

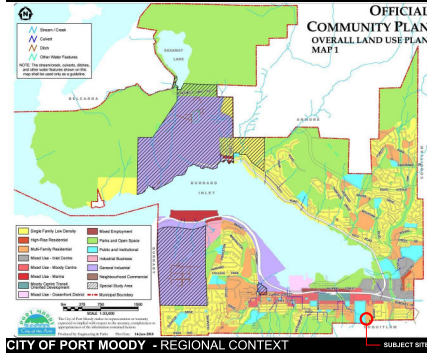


Integra

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CITY OF PORT MOODY - REGIONAL CONTEXT

CLIENT	W. LAIDLER SALES CORPORATION #1 - 2609 Murray Street Port Moody, BC V3H 1X1	Bill Laidler	778.672.3300	laidlersales@gmail.com
ARBORIST	TRAPP ARBORIST SERVICES	Reuben Trapp	604.689.4449	trapp.arboristservices@gmail.com
CIVIL	APLIN & MARTIN CONSULTANTS LTD. 505-1755 West Broadway Vancouver BC V6J V85	David Laird	604.339.7051	dlaird@aplinmartin.com
LANDSCAPE	PMG LANDSCAPE ARCHITECTS LTD. C100 4185 59th Avenue Dr. Burnaby BC CANADA V5C0G9	Mary Chan Yip	604.284.0011	mary@pmglandscape.com
CODE	GHL CONSULTANTS 405 Granville Street, Suite 950 West Vancouver, BC V7V 3Z4	Khash Vorell	604.689.4449	kv@ghl.ca
SURVEYOR	TERRA PACIFIC LAND SURVEYING LTD. 22371 St Arne Avenue Maple Ridge, BC, V2X 2E7	Yana Simeonova	604.463.2509	yana@terrapacific.ca

CONTACT LIST

DRAWING LIST:

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→ A-3.004	UNIT PLANS	TYP. STUDIO / 1 BED	1/4"		
→ A-3.005	UNIT PLANS		1/4"		
→ A-3.006	UNIT PLANS		1/4"		
→ A-3.007	UNIT PLANS		1/4"		
→ A-4.001	WEST ELEVATION	JAMES ROAD	1/8"		
→ A-4.002	EAST ELEVATION		1/8"		
→ A-4.003	NORTH ELEVATION		1/8"		
→ A-4.004	SOUTH ELEVATION		1/8"		
→ A-4.501	CONTEXT ELEVATIONS	STREETSCAPE JAMES RD	1/16"		
→ A-5.000	SITE SECTIONS		1/8"		
→ A-5.011	SITE SECTIONS		1/8"		
→ A-5.012	SITE SECTION		1/8"		
→ A-8.010	MATERIALS FINISHES		NTS		
→ A-8.500	SHADOW STUDY		NTS		

Total → 41

1-PRE APPLICATION
2-RZ DP APPLICATION
3-PRELIM RZA REV
4-RZ DP APPL RESUBM

(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

COVER PAGE

18447 (PROJECT)

(SCALE)

APR 15, 2020 (DATE)

4 - RZA RESUBMISSION (ISSUE)

(DRAWING)

A-0.000

RESIDENTIAL DEVELOPMENT 148 - 154 JAMES ROAD | PORT MOODY | BC | REZONING APPLICATION RESUBMISSION

PROJECT SUMMARY:		REQUIRED / PERMITTED		PROPOSED		VARIANCE	
ZONING EXISTING		RMS		CD			
OCIP LAND USE DESIGNATION - Multi-Family Residential		Residential Level 5				YES	
SITE AREA		17,968 sq.ft.	1,669 m ²	17,968 sq.ft.	1,669 m ²	NO	
UNIT NUMBER					114	NO	
OCIP DENSITY (w/ exclusions) Purpose Built Rental Housing		0.00 FSR	0 m ²	3.00 FSR	5,004 m ²	YES	
SITE COVERAGE		60%	1,002 m ²	55%	915 m ²	YES	
BUILDING HEIGHT - OCP Multi-Family Residential		6 Storeys		6 Storeys		NO	
BUILDING HEIGHT - Measured from Average Grade		ft	m				
Average Finished Grade -		101.5 ft geodetic	30.92 m geodetic				
Proposed Geodetic Elevation - TOR Flat Roof				163.5 ft	49.8 m	TOR EL	TBC
Building Height from Average Grade - TOR Flat Roof				62.0 ft	18.9 m	HEIGHT	TBC
FRONT YARD (James Rd)		9.8 ft	3.00 m	9.8 ft	3.00 m	NO	
REAR YARD - EAST (Adjacent Residential)		14.8 ft	4.50 m	14.8 ft	4.50 m	NO	
INTERIOR SIDE YARD (South / North, PL)		9.8 ft	3.00 m	9.8 ft	3.00 m	NO	
TOTAL PARKING SPACES		Rental Housing (Res 0.9+V/5 0.1	1.00 space/unit	114 spaces	31.0% Reduction	68 spaces	YES
EVE CHANGING STATIONS		100% Level 2 Residential	100 %			68 spaces	NO
BICYCLE SPACES		(Proposed Vertical Spaces TBC)	1.50 space/unit	171 long term	0.0% Reduction	171 long term	Vertical YES
				6 short term		6 short term	NO
STREET LOADING HANDYDART PICK-UP / DROP-OFF ZONE					1		TBC

OPEN BALCONY AREA		Required		Proposed			
COMMON AMENITY SPACE:		3 m ² / unit (32.3 sf)	3,681.3 sq.ft.	3,999.2 sq.ft.	371.5 m ²	3.3	NO
INDOOR AMENITY AREA (Levels 1-6)				2,521.42 sq.ft.	234.2 m ²		
OUTDOOR AMENITY AREA (Levels 2-6)				1,477.7 sq.ft.	137.3 m ²		

PARKING DIMENSIONS - PORT MOODY		Width		Length		Height	
(no column encroachments)		m	ft.	m	ft.	m	ft.
Standard Cars		2.600	8.53	5.600	18.37	2.100	6.89
Small Cars		2.300	7.55	5.100	16.73	2.100	6.89
Disabled Parking		3.700	12.14	5.600	18.37	2.100	6.89
Additional width at walls		0.305	1.00				

MINIMUM AISLE		90 degrees		60 degrees		45 degrees	
		m	ft.	m	ft.	m	ft.
One-Way Traffic		6.700	21.98	5.500	18.04	4.000	13.12
Two-Way Traffic		6.700	21.98	6.100	20.01	6.100	20.01

BUILDING HEIGHT		EXISTING GRADES (m)		AVE GRADE (m)		AVE GRADE (ft)	
MAXIMUM HEIGHT		NW	NE	SE	SW		
AVERAGE EXISTING OR INTERPOLATED GRADE		29.43	29.50	32.45	32.31	30.92	101.5

T.O. FLAT ROOF		T.O. ELEVATOR	
(m)	(ft)	(m)	(ft)
ELEVATION GEODETIC	49.8 163.5	51.2 168.0	
HEIGHT FROM EXISTING AVE GRADE	18.9 62.0	20.3 67	

METRO VANCOUVER RECYCLING:		5 m ² or 0.19 m ² / unit	
RESIDENTIAL 51 - 60 UNITS			
Recycling Area Residential Required	114 units @	0.19 m ² /unit	233 sq.ft.
Flex Space Required	50% of required space		117 sq.ft.
Total Recycling Area Required			350 sq.ft.
Total Recycling Area Provided			352 sq.ft.
Mixed containers	2 totes (360 liters)		
Newspaper	1 totes (360 liters)		
Mixed paper (no cardboard)	3 totes (360 liters)		
Cardboard bin 3 yard		1 3 yard bin	
Food scraps	2 totes (240 liters)		
Total Recycling Containers Required	8 totes	and	1 3 yard bin

Project Name: 148 & 154 James Rd	Project: 18447
Client: BLDG Developments	Date: APR 15 2020
	Issue: R2A REV 4 (CPAC)

PROJECT DATA - RZ REV		6-STORY RESIDENTIAL DEVELOPMENT		114 MICRO UNITS	
EXISTING ADDRESS		148 - 154 James Road, Port Moody, BC			
PROPOSED ADDRESS		TBD			
LEGAL DESCRIPTION		Lots 57 & 58, District Lot 190, Group 1, New Westminster District, Plan 32978 (Survey by Terra Pacific Land Surveying Ltd., Dated: Jul 11, 2019)			
PROJECT ARCHITECT		Shamus F Sachs Architect AIBC Architect (WA) LEED AP, Integra Architecture Inc., 2330 - 200 Granville St, Vancouver BC V6C 1S4, T.604.688.4220			
PROJECT OWNER		BLDG Developments			
OCIP LAND USE DESIGNATION		Multi-Family Residential (3-6 storey)			
DEVELOPMENT PERMIT AREA		DPA 1 (Form and character)			
EXISTING ZONING		R51 Single Detached Residential			
PROPOSED ZONING		CD based on RM-6			
SITE AREA :					
Gross Site Area	(to be confirmed by Surveyor)		TBC	17,968 sq. ft.	1,669.27 m ²
Road Dedications (2.5 M) James Rd				17,968 sq. ft.	1,669.27 m ²
Net Site Area					
Max FSR (Gross Site Area)	3.20 Max, Purpose Built Rental Housing (gross site area)			57,498 sq. ft.	5,341.7 m ²
Total Proposed Gross Floor Area	3.21 before exclusions			57,632 sq. ft.	5,354.2 m ²
Total Proposed Exclusions	3.00 with exclusions (amenity + adaptable units)			3,768 sq. ft.	350.1 m ²
Proposed FSR (Gross site area)				53,864 sq. ft.	5,001 m ²
Max. Site Coverage	40%			7,187 sq. ft.	667.71 m ²
Lot Coverage	50% building coverage			9,812 sq. ft.	915.28 m ²

UNIT SUMMARY:		ADAPT UNIT	1ST	2ND	3RD	4TH	5TH	6TH	Total	sqft / Unit	Total Unit Area (sqft)	AD	Total Unit Area (m ²)	%	Unit Mix
S01 - Studio			1	1	1	1	1	1	6	353.7	2,122.4		197.2	5.3%	57.9%
S02 - Studio	ADAPT	3	3	3	3	3	3	3	18	353.7	6,367.1		591.5	15.8%	66
S03 - Studio	HC	1	1	1	1	1	1	1	6	371.6	2,229.7		207.1	5.3%	66
S04 - Studio		0	2	2	2	2	2	0	8	371.2	2,969.7		275.9	7.0%	
S05 - Studio		1	1	1	1	1	1	0	5	324.3	1,621.5		150.6	4.4%	
S06 - Studio		1	0	0	0	0	0	0	1	304.6	304.6		28.3	0.9%	
S07 - Studio		0	0	0	0	0	2	2	2	316.0	632.0		58.7	1.8%	
S08 - Studio		0	1	1	1	1	1	0	4	368.2	1,472.8		136.8	3.5%	
S09 - Studio		0	1	1	1	1	1	0	4	346.3	1,385.0		128.7	3.5%	
S10 - Studio		1	1	1	1	1	1	1	6	391.5	2,349.8		218.2	5.3%	
S11 - Studio		1	1	1	1	1	1	1	6	397.9	2,207.4		205.1	5.3%	
A01 - 1bed		1	1	1	1	1	1	1	6	446.1	2,676.4		248.6	5.3%	37.7%
A02 - 1bed	ADAPT	5	5	5	5	5	5	4	29	471.3	13,667.7		1,269.8	25.4%	43
A03 - 1bed		1	1	1	1	1	1	0	5	464.8	2,324.0		215.9	4.4%	1 bed
A04 - 1bed		0	0	0	0	0	1	1	1	563.0	563.0		52.3	0.9%	
A05 - 1bed	HC	1	0	0	0	0	0	0	1	652.4	652.4		60.6	0.9%	
A06 - 1bed		0	0	0	0	0	0	1	1	391.0	391.0		36.3	0.9%	
C01 - 2bed	HC	0	1	1	1	1	1	0	4	787.8	3,151.1		292.7	3.5%	4.4%
C02 - 2bed		0	0	0	0	0	0	1	1	666.1	666.1		61.9	0.9%	5
Total			17	20	20	20	20	17	114		47,752		4,436.3	100.0%	100%

FSR CALCULATION:		Min 50%	No Units	SF/unit	Area HRV	Total Exclusions	Notes
Exclusion Summary							
Adaptable Units min 50%		57.0					
Adaptable min 40% (2 m ² /unit)		47	21.50			1,010.50 sq. ft.	93.88 m ² 41% Units Adaptable
Accessible min 10% (2 m ² /unit)		11	21.50			236.50 sq. ft.	21.98 m ² 10% Units Accessible
Amenity Indoor						2,521.42 sq. ft.	234.33 m ² 4.4% (Max 10% GFA)
HRV Exclusion						0.00 sq. ft.	0.0% (Floors 1-6)
Total Exclusions From FSR						3,768.42 sq. ft.	350.09 m ²

Gross Floor Area (Including Amenity)		Unit No	Unit Area	Amenity	Common Area	Total GFA	sq. ft.	Total GFA	m ²	Efficiency L1 - L6
Gross Area - P1 / P2				(Indoor)						
Gross Area - 1st Floor		17	7,094.9	405.57	1,600.42	9,100.88 sq. ft.	845 m ²			82.4%
Gross Area - 2nd Floor		20	8,370.3	439.92	1,162.1	9,992.34 sq. ft.	928 m ²			88.2%
Gross Area - 3rd Floor		0	0	0	0	9,992.34 sq. ft.	928 m ²			88.3%
Gross Area - 4th Floor		20	8,386.3	439.92	1,166.2	9,992.34 sq. ft.	928 m ²			88.3%
Gross Area - 5th Floor		20	8,386.3	439.92	1,166.2	9,992.34 sq. ft.	928 m ²			88.3%
Gross Area - 6th Floor		17	7,128.8	356.17	1,078.9	8,561.93 sq. ft.	795 m ²			87.4%
Total Gross Area		114	47,763	2,521.42	7,357.9	57,632.2 sq. ft.	5,354 m ²	L1 - L6		87.2%

PARKING SPACES:							
Parking Required Market Rental	114 units @	1.10 space/unit				125.4 spaces	
Visitor Required Market Rental	114 units @	0.20 space/unit				22.8 spaces	in addition of required residential parking
Total Parking Required						148 spaces	
Parking Below-Market Rental	114 units @	0.90 space/unit				102.6 spaces	
Visitor Below-Market Rental	114 units @	0.10 space/unit				11.4 spaces	in addition of required residential parking
Total Parking Required						114 spaces	
Proposed Parking Reduction	31% Rental, TDM (proximity to Rapid Transit Skytrain Station - 2)					45 spaces	TDM measures to be confirmed
Total Parking Provided:	0.60 space/unit					68 spaces	provided total parking visitor + residential
Disabled Parking Required (6.4:1)	4 per 125-174 required spaces (market no variance)					4 spaces	inclusive of required parking
Disabled Parking Provided:						6 spaces	inclusive of required parking
Max. Small Cars	30% of required spaces	114				34 spaces	max. inclusive of required parking
Max. Small Cars	30% of provided spaces	68				20 spaces	max. inclusive of provided parking
Provided Small Cars	41% of provided spaces	68				28 spaces	inclusive of provided parking - relaxation TBC

BICYCLE SPACES:							
Required Secure Bicycle Parking	114 units	1.5 spaces/unit				171 spaces	1.6m x 0.6m x 1.9m
Provided Secure Bicycle Parking	114 units	1.5 spaces/unit				171 spaces	long term
Proposed Vertical parking Spaces		63% inclusive of total proposed				108 spaces	1m x 0.6m Vertical spaces - to be confirmed
Provided Visitor Bicycle Parking						6 spaces	short term
						177 spaces	total bicycle spaces provided



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(ARCHITECTURAL)

