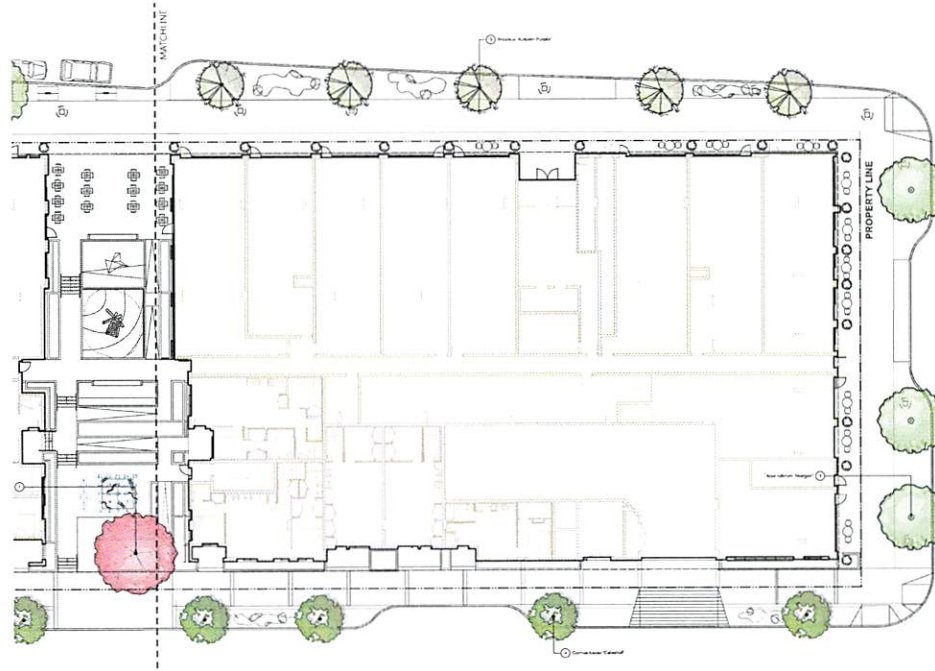
PROJECT NO:
 2018
 PROJECT NAME:
 MARY ANNE'S PLACE
 1000 UNIVERSITY STREET
 VANCOUVER, BC V6E 2E9

PROJECT TEAM:
 CLIENT:
 COMMUNITY:
 ARCHITECT:
 LANDSCAPE ARCHITECT:
 1000 UNIVERSITY STREET VANCOUVER, BC V6E 2E9

DATE: 2018-04-10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 GROUND LEVEL TREE PLANTING PLAN - WEST
 L1.6

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONES TO REST ON TAMPED PLANTING SOIL
4. SURFACES PREPARE PLANTING HOLES AS SPECIFIED, PLANT AT THE SAME GRADE AS NURSERY, WATER AND FERTILIZE AS SPECIFIED, ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE PREPARE PLANTING HOLES AS SPECIFIED, INSTALL TOP OF ROOTZONE 5" ABOVE FINISHED GRADE OF GROUND, MEDIAL WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SCULPTURE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATIONS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC CHIP SPREADER



1 GROUND LEVEL TREE PLANTING PLAN - EAST
Scale: 1:100



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Landscape Architecture

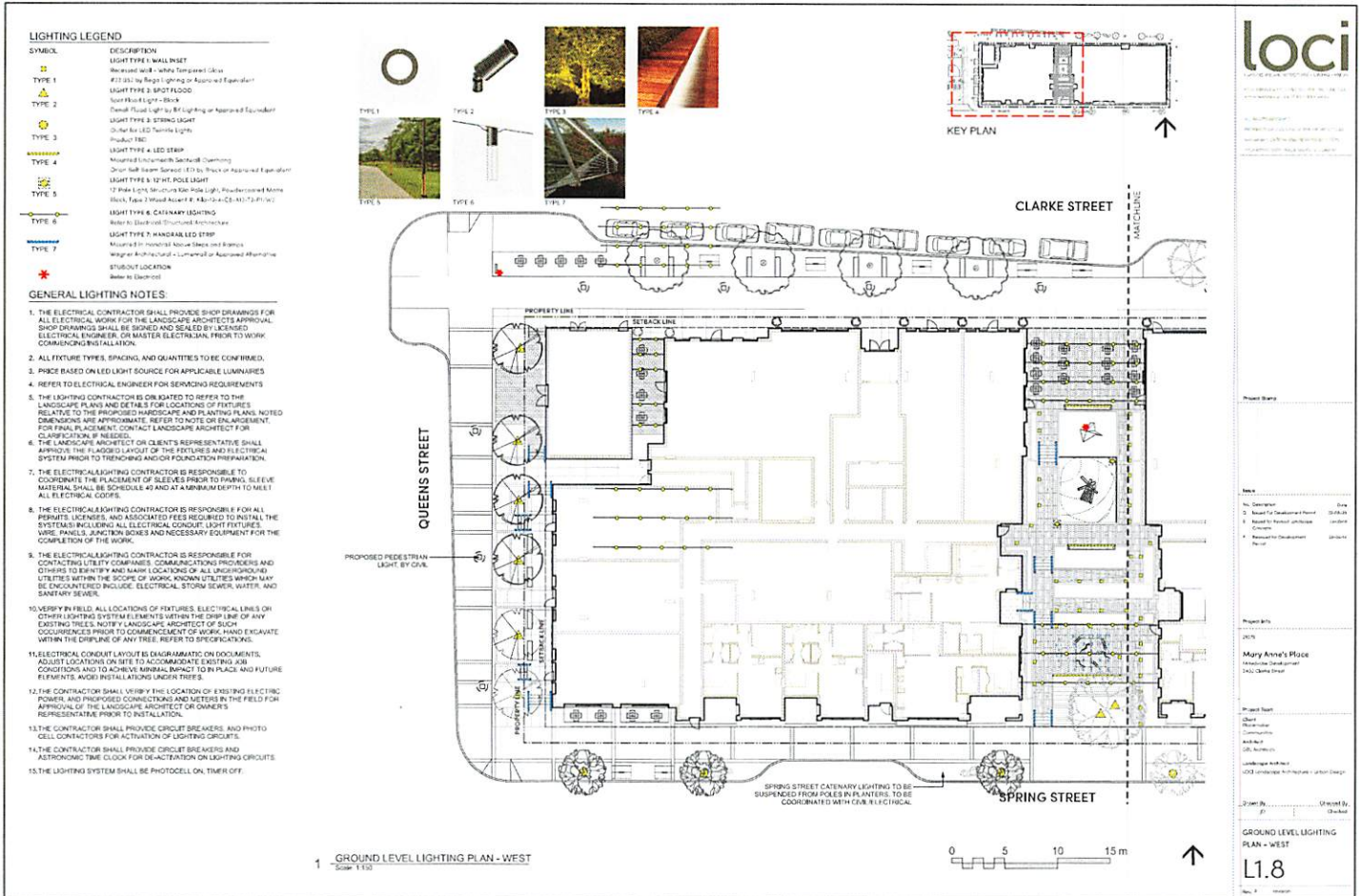
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604.681.1111
WWW.LOCIARCHITECTS.COM

Project Name
Date
No. Revision
By: [Name]
Date: [Date]

Project Site
City
Mary Anne's Place
Project Manager
[Name]

Project Team
Client
Commission
Architect
[Name]
Landscape Architect
[Name]

Drawn By: [Name]
Checked By: [Name]
Scale: 1:100
L1.7
Rev. 1



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LANDSCAPE ARCHITECTURE

1700 BROADWAY, SUITE 100, NEW YORK, NY 10014
TEL: 212 677 1100
WWW.LOCIARCHITECTS.COM

Project Name

Notes

1. Description	Date
2. Issue for Development Review	08/26/20
3. Issue for Permit Application	09/08/20
4. Construction	09/08/20
5. As-built/As-constructed	09/08/20
6. Final	

