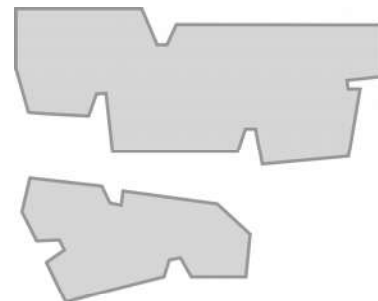
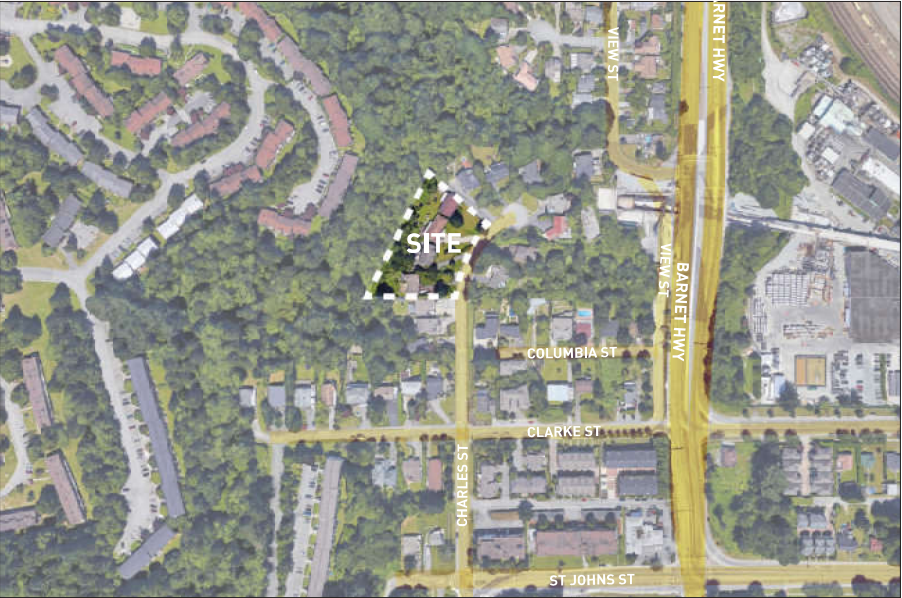


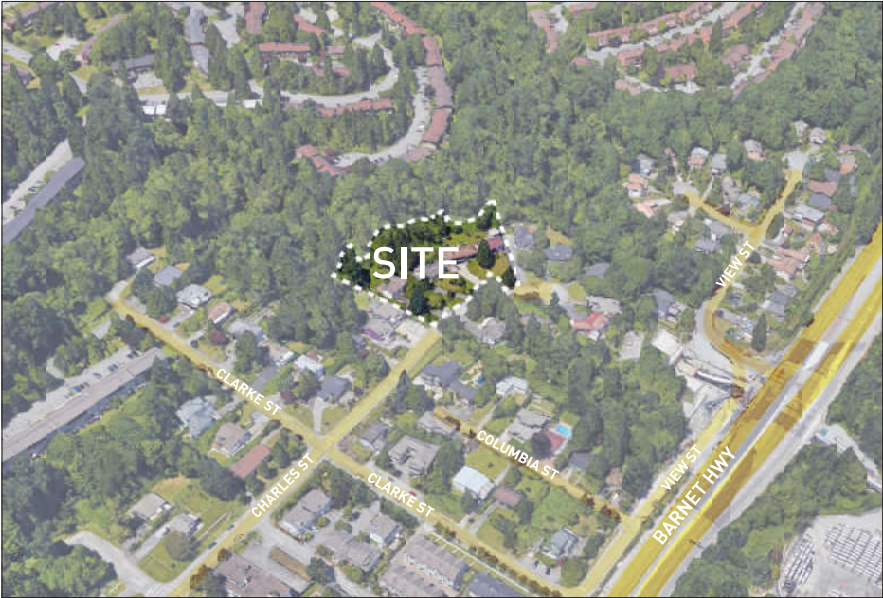


1865-1895 CHARLES STREET
REZONING/DP APPLICATION
MARCH 30, 2020

AERIAL VIEW



BIRD'S-EYE VIEWS



DRAWING LIST

A-1.01	CONTEXTUAL REFERENCES	A-3.06	UNITE TYPES
A-1.02	CONTEXTUAL CONNECTIVITY	A-3.07	UNITE TYPES
A-1.03	PROJECT STATISTICS	A-3.08	UNITE TYPES
A-1.04	CONTEXT PHOTOS	A-3.09	UNITE TYPES
A-1.05	SHADOW STUDIES	A-3.10	UNITE TYPES
A-1.06a	DESIGN RATIONAL	A-3.11	UNITE TYPES
A-1.06b	DESIGN RATIONAL	A-3.12	UNITE TYPES
A-1.07	SITE SURVEY	A-4.01	SOUTH EAST ELEVATION 1
A-2.00	SITE PLAN	A-4.02	SOUTH EAST ELEVATION 2
A-2.01	-3 FLOOR PLAN	A-4.03	NORTH EAST ELEVATION
A-2.02	-2 FLOOR PLAN	A-4.04	NORTH WEST ELEVATION 1
A-2.03	-1 FLOOR PLAN	A-4.05	NORTH WEST ELEVATION 2
A-2.04	L0 FLOOR PLAN	A-4.06	SOUTH WEST ELEVATION
A-2.05	L1 FLOOR PLAN	A-5.01	SECTION A-A
A-2.06	L2 FLOOR PLAN	A-5.02	SECTION B-B
A-2.07	L3 FLOOR PLAN	A-5.03	SECTION C-C
A-2.08	L4 FLOOR PLAN	A-6.01	MATERIAL BOARD
A-2.09	L5 FLOOR PLAN	A-7.01	3D VIEW
A-2.10	L6 FLOOR PLAN	A-7.02	3D VIEW
A-3.01	UNITE TYPES	A-7.03	3D VIEW
A-3.02	UNITE TYPES	L1.1	LANDSCAPE DRAWINGS
A-3.03	UNITE TYPES	L2.1	LANDSCAPE DRAWINGS
A-3.04	UNITE TYPES	L2.2	LANDSCAPE DRAWINGS
A-3.05	UNITE TYPES	L2.3	LANDSCAPE DRAWINGS

SITE SPECIFICS:

1865-1895 Charles Street, Port Moody, BC

Plan 28302, LOT 66, 67 , 68 and 69

Total (gross) site area: 95,749.29 SF [8,895.40 m2]

Current Zoning : RS1

Proposed Zoning : Site specific zone (TBD)

Allowed FSR: 2.5 (239,393.225 SF; 22,240.35 m2)

Proposed Setbacks:
NW = 10m (32' – 9 ½") as proposed by Recreation, Parks and Environment Department
S = 15m from top of the bank + 3m dedication

gbl

gbl ARCHITECTS

131 EAST 17TH AVENUE

KARLOOYER, CANADA V0T 1R0

T 604 274 1704 F 604 751 0279

GBLARCHITECTS.COM

N

NOTES:

NO. DESCRIPTION

REVISIONS:

NO. DATE REVISIONS

RESIDENTIAL DEVELOPMENT

CONTEXTUAL REFERENCES

DATE

FEB 2020

DESIGNED BY

CHECKED BY

SCALE

JOB NUMBER

17006

A-1.01

OVERALL FSR CALCULATION

1865-1895 Charles Street		
LEGAL ADDRESS:	1865-1895 Charles Street, Port Moody, BC	
LEGAL DESCRIPTION:	LOTS 164-67	
MAX HEIGHT ALLOWED:	HEIGHT PROPOSED:	
SITE AREA		
LOT 66	SF 15,096.74	
LOT 67	SF 4,251.48	
LOT 68	SF 15,096.74	
LOT 69	SF 12,616.20	
TOTAL SITE AREA	SF 60,774.29	
ZONING:		
PROPOSED ZONING:	FSR:	

TOTAL FSR	1.54
EFFICIENCY	9.01

HEIGHT ALLOWED/PROPOSED:

FLOOR		AREA CALCULATION						PSF AREA
		PROPOSED AREA	EXISTING AREA	DIFFERENCE	PERMITTED AREA	DIFFERENCE	PSF AREA	
LEVEL 1								
LEVEL 2								
LEVEL 3								
LEVEL 4								
LEVEL 5								
LEVEL 6								
LEVEL 7								
LEVEL 8								
LEVEL 9								
LEVEL 10								
LEVEL 11								
LEVEL 12								
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LEVEL 275								

BUILDING 1 UNIT MIX

UNIT MIX BUILDING 1

AREA/ LEVEL	1 BEDROOM					2 BEDROOM							2 BEDROOM+DEN				3 BEDROOM			TOTAL
	1a	1b+	1c+	1d+	1e+	2a	2c	2d	2e	2f	2g	2h	2a+	2b+	2d+	2e+	3a	3b	3c	
	440	639	663	702	733	778	875	945	960	966	970	1055	996	1007	1074	1244	1200	1283	1315	
L-2						1							1						1	4
L-1	1	1	4	1	1	1	1		1			1		1			1			14
L0	1	1	4	1	1	1	1		1			1		1			1			14
L1	1	1	4	1	1	1	1		1			1		1			1			14
L2							1			1	1		1		1			1		6
TOTAL	3	3	12	3	3	3	4	1	3	1	1	3	1	4	1	1	3	1	1	52
	24					16							7				5			
	46.15%					30.77%							13.46%				9.62%			

UNITS UNDER 1,000 SF	38	73%
UNITS BETWEEN 1,000 - 1,100 SF	8	15%
UNITS BETWEEN 1,100 - 1,200 SF	3	6%
UNITS OVER 1,200 SF	3	6%
	52	

TOTAL SALABLE AREA	43,801
--------------------	--------

BUILDING 2 UNIT MIX

UNIT TYPES BUILDING 2

AREA/ LEVEL	1 BEDROOM							1 BEDROOM+DEN				2 BEDROOM														2 BEDROOM + DEN							3 BEDROOM						TOTAL						
	1A	1B	1C	1D	1E	1F	1G	1A+	1A+PH	1B+	1C+	2A PH	2B	2C	2D	2E	2F	2G	2H PH	2I	2J	2K	2L	2M	2N PH	2O	2P PH	2Q	2A+	2B+PH	2C+	2C+PH	2D+	2E+	2F+	3A PH	3B PH	3C		3D	3E	3E PH	3F PH		
	365	375	446	466	557	579	639	663	663	698	752	764	781	798	812	921	929	958	960	871	895	911	921	925	926	992	1,002	1,002	965	968	990	995	1,002	1,048	1,051	1,145	1,183	1,160	1,150	1,188	1,188	1,214			
L0				1									1	2							1								1															9	
L1				1	1		1					1			2						1								1										1					11	
L2	1			1			1							1	2						1	1							1				1	1						1				14	
L3	1	1	1	1		1					1			1	2					1	1							1																15	
L4		1				1		7		1					1	1	1	1	1		1			1		1		1											1	1	1			22	
L5		1				1		7		1					1	1	1	1	1		1			1		1				1		1						1	1	1				22	
L6		1				1		7		1					1	1	1	1	1		1			1		1		1			1		1						1	2			1	1	17
L7									6		1								1											1		1													
TOTAL	2	3	3	4	3	4	3	21	6	3	3	1	4	8	3	3	3	3	3	1	2	4	3	1	3	1	3	1	3	1	1	3	1	4	3	3	1	2	3	3	3	1	1	1	132
	22							33					47																16							14									
	16.87%							25.00%					33.61%																12.32%							10.61%									

UNITS UNDER 1,000 SF	104	78.79%	78.79%
UNITS BETWEEN 1,000 - 1,100 SF	14	10.61%	10.61%
UNITS BETWEEN 1,100 - 1,200 SF	13	9.85%	9.85%
UNITS OVER 1,200 SF	1	0.76%	0.76%
	132		

