

# KYLE PARK

Issue - Preliminary Review

June 5, 2020

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**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
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**LAIDLER WANG  
DEVELOPMENT  
CORPORATION**

[PROJECT]

**KYLE PARK**

2505-2517 ST GEORGE STREET  
PORT MOODY, BC

[TITLE]

**Cover**

[PROJECT]

**20519**

[SCALE]

[DATE]

**June 5, 2020**

[ISSUE]

**Preliminary Review**

[DRAWING]

**A-0.000**

Civic Address:  
2505-2517 ST GEORGE STREET, PORT MOODY, BC

Note: Drawings only to scale when printed on 24x36 sheets

| Proposed Non-Market Housing Development |                                                                                                                                                |                           |                                                    |                |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------|----------------|
| PROJECT OWNER:                          | Laidler Wang Development Corporation                                                                                                           |                           |                                                    |                |
| PROJECT CONTACT:                        | Bill Laidler                                                                                                                                   | Laidler Wang Development  | 1-2609 Murray Street                               | T.778.872.3300 |
| PROJECT ARCHITECT:                      | Shamus Sachs                                                                                                                                   | Integra Architecture Inc. | 2330 - 200 Granville Street, Vancouver, BC V6C 1S4 | T.604.688.4220 |
| PROJECT NUMBER:                         | 20519                                                                                                                                          |                           |                                                    |                |
| CIVIC ADDRESS:                          | 2505-2517 St George Street, Port Moody, BC                                                                                                     |                           |                                                    |                |
| LEGAL DESCRIPTION:                      | TBC                                                                                                                                            |                           |                                                    |                |
| PROJECT DESCRIPTION:                    | 6-Storey Multi-Family Residential - Delta Affordable                                                                                           |                           |                                                    |                |
| ZONING:                                 | Existing Zoning: RS1<br>Proposed Zoning: CD based on RM-8<br>OCP Designation: Multi-Family Residential (3-6 storey)<br>Development Permit Area |                           |                                                    |                |
| ISSUE:                                  | SK4                                                                                                                                            |                           |                                                    |                |
| DATE:                                   | 2020-06-05                                                                                                                                     |                           |                                                    |                |

#### SITE AREA

|                              |             |           |     |                         |
|------------------------------|-------------|-----------|-----|-------------------------|
| Total Site Area              |             |           |     |                         |
| Total Gross Site Area        | 0.756 Acres | 32,926 SF | TBC | 3,059.00 m <sup>2</sup> |
| * Confirmed by Survey - xxxx |             |           |     |                         |
| Dedications                  |             |           |     |                         |
| N/A                          | 0.000 Acres | 8,275 SF  |     | 527.85 m <sup>2</sup>   |
| Net Site Area                | 0.756 Acres | 24,652 SF | TBC | 2,531.15 m <sup>2</sup> |

|                                        |       |              |  |                        |
|----------------------------------------|-------|--------------|--|------------------------|
| Max. Lot Coverage                      | 60.0% | 19,755.60 SF |  | 1,835.4 m <sup>2</sup> |
| Proposed Lot Coverage ( net site area) | 47.9% | 15,766.30 SF |  | 1,464.8 m <sup>2</sup> |

#### FLOOR AREA RATIO (FAR)

|                                         |             |              |             |                        |
|-----------------------------------------|-------------|--------------|-------------|------------------------|
| Maximum FAR ( based on gross site area) |             |              |             |                        |
| RM8                                     | 2.40        | 79,022.4 SF  |             | 7,341.6 m <sup>2</sup> |
| Maximum Total Floor Area                | 2.40        | 79,022.4 SF  |             | 7,341.6 m <sup>2</sup> |
| Proposed FAR                            |             |              |             |                        |
| Floor Area                              | 3.01        | 99,179.02 SF |             | 9,214.3 m <sup>2</sup> |
| Exclusions - Adaptable Units (50%)      | 74 @        | 2 m2/unit    | 1,593.07 SF | 148.0 m <sup>2</sup>   |
| Exclusions - Amenity Area               |             |              | 4,821.06 SF | 447.9 m <sup>2</sup>   |
| Proposed Floor Area                     | 2.82        | 92,764.89 SF |             | 8,618.4 m <sup>2</sup> |
| On-Site Common Amenity Required         | 148 units @ | 3.0m2/unit   | 4,779.22 SF | 444.0 m <sup>2</sup>   |
| On-Site Common Amenity Provided         | INDOOR      | 4,821.06     | OUTDOOR     | 4,664.03               |
|                                         |             | 9,485.09 SF  |             | 881.2 m <sup>2</sup>   |

