

Perkins&Will



CLIENT	CODE
PCI DEVELOPMENTS 1030 W Georgia #300 Vancouver, BC, V6E 2Y3	CTI/Jensen Hughes 1901 Rossner Ave #500 Burnaby, BC V5C 6R4
CONTACT PHONE: (604) 684-1151	CONTACT PHONE: (604) 684-2384
ARCHITECTURAL	GEOTECHNICAL
PERKINS + WILL CANADA ARCHITECTS CO. 1220 HOMER STREET VANCOUVER, BC V6B 2Y5	GEOPACIFIC 1779 W 79th Ave Vancouver, BC V6P 3T1
CONTACT PHONE: (604) 684-5446	CONTACT PHONE: (604) 439-0922
LANDSCAPE	ARBORIST
VAN DER ZALM + ASSOCIATES 102 - 355 KINGSMAY VANCOUVER, BC V6T 3J7	DIAMOND HEAD 3559 Commercial St Vancouver, BC V6B 4E8
CONTACT PHONE: (604) 882-0024	CONTACT PHONE: (604) 733-4886
COMMUNITY ENGAGEMENT	TRAFFIC
POTTINGER BIRD COMMUNITY RELATIONS 535 Thruway St #502 Vancouver, BC V6E 3L2	BUNT & ASSOCIATES 1050 W Pender St #1550 Vancouver, BC V6E 3S7
CONTACT PHONE: (604) 801-5008	CONTACT PHONE: (604) 685-6427
MECHANICAL	PUBLIC ART
TD SYSTEMS 20295 113b Ave Unit 216 Maple Ridge, BC V2X 4E9	BALLARD FINE ART 450-319 W Pender St Vancouver, BC V6B 1T3
CONTACT PHONE: (604) 504-5460	CONTACT PHONE: (604) 922-6843
ELECTRICAL	SUSTAINABILITY / LEED
NEMETZ & ASSOCIATES 2009 W 4th Ave, Vancouver, BC V6J 1N3	PERKINS + WILL CANADA ARCHITECTS CO. 1220 Homer St Vancouver, BC V6B 2Y5
CONTACT PHONE: (604) 736-6562	CONTACT PHONE: (604) 684-5446
CIVIL	SURVEY
BINNIE 300-4940 Canada Way Burnaby, BC V5G 4K6	BUTLER SANDWICK 19089 94 Ave #4 Surrey, BC V4N 3S4
CONTACT PHONE: (604) 420-1721	CONTACT PHONE: (604) 513-9611
ENVIRONMENTAL	ELEVATOR
KEYSTONE ENVIRONMENTAL 220-4400 Dominion St Burnaby, BC V5G 4G3	GUNN 1020 Millard St #166 Vancouver, BC V6B 2T5
CONTACT PHONE: (604) 430-0671	CONTACT PHONE: (604) 630-2276
STRUCTURE	WELLBEING
GLOTMAN SIMPSON 1661 W 5th Ave Vancouver, BC V6J 1N5	HAPPY CITIES 312 Main St Second floor Vancouver, BC V6A 2T2
CONTACT PHONE: (604) 734-8822	



PCI - SPRING STREET

60 Williams Street and
3006-3022 Spring Street
Port Moody, BC

REZONING SUBMISSION
ARCHITECTURE DRAWING SET
JUNE 29, 2023

PROJECT INFORMATION

PROJECT NAME	60 WILLIAMS STREET AND 3006-3022 SPRING STREET	
PROJECT NUMBER	411833	
CIVIC ADDRESS	3006, 3008, 3010, 3020, 3022 Spring Street, Port Moody, BC	
LEGAL DESCRIPTION	Parcel 1 District Lot 201 Plan BCPS5952, Lot 01 District Lots 190 and 201 Plan S0472	
CURRENT ZONING	MT (Light Industrial)	
PROPOSED ZONING	CD	
COMMUNITY PLAN	City of Port Moody Official Community Plan, 2017	
PRIMARY APPLICABLE CODES:	British Columbia Building Code, 2018	
SITE AREA KEY PLAN		
SITE SIZE		
GROSS SITE AREA (INCLUDING 60 WILLIAMS)	11,611.02 m ² (124,980 RP)	
GROSS PCI SITE AREA (EXCLUDING 60 WILLIAMS)	9,309.23 m ² (98,040 RP)	
NET PCI SITE AREA (EXCLUDING EXCLUDING 60 WILLIAMS, EXCLUDING RIPARIAN)	6,992.81 m ² (75,270 RP)	
SITE COVERAGE - GROSS PCI SITE AREA	68 RP %	
BUILDING HEIGHT		
	MAX ALLOWED	PROVIDED
BUILDING STOREYS	26	39 + 1 ROOF TOP AMENITY
MAX BUILDING HEIGHT	NA	134.5 m (LOF @)

SHEET LIST

DRAWING INDEX - RZ		ISSUED FOR REVISION
SHEET NUMBER	SHEET NAME	

01 - GENERAL	
G-00-01	PROJECT STATISTICS
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G-00-03	MASS DIAGRAM
G-00-04	CONTEXT PLAN
G-00-05	SITE SURVEY
G-00-06	CONTEXT PHOTOS
G-00-07	SITE SERVICING PLAN
G-00-08	SITE PLAN - SETBACKS
G-00-09	SITE PLAN - SITE COVERAGE
G-00-10	SHADOW STUDY
02 - ARCHITECTURE	
RZ-00-01	SITE PLAN - GRADE
RZ-00-02	SITE PLAN - ROOF
RZ-00-03	FLOOR PLAN - PARKADE P4
RZ-00-04	FLOOR PLAN - PARKADE P3
RZ-00-05	FLOOR PLAN - PARKADE P2
RZ-00-06	FLOOR PLAN - PARKADE P1
RZ-00-07	FLOOR PLAN - GROUND LEVEL 01
RZ-00-08	FLOOR PLAN - PODIUM LEVEL 02
RZ-00-09	FLOOR PLAN - PODIUM ROOF LEVEL 03
RZ-00-10	FLOOR PLAN - TOWER TYPICAL LOWER LEVEL
RZ-00-11	FLOOR PLAN - TOWER E ROOF
RZ-00-12	FLOOR PLAN - TOWER TYPICAL MID LEVEL
RZ-00-13	FLOOR PLAN - TOWER TYPICAL UPPER LEVEL
RZ-00-14	FLOOR PLAN - TOWER ROOF TOP AMENITY
RZ-00-15	FLOOR PLAN - TOWER ROOF TOP MECH
RZ-30-01	SECTION N-S
RZ-30-03	SECTION E-W
RZ-40-02	BUILDING ELEVATION - SOUTH
RZ-40-03	BUILDING ELEVATIONS - EAST & WEST

03 - FAR	
FAR-00-00	COVER SHEET
FAR-00-01	FAR SUMMARY
FAR-100	FLOOR PLAN - LEVEL 01
FAR-101	FLOOR PLAN - LEVEL 02
FAR-102	FLOOR PLAN - LEVEL 03
FAR-103	FLOOR PLAN - WEST TOWER
FAR-107	FLOOR PLAN - EAST TOWER
04 - LANDS	
L-00-01	GROUND LEVEL 01
L-00-02	PODIUM ROOF LEVEL 03
L-00-03	TOWER ROOF TOP LEVEL 40

