

MURRAY STREET

2933, 3001, 3005 Murray St, Port Moody BC

REZONING & OCP AMENDMENT

MAY 17, 2021

CLIENT	CODE
PCI DEVELOPMENTS 300 - 1030 WEST GEORGIA STREET VANCOUVER, BC V6E 2Y3	O4L CONSULTANTS LTD 409 GRANVILLE ST. SUITE 850 VANCOUVER BC, V6C 1T2
KATE O'NEILL 604-313-5285	ANDREW HARMISWORTH 1-604-335-7647
ARCHITECTURAL	BUILDING ENVELOPE
PERKINS + WILL CANADA ARCHITECTS CO. 1220 HOMER STREET VANCOUVER, BC V6B 2Y5	ENTUTIME 1075 W. GEORGIA ST #1510 VANCOUVER BC, V6E 3C9
RYAN BRAGG 1-604-484-1579	MIKE LEMKE 1-604-418-2208
LANDSCAPE	GEOTECHNICAL
PHS STUDIO 1777 WEST 3RD AVE VANCOUVER, BC V6J 1K7	GEOPACIFIC CONSULTANTS LTD. 1779 W 75TH AVE VANCOUVER BC, V6P 3T1
JEFFREY STAATES 1-778-885-7739	WYATT JOHNSON 1-604-439-0922 X 243
STRUCTURAL	ARBORIST
GLOTMAN SIMPSON CONSULTING ENGINEERS 1851 W 5TH AVE VANCOUVER BC, V6J 1N5	DIAMOND HEAD CONSULTING 3558 COMMERCIAL ST VANCOUVER BC, V6N 4E5
HARRISON GLOTMAN 1-604-734-8822	1-604-733-4886
MECHANICAL	TRAFFIC
INTEGRAL GROUP 185 - 200 GRANVILLE STREET VANCOUVER BC, V6C 1S4	BUNT & ASSOCIATES ENGINEERING LTD. 357, 1500 W PENDER ST #1500 VANCOUVER BC, V6E 3S7
JUBIN JAULI 1-604-362-5551	YULIA LEM 1-604-685-9427 X 235
ELECTRICAL	ACOUSTICS
SMITH + ANDERSEN 8404 ROBERTS ST #300 BURNABY BC, V5G 4C9	BKL CONSULTANTS LTD 301-3860 HOLLING DRIVE BURNABY BC, V5C 6P9
JEFF CHEN 1-604-657-1475	GRAEME GARVIN 1-604-888-2508 X 114
CIVIL	SUSTAINABILITY
BINIE CHIL ENGINEERING CONSULTANTS 300-440 CANADA WAY BURNABY BC, V5G 4N6	MANTLE DEVELOPMENTS 1255 BAY ST SUITE 801 TORONTO ON, M5R 2A9
TOM RABEY 1-778-945-6040	RYAN JIZZO 1-647-648-0961
SURVEYOR	
BUTLER SUNDVICK 18080 36 AVE SURREY BC, V4N 3S4	
MARA ZANOTTO 1-604-513-9511	



PROJECT INFORMATION

PROJECT NAME	PCI MURRAY STREET		
CIVIC ADDRESS	2063, 3001, 3066 Murray Street, Port Moody, BC		
LEGAL DESCRIPTION	Parcel 1 District Lot 201 Plan BCP28952, Lot 81 District Lots 190 and 201 Plan S0472		
CURRENT ZONING	M1 (Light Industrial)		
PROPOSED ZONING	CD		
COMMUNITY PLAN	City of Port Moody Official Community Plan, 2017		
PRIMARY APPLICABLE CODES:	City of Port Moody Bylaw, 2016 British Columbia Building Code 2016		
SITE DIMENSIONS	65,268 m (279'-10") x 50,299m (165')		
SITE AREA (GROSS)	45,057 m ² (1.034 acres)		
SITE AREA (NET)	23,185 m ² (0.532 acres)		
FLOOR AREA RATIO - GROSS SITE	3.01 (proposed)		
SITE COVERAGE	44.92% (proposed)		
SETBACKS			
	MIN REQUIRED		PROVIDED
EAST	0 m		33 m (108') (30m for Riparian area, with 3m Metro Vancouver maintenance access)
WEST	6 m (19' - 8") (3 m (9' - 10") from underground sewer main)		6 m (19' - 8") (3 m (9' - 10") from underground sewer main)
NORTH	1.2 m at underground parking (Bylaw Section 6.5)		0 m from North property line 1.2 m at underground parking (Bylaw Section 6.5)
SOUTH	0 m (Bylaw Section 12.1.3 f)		5 m from South property line, at West side (at new underground sewer main location)
	MAX ALLOWED		PROVIDED
BUILDING STOREYS	6		12
MAX BUILDING HEIGHT	N/A		39 m (128')

RESIDENTIAL RENTAL - UNIT MIX

RENTAL RESIDENTIAL - BUILDING TOTAL		
UNIT TYPE	COUNT	% PROVIDED
1 BED	138	86.67%
2 BED	48	22.19%
3 BED	3	1.45%
STUDIO	19	8.7%
BLDG'S TOTAL	207	100%

NOTE: 10% below market rental units

ORTHOPHOTO



NOT TO SCALE

SHEET LIST

DRAWING INDEX RZ		DRAWING INDEX FAR	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
RESERVED FOR REZONING - 2021-05-14		RESERVED FOR REZONING - 2021-05-14	
RZ-000	COVER SHEET	FAR-001	FAR SUMMARY
RZ-001	PROJECT STATISTICS	FAR-101	FLOOR PLAN - LEVEL 01
RZ-002	PARKING STATISTICS	FAR-102	FLOOR PLAN - LEVEL 02
RZ-003	CONTEXT PLAN	FAR-103	FLOOR PLAN - LEVEL 03
RZ-011	CONTEXT PHOTOS	FAR-105	FLOOR PLAN - TYP. RES LEVEL
RZ-012	SITE SURVEY	FAR-106	FLOOR PLAN - LEVEL AMENITY ROOF
RZ-013	SETBACKS PLAN		
RZ-015	SITE COVERAGE		
RZ-016	SITE PLAN - GRADE		
RZ-017	SITE PLAN - ROOF		
RZ-020	WINDOW STUDY		
RZ-020	3D VIEW - CONTEXT		
RZ-021	3D VIEW - MURRAY ST		
RZ-022	3D VIEW TO NORTHWEST		
RZ-023	MATERIALS BOARD		
RZ-100	OVERALL PARKING PLAN - LEVEL P3		
RZ-101	OVERALL PARKING PLAN - LEVEL P2		
RZ-102	OVERALL PARKING PLAN - LEVEL P1		
RZ-103	FLOOR PLAN - LEVEL 01		
RZ-104	FLOOR PLAN - LEVEL 02		
RZ-105	FLOOR PLAN - LEVEL 03		
RZ-107	FLOOR PLAN - LEVEL 04-12		
RZ-108	FLOOR PLAN - AMENITY ROOF PLAN		
RZ-300	BUILDING ELEVATIONS - NORTH		
RZ-301	BUILDING ELEVATIONS - SOUTH		
RZ-302	BUILDING ELEVATIONS - EAST & WEST		
RZ-305	BUILDING ELEVATIONS - EAST & WEST COURTYARD WINGS		
RZ-306	BUILDING ELEVATIONS - EAST & WEST COURTYARD CENTER		
RZ-350	BUILDING SECTIONS		

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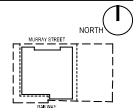


REZONING & OCP
AMENDMENT
MAY 17, 2021

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PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
PROJECT STATISTICS

SHEET NUMBER

RZ-001

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PARKING (REQUIRED)

MIXED EMPLOYMENT PARKING

PARKING (REQUIRED)

LOADING (REQUIRED)LOADING (PROVIDED)

BICYCLE PARKING (REQUIRED)

RESIDENTIAL + MIXED EMPLOYMENT PARKING SUMMARY

ACC. PARKING (INCLUDED IN OVERALL PARKING COUNT)	
--	--

EV PARKING (INCLUDED IN OVERALL PARKING)	

RES VISITOR PARKING

TOTAL PARKING	
---------------	--

REQUIRED				PROVIDED
MAX SMALL CAR REQUIRED	BYLAW REFERENCE City of Port Moody Zoning By-law 6.6.5	MIN PARKING SPACE REQUIRED	MAX ALLOWED	SMALL CARS PROVIDED
	Maximum of 33% of the total parking requirement	149	49	50
	TOTAL			50

RESIDENTIAL BIKE PARKING

BICYCLE PARKING (REQUIRED)

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MURRAY STREET

PROJECT NUMBER

2009

REVISIONS

TITLE

PARKING STATISTICS

SHEET NUMBER

RZ-002

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CONTEXT PLAN

0 10 20 40 100 Metres
GRAPHIC SCALE 1:2000

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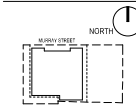
PCI
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PROJECT