BLDG DEVELOPMENT

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

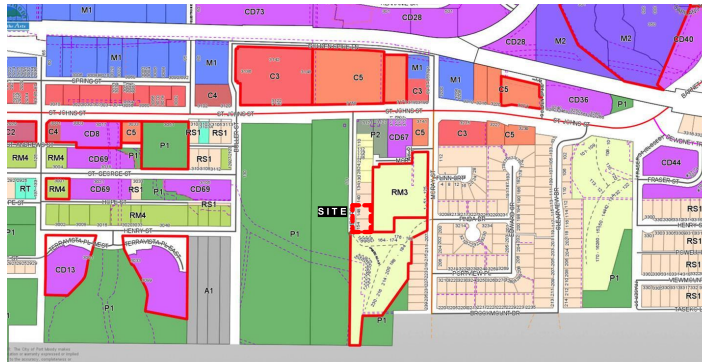
STATISTICS

18447

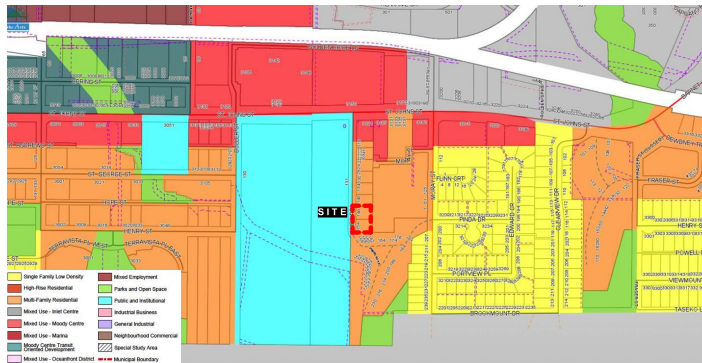
APR 15, 2020

4 - RZA RESUBMISSION

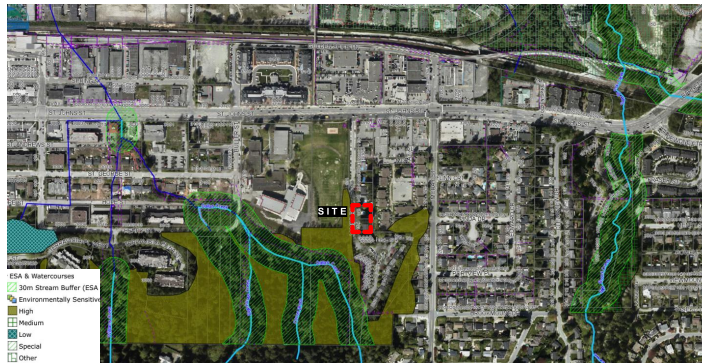
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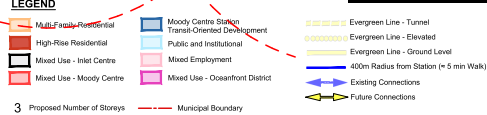
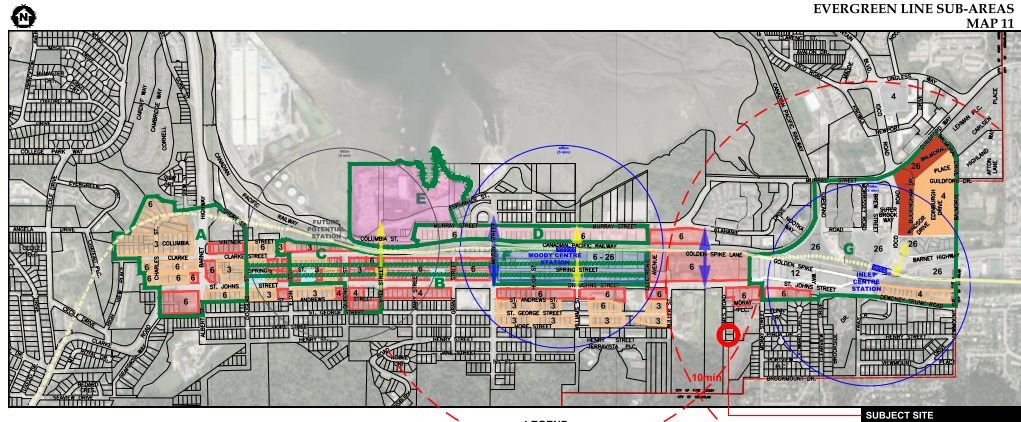
EXISTING ZONING - RS1 SINGLE DETACHED RESIDENTIAL



OCP DESIGNATION - MULTI-FAMILY RESIDENTIAL ATTACHED



ENVIRONMENTAL - ESA AND WATERCOURSES



OCP MAP 11 - EVERGREEN LINE SUB AREAS

PROJECT LOCATED OUTSIDE OF DESIGNATED EVERGREEN LINE SUB-AREAS
ESTIMATED 10 MIN WALK TO INLET CENTRE STATION



OCP - NEIGHBOURHOOD AREAS - MOODY CENTRE

OCP - MULTI-FAMILY RESIDENTIAL
-LOW TO MEDIUM DENSITY RESIDENTIAL
-BONUS FSR FOR SECURE MARKET RENTAL OR NON-MARKET RENTAL
-COMMUNITY AMENITY SPACE
-HEIGHT 3 - 6 STOREY (LOW TO MEDIUM DENSITY)

PROPERTY LOCATION WITHIN:
-DEVELOPMENT PERMIT AREA DPA-5 (HAZARDOUS CONDITIONS)
-DEVELOPMENT PERMIT AREA DPA-1 (FORM AND CHARACTER)

PROPOSAL TO ADDRESS:

PLANNING:
-ACCESSIBILITY: 50% ADAPTABLE UNITS (40% ADAPTABLE+10% ACCESSIBLE)
-AMENITY SPACE
-PARKING
ENGINEERING:
-2.5M ROAD DEDICATION JAMES ROAD
-HAMMERHEAD TURN-AROUND FOR JAMES ROAD - STATUTORY ROW
-TRANSPORTATION IMPACT ASSESSMENT - JAMES RD / ST. JOHNS ST
-POTENTIAL ROAD UPGRADES, PUBLIC REALM
ENVIRONMENTAL:
-ENVIRONMENTALLY SENSITIVE AREA - CITY NATURESCAPE POLICY
-POTENTIAL SOIL CONTAMINATION - EXISTING TANKS REMOVAL
-MEASURES TO ENSURE STORMWATER QUALITY
-PROXIMITY TO PARK - CONSIDERATION OF BIRD-WINDOW COLLISION
-MAXIMIZE TREE RETENTION

OCP DPA 1 - FORM AND CHARACTER

**OFFICIAL
COMMUNITY PLAN
EVERGREEN LINE SUB-AREAS
MAP 11**

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BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

ZONING OCP

(PROJECT)

18447

(SCALE)

APR 15, 2020

4 - RZA RESUBMISSION

(DATE)

(DRAWING)

A-0.020



GEORGE DEVELOPMENT



50 ELECTRIC AVENUE



3200 ST JOHNS STREET

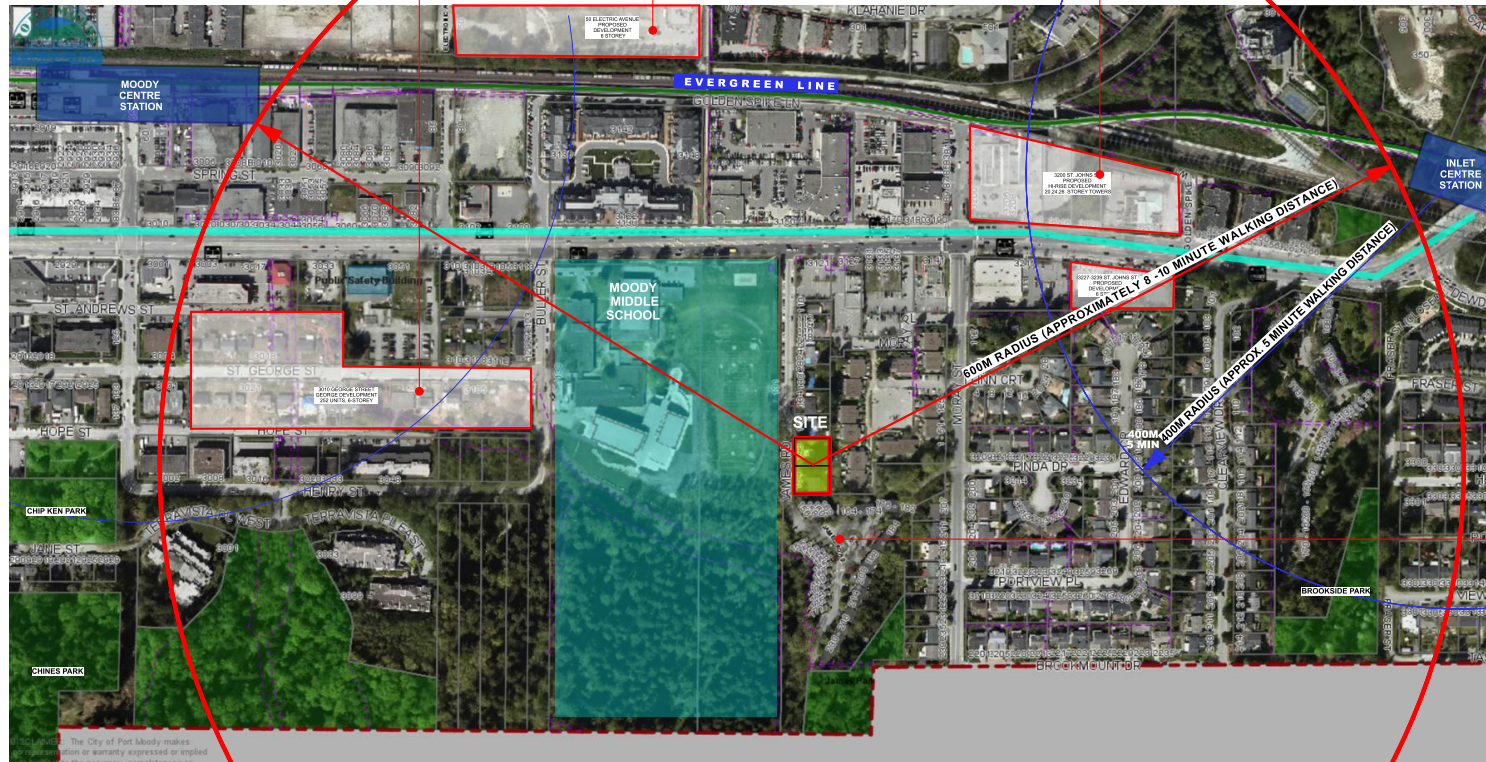
- SKYTRAIN TRANSIT LINE STATIONS
- BUS LINES : 183 & 184
- PROPOSED DEVELOPMENTS
- PARKS & RECREATIONAL
- SCHOOLS & INSTITUTIONS
- SUBJECT SITE - 148-154 JAMES ROAD



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TALL TREE ESTATES

(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

SITE LOCATION

(PROJECT)

18447

(SCALE)

APR 15, 2020

(DATE)

4 - RZA RESUBMISSION

(DRAFTING)

A-0.040



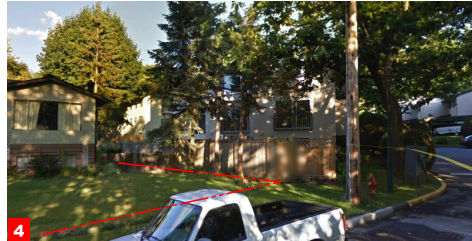
1 JAMES RD - VIEW NORTH AT SUBJECT SITE



1 NORTH PL - EXISTING ADJACENT 2 STOREY



3 ADJACENT MULTI-FAMILY - INTERNAL VIEW



4 SOUTH PL - EXISTING ADJACENT TOWHOMES



SITE CONTEXT - AERIAL VIEW NORTH



ADJACENT MULTI-FAMILY - INTERNAL COURTYARD



ADJACENT MULTI-FAMILY TALL TREE ESTATES



MORAY PLACE - MULTI-FAMILY RENTAL



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(ARCHITECT SEAL)

(CLIENTS)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(STYLE)

SITE CONTEXT
PHOTOS

(PROJECT)

18447

(SCALE)

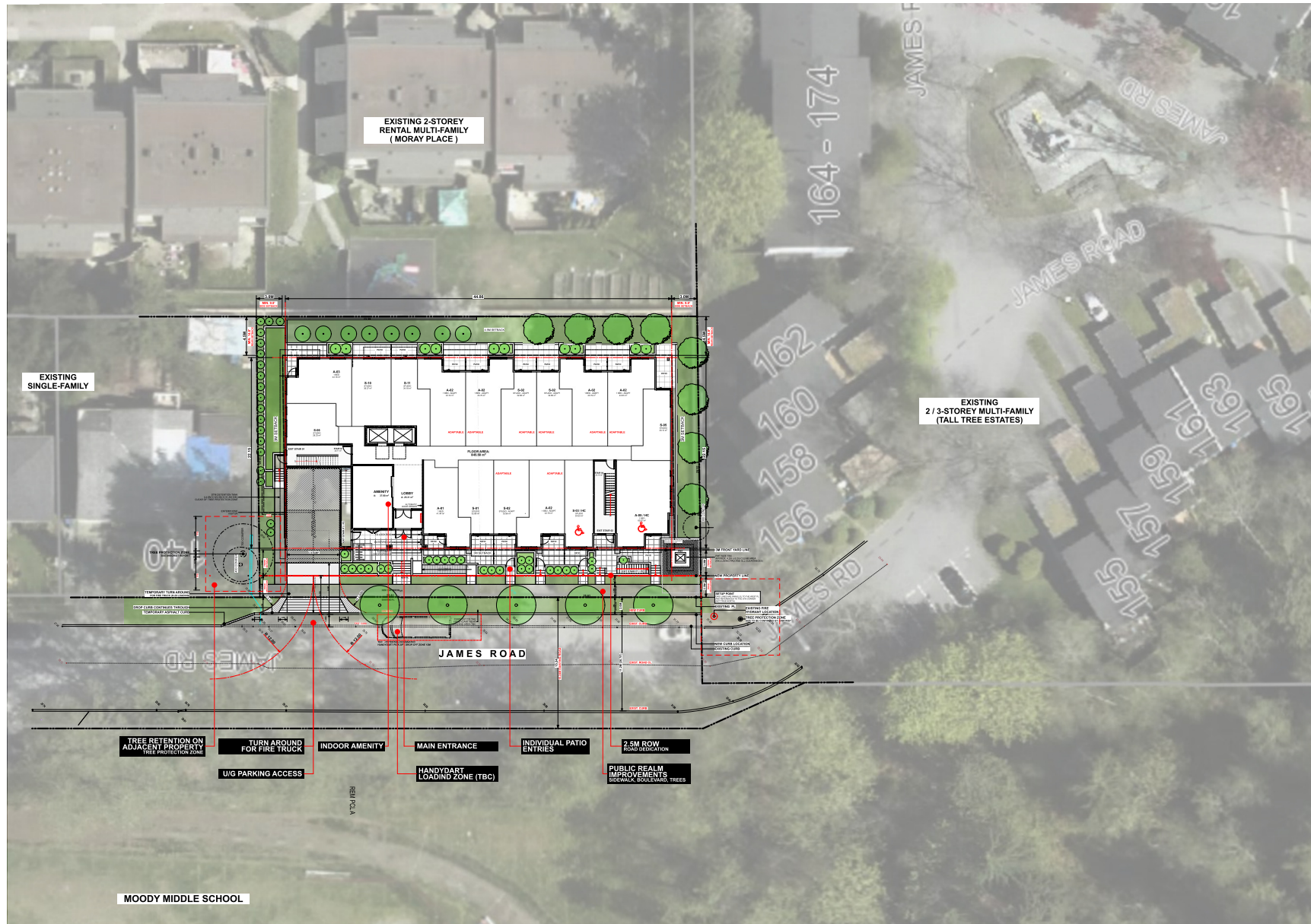
APR 15, 2020

(DATE)

4 - RZA RESUBMISSION

(DRAFT)

A-0.050



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

CONTEXT PLAN

18447 (PROJECT)

1/16" = 1'-0" (SCALE)

APR 15, 2020 (DATE)

4 - RZA RESUBMISSION (ISSUE)

(DRAWING)

A-0.060

DESIGN RATIONALE

INENT

Recognizing an opportunity to provide much needed housing to the City of Port Moody, the proposed project creates a residential development of approximately 3.0 FSR in a six-storey wood-frame building form. The proposal intends to rezone two existing properties 148 and 154 James Road from RS1 to allow for a Multi-Family Residential development in accordance with OCP Land Use Designation via a Comprehensive Development, based on RM6 guidelines and Density Bonus per Zoning Bylaw section 7.0 for proposals with FSR above 2.50.

The rezoning application proposes a mix of units including 86 "smart suite" below 440 sq ft, 43 one bedroom and 5 two bedroom dwellings with varied tenure and rent targets, based on analysis of affordability and existing housing needs within the area. The building consists of single-level units in the form of 6-storey building with large indoor and outdoor useable spaces on every floor and two levels of underground parking. The proposed residential area is 53,864 sq ft., achieving an FSR of 3.00. Parking includes 68 underground vehicle stalls and the required 171 long-term bicycle spaces at the ratio of 1:5 per unit. The intention is to create a multi-generation housing community which features mostly micro dwellings in the form of smaller studio and one bedroom units including rental and strata units. The goal of the development is to have a mix of residents who are seniors, working professionals, and students. Refer to the applicant's letter of intent for housing component and affordability statement.

REZONING RATIONALE

The proposed development is intended to support the City of Port Moody's goal to provide an increased supply of diverse housing in locations that can benefit from existing transit corridors while contributing to the development of vibrant and sustainable neighbourhoods. The location of the subject site is identified as a candidate for rezoning in the OCP as attached medium density housing including apartment structures with the maximum of 3-6 storey in height.

Rezoning considerations:

- The subject site is identified in OCP on Map1 Overall Land Use as Multi-Family Residential
- The subject site is located outside of designated Evergreen Line Sub-Area (Map 11) but it is transit oriented with close proximity - approximately a 10-minute walk or 500 metres to Inlet Centre Station and Moody Centre Station as well to West Coast Express station.
- The proposal is located in close proximity to Saint Johns Street with 183 and 184 Bus Route
- The proposal is within walking distance to local shopping area, many parks including James Park and Rocky Point Park, which provide playground facilities, sports fields and open space
- The proposal location is less than a 10-minute walk (approximately 800m) from Ecole Moody Middle School of the Arts
- The proposal is close to bicycle infrastructure Moray St Neighbourhood Route and Commuter Route that runs along Dewdney Trunk Rd.