FAR CALCULATIONS / PROGRAM

PROVIDED FAR AREA			
ARTIST STUDIO	402.93 m ²	4337 RP	
CRU	5314.68 m ²	57207 RP	
MARKET RENTAL	9758.79 m ²	62550 RP	
TOTAL	63364.39 m ²	682049 RP	
PROVIDED FAR EXCLUSION AREA			
AMENITY	2120.79 m ²	22828 RP	
TOTAL	2120.79 m ²	22828 RP	
FAR CALCULATION			
FAR AREA	63364.39 m ²	682049 RP	
SITE AREA	9108 m ²	96049 RP	
FSR		6.5%	
OPEN BALCONY			
12% OF ALLOWABLE FSR	7844.85 m ²	81207 RP	
PROVIDED	7873.27 m ²	81518 RP	
PROVIDED GFA RATIO		12 %	

MARKET RENTAL - UNIT MIX

RESIDENTIAL UNITS MIX - WEST TOWER						RESIDENTIAL UNITS MIX - EAST TOWER						
UNIT TYPE	STUDIO	1BR	2BR	3BR	# UNITS	UNIT TYPE	STUDIO	1BR	2BR	3BR	# UNITS	
42	WMR ROOF					42	EMR ROOF					
41	ROOF					41	ROOF					
40	AMENITY					40	AMENITY					
39	3	6	3	3	0	12	39	3	6	3	0	12
38	3	6	3	3	0	12	38	3	6	3	0	12
37	3	6	3	3	0	12	37	3	6	3	0	12
36	3	6	3	3	0	12	36	3	6	3	0	12
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30	3	6	3	3	0	12	30	3	6	3	0	12
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6	1	6	1	2	10		6	1	8	2	3	14
5	1	6	1	2	10		5	1	8	2	3	14
4	1	6	1	2	10		4	1	8	2	3	14
3	AMENITY					3	AMENITY					
2	GROCERY					2	GROCERY					
1	CRUS					1	CRUS					
# UNITS	82	224	82	22	410	# UNITS	84	246	93	24	447	

WEST TOWER UNITS					EAST TOWER UNITS						
	BELOW MARKET	MARKET				BELOW MARKET	MARKET				
S + 1BR	306	14	70%	292	75%	S + 1BR	330	15	65%	315	74%
2 BR	82	4	20%	78	20%	2 BR	93	5	22%	88	21%
3BR	22	2	10%	20	5%	3BR	24	3	13%	21	5%
TOTAL	410	20	100%	390	100%	TOTAL	447	23	100%	424	100%

TOTAL BELOW MARKET UNIT MIX RATIO		
S + 1BR	29	67%
2 BR	9	21%
3BR	5	12%
TOTAL	43	100%

TOTAL MARKET UNIT MIX RATIO		
S + 1BR	607	75%
2 BR	166	20%
3BR	41	5%
TOTAL	814	100%

TOTAL UNIT MIX RATIO		
S + 1BR	636	74%
2 BR	175	20%
3BR	46	5%
TOTAL	857	100%



REZONING SUBMISSION
JUNE 29, 2023



ISSUED

KEY PLAN



PCI - SPRING STREET
60 Williams Street and 3006-3022 Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

TITLE
PROJECT STATISTICS

SHEET NUMBER
G-00-01



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JUNE 29, 2023



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PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
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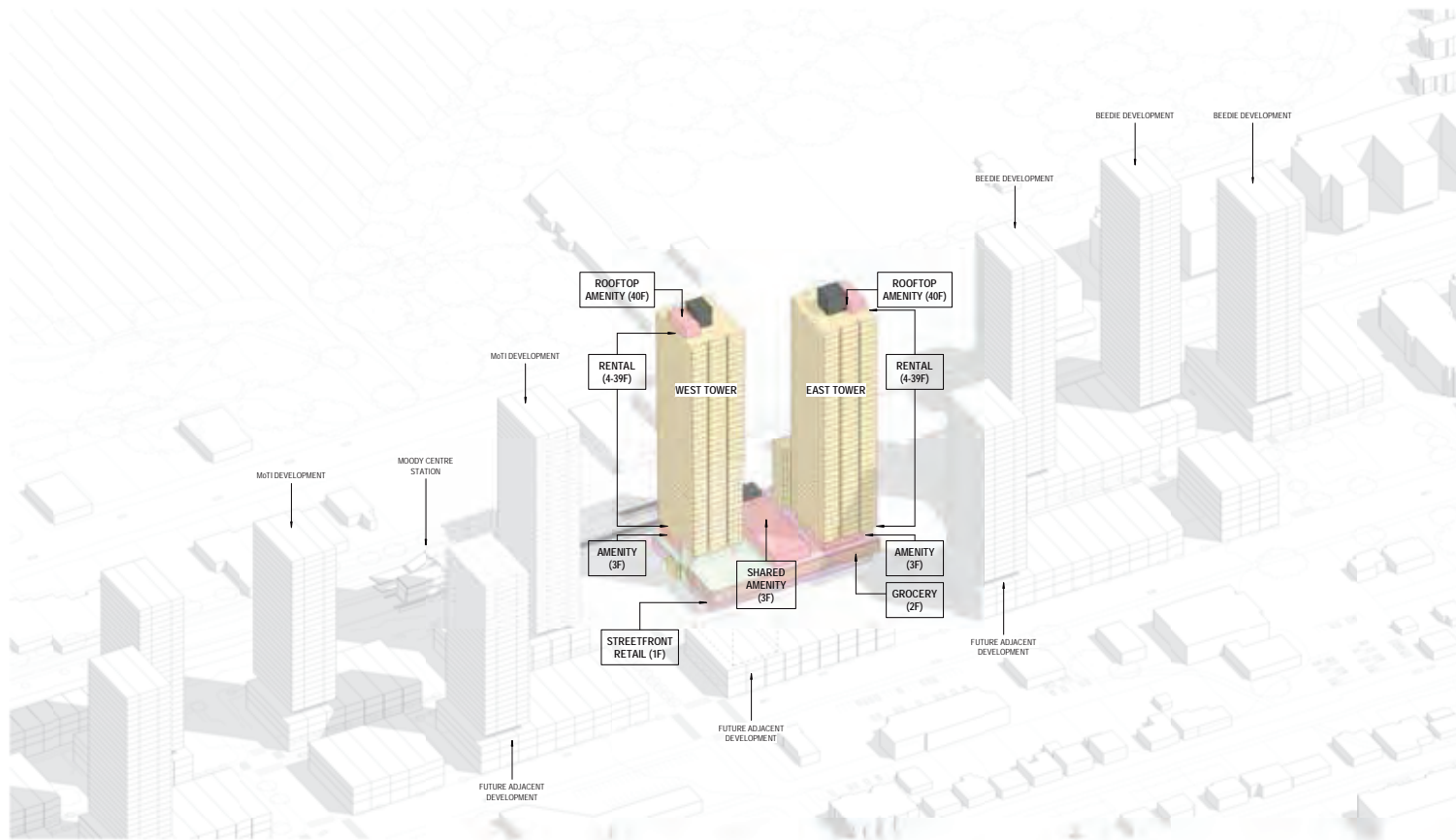
TITLE

MASS DIAGRAM

SHEET NUMBER

G-00-03

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1 MASS DIAGRAM

AREA SUMMARY / POROGRAM

PROGRAM AREA SUMMARY			
PROGRAM	AREA	AREA (SF)	%
AMENITY	2120.79 m ²	22828 RP	3.24%
ARTIST	403.20 m ²	4340 RP	0.62%
GROCERY	3345.96 m ²	43396 RP	5.37%
RESIDENTIAL - RENTAL	57449.69 m ²	620534 RP	88.03%
RETAIL	1468.33 m ²	15805 RP	2.24%
Grand Total	65487.96 m ²	704906 RP	100.00%