MURRAY STREET

PROJECT NUMBER
410009

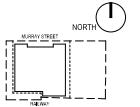
REVISIONS

TITLE
CONTEXT PLAN

SHEET NUMBER

RZ-010

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PROPOSED SITE



A. Looking towards South on Murray Street



Key Plan



B. Showing Adjacent Bike Path and Transit Stops



C. Indicating Creek Edge and its Relationship to Burrard Inlet



D. Looking towards Burrard Inlet and Rocky Point Park Pier



E. Showing Rocky Point Ice Cream and Rocky Point Park



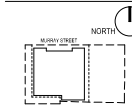
F. Approaching the Site from the East



G. Showing Crossing at Murray Street to Rocky Point Park



KEYPLAN



PROJECT

PROJECT NUMBER

REVISIONS

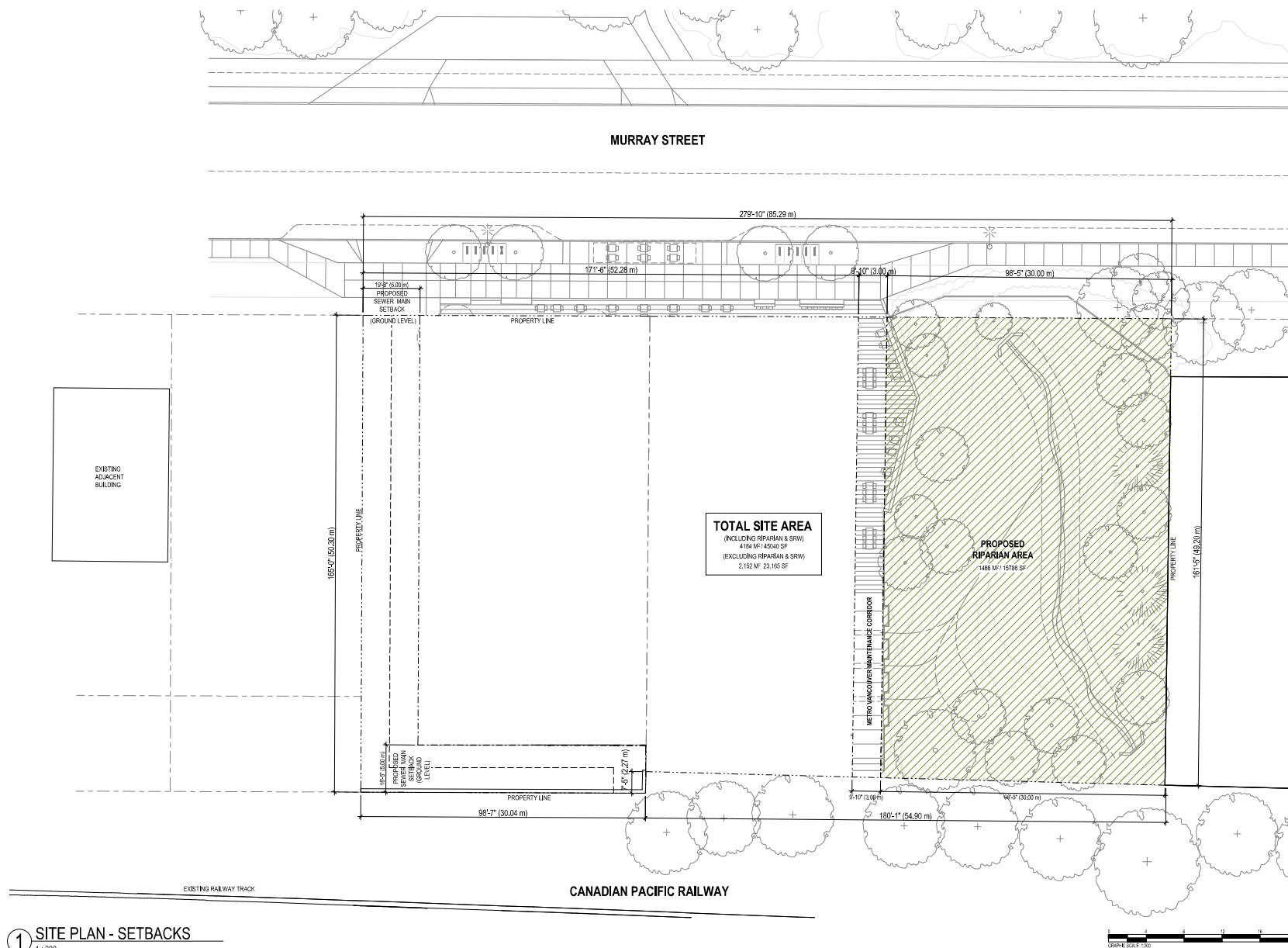
TITLE

SETBACKS PLAN

SHEET NUMBER

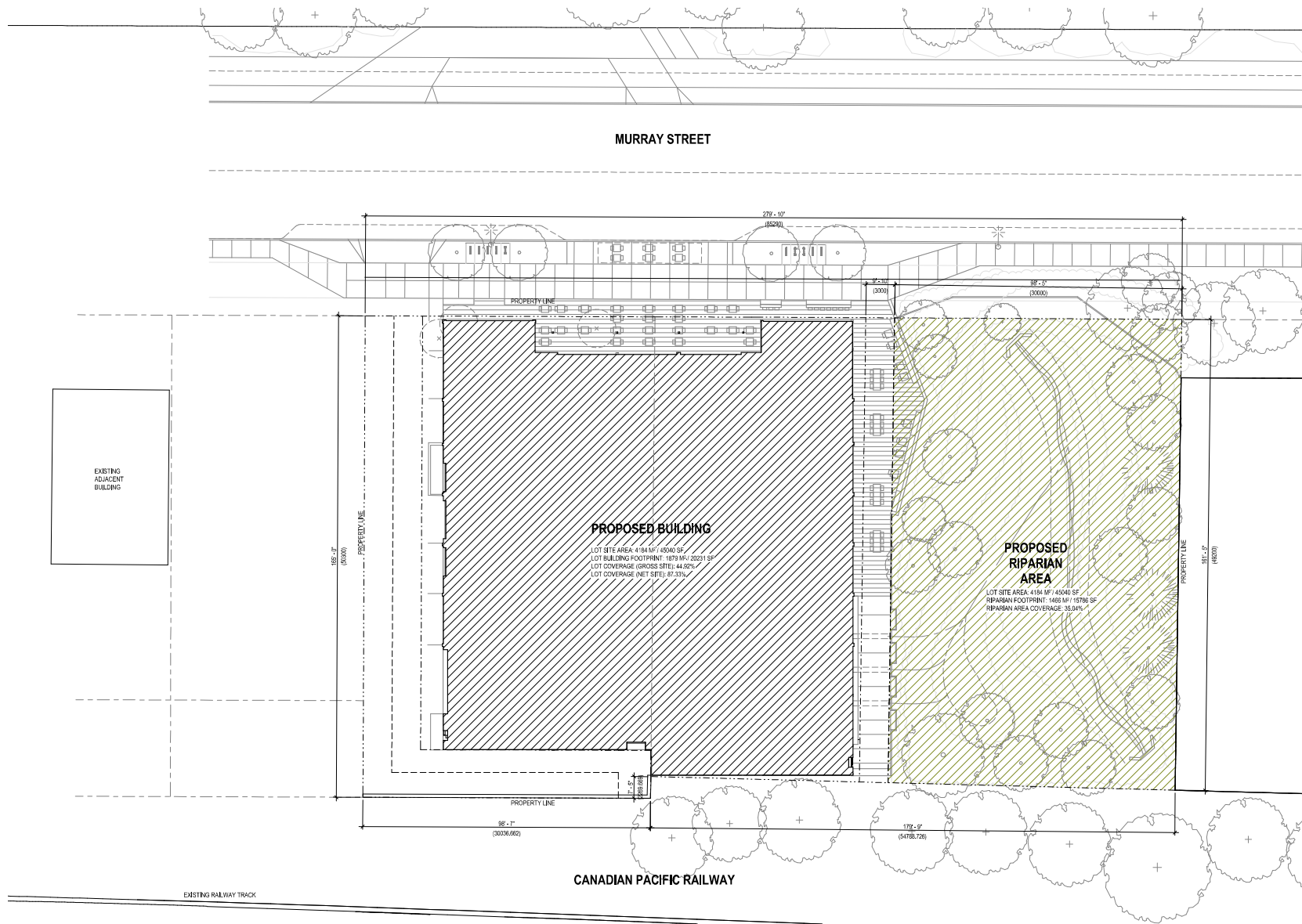
RZ-013

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1 SITE PLAN - SETBACKS

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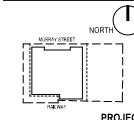
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REVISIONS

TITLE

SITE COVERAGE

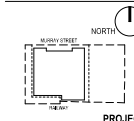
SHEET NUMBER

RZ-015

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REVISIONS

TITLE
SITE PLAN - GRADE

SHEET NUMBER

RZ-016

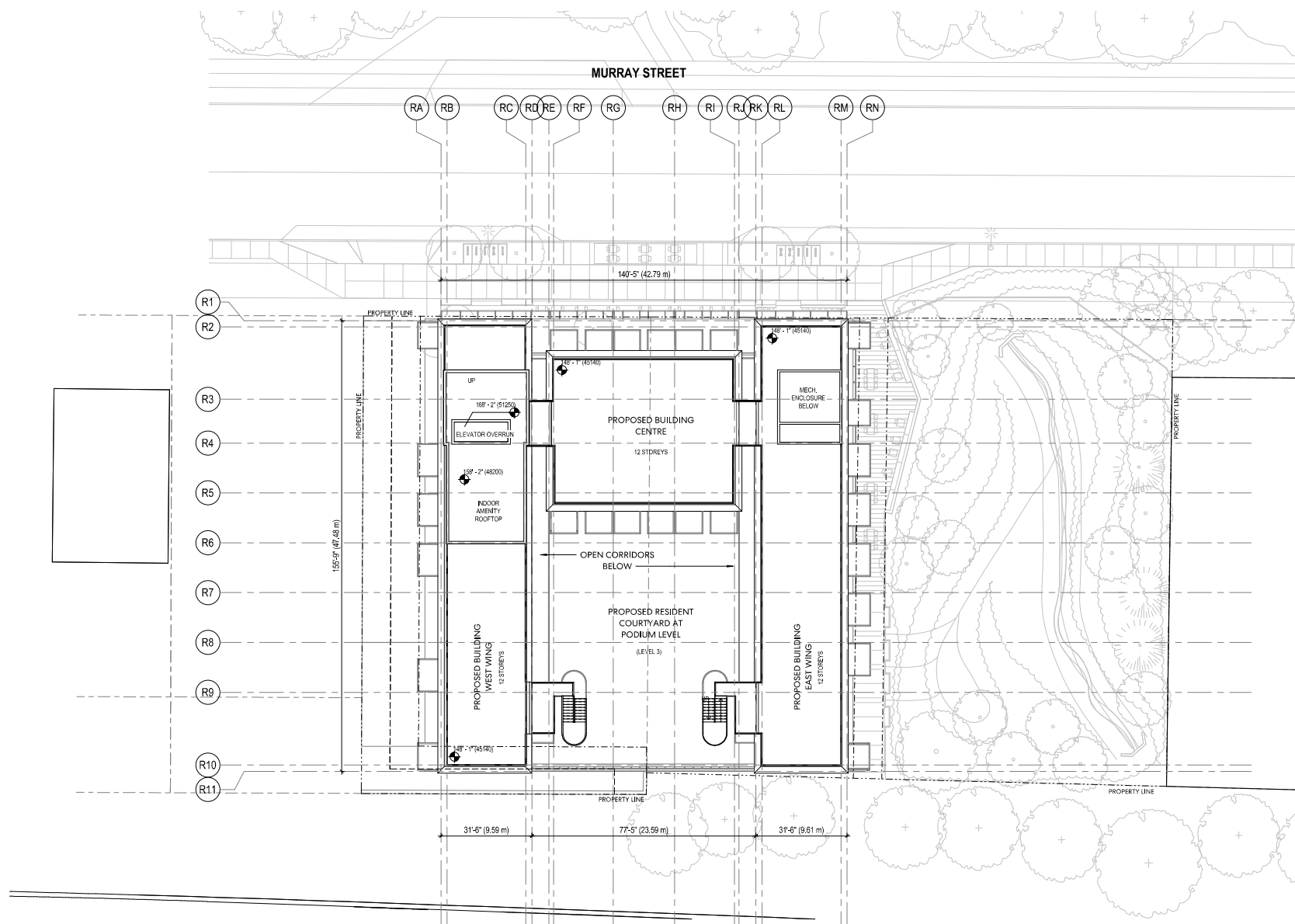
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PROPERTY LINE
SETBACK LINE