NEIGHBOURHOOD CONTEXT

The 17,988 sq ft site is located in the Central Port Moody on James Road off Saint John's Street, across from Ecole Moody Middle School of the Arts. To the East and South are existing older multi-family townhome developments. Saint Johns Street is a transit corridor and it is part of a rapidly evolving neighbourhood that is well suited to the City of Port Moody's plan to create more sustainable communities. As an important east-west link for neighbourhood wide connections, it offers shopping, leisure and employment opportunities. Numerous multi-family and mixed-use development applications in the area have been or are in the process of approvals including 50 Electric Avenue, George Development, and a hi-density hi-rise development at 3200 St Johns.

The site immediately to the east of proposed development is occupied by a rental townhouse complex, Moray Place with 52 non-market units owned by Metro Vancouver Housing.

To the south, Tall Tree Estates located at 155-230 James St is a 2 / 3 storey (2 storey with semi basement) 50-unit townhouse complex built in 1978. Single-family homes constitute the vast majority of land uses immediately to the north of the proposed building.

The development will benefit from its central location, which offers both the convenience of transit and the quiet provided by nearby green spaces and parks. The neighbourhood is gradually becoming more pedestrian oriented. The site location with its proximity to alternative transportation and urban fabric is an important part of this sustainable development by maximizing amenities and reducing car use and reduction of greenhouse gas emissions.

THE PROPOSAL OBJECTIVES

Proposal objectives per initial response to preliminary application:

- The proposed development seeks to demonstrate "an enhanced level of affordability" with 10% of the units at or below 30% of the median household income.
- The proposal will also utilize affordability measures (wood-frame construction, parking reductions, and unit size maximum).
- The development provides a significant number of affordable micro style units with enhanced livability features including 66 studio units (58%), 43 one bedroom units (37.7%) and 5 two bedroom units (4.4%) that have been designed to accommodate demand for a variety of unit types.

The proposal addresses planning requirements:

- **Accessibility:** The proposal will provide ease of access to all common areas regardless of physical capabilities. The project is designed to exceed the City of Port Moody's Adaptive Design Guidelines of 50% adaptable units. 40% of units with different layouts are designed as adaptable dwelling units per 2018 BCBC (3.8.5). In addition to 47 adaptable units, 11 (10%) units are proposed to be fully accessible with wider hallways and bathrooms for wheelchairs, a prefabricated roll-in shower, and lower set kitchen counters, exceeding the Zoning Bylaw requirements. Total of 6 accessible parking stalls are also proposed.
- **Provision of common amenity at min 3m2/unit:** The proposal provides 137.2m2 of outdoor amenity and 234.2m2 of indoor amenity at the total ratio of 3.3m2/unit. The spaces are located on every level with different programming and features including gathering spaces, fitness, play area, workstations and urban gardening plots.
- **Parking Requirement Reduction:** A reduced residential parking ratio is being proposed based on proximity to rapid transit and other TDM measures. Please refer to the submitted TDM report and analysis prepared by transportation consultant (Watt Consulting Group). Parking requirements are calculated per dwelling depending on size and type of tenure. In addition, a relaxation is also required for 41% of spaces designed as small exceeding the max allowed ratio of 30% in the Parking Bylaw. TDM measures are proposed as part of traffic impact assessment study including electric vehicle charging equipment, energized outlets in bicycle room and transit passes for residents to promote transit use. HandyDART street loading zone with necessary lift down cut-out is also proposed to ensure access to transit for the residents with limited mobility.

The proposal addresses engineering requirements:

- **Provision of road dedication along James Road 2.5m statutory ROW**
- **Provision of the truck turn-around:** The proposal provides hammerhead turn-around for James Road as a statutory ROW per Civil consultant parameters. The required space with horizontal and vertical clearances has been located at the parking ramp entrance to limit the number of hand surfaces. Permeable surface such as grasscrete is used to reduce the impact of solid paving.
- **Road upgrades, public realm:** The road dedication requires extensive roadwork including new boulevard with street trees, sidewalk, road resurfacing, street lighting, potential upgrades to municipal services including relocation of overhead utilities. The hammerhead free truck turn-around as mentioned above will be provided.
- **Transportation impact assessment on James Rd. and Saint John's St., intersection is in progress.**

The proposal addresses environmental requirements:

- **Environmentally sensitive area - City Natuescape policy** focuses on protecting wildlife habitat. The site is not ESA designated but elements of the policy will be implemented. One of the elements of the policy is protection and enhancement of existing habitat including native trees. Existing mature trees around the site will not be impacted by construction and protected according to arborist recommendations. New trees (17) will be planted enhancing the habitat. Re-use of removed tree material will be determined. All tree and brush removal work will be done in accordance with the City's Bird Nest Protection Policy to minimize disturbance. Native and edible plants will be incorporated into the ground level and roof deck landscaping. Regular maintenance will control any potential invasive plants on property.

- **Potential soil contamination - existing plants removal:** An environmental assessment is attached to this application.

- **Measures to ensure stormwater quality:** The proposed development incorporates a professionally designed stormwater management plan including a STM detention tank located at lowest point of the property in the north-west corner. Use of rain barrels at the roof level, and discharge of roof leaders to planted areas/ planters will be considered.

- **Consideration of bird-window collision - proximity to park:** Most birds will avoid patterns on glass with vertical stripes or horizontal stripes spaced 2 inches or less apart. Proposed balcony glazing will include screens with horizontal bars 2 inches apart as an architectural feature on the building that will also function as bird-collision deterrent. Residential windows with mesh screens and horizontal blinds should be safe for birds. Additional measures will be used on the rooftop level storefront windows and stairwell windows including applied film or markers as external horizontal vinyl pattern.

- **Maximize tree retention:** The project provides tree protection zones and protection measures for mature trees on adjacent properties per arborist report recommendations. The retention of on-site trees - cannot be achieved due to underground parking. Replanting of appropriate trees and other vegetation is proposed according to city guidelines and City's Natuescape Policy.

- **Development Permit Area DPA-5: Hazardous Conditions (Map 4):** The site is identified on the map within the area for potential moderate to high risk of earthquake soil liquefaction. The guidelines require submission of a geotechnical report to establish the feasibility of development in a safe manner. Please refer to updated geotechnical report by Western Geotechnical Consultants Ltd., dated 04/04, 2019 for analysis and conclusions.

The variances sought for this application include:

- Proposed Density 3.0 - max 2.4 FSR density in RM6 (height)
- Reduced ratio of parking spaces
- Increased ratio of proposed small vehicle spaces - 41% (max 30%)
- Vertical bicycle spaces - proposed 63%

PLANNING

Achieving an efficient design within the context of a small locked-in site with the only access from James Road and no lane had direct impact on many aspects of site planning. Vehicular access to underground parking and service areas should preferably be provided from the rear.

The footage along James Road needs to accommodate vehicular access, main entry, PMT location, visitor bicycle parking, required hammerhead location for emergency vehicles and accessible ramp due to grade difference. Notwithstanding these constraints the design minimizes the interruption to pedestrian movement and to the building faces on the street.

The gradual slope up from the north property line to the south, makes the S-W corner the best location for parking ramp access. Indoor amenity spaces are located at every level in addition to ground-level balconies. All residential units at grade are proposed to have ground-oriented entrances to promote pedestrian activity, animate the pedestrian realm, and to provide views to the street.

FORM AND CHARACTER

The subject site is in Development Permit Area 1. DPA-1 defines the objectives for the form and character of development including compatibility of scale, form and character with existing neighbourhood, or with future development plans for the particular area.

The primary consideration of the design was to provide massing transition to adjacent properties and the separation between existing buildings addressing overlooking and shadowing concerns.

The existing neighbourhood is comprised of a range of single and multi-family housing. While the proposed development differs in scale, it has a common objective with the desired future development plans for the changing neighbourhood to provide family-oriented rental housing in transit-oriented areas. Our proposal recognizes the need for suitable massing transition between adjacent residential homes. The provided 4.5m rear setback and 3m side setbacks to the north and south follow the requirement of RM6. The 3m north setback incorporates a Tree Protection Zone to retain two adjacent large conifer trees that will provide additional separation for the existing buildings.

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The massing transition is addressed by stepping back the building's top storey to the north and south and by creating a strong two-storey store-clad building base to resemble a townhouse elevation with individual entrances at the ground level. The recessed upper floor decreases the apparent massing from the pedestrian perspective and surrounding developments. The increased top storey setback also reduces shadowing and provides a varied street frontage expression.

BUILDING FINISHES AND COLOURS

In the context of a midrise apartment building form, the development is a continuation of the West Coast tradition of simple forms and clean lines, respectful of the site and common materials in the neighbourhood. The recliner massing reflects the contemporary language of emerging new developments in the Moody Centre Neighbourhood. West Coast architecture is characterized by planar elements, natural materials, and glass to connect interior and outdoor spaces. Expansive roof overhangs create a sense of shelter, while vertical elements provide contrast to the horizontal bands and create rhythm along the length of the buildings.

Materials used are durable and the colors including wood-grain texture respond to the residential character of the area. They include cementitious lap siding and panel in various colours as well as wood-look. Masonry (cultured stone veneer) is used at the base to define a "townhome facade" as a transition scale with a rich texture within the pedestrian realm. Cedar textured hard-siding is used extensively on the building and at soffits bringing visual warmth to the exterior and recalling the park like setting around the site. The main entry and amenity are articulated within a large recess, utilizing floor to ceiling glazing for the visual connection to outdoor spaces. The elevation breaks down the massing into individual blocks emphasizing the main entrance and the rhythm defined by the ground floor units.

CPED

Crime Prevention Through Environmental Design (CPTED) principles are incorporated within the building and the site perimeter. The enhanced streetscape along James Road and units with direct access will emphasize doors and eyes on the street. Other CPTED guidelines will be integrated into the building design where applicable.

LANDSCAPE

The landscape design is intended to ensure the project fits into the existing context of the community and to provide a soft-edge transition. Guidelines have been integrated into the design to ensure a responsible use of materials and to provide a secure, safe, and inviting landscape for residents and the public to enjoy. A layered approach has been integrated into the planting design. Plantings for the project will be adaptive to the local environment and provide visual interest through the year.

Plantings will be irrigated with a high efficiency irrigation system to ensure plant vigor through the hot summer months without compromising water efficiency.

Public realm improvements will include new sidewalks and boulevards along James Road with the addition of five new street trees. Due to restricted site access, open useable space at ground level is very minimal. The landscape design elements of amenity at the 6th storey include gathering spaces, barbecue area and urban agriculture plots. Rain barrels will allow for water harvesting at the roof level. The proposal includes different types of energy efficient lighting, directional up lighting for trees, appropriate lighting for roof top to avoid spill-over lighting to adjacent residential.

SUSTAINABILITY

The project's sustainability goals are to provide a cost-effective, high value development that meets the City of Port Moody environmental, social and economic sustainability requirements. Our primary contribution to sustainability includes Step 2 of the BCBC Energy Step Code, 100% of residential parking stalls installed with ruggedized energized level 2 electric vehicle charging infrastructure, secure indoor bicycle storage with 25% of bicycle spaces to have an energized outlet, and offering mid-market rental housing within an amenity-rich, walkable neighbourhood that is well-served by public transit.

The location of the site, which is close to transit, shopping and existing amenities, is one of the elements of sustainability. Additional sustainability features, which are the norm of most residential developments, include the use Energy Star® appliances, low flow fixtures, low VOC materials & finishes, and a compact building envelope. Further sustainable development components include storm-water retention, urban agriculture, solar indoor visual shades, 100% of residential parking spaces with electric car plug-in points, rainwater collection for watering at roof, as well as high performance wall assemblies. New technologies to manage rental building based on data collection, analytics and wireless smart building solutions are considered. Oversize balconies will provide solar shading and help manage heat gain especially from western exposure in the summer.

Measurable sustainability targets will be assessed and developed for the project at the detail design phase to ensure that the development is a sustainable and livable community.

The proposed development is consistent with a long-term vision of densification for transit-oriented sites around stations and providing diverse housing based on Density Bonus Policy. By maximizing the potential of the currently under-used land the project would address the need for housing within the community and ensure the traditional residential-oriented character of the street.

DESIGN RATIONALE - REZONING APPLICATION

Project: 6 Storey Residential Development with 114 Units
Existing Address: 148 - 154 James Rd. Port Moody BC
Existing Zoning: RS1 Single Detached Residential
Proposed Zoning: CD based on RM-8
OCP Land Use Designation: Multi-Family Residential Attached (3-6 storey)
Development Permit Area: DPA 1 (Form and Character)
DPA 5 (Hazardous Conditions)

APPLICABLE POLICIES

City of Port Moody Zoning Bylaw, No. 2937
City of Port Moody OCP Bylaw, No. 2995
Development Permit Area DPA-1: Form and Character (Map 1)
Development Permit Area DPA-5: Hazardous Conditions (Map 4)
Natuescape Principles for sites in and bordering Environmentally Sensitive Areas (ESA)



GREEN EDGES, LANDSCAPE BUFFER TO EXISTING



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

DESIGN
RATIONALE

(PROJECT)

18447

(SCALE)

APR 15, 2020

(DATE)

4 - RZA RESUBMISSION

(ISSUE)

(DRAWING)

A-0.070



ROOF DECK / OUTDOOR - AMENITY / PLANTING (AWAY FROM THE EDGES - PRIVACY)



GATHERING / VIEWS

URBAN GARDENING PLOTS

STEP AT TOP STOREY TO THE SOUTH AND NORTH - TRANSITION TO LOW DENSITY



REDUCED MASSING - TOP STOREY

PATIOS

2 STOREY BUILDING BASE - TO RESEMBLE TOWNHOUSE FACADE TO REINFORCE THE NEIGHBOURHOOD CHARACTER, TRANSITION



RHYTHM ALONG THE STREETSCAPE

PATIOS - STREET ENTRIES

PUBLIC REALM - ROAD DEDICATION, NEW SIDEWALK, BOULEVARD, LIGHTING

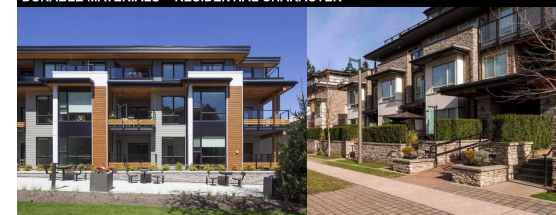


GRASSCRETE

STREETSCAPE IMPROVEMENTS

LIGHTING

DURABLE MATERIALS - RESIDENTIAL CHARACTER



FIBRE CEMENT PANEL / PLANK, WOODGRAIN SOFFIT, CULTURED STONE

DESIGN CONCEPT

-RENTAL AND OWNERSHIP MICRO-DWELLINGS - WITH 22 RENTAL AND 92 STRATA UNITS

-2.5M ROAD DEDICATION JAMES ROAD - ROAD WIDENING, UPGRADES TO ROAD

-FIRE TRUCK TURN AROUND - PROVISION OF HAMMERHEAD (STATUTORY R.O.W.) PERMEABLE SURFACES, GRASS CRETE

-ENHANCED PUBLIC REALM - NEW SIDEWALK (PATTERN TO SIDEWALK SURFACE), NEW BOULEVARD WITH TREES, NEW STREET LIGHTING, GREEN AT EDGES

-MASSING TRANSITION TO ADJACENT - 2 STOREY STRONG BUILDING BASE TO RESEMBLE TOWNHOUSE ELEVATION, USE OF ACCENT MATERIAL - STONE VENEER

-MASSING TRANSITION TO ADJACENT - 6TH LEVEL RECESSED AT THE SOUTH AND NORTH, TO CREATE MORE RELAXED INTERFACE, REDUCE SHADOWING

-OUTDOOR AMENITY - AT EVERY LEVEL GATHERING AREAS, PLANTERS WITH URBAN AGRICULTURE

-INDOOR AMENITY - PROVIDED AT EVERY LEVEL AND AT THE ENTRANCE INTEGRATED WITH LOBBY, DIFFERENT FUNCTIONAL PROGRAM FOR EVERY AREA INCLUDING FITNESS, WORK STATIONS AND FLEX AREAS.