#### GROSS FLOOR AREA (GFA) - BUILDINGS

| Floor Areas - Bldg 1 |  |            |          |              |          |          |           |          |            |                  |                |
|----------------------|--|------------|----------|--------------|----------|----------|-----------|----------|------------|------------------|----------------|
| Level                |  | Unit Areas |          | Common Areas |          |          |           |          | Total Area | Total Floor Area |                |
|                      |  | SF         | Amenity  | Lobby        | Corndors | Stairs   | Elevators | Services |            | SF               | m <sup>2</sup> |
| Level 1              |  | 12,992.12  | 573.01   | 276.61       | 1,294.34 | 456.67   | 148.22    | 25.33    | 2,774.18   | 15,766.30        | 1,464.77       |
| Level 2              |  | 14,195.11  | 849.61   |              | 1,337.22 | 333.10   | 148.22    | 25.33    | 2,693.48   | 16,888.59        | 1,569.04       |
| Level 3              |  | 14,195.11  | 849.61   |              | 1,337.22 | 333.10   | 148.22    | 25.33    | 2,693.48   | 16,888.59        | 1,569.04       |
| Level 4              |  | 14,195.11  | 849.61   |              | 1,337.22 | 333.10   | 148.22    | 25.33    | 2,693.48   | 16,888.59        | 1,569.04       |
| Level 5              |  | 14,195.11  | 849.61   |              | 1,337.22 | 333.10   | 148.22    | 25.33    | 2,693.48   | 16,888.59        | 1,569.04       |
| Level 6              |  | 13,282.95  | 849.61   |              | 1,219.15 | 333.10   | 148.22    | 25.33    | 2,575.41   | 15,858.36        | 1,473.33       |
| Area Totals          |  | 83,055.51  | 4,821.06 | 276.61       | 7,862.37 | 2,122.17 | 889.32    | 151.98   | 16,123.51  | 99,179.02        | 9,214.26       |

#### Apartment Unit Areas - Bldg 1

| Unit Types                    | Level | Unit Areas |  | Number of Units / Floor |    |    |    |    |    | Total Units | Total Unit Area |                | % of Units |
|-------------------------------|-------|------------|--|-------------------------|----|----|----|----|----|-------------|-----------------|----------------|------------|
|                               |       | SF         |  | L1                      | L2 | L3 | L4 | L5 | L6 |             | SF              | m <sup>2</sup> |            |
| Unit S01 Studio               |       | 353.70     |  | 1                       | 1  | 1  | 1  | 1  | 1  | 6           | 353.70          | 32.86          | 4.1%       |
| Unit S02 - Adaptable Studio   |       | 353.70     |  | 3                       | 3  | 3  | 3  | 3  | 3  | 18          | 353.70          | 32.86          | 12.2%      |
| Unit S03 / HC Studio          |       | 371.60     |  | 3                       | 3  | 3  | 3  | 3  | 3  | 18          | 371.60          | 34.52          | 12.2%      |
| Unit S04 Studio               |       | 320.50     |  | 1                       | 1  | 1  | 1  | 1  | 1  | 6           | 320.50          | 29.78          | 4.1%       |
| Unit S05 Studio               |       | 437.66     |  | 0                       | 0  | 0  | 0  | 0  | 0  | 0           | 437.66          | 40.66          | 0.0%       |
| Unit S11 Studio               |       | 367.90     |  | 2                       | 2  | 2  | 2  | 2  | 2  | 12          | 367.90          | 34.18          | 8.1%       |
| Unit A1 1 Bedroom             |       | 446.10     |  | 1                       | 0  | 0  | 0  | 0  | 0  | 1           | 446.10          | 41.45          | 0.7%       |
| Unit A2 - Adaptable 1 Bedroom |       | 474.30     |  | 5                       | 5  | 5  | 5  | 5  | 4  | 29          | 474.30          | 44.06          | 19.6%      |
| Unit A3 1 Bedroom             |       | 529.52     |  | 0                       | 1  | 1  | 1  | 1  | 1  | 5           | 529.52          | 49.20          | 3.4%       |
| Unit A4 1 Bedroom             |       | 557.65     |  | 1                       | 0  | 0  | 0  | 0  | 0  | 1           | 557.65          | 51.81          | 0.7%       |