Project Info

2020

Mary Anne's Place
Architect: Development
1400 Spring Street

Project Team

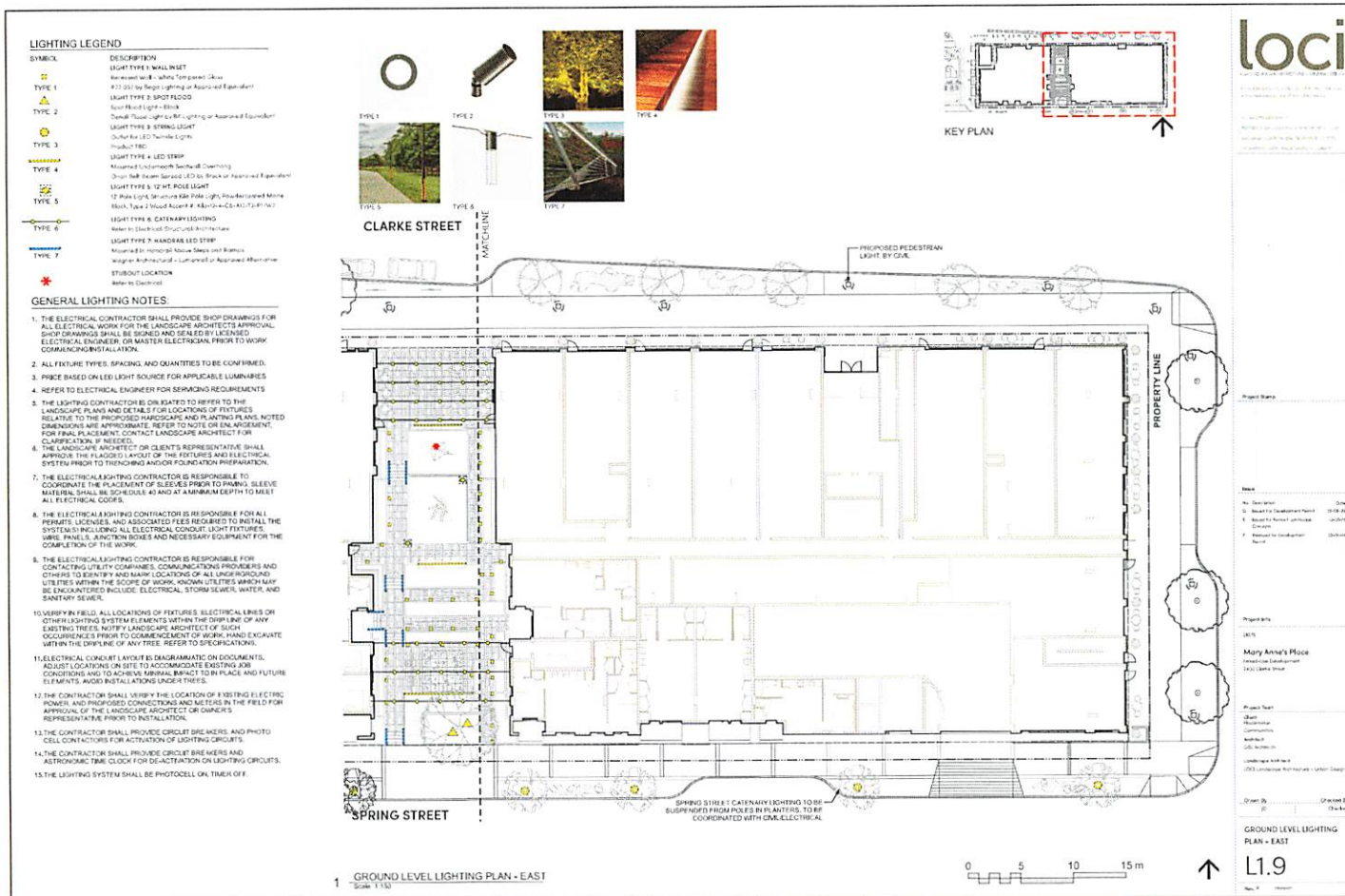
Client	Developer
Architect	loci
Landscaping Architect	loci

Scale: 1/8" = 1'-0"
Sheet No. 1/8
Checked By: [Signature]

GROUND LEVEL LIGHTING PLAN - WEST

L1.8

Rev. 1: 08/26/20



HERITAGE BUILDING NODE & QUEENS STREET RETAIL FRONTAGE



CLARKE & KYLE STREETS RETAIL FRONTAGE



SPRING STREET PROMENADE



PEDESTRIAN MEWS



loci

LOCUS ARCHITECTURE + INTERIOR DESIGN
 1000 UNIVERSITY AVENUE, SUITE 1000
 ANN ARBOR, MI 48106-1000
 TEL: 734.763.1100
 WWW.LOCIARCHITECTURE.COM

Project Name

Client
 No. Description Date
 1. Request for Development Permit 10/18/15
 2. Request for Permit Application 10/20/15
 3. Request for Development 10/20/15

Project No.

2015

Mary Anne's Place

Historic Development
 1000 Spring Street

Project Type

Client

Architect

City

Landmark Authority

1000 University Avenue - Urban Design

Drawn By

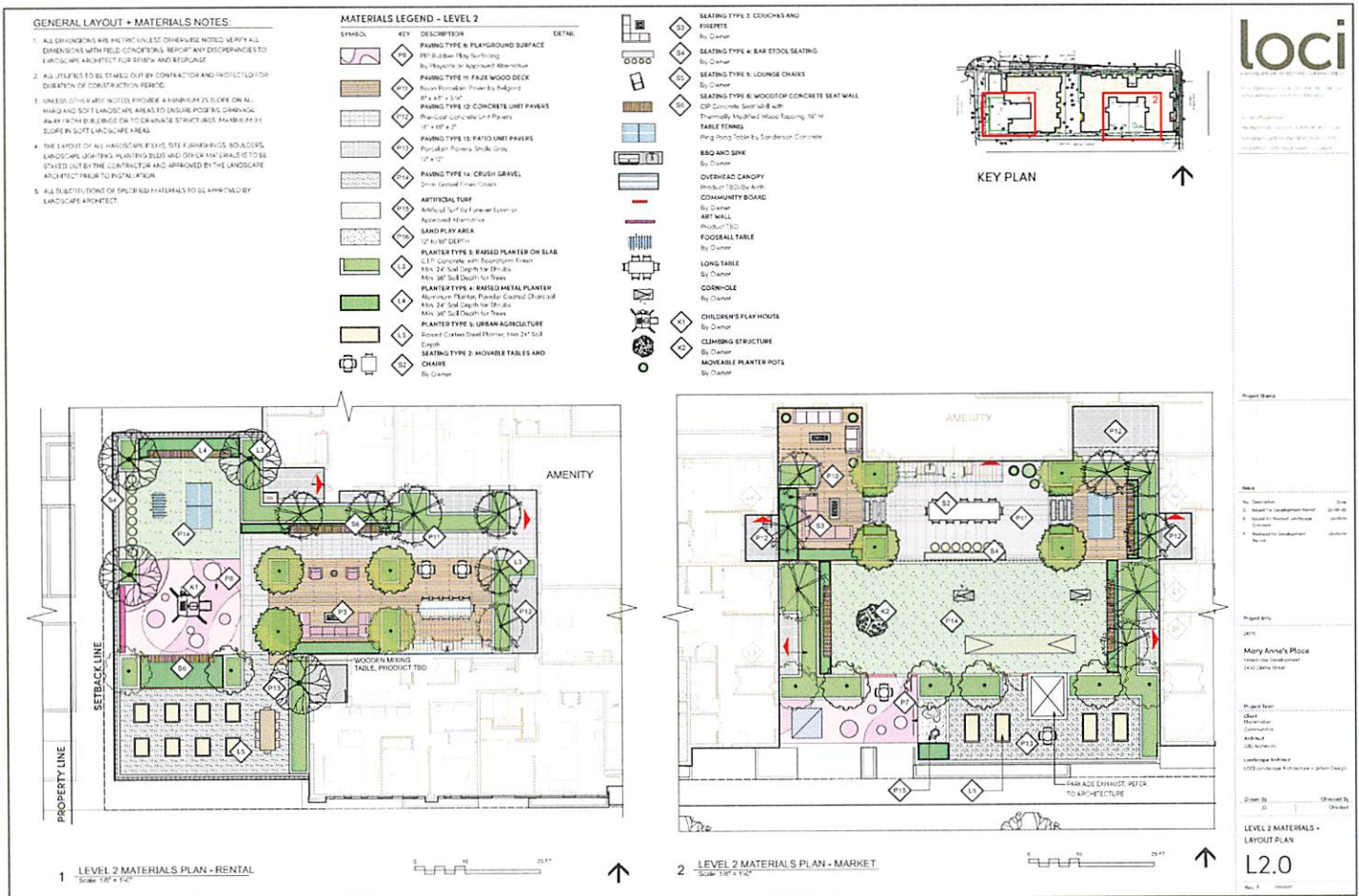
Checked By

GROUND LEVEL

PRECEDENT IMAGES

L1.10

Rev. 1 10/18/15



GENERAL GRADING NOTES

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES, MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED Hardscape ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.