TOTAL SALABLE AREA	106,905	106,905
--------------------	---------	---------

1865-1895 CHARLES STREET
PORT MOODY, BC

PROJECT STATISTICS

DATE	FEB 2023
DRAWN BY	-
CHECKED BY	-
SCALE	-
JOB NUMBER	17006

A-1.03b



CHARLES STREET VIEW



VIEW FROM THE NEIGHBOURHOOD



VIEW LOOKING NORTH - EAST

REVISIONS:
NO. DATE DESCRIPTION

1865-1895 CHARLES STREET
PORT MOODY, BC

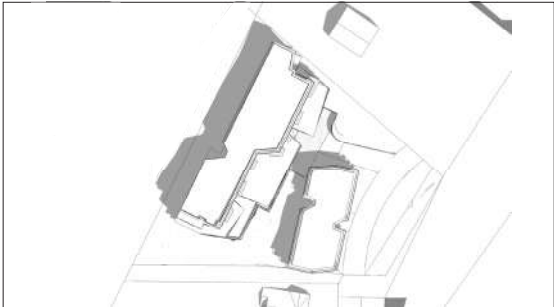
RESIDENTIAL DEVELOPMENT
CONTEXT PHOTOS

DATE: FEB 2023
DRAWN BY:
CHECKED BY:
SCALE:
JOB NUMBER: 17006

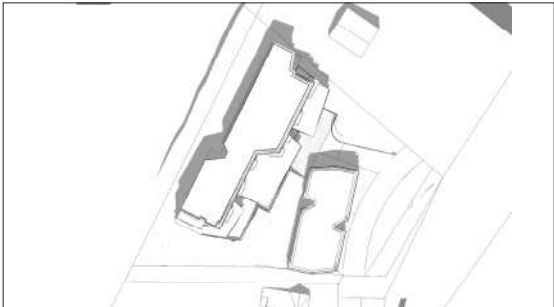
A-1.04

SPRING/FALL EQUINOX

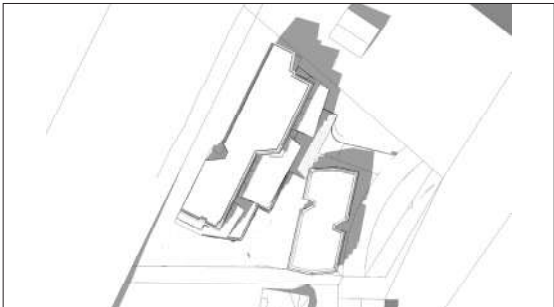
MARCH 20/SEPTEMBER 22, 10 AM



MARCH 20/SEPTEMBER 22, 12 PM

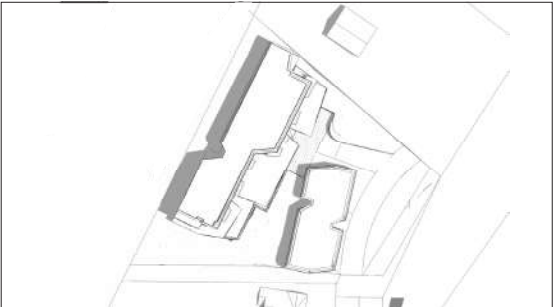


MARCH 20/SEPTEMBER 22, 2 PM

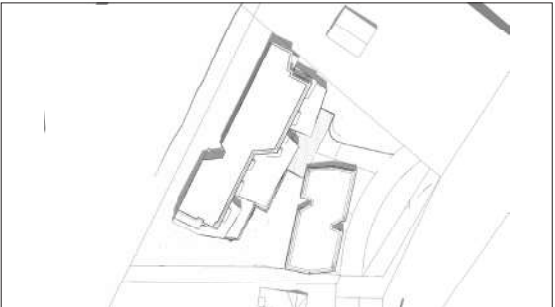


SUMMER SOLSTICE

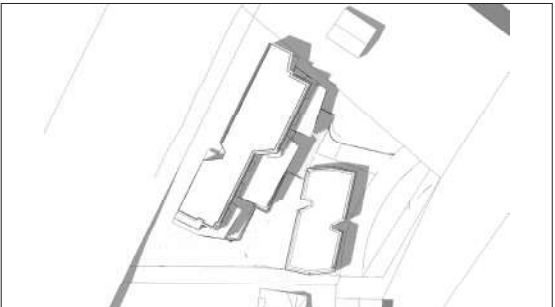
JUNE 21, 10 AM



JUNE 21, 12 PM

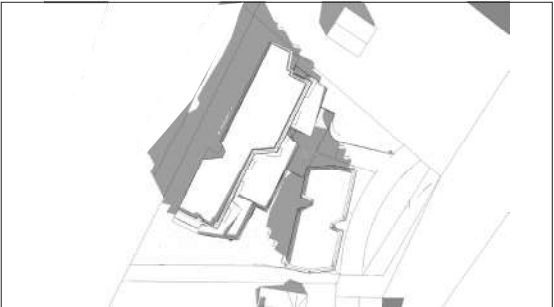


JUNE 21, 2 PM

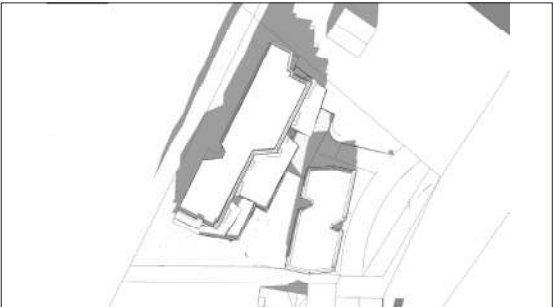


WINTER SOLSTICE

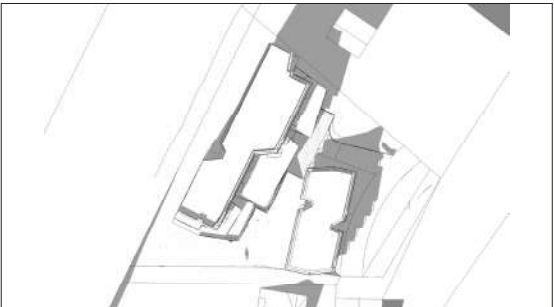
DECEMBER 2, 10 AM



DECEMBER 2, 12 PM



DECEMBER 2, 2 PM



gbl

GBL ARCHITECTS

131 EAST 8TH AVENUE

VANCOUVER, CANADA V6T 1B6

T 604 725 1114 F 604 731 0279

GBL-ARCHITECTS.COM

N

NOTES:

NO DESCRIPTION

REVISIONS:

NO DATE

NO

1865-1895 CHARLES STREET

PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

SHADOW STUDIES

DATE:

FEB 2020

DRAWN BY:

CHECKED BY:

SCALE:

JOB NUMBER:

17006

A-1.05



NOTES:
NO. DESCRIPTION

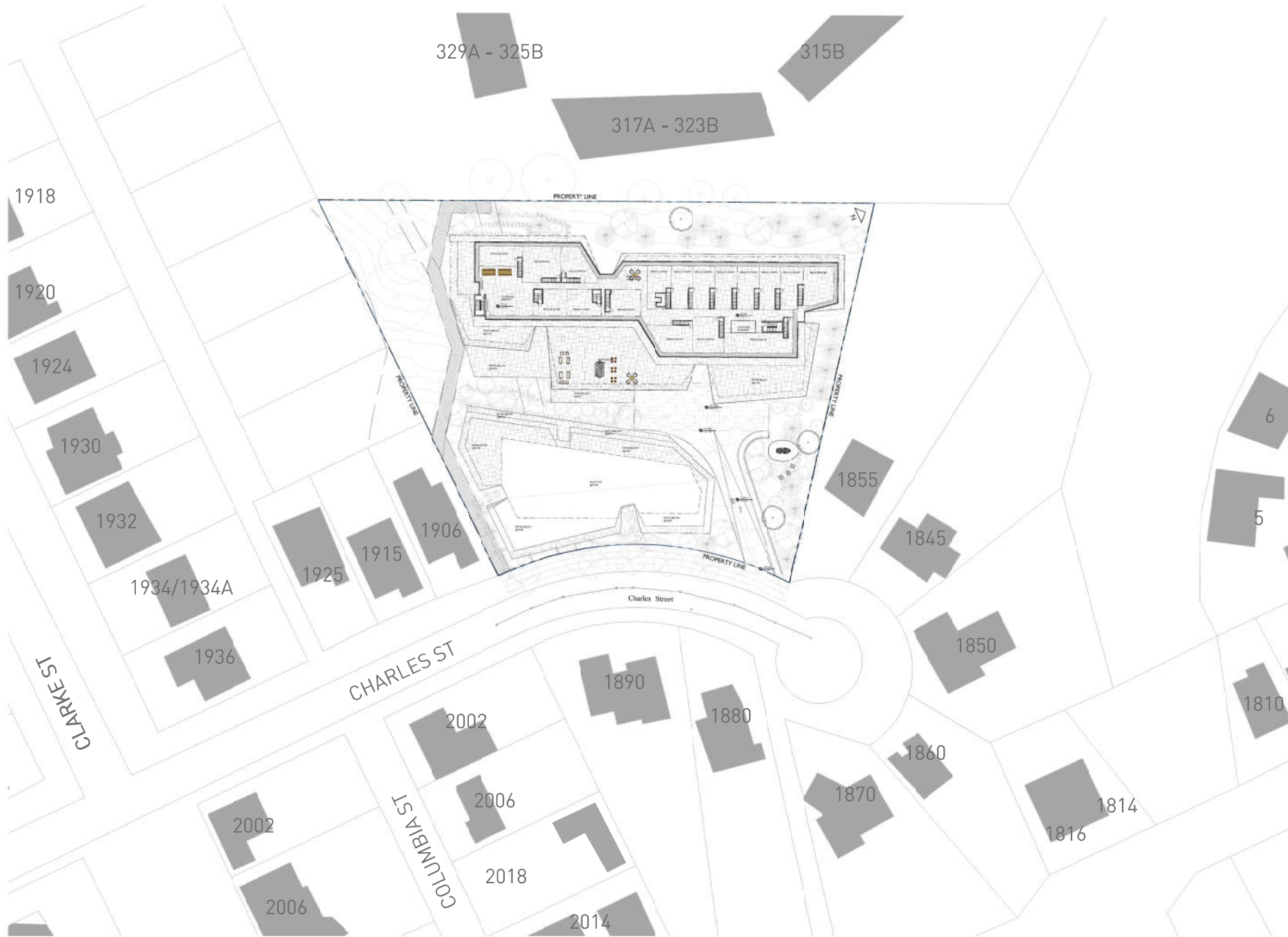
REVISIONS:
NO. DATE REMARKS

1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT
SITE PLAN

DATE: FEB 2020
DRAWN BY: [initials]
CHECKED BY: [initials]
SCALE: 1/32" = 1'-0"
JOB NUMBER: 17006

