PCI DEVELOPMENTS CORP.

Perkins&Will

MURRAY STREET

2933, 3001, 3005 Murray St, Port Moody BC

REZONING & OCP AMENDMENT

MAY 17, 2021

CLIENT

PCI DEVELOPMENTS
300 - 1030 WEST GEORGIA STREET
VANCOUVER, BC V6E 2Y3

KATE ONEILL
604-331-5288

ARCHITECTURAL

PERKINS + WILL CANADA ARCHITECTS CO.
1220 HOMER STREET
VANCOUVER, BC V6B 2Y5

RYAN BRAGG
1-604-484-1579

LANDSCAPE

PFS STUDIO
1777 WEST 3RD AVE
VANCOUVER, BC V6J 1K7

JEFFREY STAATES
1-775-885-7739

STRUCTURAL

GLOTMAN SIMPSON CONSULTING ENGINEERS
1661 W 5TH AVE
VANCOUVER BC, V6J 1N5

HARRISON GLOTMAN
1-604-734-8822

MECHANICAL

INTEGRAL GROUP
180 - 200 GRANVILLE STREET
VANCOUVER BC, V6C 1S4

JUBIN JALILI
1-604-362-5501

ELECTRICAL

SMITH + ANDERSEN
6400 ROBERTS ST #300
BURNABY BC, V5G 4C9

JEFF CHEN
1-604-637-1475

CIVIL

BINNIE CIVIL ENGINEERING CONSULTANTS
300-4940 CANADA WAY
BURNABY BC, V5G 4K6

TOM RABEY
1-778-945-6040

SURVEYOR

BUTLER SUNDVICK
19069 94 AVE
SURREY BC, V4N 3S4

MARA ZANOTTO
1-604-513-9611

CODE

GHL CONSULTANTS LTD
409 GRANVILLE ST, SUITE 950
VANCOUVER BC, V6C 1T2

ANDREW HARMSWORTH
1-604-335-7647

BUILDING ENVELOPE

ENTUITIVE
1075 W GEORGIA ST #1510
VANCOUVER BC, V6E 3C9

MIKE LEMBKE
1-604-418-2296

GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD.
1779 W 75TH AVE
VANCOUVER BC, V6P 3T1

WYATT JOHNSON
1-604-439-0922 X 243

ARBORIST

DIAMOND HEAD CONSULTING
3559 COMMERCIAL ST
VANCOUVER BC, V5N 4E8

1-604-733-4886

TRAFFIC

BUNT & ASSOCIATES ENGINEERING LTD.
357, 1050 W PENDER ST #1550
VANCOUVER BC, V6E 3S7

YULIA LIEM
1-604-685-6427 X 236

ACOUSTICS

BKL CONSULTANTS LTD
301-3989 HENNING DRIVE
BURNABY BC, V5C 6P9

GRAEME GARVIN
1-604-988-2508 X 114

SUSTAINABILITY

MANTLE DEVELOPMENTS
1256 BAY ST SUITE 601
TORONTO ON, M5R 2A9

RYAN ZIZZO
1-647-648-3961

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PROJECT INFORMATION

PROJECT NAME	PCI MURRAY STREET
CIVIC ADDRESS	2933, 3001, 3065 Murray Street, Port Moody, BC
LEGAL DESCRIPTION	Parcel 1 District Lot 201 Plan BCP35952, Lot 81 District Lots 190 and 201 Plan 50472
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, 2018 British Columbia Building Code 2018

SITE DIMENSIONS	85.288' m (279'-10") x 50.299m (165')
SITE AREA (GROSS)	46,057 sf (1.034 acres)
SITE AREA (NET)	23,165 sf (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	0 m 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')

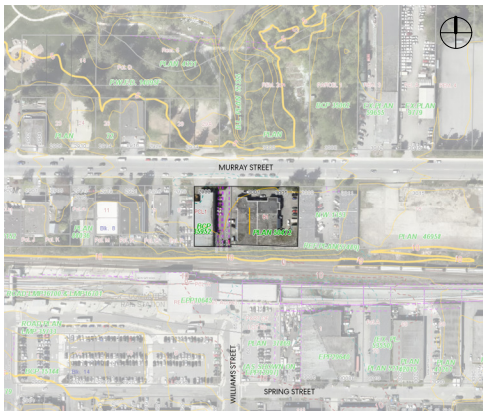
RESIDENTIAL RENTAL - UNIT MIX

RENTAL RESIDENTIAL - BUILDING TOTAL

UNIT TYPE	COUNT	% PROVIDED
1 BED	138	66.67%
2 BED	48	23.19%
3 BED	3	1.45%
STUDIO	18	8.7%
BLDGS TOTAL	207	100%

NOTE: 10% below market rental units

ORTHOPHOTO



NOT TO SCALE

SHEET LIST

DRAWING INDEX RZ

SHEET NUMBER	SHEET NAME	ISSUED FOR REZONING - 2021-05-14
RZ-000	COVER SHEET	
RZ-001	PROJECT STATISTICS	
RZ-002	PARKING STATISTICS	
RZ-010	CONTEXT PLAN	
RZ-011	CONTEXT PHOTOS	
RZ-012	SITE SURVEY	
RZ-013	SETBACKS PLAN	
RZ-015	SITE COVERAGE	
RZ-016	SITE PLAN - GRADE	
RZ-017	SITE PLAN - ROOF	
RZ-030	SHADOW STUDY	
RZ-050	3D VIEW - CONTEXT	
RZ-051	3D VIEW - MURRAY ST	
RZ-052	3D VIEW TO NORTH-WEST	
RZ-053	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	

DRAWING INDEX FAR

SHEET NUMBER	SHEET NAME	ISSUED FOR REZONING - 2021-05-14
FAR-001	FAR SUMMARY	
FAR-101	FLOOR PLAN - LEVEL 01	
FAR-102	FLOOR PLAN - LEVEL 02	
FAR-103	FLOOR PLAN - LEVEL 03	
FAR-105	FLOOR PLAN - TYP. RES LEVEL	
FAR-106	FLOOR PLAN - LEVEL AMENITY ROOF	

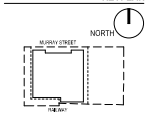
Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER

412009

REVISIONS

TITLE

PROJECT STATISTICS

SHEET NUMBER

RZ-001

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RESIDENTIAL RENTAL PARKING

PARKING (REQUIRED)

REQUIRED				PROVIDED	
RESIDENTIAL RENTAL PARKING	BYLAW REFERENCE Parking By-law 6.3.1	DWELLING UNITS	MINIMUM REQUIRED	RESIDENTIAL PARKING (ACC. PARKING INCLUDED)	
Studio and 1-bedroom Dwelling Unit	1 space per unit (0.6 proposed)	Market Rental 186	112		
Dwelling Units with 2 or more bedrooms	1.5 spaces per unit (0.6 proposed)				
Below Market Rental Units (10% of Units)	0.3 proposed	Below Market Rental 21	6		
	TOTAL	207	118	TOTAL	118

ACCESSIBILITY / DISABILITY PARKING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.4.1		MIN PARKING SPACE REQUIRED	MINIMUM REQUIRED	ACC. PARKING (INCLUDED IN OVERALL PARKING COUNT)	
	Total required parking spaces	Total required parking spaces	118	3		
	1-39	1				
	40-74	2				
	75-124	3				
	125-174	4				
	For each addition 50 parking space or part thereof in excess of 50	1 additional Parking Space			RES	3
					MIXED EMPL.	1
	TOTAL			3	TOTAL	4

ELECTRICAL VEHICLE PARKING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.11.1	MIN PARKING SPACE REQUIRED	MINIMUM REQUIRED	EV PARKING (INCLUDED IN OVERALL PARKING)	
EV Parking (For apartments, multi-residential buildings, townhouses, and detached accessory dwelling units)	For all parking spaces provided for residential use, excluding visitor parking spaces, shall be EV parking spaces	118	118		
				RES	118
				MIXED EMPL.	2
				VISITOR (RES)	21
	TOTAL		118	TOTAL	141

VISITOR PARKING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.3.1	DWELLING UNITS	MINIMUM REQUIRED	PROVIDED	
Rental	0.1 visitor spaces for each unit provided	207	21		
	TOTAL		21		21

TOTAL PARKING RESIDENTIAL	TOTAL RESIDENTIAL PARKING REQUIRED
RENTAL RESIDENTIAL	118
VISITOR	21
TOTAL	139

MIXED EMPLOYMENT PARKING

PARKING (REQUIRED)

REQUIRED				PROVIDED	
MIXED EMPLOYMENT PARKING	BYLAW REFERENCE Parking By-law 6.3.1	GFA (sf) / (m²)	MINIMUM REQUIRED	COMMERCIAL PARKING (ACC. PARKING INCLUDED)	
MIXED EMPLOYMENT	1 space per 93 m² of floor area plus 1 space per 50 m² for commercial or office use	9510 sf / 883 m²	10		
	TOTAL		10	TOTAL	10

ELECTRICAL VEHICLE PARKING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.11.1	MIN PARKING SPACE REQUIRED	MINIMUM REQUIRED	COMMERCIAL EV PARKING	
EV Parking for commercial use	Min of 20% of parking spaces	10	2		
	TOTAL	10	2	TOTAL	2

LOADING (REQUIRED) LOADING (PROVIDED)

MIXED EMPLOYMENT LOADING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.9.5		GFA (sf) / (m²)	MINIMUM REQUIRED	COMMERCIAL LOADING	
CLASS B	Total GFA of Building(s)	Spaces Required	9510 sf / 883 m²	2		
	Less than 464.5m² (5,000sf)	1				
	464.5m² to 2,322.5m² (25,000sf)	2				
	Each additional 2,322.5m² or fraction thereof in excess of 1,162m² (12,508sf)	1 additional				
			TOTAL	2	CLASS B	2

BICYCLE PARKING (REQUIRED)

REQUIRED				PROVIDED	
MIXED EMPLOYMENT BICYCLE PARKING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.10.3	GFA (sf) / (m²)	MINIMUM REQUIRED	COMMERCIAL LONG TERM BIKE PARKING	
LONG TERM SPACES	1 space for each 1,000 m²	9510 sf / 883 m²	1		
	TOTAL		1	TOTAL	1

REQUIRED				PROVIDED	
MIXED EMPLOYMENT BICYCLE PARKING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.10.3	GFA (sf) / (m²)	MINIMUM REQUIRED	COMMERCIAL SHORT TERM BIKE PARKING	
SHORT TERM SPACES	3 spaces for more than 1,000 m²	9510 sf / 883 m²	0		
	TOTAL		0	TOTAL	0

RESIDENTIAL + MIXED EMPLOYMENT PARKING SUMMARY

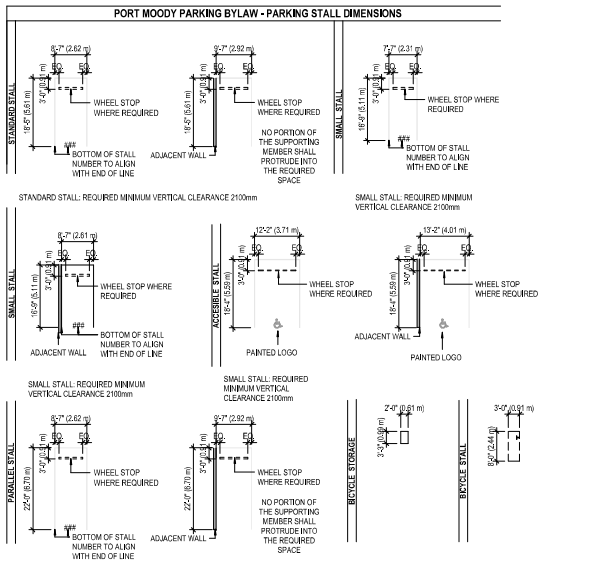
PROVIDED				
OVERALL PARKING (ACCESSIBLE PARKING INCLUDED)				
LEVEL	STANDARD	SMALL	ACCESSIBLE	TOTAL
LEVEL P1	26	18	1	45
LEVEL P2	39	17	1	57
LEVEL P3	26	15	2	43
LEVEL L1	4	0	0	4
TOTAL	95	50	4	149

ACC. PARKING (INCLUDED IN OVERALL PARKING COUNT)	
LEVEL	ACC
LEVEL P1	1
LEVEL P2	1
LEVEL P3	2
LEVEL L1	0
TOTAL	4

EV PARKING (INCLUDED IN OVERALL PARKING)	
LEVEL	EV
LEVEL P1	41
LEVEL P2	57
LEVEL P3	43
LEVEL L1	0
TOTAL	141

RES VISITOR PARKING				
LEVEL	STANDARD	SMALL	ACCESSIBLE	TOTAL
LEVEL P1	11	10	0	21
LEVEL P2	0	0	0	0
LEVEL P3	0	0	0	0
LEVEL L1	0	0	0	0
TOTAL	11	10	0	21

TOTAL PARKING	
MIXED EMPL.	10
RES	118
VISITOR	21
TOTAL	149



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)

REQUIRED				PROVIDED	
RES BICYCLE PARKING	BYLAW REFERENCE City of Port Moody Zoning By-law 6.10.3	DWELLING UNITS	MINIMUM REQUIRED	RESIDENTIAL LONG TERM BIKE PARKING	
LONG TERM SPACES	1.5 spaces per dwelling unit, centralized	207	310	LEVEL	LONG TERM
				LEVEL P1	29
				LEVEL P2	192
				LEVEL P3	97
				LEVEL L1	0
	TOTAL	207	310	TOTAL	318

