



ERA 2

DEWDNEY TRUNK & 223 ST. MAPLE RIDGE, BC MIXED USE DEVELOPMENT

PHASE 2 DEVELOPMENT PERMIT RESUBMISSION
TO CITY OF MAPLE RIDGE

April 14, 2025



OWNER

487559 B.C. LTD. (on behalf of
JOHNSTON MEIER INSURANCE
AGENCIES GROUP)

22367 DEWDNEY TRUNK ROAD,
MAPLE RIDGE, B.C., V2X 3J4
CONTACT: TOM MEIER
TEL: (604) 467-4184
EMAIL: TOM.MEIER@JMINS.COM

DEVELOPMENT MANAGER

WILLIAMS MANAGEMENT CORP.

#300 - 225 WEST 8th AVE.
VANCOUVER BC, V5Y 1N3
CONTACT: PAUL WILLIAMS
TEL: (604) 644-9939
EMAIL: PAUL@WILLIAMSMANAGEMENT.CA

LANDSCAPE & ARBORIST

DURANTE KREUK LTD. (DKL)
LANDSCAPE ARCHITECTS INC.

SUITE 102-1613 W. 5TH AVE., VANCOUVER,
BC, V6J 1N5
CONTACT: DYLAN CHERNOFF
CONTACT: JUSTIN-BENJAMIN TAYLOR
TEL: (604) 684-4611
EMAIL: DYLAN@DKL.BC.CA
EMAIL: JTAYLOR@DKL.BC.CA

STRUCTURAL

WEILER SMITH BOWERS (WSB)
CONSULTING STRUCTURAL ENGINEERS

118-3855 HENNING DR., BURNABY,
BC, V5C 6N3
CONTACT: DARRYL J. BOWERS
CONTACT: LAWRENCE CHAN
TEL: (604) 294 - 3753
EMAIL: BOWERS@WSB-ENG.COM
EMAIL: LCHAN@WSB-ENG.COM

CODE CONSULTANTS

GHL CONSULTANTS LTD.

800 - 700 W PENDER ST., VANCOUVER,
BC, V6C 1G8
CONTACT: FRANKIE VICTOR
CONTACT: MATT TURCO
TEL: (604) 689-4449
EMAIL: FV@GHL.CA
EMAIL: MT@GHL.CA

MECHANICAL

INTEGRAL GROUP

SUITE 180 - 200 GRANVILLE STREET,
VANCOUVER, BC, V6C 1S4
CONTACT: GORDON MCDONALD
CONTACT: ALEX WONG
TEL: (604) 687-1800
EMAIL: GORDON@INTEGRALGROUP.COM
EMAIL: VRAJU@INTEGRALGROUP.COM

ELECTRICAL

NEMETZ (S/A) & ASSOCIATES LTD.

2009 W 4TH AVE W, VANCOUVER,
BC, V6J 1N3
CONTACT: GARY GEISSINGER
CONTACT: BRIAN LORETTE
TEL: (604) 736 6562
EMAIL: GARY@NEMETZ.COM
EMAIL: BRIANLORETTE@NEMETZ.COM

ARCHITECTURAL

CHRIS DIKEAKOS
ARCHITECTS INC.

1635 W BROADWAY, VANCOUVER,
BC, V6J 1W9
CONTACT: RICHARD BERNSTEIN
CONTACT: PHILIP POLOTSKY
TEL: (604) 291-2660
EMAIL: RICHARD.B@DIKEAKOS.COM
EMAIL: PHILIP.P@DIKEAKOS.COM

CIVIL

McELHANNEY LTD.

SUITE 100-8837 201 STREET,
LANGELY, BC, V2Y 0C8
CONTACT: MIKE CANNING
TEL: (604) 424 4867
E: MCANNING@MCELHANNEY.COM

GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD.

1779 W. 75th AVE, VANCOUVER,
BC, V5P 6P2
CONTACT: DANIEL KOKAN
TEL: (604) 439-0922
EMAIL: DKOKAN@GEOPACIFIC.CA

ENVIRONMENTAL

McELHANNEY LTD.

SUITE 100-8837 201 STREET, LANGELY,
BC, V2Y 0C8
CONTACT: GARY LIN
TEL: (778) 688-7024
EMAIL: GLIN@MCELHANNEY.COM

SURVEY

MCELHANNEY ASSOCIATES
LAND SURVEYING LTD.

SUITE 2300 CENTRAL CITY TOWER,
13450 - 102 AVE, SURREY, BC, V3T 5X3
CONTACT: PAUL BARTLETT
TEL: (604) 424-4824
EMAIL: PBARTLETT@MCELHANNEY.COM

TRAFFIC

BUNT & ASSOCIATES
ENGINEERING

SUITE 1550 - 1050 WEST PENDER
STREET, VANCOUVER, BC, V6E 3S7
CONTACT: JAMES B.LEE
TEL: (604) 685-6427
EMAIL: JLEE@BUNTENG.COM

WASTE MANAGEMENT

TARGET ZERO WASTE

1567 COVE ROAD, NORTH VANCOUVER,
BC, V7G 1S4
CONTACT: JEFF LEVITT
TEL: (604) 688-7024
EMAIL: JEFF@TARGETZEROWASTE.COM

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DATES OF ISSUE

NO. OF REVISIONS	DATE
01	Phase 1 & 2 DP Submission December 16, 2021
02	Phase 2 DP PAM Submission January 23, 2024
03	DP Resubmission July 12, 2024
04	DP Resubmission December 20, 2024



	GROSS SITE AREAS:		ROAD DEDICATION AREAS:		NET SITE AREAS (used to calculate FSR):	
	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.
Phase 2 - South	45,308.80	4,209.33	4,827.60	448.49	40,481.20	3,780.84

SETBACKS	PHASE BOUNDARY	223 STREET	DEWDNEY TRUNK ROAD	NORTH SOUTH MEWS
Required	N/A	N/A	N/A	N/A
Proposed	14' - 5 1/2"	Residential: between 10'-2" Commercial: 8'-0"	8'-0"	29'-6"
	4.40m	Residential: between 3.10m Commercial: 1.83m	1.83m	8.99m

SUMMARY OF BUILDING PROPOSED (SF)

BLDG	LEVELS	NUMBER OF RES. UNITS	TOTAL GFA (SF)	COMMERCIAL GFA (SF)	RESIDENTIAL GFA (SF)	TOTAL EXCLUSION (SF)	TOTAL INDOOR AMENITY EXCLUSION (SF)	TOTAL NET AREA (SF)	RESIDENTIAL FSR	COMMERCIAL FSR	TOTAL FSR BY PHASE	MAX FSR ALLOWABLE (PER REZONING)	ALLOWABLE NET GFA (SF)
PH 2 - LOW RISE	6	120	119,683	9,627	110,056	18,782	5,224	95,677	2.13	0.24	2.36	2.65	107,275.18
			11,119	894	10,224	1,745	485	8,889					9,966

	SQ. FT.	SQ. M.
L1 BUILDING FOOTPRINT	26,231	2,437
TOTAL NET PH2 UNUSED AREA +/-	95,677	8,889
	-11,586.18	-1,077
SITE COVERAGE	66%	

LEVEL	L1	P1	P2	PROVIDED	TOTAL REQ'D	+/-
Residential	0	66	66	132	117	15
Visitor	0	6	0	6	8	-2
Commercial	10	0	0	10	10	0
TOTAL				148	133	15
Small Stall Count (10% of total)	1	7	7	15	13	2
Accessible Stall Count	1	1	3	5	4	1
EV Stall Count	0	7	0	7	7	0

Note: Resident Rental Parking Ratio is proposed at 0.8 stalls/unit (bachelor), 0.9 stalls/unit (1 bedroom), 0.1 stalls/unit (additional bedroom)
 Note: Visitor Parking Ratio is 0.1 stall / unit - where on-street supply is available (Reference bylaw No. 4350-1190 - Section 10.2)
 Note: Commercial Parking Ratio is 1 stall /100m² GFA for small Retail units (Section 10.3)
 Note: On Street parking number is per civil drawings and calculations. The number is not included in total provided stalls number.
 Note: In all CD Zones, each parking space provided for Residential use, excluding Visitor parking spaces, shall be provided with roughed-in Level 2 infrastructure (Schedule F - 7663-2020).
 Note: A minimum of seven (7) electric vehicle charging stations will be provided for residential apartment use.

Amenity (not included for FSR)	SQ. FT.	SQ. M.
Indoor Amenities	5,224	485
Outdoor Amenities (L1 Courtyard & Rooftop Amenity)	6,299	585

Common Open Areas (not included for FSR)	SQ. FT.	SQ. M.
L1 Common Open Area	11,761	1,093
Private Balconies & Patios	12,800	1,189
Rooftop Outdoor Amenity	3,466	322

Adaptable Units
 Note: There are no adaptable units considered in the current total unit numbers.

PHASE 2 - Bike Storage	Short Term Provided Bike Storage		Long Term Provided Bike Storage	
	RESI	COMM	RESI	COMM
P2	0	0	0	0
P1	36	2	30	2
L1	0	0	0	0
Total	36	2	30	2

*Note: There are no Bylaw requirements for personal storage lockers
 Maple Ridge Long-Term Bicycle Parking requirement = 1 space per 4 units
 Maple Ridge Short-Term Bicycle Parking requirement = 6 spaces per 20 units
 Commercial Long-Term Bicycle Parking requirement = 1 space per 750m²
 Commercial Short-Term Bicycle Parking requirement = 6 spaces for every 1500m²
 *Charging receptacles will be provided for 10% of long-term bike lockers

REQUIRED BIKE STORAGE	PROVIDED BIKE STORAGE
30	30
36	36
2	2
6	6

PHASE 2 - AREA BREAKDOWN

Area Use	Name	Area	Area (m2)
AMENITY	AMENITY	5224 ft ²	485 m ²
COMMON	COMMON AREA	12546 ft ²	1166 m ²
COMMON	RESIDENTIAL & COMMERCIAL SHARED SERVICE CORRIDOR	825 ft ²	77 m ²
COMMON	STAIR A	1060 ft ²	99 m ²
COMMON	STAIR B	1121 ft ²	104 m ²
COMMON	STAIR C	170 ft ²	16 m ²
COMMON	STAIR D	1228 ft ²	114 m ²
		16951 ft ²	1575 m ²

COMMON LOBBY	FILING/RECORDS	53 ft ²	5 m ²
COMMON LOBBY	JANITOR	47 ft ²	4 m ²
COMMON LOBBY	MAIL & PARCEL	221 ft ²	21 m ²
COMMON LOBBY	RENTAL ADMIN	202 ft ²	19 m ²
COMMON LOBBY	RES. ENTRY LOBBY	954 ft ²	89 m ²
		1477 ft ²	137 m ²

OUTDOOR AMENITY	COMMUNAL GARDEN OUTDOOR AMENITY	3466 ft ²	322 m ²
OUTDOOR AMENITY	OUTDOOR AMENITY	2833 ft ²	263 m ²
		6299 ft ²	585 m ²

RENTAL	1 BED	13357 ft ²	1241 m ²
RENTAL	1 BED + DEN	17897 ft ²	1663 m ²
RENTAL	2 BED	30972 ft ²	2877 m ²
RENTAL	2 BED + DEN	4370 ft ²	406 m ²
RENTAL	3 BED	19452 ft ²	1807 m ²
		86048 ft ²	7994 m ²

RETAIL	CRU #1	1721 ft ²	160 m ²
RETAIL	CRU #2	716 ft ²	66 m ²
RETAIL	CRU #3	806 ft ²	75 m ²
RETAIL	CRU #4	566 ft ²	53 m ²
RETAIL	CRU #5	2568 ft ²	239 m ²
RETAIL	CRU #6	1228 ft ²	114 m ²
RETAIL	CRU #7	1196 ft ²	111 m ²
		8801 ft ²	818 m ²