9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS AND EXISTING SEWER, FRESH WATERING INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DESIRES CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DEPOSITED LEGALLY OFF-SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

LEVEL 2 GRADING LEGEND

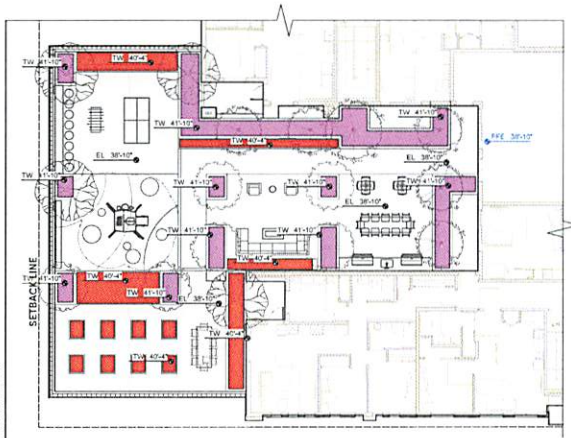
SYMBOL	DESCRIPTION
EL. 0.00	PROPOSED ELEVATION
TW. 0.00	TOP OF WALL ELEVATION
BW. 0.00	BOTTOM OF WALL ELEVATION
TE. 0.00	TOP OF BENCH ELEVATION

LEVEL 2 SOIL DEPTH LEGEND

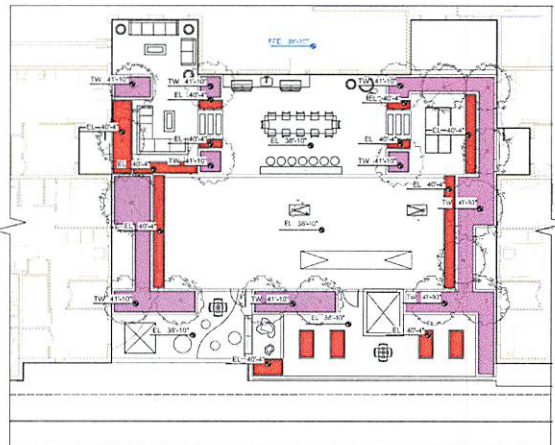
SYMBOL	DESCRIPTION
Red fill	SHRUB PLANTING ON SLAB Max. 150mm (2") SLAB Max. 600mm (24") Containing Medium
Purple fill	TREE PLANTING ON SLAB Max. 300mm (12") SLAB Max. 300mm (24") Containing Medium Max. 1000mm (4') Drainage



KEY PLAN



1 LEVEL 2 GRADING PLAN - RENTAL
Scale: 1:100



2 LEVEL 2 GRADING PLAN - MARKET
Scale: 1:100



loci
Landscape Architecture
1000 University Avenue, Suite 100
Vancouver, BC V6E 2E1
Tel: 604.681.1111
www.loci.ca

Project Name

2015

Mary Anne's Place
Residential Development
1100 West Street

Project Info

2015

Mary Anne's Place
Residential Development
1100 West Street

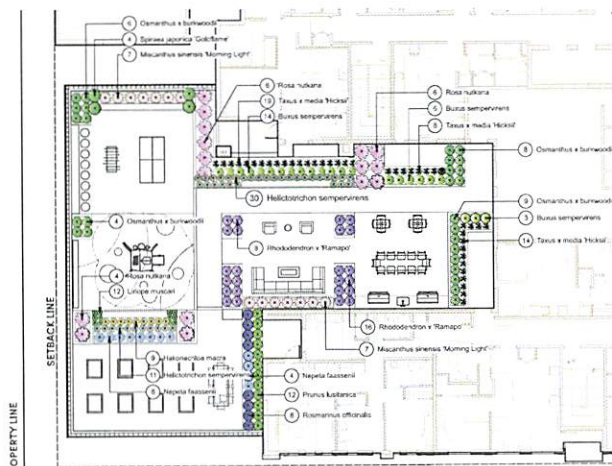
LEVEL 2 GRADING PLAN
L2.1

GENERAL PLANTING NOTES:

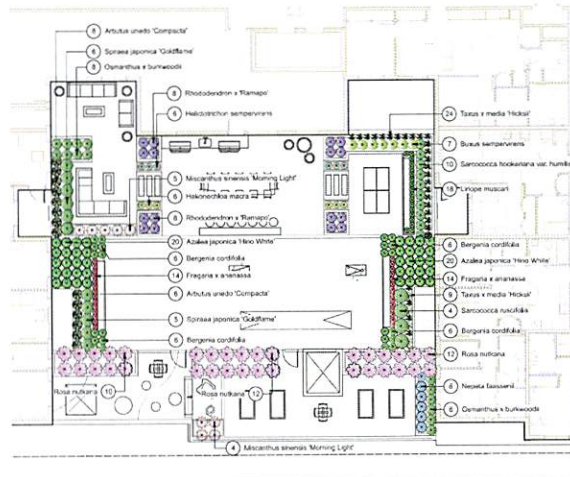
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH DC LANDSCAPE STANDARD LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MATCHED WITH SOMM (7) OF MEDIAN LINE MAJOR LESS THAN SOMM (2) DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF WASHINGTON ARBORIST.
6. TREE PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 1" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SCULPTURE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF POT. MOODY. STAGNADUS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION.



KEY PLAN



1 LEVEL 2 PLANTING PLAN - RENTAL
Scale: 1:100



2 LEVEL 2 PLANTING PLAN - MARKET
Scale: 1:100

Project Name: Mary Anne's Place
 Project No: 2017
 Project Date: 2017
 Project Location: Washington, DC
 Project Team: loci
 Client: loci
 Architect: loci
 Landscape Architect: loci
 Scale: 1:100
 Date: 2017
 Drawn By: [Name]
 Checked By: [Name]

LEVEL 2 PLANTING PLAN
L2.2
 No. 1

GENERAL PLANTING NOTES

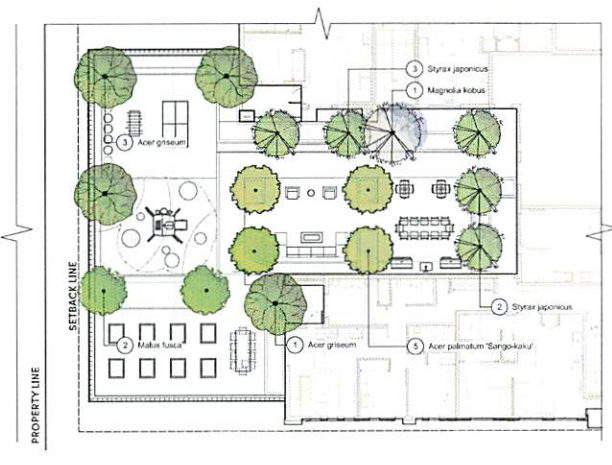
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIAN FINE MULCH LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS PREPARE PLANTING HOLES AS SPECIFIED PLANT AT THE SAME GRADE AS NURSERY WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST.
6. TREE PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE & ABOVE FINISHED GRADE OF GROUNDING MEDICAL WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SITE/SCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF PORT MOODY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING QUANTITY AND TREE PLACEMENT TO BE REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
12. ALL PLANTING BEDS TO RECEIVE AUTOMATIC DRIP IRRIGATION.



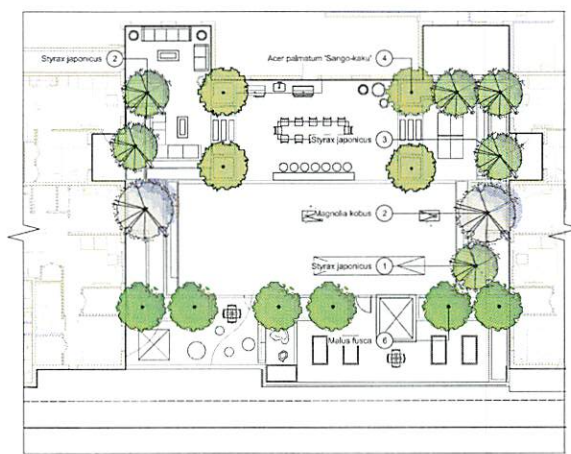
KEY PLAN



loci
LANDSCAPE ARCHITECTS INC.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
TEL: 604.681.1111
WWW.LOCIARCHITECTS.COM



1 LEVEL 2 TREE PLANTING PLAN - RENTAL
Scale: 1/100



2 LEVEL 2 TREE PLANTING PLAN - MARKET
Scale: 1/100



Project Name
loci

Project No.
2023-001

Project Date
2023-08-15

Project Location
1000 West 10th Avenue, Suite 100, Vancouver, BC

Project Description
Landscape Architecture for Rental and Market Units

Project Team
loci Landscape Architects Inc. (Landscape Design)

