

Application Fact Sheet

Applicant:	PCI Developments
Application Type:	OCP Amendment, Rezoning
Project Description:	A mixed employment project consisting of 207 residential rental units, employment space and riparian lands.
Development Permit Area:	Development Permit Area 2: Moody Centre
Application Number:	ORD00002
Addresses:	2933-3005 Murray Street
Existing Zoning:	M1
Proposed Zoning:	Comprehensive Development and P1
Existing OCP Designation:	Mixed Employment up to 6 storeys
Proposed OCP Designation:	Mixed Employment up to 12 storeys
Surrounding Development:	North: Rocky Point Park zoned P1 East: Light Industrial building zoned M1 South: CPR and SkyTrain lines, further south is the Moody Centre TOD Area; West: Light Industrial building zoned M1

Development Statistics:

	Proposed Development
Number of residential units	207 units including 21 below-market units
Employment space	884m ² (9,519ft ²) employment space 93m ² (1,000ft ²) artists studio space
Density	3.13 Gross FAR, 5.51 Net FAR (after dedication of environmental lands)
Parking Spaces	149 total including <ul style="list-style-type: none">• 118 residential• 21 visitor• 10 for employment uses
Bicycle Parking	318 long-term bicycle parking spaces for residential uses
Environmental Dedication	1,468m ² (15,800ft ²) including creek daylighting