				PROVIDED	
SHORT TERM SPACES	6 spaces for each apartment building on a Lot 50 dwelling units; not applicable to buildings with less than 10 units.		6	RESIDENTIAL SHORT TERM BIKE PARKING	
				LEVEL	SHORT TERM
				LEVEL P1	0
				LEVEL P2	0
				LEVEL P3	0
				LEVEL L1	10
	TOTAL		6	TOTAL	10

Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

PARKING STATISTICS

SHEET NUMBER

RZ-002

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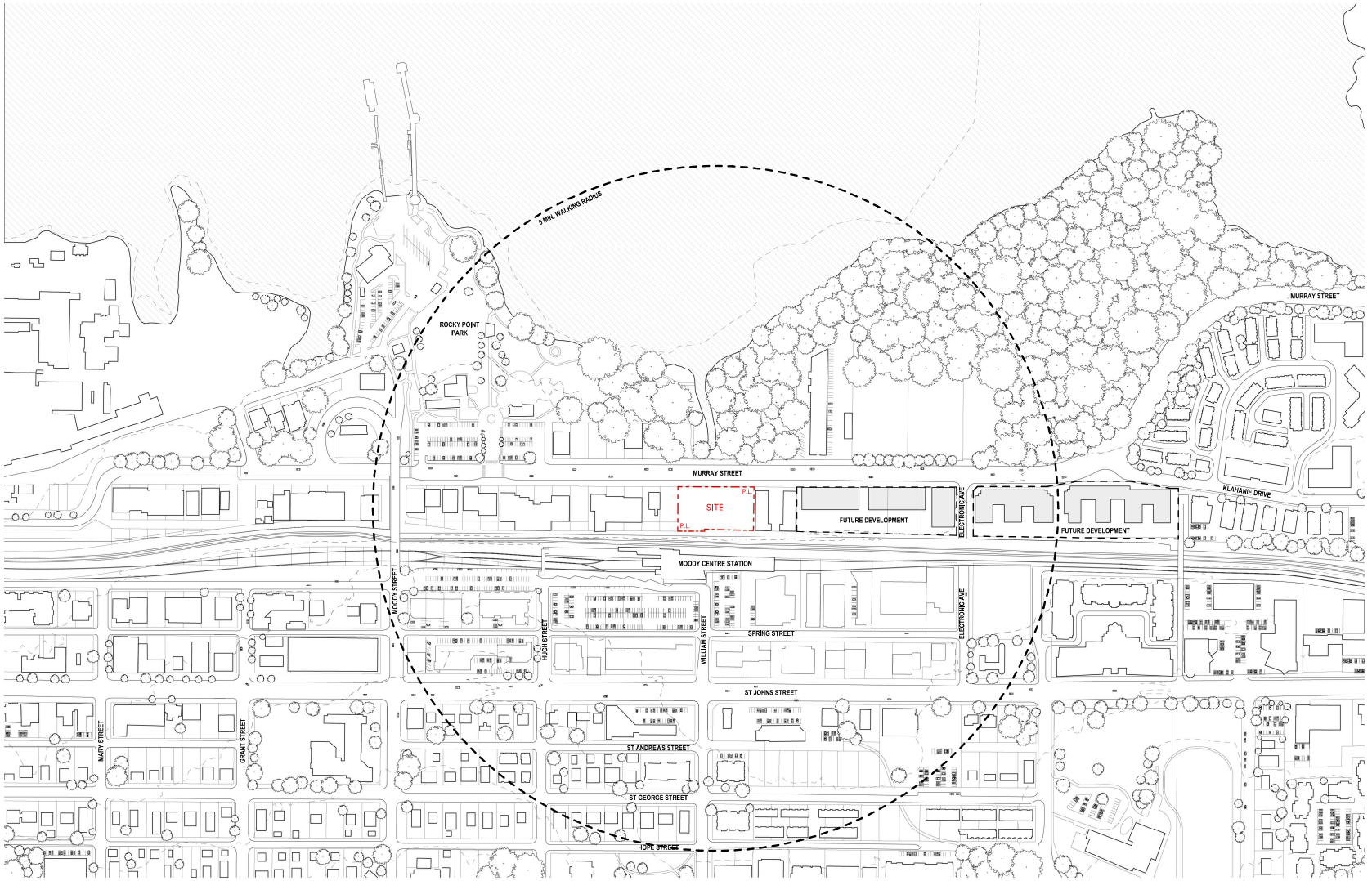


CONTEXT PLAN

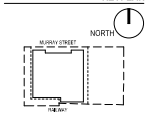
Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
CONTEXT PLAN

SHEET NUMBER
RZ-010

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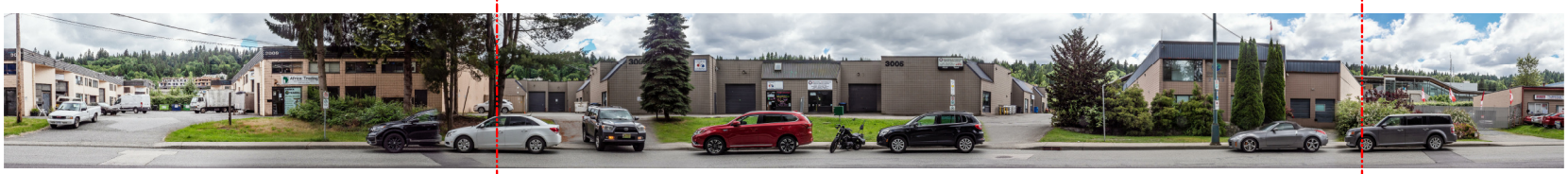


A. Looking towards South on Murray Street

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

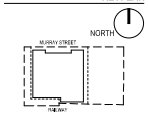
Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
CONTEXT PHOTOS

SHEET NUMBER
RZ-011

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SHEET 2 OF 4 SHEETS

TOPOGRAPHIC PLAN OF PARTS OF DISTRICT LOTS 190 AND 201 GROUP 1 NEW WESTMINSTER DISTRICT

(SEE BOOK OF REFERENCE FOR CIVIC ADDRESS AND LEGAL DESCRIPTION)

SCALE 1 : 250 DISTANCES ARE METRIC

BOOK OF REFERENCE–SOUTH OF CANADIAN PACIFIC RAILWAY

LOT DESCRIPTION – WEST (MOODY STREET) GOING EAST (ELECTRONIC AVENUE)

NORTH OF SPRING STREET		SOUTH OF SPRING STREET	
CIVIC ADDRESS	LEGAL DESCRIPTION	CIVIC ADDRESS	LEGAL DESCRIPTION
• 66 MOODY STREET • 2808 SPRING STREET • 2812 SPRING STREET • 2814 SPRING STREET • 2915 KINGS STREET • 2910 SPRING STREET • 2916 SPRING STREET • 2919 SPRING STREET • 2920,2924,2926,2928,2930,2932,2934,2936 SPRING STREET	• LOT 14 BLOCK 13 PLAN 72 • LOT 13 BLOCK 13 PLAN 72 • LOT 12 BLOCK 13 PLAN 72 • LOT 11 BLOCK 13 PLAN 72 • LOT 1 PLAN BCP50544 • LOT 10 BLOCK 13 PLAN 72 • LOT 12 BLOCK 14 PLAN 72 • LOT 11 BLOCK 14 PLAN 72 • LOT 10 BLOCK 14 PLAN 72 • LOT "B" EMP36851 BLOCK 14 PLAN 72 ALL OF DISTRICT LOT 201 GROUP 1 NEW WESTMINSTER DISTRICT	• 89 MOODY STREET AND 2902 ST.JOHN STREET • 2901 ST.JOHN STREET, 2903,2905,2907,2909,2911,2913,2915,2917,2919,2921,2923,2925,2927,2929 SPRING STREET, 2904,2906,2908,2910,2912,2914,2916,2918,2920 ST.JOHN STREET AND BUSKEY MEWS STREET • PARCEL "A" REFERENCE PLAN 70805 • PARCEL "ONE" REFERENCE PLAN LMP50045 • LOT 1 BLOCK 14 PLAN 72 • LOT 4 BLOCK 14 PLAN 72 • LOT 5 BLOCK 14 PLAN 72 • LOT "A" BLOCK 14 PLAN 72 ALL OF DISTRICT LOT 201 GROUP 1 NEW WESTMINSTER DISTRICT	• LOT 1 BLOCK 13 PLAN 72 • PARCEL "A" REFERENCE PLAN 70805 • PARCEL "ONE" REFERENCE PLAN LMP50045 • PARCEL 1 (SEE PLAN 61152) BLOCK 8 DISTRICT LOT 201 • LOT B BLOCK 8 DISTRICT LOT 201 PLAN 72 • PARCEL 1 (SEE PLAN 61152) BLOCK 8 DISTRICT LOT 201 • LOT A BLOCK 8 DISTRICT LOT 201 PLAN 72 • LOT 81 DISTRICT LOTS 190 AND 201 PLAN 30472 • BUILDING STRATA DISTRICT LOT 190 STRATA PLAN NW3153 ALL OF GROUP 1 NEW WESTMINSTER DISTRICT
• 83 WILLIAM STREET • 2911 SPRING STREET • 2910 SPRING STREET • 2930,2932 SPRING STREET • 2934,2936 SPRING STREET • 2938,2940,2942,2944,2946 SPRING STREET AND • 2939,2941,2943,2945,2947 SPRING STREET	• THAT PART OF LOT 60 PLAN 37893 SHOWN ON PLAN EPP12997 • LOT 1 PLAN EPP12997 • PARCEL "A" (EXPLANATORY PLAN 32806) LOT 78 PLAN 32978 • LOT 69 PLAN 42975 • LOT 68 PLAN 42975 • LOT 67 PLAN 42975 • LOT 66 PLAN 37896 ALL OF DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT	• 3010 ST.JOHN STREET • 3030 ST.JOHN STREET • 3030,3032,3034 ST.JOHN STREET • 3032,3038 SPRING STREET AND 3044 ST.JOHN STREET • 3040,3042,3044,3046 SPRING STREET AND 3041,3043,3045,3047,3049 ST.JOHN STREET • 3060 ST.JOHN STREET • 3066,3070,3076 ST.JOHN STREET	• LOT 88 PLAN 91482 • LOT 87 PLAN 91482 • BUILDING STRATA STRATA PLAN NW4006 • LOT 63 PLAN 38456 • LOT 35 PLAN 46303 • LOT 77 PLAN 46303 • LOT 65 PLAN 41053 ALL OF DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT

BOOK OF REFERENCE–NORTH OF CANADIAN PACIFIC RAILWAY

LOT DESCRIPTION – WEST (MOODY STREET) GOING EAST (ELECTRONIC AVENUE)

CIVIC ADDRESS	LEGAL DESCRIPTION
• 2929 MURRAY STREET • 3030MM STREET • 2939 MURRAY STREET • 2939 MURRAY STREET • 2937 MURRAY STREET • 3001,3003 MURRAY STREET • 3006,3011 MURRAY TOWN?	• LOT A BLOCK 8 DISTRICT LOT 201 PLAN 72 • PARCEL 2 (STRATA PLAN 61152) BLOCK 8 DISTRICT LOT 201 • LOT B BLOCK 8 DISTRICT LOT 201 PLAN 72 • PARCEL 1 (STRATA PLAN 61152) BLOCK 8 DISTRICT LOT 201 • LOT 81 DISTRICT LOTS 190 AND 201 PLAN 30472 • BUILDING STRATA DISTRICT LOT 190 STRATA PLAN NW3153 ALL OF GROUP 1 NEW WESTMINSTER DISTRICT

MOODY CENTRE TOTAL AREA

6,598.0 m2
691,761.06 sf2
15.81 acres

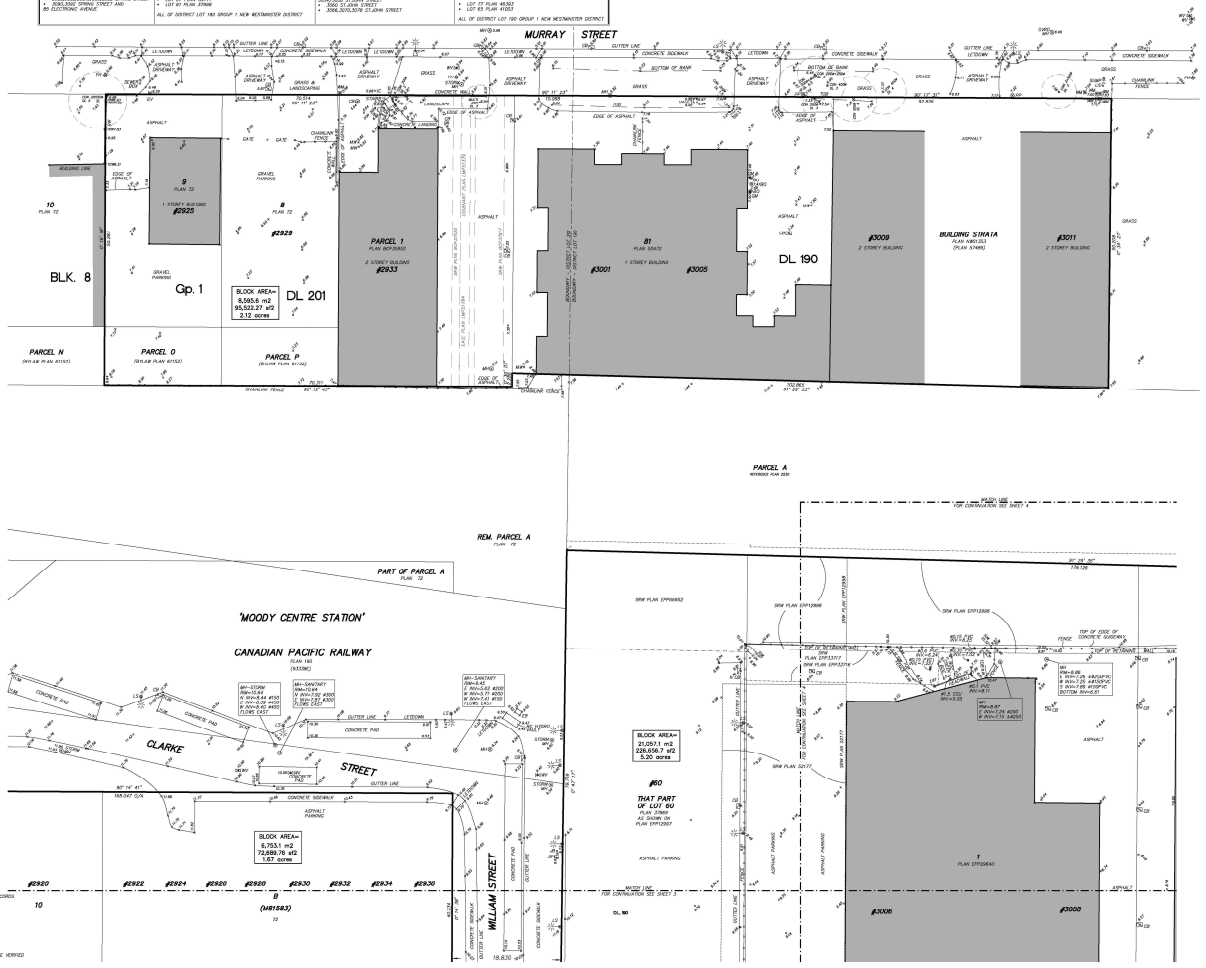
SHEET PLAN
NOT TO SCALE

ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM CITY OF PORT MOODY CONTROL MONUMENT No. 89H0172 ELEVATION=70.980M (CVD28GVRD2010)