RETAIL CORRIDOR	RESIDENTIAL AND COMMERCIAL SHARED SERVICE CORRIDOR	826 ft ²	77 m ²
		826 ft ²	77 m ²

SERVICES	COMMERCIAL REFUSE	457 ft ²	42 m ²
SERVICES	RESIDENTIAL REFUSE	550 ft ²	51 m ²
SERVICES	SERVICES	321 ft ²	30 m ²
		1329 ft ²	123 m ²
Grand total		126954 ft ²	11794 m ²

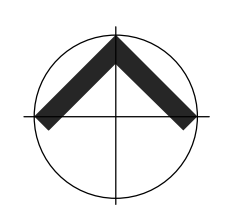
DENSITY CALCULATIONS

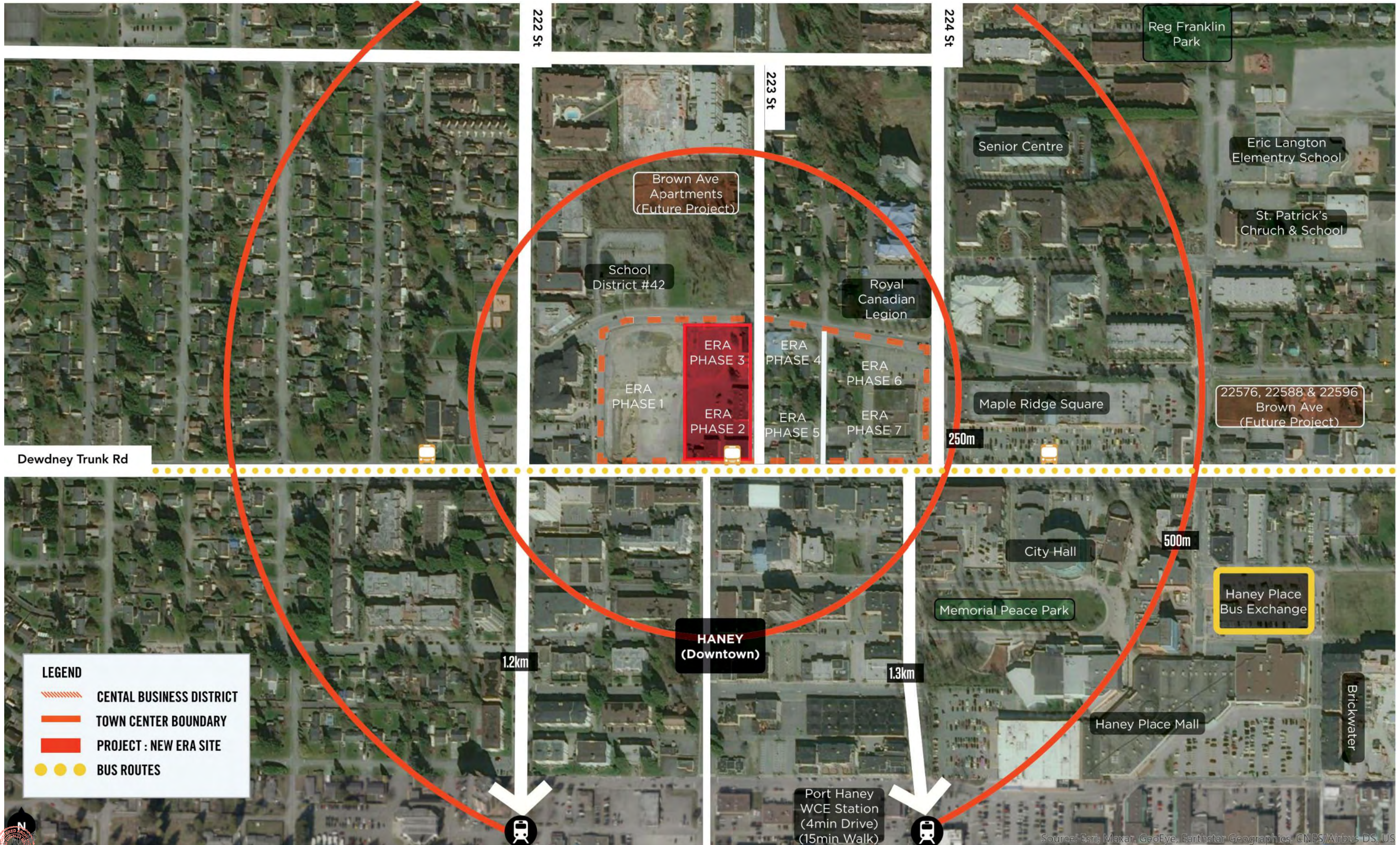
PHASE 2 LOW RISE	Units		Studio		1 Bed		2 Bed		3 Bed		
	Total GFA Area (SF)	Total GFA Area (SM)	1 Bed	25 units	21%	1 Bed + den	30 units	25%	2 Bed	40 units	33%
	110,056	10,224	120	0 units	0%	1 Bed + den	40 units	33%	2 Bed + den	5 units	4%
				0 units	0%	3 bed	20 units	17%			

PARKING CALCULATIONS

RESIDENT PARKING RATIO (# Stalls per unit)	0.80	0.9	0.9	1	1	1.1	REQUIRED SUB TOTAL:	STALLS PROVIDED:
# RESIDENT PARKING STALLS REQUIRED	0	23	27	40	5	22	117	128
# VISITOR PARKING STALLS REQUIRED							6	6
TOTAL # RESIDENTIAL PARKING STALLS REQUIRED							123	134
TOTAL # COMMERCIAL PARKING STALLS REQUIRED (1 per 100m ²)							9	9
TOTAL # PARKING STALLS REQUIRED							132	143
BICYCLE PARKING STALLS REQ'D (SPACES)							74	74

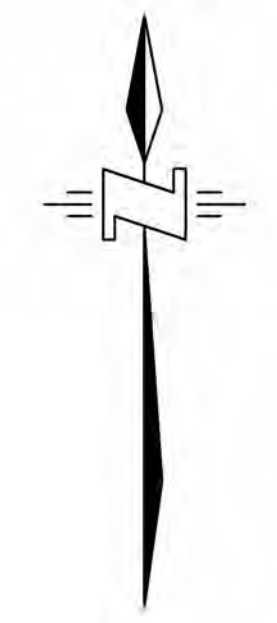
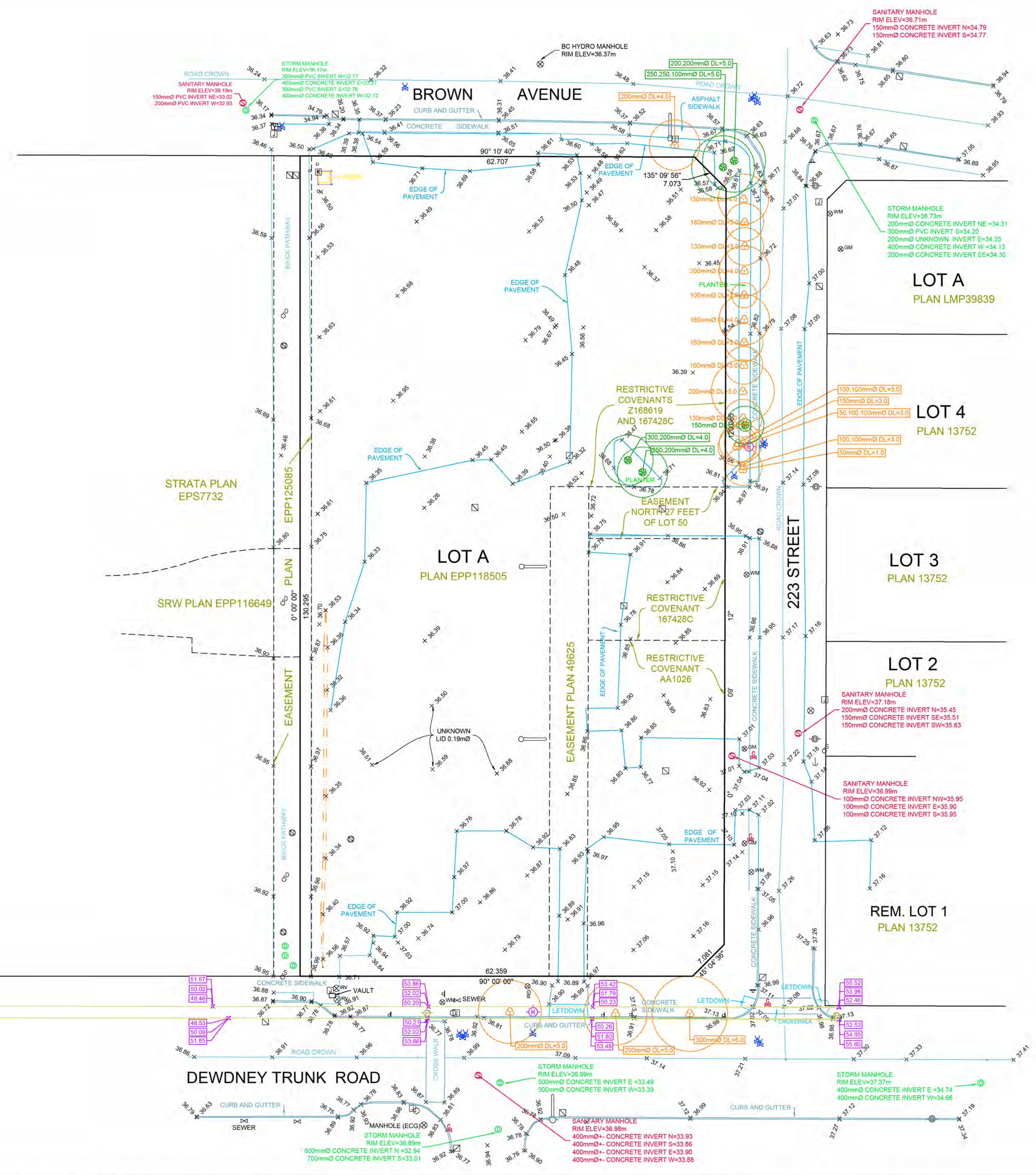






Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, US

DATE: 2024-07-18, 12:56 FILE: X:\212P\proj\301128366801_487559 BC Ltd - Dewdney Trunk Rd and 223 Street Maple Ridge\07_DRAWINGS\01_Sheets\63658-00-V17 R1 Topo (Phase 2).dwg



LEGEND

± 38.24	DENOTES SPOT ELEVATION
m	DENOTES METRE(S)
m	DENOTES MILLIMETRE(S)
o	BOLLARD
⊗	CATCH BASIN - MANHOLE
⊗	CATCH BASIN (TOP INLET)
⊗	FIRE HYDRANT
⊗	GUY WIRE
⊗	JUNCTION BOX
⊗	LAMP STANDARD
⊗	MANHOLE
⊗	MANHOLE - SANITARY
⊗	MANHOLE - STORM
⊗	MANHOLE - TELEPHONE
⊗	METER - GAS
⊗	METER - WATER
⊗	MONITORING WELL
⊗	POLE - HYDRO
⊗	POLE - HYDRO/TELEPHONE POLE
⊗	POLE WITH LIGHT
⊗	POLE WITH PILASTER
⊗	POLE WITH TRANSFORMER
⊗	STORM INSPECTION CHAMBER
⊗	SANITARY INSPECTION CHAMBER
⊗	SIGN POST
⊗	TRAFFIC COUNTER
⊗	TREE - CONIFEROUS
⊗	TREE - DECIDUOUS
⊗	TREE DIAMETER (mm)
DL	TREE DRIP LINE (m)
⊗	VALVE
⊗	VALVE - GAS
⊗	VALVE - IRRIGATION
⊗	VALVE - WATER

NOTES:

- DISTANCES ARE IN METRES
- BEARINGS ARE DERIVED FROM PLAN EPP118505
- ELEVATIONS ARE GEODETIC, IN METRES DERIVED FROM INTEGRATED MONUMENT NO. 85H0739 ELEVATION = 36.982m (CVD286VD) SITUATED IN THE DISTRICT OF MAPLE RIDGE IN THE CENTRE OF THE INTERSECTION OF 222 STREET AND 119 AVENUE.