VEHICULAR PARKING CALCULATION*

LAND USE	UNIT TYPE	UNIT COUNT	VEHICULAR PARKING	VEHICULAR PARKING	VEHICULAR PARKING	VEHICULAR PARKING	VEHICULAR PARKING	VEHICULAR PARKING	VEHICULAR PARKING
Market Rental	Residential	620,534	1.0	620,534	0.0	0.0	0.0	0.0	0.0
Street-Blocker (Retail)	Retail	1,468	1.0	1,468	0.0	0.0	0.0	0.0	0.0
Artist Studio (1000 sq ft)	Artist Studio	403	1.0	403	0.0	0.0	0.0	0.0	0.0
Total		622,405	1.0	622,405	0.0	0.0	0.0	0.0	0.0

* PARKING CALCULATION DETAILS REFER TO BUNT'S TRAFFIC REPORT

BIKE PARKING CALCULATION*

LAND USE	UNIT TYPE	UNIT COUNT	BIKE PARKING	BIKE PARKING	BIKE PARKING	BIKE PARKING	BIKE PARKING	BIKE PARKING	BIKE PARKING
Market Rental	Residential	620,534	0.1	62,053	0.0	0.0	0.0	0.0	0.0
Street-Blocker (Retail)	Retail	1,468	0.1	147	0.0	0.0	0.0	0.0	0.0
Artist Studio (1000 sq ft)	Artist Studio	403	0.1	40	0.0	0.0	0.0	0.0	0.0
Total		622,405	0.1	62,490	0.0	0.0	0.0	0.0	0.0

* BIKE PARKING CALCULATION DETAILS REFER TO BUNT'S TRAFFIC REPORT

LOADING PROPOSAL*

LAND USE	UNIT TYPE	UNIT COUNT	LOADING PROPOSAL	LOADING PROPOSAL	LOADING PROPOSAL	LOADING PROPOSAL	LOADING PROPOSAL	LOADING PROPOSAL	LOADING PROPOSAL
Market Rental	Residential	620,534	0.0	0	0.0	0.0	0.0	0.0	0.0
Street-Blocker (Retail)	Retail	1,468	0.0	0	0.0	0.0	0.0	0.0	0.0
Artist Studio (1000 sq ft)	Artist Studio	403	0.0	0	0.0	0.0	0.0	0.0	0.0
Total		622,405	0.0	0	0.0	0.0	0.0	0.0	0.0

* LOADING PROPOSAL DETAILS REFER TO BUNT'S TRAFFIC REPORT

COLOR LEGEND

- RESIDENTIAL
- INDOOR AMENITY
- OUTDOOR AMENITY
- CRU
- GROCERY
- ARTIST STUDIO
- INDOOR OVERPASS SPACE
- OUTDOOR OVERPASS SPACE
- MECH
- BOH



1 CONTEXT PLAN
1:2000

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JUNE 29, 2023



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PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

TITLE
CONTEXT PLAN

SHEET NUMBER
G-00-04

2023.06.29.2.46.18PM Autodesk Docs:PCI_2003SpringStreet/PCI_000_Spring_Site.rvt



Key Plan



View B. Existing context of Spring St looking east. Source: Google.



View C. Existing context of Spring St looking west. Source: Google.



View D. Looking towards Skytrain station from St. Johns St. Source: Google.



View E. Indicating creek edge with Burrard Inlet. Source: Google.



View A. Looking towards north on Spring St

PROPOSED SITE

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PCI

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JUNE 29, 2023



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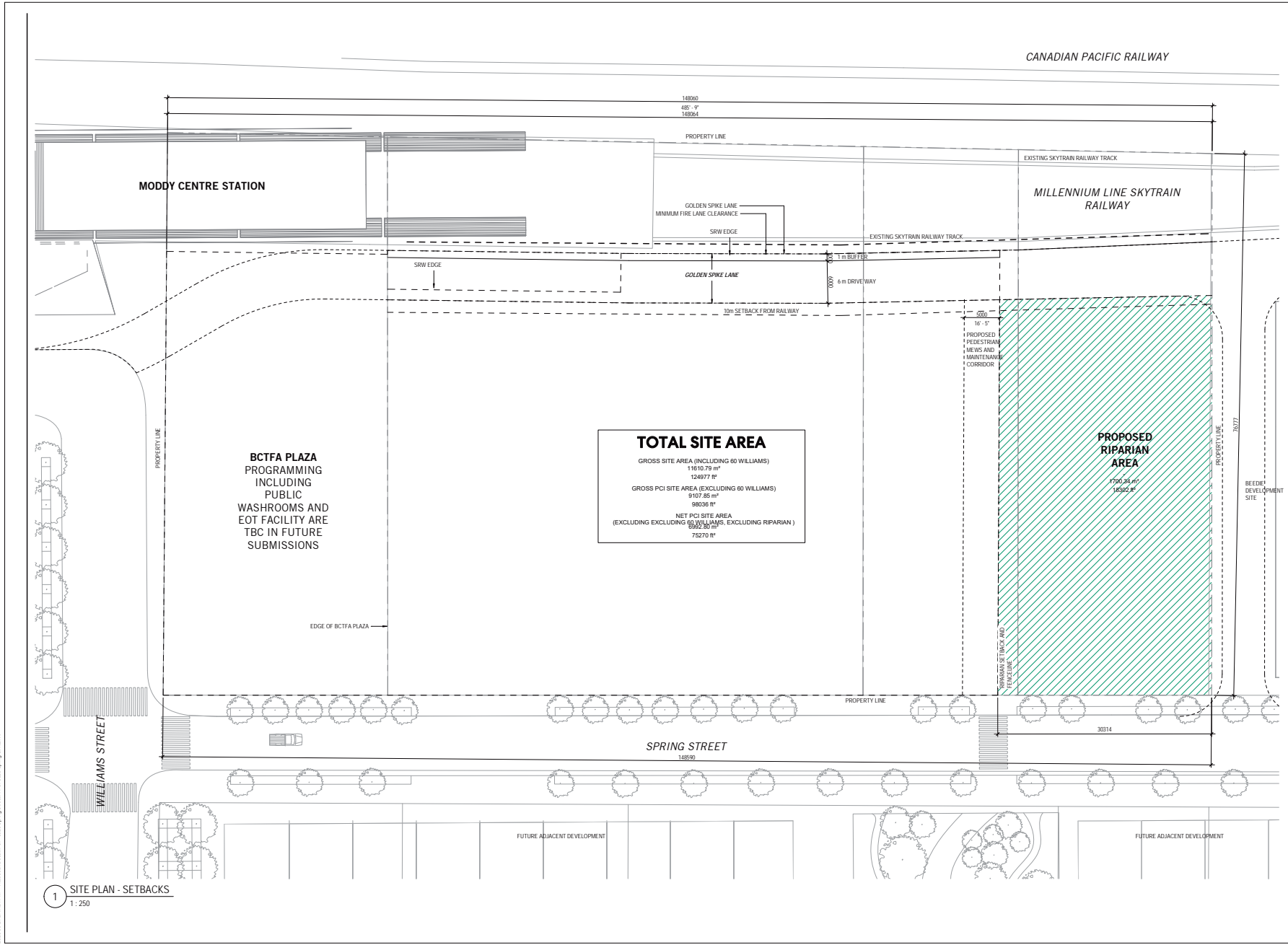
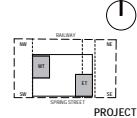
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CONTEXT PHOTOS