LEGEND:

PP	DENOTES POWER POLE
GW	DENOTES GUY WIRE
BO	DENOTES BOLLARD
SP	DENOTES SIGN
CB	DENOTES CATCH BASIN
LP	DENOTES LAMP BASE
EB	DENOTES ELECTRICAL BOX
FH	DENOTES FIRE HYDRANT
MH	DENOTES MANHOLE
LS	DENOTES LAMP STANDARD
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
BOW	DENOTES BOTTOM OF WALL
TOW	DENOTES TOP OF WALL
TR	DENOTES TRANSFORMER
SERVICE	DENOTES SERVICE (TRANSFORMER)
RW	DENOTES RETAINING WALL
PS	DENOTES PARKING SIGN
TOB	DENOTES TOP OF BANK
BOC	DENOTES BOTTOM OF CURB
COC	DENOTES CENTRE OF CATCHBASIN
EOA	DENOTES EDGE OF ASPHALT
ENGD	DENOTES ENGLISH HANDICAP STORM AND DRAINAGE
MW	DENOTES MONITORING WELL
IC	DENOTES INSPECTION CHAMBER
EK	DENOTES ELECTRICAL KIOSK
BB	DENOTES BOTTOM OF BANK
TP	DENOTES TOP OF BANK
JB	DENOTES JUNCTION BOX
CON	DENOTES CONIFEROUS
DEC	DENOTES DECIDUOUS
	TREE TYPE AT ~mm CALIPER (IN)
	TREE CANOPY RADIUS (M) TREE LOCATION



NOTES

PROPERTY LINES ARE DERIVED FROM FIELD SURVEY AND LAND TITLE OFFICE RECORDS.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH TITLES TO CONFIRM ANY CHANGES THAT MAY AFFECT THIS PLAN

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

ALL MANHOLE INVERTS AND PIPE DIAMETERS ARE APPROXIMATE AND SHOULD BE VERIFIED DURING CONSTRUCTION.

DISCLAIMER

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Dwg. 5.561-11

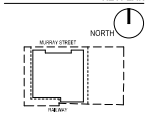
Perkins&Will

PCI
DEVELOPMENTS CORP.

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
SITE SURVEY

SHEET NUMBER
RZ-012

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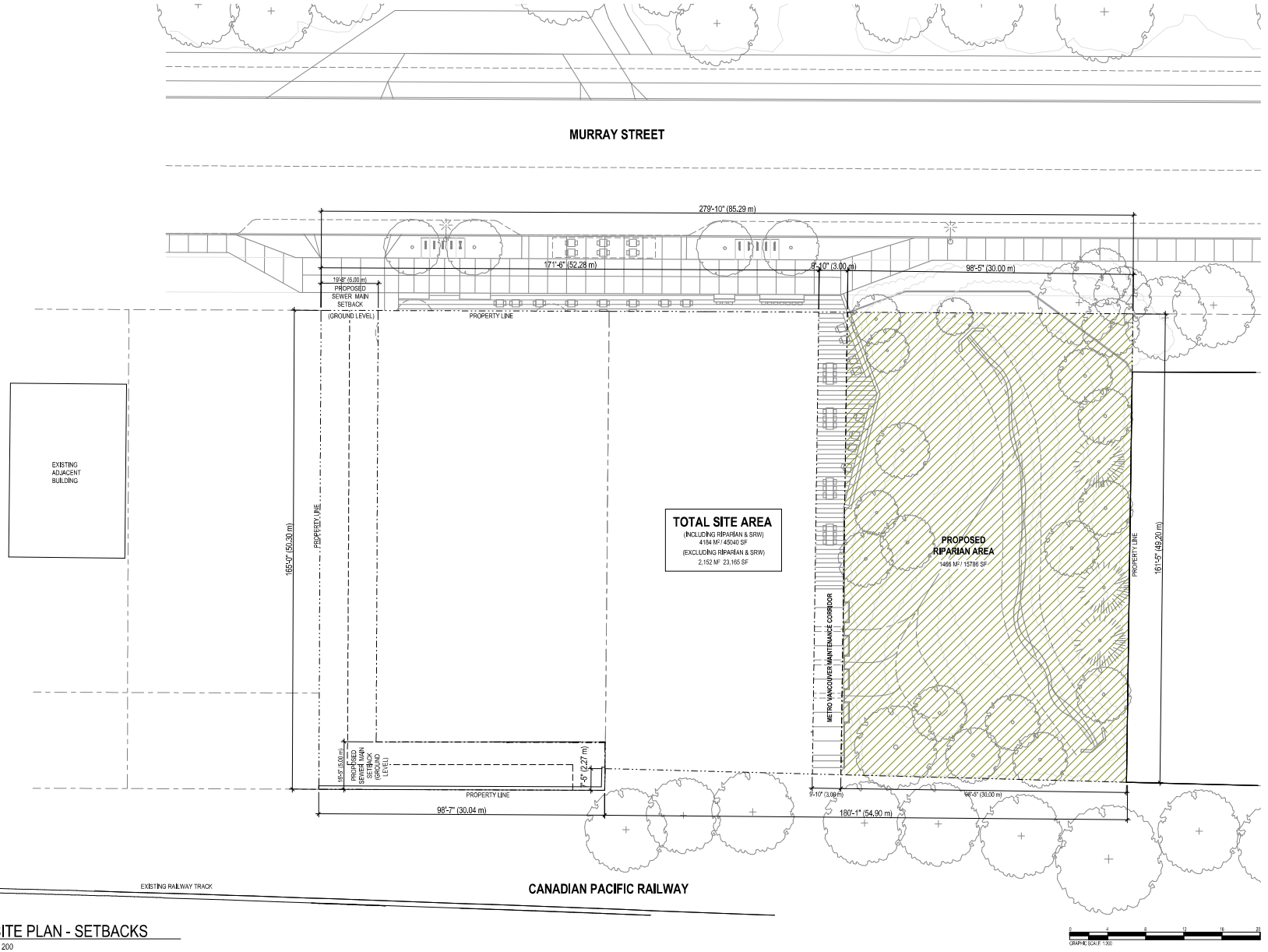
5/17/2021 12:02:40 PM BIM 360://PCI-Murray Street/A-PCI-Murray St-Mstr.rvt



1 SITE PLAN - SETBACKS
1 : 200

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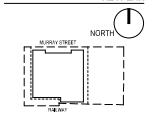
REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
SETBACKS PLAN

SHEET NUMBER
RZ-013

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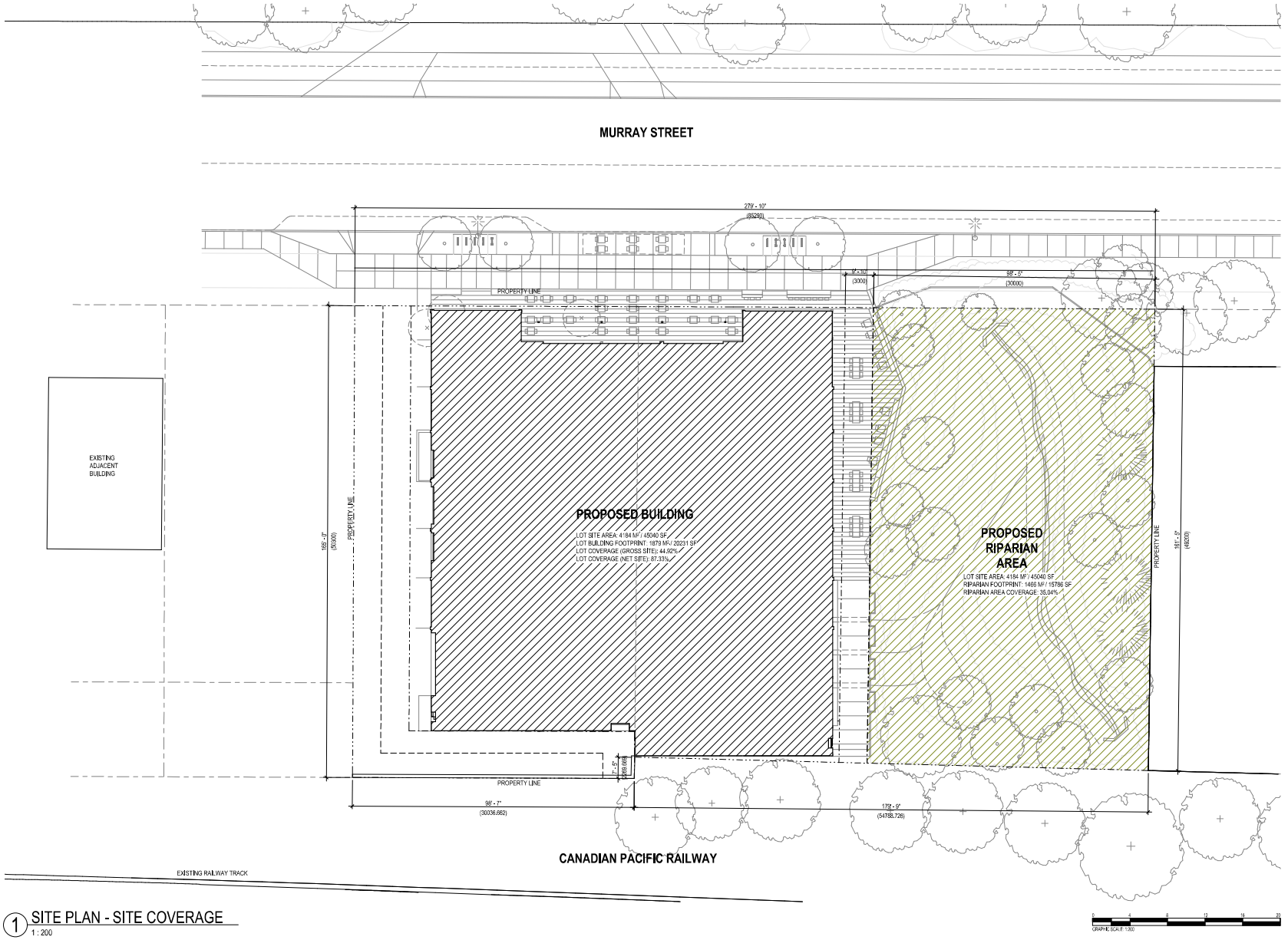

1 SITE PLAN - SITE COVERAGE
1 : 200

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PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

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KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
SITE COVERAGE