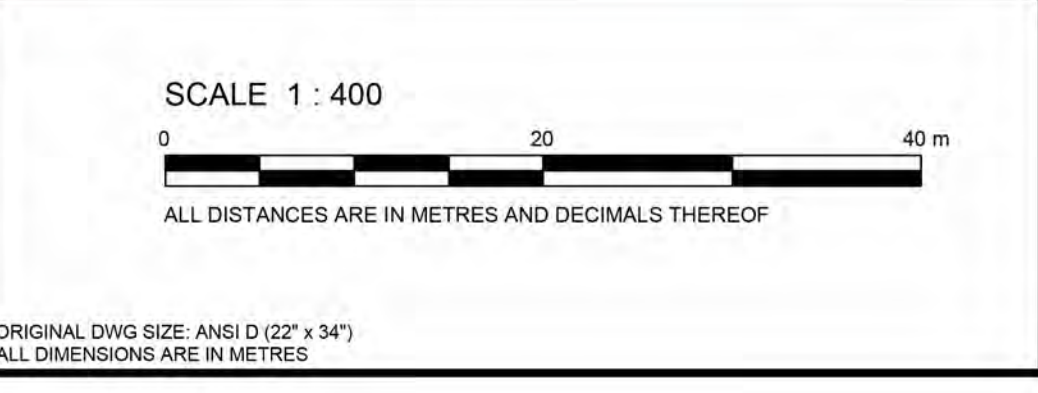
LEGAL DESCRIPTION:

PID: 031-743-684

LOT A
DISTRICT LOT 309, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN EPP118505

Rev	Date	Description	Survey	Drawn	App'd
1	2024-07-19	ADDED OVERHEAD WIRES ALONG DEWDNEY TRUNK ROAD	SA/AH	EA	JS
0	2024-05-06	TOPOGRAPHIC SURVEY PLAN UPDATE	SA/AH	EA	JS

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McElhanney Associates Land Surveying Ltd.

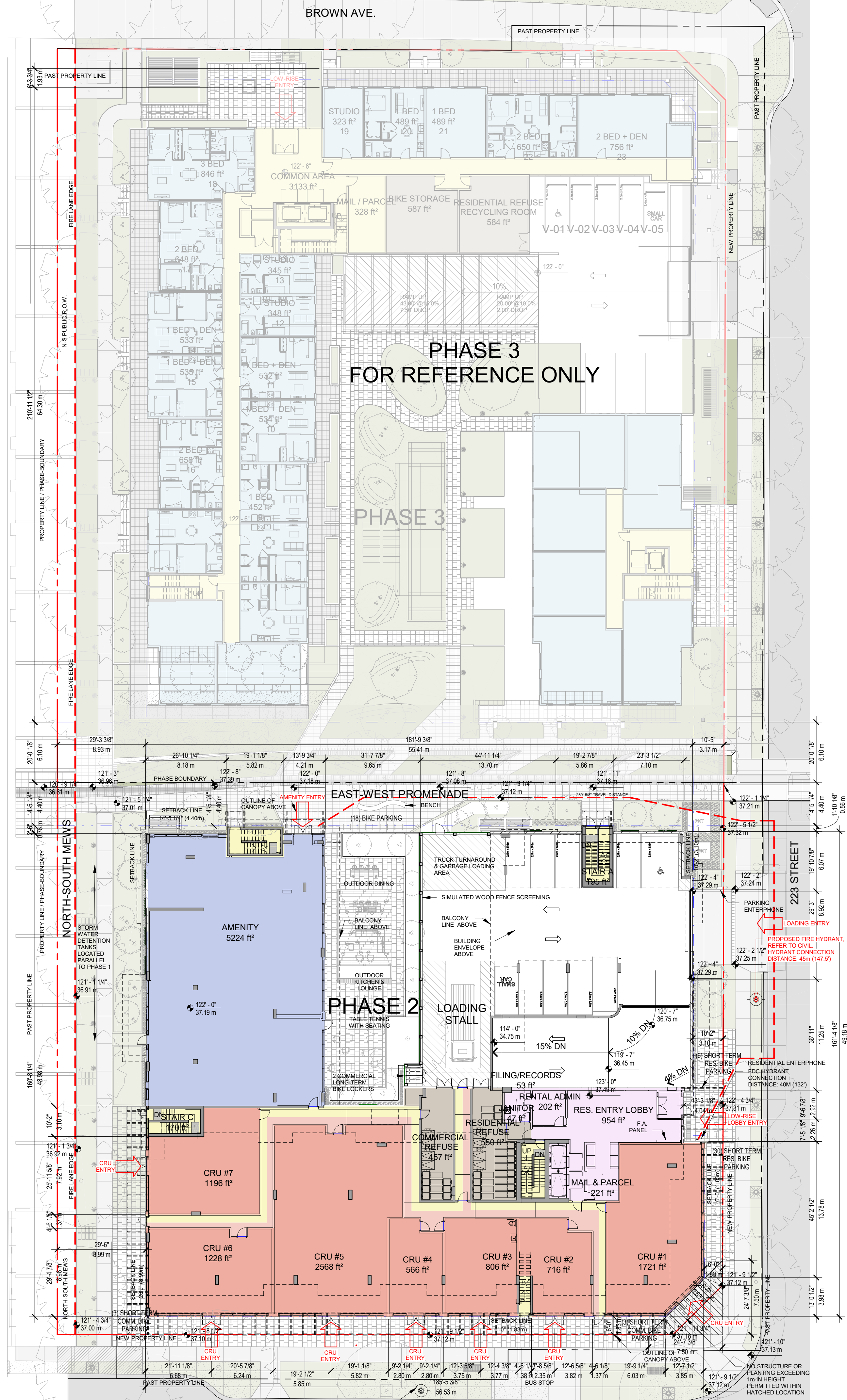
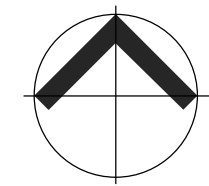
Suite 2300
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3
Tel 604 596 0391

487559 BC Ltd C/O Johnston Meier Insurance Agencies
22367 Dewdney Trunk Rd., Maple Ridge, BC.

**TOPOGRAPHIC SURVEY PLAN
OF LOT A, EPPP118505 (PHASE 2)
DEWDNEY TRUNK ROAD
MAPLE RIDGE, B.C.**

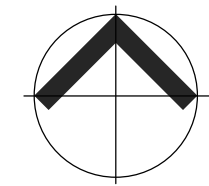
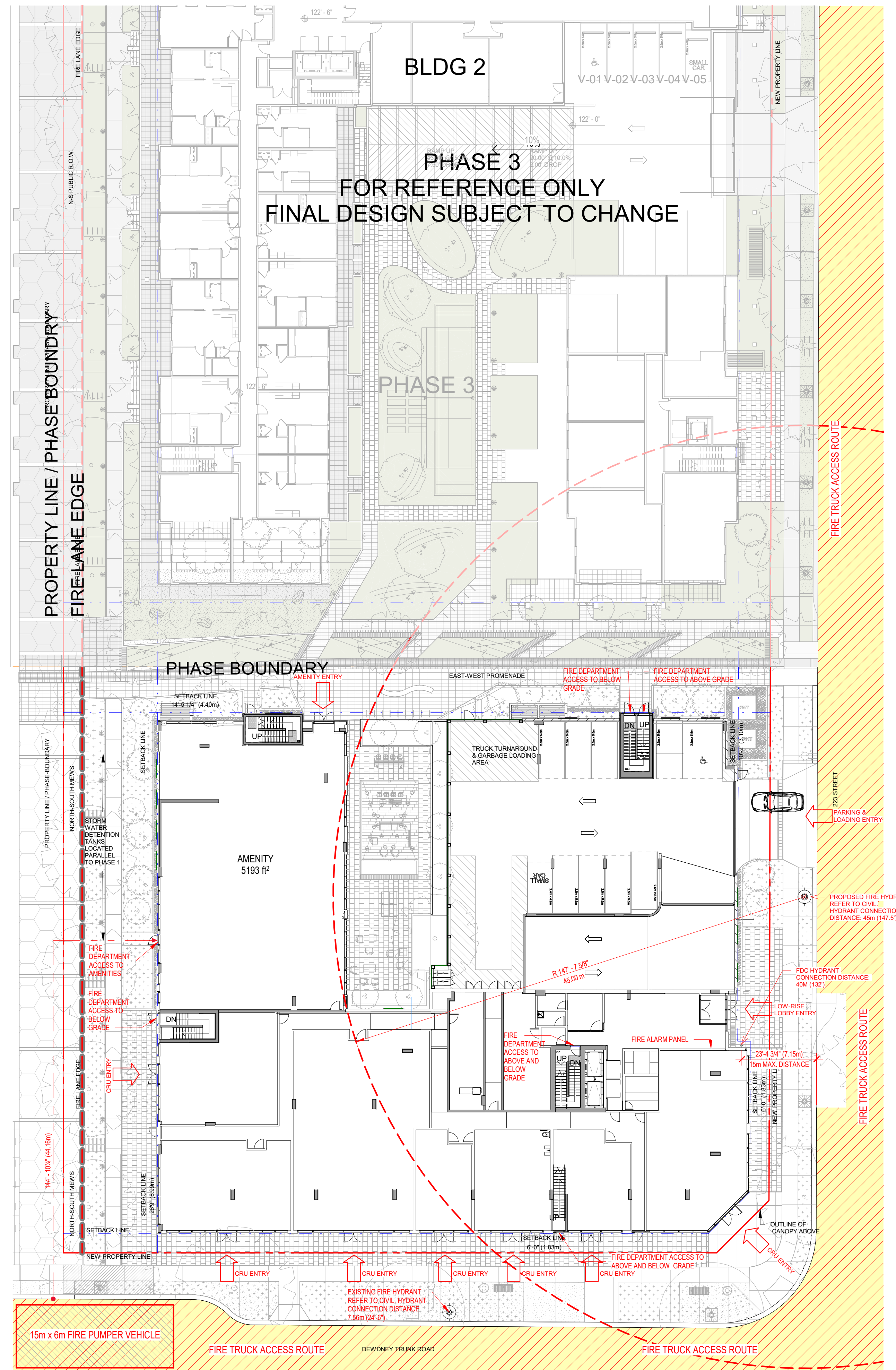
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Drawing No. V-17	
Project Number 2112-63658-01	Rev. 1

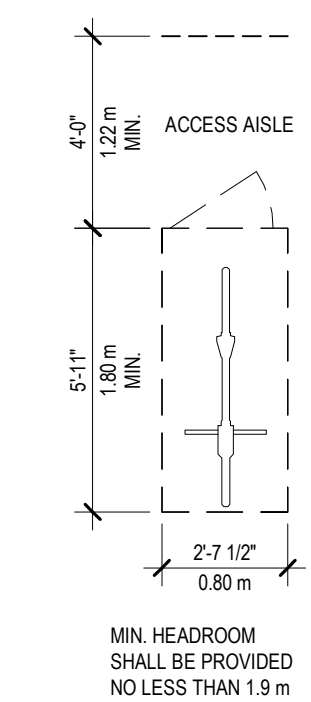


EXISTING FIRE HYDRANT REFER TO CIVIL HYDRANT CONNECTION DISTANCE 7.86M (25'-9")