#### Apartment Unit Areas - Bldg 1

| Unit Types                    | Level | Unit Areas | Number of Units / Floor |    |    |    |    |    | Total Units | Total Unit Area |                | % of Units |
|-------------------------------|-------|------------|-------------------------|----|----|----|----|----|-------------|-----------------|----------------|------------|
|                               |       |            | L1                      | L2 | L3 | L4 | L5 | L6 |             | SF              | m <sup>2</sup> |            |
| Unit S01 Studio               |       | 353.70     | 1                       | 1  | 1  | 1  | 1  | 1  | 6           | 353.70          | 32.86          | 4.1%       |
| Unit S02 - Adaptable Studio   |       | 353.70     | 3                       | 3  | 3  | 3  | 3  | 3  | 18          | 353.70          | 32.86          | 12.2%      |
| Unit S03 / HC Studio          |       | 371.60     | 3                       | 3  | 3  | 3  | 3  | 3  | 18          | 371.60          | 34.52          | 12.2%      |
| Unit S04 Studio               |       | 320.50     | 1                       | 1  | 1  | 1  | 1  | 1  | 6           | 320.50          | 29.78          | 4.1%       |
| Unit S05 Studio               |       | 437.66     | 0                       | 0  | 0  | 0  | 0  | 0  | 0           | 437.66          | 40.66          | 0.0%       |
| Unit S11 Studio               |       | 367.90     | 2                       | 2  | 2  | 2  | 2  | 2  | 12          | 367.90          | 34.18          | 8.1%       |
| Unit A1 1 Bedroom             |       | 446.10     | 1                       | 0  | 0  | 0  | 0  | 0  | 1           | 446.10          | 41.45          | 0.7%       |
| Unit A2 - Adaptable 1 Bedroom |       | 474.30     | 5                       | 5  | 5  | 5  | 5  | 4  | 29          | 474.30          | 44.06          | 19.6%      |
| Unit A3 1 Bedroom             |       | 529.52     | 0                       | 1  | 1  | 1  | 1  | 1  | 5           | 529.52          | 49.20          | 3.4%       |
| Unit A4 1 Bedroom             |       | 557.65     | 1                       | 0  | 0  | 0  | 0  | 0  | 1           | 557.65          | 51.81          | 0.7%       |
| Unit A5 1 Bedroom             |       | 555.30     | 0                       | 0  | 0  | 0  | 0  | 1  | 1           | 555.30          | 51.59          | 0.7%       |
| Unit A6 1 Bedroom             |       | 565.79     | 0                       | 0  | 0  | 0  | 0  | 1  | 1           | 565.79          | 52.56          | 0.7%       |
| Unit A7 1 Bedroom             |       | 542.97     | 1                       | 1  | 1  | 1  | 1  | 1  | 6           | 542.97          | 50.44          | 4.1%       |
| Unit B1 2 Bedroom Lock Off    |       | 825.12     | 2                       | 2  | 2  | 2  | 2  | 2  | 12          | 825.12          | 76.66          | 8.1%       |
| Unit B2 2 Bedroom             |       | 866.24     | 0                       | 1  | 1  | 1  | 1  | 0  | 4           | 866.24          | 80.48          | 2.7%       |
| Unit B3 2 Bedroom             |       | 817.42     | 0                       | 0  | 0  | 0  | 0  | 0  | 0           | 817.42          | 75.94          | 0.0%       |
| Unit B4 2 Bedroom             |       | 695.62     | 0                       | 1  | 1  | 1  | 1  | 0  | 4           | 695.62          | 64.63          | 2.7%       |
| Unit B5 2 Bedroom             |       | 841.06     | 2                       | 1  | 1  | 1  | 1  | 1  | 7           | 841.06          | 78.19          | 4.7%       |
| Unit C1 3 Bedroom Lock Off    |       | 1156.17    | 1                       | 1  | 1  | 1  | 1  | 1  | 6           | 1156.17         | 107.41         | 4.1%       |
| Unit C2 3 Bedroom Lock Off    |       | 959.92     | 1                       | 1  | 1  | 1  | 1  | 1  | 6           | 959.92          | 89.18          | 4.1%       |
| Unit C3 3 Bedroom Lock Off    |       | 957.51     | 0                       | 1  | 1  | 1  | 1  | 1  | 5           | 957.51          | 88.96          | 3.4%       |
| Unit Totals                   |       |            | 24                      | 25 | 25 | 25 | 25 | 24 | 148         |                 |                | 100%       |

#### APARTMENT UNIT MIX - BLDG 1

| No.       | Percentage |                 |                          |
|-----------|------------|-----------------|--------------------------|
| Studio    | 60         | 40.5%           |                          |
| 1 Bedroom | 44         | 29.7%           |                          |
| 2 Bedroom | 27         | Adaptable Units | Required/Provided        |
| 3 Bedroom | 17         |                 |                          |
|           |            | 50%             | 74 Units                 |
| Total     | 148        | 100.0%          | Family Sized Units 29.7% |