SHEET NUMBER
RZ-015

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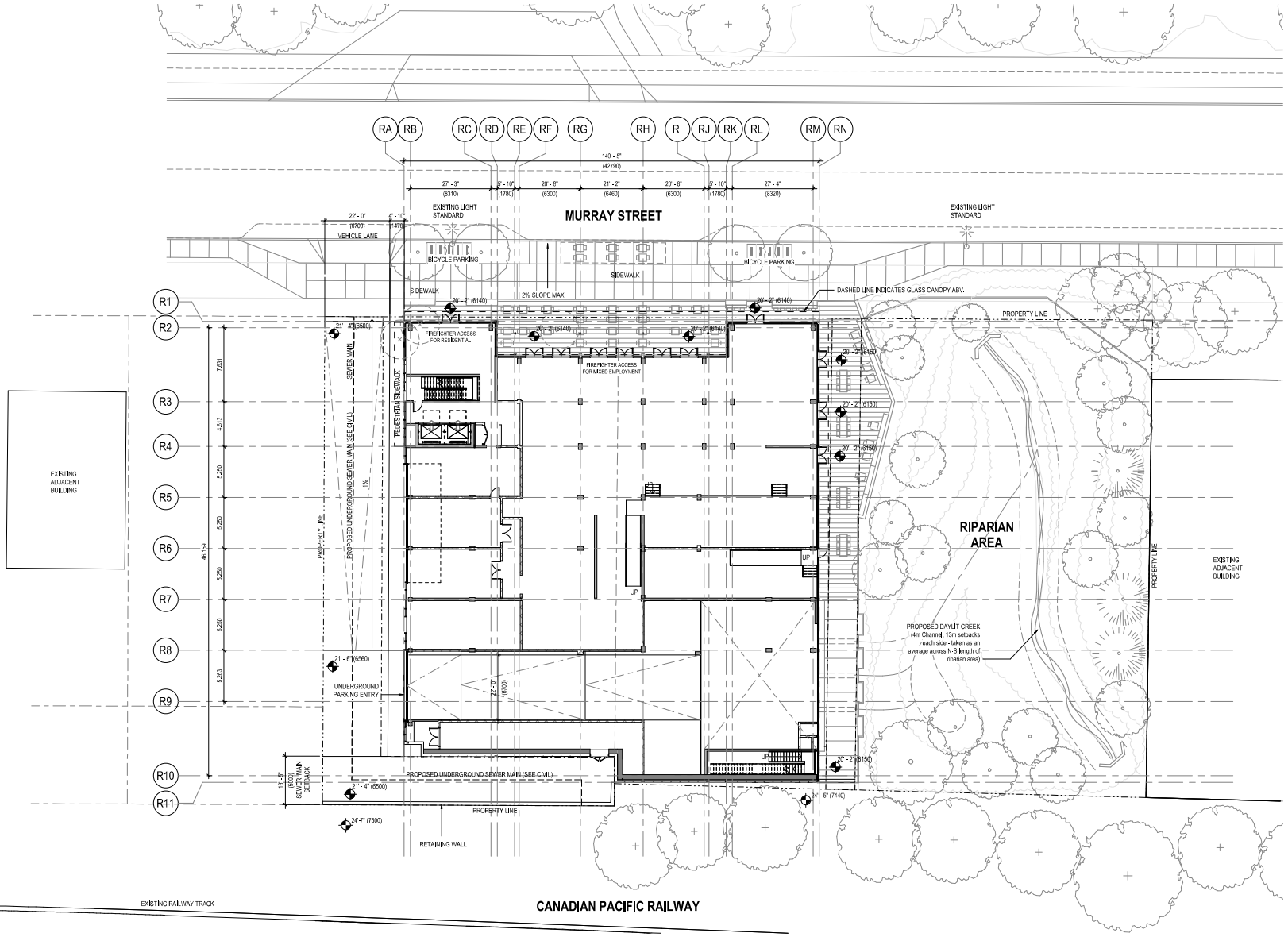

1 SITE PLAN - GRADE
1 : 200

LEGEND
PROPERTY LINE
SETBACK LINE
GRAPHIC SCALE: 1:200

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MAY 17, 2021

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KEYPLAN

PROJECT
MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
SITE PLAN - GRADE

SHEET NUMBER
RZ-016

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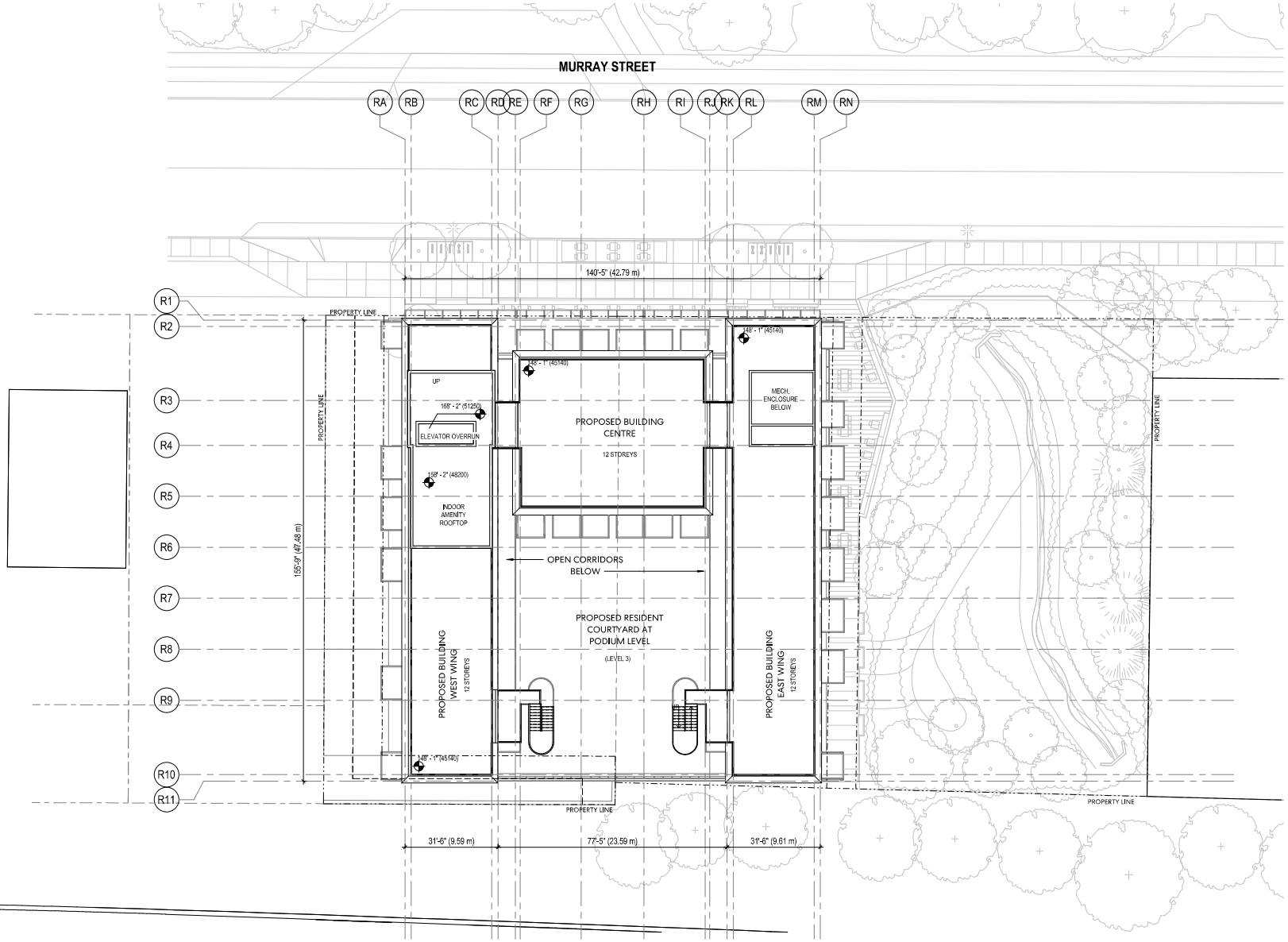

1 SITE PLAN - ROOF
1 : 200

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MAY 17, 2021

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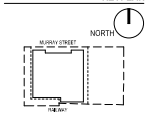
KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
SITE PLAN - ROOF

SHEET NUMBER
RZ-017

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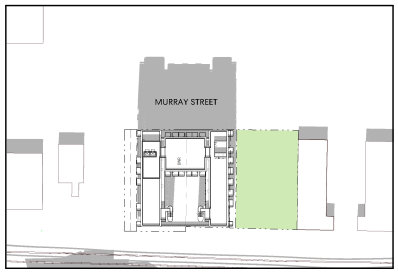
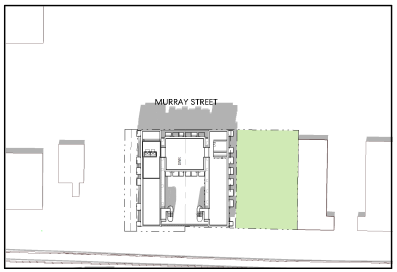
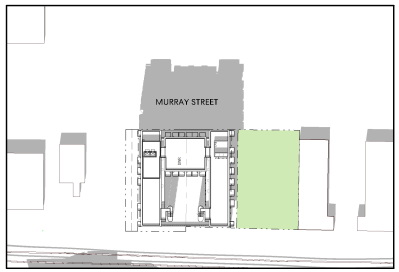


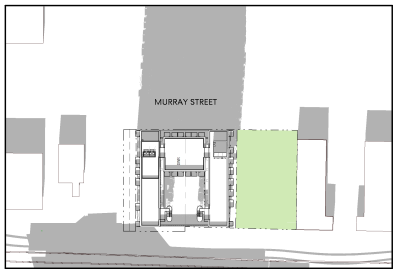
March 21 10 AM



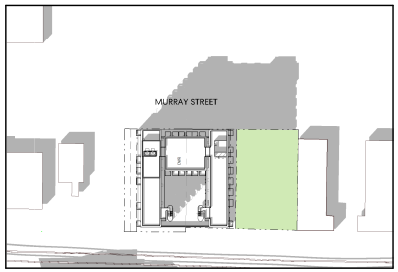
June 21 10 AM



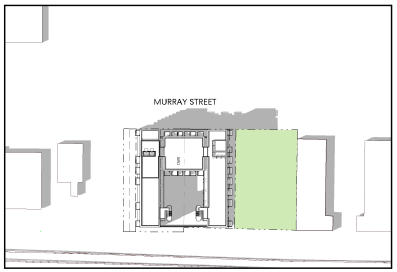
September 21 10 AM



December 21 10 AM

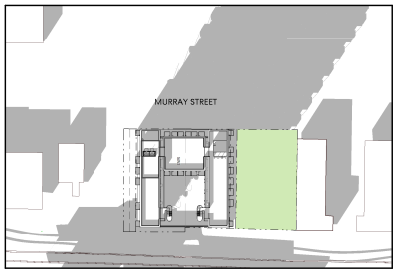


March 21 12 PM

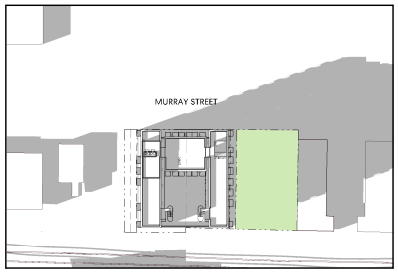


June 21 12 PM

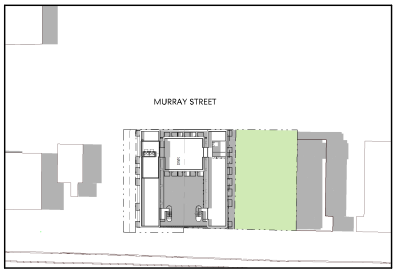
September 21 12 PM



December 21 12 PM



March 21 2 PM



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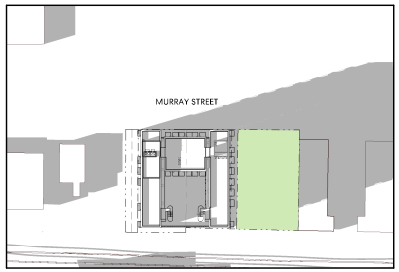

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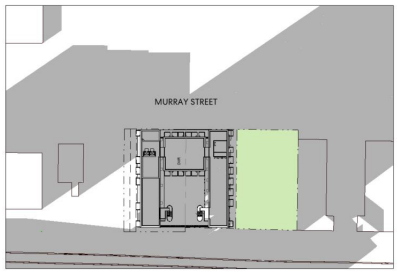

December 21 2 PM

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MAY 17, 2021

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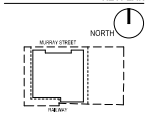
KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

SHADOW STUDY

SHEET NUMBER

RZ-030

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5/17/2021 11:44:58 AM BIM 360://PCI-Murray Street/+PCI-Murray St-Bldg.rvt

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MAY 17, 2021

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NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

3D VIEW - CONTEXT

SHEET NUMBER

RZ-050

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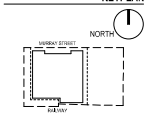
KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

3D VIEW - MURRAY ST

SHEET NUMBER

RZ-051

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REZONING & OCP AMENDMENT
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DRAFT

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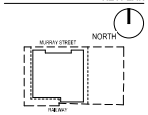
KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

3D VIEW TO NORTH-WEST

SHEET NUMBER

RZ-052

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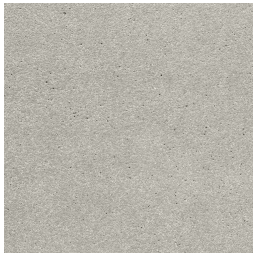
5/17/2021 3:02:26 PM BIM 360://PCI-Murray Street/A-PCI-Murray St-Mdp.rvt

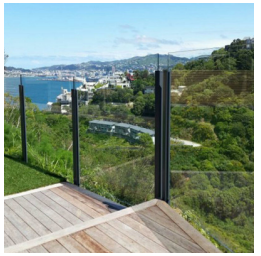
MATERIAL BOARD

1 - GFRC PANELS

1 - GFRC PANELS (GRID)



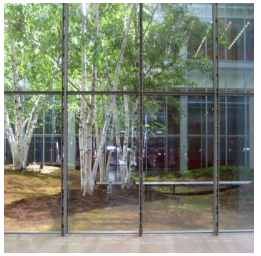
2 - GLASS GUARDRAILS



3 - VINYL WINDOWS

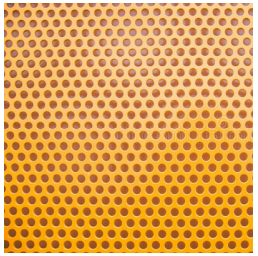
4 - CLT/ EXPOSED WOOD

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

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MAY 17, 2021

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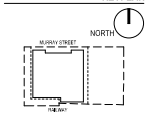
KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
MATERIALS BOARD