-PRIVACY / BUILDING SEPARATION - SCREENING AT BALCONIES TO MITIGATE POTENTIAL OVERLOOKING, ROOF DECK LOCATED IN THE CENTRE AWAY FROM THE EDGE, PERIMETER LANDSCAPING AND FENCE ALONG THE PROPERTY TO PROVIDE SEPARATION

-SUSTAINABILITY - ENERGY EFFICIENT BUILDING WITH HIGH PERFORMANCE INSULATION AND GLAZING, BC ENERGY STEP CODE - STEP 2

-STORMWATER MANAGEMENT - STM PLAN, STM DETENTION TANKS, WATER HARVESTING, RAIN BARRELS, PERMEABLE SURFACE DRIVEWAY, GRASS CRETE, WATER HARVESTING

-PUBLIC ART CONTRIBUTION - INCLUDES PROPOSED SCULPTURE 'SEA LION'

TREE PROTECTION



ADJACENT TREES - TPZ

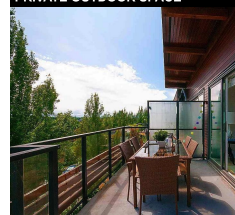
PRIVACY / SEPARATION / MINIMIZING OVERLOOKING



BALCONY SCREENS

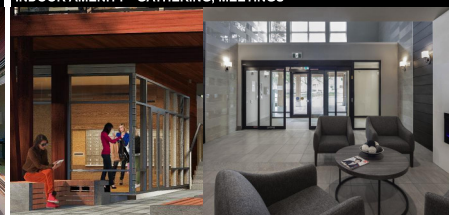
LANDSCAPE BUFFER

PRIVATE OUTDOOR SPACE



LARGE BALCONIES

INDOOR AMENITY - GATHERING, MEETINGS



INDOOR AMENITY

INDOOR AMENITY / LOBBY



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(ARCHITECT REAL)

(CLIENT)

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(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(STYLE)

DESIGN CONCEPT

(PROJECT)

18447

(SCALE)

APR 15, 2020

(DATE)

4 - RZA RESUBMISSION

(STATUS)

(DRAWING)

A-0.075



COMMON AMENITY WITH OUTDOOR SPACE AT EVERY LEVEL

FLEX AREA

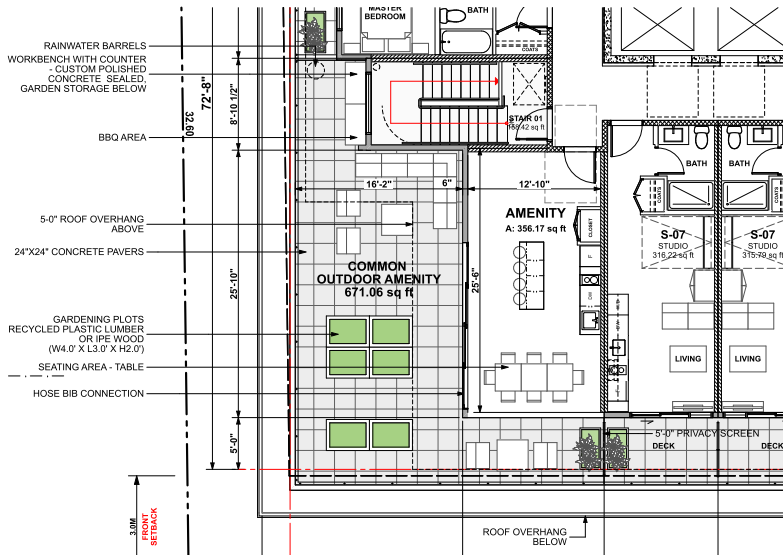


COMMON AMENITY SPACES AT EVERY LEVEL



INDOOR-OUTDOOR AMENITY

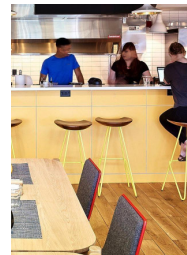
BI-FOLDING DOOR SYSTEM OR MULTI-SLIDE DOOR SYSTEM
4-PANEL ALUMINUM WOOD (LA CANTINA OR NANAWALL)



INDOOR OUTDOOR AMENITY EXAMPLE



WORK STATIONS



COMMON SPACES - KITCHENETTE, SEATING



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CONCEPT
COMMON
AMENITY

18447

3/16" = 1'-0"

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JAMES ROAD STREETSCAPE

(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

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**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**PERSPECTIVE
VIEWS**

(PROJECT)

18447

(SCALE)

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ARIAL VIEW SOUTH - ALONG JAMES ROAD



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JAMES ROAD MAIN ENTRANCE AND INDOOR AMENITY - VIEW SOUTH EAST GROUND LEVEL TREATMENT



JAMES ROAD STREETSCAPE - OVERALL VIEW SOUTH EAST



JAMES ROAD - TWO STOREY 'TOWNHOUSE FACADE'



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OVERALL VIEW ALONG JAMES ROAD - VIEW NORTH EAST

[PROJECT TEAM]

[ARCHITECT SCALE]

[CLIENT]

BLDG DEVELOPMENT

[PROJECT]

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

[TITLE]

PERSPECTIVE VIEW

[PROJECT]

18447

[SCALE]

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[DATE]

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[ISSUE]

[DRAWING]

A-0.083



ARIAL VIEW NORTH - ALONG EAST PROPERTY LINE



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4 - RZA RESUBMISSION

(ISSUE)

(DRAWING)

A-0.084



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Roof Peak
Elev. 42.04

Roof Peak
Elev. 42.04

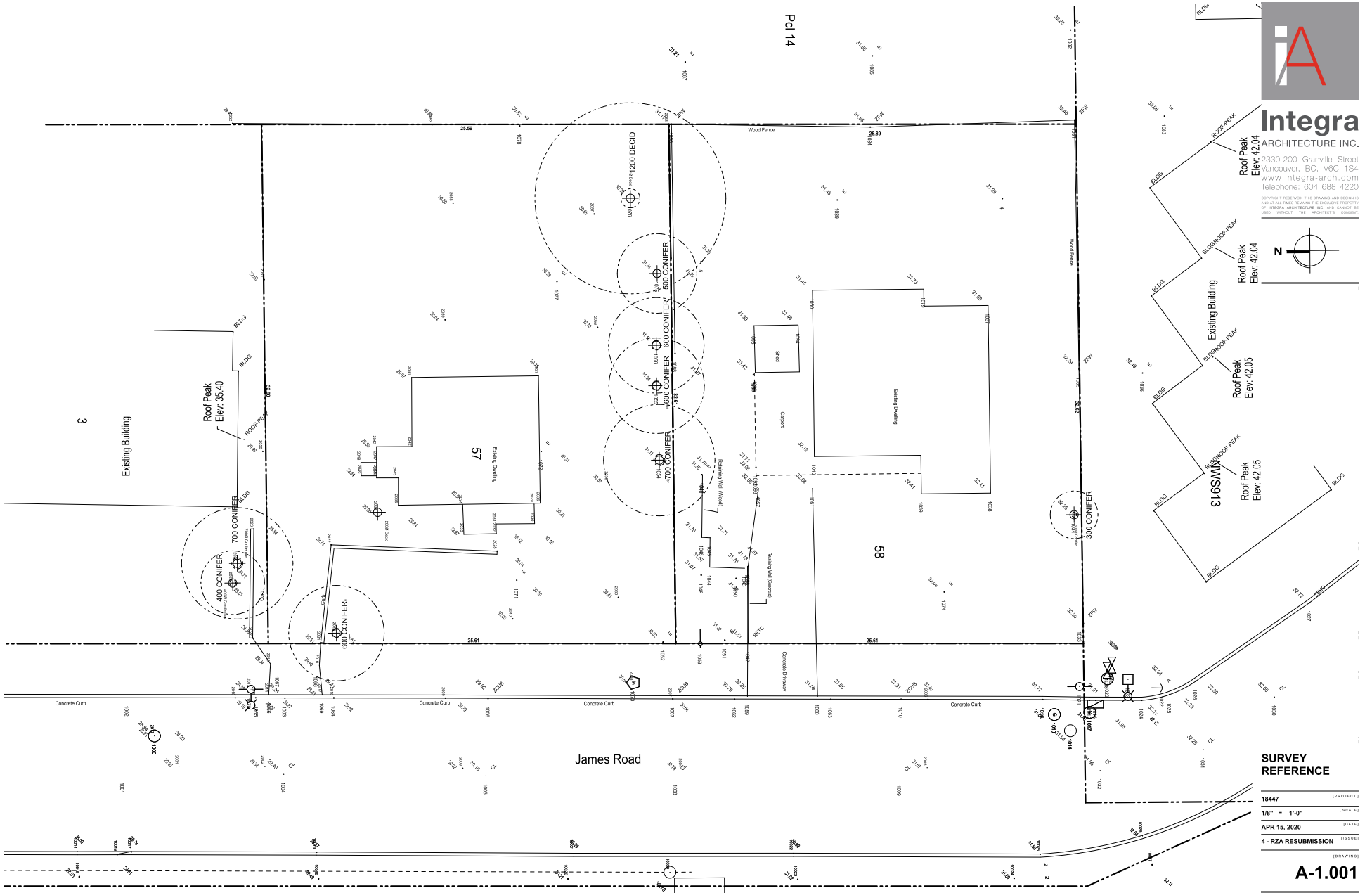
Roof Peak
Elev. 42.05

Roof Peak
Elev. 42.05

**SURVEY
REFERENCE**

18447	(PROJECT)
1/8" = 1'-0"	(SCALE)
APR 15, 2020	(DATE)
4 - RZA RESUBMISSION	(REVISION)
	(DRAWING)

A-1.001



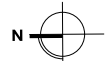
Pd 14



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(PROJECT TEAM)

EXISTING MULTI-FAMILY
2 / 3 STOREY

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

SITE PLAN

(PROJECT)

18447

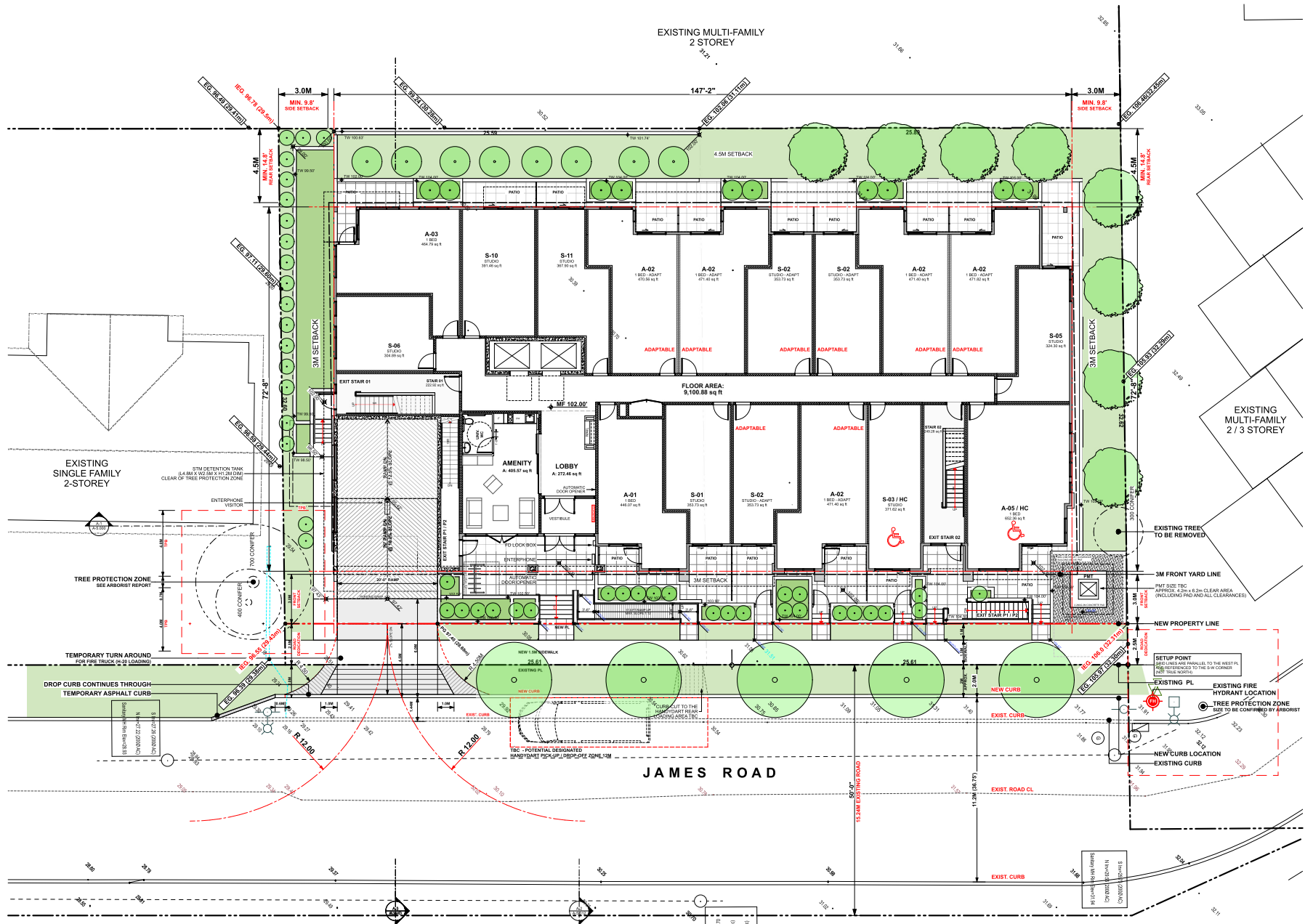
1/8" = 1'-0" (SCALE)

APR 15, 2020 (DATE)

4 - RZA RESUBMISSION (REVISION)

(DRAWING)

A-1.010

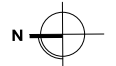




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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

PARKING -P1

(PROJECT)

18447

(SCALE)

1/8" = 1'-0"

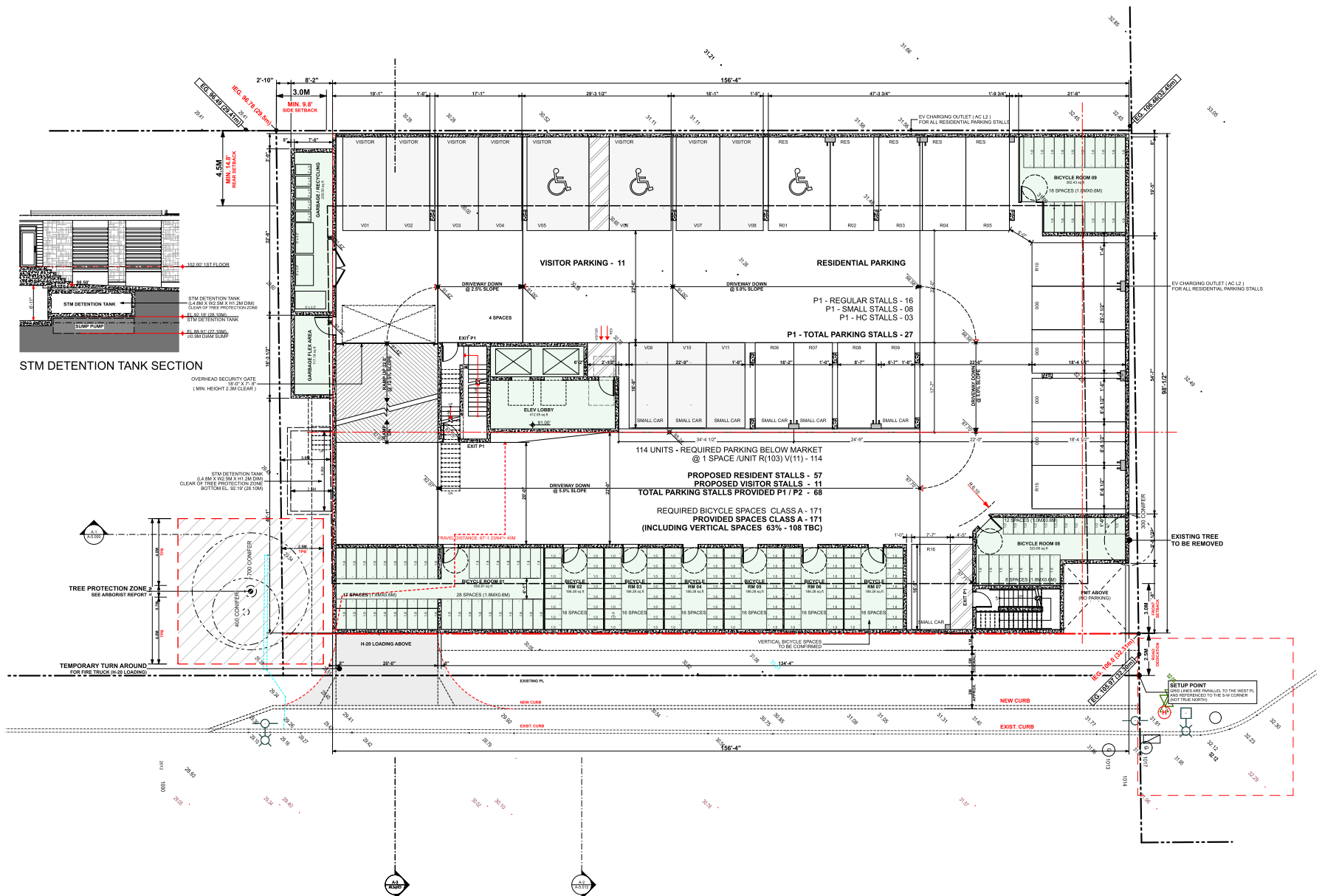
(DATE)

APR 15, 2020

4 - RZA RESUBMISSION

(DRAWING)