Client
Many Anne's Place
1000 West 10th Avenue, Suite 100, Vancouver, BC

Scale
1/100

Level
LEVEL 2 TREE PLANTING PLAN


Sheet No.
L2.3


Scale
1/100


Checked By
[Signature]

LIGHTING LEGEND - LEVEL 2

SYMBOL	DESCRIPTION
	LIGHT TYPE 1 - WALL MOUNT Recessed wall mount, white tempered glass #10 (30" by 30" by 10" lighting or approved equivalent)
	LIGHT TYPE 4 - LED STRIP Mounted underneath Southwest Overhang 30" x 18" recessed, square LED by Stock or approved equivalent
	LIGHT TYPE 7 - WALL SCENE Surface Mount - Dual Inverse Form #10 (30" by 30" by 10" lighting or approved equivalent)



 TYPE 1

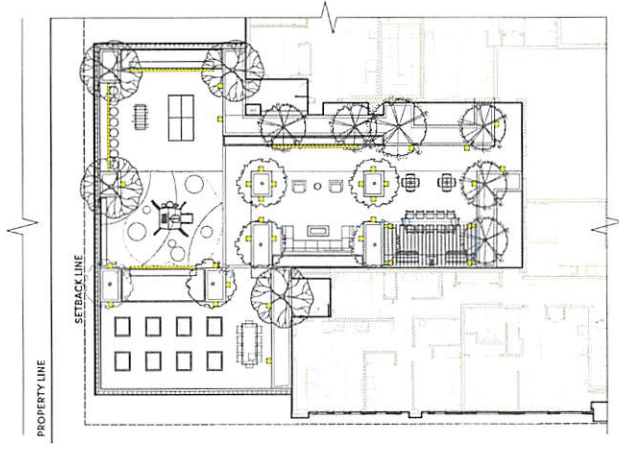

 TYPE 4

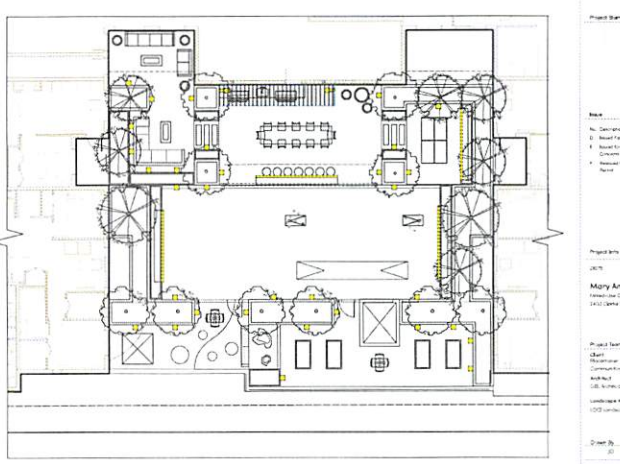

 TYPE 7

GENERAL LIGHTING NOTES:

- THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER OR MASTER ELECTRICAL PRIOR TO WORK COMMENCING INSTALLATION.
- ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
- PROVIDE BASED ON FIELD LIGHT SOURCE FOR APPLICABLE LUMINAIRES.
- REFER TO ELECTRICAL ENGINEER FOR SPACING REQUIREMENTS.
- THE LIGHTING CONTRACTOR IS OR RATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED Hardscape AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTES OR ENLARGEMENT FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION IF NEEDED.
- THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND FOUNDATION PREPARATION.
- THE ELECTRICAL LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PILING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
- THE ELECTRICAL LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PRIVATE, LICENSED, AND ASSOCIATED FEES PROVIDED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
- THE ELECTRICAL LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
- VERIFY IN FIELD ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE CURB LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE CURBLINE OF ANY TREE. REFER TO SPECIFICATIONS.
- ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATING ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AND INSTALLATIONS UNDER TREES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND PHOTO CELL CONTRACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
- THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMICAL TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
- THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON TIMER OFF.


KEY PLAN


1 LEVEL 2 LIGHTING PLAN - RENTAL
 Scale: 1/160


2 LEVEL 2 LIGHTING PLAN - MARKET
 Scale: 1/160

loci

1000 University Ave, Suite 1000
 Berkeley, CA 94702
 Tel: 415.863.1000
 Fax: 415.863.1001
 Email: info@loci.com

Project Name:
 Many Anna's Place
 Project Location:
 1000 University Ave, Suite 1000
 Berkeley, CA 94702

Project Team:
 Client: Many Anna's Place
 Architect: loci
 Landscape Architect: loci
 Electrical Contractor: loci

Drawn By: [Name]
 Checked By: [Name]
 Date: [Date]

LEVEL 2 LIGHTING PLAN
L2.4
 App. # [Number]

LEVEL 2 AMENITIES



loci

1000 S. GARDEN ST. SUITE 1000, LOS ANGELES, CA 90007

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WWW.LOCIARCHITECTS.COM

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PHOTOGRAPHY: JEFFREY M. HARRIS

RENDERING: LOCI ARCHITECTS

DATE: 08/2015

PROJECT: MARY ANNE'S PLACE

PHASE: PRELIMINARY

SCALE: AS SHOWN

PROJECT NO: 15001

DATE: 08/2015

PROJECT NAME:

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LEVEL 2 PRECEDENT

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OVERALL PLANT LIST

Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES						
4	Acer griseum	Japanese Maple	30m tall	As Shown	ESD, M/B/N/M	
9	Acer palmatum 'Sango-kaku'	Japanese Maple	60m tall	As Shown	ESD, M/B/N/M, Min. 7' H	
7	Acer rubrum 'Morgan'	Morgan Maple	70m tall	As Shown	ESD	
7	Cornus kousa 'Celestial'	Kousa Dogwood	70m tall	As Shown	ESD	
5	Forsythia x 'Autumn Purple'	Autumn Purple Ash	60m tall	As Shown	ESD	
6	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo Tree	70m tall	As Shown	ESD Specimen	
3	Magnolia kobus	Kobus Magnolia	30m tall	As Shown	ESD	
1	Magnolia x soulangiana	Southern Magnolia	4m H	As Shown	ESD Specimen	
8	Mulberry	Flowering Crabapple	50m tall	As Shown	ESD	
11	Syringa japonica	Japanese Snowball	50m tall	As Shown	ESD	
CONIFERS						
SHRUBS						
36	Abutilon unedo 'Campfire'	Common Shrubbery Bush	#2 Pot	20" dia.		
90	Andromeda japonica 'Mina White'	Hina White Azalea	#3 Pot	20" dia.		
78	Barberry thunbergii 'Arispaurea'	Japanese Barberry	#2 Pot	20" dia.		
30	Dryas ssp. 'Sempervirens'	Common Barwood	#3 Pot	20" dia.		
11	Lonicera japonica	Blue-Leafed Honeysuckle	#2 Pot	24" dia.		
148	Mahonia repens	Creeping Oregon Grape	#2 Pot	20" dia.		
10	Oleander 'Delavayi'	Sweet Olive	#2 Pot	30" dia.		
100	Oleander x 'Burkei'	Burkei's Sweet Olive	#2 Pot	24" dia.		
58	Prunus laurocerasus	Portuguese Laurel	#3 Pot	24" dia.		
48	Rhododendron x 'Rampage'	Rampage Rhododendron	#2 Pot	24" dia.		
82	Rosa 'Hansa'	Hansa Rose	#1 Pot	30" dia.		
8	Rosa 'Solfara'	Solfara Rose	#2 Pot	24" dia.		
22	Sorbus domestica 'var. humilis'	Himalayan Sweet Briar	#2 Pot	24" dia.		
8	Sorbus domestica	Sweet Briar	#1 Pot	30" dia.		
47	Spiraea japonica 'Goldflame'	Goldflame Japanese Spiraea	#3 Pot	24" dia.		
51	Taxus x media 'Pickett'	Hick's Yew	#2 Pot	18" dia.		
PERENNIALS, GRASSES, GROUNDCOVER						
100	Arctostaphylos uva-ursi	Spotted, Kinnikinnick	#1 Pot	10" dia.		
18	Aster cordifolius	Western Wild Geranium	10cm pot	10" dia.		
18	Aster cordifolius 'Deutschland'	Deutschland Aster	#1 Pot	20" dia.		
24	Bergenia cordifolia	Heartleaf Bergenia	#2 Pot	18" dia.		
30	Brunnera macrophylla	Siberian Bugloss	#1 Pot	10" dia.		
72	Carex gracilis	Gray's Sedge	#2 pot	24" dia.		
312	Carex lasiocarpa 'Haze'	Bunny Blue Sedge	#2 pot	19" dia.		
134	Carex pedunculata	Eastern Star Sedge	#2 pot	16" dia.		
4/6	Carex stricta	Tussock Sedge	#2 pot	10" dia.		
27	Carex testacea 'Three Fire'	Orange New Zealand Sedge	#2 pot	20" dia.		
140	Carex verticillata 'Moonbeam'	Tussock	#1 Pot	16" dia.		
99	Deschampsia cespitosa 'Goldfish'	Golden Dew-Tufted Hair Grass	#1 Pot	24" dia.		
18	Euphorbia characias subsp. wulfenii	Spurge	#2 Pot	24" dia.		
44	Fragaria x ananassa	Strawberry	#1 Pot	10" dia.		
47	Hakonechloa macrochaeta	Golden Japanese Forest Grass	#2 Pot	16" dia.		
99	Hakonechloa temperata	Blue Owl Grass	#1 Pot	16" dia.		
8	Hieracium 'Blue Hawaii'	Hawaiian Blue Hawaii?	#1 Pot	16" dia.		
85	Impatiens	Douglas Iris	#1 Pot	16" dia.		
54	Liriodendron	Lily Turf	#1 Pot	10" dia.		
39	Maianthemum sp. 'Morning Light'	'Morning Light' Meadow Grass	#1 Pot	24" dia.		
41	Negetia flexuosa	'Celtic Meadow' Culm	#1 Pot	24" dia.		
36	Buttercup (Ajacis - Galium)	Black-eyed Susan	#2 Pot	16" dia.		
37	Shiba tenuifolia	Mexican Feather Grass	#1 pot	24" dia.		