NO STRUCTURE OR PLANTING EXCEEDING 1M IN HEIGHT PERMITTED WITHIN HATCHED LOCATION

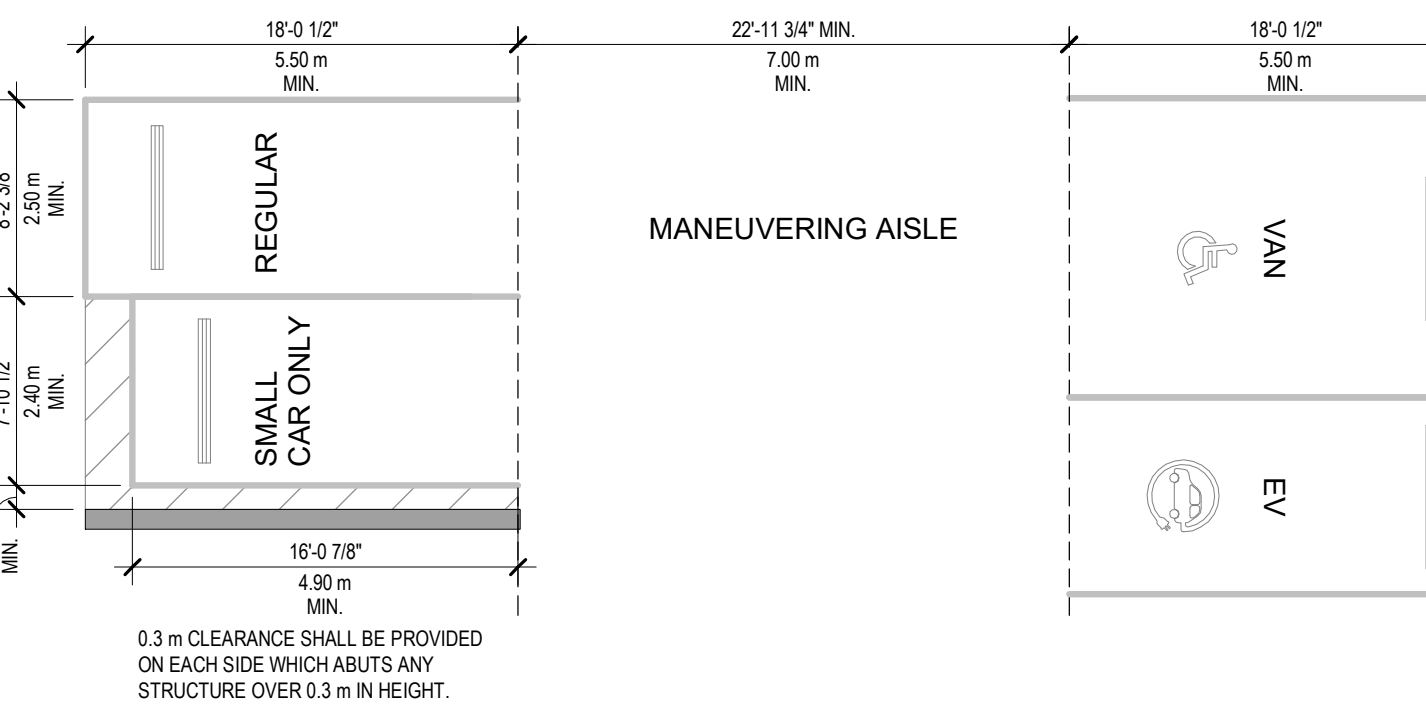


LONG-TERM BICYCLE STORAGE REQUIREMENTS

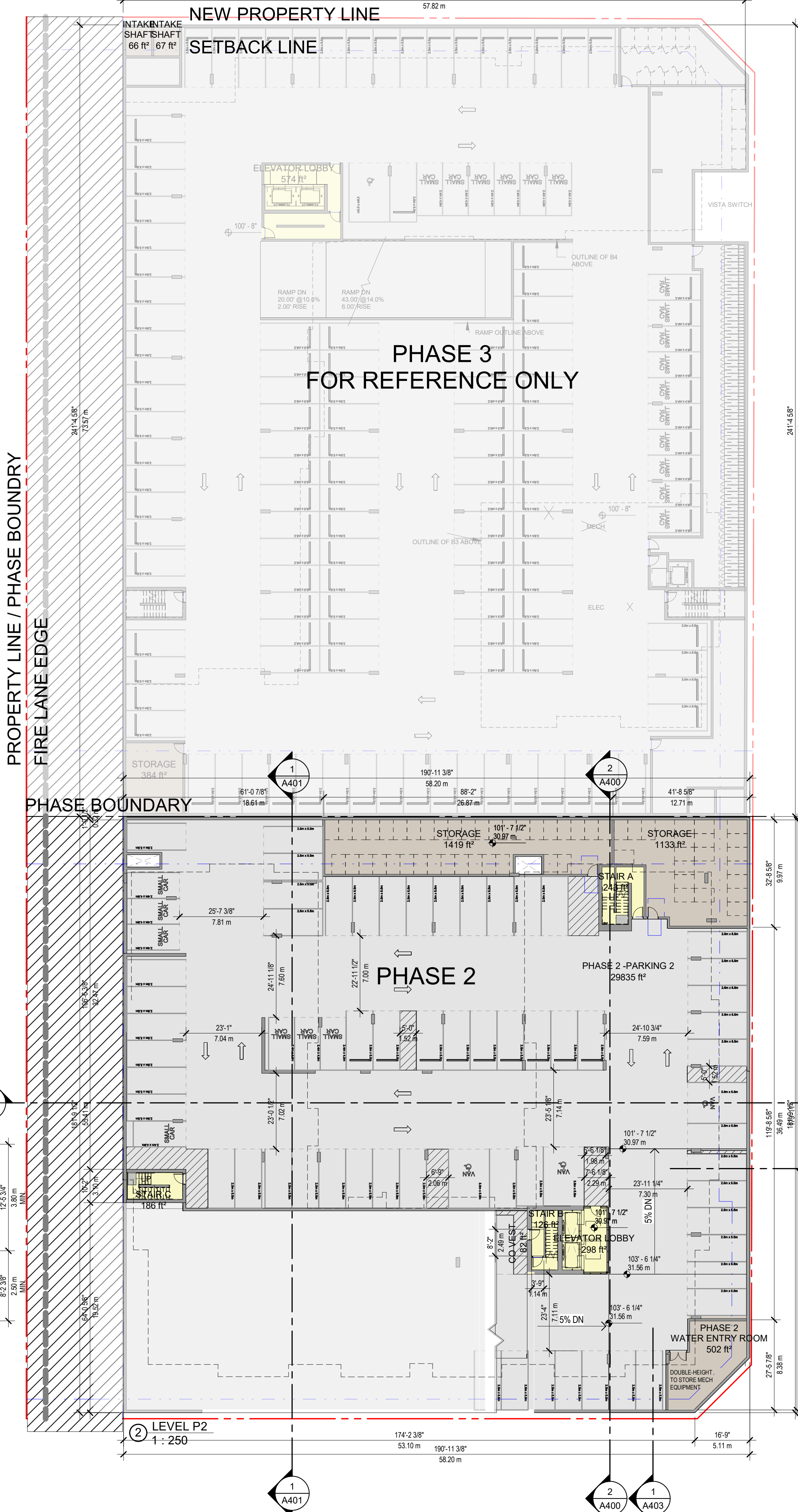


PHASE 2 - PARKING COUNT		
TYPE	Description	COUNT
P1		
RESIDENTIAL	EV	7
RESIDENTIAL	REGULAR	52
RESIDENTIAL	SMALL CAR	7
RESIDENTIAL: 66		66
VISITOR	REGULAR	5
VISITOR	VAN ACCESSIBLE	1
VISITOR: 6		6
P1: 72		72
P2		
RESIDENTIAL	REGULAR	56
RESIDENTIAL	SMALL CAR	7
RESIDENTIAL	VAN ACCESSIBLE	3
RESIDENTIAL: 66		66
P2: 66		66
Grand total		138

OFF-STREET PARKING SPACE REQUIREMENTS

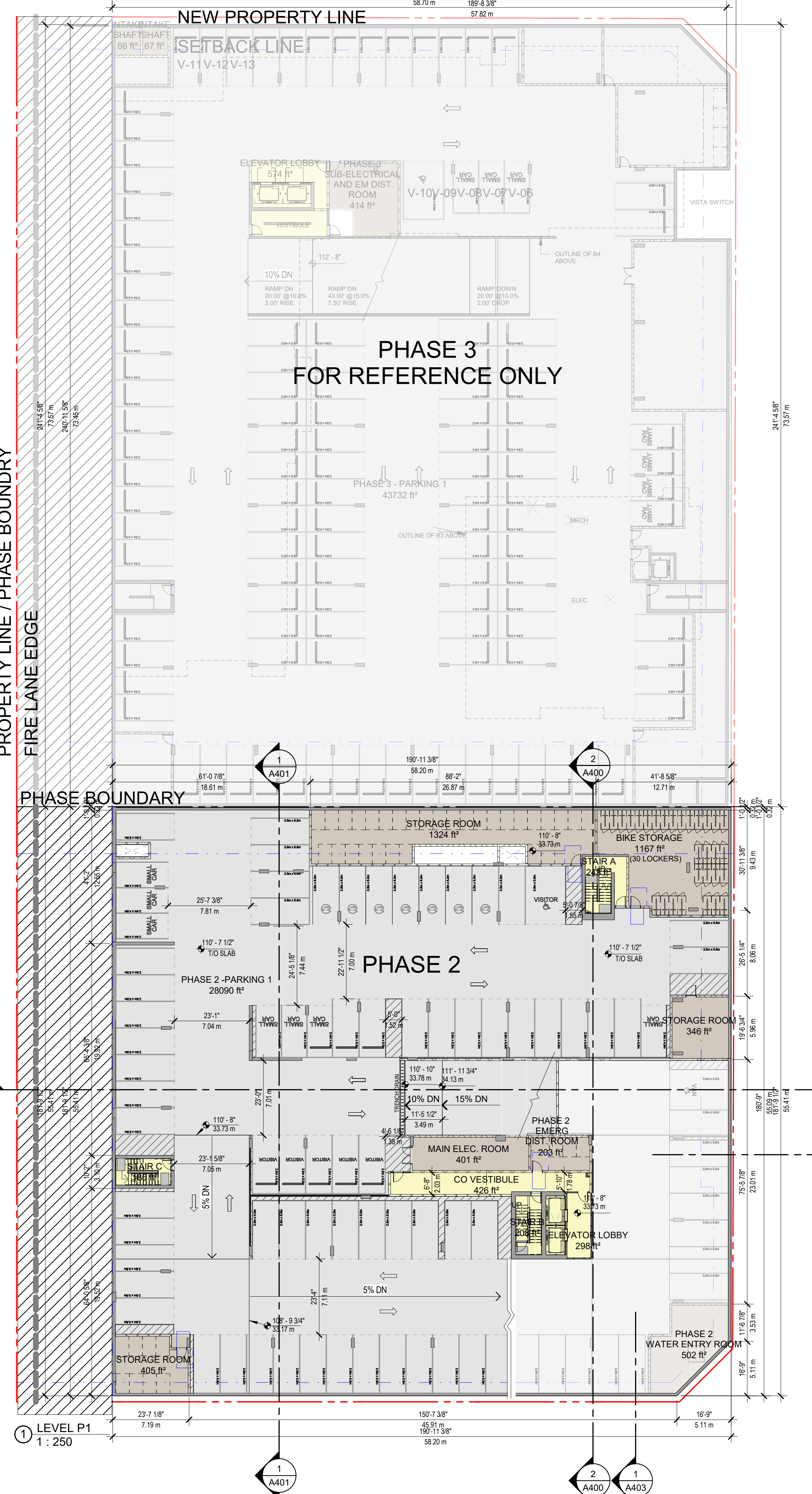


- As per the City of Maple Ridge *Off-Street Parking and Loading Bylaw NO. 4350 – 1990*:
- Each parking space provided for residential use, excluding visitor stalls, will be provided with roughed-in infrastructure capable of providing Level 2 charging.
- A minimum of 50% of required visitor parking spaces will be provided with roughed-in infrastructure capable of providing Level 2 charging.
- A minimum of 10% of the parking spaces for commercial use will each be provided with roughed-in infrastructure capable of providing Level 2 charging.