SHEET NUMBER
RZ-053

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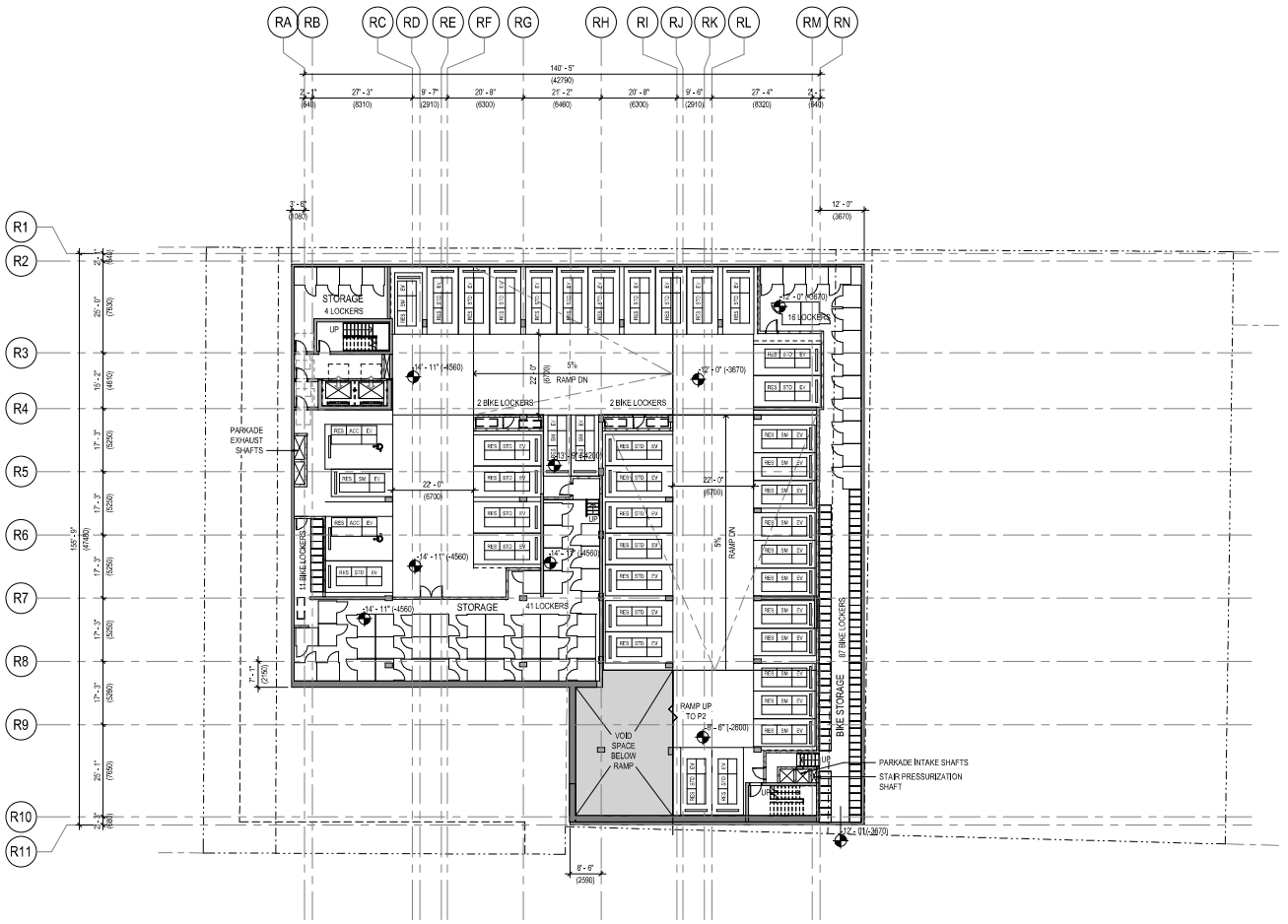

1 LEVEL P3
1 : 200

GRAPHIC SCALE: 1:200

RESIDENTIAL PARKING	
ACCESIBILITY	2
SMALL	15
STANDARD	26
TOTAL	43

COMMERCIAL PARKING	
ACCESIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

VISITOR PARKING	
ACCESIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

LONG TERM BICYCLE PARKING	
TOTAL	102

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REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

OVERALL PARKING PLAN - LEVEL P3

SHEET NUMBER

RZ-100

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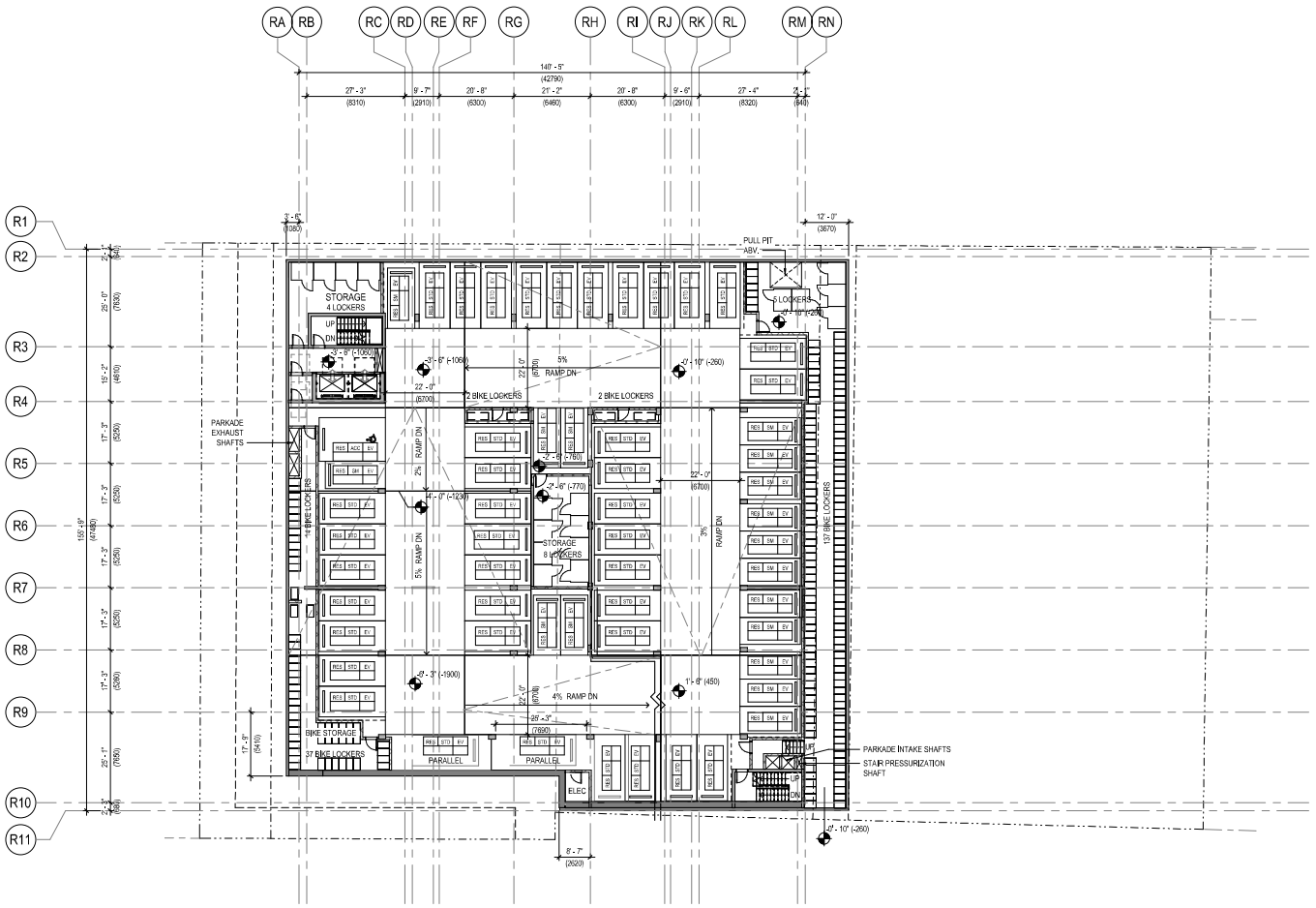

1 LEVEL P2
1 : 200

GRAPHIC SCALE 1:200

RESIDENTIAL PARKING	
ACCESSIBILITY	1
SMALL	17
STANDARD	39
TOTAL	57

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	192

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PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

OVERALL PARKING PLAN - LEVEL P2

SHEET NUMBER

RZ-101

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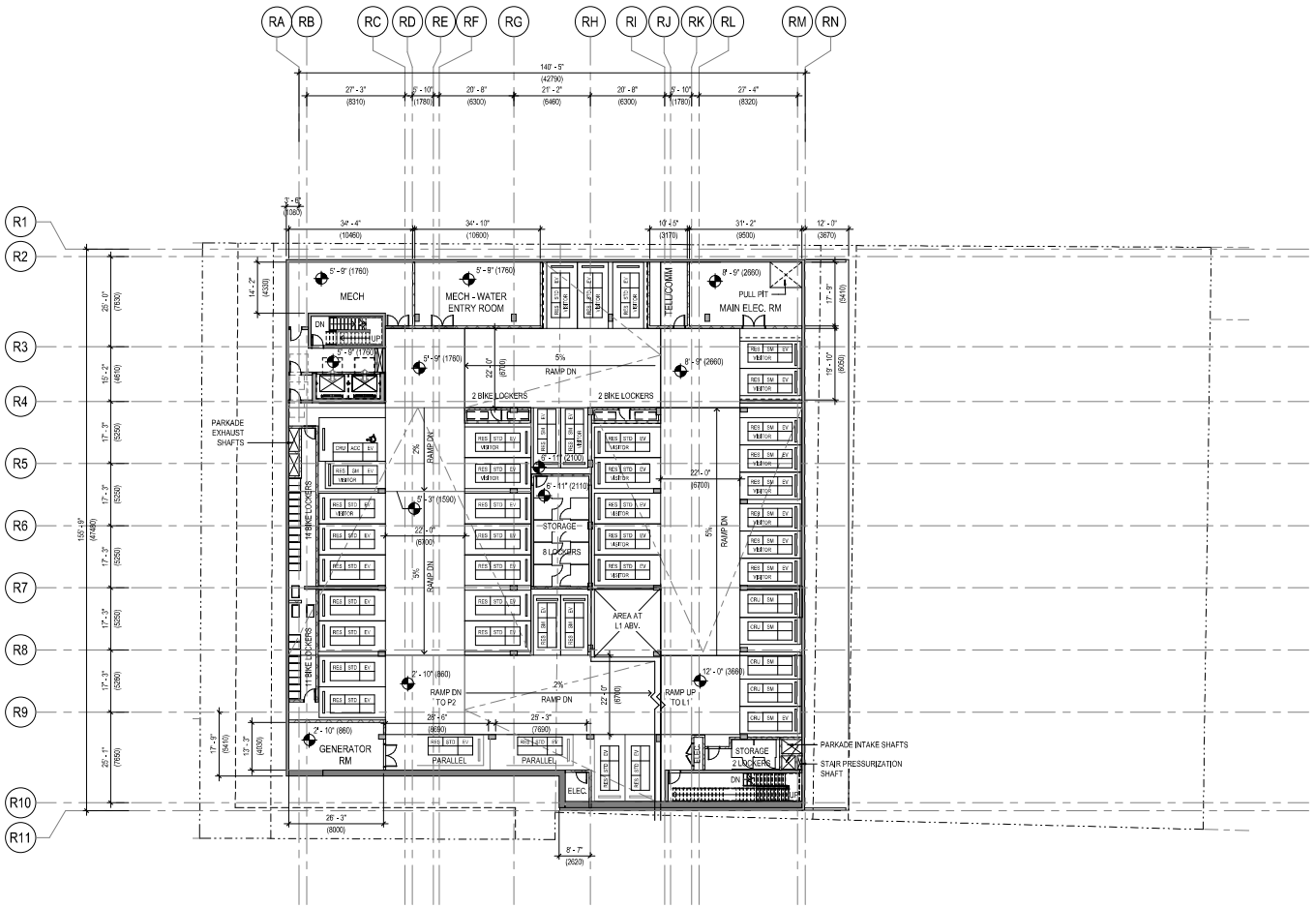

1 LEVEL P1
1 : 200

GRAPHIC SCALE: 1:200

RESIDENTIAL PARKING	
ACCESIBILITY	0
SMALL	13
STANDARD	26
TOTAL	39

COMMERCIAL PARKING	
ACCESIBILITY	1
SMALL	5
STANDARD	0
TOTAL	6

VISITOR PARKING	
ACCESIBILITY	0
SMALL	10
STANDARD	11
TOTAL	21

LONG TERM BICYCLE PARKING	
TOTAL	29

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REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