A-2.00





NOTES
NO. DESCRIPTION

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139</	

1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

-2 FLOOR PLAN

DATE	FEB 2023
DRAWN BY	...
CHECKED BY	...
SCALE	...
JOB NUMBER	1700

A-2.02

1865-1895 CHARLES STREET
PORT MOODY, BC

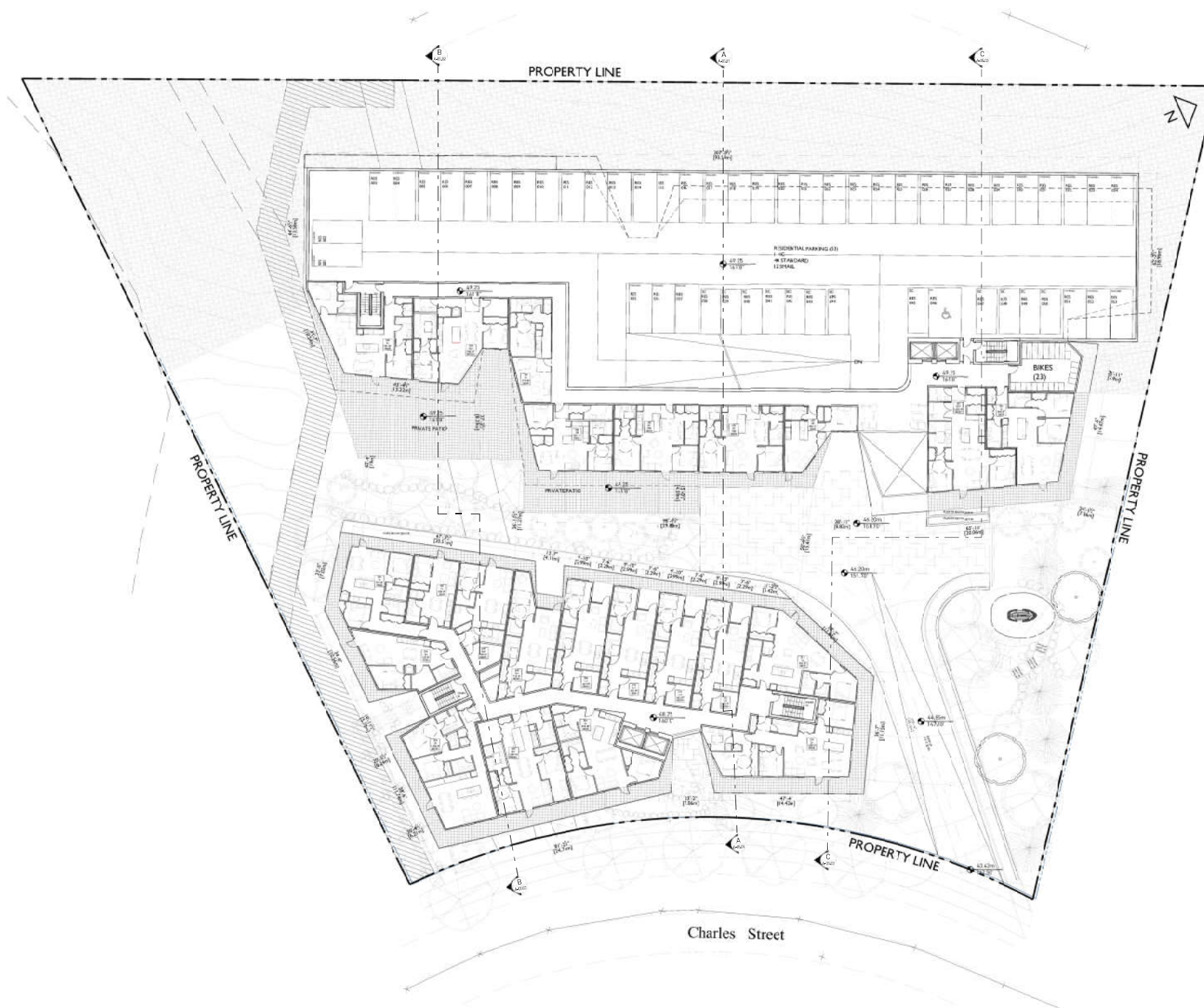
RESIDENTIAL DEVELOPMENT

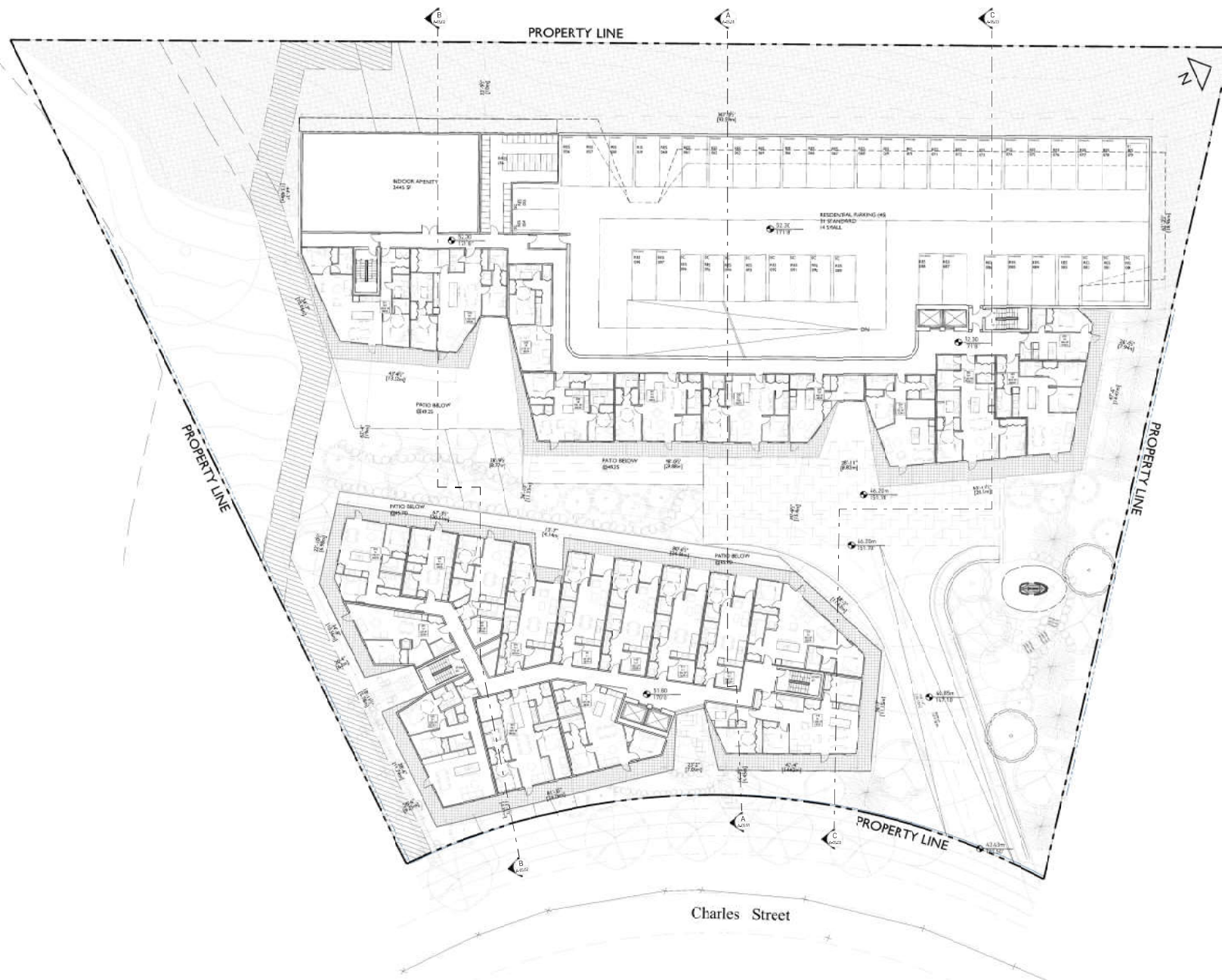
-1 FLOOR PLAN

DATE	FEB 2023
DRAWN BY	...
CHECKED BY	...
SCALE	...
JOB NUMBER	17006

A-2.03









GBL ARCHITECTS
135 EAST 8TH AVENUE
VANCOUVER, CANADA V6T 1Y6
T 604 731 1156 F 604 731 1275
GBLARCHITECTS.COM

NOTES
NO. DESCRIPTION

REVIEWS	
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1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

L2 FLOOR PLAN

DATE	FEB 2023
DRAWN BY	...
CHECKED BY	...
SCALE	...
JOB NUMBER	17006

A-2.06

NOTES:
M1 DESCRIPTION

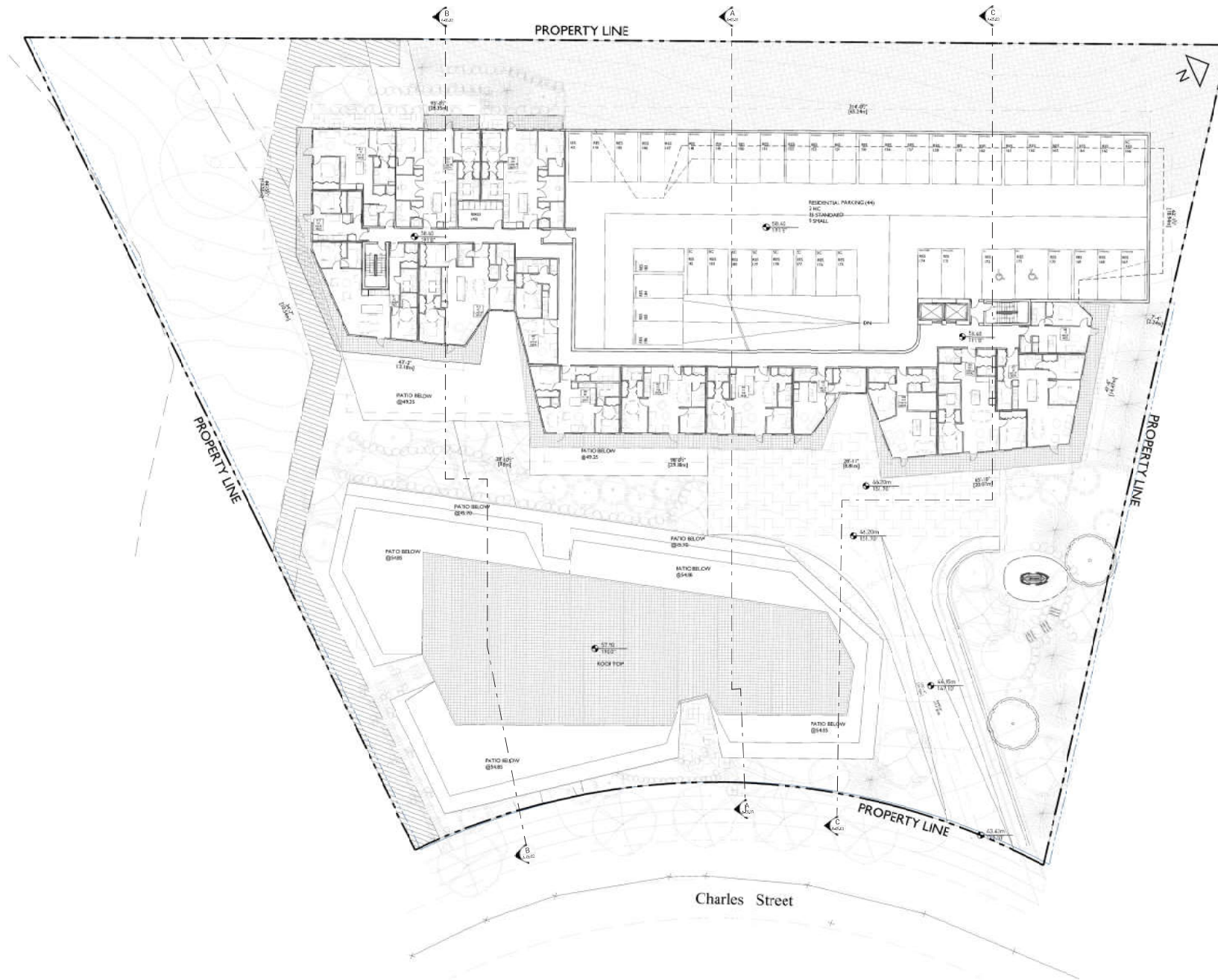
REVISIONS:
NO. DATE DESCRIPTION

1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT
L3 FLOOR PLAN

DATE: FEB 2023
DRAWN BY: [initials]
CHECKED BY: [initials]
SCALE: [initials]
JOB NUMBER: 17006