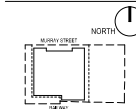
1 SITE PLAN - GRADE
1:200



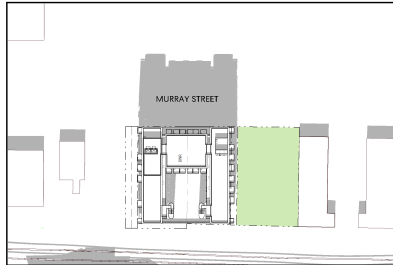
1 SITE PLAN - ROOF
1:200

LEGEND

----- PROPERTY LINE
----- SETBACK LINE

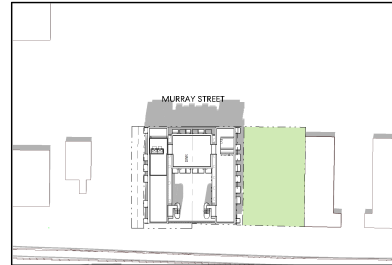


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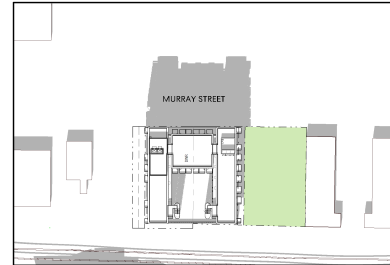
March 21

10 AM



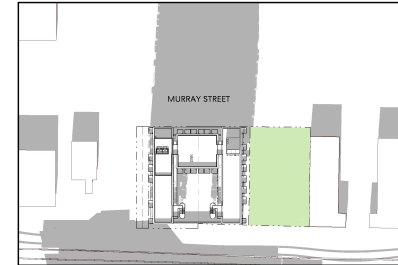
June 21

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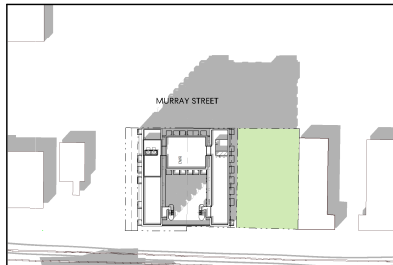
September 21

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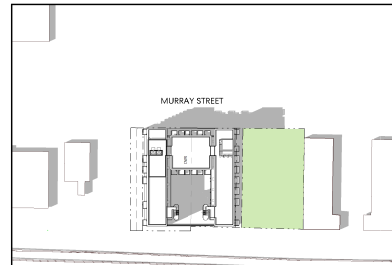
December 21

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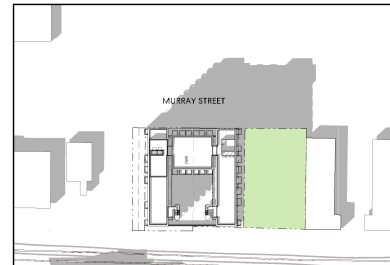
March 21

12 PM



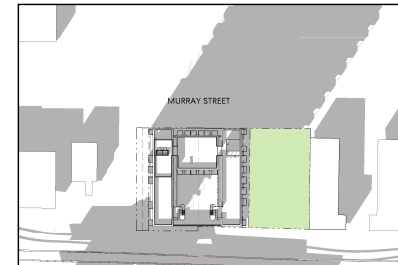
June 21

12 PM



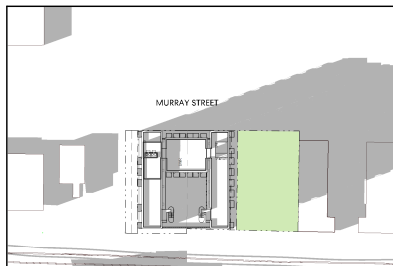
September 21

12 PM



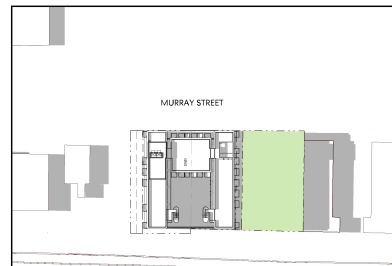
December 21

12 PM



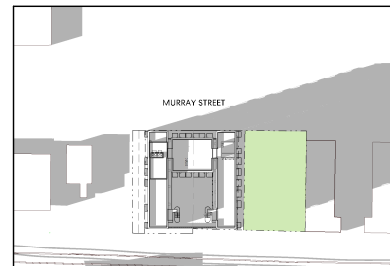
March 21

2 PM



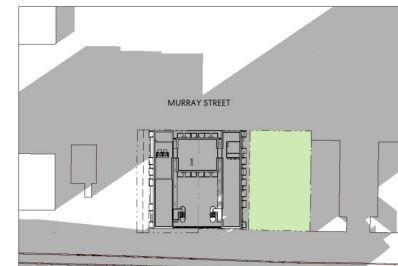
June 21

2 PM



September 21

2 PM



December 21

2 PM

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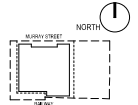
PCI

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AMENDMENT
MAY 17, 2021

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PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
SHADOW STUDY

SHEET NUMBER

RZ-030

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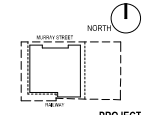


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TITLE
3D VIEW - CONTEXT

SHEET NUMBER
RZ-050

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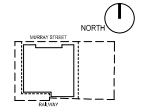
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TITLE

3D VIEW - MURRAY ST

SHEET NUMBER

RZ-051

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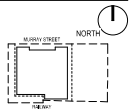
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PROJECT NUMBER
41009

REVISIONS

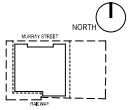
TITLE

3D VIEW TO
NORTH-WEST

SHEET NUMBER

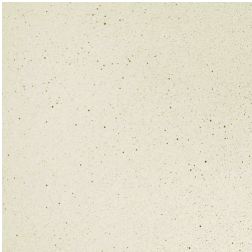
RZ-052

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MATERIAL BOARD

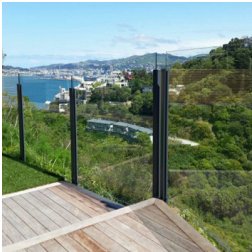
1 - GFRC PANELS



1 - GFRC PANELS (GRID)



2 - GLASS GUARDRAILS



3 - VINYL WINDOWS



4 - CLT/ EXPOSED WOOD



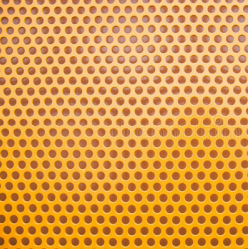
5 - FULL HEIGHT GLAZING



6 - PAINTED METAL LOUVERS

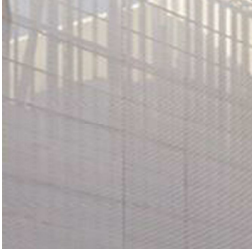


7 - PERFORATED METAL PANELS



PATTERN DETERMINED THROUGH FUTURE
ARTIST COLLABORATION

8 - CORRUGATED METAL (ROOFTOP)