NOTES:
 1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE IRLINA NURSERY STANDARD.
 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
 6. FINAL LOCATION, QUANTITIES, TREE SPECIES TO BE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM # CM CALIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 8. ROOT BARRIERS SHALL BE 4" OF (1) AND LONG AND (2) 4" AND DEEP PLANTING DEPTH OF ROOT BALL MUST BE BELOW EXISTING CURB. NEW STREET TREES TO BE CONFIRMED PRIOR TO OBSCURE OF THE BUILDING PERMIT.

Project Name:
 1. Location:
 2. Project No./Development Name:
 3. Issued By/Author/Officer:
 4. Approved By/Development Name:

Project No.:
 2017

Project Name:
 Mary Anne's Place
 1000 S. ...
 1000 S. ...

Project No.:
 2017

Project Name:
 Mary Anne's Place
 1000 S. ...
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Project No.:
 2017

Project Name:
 Mary Anne's Place
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 2017

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Project Name:
 Mary Anne's Place
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Project No.:
 2017

Project Name:
 Mary Anne's Place
 1000 S. ...
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Project No.:
 2017

TREES



SHRUBS



PERENNIALS, GRASSES, GROUNDCOVERS, FERNS





LOCAL PROFESSIONAL SERVICES

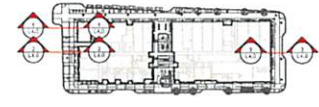
1111 BROADWAY, SUITE 200, NEW YORK, NY 10019
 TEL: (212) 693-1234 FAX: (212) 693-1234
 WWW.LOCIPROFESSORIALSERVICES.COM

Project Name: _____
 Date: _____
 No. Description Date
 1. Request for Information Request 10/15/15
 2. Request for Proposal 11/15/15
 3. Request for Proposal 12/15/15
 4. Request for Proposal 1/16/16

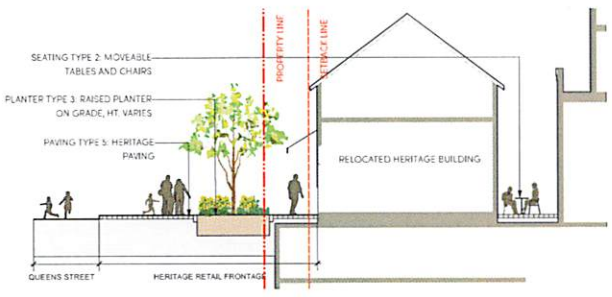
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 City: _____
 Client: _____
 Architect: _____
 Landscape Architect: _____
 Consultant: _____

Project Name: _____
 Client: _____
 Consultant: _____
 Architect: _____
 Landscape Architect: _____
 Consultant: _____

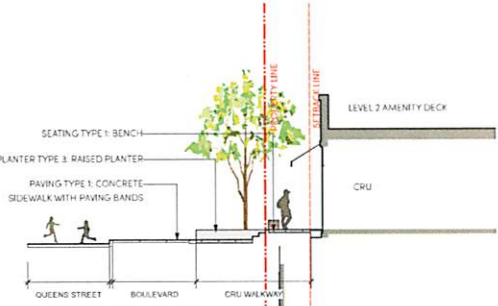
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 SECTION L4.0
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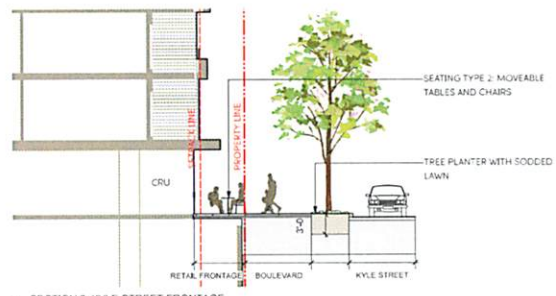
KEY PLAN ↑



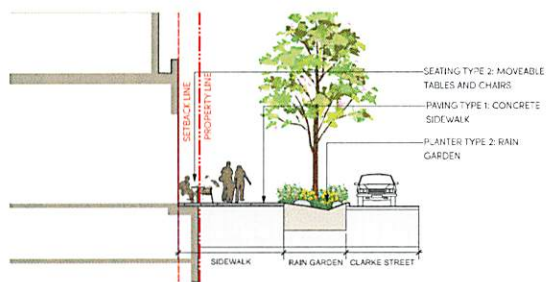
1 SECTION 1: HERITAGE BUILDING FRONTAGE ALONG QUEENS STREET
 Scale: 1/8"



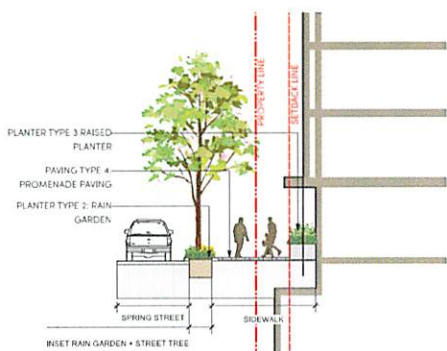
2 SECTION 2: QUEENS STREET FRONTAGE
 Scale: 1/8"



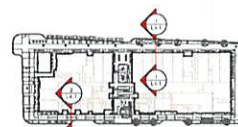
3 SECTION 3: KYLE STREET FRONTAGE
 Scale: 1/8"



1 SECTION 4: CLARKE RETAIL FRONTAGE
Scale: 1/32"



2 SECTION 5: SPRING STREET FRONTAGE
Scale: 1/32"



KEY PLAN

loci

1000 10th Street, Suite 1000, San Francisco, CA 94103
415.774.8888
www.loci.com

Project Name: Mary Ann's Place

Project Number: 1000 10th Street

Project Location: San Francisco, CA

Project Status: In Progress

Project Start: 2015

Project End: 2016

Project Manager: [Name]

Project Architect: [Name]

Project Engineer: [Name]

Project Designer: [Name]

Project Consultant: [Name]

Project Advisor: [Name]

Project Sponsor: [Name]

Project Owner: [Name]

Project Stakeholder: [Name]

Project Contact: [Name]

Project Email: [Email]

Project Phone: [Phone]

Project Website: [Website]

Project Social Media: [Social Media]

Project News: [News]

Project Blog: [Blog]

Project Podcast: [Podcast]

Project Video: [Video]

Project Photo: [Photo]

Project Document: [Document]

Project Report: [Report]

Project Study: [Study]

Project Analysis: [Analysis]

Project Design: [Design]

Project Construction: [Construction]

Project Operation: [Operation]

Project Maintenance: [Maintenance]

Project Renovation: [Renovation]

Project Demolition: [Demolition]

Project Reuse: [Reuse]

Project Recycling: [Recycling]

Project Sustainability: [Sustainability]

Project Innovation: [Innovation]

Project Leadership: [Leadership]

Project Team: [Team]

Project Client: [Client]

Project Partner: [Partner]

Project Vendor: [Vendor]

Project Supplier: [Supplier]

Project Contractor: [Contractor]

Project Consultant: [Consultant]

Project Advisor: [Advisor]

Project Sponsor: [Sponsor]

Project Owner: [Owner]

Project Stakeholder: [Stakeholder]

Project Contact: [Contact]