SHEET NUMBER

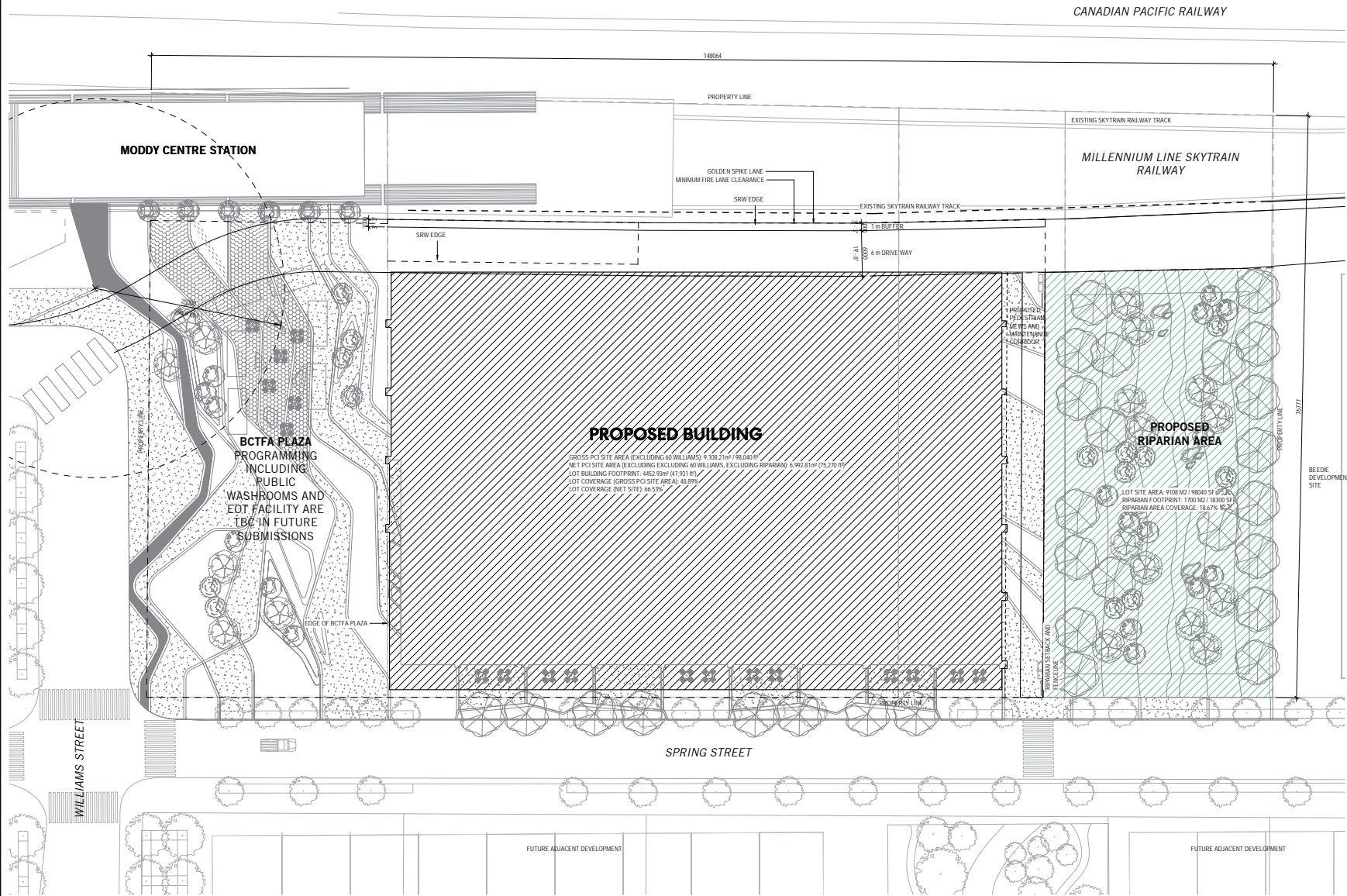
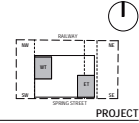
G-00-06

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1 SITE PLAN - SETBACKS
1:250



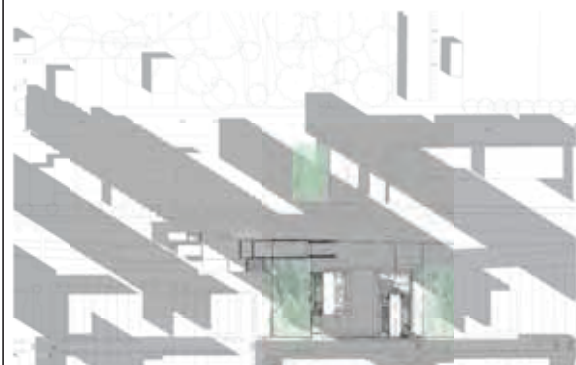
PROPOSED BUILDING

GROSS PCI SITE AREA (EXCLUDING 60 WILLIAMS) 9,108.21M² / 96,040 ft²
 NET PCI SITE AREA (EXCLUDING EXCLUDING 60 WILLIAMS, EXCLUDING RIPARIAN) 3,923.01M² / 42,121 ft²
 LOT BUILDING FOOTPRINT: 4,462.53M² / 47,931 ft²
 LOT COVERAGE (GROSS PCI SITE AREA) 48.87%
 LOT COVERAGE (NET SITE) 46.52%

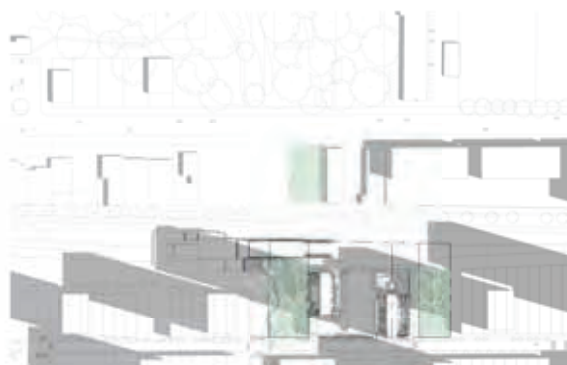
PROPOSED RIPARIAN AREA

LOT SITE AREA: 9106 M² / 98465 SF
 RIPARIAN FOOTPRINT: 1700 M² / 18300 SF
 RIPARIAN AREA COVERAGE: 18.67% / 18.6%

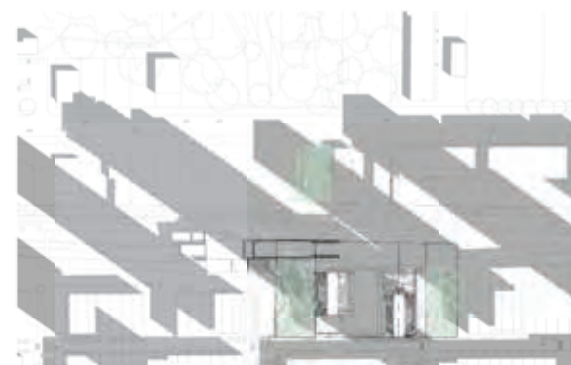
1 SITE PLAN - SITE COVERAGE
1:250



March 21st 10 am



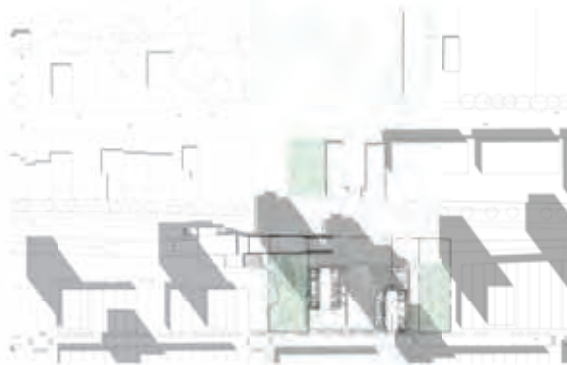
June 21st 10 am



September 21st 10 am



March 21st 12 pm



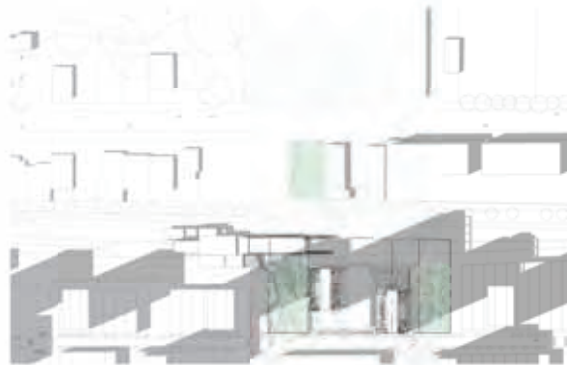
June 21st 12 pm



September 21st 12 pm



March 21st 4 pm



June 21st 4 pm



September 21st 4 pm

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REZONING SUBMISSION
JUNE 29, 2023