A-2.001





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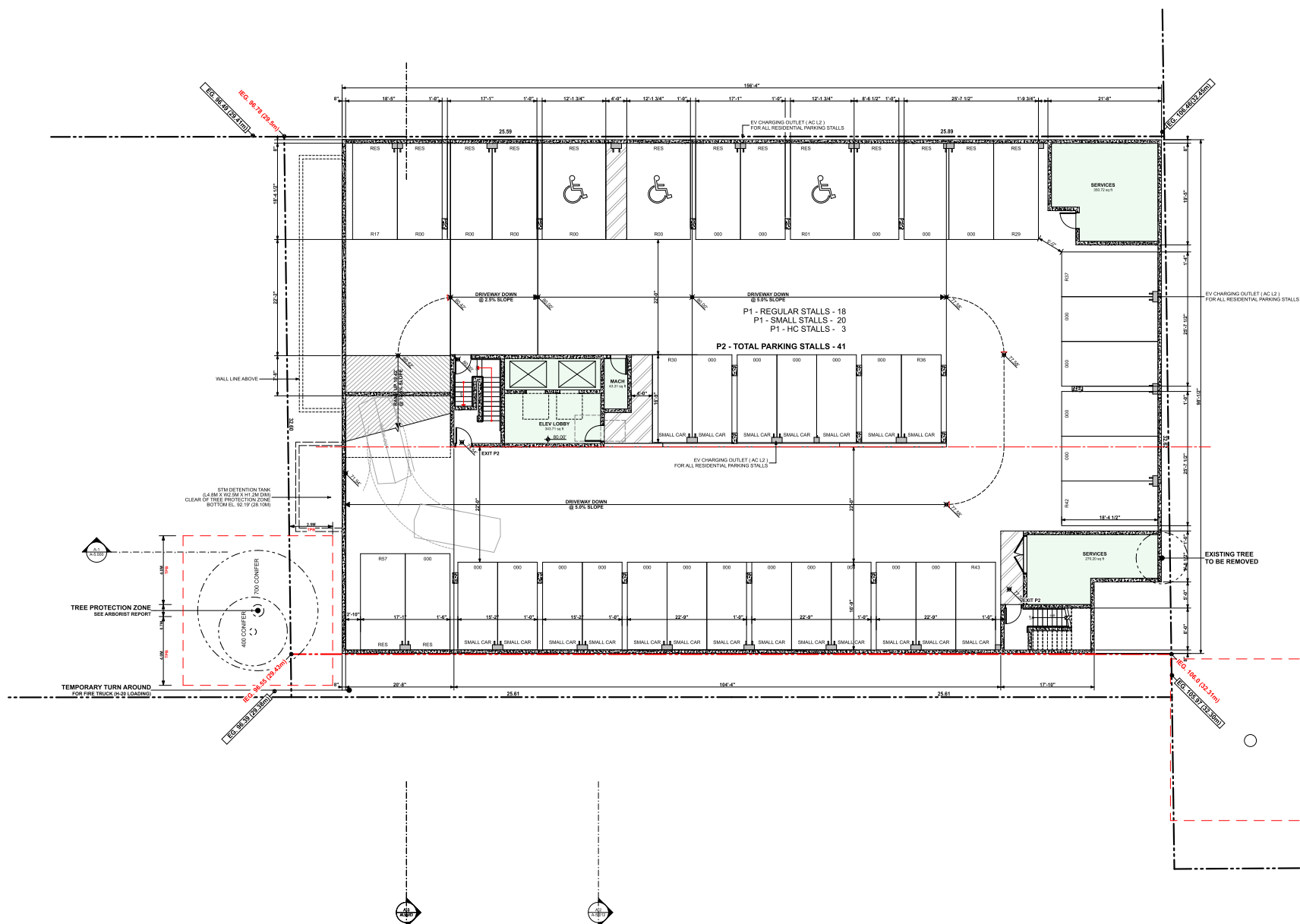
[PROJECT]

(TITLE)

(PROJECT)

[DRAWING]

A-2.002



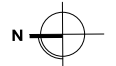




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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**JAMES ROAD -
2.5M R.O.W. /
TURN AROUND**

(PROJECT)

18447

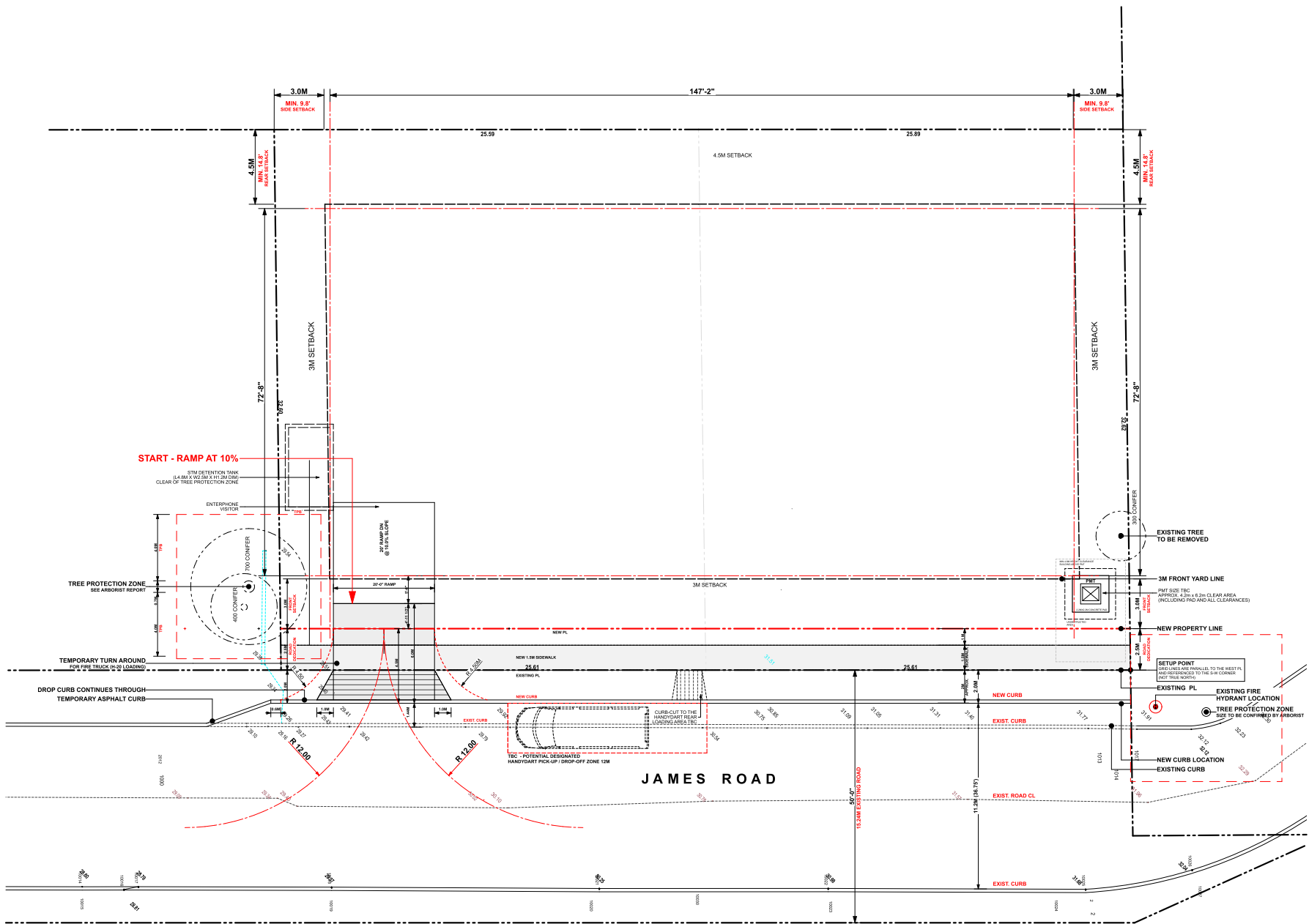
1/8" = 1'-0" (SCALE)

APR 15, 2020 (DATE)

4 - RZA RESUBMISSION (ISSUE)

(DRAWING)

A-2.011





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ARCHITECTURE INC.

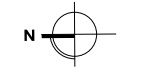
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(PROJECT TEAM)

EXISTING
MULTI-FAMILY
2 / 3 STOREY

ARCHITECT SEAL:

(CLIENT)

BLDG DEVELOPMENT

[PROJECT]

RESIDENTIAL DEVELOPMENT

DEVELOPMENT
148 - 154 JAMES ROAD

(TITLE)

2ND FLOOR

(PROJECT)

18447 (PROJECT)

1/8" = 1'-0" [SCALE]

APR 15, 2020 [DATE]

4 - RZA RESUBMISSION [ISSUE]

[DRAWING]

A-2 020

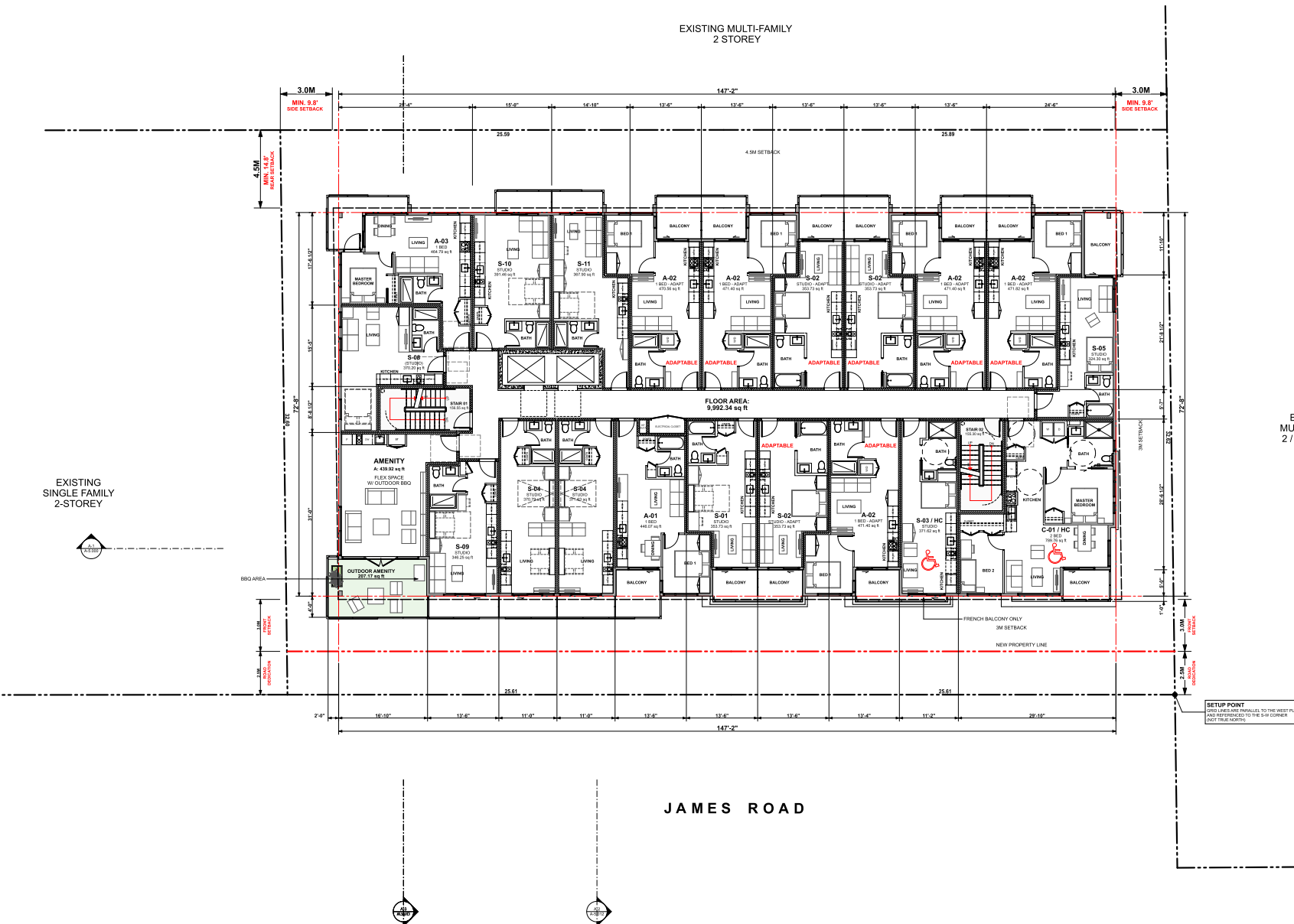
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A-2.020

EXISTING MULTI-FAMILY
2 STOREY

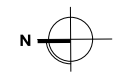
JAMES ROAD

2ND FLOOR



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

(BLDG DEVELOPMENT)

(PROJECT)

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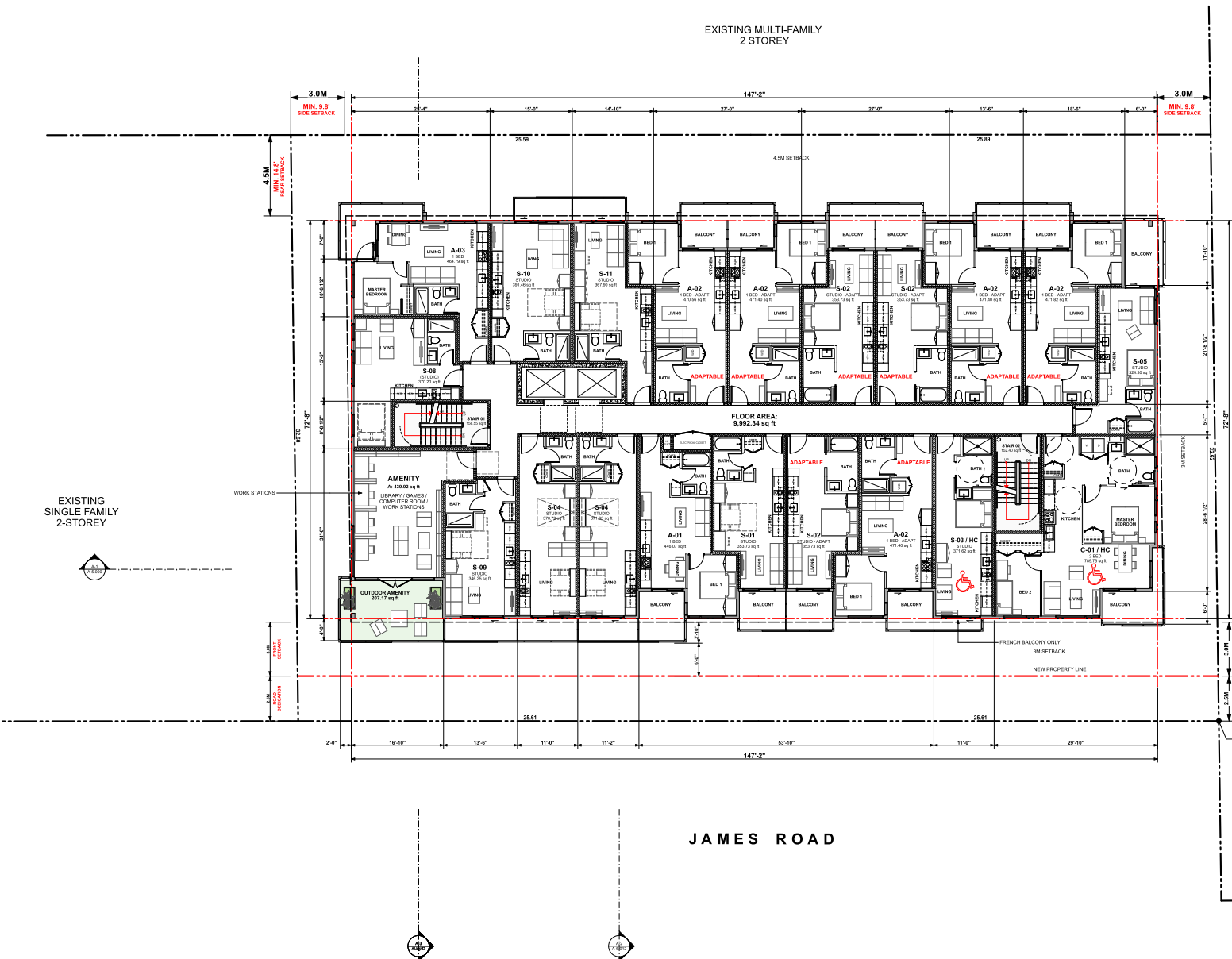
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(DATE)

(DRAWING)

3RD FLOOR

A-2.030

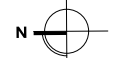


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(PROJECT TEAM)

EXISTING
MULTI-FAMILY
2 / 3 STOREY

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

4TH FLOOR

(PROJECT)

18447

(SCALE)

1/8" = 1'-0"

(DATE)