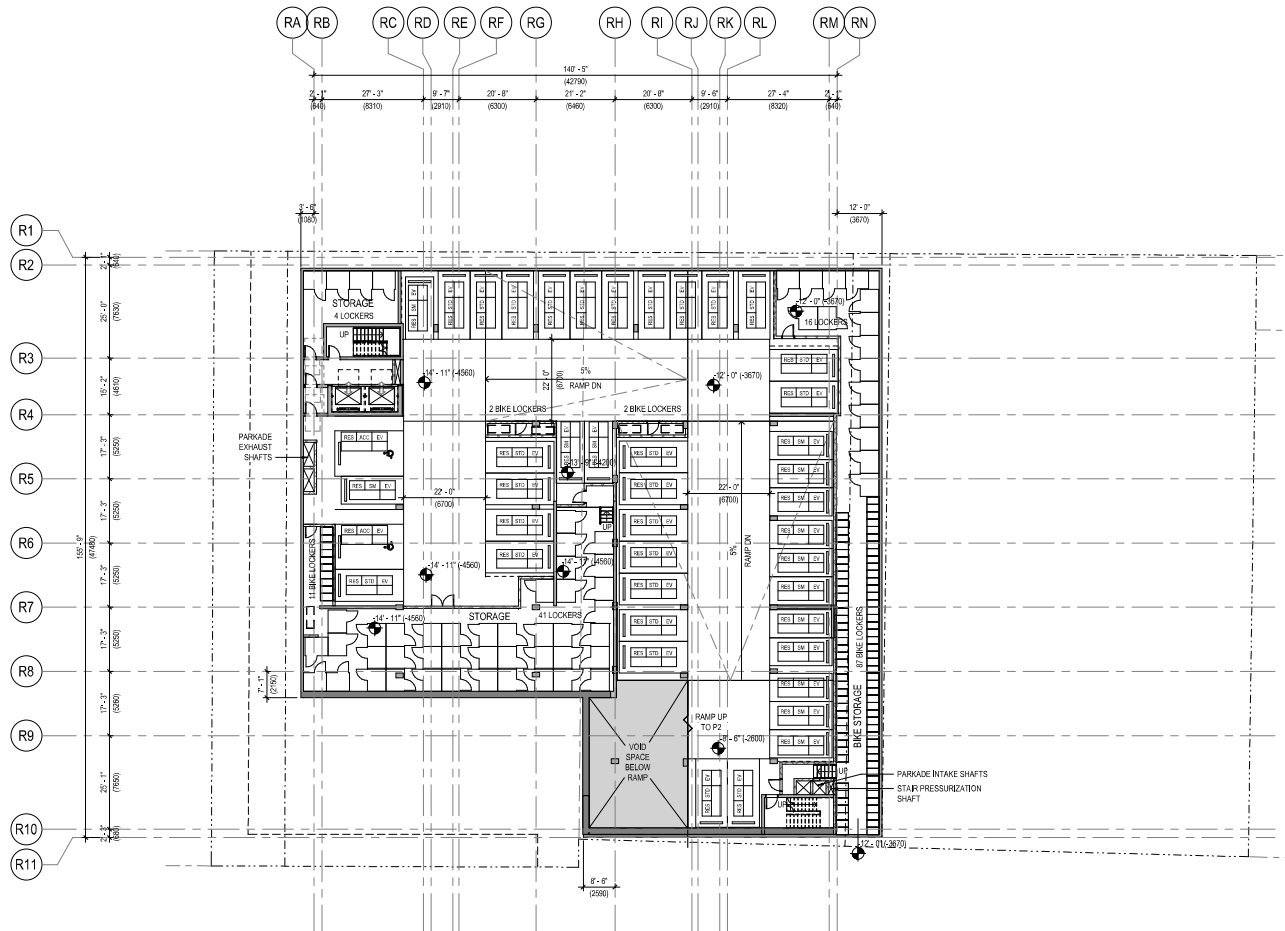
ROOFTOP ELEMENTS - NOT VISIBLE IN
THIS VIEW



7

6

5



1 LEVEL P3
1:200



RESIDENTIAL PARKING	
ACCESSIBILITY	12
SMALL	15
STANDARD	26
TOTAL	43

COMMERCIAL PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

VISITOR PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

LONG TERM BICYCLE PARKING	
TOTAL	102

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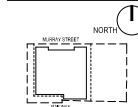
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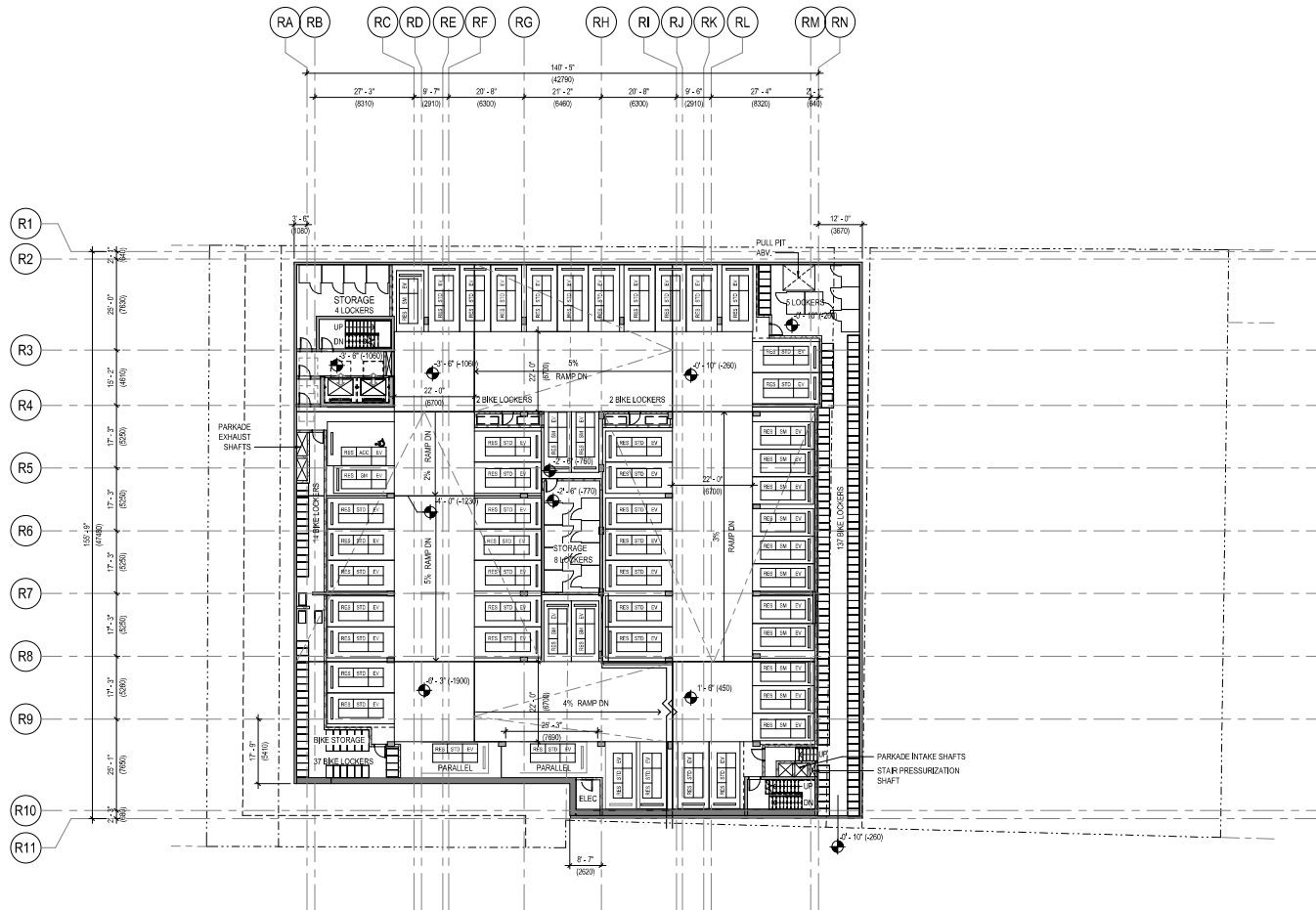
REVISIONS

TITLE
OVERALL PARKING
PLAN - LEVEL P3

SHEET NUMBER

RZ-100

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① LEVEL P2
1:200



RESIDENTIAL PARKING	
ACCESSIBILITY	11
SMALL	17
STANDARD	39
TOTAL	67

COMMERCIAL PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

VISITOR PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

LONG TERM BICYCLE PARKING	
TOTAL	11/2

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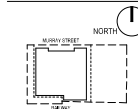
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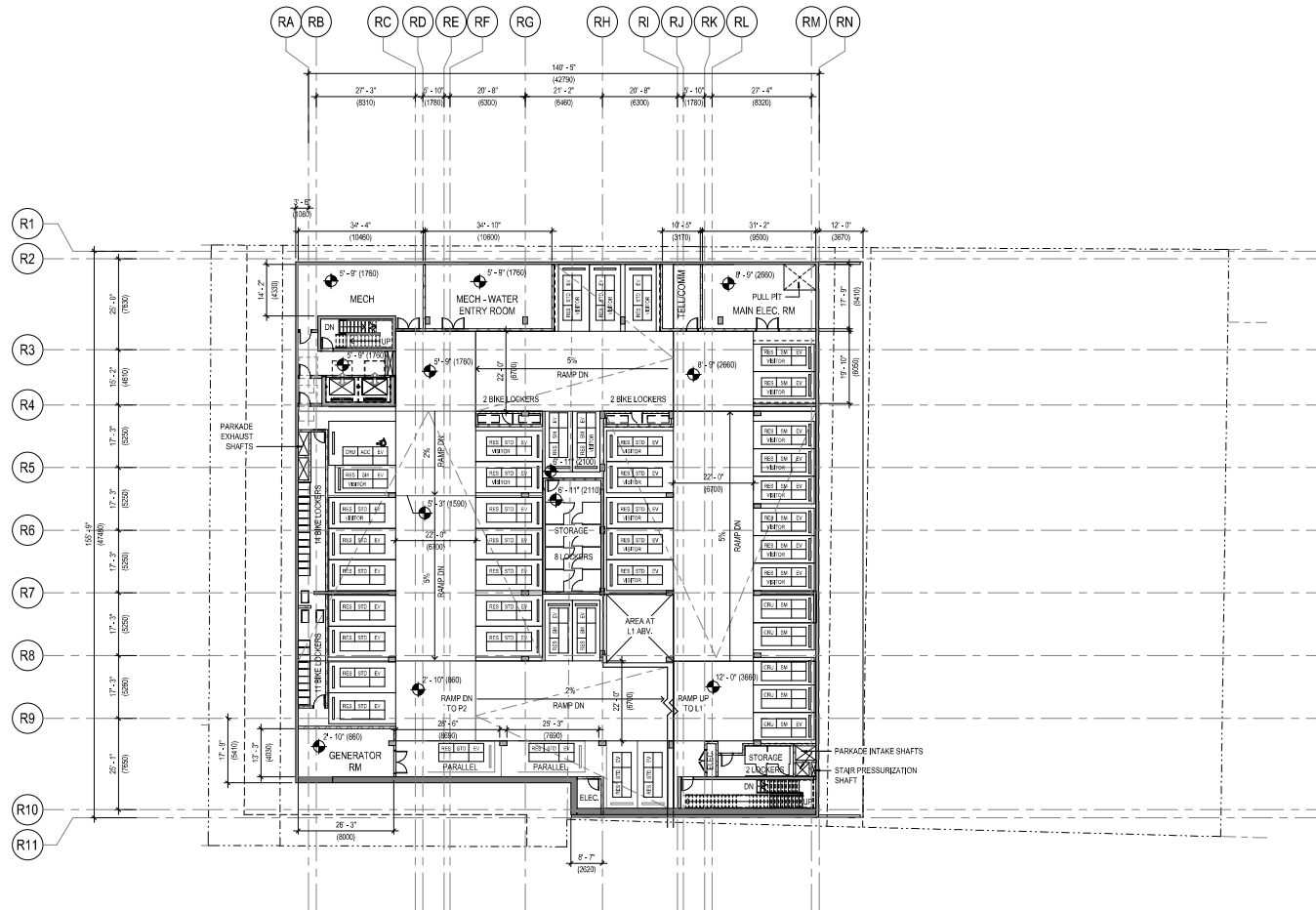
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TITLE
OVERALL PARKING
PLAN - LEVEL P2