2021-05-17

KEYPLAN

NORTH

MURRAY STREET

PROJECT

MURRAY STREET

PROJECT NUMBER

412009

REVISIONS

TITLE

OVERALL PARKING PLAN - LEVEL P1

SHEET NUMBER

RZ-102

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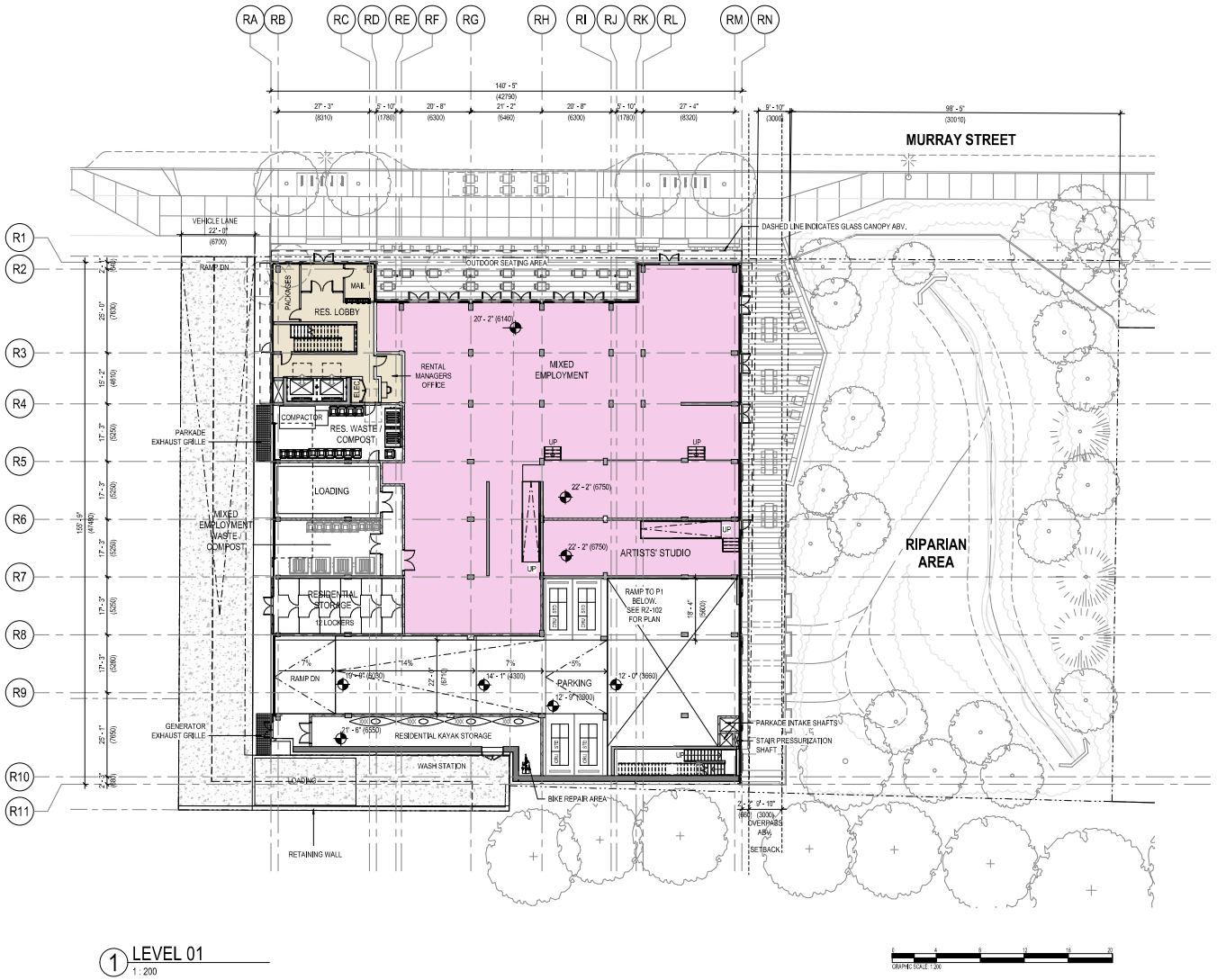

1 LEVEL 01
1 : 200

GRAPHIC SCALE: 1:200

RESIDENTIAL PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

COMMERCIAL PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	4
TOTAL	4

VISITOR PARKING	
ACCESSIBILITY	0
SMALL	0
STANDARD	0
TOTAL	0

SHORT TERM BICYCLE PARKING	
TOTAL	10

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REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
FLOOR PLAN - LEVEL 01

SHEET NUMBER
RZ-103

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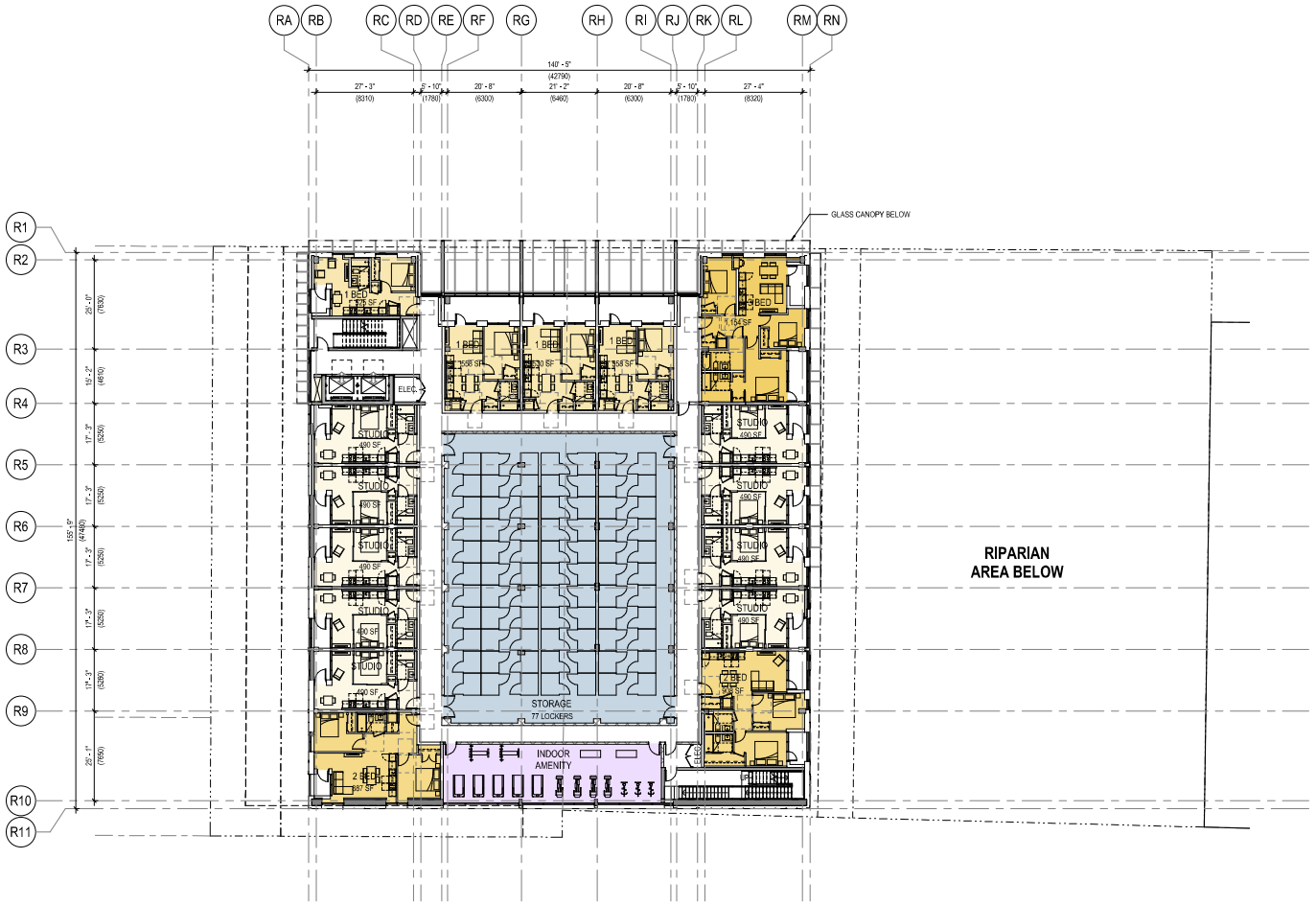

1 LEVEL 02
1 : 200

GRAPHIC SCALE 1:200

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

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PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE
FLOOR PLAN - LEVEL 02

SHEET NUMBER
RZ-104

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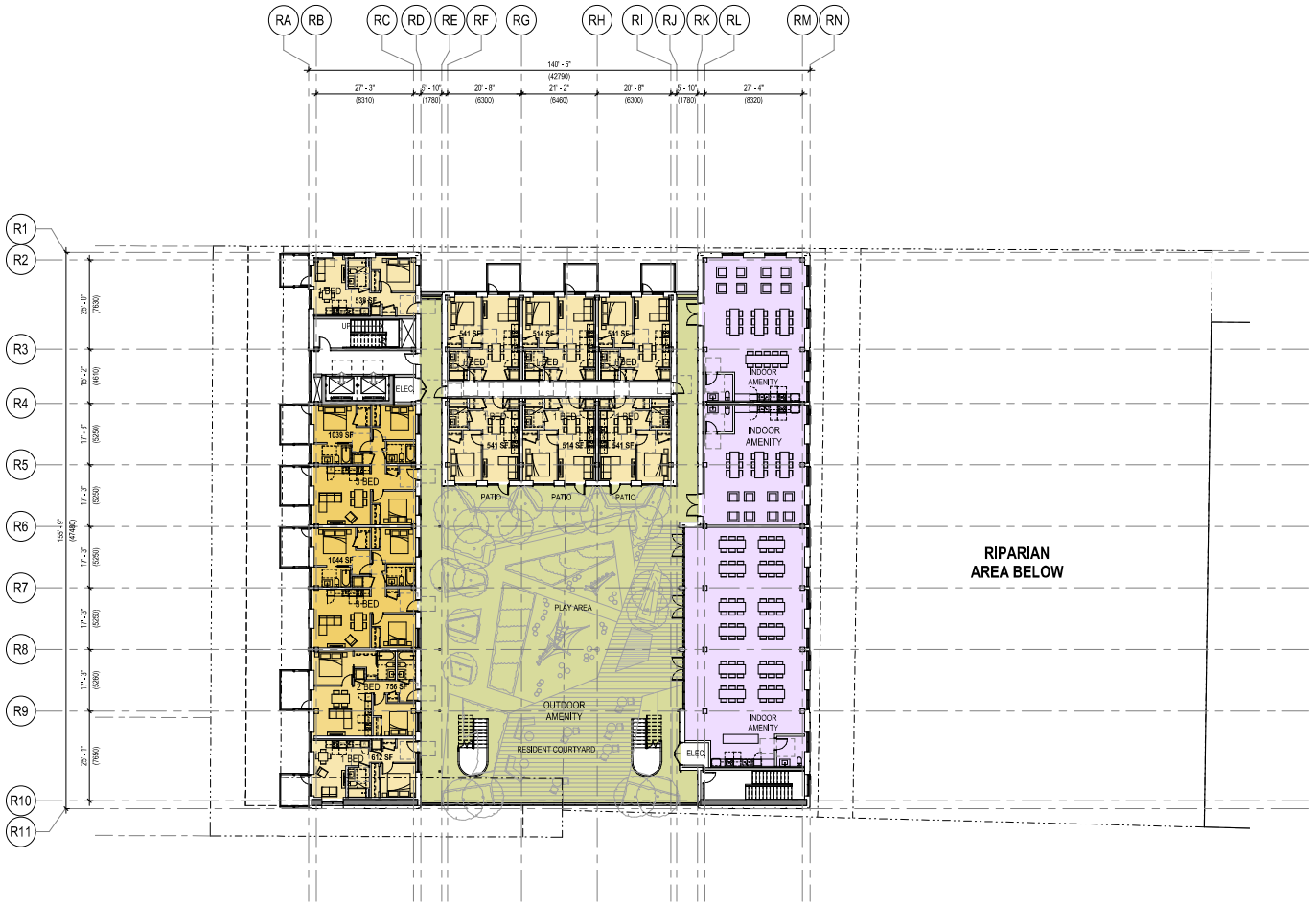

1 LEVEL 03
1 : 200

GRAPHIC SCALE 1:200

RESIDENTIAL UNIT MIX	
1 BED	8
2 BED	1
3 BED	2
TOTAL	11

Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

FLOOR PLAN - LEVEL 03

SHEET NUMBER

RZ-105

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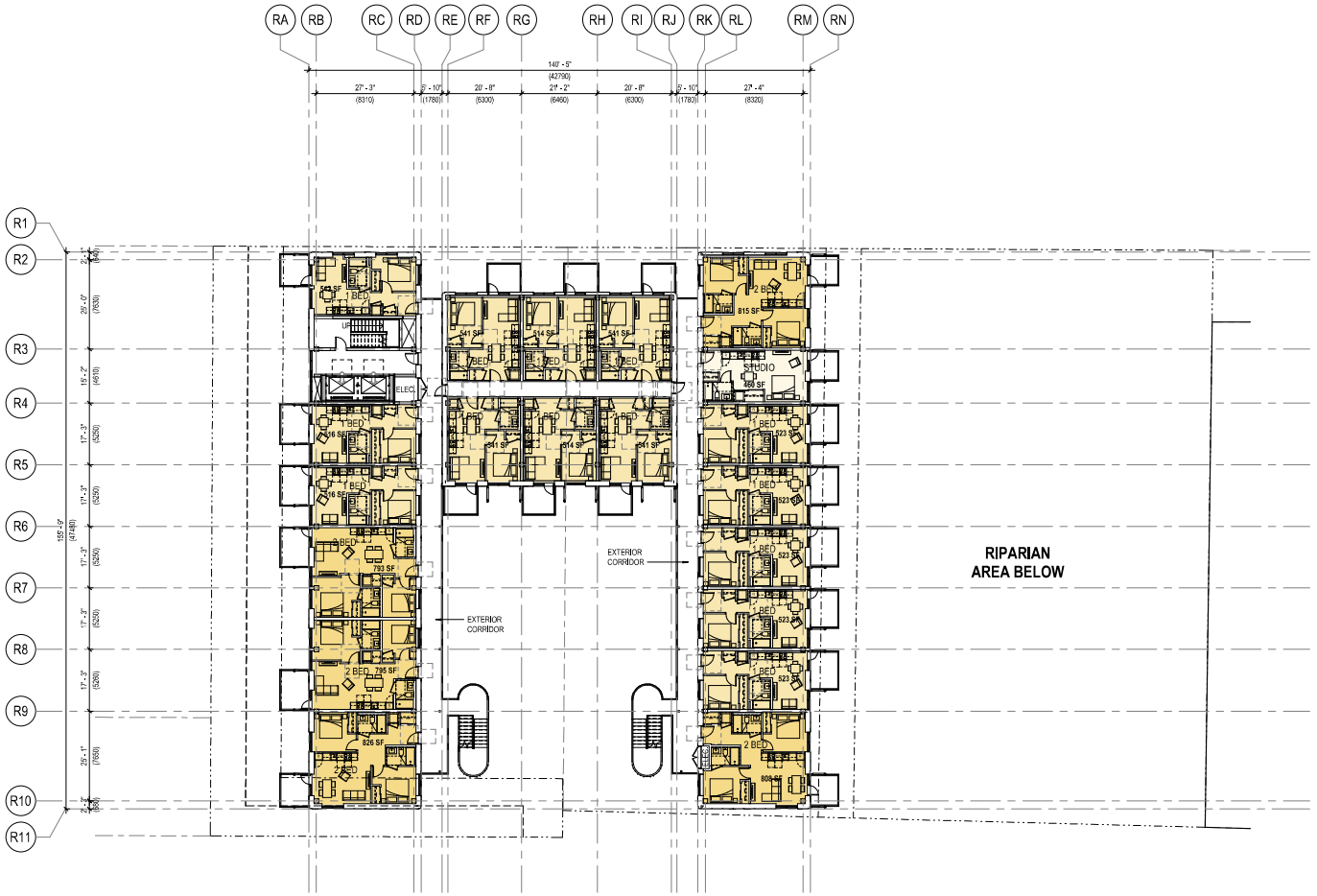