#### OFF-STREET PARKING

|                                          |                                                       |                     |                     |  |
|------------------------------------------|-------------------------------------------------------|---------------------|---------------------|--|
| Apartment Parking                        |                                                       |                     |                     |  |
| Residential Parking - 85% Market Rental  | 1.10 Spaces Per Unit                                  | 138 Spaces Required | 136 Spaces Provided |  |
| Visitor Parking - 85% Market Rental      | 0.2 Spaces Per Unit                                   | 25 Spaces Required  | 25 Spaces Provided  |  |
| Residential Parking - 15% Below-Market F | 0.90 Spaces Per Unit                                  | 20 Spaces Required  | 11 Spaces Provided  |  |
| Visitor Parking - 15% Below-Market Renta | 0.1 Spaces Per Unit                                   | 2 Spaces Required   | 2 Spaces Provided   |  |
| TOTAL                                    |                                                       | 186 Spaces Required | 174 Spaces Provided |  |
| Disabled Parking                         | 4 Spaces For Every 125-174 Parking Spaces (inclusive) | 4 Spaces Required   | 5 Spaces Provided   |  |
| Max. Small Cars Allowed                  | 30% of Provided Spaces                                | 52 Spaces Max.      | 65 Spaces Provided  |  |

| Parking Space Dimensions                | Width (m) | Width (ft) | Length (m) | Length (ft) | Height (m) | Height (ft) | Aisle (m) | Aisle (ft) |
|-----------------------------------------|-----------|------------|------------|-------------|------------|-------------|-----------|------------|
| Standard - with 6.7m drive aisle        | 2.6       | 8.53       | 5.6        | 18.37       | 2.1        | 6.89        | 6.7       | 21.98      |
| Small                                   | 2.3       | 7.55       | 5.1        | 16.73       | 2.1        | 6.89        | 6.7       | 21.98      |
| Disabled (shared 1.3m additional width) | 3.7       | 12.14      | 5.6        | 18.37       | 2.1        | 6.89        | 6.7       | 21.98      |
| Additional space adjacent to wall       | 0.3       | 1.00       |            |             |            |             | 6.7       | 21.98      |
| Bicycles (horizontal spaces)            | 0.6       | 1.97       | 1.8        | 5.91        | 1.9        | 6.23        | 1.2       | 3.94       |
| Bicycles (vertical spaces)              | 0.6       | 1.97       | 1.0        | 3.28        | 1.9        | 6.23        | 1.2       | 3.94       |

#### BICYCLE STALLS

|                         |                              |            |                     |  |
|-------------------------|------------------------------|------------|---------------------|--|
| Bicycle Spaces          |                              |            |                     |  |
| Bicycle Spaces Required | 1.50 Bicycle Stalls Per Unit |            | 222 Stalls Required |  |
| Bicycle Spaces Provided | 1.5 Bicycle Stalls Per Unit  | Vertical   | 116 Stalls Provided |  |
|                         |                              | Horizontal | 113 Stalls Provided |  |
|                         |                              | Total      | 229 Stalls Provided |  |



## Integra

ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

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(CLIENT)

LAIDLER WANG  
DEVELOPMENT  
CORPORATION

(PROJECT)

#### KYLE PARK

2505-2517 ST GEORGE STREET  
PORT MOODY, BC

(TITLE)

#### Data

(PROJECT)

20519

(SCALE)

June 5, 2020

(DATE)

Preliminary Review

(ISSUE)

(DRAWING)

A-0.101

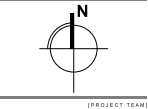


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DEVELOPMENT  
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(PROJECT)

**KYLE PARK**  
2505-2517 ST GEORGE STREET  
PORT MOODY, BC

(TITLE)

## Simple Site Plan

20519 (PROJECT)