SHEET NUMBER

RZ-101

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1 LEVEL P1
1:200



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RESIDENTIAL PARKING	
ACCESSIBILITY	0
SMALL	13
STANDARD	26
TOTAL	39

COMMERCIAL PARKING	
ACCESSIBILITY	1
SMALL	5
STANDARD	0
TOTAL	6

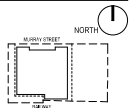
VISITOR PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	11
TOTAL	11

LONG TERM BICYCLE PARKING	
TOTAL	29

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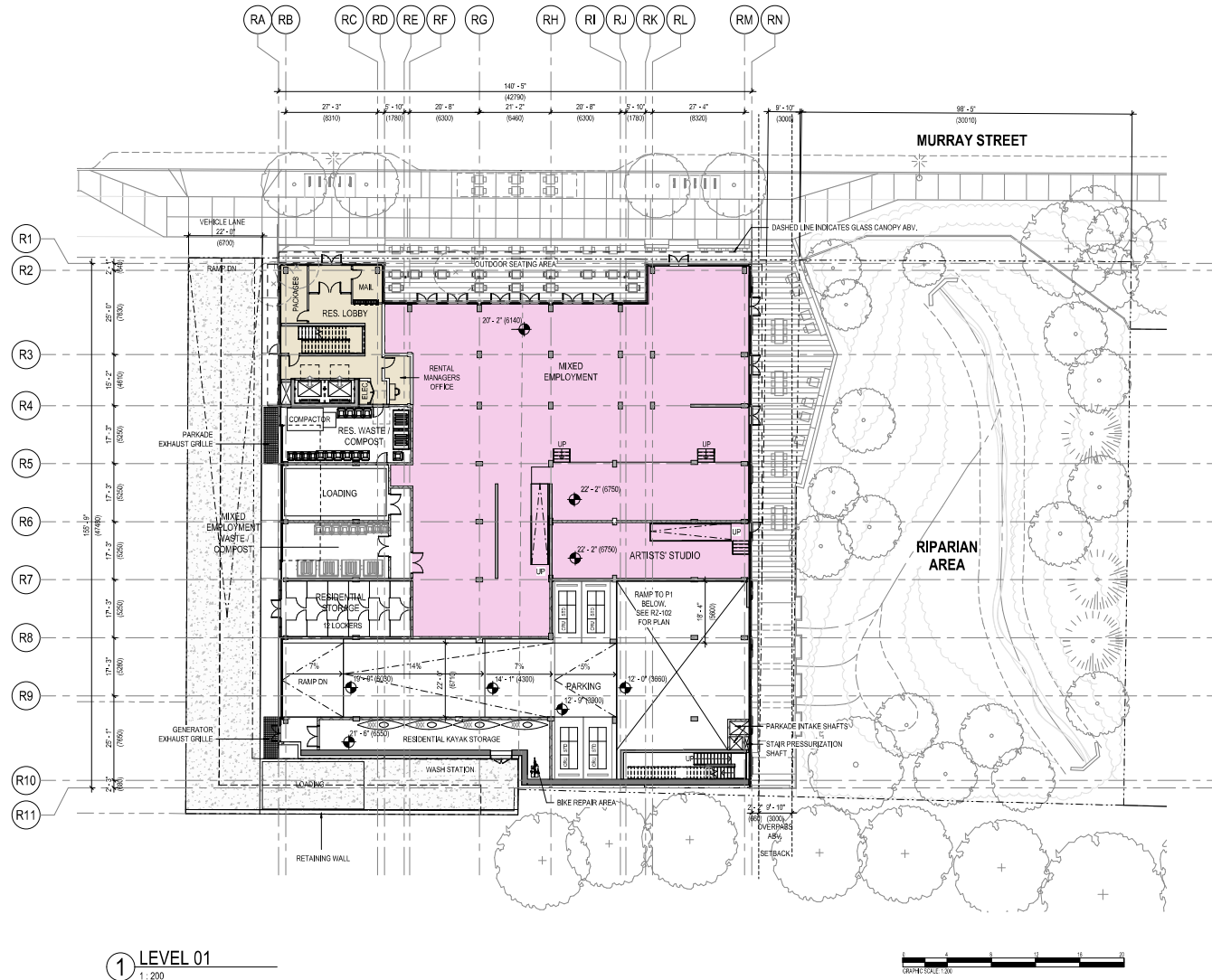
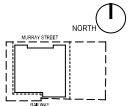
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TITLE
OVERALL PARKING
PLAN - LEVEL P1

SHEET NUMBER

RZ-102

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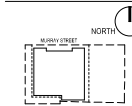
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MAY 17, 2021

RESIDENTIAL UNIT MIX	
1 BED	4
2 BED	2
3 BED	1
STUDIO	9
TOTAL	16

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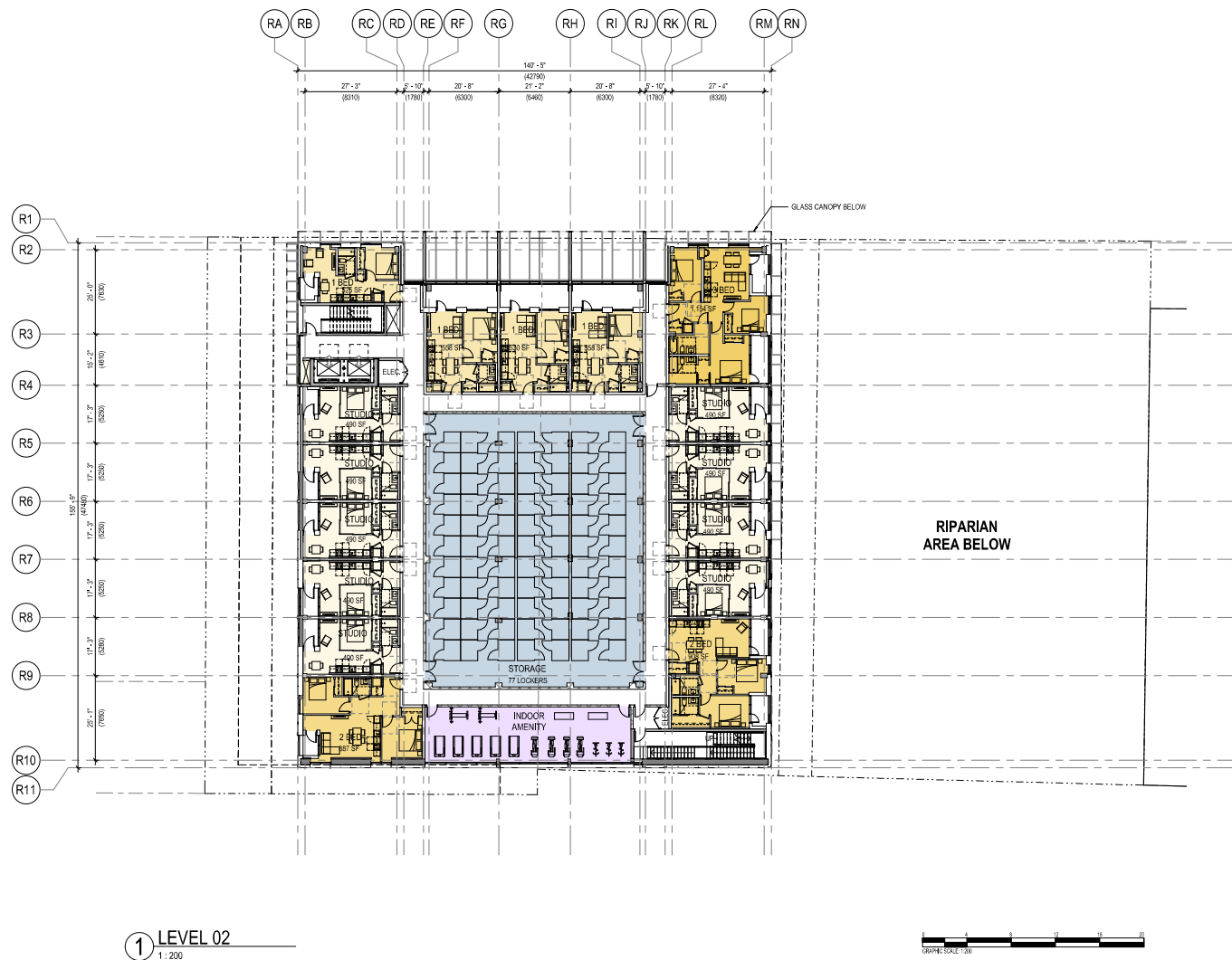
TITLE