A-2.07





NOTES:
 N1 DESCRIPTION

REVISIONS:
 NO. DATE DRAWING

1865-1895 CHARLES STREET
 PORT MOODY, BC

RESIDENTIAL DEVELOPMENT
 L4, 5 & 6 FLOOR PLAN

DATE: FEB 2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: [Signature]
 JOB NUMBER: 17006



GBL ARCHITECTS
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VANCOUVER, CANADA V6T 1Y6
T 604 731 1154 F 604 731 1275
GBLARCHITECTS.COM

NOTES
NO. DESCRIPTION

REVIEWS		
NO.	DATE	REVISIONS

1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

L7 FLOOR PLAN

DATE	FEB 2023
DRAWN BY	...
CHECKED BY	...
SCALE	...
JOB NUMBER	17006

A-2.09

NOTES
NO. DESCRIPTION

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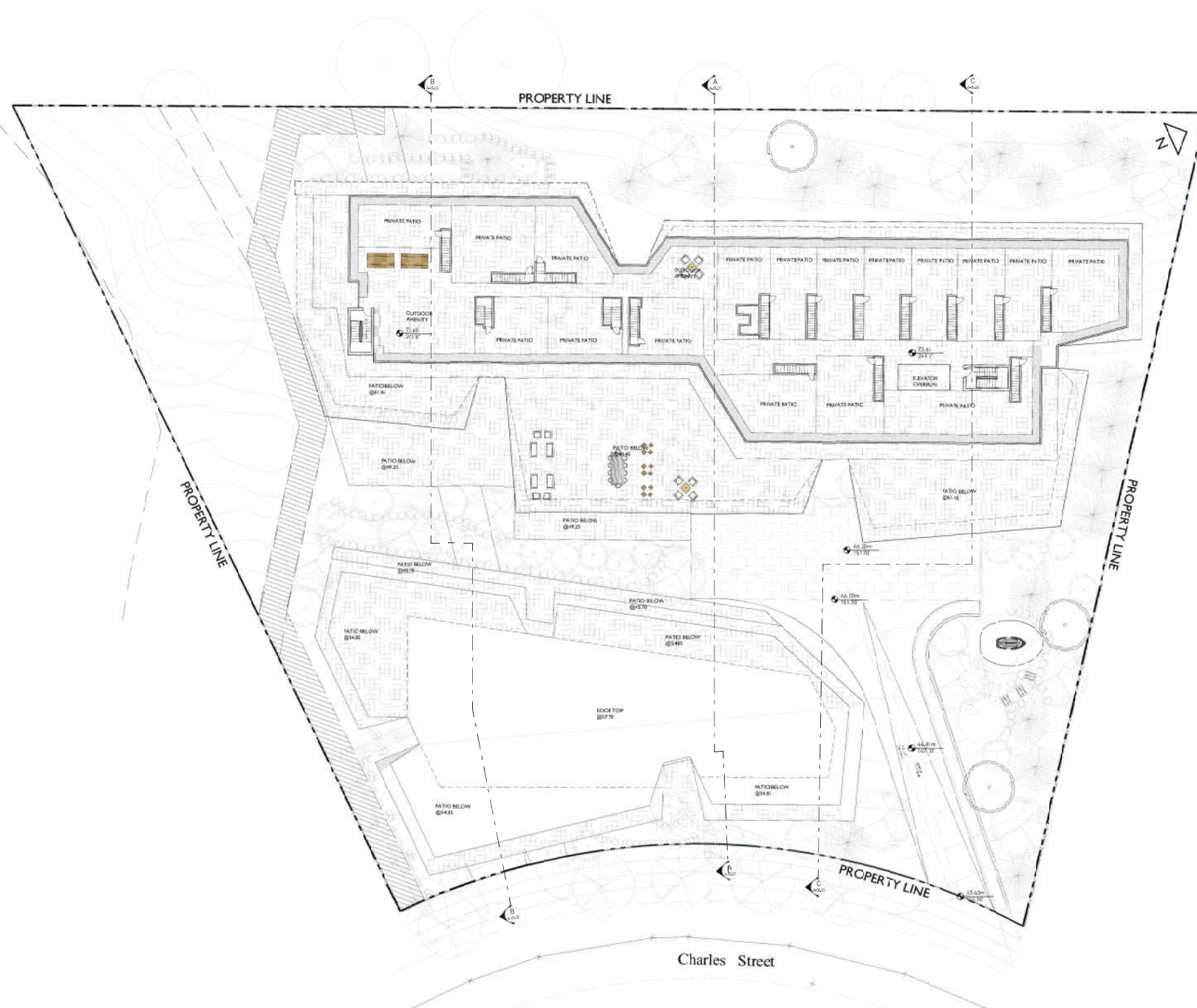
1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

L7 FLOOR PLAN

DATE	FEB 2020
DRAWN BY	...
CHECKED BY	...
SCALE	...
JOB NUMBER	17006

A-2.10



1. SILVER ALUMINUM FRAME
2. CLEAR GLAZING
3. WHITE CEMENTITIOUS PANELS
4. WOOD OR WOOD LIKE WALL CLADDING
5. WHITE PAINTED CONCRETE

gbl

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NOTES

REVISIONS
NO. DATE DESCRIPTION

1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

SOUTH EAST
ELEVATION 1

DATE 3/13/2020 10:45:02 AM
DRAWN BY Author
CHECKED BY Checker
SCALE 1/8" = 1'-0"
JOB NUMBER 17006

A-04.01



1. CHARCOAL ALUMINUM FRAME
2. CLEAR GLAZING
3. CHARCOAL CEMENTITIOUS PANELS
4. WOOD OR WOOD LIKE WALL CLADDING
5. WHITE PAINTED CONCRETE
6. WHITE CEMENTITIOUS PANELS
7. SILVER ALUMINUM FRAME

NOTES

REVISIONS	NO.	DATE	DESCRIPTION
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1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

SOUTH EAST
ELEVATION 2

DATE	3/13/2023 10:45:00 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	17006

A-04.02



1. CHARCOAL ALUMINUM FRAME
2. CLEAR GLAZING
3. CHARCOAL CEMENTITIOUS PANELS
4. WOOD OR WOOD LIKE WALL CLADDING
5. WHITE PAINTED CONCRETE
6. WHITE CEMENTITIOUS PANELS
7. SILVER ALUMINUM FRAME