APR 15, 2020

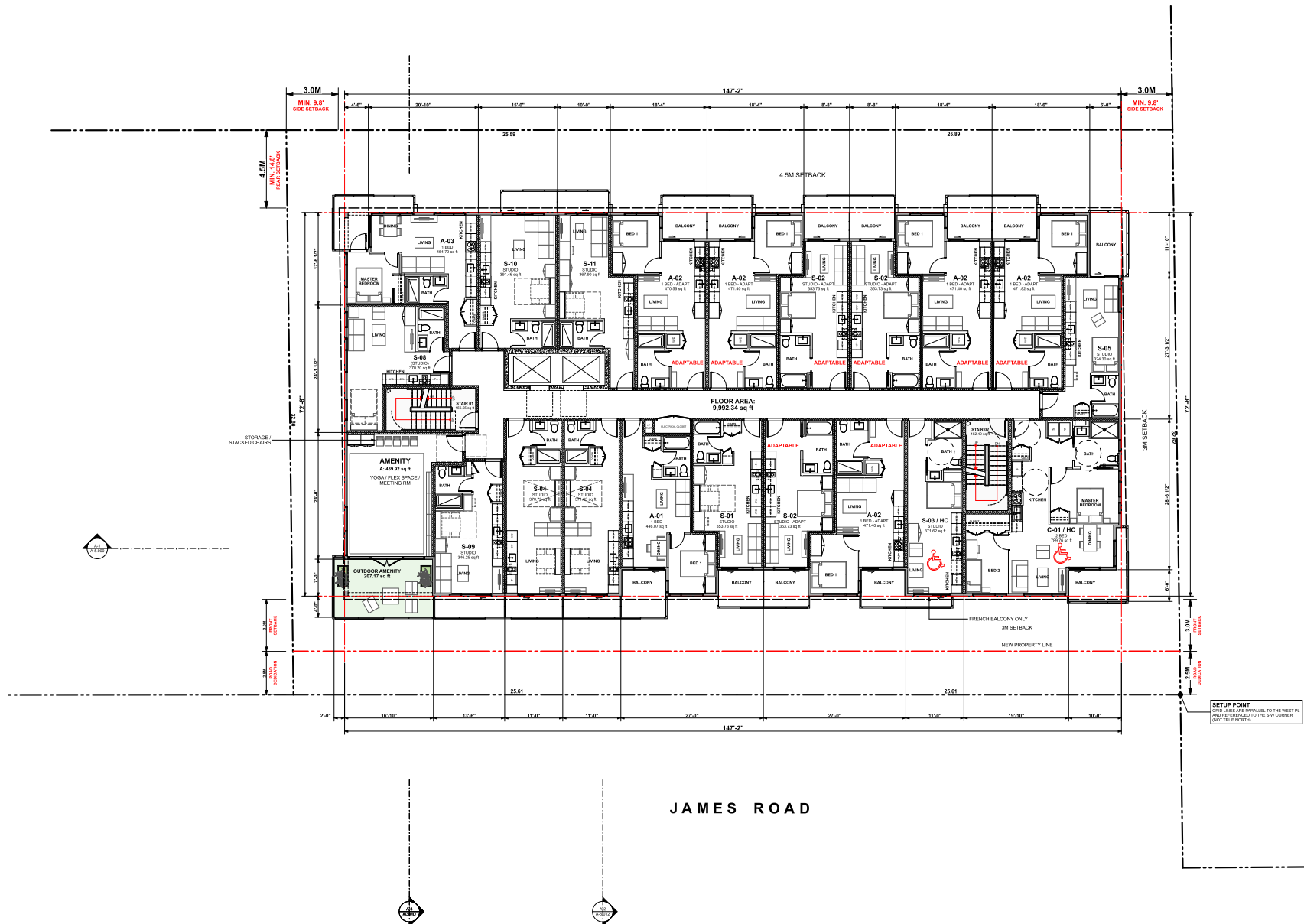
(ISSUE)

4 - RZA RESUBMISSION

(DRAWING)

A-2.040

4TH FLOOR



5TH FLOOR

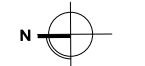


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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL DEVELOPMENT
148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

5TH FLOOR

18447 (PROJECT)

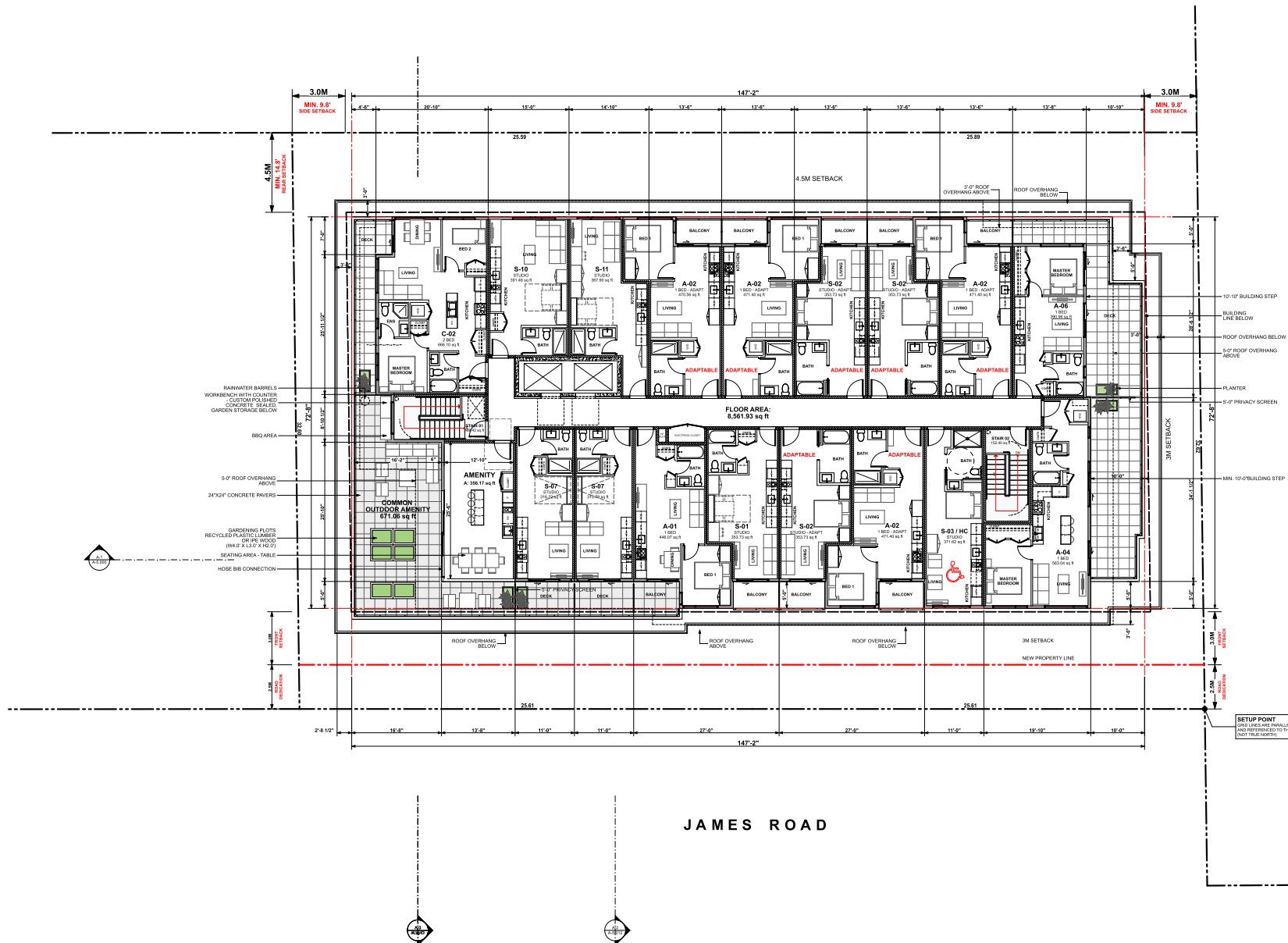
1/8" = 1'-0" (SCALE)

APR 15, 2020 (DATE)

4 - RZA RESUBMISSION (ISSUE)

(DRAWING)

A-2.050



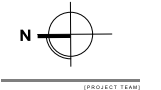
6TH FLOOR



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(PROJECT TEAM)

10'-10" BUILDING STEP

BUILDING LINE BELOW

ROOF OVERHANG BELOW

5'-0" ROOF OVERHANG ABOVE

PLANTER

5'-0" PRIVACY SCREEN

MIN. 10'-0" BUILDING STEP

MIN. 10'-0" BUILDING STEP

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BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(SITE)

6TH FLOOR

18447

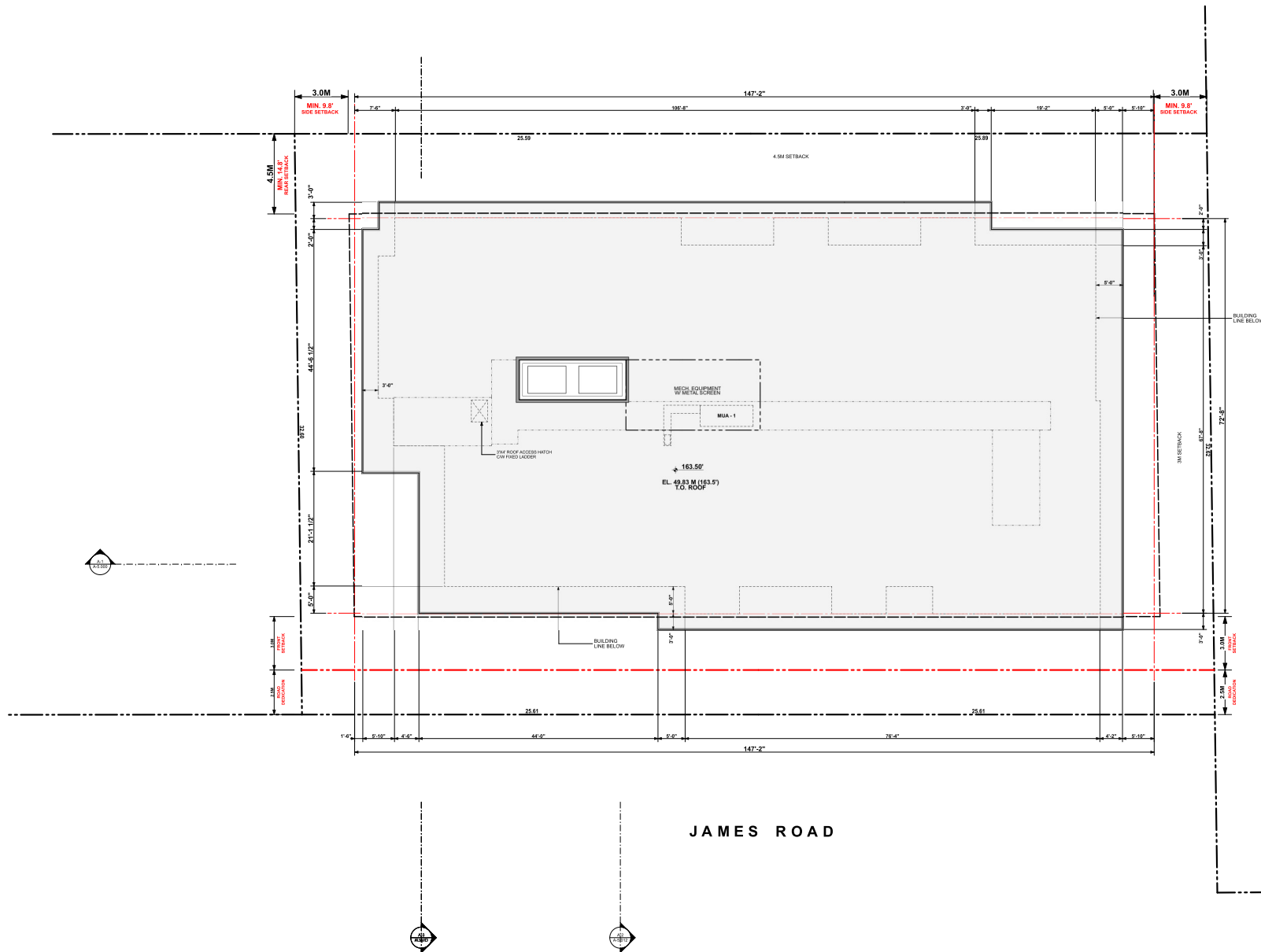
1/8" = 1'-0"

APR 15, 2020

4 - RZA RESUBMISSION

(DRAWING)

A-2.060



ROOF LEVEL



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

ROOF PLAN

18447 (PROJECT)

1/8" = 1'-0" (SCALE)

APR 15, 2020 (DATE)

4 - RZA RESUBMISSION (ISSUE)

(DRAWING)

A-2.070

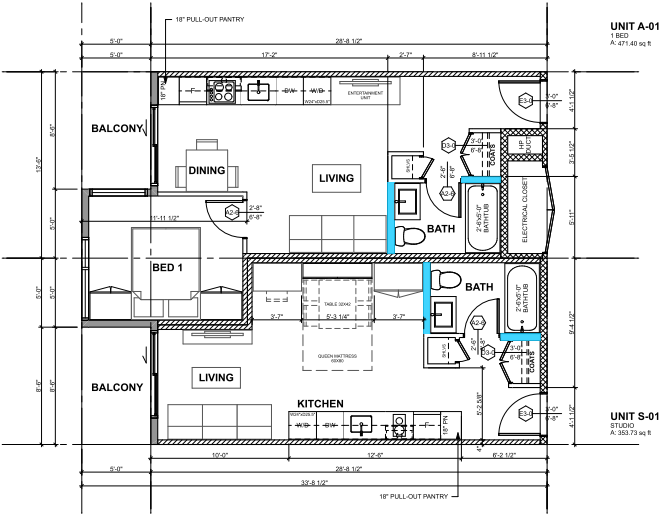
SPACE-SAVING CONVERTIBLE FURNITURE



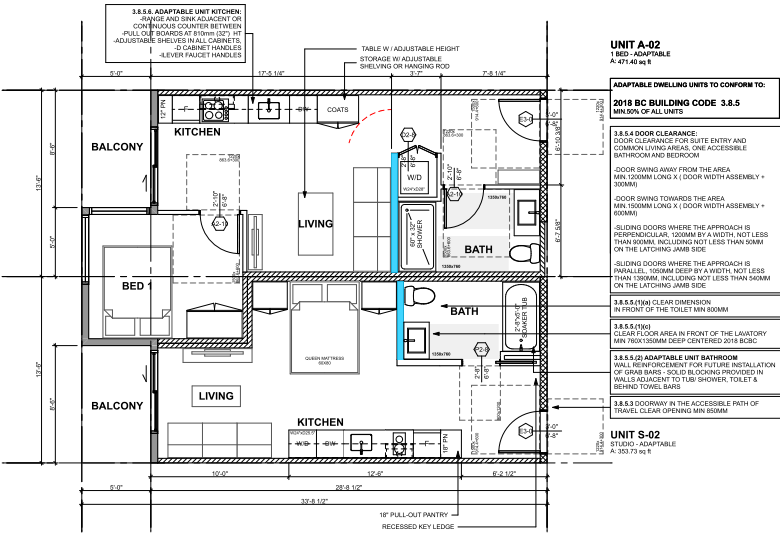
KITCHENETTES WITH MINI-REFRIGERATORS,
TWO-BURNER STOVETOPS AND MICROWAVES



MODULAR COMPACT KITCHEN DESIGN



S-01 STUDIO / A-01 1 BEDROOM - TYPICAL UNITS



S-02 STUDIO / A-03 1 BEDROOM - ADAPTABLE UNITS

iA

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(PROJECT TEAM)

(ARCHITECT SCALE)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

UNIT PLANS
TYP. /
ADAPTABLE

18447

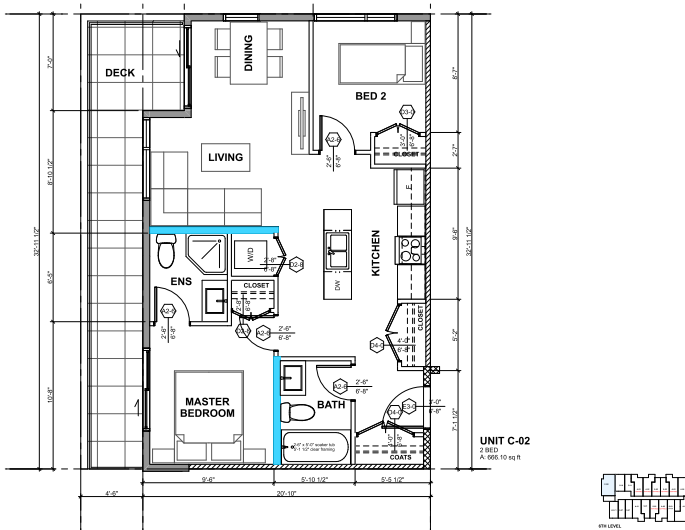
1/4" = 1'-0"

#Project Custom

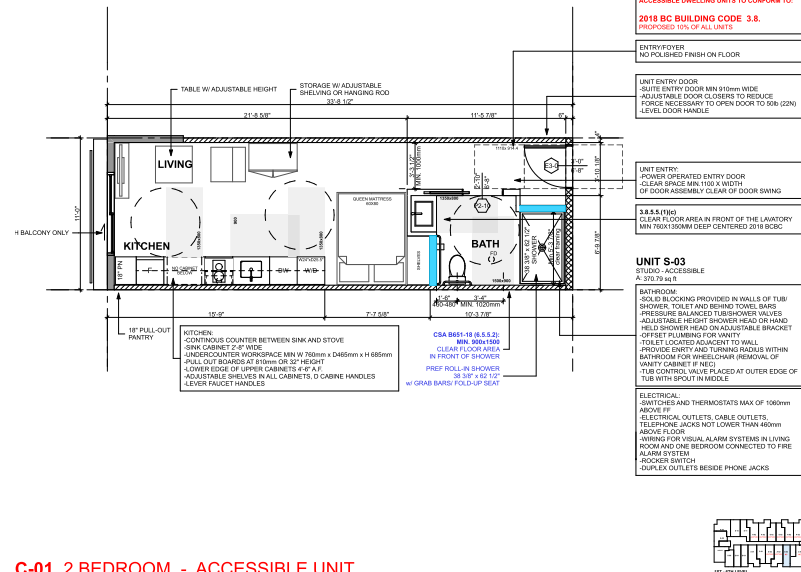
4 - RZA RESUBMISSION

(DRAWING)