1 TYP. RESIDENTIAL
1 : 200

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

GRAPHIC SCALE: 1:200

Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

REGISTERED ARCHITECT
2021-05-17

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

FLOOR PLAN - LEVEL 04-12

SHEET NUMBER

RZ-107

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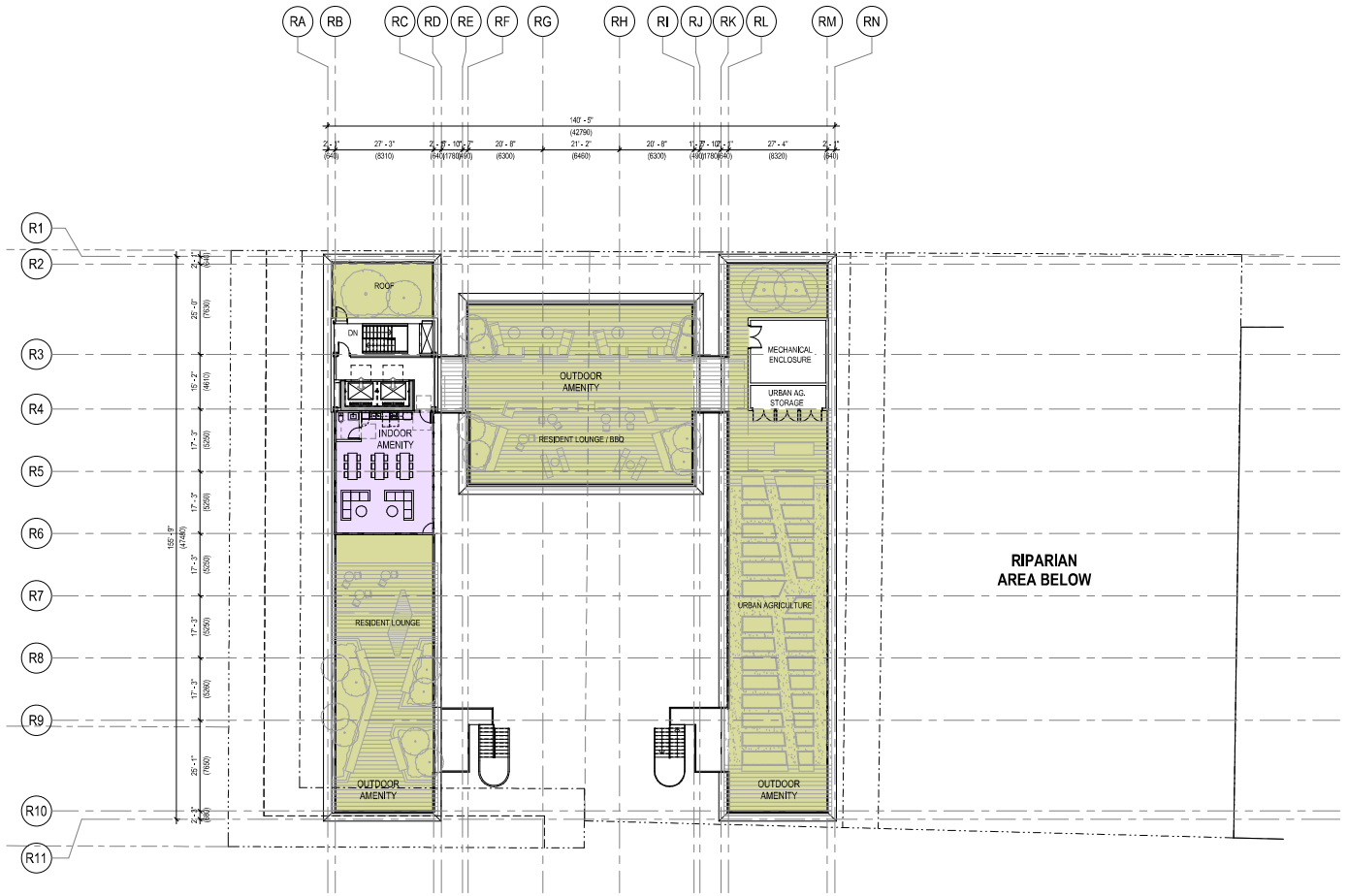
5/17/2021 12:06:56 PM BIM 360://PCI-Murray Street/A-PCI-Murray St-Mdg.rvt



1 ROOF PLAN
1 : 200

GRAPHIC SCALE 1:200

Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN

NORTH

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

FLOOR PLAN - AMENITY
ROOF PLAN

SHEET NUMBER

RZ-108

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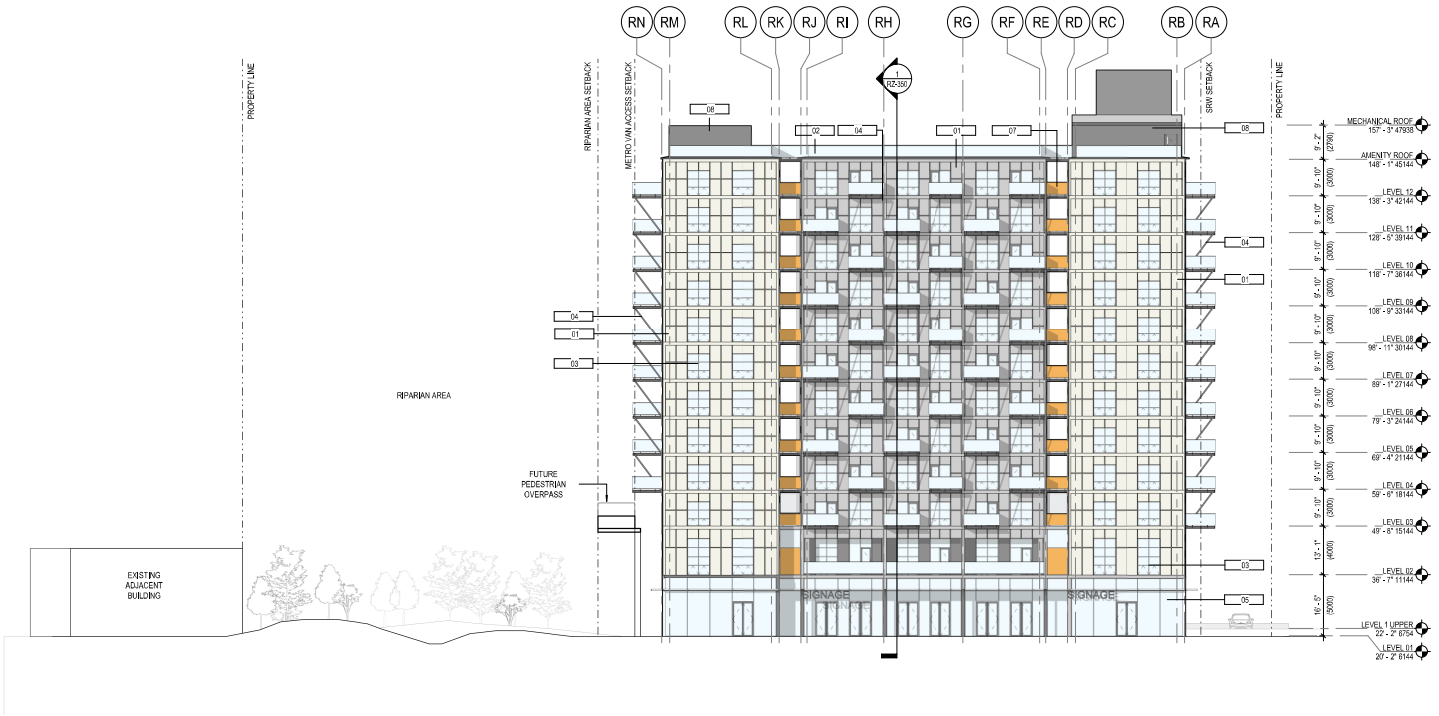
5/17/2021 12:04:36 PM BIM 360://PCI-Murray Street/A-PCI-Murray St-Bldg.rvt

Material Legend	
Key Value	Keynote Text
01	GFRC 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



1 NORTH BUILDING ELEVATION
1 : 200

GRAPHIC SCALE 1:200

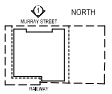
Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

BUILDING ELEVATIONS - NORTH

SHEET NUMBER

RZ-300

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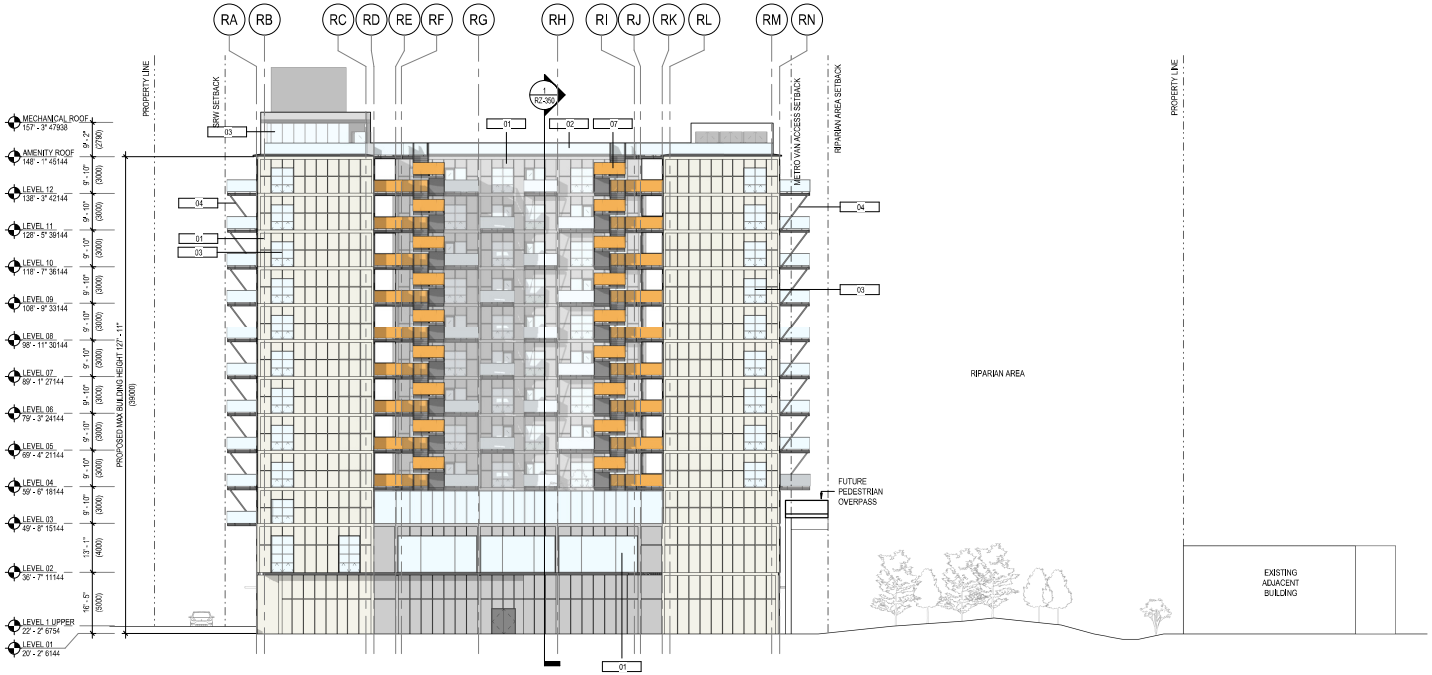
Material Legend	
Key Value	Keynote Text
01	GFRC PANELS
02	GLASS GUARDRAILS
03	VINYL WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANEL
08	CORRUGATED METAL



2 SOUTH BUILDING ELEVATION
1 : 200

GRAPHIC SCALE 1:200

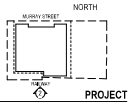
Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