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NOTES



REVISIONS

NO.	DATE	DESCRIPTION

1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

**NORTH EAST
ELEVATION**

DATE: 3/3/2020 4:05:05 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/16" = 1'-0"
JOB NUMBER: 17006

A-04.03

1. CHARCOAL ALUMINUM FRAME
2. CLEAR GLAZING
3. CHARCOAL CEMENTITIOUS PANELS
4. WOOD OR WOOD LIKE WALL CLADDING
5. WHITE PAINTED CONCRETE
6. WHITE CEMENTITIOUS PANELS
7. SILVER ALUMINUM FRAME

gbl

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NOTES



REVISIONS
NO. DATE DESCRIPTION

1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

**NORTH WEST
ELEVATION 1**

DATE 3/5/2020 4:05:24 PM
DRAWN BY Author
CHECKED BY Designer
SCALE 1/8" = 1'-0"
JOB NUMBER 17006

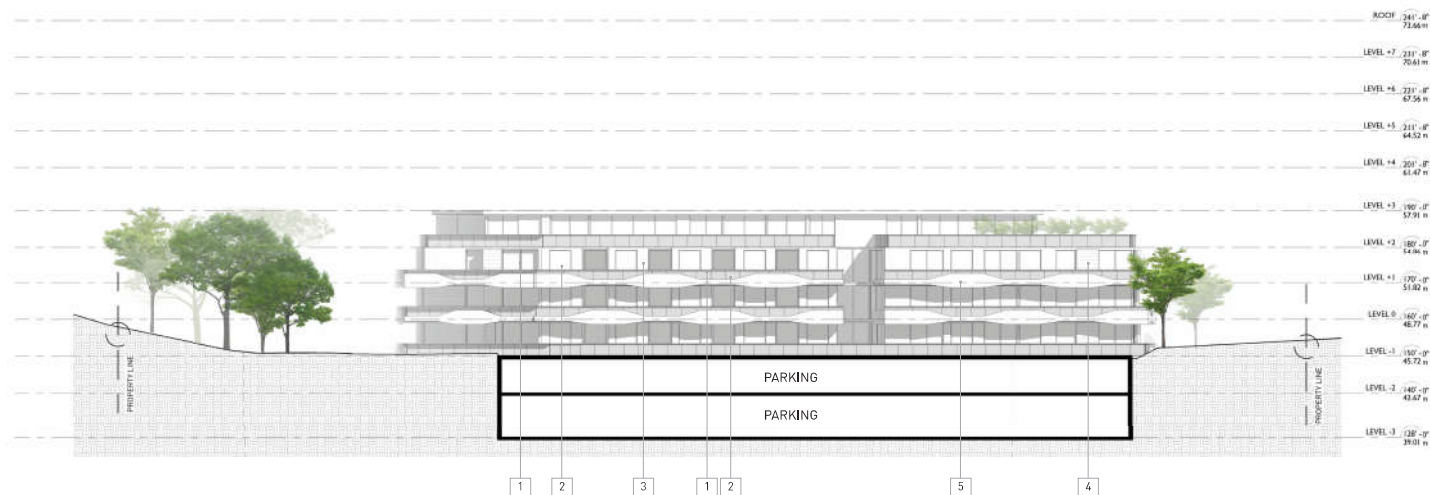
A-04.04

1. SILVER ALUMINUM FRAME
2. CLEAR GLAZING
3. WHITE CEMENTITIOUS PANELS
4. WOOD OR WOOD LIKE WALL CLADDING
5. WHITE PAINTED CONCRETE

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NO. DATE DESCRIPTION

1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

NORTH WEST
ELEVATION 2

DATE 3/27/2020 4:01:43 PM
DRAWN BY Author
CHECKED BY Designer
SCALE 1/8" = 1'-0"
JOB NUMBER 17006

A-04.05

1. CHARCOAL ALUMINUM FRAME
2. CLEAR GLAZING
3. CHARCOAL CEMENTITIOUS PANELS
4. WOOD OR WOOD LIKE WALL CLADDING
5. WHITE PAINTED CONCRETE
6. WHITE CEMENTITIOUS PANELS
7. SILVER ALUMINUM FRAME

gbl

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NOTES



REVISIONS		
NO.	DATE	DESCRIPTION

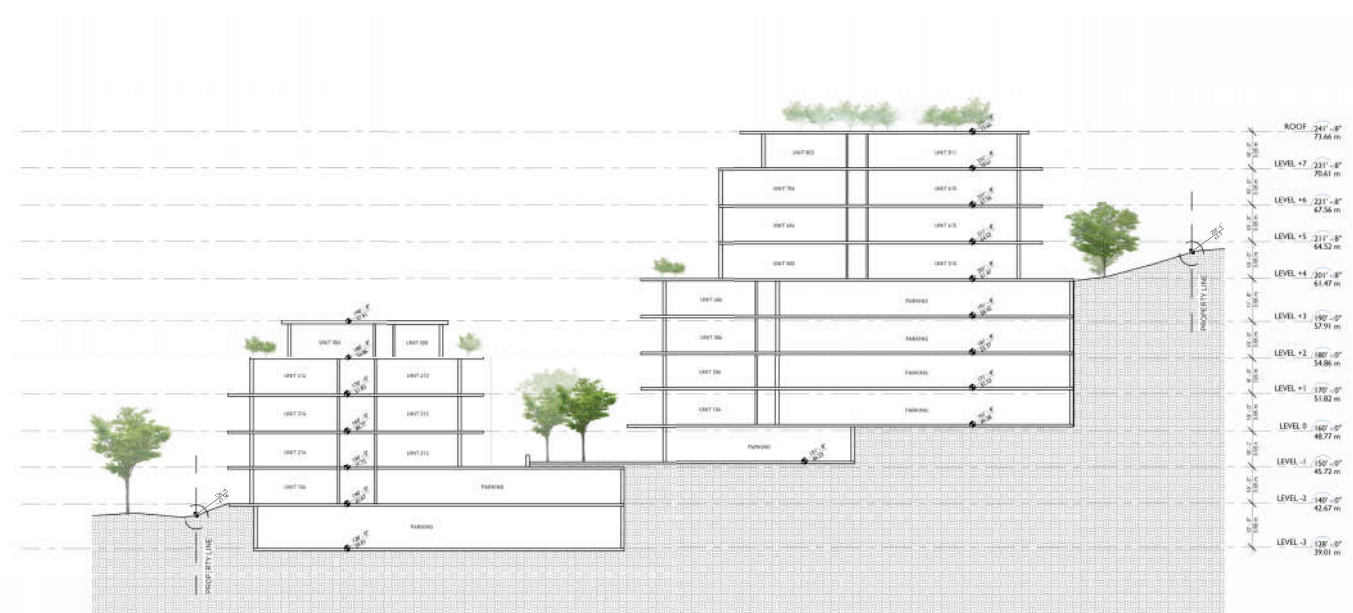
1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

**SOUTH WEST
ELEVATION**

DATE: 3/5/2020 4:04:02 PM
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17006