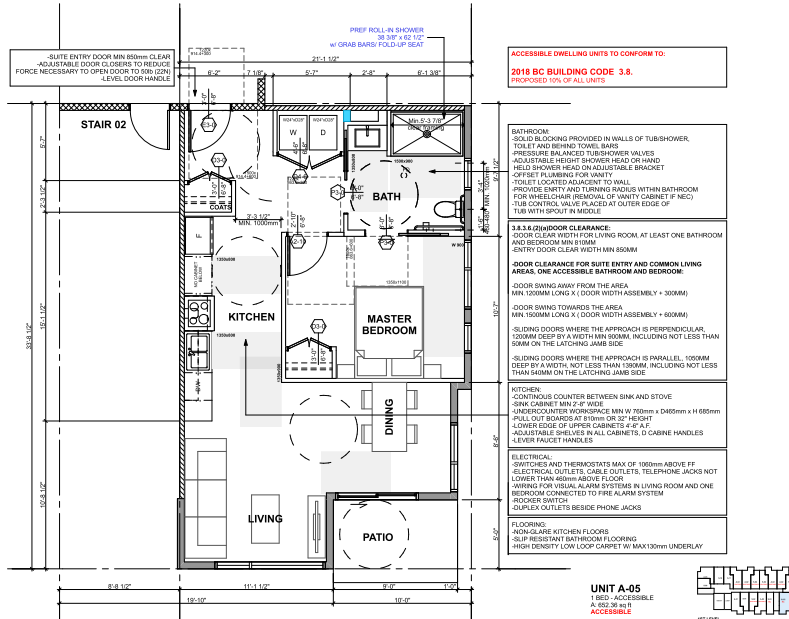
A-3.001



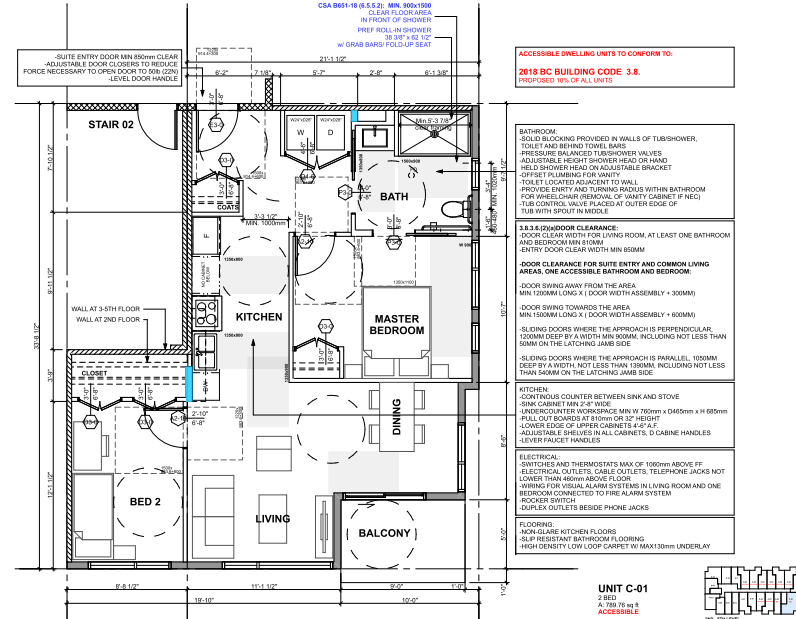
S-03 STUDIO - ACCESSIBLE UNIT



A-05 1 BEDROOM - ACCESSIBLE UNIT



C-01 2 BEDROOM - ACCESSIBLE UNIT



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(PROJECT TEAM)



101-101 UNIT

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**UNIT PLANS
ACCESSIBLE**

18447 (PROJECT)

1/4" = 1'-0" (SCALE)

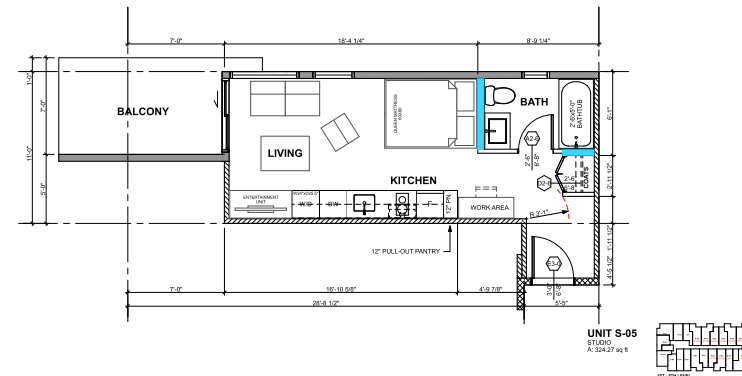
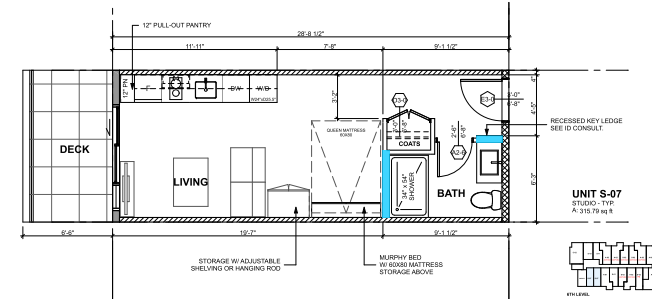
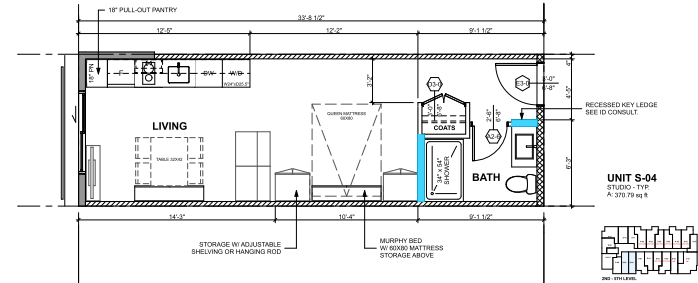
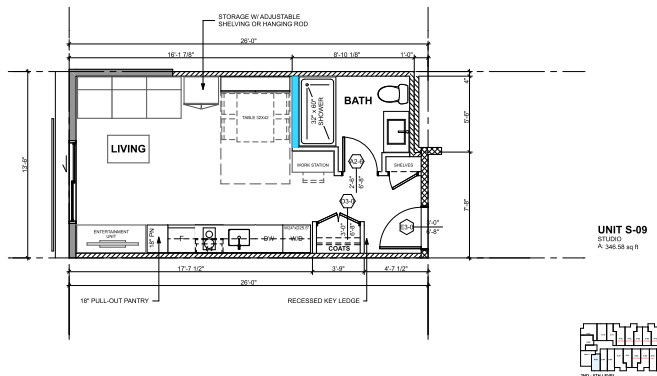
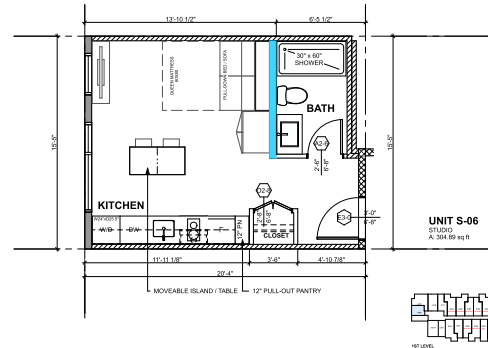
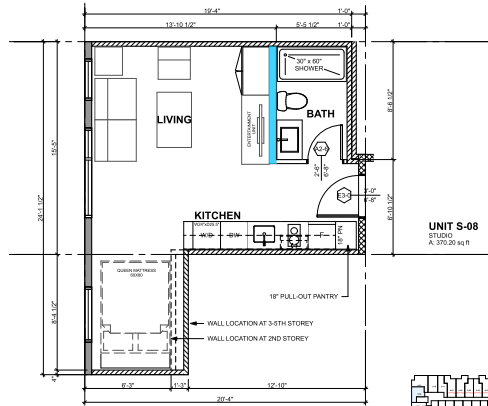
#Project Custom (DATE)

4 - RZA RESUBMISSION (REVISED)

(DRAWING)

A-3.002

MODULAR COMPACT KITCHEN DESIGN



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

**RESIDENTIAL
DEVELOPMENT**

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**UNIT PLANS
STUDIOS**

(PROJECT)

18447

1/4" = 1'-0"

(SCALE)

#Project Custom

(DATE)

4 - RZA RESUBMISSION

(REVISION)

A-3.003



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(PROJECT TEAM)

(ARCHITECT SCALE)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

UNIT PLANS
STUDIO / 1-BED

18447 (PROJECT)

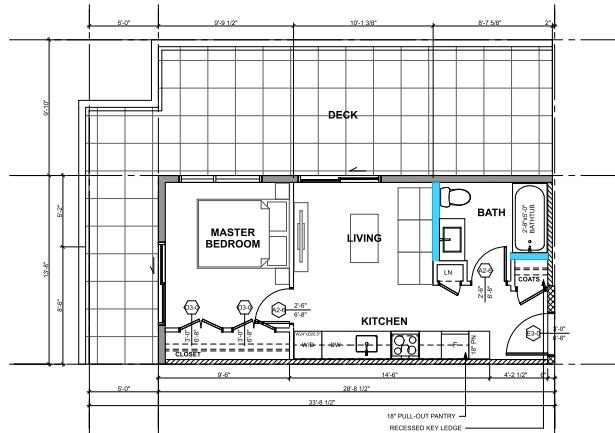
1/4" = 1'-0" (SCALE)

#Project Custom (DATE)

4 - RZA RESUBMISSION (REVISE)

(DRAWING)

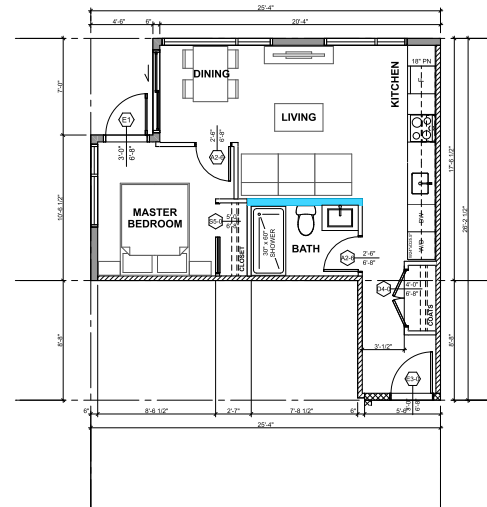
A-3.004



UNIT A-06
1 BED
A. 390.95 sq ft



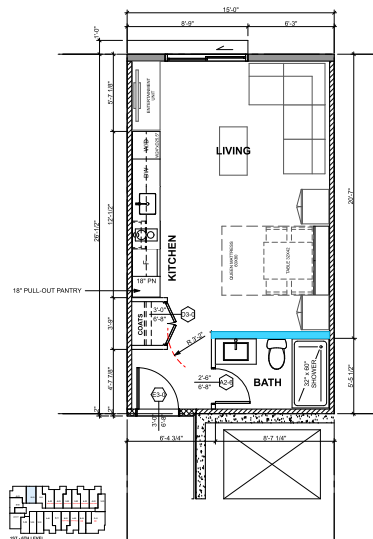
6th LEVEL



UNIT A-03
1 BED
A. 465.81 sq ft



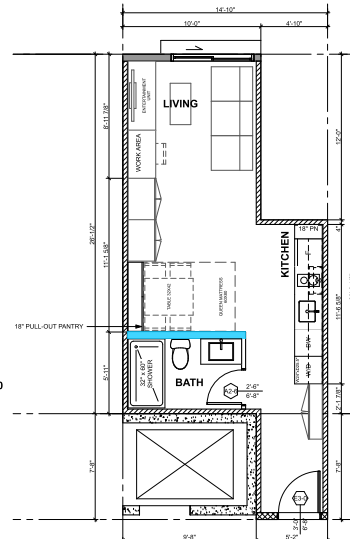
6th LEVEL



UNIT S-10
STUDIO
A. 391.43 sq ft



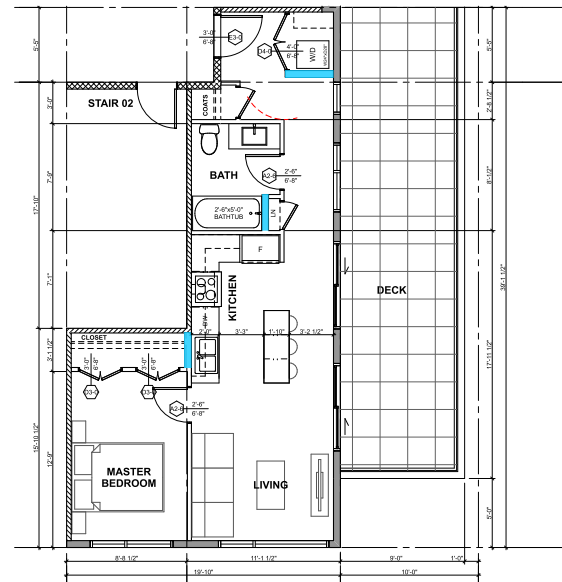
6th LEVEL



UNIT S-11
STUDIO
A. 391.95 sq ft



6th LEVEL



UNIT A-04
1 BED
A. 563.04 sq ft



6th LEVEL

MATERIAL AND COLOUR LEGEND

to match:			
A	Light Grey	IKO Roofing SBS	Modified Charcoal Grey 2 Ply SBS Roofing membrane at flat roofs
B	Grey	James Hardie ColorPlus Collection	Aged Pewter HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
C	Charcoal	James Hardie ColorPlus Collection	Iron Gray 7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
D	Off-White	James Hardie ColorPlus Collection	Cobble Stone HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
E	Woodgrain	Pre-finished Fibre Cement Siding	Woodtone Rustic Series - Mountain Cedar Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations

F	Charcoal	Benjamin Moore	BM 2115-10 Universal Black	Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
G	Black or Clear Anodized	Windows	Standard Black	Typical Vinyl windows and sliding doors w/ matching flashing
H	Light Grey - Brown	Stone Veneer	Echo-Ridge Pro-Fit Alpine Ledgestone	Manufactured Stone Veneer Panels at selected locations
I	Woodgrain	Pre-finished Fibre Cement	Woodtone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffit and u/s of balconies
II	Grey	Aluminum Soffit	Gentek Slate	4 panel perforated aluminum soffit u/s of balconies at lane elevation
J	Black	Tiger Drylac Powder Coatings	Flat Black or to match BM 2115-10	Pre-finished aluminum c/w safety glass railing @ balconies

K	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
L	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
M	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
N	Pre-finished	WPC or Aluminum Powder Coating		Decorative Screens 4x12 (slats) horizontal bar grille at balconies selected locations front mounted
O	Black	Storefront Doors and Windows	Black	Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
P	Black	Overhead Security gate	Pre-finished Standard Finish Black	Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-middle (for extra security to manufacturer's recommendations)

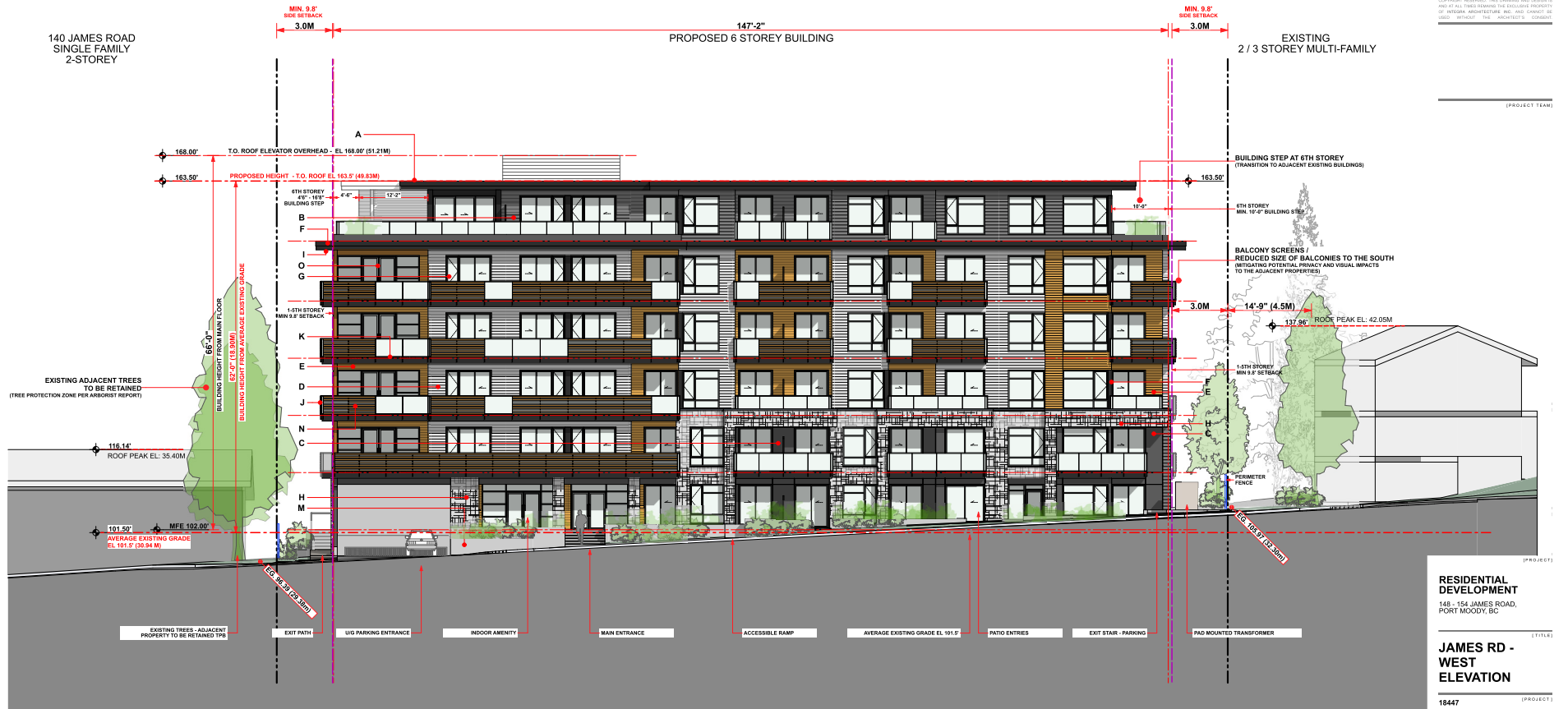


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(PROJECT TEAM)