Project Email: [Email]

Project Phone: [Phone]

Project Website: [Website]

Project Social Media: [Social Media]

Project News: [News]

Project Blog: [Blog]

Project Podcast: [Podcast]

Project Video: [Video]

Project Photo: [Photo]

Project Document: [Document]

Project Report: [Report]

Project Study: [Study]

Project Analysis: [Analysis]

Project Design: [Design]



loci
 CONSULTING ENGINEERS
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1111
 WWW.LOCIENGINEERS.COM

Project Name
 No. Designer Date
 D. Beatty Construction 08/25/20
 E. Beatty Construction 08/25/20
 F. Beatty Construction 08/25/20
 G. Beatty Construction 08/25/20
 H. Beatty Construction 08/25/20

Project No.
 Date
 Project Name
 Designer
 Date

Project No.
 Date
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 Designer
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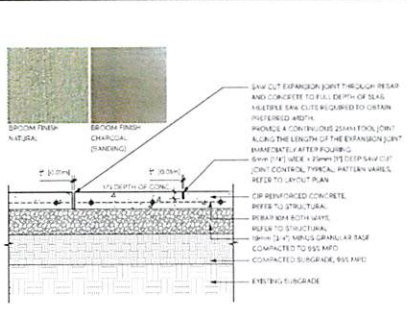
Project No.
 Date
 Project Name
 Designer
 Date

Project No.
 Date
 Project Name
 Designer
 Date

Project No.
 Date
 Project Name
 Designer
 Date

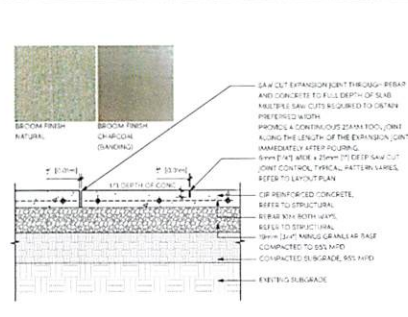
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 Date
 Project Name
 Designer
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 Project Name
 Designer
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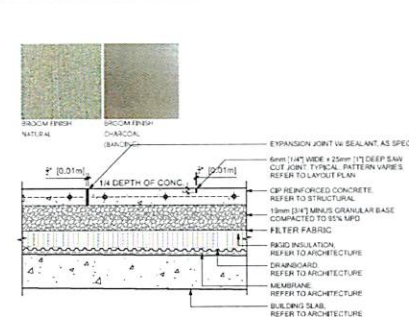
- NOTES:
1. FINISH WITH LIGHT SANDBLAST
 2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
 3. EXP. JOINTS @ 600mm (24") O.C. MAX. (S. CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO CONCRETE W/ PATTERN)
 4. CONTROL JOINTS @ 1500mm (60") O.C. MAX.
 5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
 6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT
 7. AS PER CITY OF TORONTO STANDARDS

1 PAVING TYPE 1: CONCRETE SIDEWALK ON GRADE, TYP. Scale: 1:10



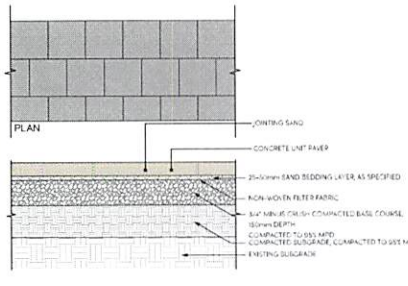
- NOTES:
1. FINISH WITH LIGHT SANDBLAST
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 3. EXP. JOINTS @ 600mm (24") O.C. MAX. (S. CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO CONCRETE W/ PATTERN)
 4. CONTROL JOINTS @ 1500mm (60") O.C. MAX.
 5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
 6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

2 PAVING TYPE 2: ON-SITE RETAIL PAVING ON GRADE, TYP. Scale: 1:10

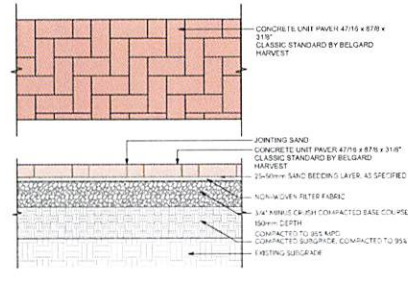


- NOTES:
1. FINISH WITH LIGHT SANDBLAST
 2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
 3. EXP. JOINTS @ 600mm (24") O.C. MAX. (S. CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, SPACING TO CONCRETE W/ PATTERN)
 4. CONTROL JOINTS @ 1500mm (60") O.C. MAX.
 5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
 6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT

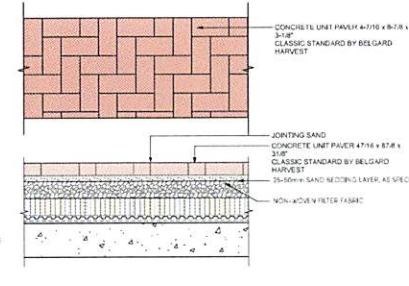
3 PAVING TYPE 3: ON-SITE RETAIL PAVING ON SLAB, TYP. Scale: 1:10



4 PAVING TYPE 3: BOULEVARD PAVING ON GRADE, TYP. Scale: 1:10



5 PAVING TYPE 4: PROMENADE PAVING ON GRADE, TYP. Scale: 1:10



6 PAVING TYPE 4A: PROMENADE PAVING ON SLAB, TYP. Scale: 1:10

UNIT COLOUR
 COLOR TYPE A: GREYED NICKEL
 COLOR TYPE B: SHALE GREY
 COLOR TYPE C: CHARCOAL

PRECEDENT IMAGE

4 PAVING TYPE 3: BOULEVARD PAVING ON GRADE, TYP. Scale: 1:10

UNIT COLOUR
 COLOR TYPE A: GREYED NICKEL
 COLOR TYPE B: SHALE GREY
 COLOR TYPE C: CHARCOAL

PRECEDENT IMAGE

5 PAVING TYPE 4: PROMENADE PAVING ON GRADE, TYP. Scale: 1:10

UNIT COLOUR
 COLOR TYPE A: GREYED NICKEL
 COLOR TYPE B: SHALE GREY
 COLOR TYPE C: CHARCOAL

PRECEDENT IMAGE

6 PAVING TYPE 4A: PROMENADE PAVING ON SLAB, TYP. Scale: 1:10

DETAILS
 L5.0



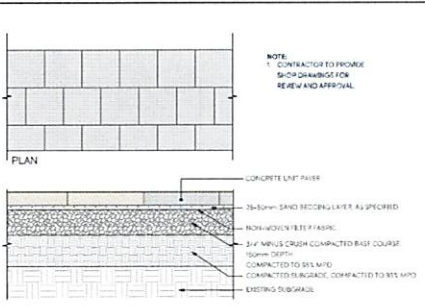
loci
 CONSULTING ENGINEERS ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 1000
 TORONTO, ONTARIO M5G 1R7
 TEL: (416) 593-9300
 WWW.LOCI.CA

Project Name
 No. of Sheets
 No. of Sheets Per Development Permit
 No. of Sheets Per Approved Contract
 No. of Sheets Per Approved Contract
 No. of Sheets Per Approved Contract
 No. of Sheets Per Approved Contract

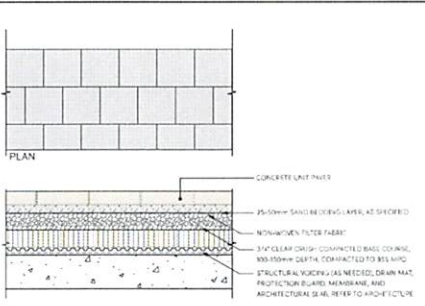
Project Site
 Mary Ann's Place
 1000 UNIVERSITY AVENUE, SUITE 1000
 TORONTO, ONTARIO M5G 1R7

Client
 Consultant
 Architect
 Landscape Architect
 Civil Engineer
 Structural Engineer
 Mechanical Engineer
 Electrical Engineer
 Fire Protection Engineer
 Environmental Engineer
 Traffic Engineer
 Urban Designer

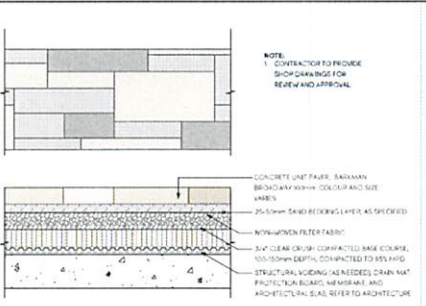
Drawn By
 Checked By
 Date
 Details
L5.1
 Rev. 1