FLOOR PLAN - LEVEL 02

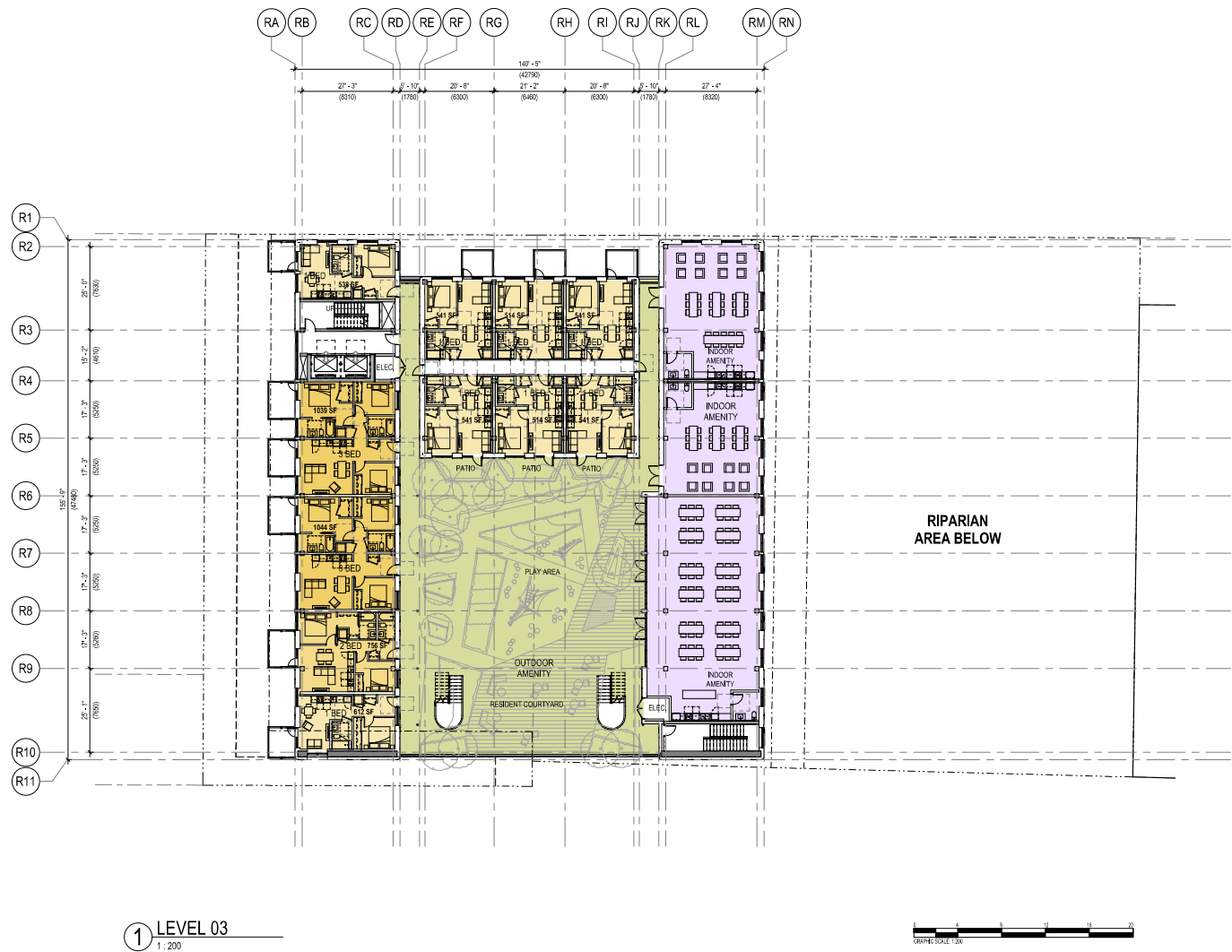
SHEET NUMBER

RZ-104

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1/17/2021 12:04:25 PM BIM 360://PC-Murray Street/APC-LMurray St-Bldg.NE



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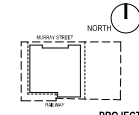


**REZONING & OCP
AMENDMENT**
MAY 17, 2021

ISSUED



KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

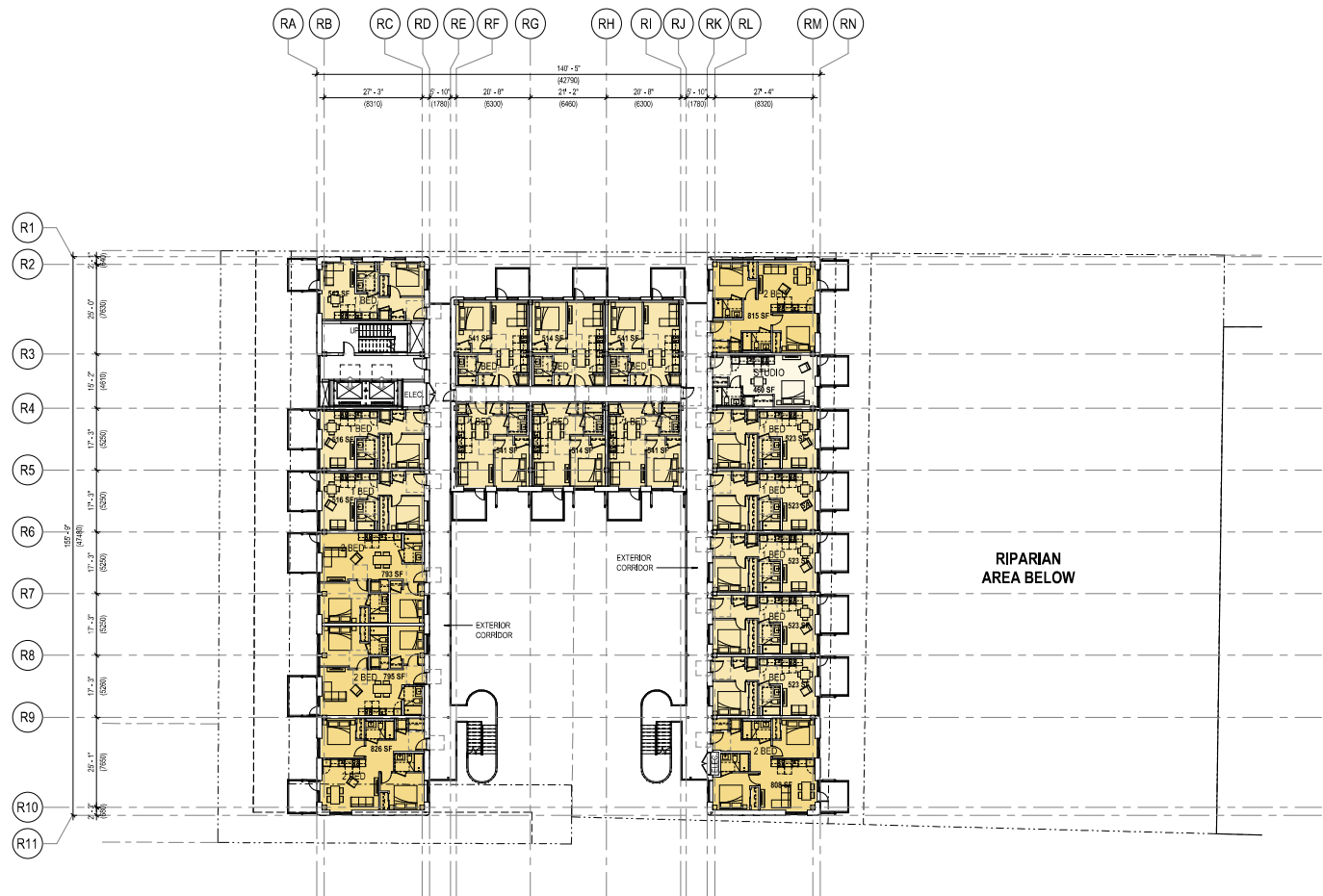
REVISIONS

TITLE
FLOOR PLAN - LEVEL 03

SHEET NUMBER

RZ-105

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① TYP. RESIDENTIAL
1:200



RESIDENTIAL UNIT MIX	
1 BED	126
2 BED	45
STUDIO	9
TOTAL	180

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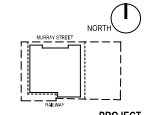


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AMENDMENT
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PROJECT

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PROJECT NUMBER
412009

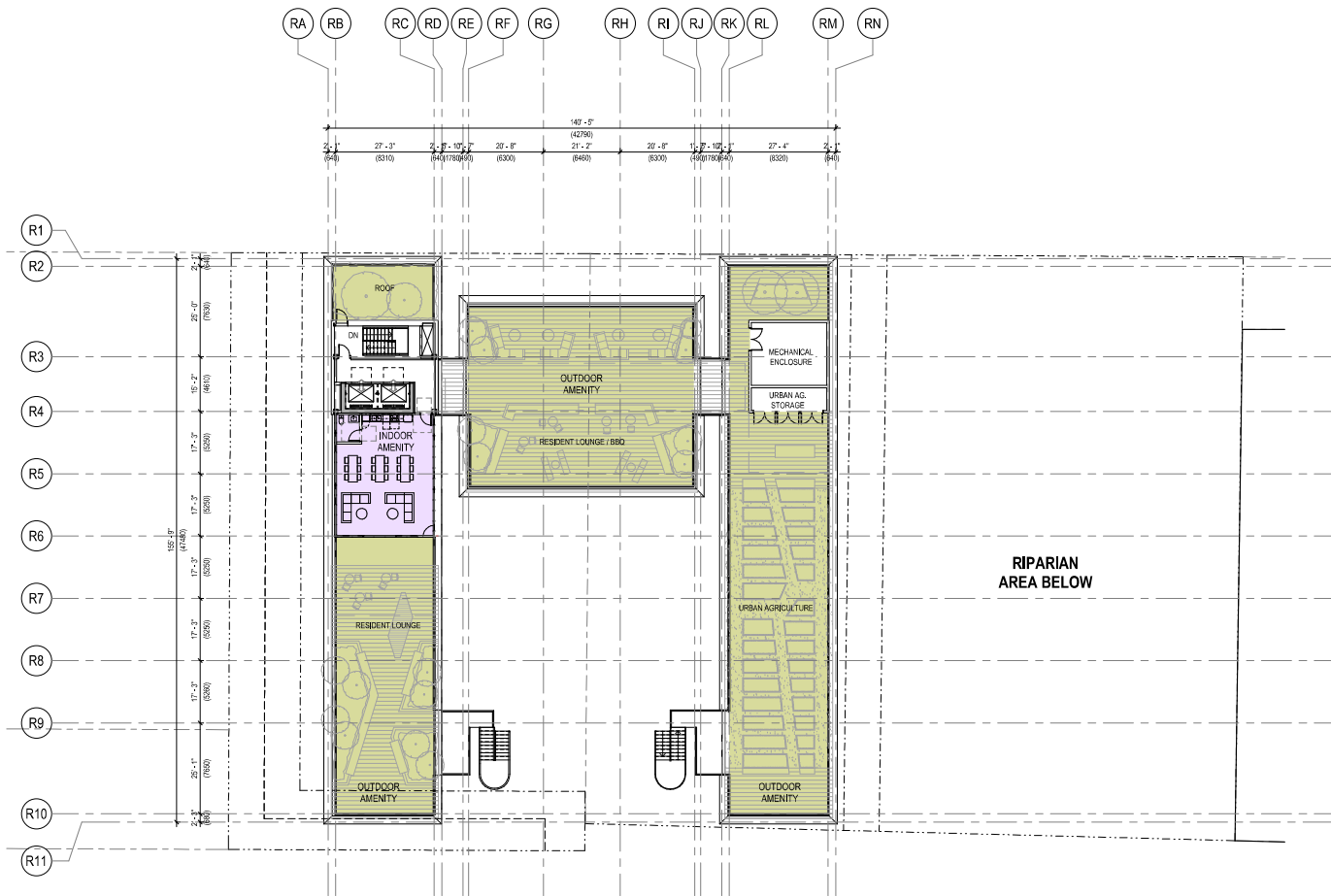
REVISIONS

TITLE
FLOOR PLAN - LEVEL
04-12

SHEET NUMBER

RZ-107

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1 ROOF PLAN
1:200

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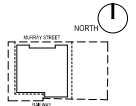