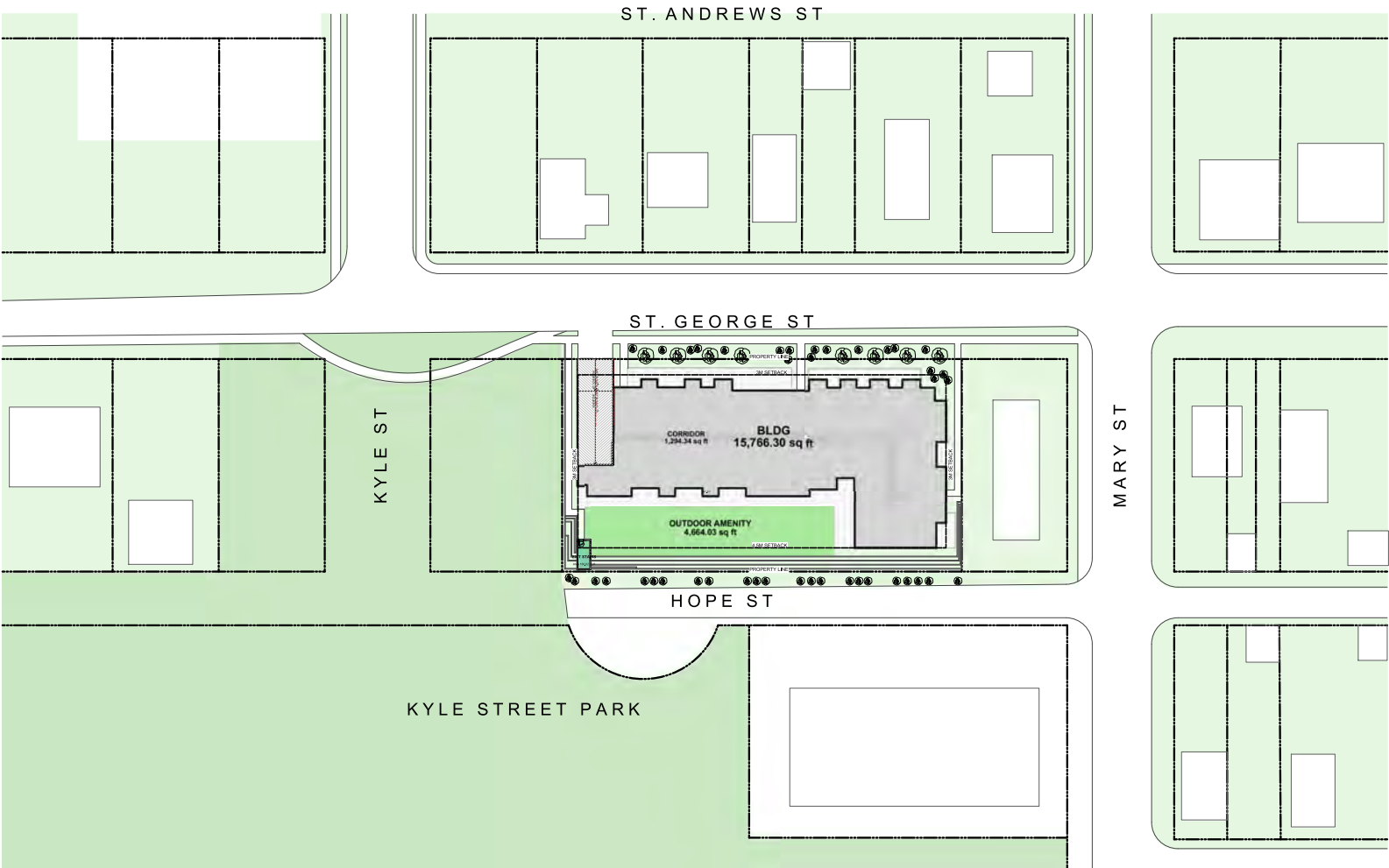
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June 5, 2020 (DATE)

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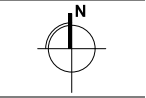
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CORPORATION**

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**KYLE PARK**  
2505-2517 ST GEORGE STREET  
PORT MOODY, BC

(TITLE)

**Site Plan**

(PROJECT)

**20519**

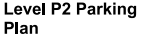
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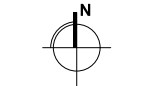
**June 5, 2020**