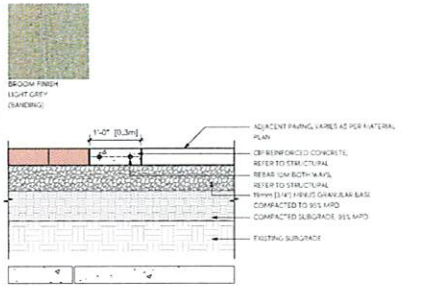
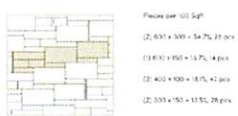
7 PAVING TYPE 5: HERITAGE PAVING ON GRADE, TYP.
 Scale: 1:10



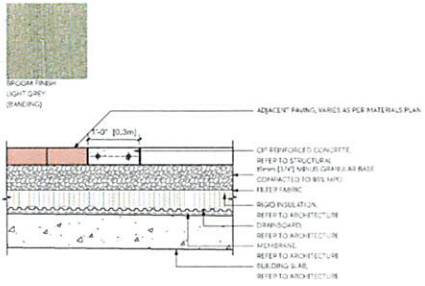
8 PAVING TYPE 5A: HERITAGE PAVING ON SLAB, TYP.
 Scale: 1:10



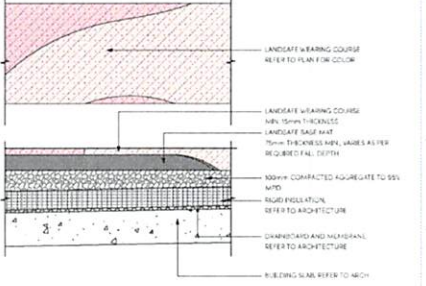
9 PAVING TYPE 6: FEATURE PAVING ON SLAB, TYP.
 Scale: 1:10



10 PAVING TYPE 7: CIP CONCRETE PAVING BAND ON GRADE, TYP.
 Scale: 1:10



11 PAVING TYPE 7A: CIP CONCRETE PAVING BAND ON SLAB, TYP.
 Scale: 1:10



12 PAVING TYPE 8: PLAYGROUND SURFACE ON SLAB, TYP.
 Scale: 1:10

NOTES:
 1. TYPICAL WIDTH 1834mm (6'0\"/>

NOTES:
 1. TYPICAL WIDTH 1834mm (6'0\"/>

NOTES:
 1. TYPICAL WIDTH 1834mm (6'0\"/>



loci
 CONSULTING ARCHITECTS
 10000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 TEL: 303.733.1100
 WWW.LOCIARCHITECTS.COM

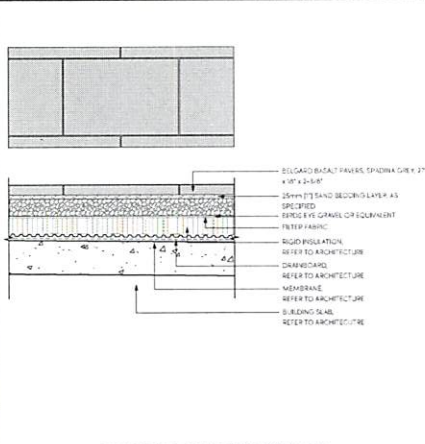
Project Name

Project No.

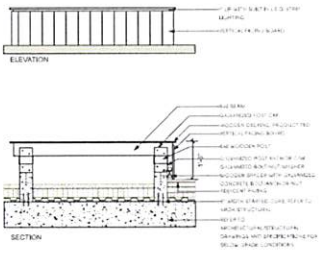
Project Name

DATE: 11.15.2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

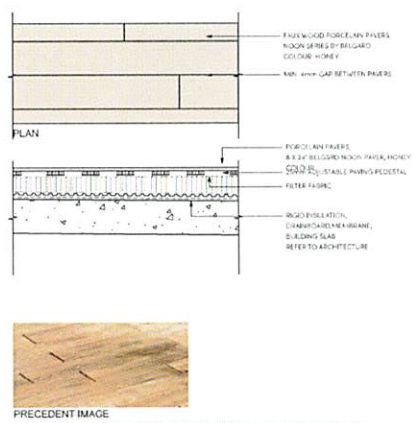
DETAILS
 L5.2



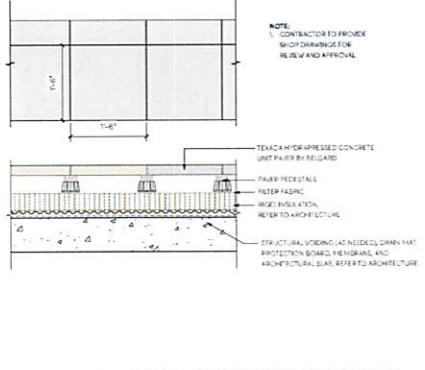
13 PAVING TYPE 9: PRIVATE PATIO PAVING, TYP. Scale: 1:10



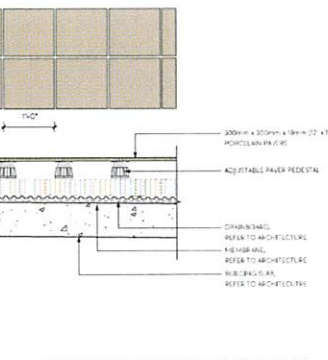
8 PAVING TYPE 10: WOOD DECKING ON SLAB, TYP. Scale: 1:20



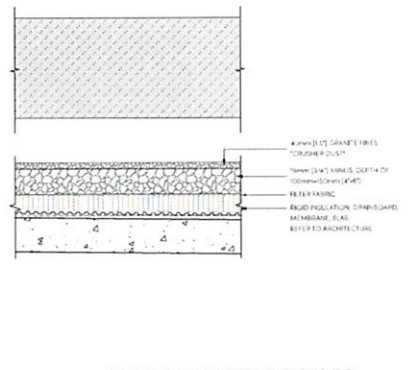
15 PAVING TYPE 11: FAUX WOOD DECK ON SLAB, TYP. Scale: 1:10



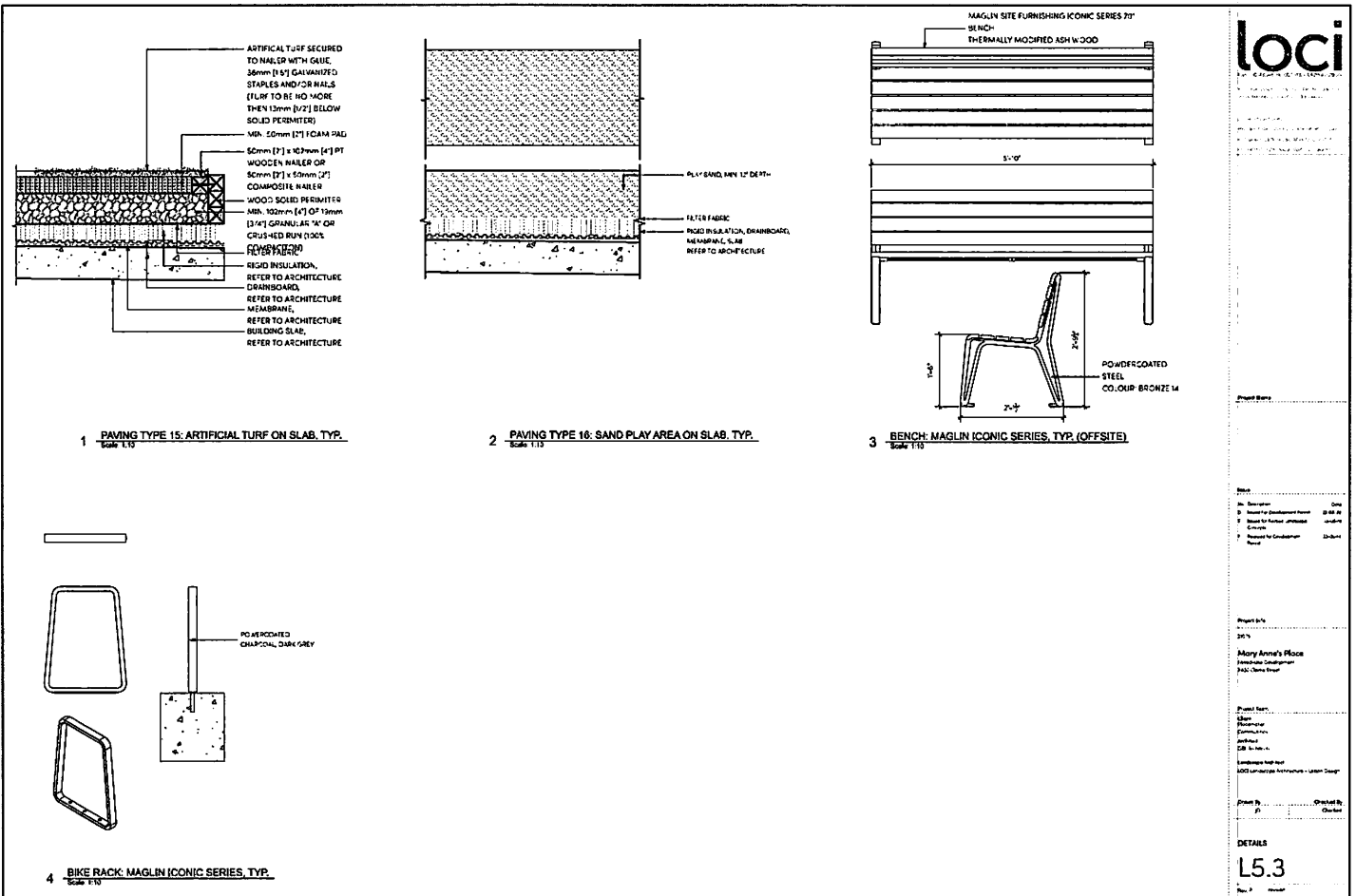
16 PAVING TYPE 12: CONCRETE UNIT PAVERS ON SLAB, TYP. Scale: 1:10