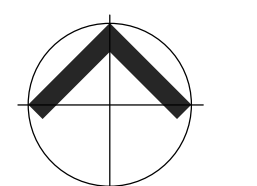
PARKING LEVEL P2 & P1

SCALE: As indicated

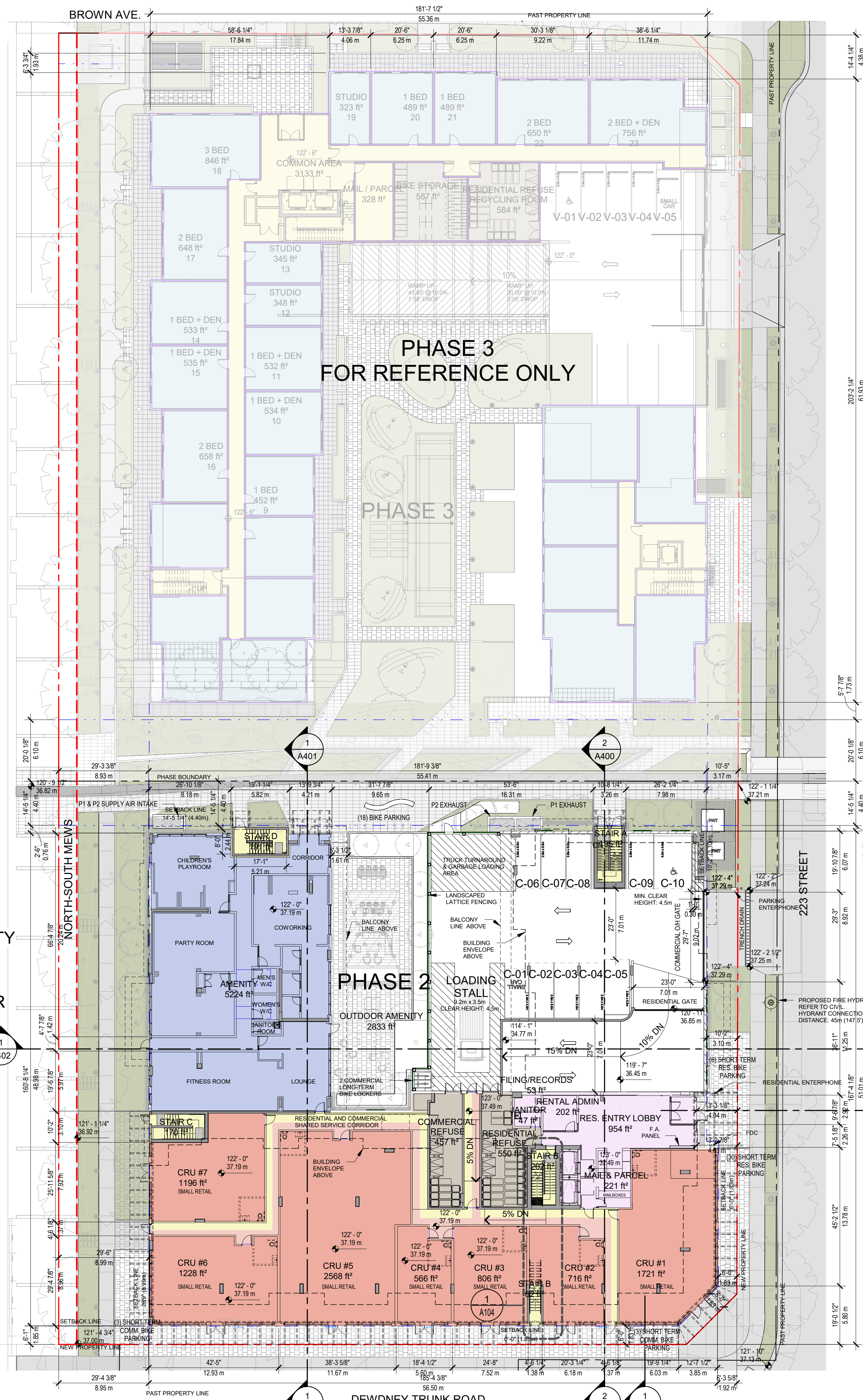


PH 2 - RE-ISSUED FOR DP

April 14, 2025

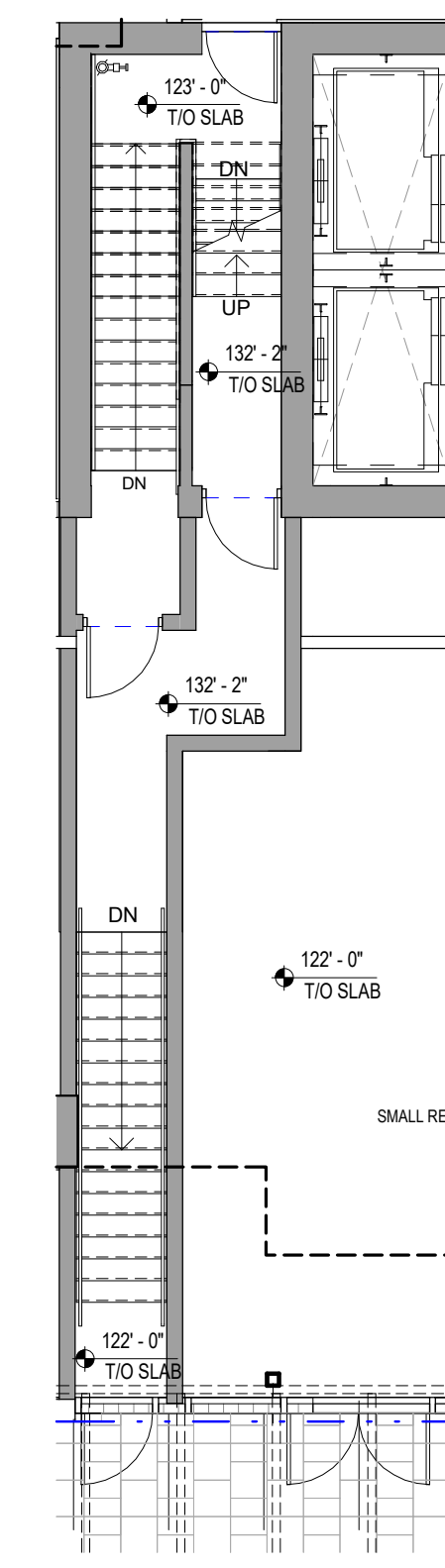


A103



AREAS

- AMENITY
- COMMON
- COMMON LOBBY
- OUTDOOR AMENITY
- RETAIL
- RETAIL CORRIDOR
- SERVICES

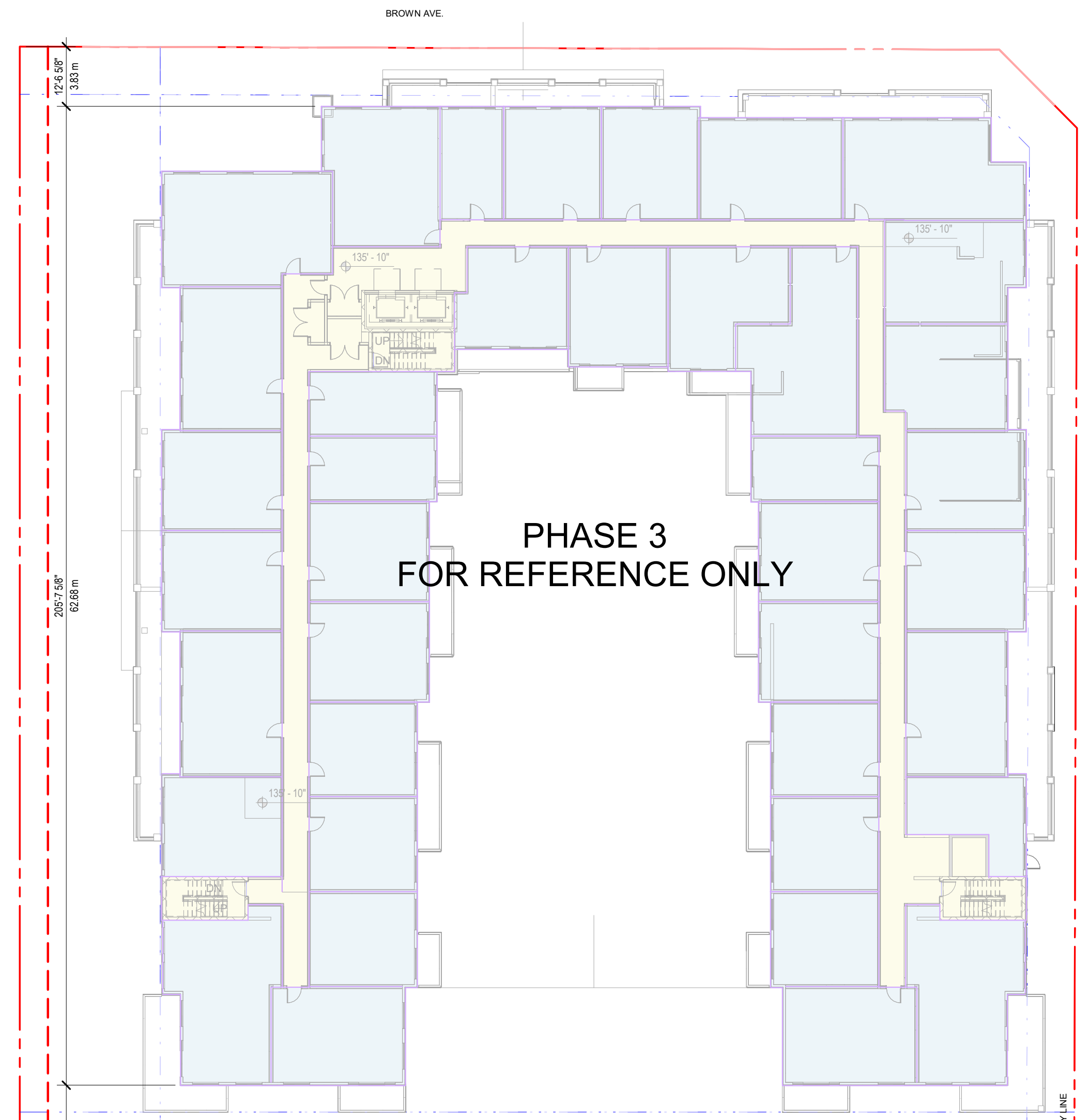


① ENLARGED EXIT STAIR B PLAN
1/8" = 1'-0"