**Preliminary Review**

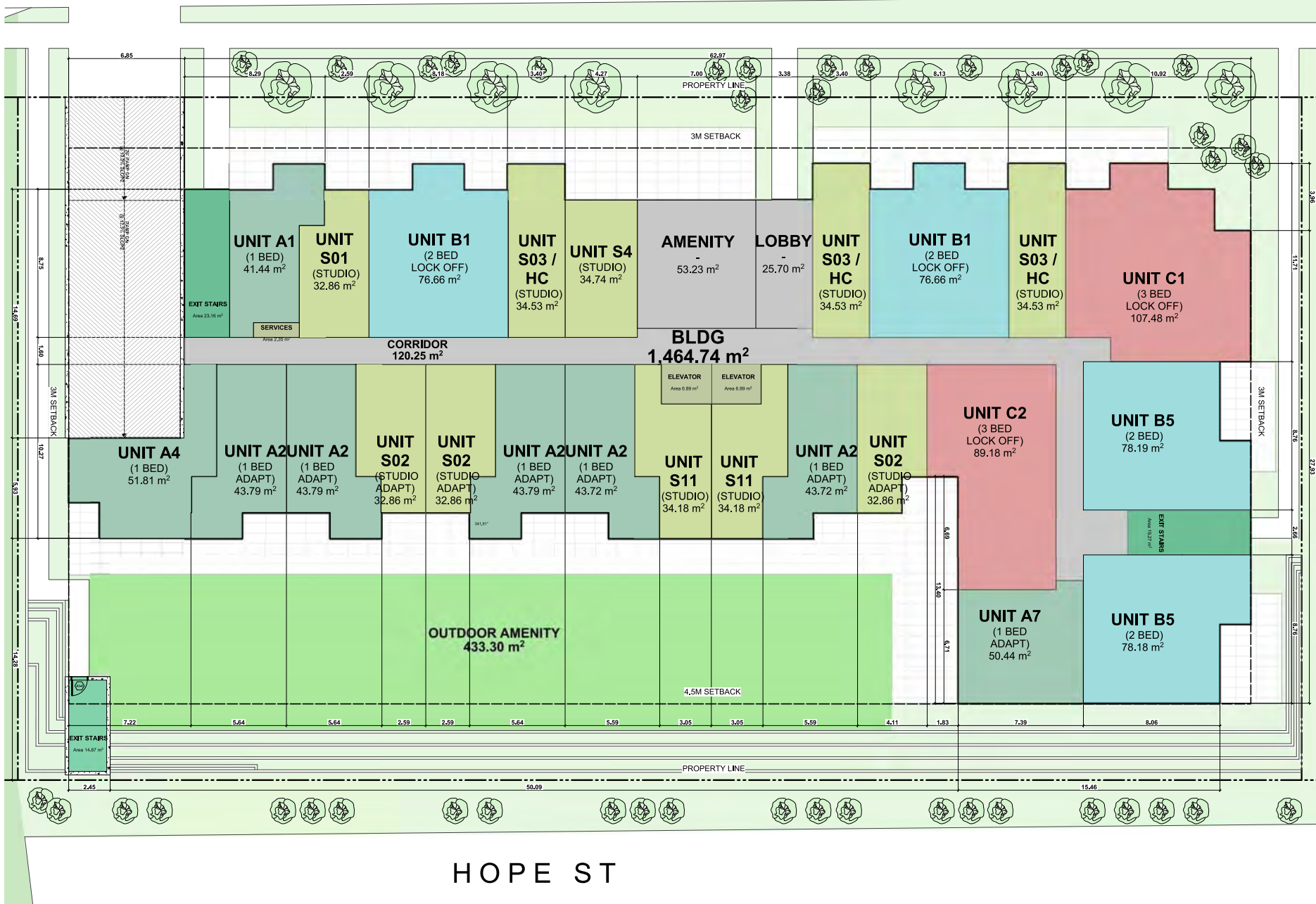
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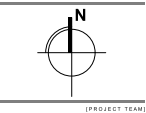




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**Integra**  
ARCHITECTURE INC.  
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Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220



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(ARCHITECT SEAL)

(CLIENT)

**LAIDLER WANG DEVELOPMENT CORPORATION**

(PROJECT)

**KYLE PARK**  
2505-2517 ST GEORGE STREET  
PORT MOODY, BC

(TITLE)

**Level 1 Floor Plan**

20519 (PROJECT)

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

June 5, 2020 (DATE)

Preliminary Review (ISSUE)

(DRAWING)

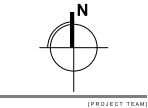
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ARCHITECTURE INC.

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Vancouver, BC, V6C 1S4  
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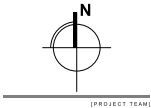