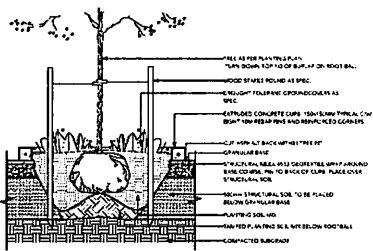


17 PAVING TYPE 13: PATIO UNIT PAVERS ON SLAB, TYP. Scale: 1:10

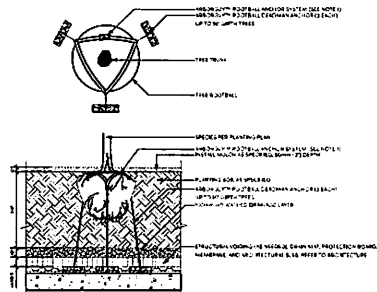


18 PAVING TYPE 14: CRUSH GRAVEL ON SLAB, TYP. Scale: 1:10



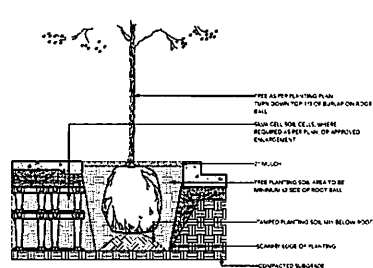


1 TREE PLANTING ON GRADE, TYP.
Scale: 1/8"

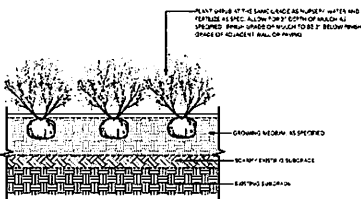


NOTE
1. STRUCTURAL ANCHOR SHALL BE ASSOCIATED WITH ANCHOR SYSTEM WITH DEAD END PIPE ANCHOR AS AVAILABLE FROM GREENLINE URBAN (266-262-7123)

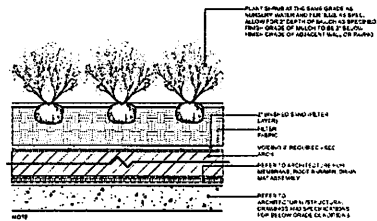
2 TREE PLANTING ON SLAB, TYP.
Scale: 1/8"



3 INSET PLANTER WITH SOIL CELLS, TYP.
Scale: 1/8"

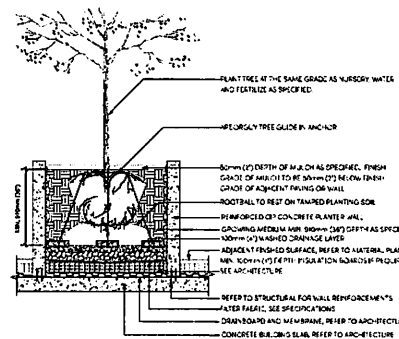


4 SHRUB PLANTING ON GRADE, TYP.
Scale: 1/8"



NOTE
1. MIN. 18\"/>

5 SHRUB PLANTING ON SLAB, TYP.
Scale: 1/8"



6 PLANTER TYPE 3: RAISED PLANTER ON SLAB, TYP.
Scale: 1/8"

Project Name	Mary Anne's Place		
Client	City of Toronto	Project No.	15-000
Designation	Site Plan	Revision	01
Drawn By	J. Smith	Checked By	J. Smith
Scale	As Shown	Date	2015-01-15
Project No.	15-000	Sheet No.	15-000-01
Scale	As Shown	Project Name	Mary Anne's Place
Designation	Site Plan	Client	City of Toronto
Drawn By	J. Smith	Project No.	15-000
Checked By	J. Smith	Revision	01
Date	2015-01-15	Scale	As Shown
Sheet No.	15-000-01	Project Name	Mary Anne's Place
Project Name	Mary Anne's Place		
Client	City of Toronto	Project No.	15-000
Designation	Site Plan	Revision	01
Drawn By	J. Smith	Checked By	J. Smith
Scale	As Shown	Date	2015-01-15
Project No.	15-000	Sheet No.	15-000-01
Scale	As Shown	Project Name	Mary Anne's Place
Designation	Site Plan	Client	City of Toronto
Drawn By	J. Smith	Project No.	15-000
Checked By	J. Smith	Revision	01
Date	2015-01-15	Scale	As Shown
Sheet No.	15-000-01	Project Name	Mary Anne's Place

DETAILS
L5.5



PRODUCT: ERANO SIBIRO
FINISH: POWDERCOATED METAL, CARBON (303)
SUPPLIER: POWDERCOATED METAL, CADMIUM (303)
 LANDSCAPE FORMS



PRODUCT: JESSE, OPEN
FINISH: POWDERCOATED METAL, STEEL FINISH
SUPPLIER: LANDSCAPE FORMS

NOTES:
 1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM'S REVIEW AND APPROVAL.
 2. REVIEW MANUFACTURER'S SPECIFICATION FOR INSTALLATION NOTES.



PRODUCT: ROUND
FINISH: POWDERCOATED CHARCOAL
SUPPLIER: GREEN THEORY

1 SEATING TYPE 2: MOVEABLE TABLES AND CHAIRS (FOR INFO ONLY)
 Scale: NTS

2 SEATING TYPE 4: BAR STOOL SEATING (FOR INFO ONLY)
 Scale: NTS

3 MOVEABLE PLANTER POTS (FOR INFO ONLY)
 Scale: NTS



PRODUCT: BENTO MODERN
FINISH: ASH CONCRETE, DARK GREY RIVER ROCK
SUPPLIER: PALJOFORM

4 FIRE PIT (FOR INFO ONLY)
 Scale: NTS



PRODUCT: LOUIS OUTDOOR ARMCHAIR
FINISH: ENCING OUTDOOR FABRIC
SUPPLIER: POWCONCEPTS

5 SEATING TYPE 3: OUTDOOR COUCHES (FOR INFO ONLY)
 Scale: NTS



NOTES:
 1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM'S REVIEW AND APPROVAL.
 2. ARCHITECTS AND MECHANICAL TO COORDINATE FINAL LOCATION AND DETAILS OF FIREPITS WITH GAS CONNECTION.

6 BBQ AND SINK (FOR INFO ONLY)
 Scale: NTS

loci
 LOCAL DESIGN & CONSTRUCTION

1000 BROADWAY, SUITE 1000, NEW YORK, NY 10018
 TEL: (212) 693-1234 | WWW.LOCIDESIGN.COM

PROJECT NAME: MARY ANNE'S PLACE
 PROJECT ADDRESS: 1234 BROADWAY, NEW YORK, NY 10018

PROJECT NO: 2023-001
 DATE: 10/26/2023

PROJECT MANAGER: JANE DOE
 ARCHITECT: JOHN SMITH
 CONSULTANT: JANE DOE

PROJECT STATUS: IN PROGRESS
 PROJECT BUDGET: \$1,000,000

PROJECT START: 10/26/2023
 PROJECT END: 12/31/2023

PROJECT LOCATION: 1234 BROADWAY, NEW YORK, NY 10018

PROJECT CONTACT: JANE DOE
 PROJECT PHONE: (212) 693-1234

PROJECT EMAIL: JANE.DOE@LOCIDESIGN.COM

PROJECT WEBSITE: WWW.LOCIDESIGN.COM

PROJECT SOCIAL: @LOCIDESIGN

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