**RESIDENTIAL
DEVELOPMENT**
148 - 154 JAMES ROAD,
PORT MOODY, BC

**JAMES RD -
WEST
ELEVATION**

18447
1/8" = 1'-0"
APR 15, 2020
4 - RZA RESUBMISSION

A-4.001

		to match:		
● A	Light Grey	IKO Roofing SBS	Modiflex Charcoal Grey	2 Ply SBS Roofing membrane at flat roofs
● B	Gray	James Hardie ColorPlus Collection	Agard Pewter	HardiePlank Lap Siding - cedar/mill texture, 7" exposure - exterior walls
● C	Charcoal	James Hardie ColorPlus Collection	Iron Gray	71/8" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
● D	Off-White	James Hardie ColorPlus Collection	Cobble Stone	HardiePlank Lap Siding - cedar/mill texture, 7" exposure - exterior walls
● E	Woodgrain	Prefinished Fibre Cement Cedar	Woodstone Rustic Series - Mountain	Fibre Cement Lap Siding - cedar/mill texture, pre-finished 5 1/4" exposure at selected locations

● F	Charcoal	Benjamin Moore	BM 2116-10 Anvil Black	Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
● G	Black or Clear Anodized		Standard Black	Typical Vinyl windows and sliding doors w/ matching flashing
● H	Light Grey - Brown	Stone Veneer	Echo-Ridge Pre-Fit Alpine Ledgestone	Manufactured Stone Veneer Panels at selected locations
● I	Woodgrain	Prefinished Fibre Cement	Woodstone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffit and balconies
● II	Grey	Aluminum Soffit	Gentek Slate	4 panel perforated aluminum soffit w/s of balconies at lane elevation
● J	Black	Tiger Drylac Paints-10	Flat Black or to match C-115	Pre-finished aluminum c/w safety glass railing @ balconies

● K	Black	Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at flash windows, downspouts, gutters
● L	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● M	Light Beige	Makin Metals Ltd.	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● N	PrimaFinish	MPC or Aluminum Powder Coating		Decorative Screens & (slats) horizontal bar grills at balconies selected locations front mounted
● O	Black	Storefront Doors and Windows	Black	Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
● P	Black	Overhead Security gate	Pre-finished Standard Finish Black	Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-side of the security manufacturer's recommendations



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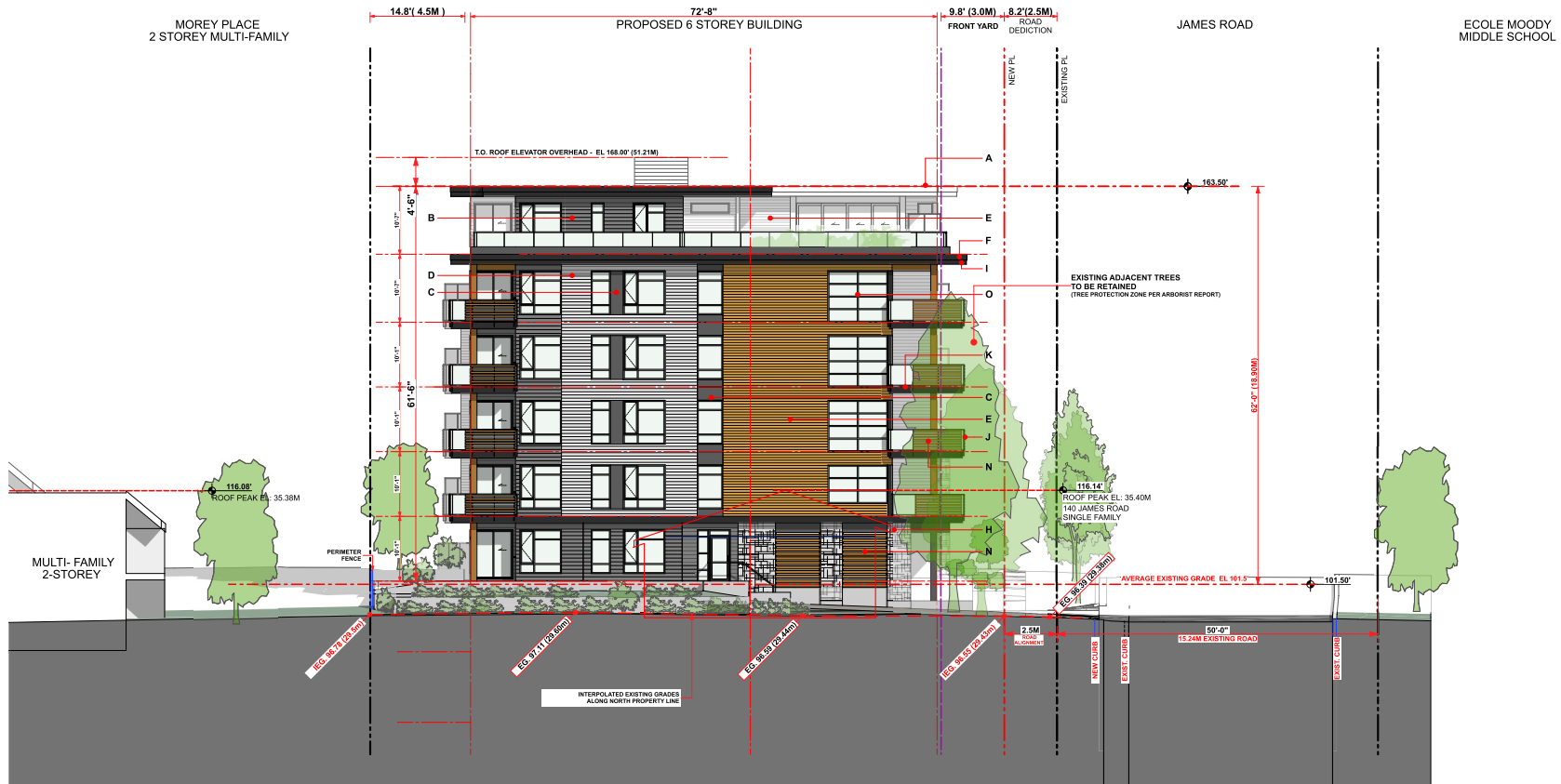


MATERIAL AND COLOUR LEGEND

	to match:	
A	Light Grey IKO Modified Charcoal Grey	2 Ply SBS Roofing membrane at flat roofs
B	Grey James Hardie ColorPlus Collection	Aged Pewter HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
C	Charcoal James Hardie ColorPlus Collection	Iron Gray 7/16" Hardie-Reveal Panel and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
D	Off-White James Hardie ColorPlus Collection	Cobble Stone HardiePlank Lap Siding - cedarmill texture, 7" exposure - exterior walls
E	Woodgrain Prefinished Fibre Cement Siding	Woodtone Rustic Fibre Cement Lap Siding - cedarmill texture, pre-finished 5 1/4" exposure at selected locations

F	Charcoal Benjamin Moore	BM 2115-10 Universal Black	Painted Trims, Roof Fascia and Hardie Panel, smooth texture accent panel at window locations
G	Black or Clear Anodized	Windows	Standard Black Typical Vinyl windows and sliding doors w/ matching flashing
H	Light Grey - Brown Stone Veneer	Echo-Ridge Pro-Fit Alpine Ledgestone	Manufactured Stone Veneer Panels at selected locations
I	Woodgrain Prefinished Fibre Cement	Woodtone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffit and u/s of balconies
II	Grey Aluminum Soffit	Gentek Slate	4 panel perforated aluminum soffit u/s of balconies at lane elevation
J	Black Tiger Drylac Powder Coatings	Flat Black or to match BM 2115-10	Pre-finished aluminum c/w safety glass railing @ balconies

K	Black Makin Metals Ltd.	Matte Black	Flashing at roofs, flashing at dark windows, downspouts, gutters
L	White Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
M	Light Beige Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
N	Pre-finished WPC or Aluminum Powder Coating		Decorative Screens 4x4 (slats) horizontal bar grille at balconies selected locations front mounted
O	Black Storefront Doors and Windows	Black	Double glazed, aluminum storefront doors, windows at main lobby, amenity and roof deck exit.
P	Black Overhead Security gate	Pre-finished Standard Finish Black	Overhead vertical security gate, aluminum open grill with concentrated pickets at corners and top-middle (for extra security to manufacturer's recommendations)



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**NORTH
ELEVATION**

(PROJECT)

18447

1/8" = 1'-0" (SCALE)

APR 15, 2020 (DATE)

4 - RZA RESUBMISSION (REVISE)

(DRAWING)

A-4.003

		to match:		
● A	Light Grey	IKO Roofing SBS	Modiflex Charcoal Grey	2 Ply SBS Roofing membrane at flat roofs
● B	Gray	James Hardie ColorPlus Collection	Agard Pewter	HardiePlank Lap Siding - cedar/millid texture, 7" exposure - exterior walls
● C	Charcoal	James Hardie ColorPlus Collection	Iron Gray	7/16" Hardie-Reveal Siding and Reveal Trims, smooth texture, c/w Hardie-Reveal Surround Trims
● D	Off-White	James Hardie ColorPlus Collection	Cobble Stone	HardiePlank Lap Siding - cedar/millid texture, 7" exposure - exterior walls
● E	Woodgrain	Prefinished Fibre Cement Cedar	Woodstone Rustic Series - Mountain	Fibre Cement Lap Siding - cedar/millid texture, pre-finished 5 1/4" exposure at selected locations

F	Charcoal	Benjamin Moore	BM 2118-10 Universal Black	Painted Trim, Roof Fascia and Hardie Panel. smooth texture accent panel at window locations
G	Black or Clear Anodized	Windows	Standard Black	Typical Vinyl windows and sliding doors w/ matching flashing
H	Light Grey - Brown	Stone Veneer	Echo-Ridge Pro-Fi Alpine Ledgerstone	Manufactured Stone Veneer Panels at selected locations
I	Woodgrain	Prefinished Fibre Cement	Woodstone Rustic Series - Mountain Cedar	Pre-finished soffits @ roof soffit and ends of balconies
II	Grey	Aluminum Soffit	Gentek Slate	4 panel perforated aluminum soffit units of balconies at end elevation
J	Black	Peter Dyrkac Powder Coatings	Flat Black or to match BM 2118-10	Pre-finished aluminum c/w safety glass railing @ balconies

● K	Black	Makin Metals Ltd.	Matte Black	Flashing at doors, flashing at dark windows, downspouts, gutters
● L	White	Makin Metals Ltd.	Regal White	Flashing at all other locations with finish (D)
● M	Light Beige	Architectural concrete	Clear, water repellent coating	Architectural concrete finish at exposed concrete walls, landscape walls
● N	PrimaFinish®	WPC or Aluminum Powder Coating		Decorative Screens A1(slate) horizontal bar grille at balconies selected locations front mounted
● O	Black	Storefront Doors and Windows	Black	Double glazed, aluminum storefront doors, windows at main lobby, entry and roof deck exit.
● P	Black	Overhead Security gate	Pre-finished Standard Finish	Overhead vertical security gate, aluminum open-top with concentrated pickets at corners and top-middle areas security to manufacturer's recommendations)



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(PROJECT TEAM)

(ARCHITECT SEAL)

(CLIENT)

BLDG DEVELOPMENT

(PROJECT)

RESIDENTIAL
DEVELOPMENT

148 - 154 JAMES ROAD,
PORT MOODY, BC

(TITLE)

**JAMES RD -
STREET
ELEVATION**

18447 (PROJECT)

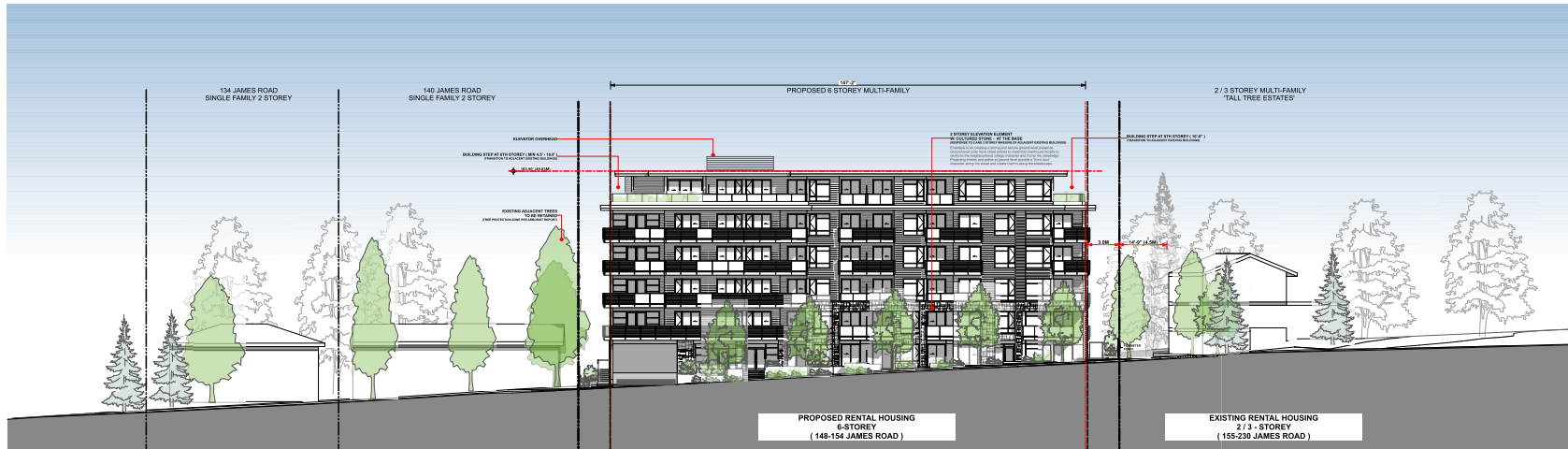
1/16" = 1'-0" (SCALE)

APR 15, 2020 (DATE)

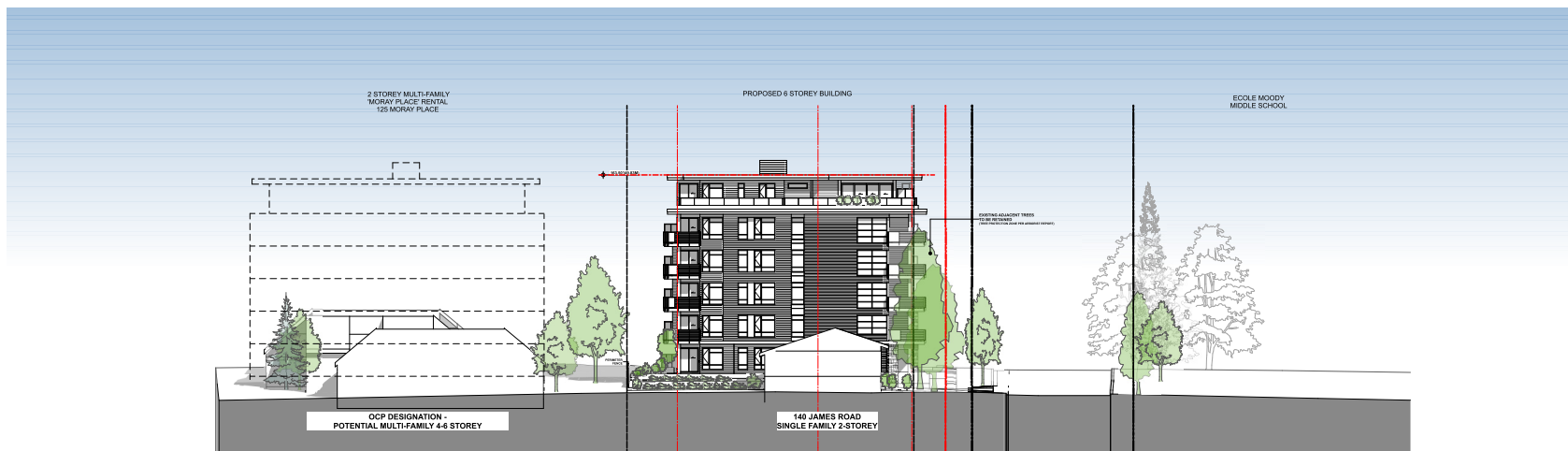
4 - RZA RESUBMISSION (ISSUE)

(DRAWING)

A-4.005



JAMES ROAD - STREETSCAPE



CONTEXT SITE ELEVATION - EAST WEST