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PCI - SPRING STREET
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411833

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TITLE

SHADOW STUDY

SHEET NUMBER

G-00-10

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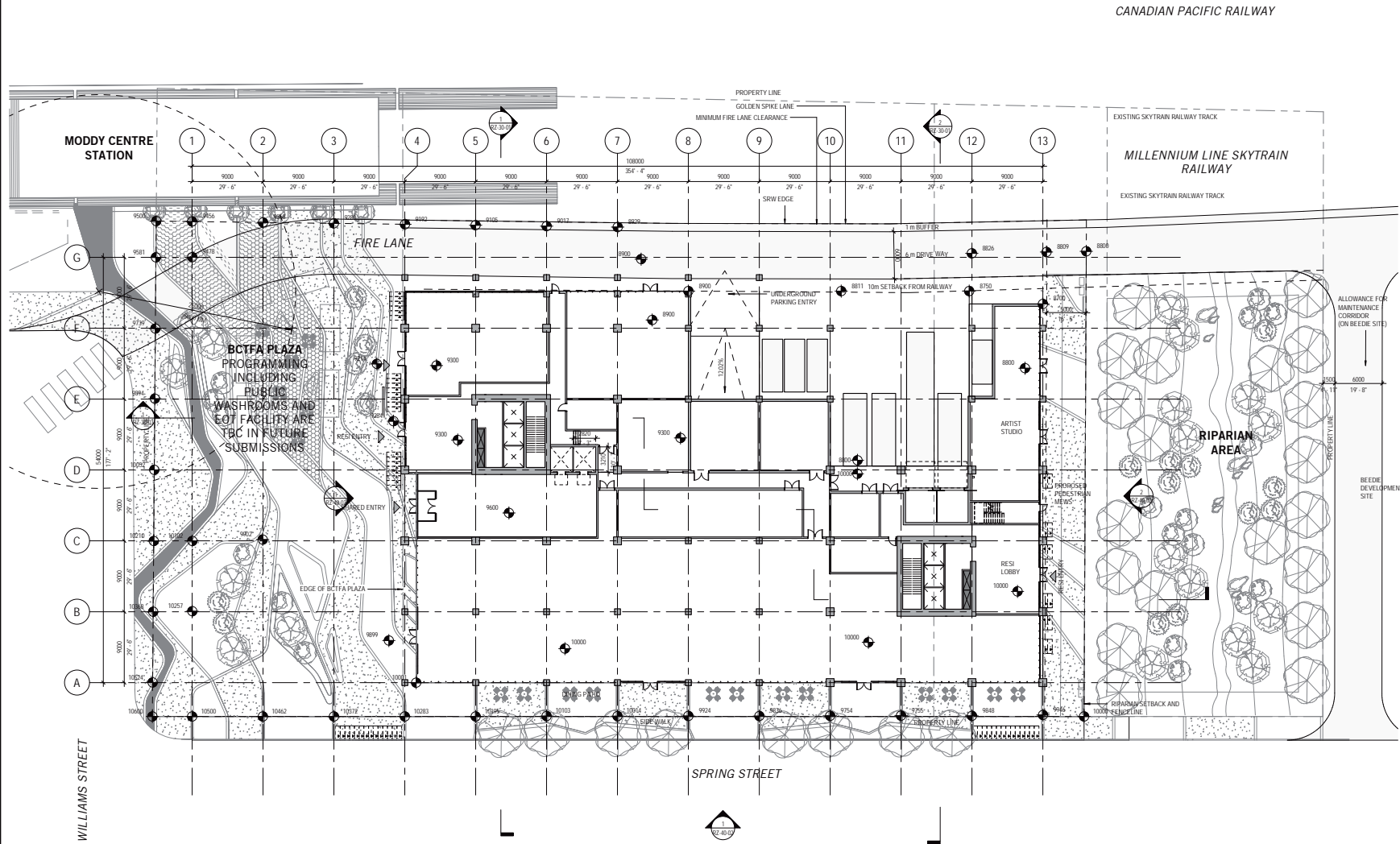
TITLE

SITE PLAN - GRADE

SHEET NUMBER

RZ-00-01

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1 SITE PLAN - GRADE
1:250

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JUNE 29, 2023



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PCI - SPRING STREET
60 Williams Street and 3006-3022
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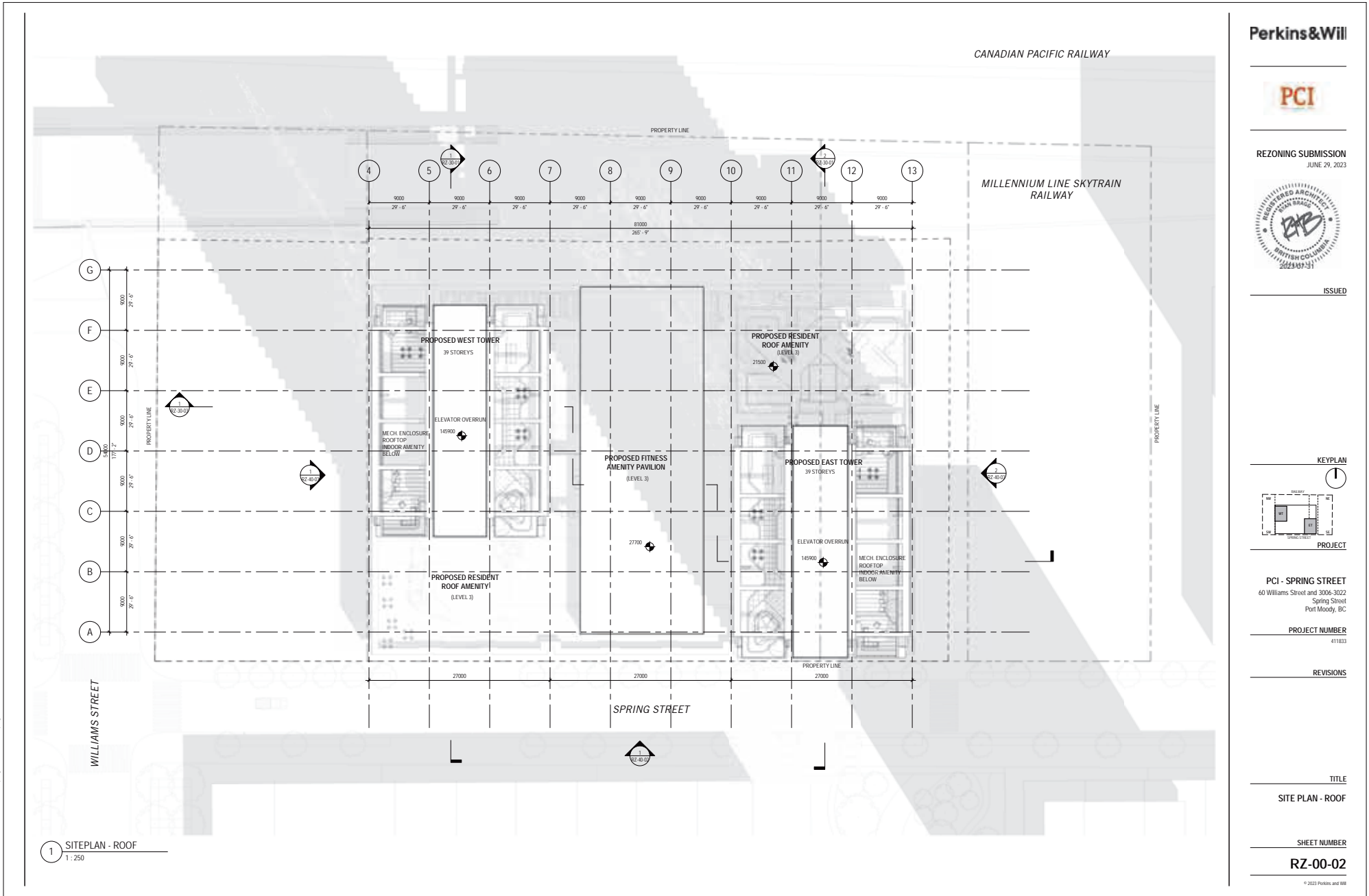
TITLE