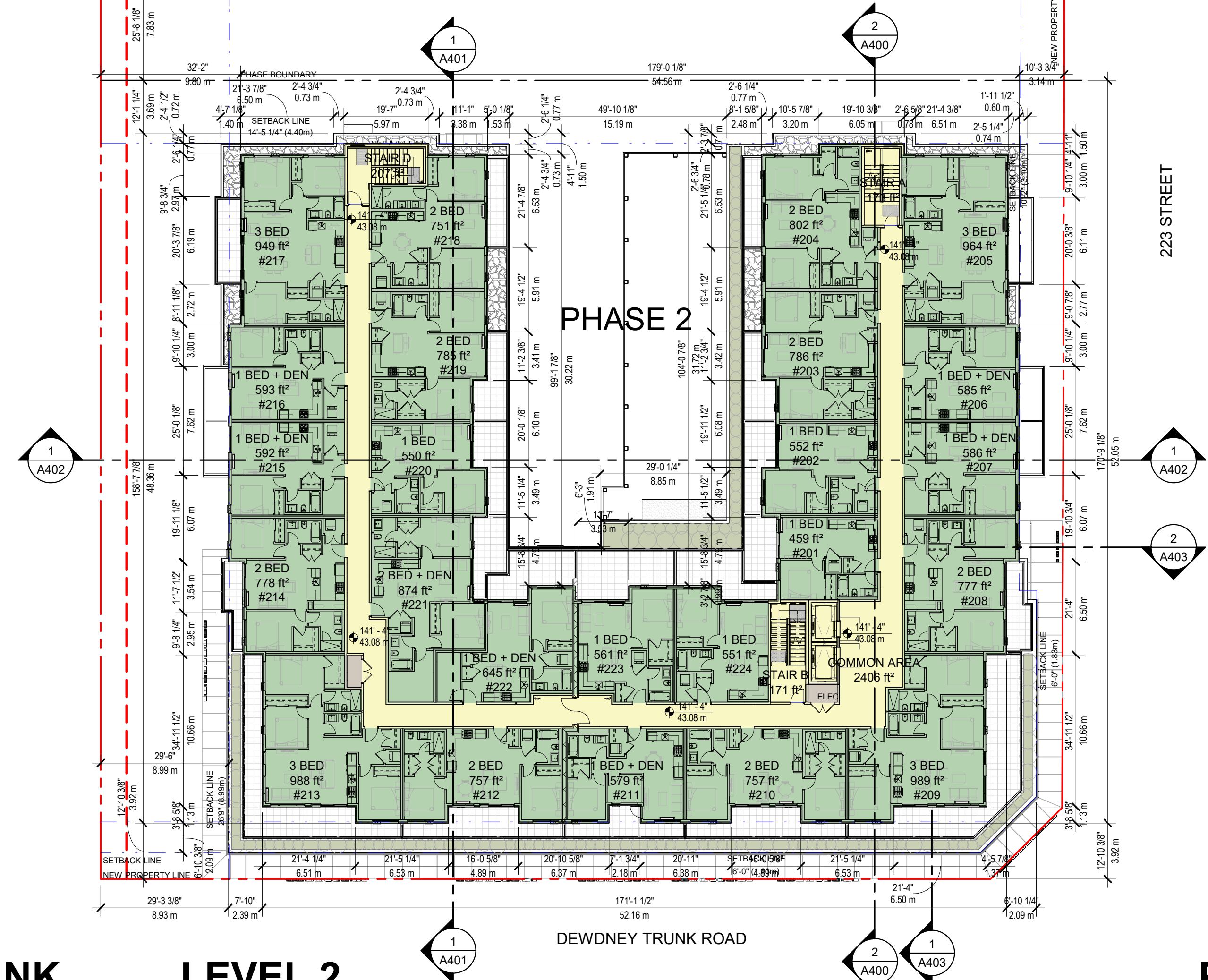
PHASE 2 - L1 AREA BREAKDOWN	
Name	Area
AMENITY	5224 ft ²
COMMON	825 ft ²
RESIDENTIAL & COMMERCIAL SHARED SERVICE CORRIDOR	826 ft ²
STAIR A	195 ft ²
STAIR B	264 ft ²
STAIR C	170 ft ²
STAIR D	191 ft ²
COMMON LOBBY	1645 ft ²
FILING/RECORDS	53 ft ²
JANITOR	47 ft ²
MAIL & PARCEL	221 ft ²
RENTAL ADMIN	202 ft ²
RES. ENTRY LOBBY	954 ft ²
OUTDOOR AMENITY	2833 ft ²
OUTDOOR AMENITY	2833 ft ²
RETAIL	
CRU #1	1721 ft ²
CRU #2	716 ft ²
CRU #3	806 ft ²
CRU #4	566 ft ²
CRU #5	2568 ft ²
CRU #6	1228 ft ²
CRU #7	1196 ft ²
RETAIL CORRIDOR	826 ft ²
RESIDENTIAL AND COMMERCIAL SHARED SERVICE CORRIDOR	826 ft ²
SERVICES	
COMMERCIAL REFUSE	457 ft ²
RESIDENTIAL REFUSE	550 ft ²
Grand total	21813 ft²

PHASE 2 - L1 PARKING			
Level	TYPE	Count	Description
COMMERCIAL			
B1 - L1	COMMERCIAL	8	REGULAR
B1 - L1	COMMERCIAL	1	SMALL CAR
B1 - L1	COMMERCIAL	1	VAN ACCESSIBLE
Grand total: 10			

As per the City of Maple Ridge *Off-Street Parking and Loading Bylaw NO. 4350 – 1990*:
 • Each parking space provided for residential use, excluding visitor stalls, will be provided with roughed-in infrastructure capable of providing Level 2 charging.
 A minimum of 50% of required visitor parking spaces will be provided with roughed-in infrastructure capable of providing Level 2 charging.
 A minimum of 10% of the parking spaces for commercial use will each be provided with roughed-in infrastructure capable of providing Level 2 charging.



- AREAS**
- COMMON
 - RENTAL
 - SERVICES

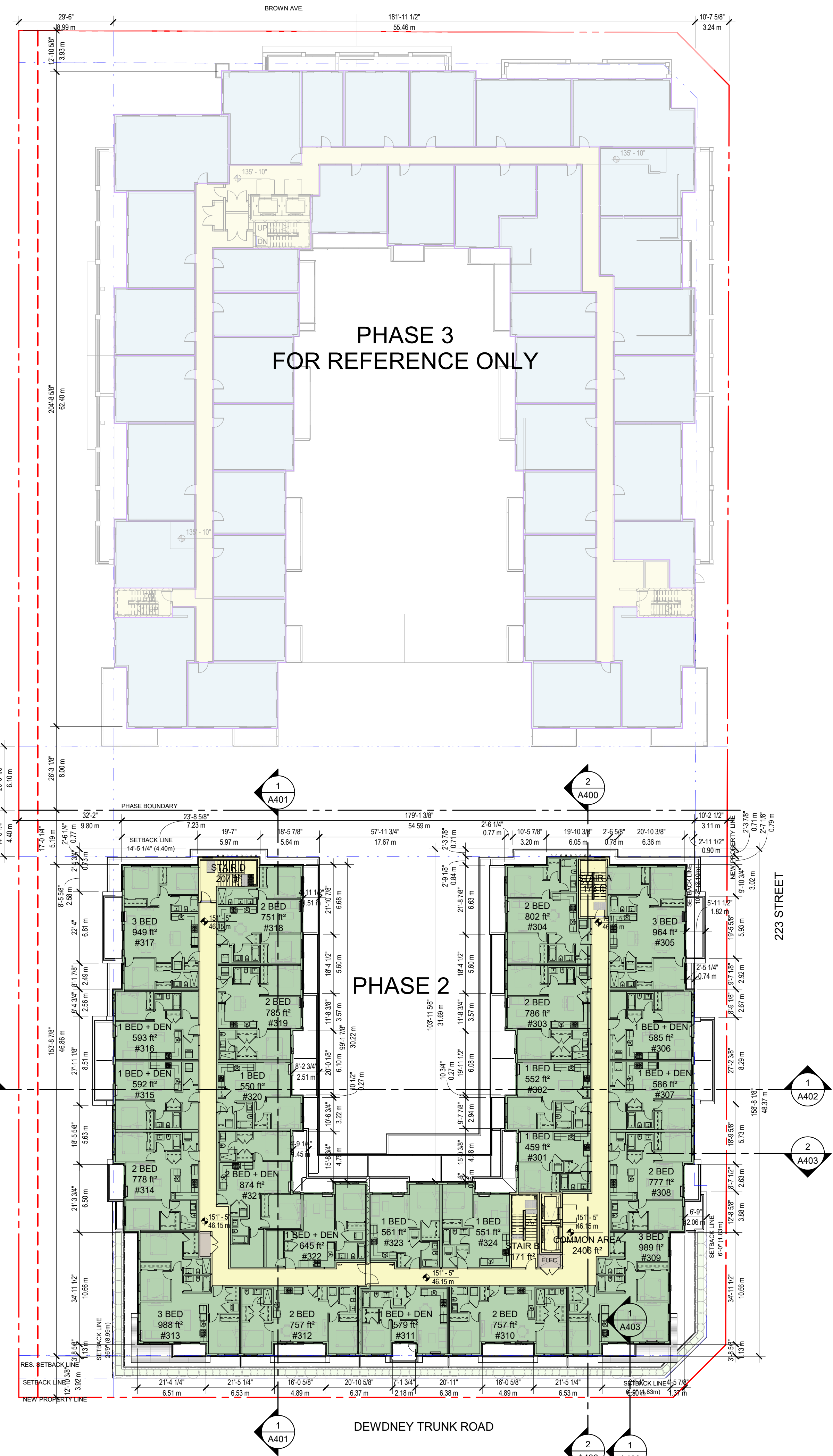


PHASE 2 - LEVEL 2 AREA BREAKDOWN

Name	Count	Area (SF)	Total Area	Total Area (m ²)	Area Ratio
COMMON					
COMMON AREA	1	2406 ft ²	2406 ft ²	224 m ²	12%
STAIR A	1	173 ft ²	173 ft ²	16 m ²	1%
STAIR B	1	171 ft ²	171 ft ²	16 m ²	1%
STAIR D	1	207 ft ²	207 ft ²	19 m ²	1%
COMMON: 4			2958 ft ²	275 m ²	15%
RENTAL					
1 BED	5	459 ft ² ... 561 ft ²	2671 ft ²	248 m ²	13%
1 BED + DEN	6	579 ft ² ... 645 ft ²	3579 ft ²	333 m ²	18%
2 BED	8	751 ft ² ... 802 ft ²	6194 ft ²	575 m ²	31%
2 BED + DEN	1	874 ft ²	874 ft ²	81 m ²	4%
3 BED	4	949 ft ² ... 989 ft ²	3890 ft ²	361 m ²	19%
RENTAL: 24			17210 ft ²	1599 m ²	85%
SERVICES					
SERVICES	2	31 ft ² ... 34 ft ²	64 ft ²	6 m ²	0%
SERVICES: 2			64 ft ²	6 m ²	0%
Grand total: 30			20232 ft²	1880 m²	100%