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2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
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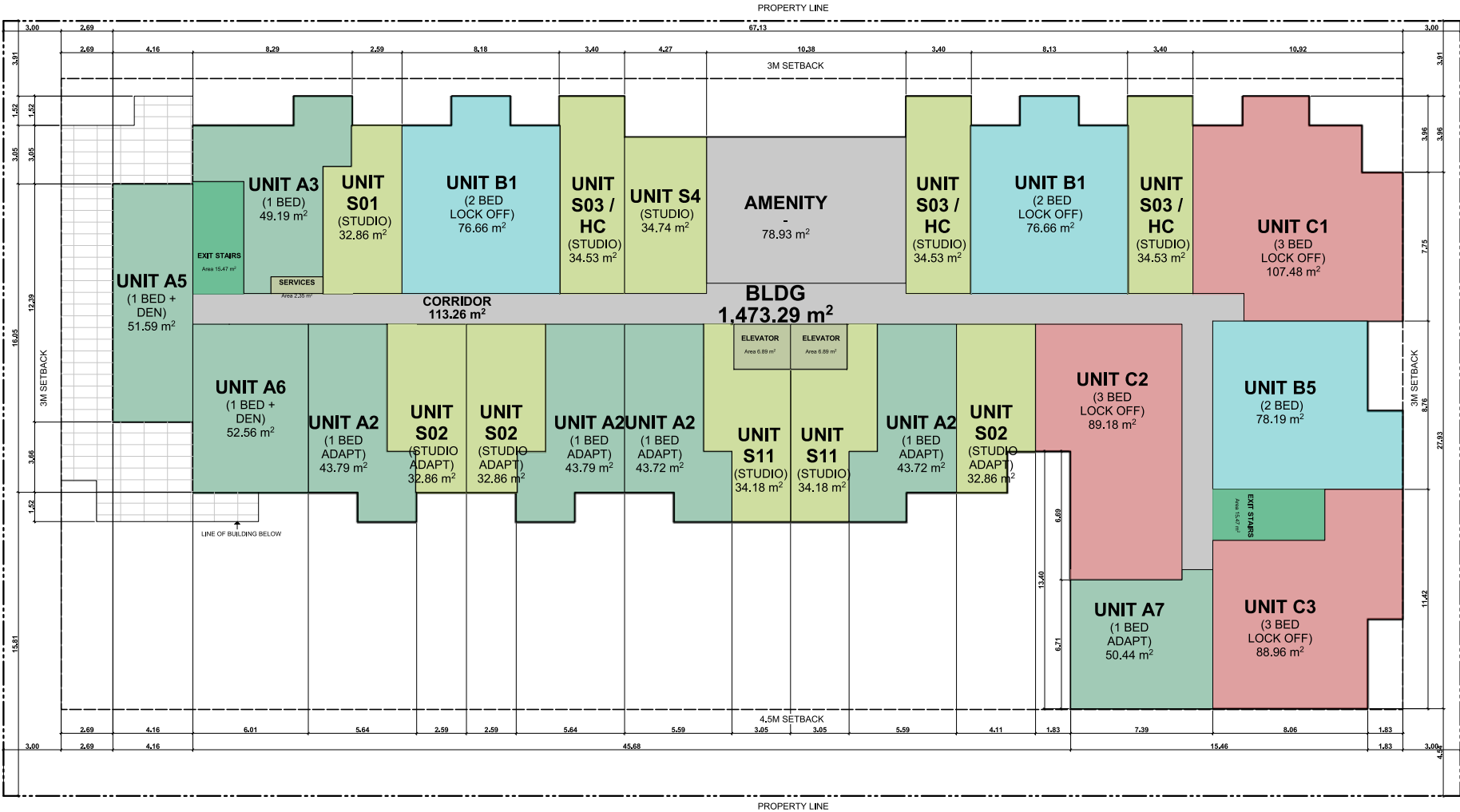
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LAIDLER WANG  
DESIGN CORPORATION

KYLE PARK  
2505-2517 ST GEORGE STREET  
PORT MOODY, BC

Level 6 Floor Plan

20519



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2330-200 Granville Street  
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DEVELOPMENT  
CORPORATION**

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FORT MOODY, BC

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## Elevations

20519 [PROJECT]

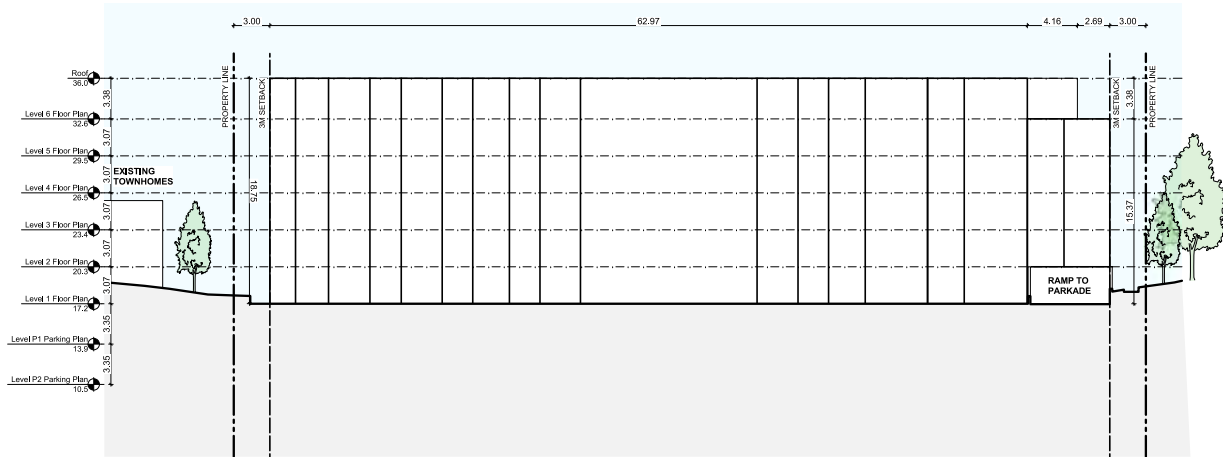
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June 5, 2020 [DATE]