A-04.06



REVISIONS		
NO.	DATE	DESCRIPTION

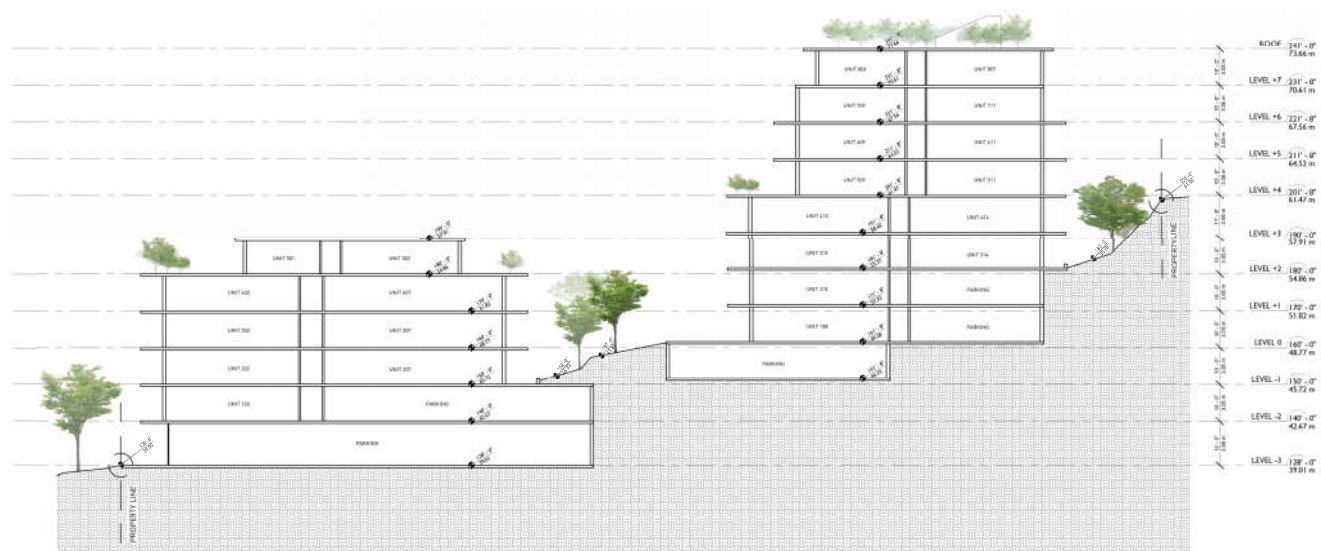
1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

SECTION A-A

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CHECKED BY	AB
SCALE	1/16" = 1'-0"
JOB NUMBER	17006

A-05.01



REVISIONS		
NO.	DATE	DESCRIPTION

1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

SECTION B-B

DATE: 3/1/2020 9:44:36 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 17006

A-05.02

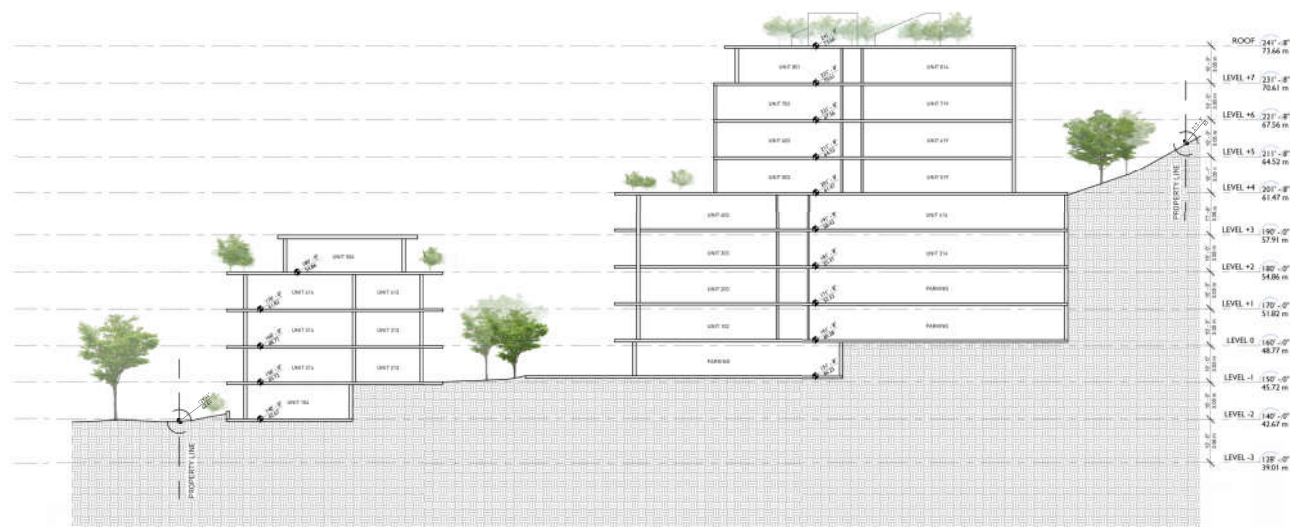


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NOTES



REVISIONS

NO.	DATE	DESCRIPTION
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1865-1895 CHARLES ST
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT

SECTION C-C

DATE	3/1/2020 9:44:36 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	17006

A-05.03



5 WHITE AND CHARACOAL CEMENTITIOUS PANELS



6 WOOD OR WOOD LIKE MATERIAL SOFFIT AND WALL CLADDING



3 ALUMINUM AND GLASS RAILING



4 PUBLIC ART DISPLAY



THE MAIN ENTRY TO THE BUILDING 1, THE EXPOSED WALL IS GOING TO BE USED FOR PLACEMENT OF PUBLIC ART. IT IS EASILY ACCESSIBLE AND HAS HIGH EXPOSURE FROM THE STREET. IN ADDITION, IT IS VISIBLE FROM COMMON AREAS IN THE BUILDING - ELEVATOR LOBBY AT EVERY LEVEL. THE ART INSTALLATION ITSELF IS TO BE DESIGNED IN THE NEXT STAGE. ABOVE IMAGES REPRESENT POSSIBILITIES OF USING LIGHT, DOUBLE SKIN, 3-DIMENSIONAL ELEMENTS.

1 CHARACOAL OR SILVER WINDOW FRAME



2 WHITE PAINTED CONCRETE PANEL





NOTES:
M1 DESCRIPTION

REVISIONS:
NO. DATE DRAWING

1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT
3D VIEW

DATE: FEB 2020
DRAWN BY: [initials]
CHECKED BY: [initials]
SCALE: [initials]
JOB NUMBER: 17006

A-7.01



NOTES
M1 DESCRIPTION

REVISIONS
NO. DATE DRAWING

1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT
3D VIEW

DATE FEB 2023
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 17006

A-7.02



NOTES:
ML DESCRIPTION

REVISIONS:
NO DATE SDW/SL

1865-1895 CHARLES STREET
PORT MOODY, BC

RESIDENTIAL DEVELOPMENT
3D VIEW

DATE FEB 2020
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER 17006

A-7.03