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KEY PLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

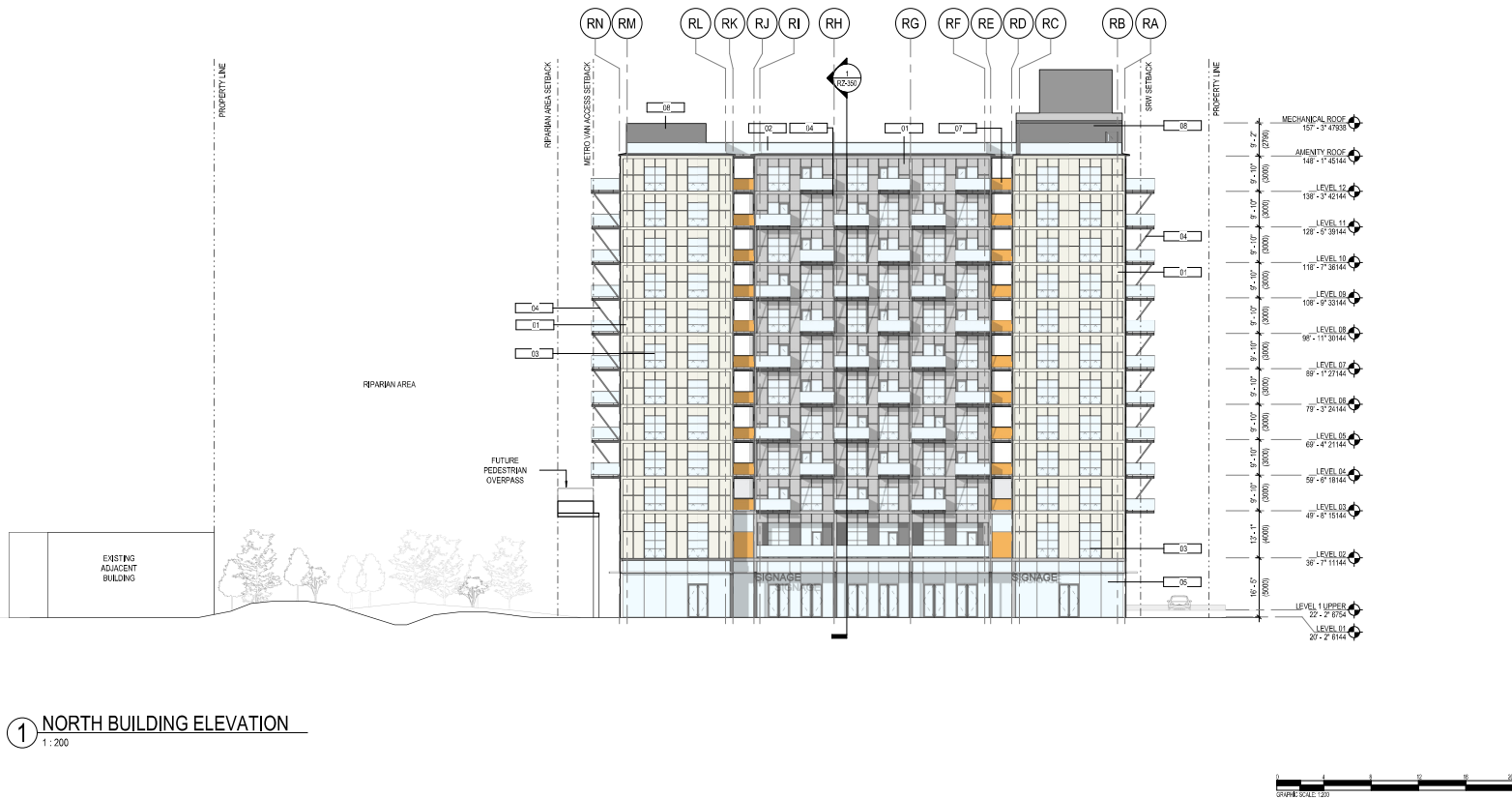
TITLE
FLOOR PLAN - AMENITY
ROOF PLAN

SHEET NUMBER

RZ-108

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Material Legend	
Key Value	Keynote Text
01	GFRC PANELS
02	GLASS GUARDRAILS
03	VIEW WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANELS
08	CORRUGATED METAL



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AMENDMENT
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PROJECT

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PROJECT NUMBER
412009

REVISIONS

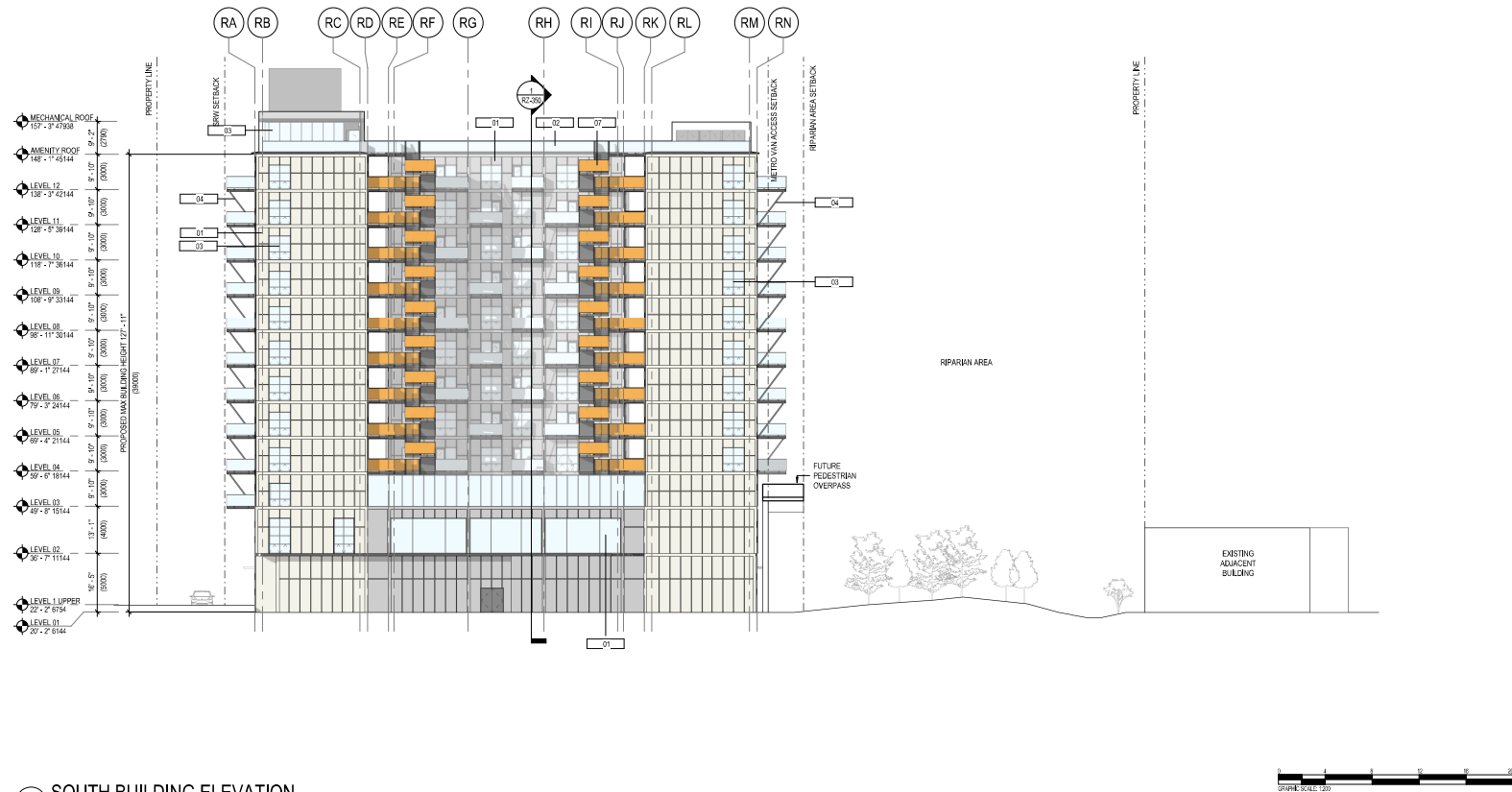
TITLE
BUILDING ELEVATIONS - NORTH

SHEET NUMBER

RZ-300

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Material Legend	
Key Value	Keynote Text
01	GFRC PANELS
02	GLASS GUARDRAILS
03	WWR WINDOWS
04	CLT STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANELS
08	CORRUGATED METAL



2 SOUTH BUILDING ELEVATION
1:200



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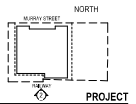


REZONING & OCP
AMENDMENT
MAY 17, 2021

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KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
BUILDING ELEVATIONS -
SOUTH