BUILDING ELEVATIONS - SOUTH

SHEET NUMBER

RZ-301

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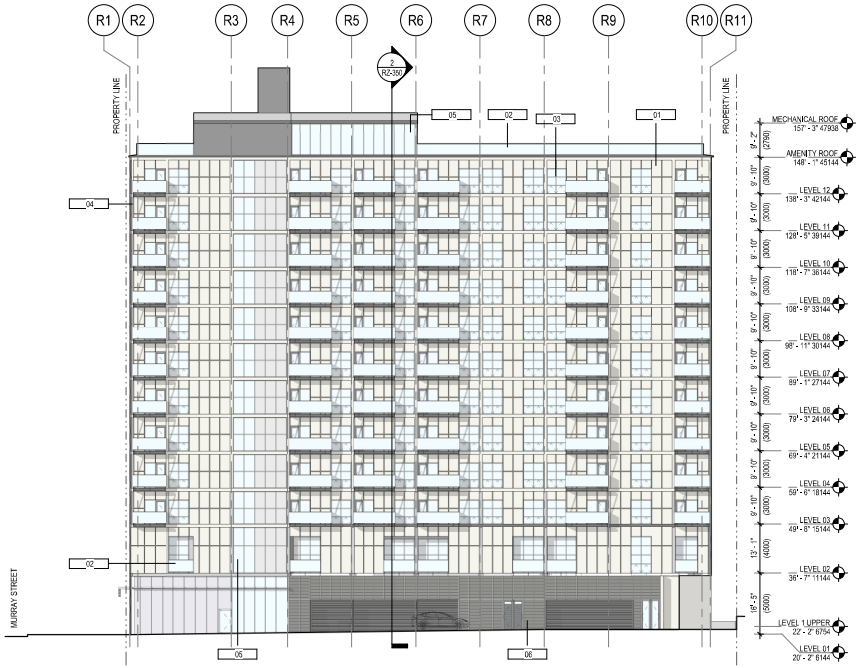
Material Legend	
Key Value	Keynote Text
01	GFRC PANELS
02	GLASS GUARDRAILS
03	VINYL WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANEL
08	CORRUGATED METAL

3 EAST BUILDING ELEVATION
1 : 200



4 WEST BUILDING ELEVATION
1 : 200

GRAPHIC SCALE 1:200

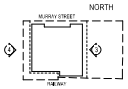
Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

BUILDING ELEVATIONS - EAST & WEST

SHEET NUMBER

RZ-302

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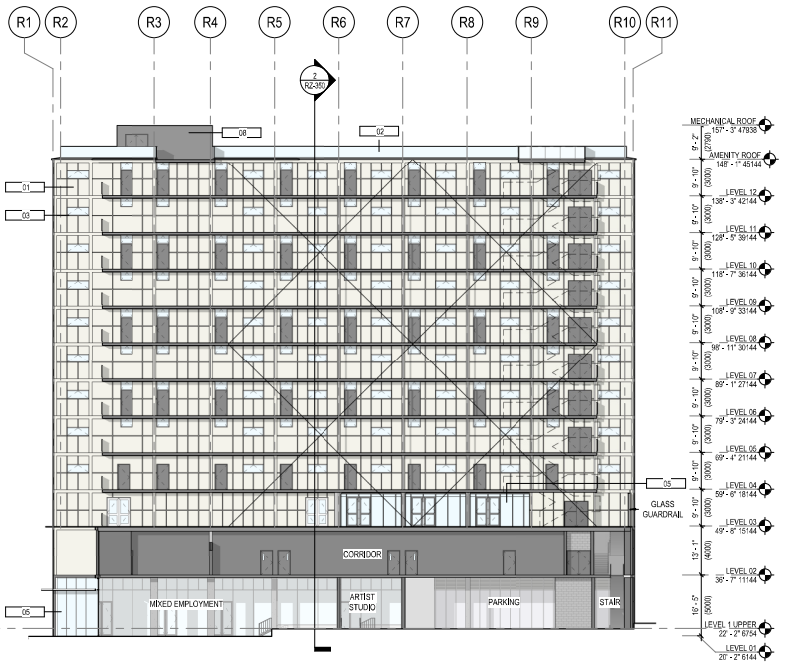
Material Legend	
Key Value	Keynote Text
01	GFRC PANELS
02	GLASS GUARDRAILS
03	VINYL WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANEL
08	CORRUGATED METAL

5 EAST COURTYARD ELEVATION
1 : 200



6 WEST COURTYARD ELEVATION
1 : 200

GRAPHIC SCALE 1:200

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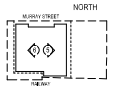
PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

BUILDING ELEVATIONS - EAST & WEST COURTYARD WINGS

SHEET NUMBER

RZ-305

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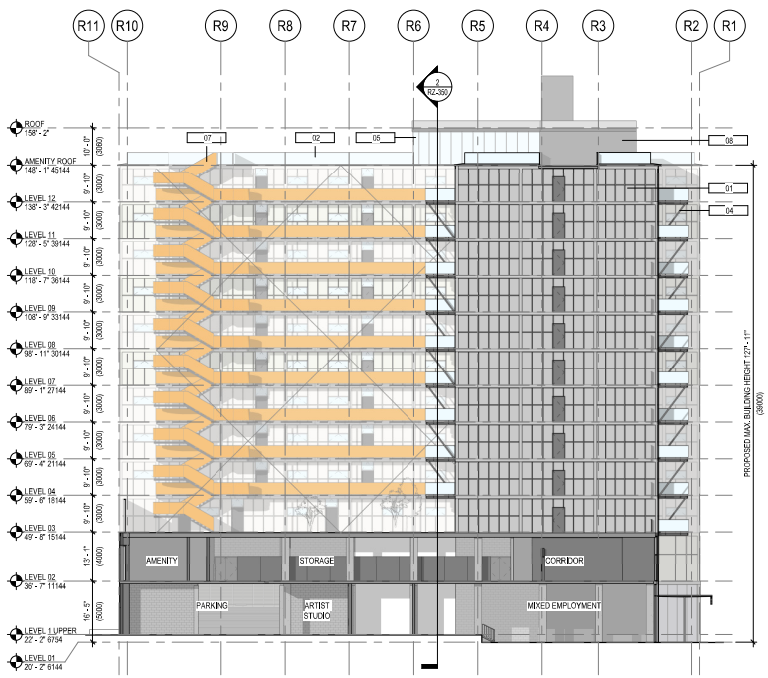
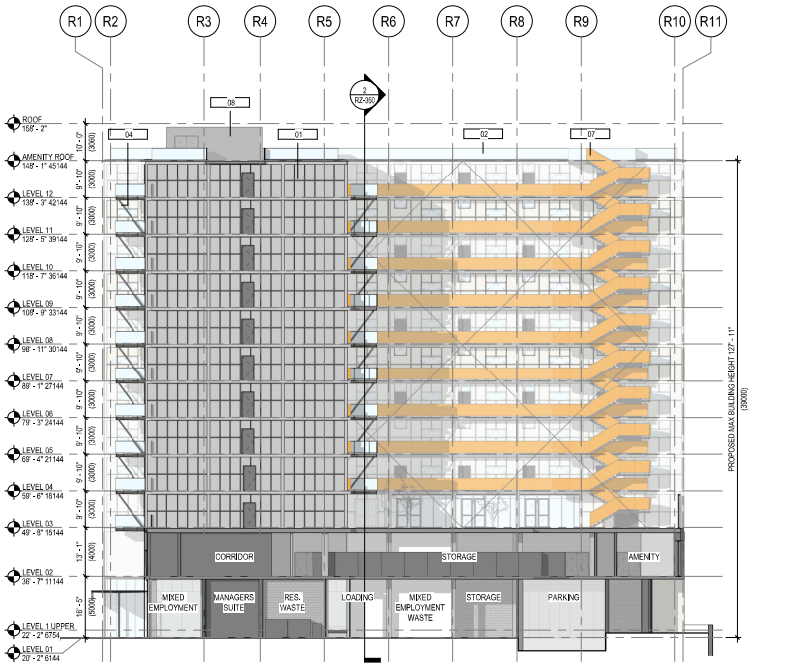
Material Legend	
Key Value	Keynote Text
01	GFRC PANELS
02	GLASS GUARDRAILS
03	VINYL WINDOWS
04	CLT / STL BALCONY
05	FULL HEIGHT GLAZING
06	PAINTED METAL LOUVRES
07	METAL PANEL
08	CORRUGATED METAL



7 CENTER BLOCK - EAST ELEVATION
1 : 200



8 CENTER BLOCK - WEST ELEVATION
1 : 200

GRAPHIC SCALE 1:200

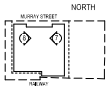
Perkins&Will

PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

ISSUED

KEYPLAN



PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

BUILDING ELEVATIONS - EAST & WEST COURTYARD CENTER

SHEET NUMBER

RZ-306

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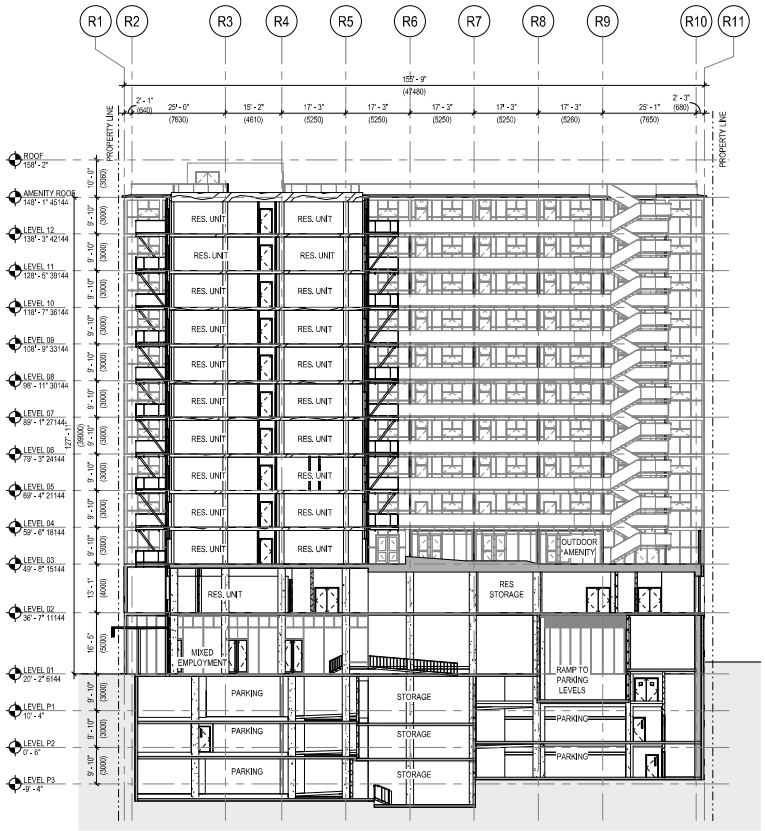
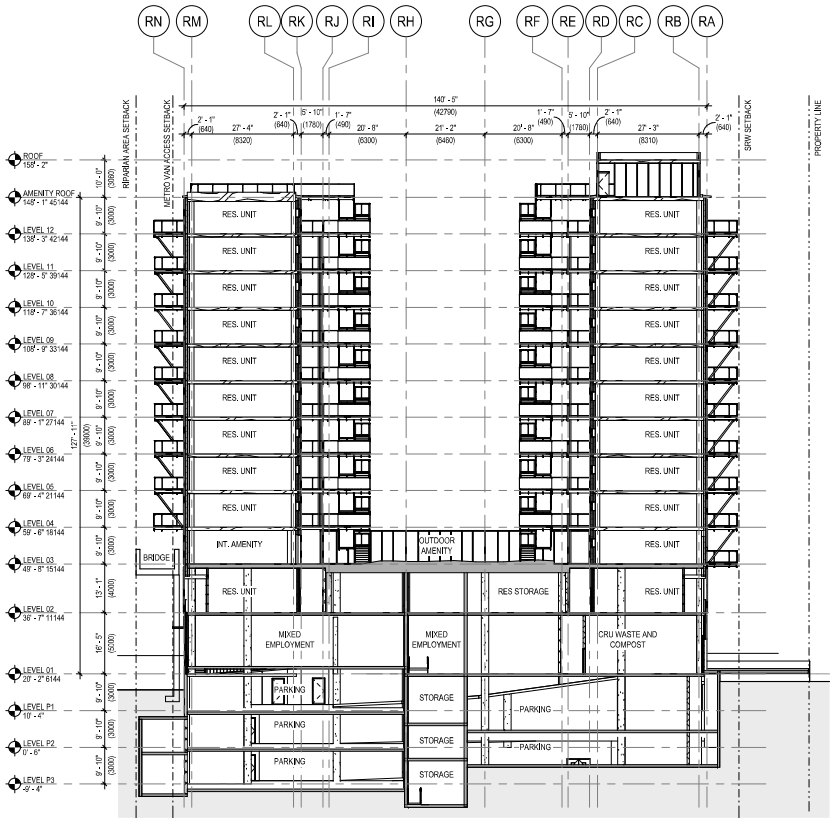


1 NORTH SOUTH SECTION
1 : 200



2 EAST WEST SECTION
1 : 200

GRAPHIC SCALE 1:200

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PCI

REZONING & OCP AMENDMENT
MAY 17, 2021

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KEYPLAN

NORTH

MURRAY STREET

PROJECT

MURRAY STREET

PROJECT NUMBER
412009

REVISIONS

TITLE

BUILDING SECTIONS

SHEET NUMBER

RZ-350

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