SITE PLAN - ROOF

SHEET NUMBER

RZ-00-02

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1 SITEPLAN - ROOF
1:250

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JUNE 29, 2023



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TITLE

FLOOR PLAN - PARKADE
P4

SHEET NUMBER

RZ-00-03

PARKING STALL LEGEND



USES

- R RESIDENTIAL
- R V RESIDENTIAL VISITOR
- R PL RESIDENTIAL PASSENGER LOADING
- R L RESIDENTIAL LOADING
- CS CAR SHARE
- RT RETAIL
- RT PL RETAIL PASSENGER LOADING
- RT L RETAIL LOADING
- GC GROCERY
- GC PL GROCERY PASSENGER LOADING
- GC L GROCERY LOADING

TYPES

- ST STANDARD
- SM SMALL
- W WIDE
- ACC ACCESSIBLE
- A CLASS A
- B CLASS B

PARKING STATS SUMMARY - P4

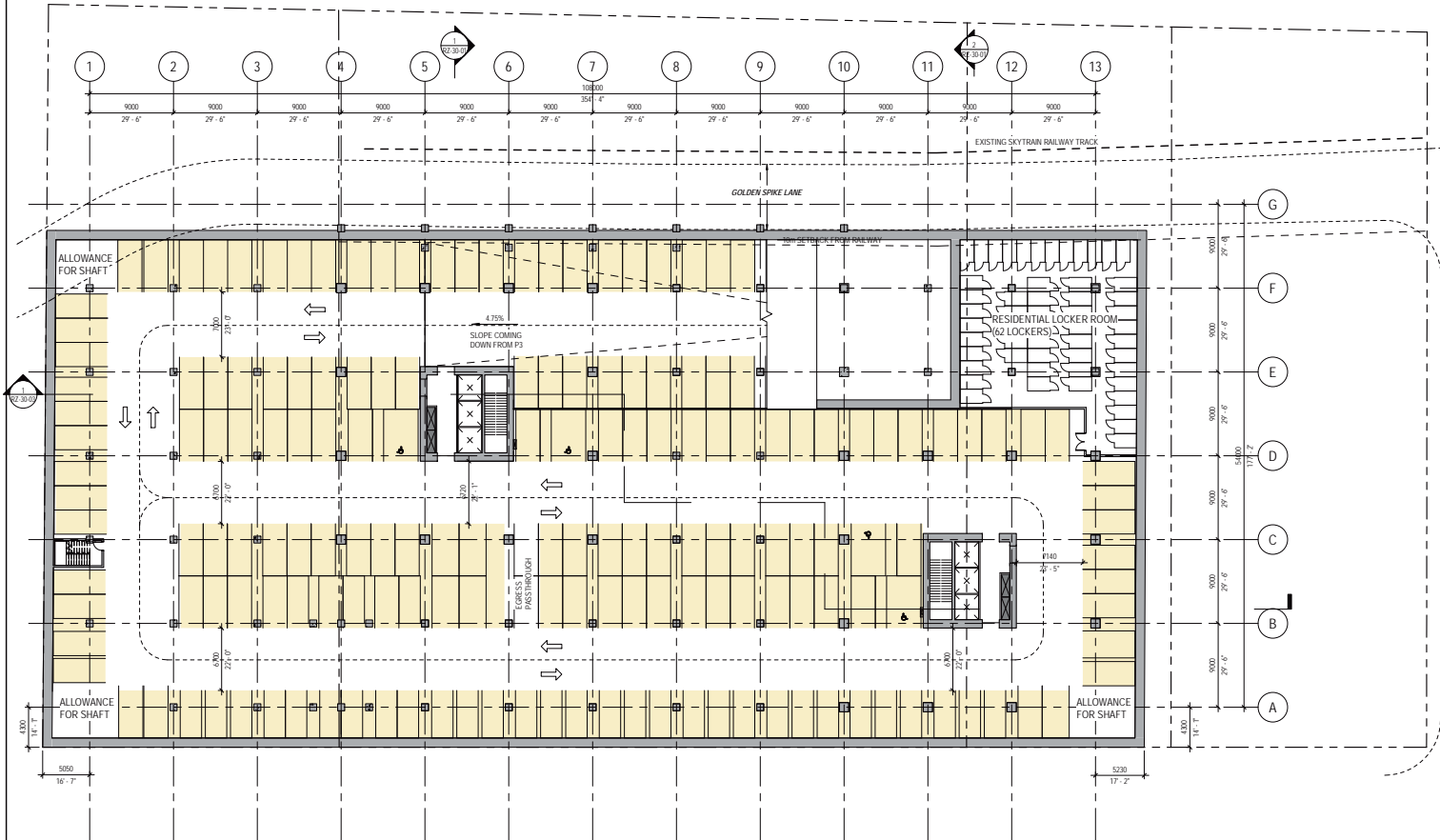
Parking Use	Parking Size	Count
RES ACC		4
RES SM		33
RES STD		154
TOTAL RESIDENTIAL PARKING - P4: 191		

PARKING - SUM - ALL LEVELS

Parking Use	Count
ARTIST	8
MODO	8
RES	423
SHARED	166
Grand total:	605

COLOR LEGEND

- RESIDENTIAL
- SHARED PARKING
- ARTIST STUDIO
- MODO
- MECH
- BOH



1 PARKADE LEVEL P4
1: 250

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FLOOR PLAN - PARKADE
P3

SHEET NUMBER

RZ-00-04

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PARKING STALL LEGEND



USES

- R RESIDENTIAL
- R V RESIDENTIAL VISITOR
- R PL RESIDENTIAL PASSENGER LOADING
- R L RESIDENTIAL LOADING
- CS CAR SHARE
- RT RETAIL
- RT PL RETAIL PASSENGER LOADING
- RT L RETAIL LOADING
- GC GROCERY
- GC PL GROCERY PASSENGER LOADING
- GC L GROCERY LOADING