SHEET NUMBER

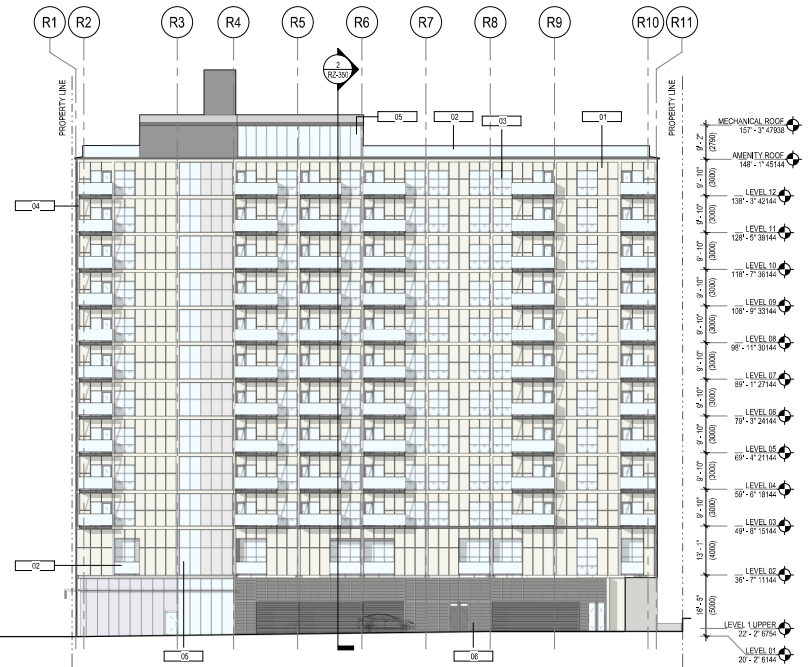
RZ-301

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Material Legend	
Key Value	Keynote Text
01	GRC PANELS
02	GLASS GUARDRAILS
03	VINYL WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANEL
08	CORRUGATED METAL



3 EAST BUILDING ELEVATION
1 : 200



4 WEST BUILDING ELEVATION
1 : 200



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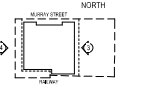
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AMENDMENT
MAY 17, 2021

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KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
BUILDING ELEVATIONS -
EAST & WEST

SHEET NUMBER

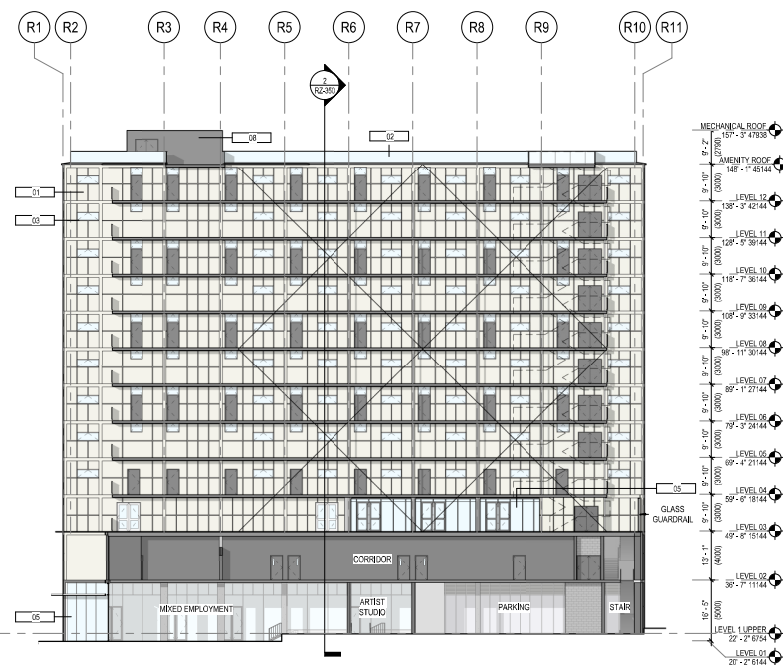
RZ-302

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Material Legend	
Key Value	Keynote Text
01	GFRP PANELS
02	GLASS GUARDRAILS
03	VINYL WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANEL
08	CORRUGATED METAL



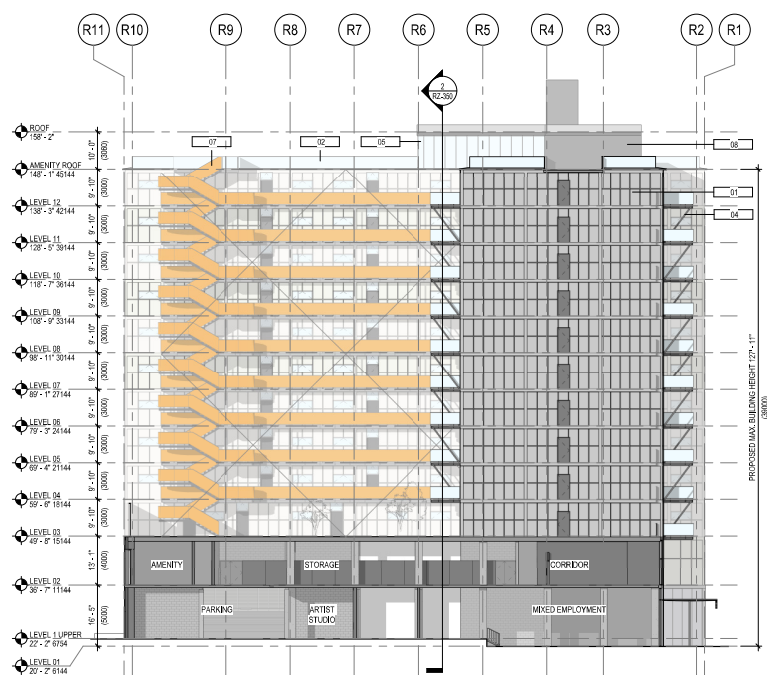
5 EAST COURTYARD ELEVATION
1:200



6 WEST COURTYARD ELEVATION
1:200



Material Legend	
Key Value	Keynote Text
01	GFRP PANELS
02	GLASS GUARDRAILS
03	VINYL WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANEL
08	CORRUGATED METAL

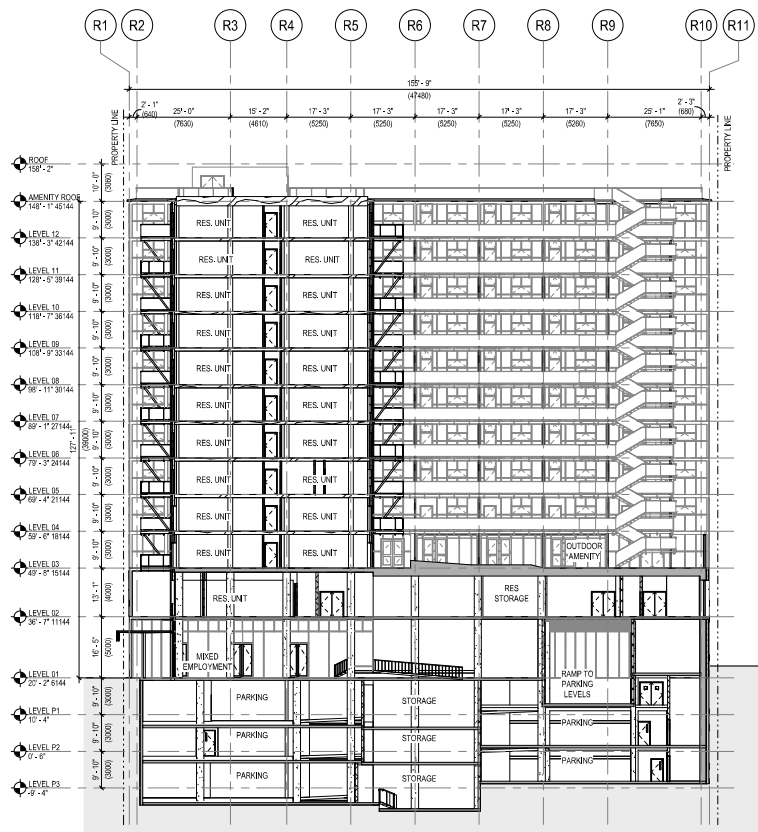


7 CENTER BLOCK - EAST ELEVATION
1 : 200

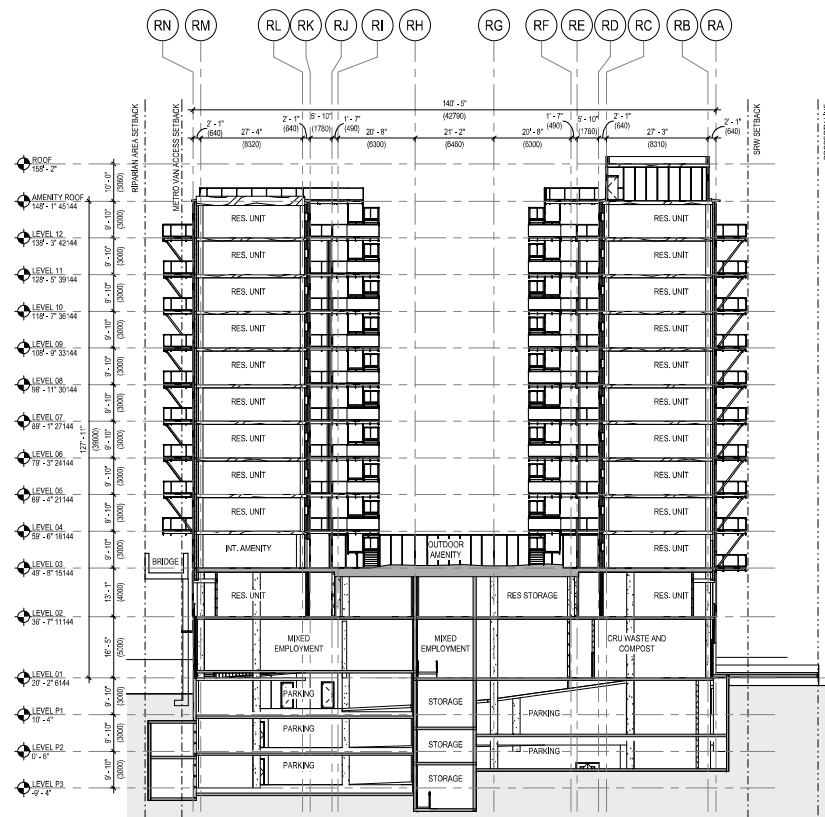


8 CENTER BLOCK - WEST ELEVATION
1 : 200





1 NORTH SOUTH SECTION
1" = 200'



2 EAST WEST SECTION
1" = 200'



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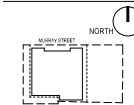
PCI

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AMENDMENT
MAY 17, 2021

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KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
BUILDING SECTIONS

SHEET NUMBER

RZ-350

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