TOTAL BALCONY SF @ L2: 3,600 ft²





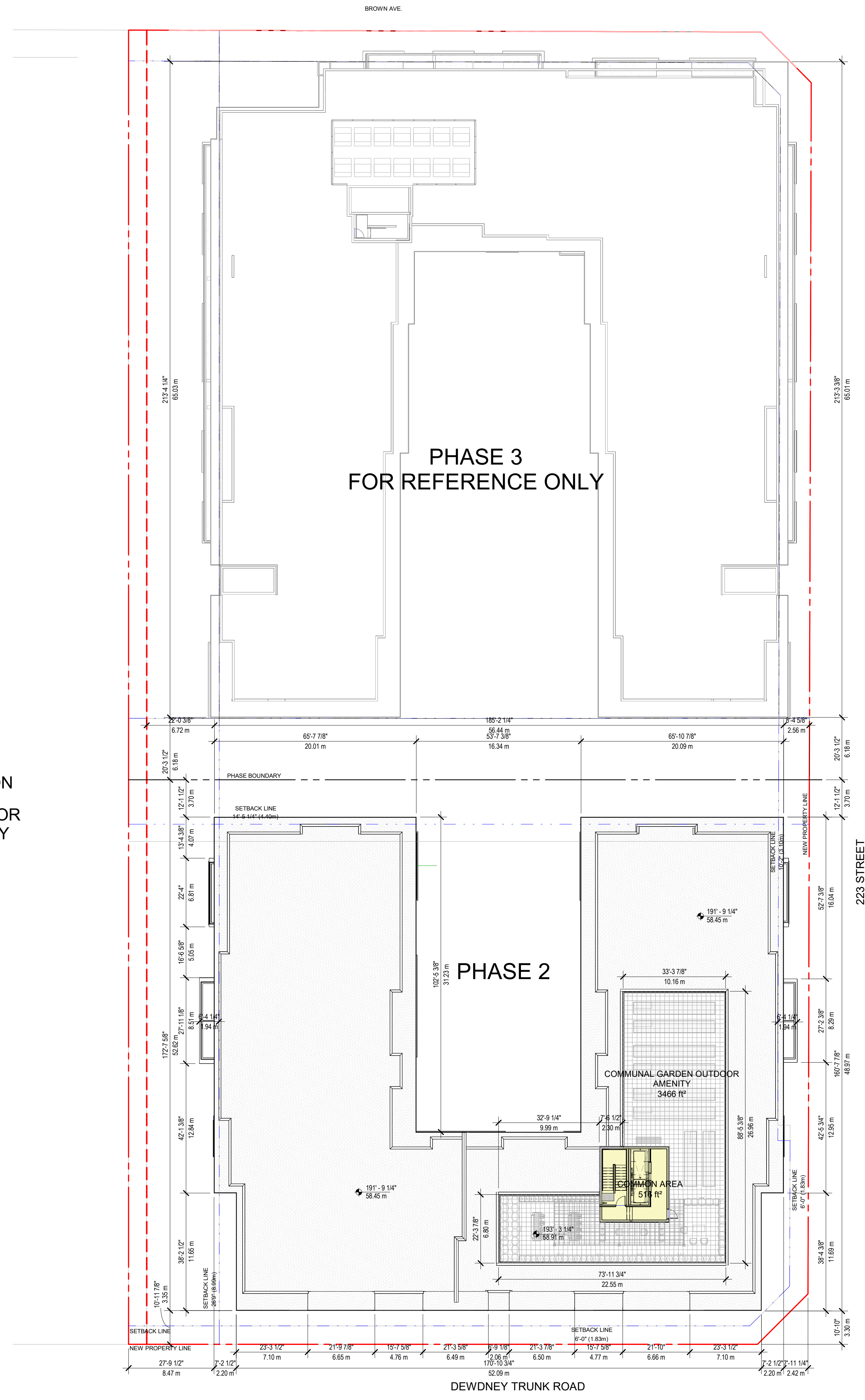
AREAS

- COMMON
- RENTAL
- SERVICES

PHASE 2 - TYP. LEVEL AREA BREAKDOWN

	Count	Area (SF)	Total Area	Total Area (m ²)	Area Ratio
COMMON					
COMMON AREA	5	2406 ft ²	12030 ft ²	1118 m ²	12%
STAIR A	5	173 ft ²	865 ft ²	80 m ²	1%
STAIR B	5	171 ft ²	857 ft ²	80 m ²	1%
STAIR D	5	207 ft ²	1037 ft ²	96 m ²	1%
COMMON: 20			14789 ft²	1374 m²	15%
RENTAL					
1 BED	25	459 ft ² ... 561 ft ²	13357 ft ²	1241 m ²	13%
1 BED + DEN	30	579 ft ² ... 645 ft ²	17897 ft ²	1663 m ²	18%
2 BED	40	751 ft ² ... 802 ft ²	30972 ft ²	2877 m ²	31%
2 BED + DEN	5	874 ft ²	4370 ft ²	406 m ²	4%
3 BED	20	949 ft ² ... 989 ft ²	19452 ft ²	1807 m ²	19%
RENTAL: 120			86048 ft²	7994 m²	85%
SERVICES					
SERVICES	10	31 ft ² ... 34 ft ²	321 ft ²	30 m ²	0%
SERVICES: 10			321 ft ²	30 m ²	0%
Grand total: 150			101158 ft²	9398 m²	100%





- AREAS**
- COMMON
 - OUTDOOR AMENITY

PHASE 2 - ROOF LEVEL AREA BREAKDOWN					
	Count	Area (SF)	Total Area	Total Area (m ²)	Area Ratio
COMMON					
COMMON AREA	1	516 ft ²	516 ft ²	48 m ²	13%
COMMON: 1			516 ft ²	48 m ²	13%
OUTDOOR AMENITY					
COMMUNAL GARDEN OUTDOOR AMENITY	1	3466 ft ²	3466 ft ²	322 m ²	87%
OUTDOOR AMENITY: 1			3466 ft ²	322 m ²	87%
Grand total: 2			3982 ft²	370 m²	100%





CHILD PLAY ROOM



GOLF SIMULATOR ROOM



FITNESS / GYM



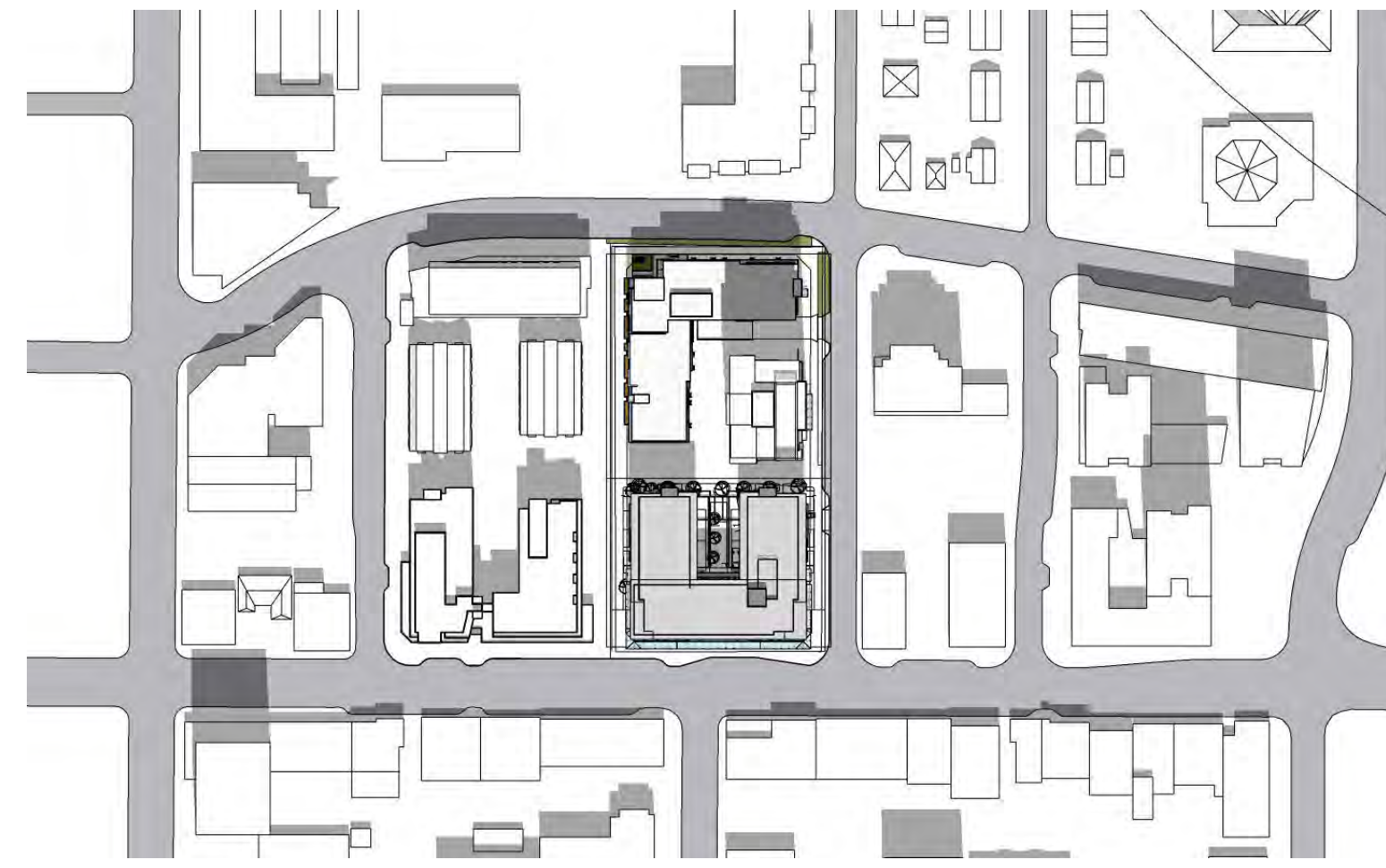
PARTY ROOM / LOUNGE



MARCH / SEPTEMBER 21st



10:00 am



12:00 pm



2:00 pm



4:00 pm

JUNE 21st



10:00 am



12:00 pm



2:00 pm



4:00 pm

DECEMBER 21st



10:00 am



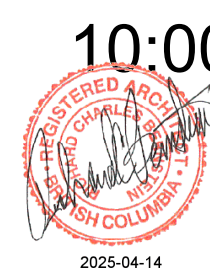
12:00 pm



2:00 pm



4:00 pm





MATERIALS LEGEND

CN-01	ARCHITECTURAL FINISH CONCRETE - CLEAR SEALED
CN-02	PAINTED CONCRETE - COLOUR 2
CP-01	FIBRE CEMENT PANEL - CHARCOAL
CP-02	FIBRE CEMENT PANEL - BROWN
CP-03	FIBRE CEMENT PANEL - CHARCOAL GREY
GL-01	LAMINATED BALCONY GLAZING
GL-02	DOUBLE GLAZED CLEAR VISION CURTAIN WALL
GL-03	DOUBLE GLAZED CLEAR VISION WINDOW WALL

MATERIALS LEGEND

MC-01	METAL CLADDING - WARM WHITE
MC-02	METAL CLADDING (FEATURE) : COPPER COLOUR
ML-01	MECHANICAL LOUVER - COLOUR TBD
MP-01	METAL PANEL - SIMULATED WOOD GRAIN
PS-01	PLANT SCREEN - WIRE MESH / CLIMBING PLANTS
SP-01	GLASS SPANDREL - CHARCOAL
SS-01	STEEL AND GLASS CANOPY WITH SUPPORTS
ST-01	CULTURED STONE CLADDING





MATERIALS LEGEND

CN-01	ARCHITECTURAL FINISH CONCRETE - CLEAR SEALED
CN-02	PAINTED CONCRETE - COLOUR 2
CP-01	FIBRE CEMENT PANEL - CHARCOAL
CP-02	FIBRE CEMENT PANEL - BROWN
CP-03	FIBRE CEMENT PANEL - CHARCOAL GREY
GL-01	LAMINATED BALCONY GLAZING
GL-02	DOUBLE GLAZED CLEAR VISION CURTAIN WALL
GL-03	DOUBLE GLAZED CLEAR VISION WINDOW WALL

MATERIALS LEGEND

MC-01	METAL CLADDING - WARM WHITE
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PS-01	PLANT SCREEN - WIRE MESH / CLIMBING PLANTS
SP-01	GLASS SPANDREL - CHARCOAL
SS-01	STEEL AND GLASS CANOPY WITH SUPPORTS
ST-01	CULTURED STONE CLADDING





MATERIALS LEGEND

CN-01	ARCHITECTURAL FINISH CONCRETE - CLEAR SEALED
CN-02	PAINTED CONCRETE - COLOUR 2
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PS-01	PLANT SCREEN - WIRE MESH / CLIMBING PLANTS
SP-01	GLASS SPANDREL - CHARCOAL
SS-01	STEEL AND GLASS CANOPY WITH SUPPORTS
ST-01	CULTURED STONE CLADDING