TYPES

- ST STANDARD
- SM SMALL
- W WIDE
- ACC ACCESSIBLE
- A CLASS A
- B CLASS B

PARKING STATS SUMMARY - P3

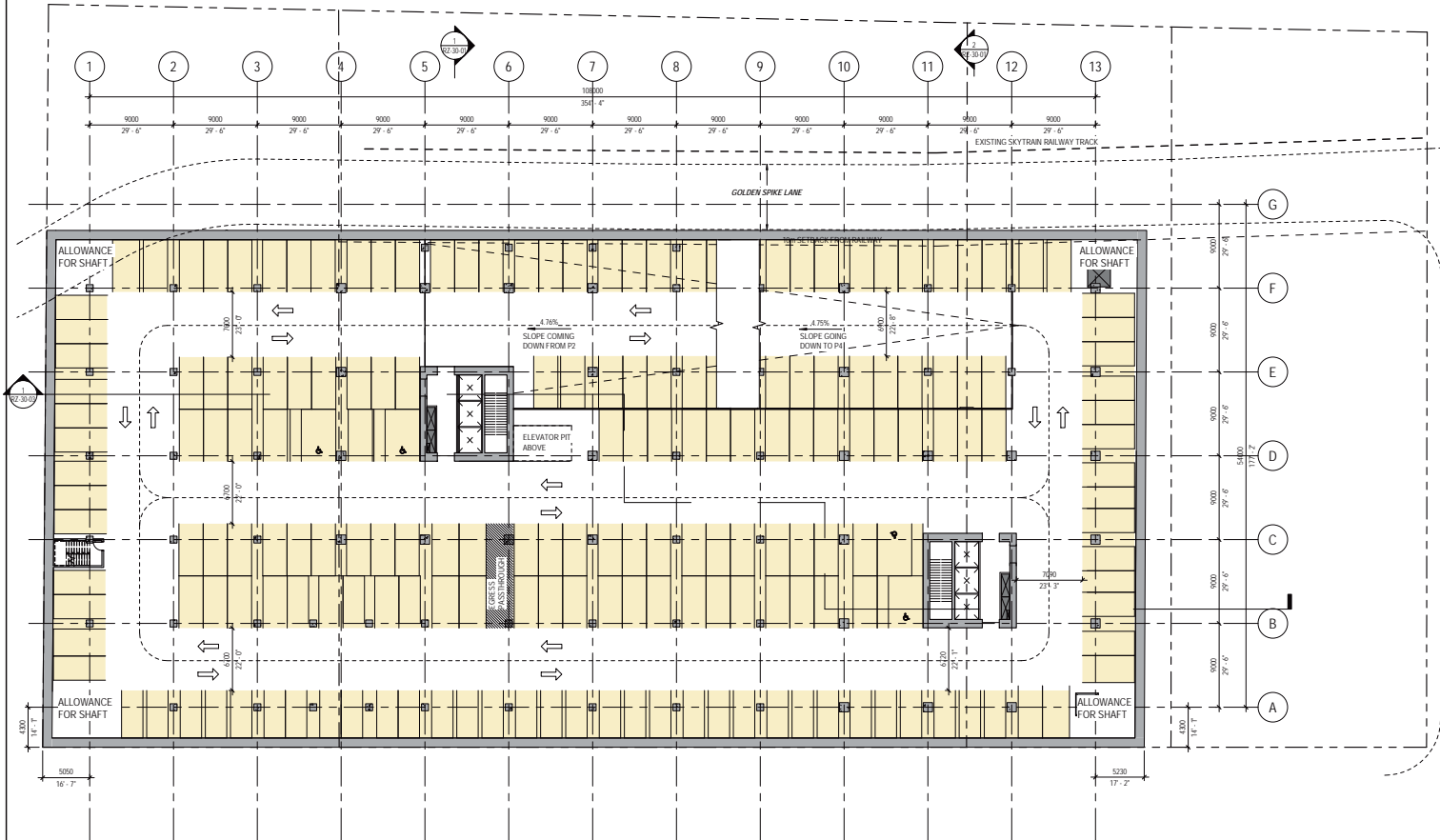
Parking Use	Parking Size	Count
RES ACC		4
RES SM		37
RES STD		152
TOTAL PARKING - P3 193		

PARKING - SUM - ALL LEVELS

Parking Use	Count
ARTIST	8
MODO	8
RES	423
SHARED	166
Grand total:	605

COLOR LEGEND

- RESIDENTIAL
- SHARED PARKING
- ARTIST STUDIO
- MODO
- MECH
- BOH



1 PARKADE LEVEL P3
1:250

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REZONING SUBMISSION
JUNE 29, 2023



ISSUED

PARKING STALL LEGEND



USES

- R RESIDENTIAL
- R V RESIDENTIAL VISITOR
- R PL RESIDENTIAL PASSENGER LOADING
- R L RESIDENTIAL LOADING
- CS CAR SHARE
- RT RETAIL
- RT PL RETAIL PASSENGER LOADING
- RT L RETAIL LOADING
- GC GROCERY
- GC PL GROCERY PASSENGER LOADING
- GC L GROCERY LOADING

TYPES

- ST STANDARD
- SM SMALL
- W WIDE
- ACC ACCESSIBLE
- A CLASS A
- B CLASS B

PARKING STATS SUMMARY - P2

Parking Use	Parking Size	Count
RES	ACC	11
RES	SM	7
RES	STD	131
RES: 39		
SHARED	ACC	4
SHARED	SM	30
SHARED	STD	88
SHARED: 122		
TOTAL PARKING - P2: 161		

PARKING - SUM - ALL LEVELS

Parking Use	Count
ARTIST	8
MODE	8
RES	423
SHARED	166
Grand total: 605	

COLOR LEGEND

- RESIDENTIAL
- SHARED PARKING
- ARTIST STUDIO
- MODE
- MECH
- BOH

KEYPLAN



PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

TITLE

FLOOR PLAN - PARKADE P2

SHEET NUMBER

RZ-00-05



2 PARKADE LEVEL P2
1: 250



REZONING SUBMISSION
JUNE 29, 2023



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KEYPLAN



PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

TITLE

FLOOR PLAN - PARKADE
P1

SHEET NUMBER

RZ-00-06

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PARKING STALL LEGND



USES

- R RESIDENTIAL
- R V RESIDENTIAL VISITOR
- R PL RESIDENTIAL PASSENGER LOADING
- R L RESIDENTIAL LOADING
- CS CAR SHARE
- RT RETAIL
- RT PL RETAIL PASSENGER LOADING
- RT L RETAIL LOADING
- GC GROCERY
- GC PL GROCERY PASSENGER LOADING
- GC L GROCERY LOADING