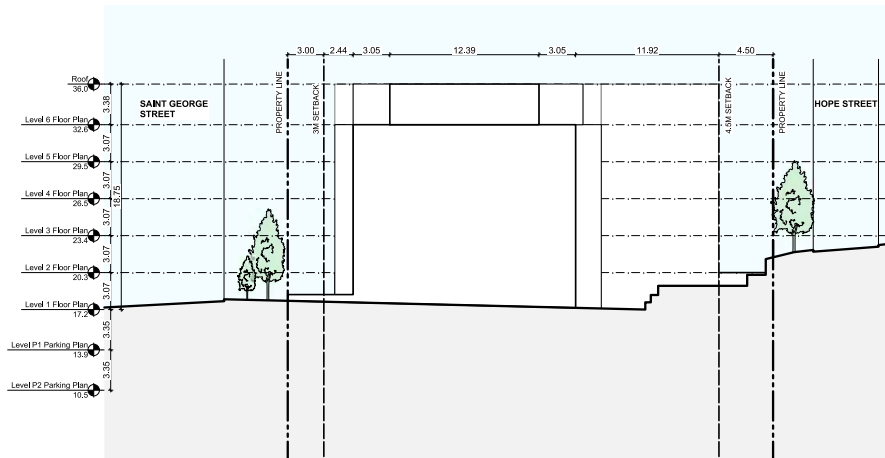
Preliminary Review [ISSUE]

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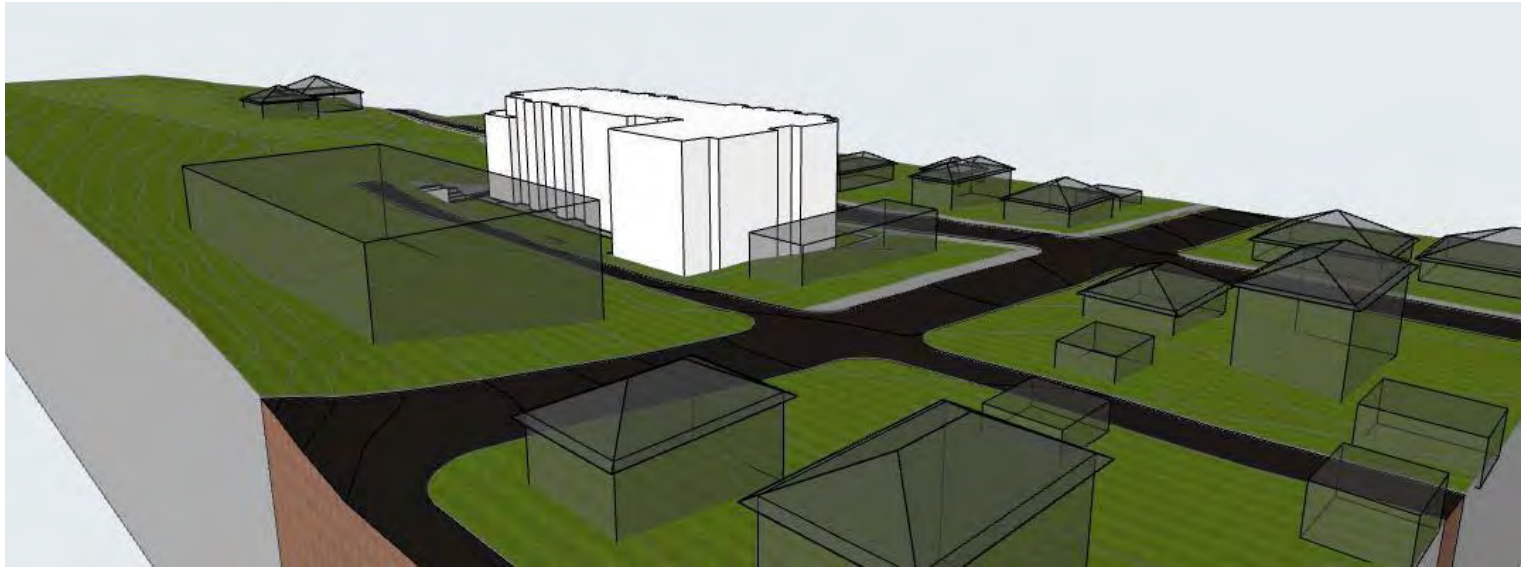
1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



North-West corner



South-East corner



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FORT MOODY, BC

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**3D Views**

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**20519**

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**June 5, 2020**

[DATE]

**Preliminary Review**

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