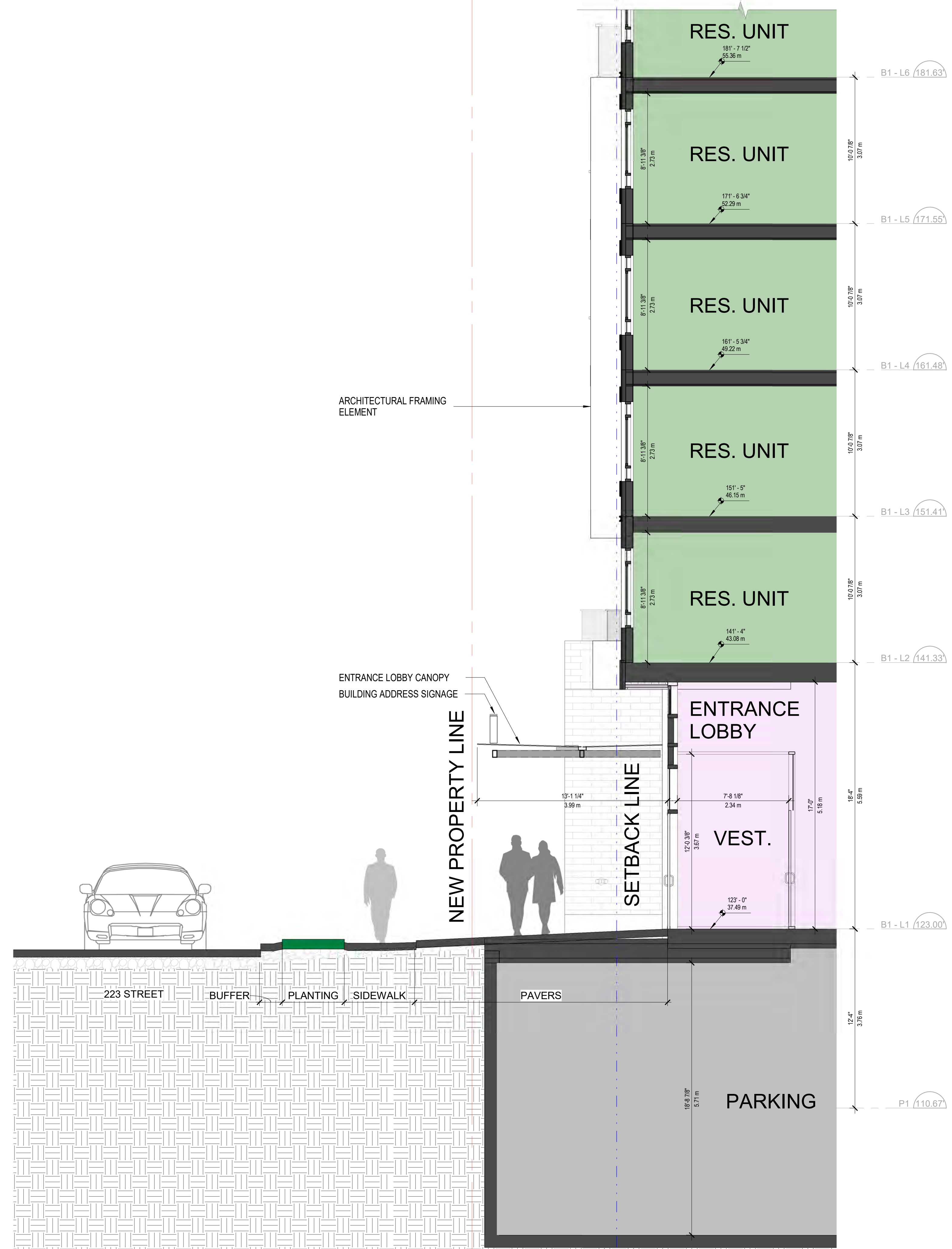
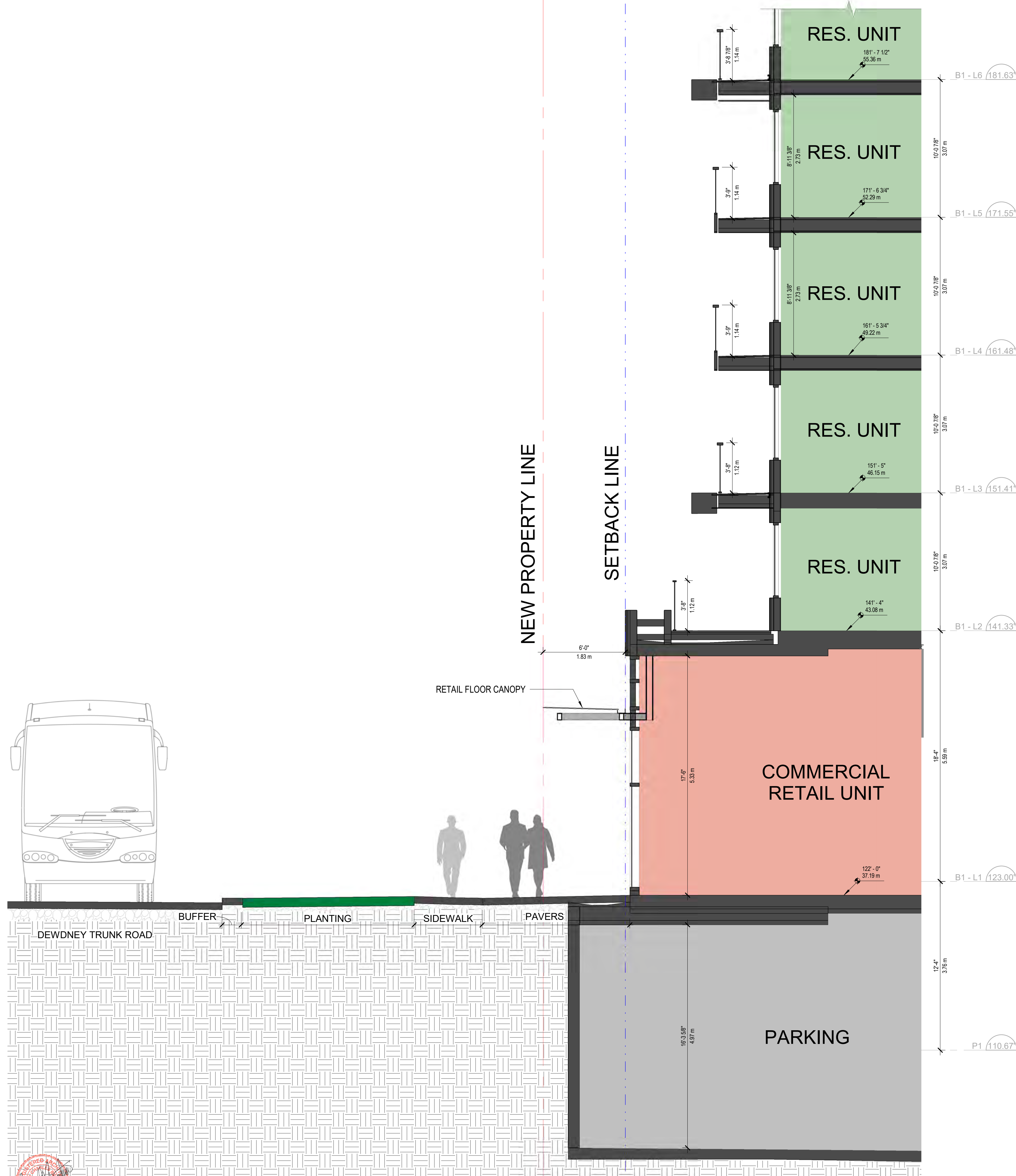
MATERIALS LEGEND

CN-01	ARCHITECTURAL FINISH CONCRETE - CLEAR SEALED
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CP-01	FIBRE CEMENT PANEL - CHARCOAL
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GL-01	LAMINATED BALCONY GLAZING
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MATERIALS LEGEND

MC-01	METAL CLADDING - WARM WHITE
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SS-01	STEEL AND GLASS CANOPY WITH SUPPORTS
ST-01	CULTURED STONE CLADDING





SECTION D-D DP RESUBMISSION
1/4" = 1'-0"

SECTION E-E DP RESUBMISSION
1/4" = 1'-0"



2025-04-14



ERA PHASE 2 - DEWDNEY TRUNK

12011 - 223RD STREET, MAPLE RIDGE

VIEW - OVERALL CONTEXT

PH 2 - RE-ISSUED FOR DP

April 14, 2025



A500



2025-04-14



ERA PHASE 2 - DEWDNEY TRUNK

12011 - 223RD STREET, MAPLE RIDGE

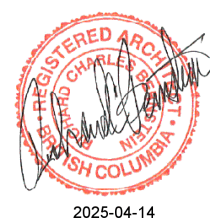
VIEW - DEWDNEY & 223rd OVERALL

PH 2 - RE-ISSUED FOR DP

April 14, 2025



A501



ERA PHASE 2 - DEWDNEY TRUNK
12011 - 223RD STREET, MAPLE RIDGE

VIEW - DEWDNEY & 223rd, FACING NW

PH 2 - RE-ISSUED FOR DP
April 14, 2025



A502



ERA PHASE 2 - DEWDNEY TRUNK
12011 - 223RD STREET, MAPLE RIDGE

VIEW - DEWDNEY TRUNK ROAD, FACING NE

PH 2 - RE-ISSUED FOR DP
April 14, 2025



A503



2025-04-14



ERA PHASE 2 - DEWDNEY TRUNK

12011 - 223RD STREET, MAPLE RIDGE

VIEW - 223rd FACING SW

PH 2 - RE-ISSUED FOR DP

April 14, 2025



A504



2025-04-14



ERA PHASE 2 - DEWDNEY TRUNK

12011 - 223RD STREET, MAPLE RIDGE

VIEW - PEDESTRIAN WALKWAY - FACING SE

PH 2 - RE-ISSUED FOR DP

April 14, 2025



A505



2025-04-14



ERA PHASE 2 - DEWDNEY TRUNK

12011 - 223RD STREET, MAPLE RIDGE

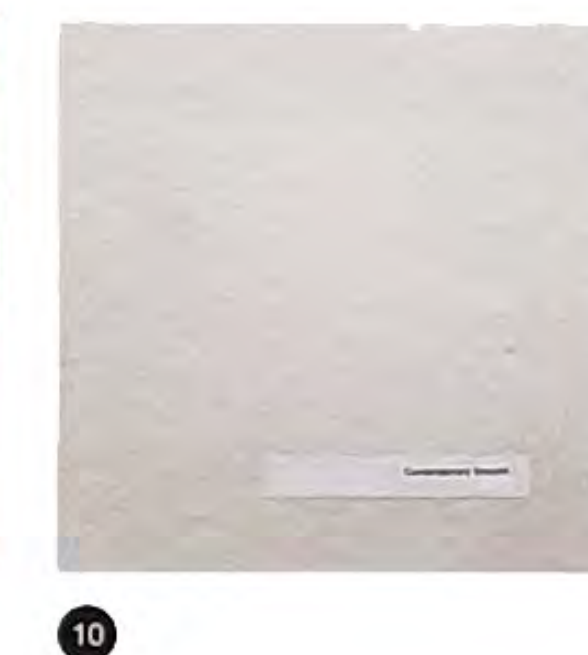
VIEW - COURTYARD

PH 2 - RE-ISSUED FOR DP

April 14, 2025



A506



- 1 VISION GLASS - CLEAR
GUARDIAN 6mm CRYSTAL CRAY TEMPERED 1/2"
VITRO SOLARBAN 60 (#3) 6mm CLEAR
- 2 VISION GLASS - LIGHT GRAY
VITRO 6mm SOLARCRAZY TEMPERED 1/2"
VITRO SOLARBAN 60 (#3) 6mm CLEAR
- 3 SPANDREL PANEL - BLACK CHARCOAL
(From Starline Windows Color Options)
- 4 WINDOW FRAME/ MULLION - ALUMINUM SILVER
(From Starline Windows Color Options)
- 5 METAL PANEL - RUSTED METAL
COLOR TO MATCH AB097
- 6 COPPER
(Clubhouse Business Centre)
- 7 METAL PANEL - WHITE
COLOR TO MATCH 3D 323 WHITE
- 8 METAL PANEL - WARM GREY METALIC
(BALCONY SLAB COVER / MECHANICAL ENCLOSURE /
BALCONY HANDRAIL)

- 9 FIBER CEMENT PANEL - COLOR 1
WARM CHARCOAL GREY
- 10 FIBER CEMENT PANEL - COLOR 2
LIGHT GREY
- 11 FIBER CEMENT PANEL - COLOR 3
BROWN
- 12 WINDOW FRAME - VINYL DARK CHARCOAL
(From Starline Windows Color Options)
- 13 METAL PANEL - SIMULATED WOOD GRAIN
COLOR : DARK CHERRY
- 14 STONE CLADDING - THIN STONE
COLOR : TONES OF GREY
- 15 GLULAM POSTS (GLUE LAMINATED TIMBER)
COLOR : NATURAL (Clubhouse West facade)
- 16 ARCHITECTURAL FINISH CONCRETE - WHITE
COLOR : BENJAMIN MOORE SNOW WHITE (OC-66)
- 17 GRAVEL BALLASTED ROOF
2 TONES OF GREY & WHITE

14 STONE