TYPES

- ST STANDARD
- SM SMALL
- W WIDE
- ACC ACCESSIBLE
- A CLASS A
- B CLASS B

PARKING STATS SUMMARY - P1

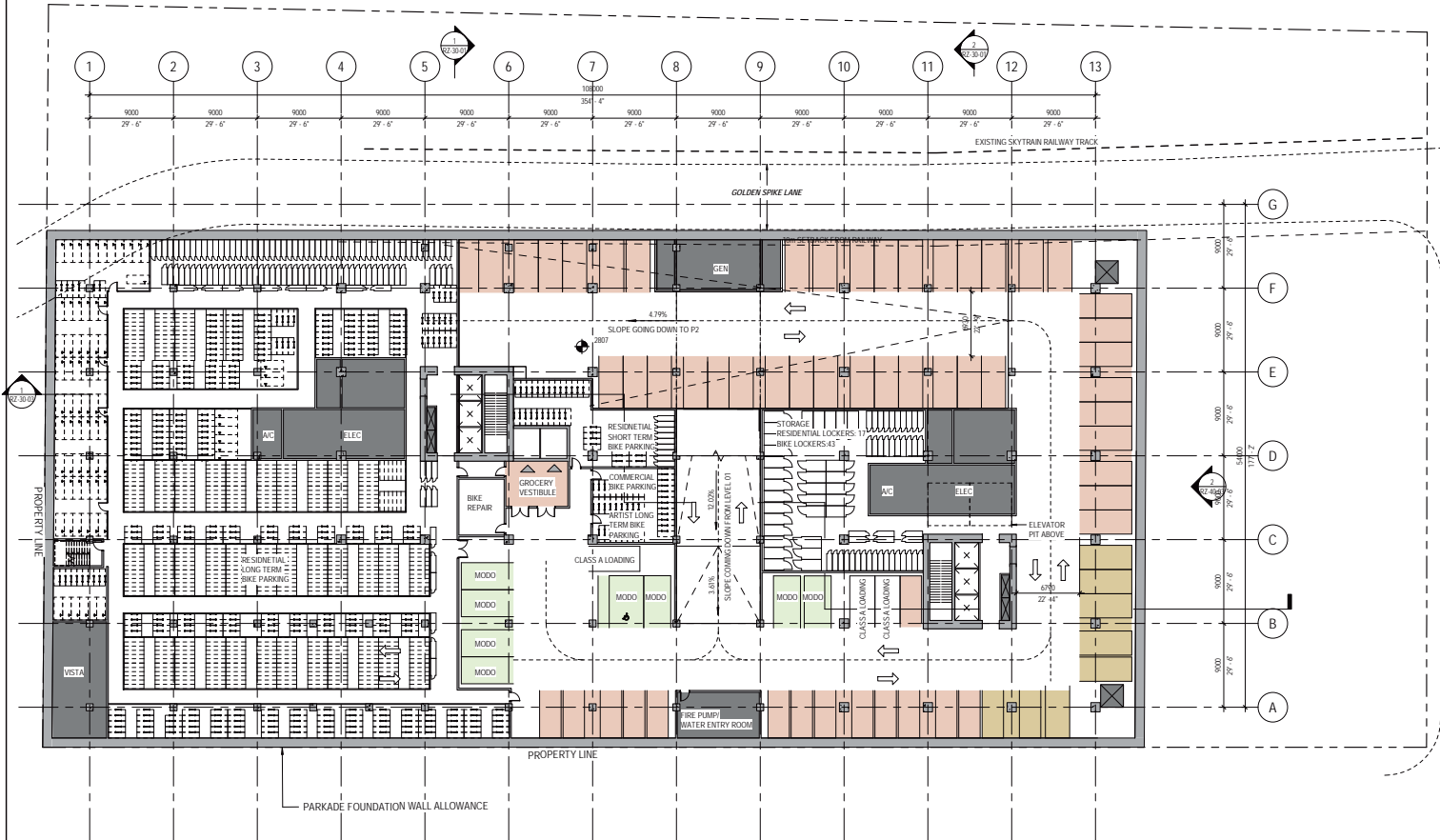
Parking Use	Parking Size	Count
ARTIST	SM	2
ARTIST	STD	6
ARTIST: 8		
MODE	ACC	1
MODE	STD	7
MODE: 8		
SHARED	SM	15
SHARED	STD	29
SHARED: 44		
TOTAL PARKING - P1: 60		

PARKING - SUM - ALL LEVELS

Parking Use	Count
ARTIST	8
MODE	8
RES	423
SHARED	166
Grand total	605

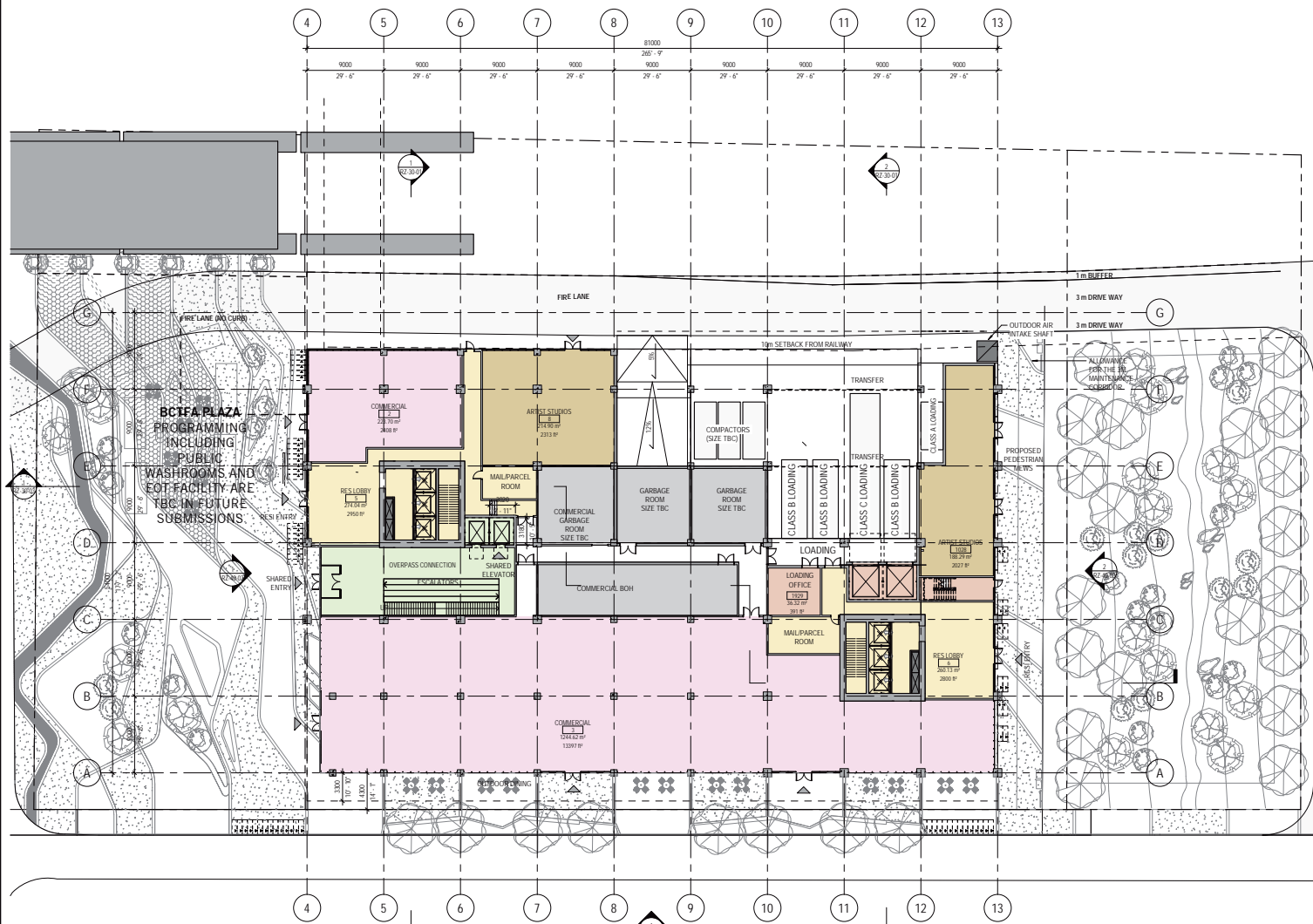
COLOR LEGEND

- RESIDENTIAL
- SHARED PARKING
- ARTIST STUDIO
- MODE
- MECH
- BOH



2 PARKADE LEVEL P1
1:250

2023.06.29.15:16:PM Autodesk Docs\PCI - 2023 Spring Street\A_PCI_1000_Spring_S142.rvt



- COLOR LEGEND**
- RESIDENTIAL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - CRU
 - GROCERY
 - ARTIST STUDIO
 - INDOOR OVERPASS SPACE
 - OUTDOOR OVERPASS SPACE
 - MECH
 - BOH

1 LEVEL 01
1: 250

2023.06.29.15:10:07 PM Autodesk Docs\PCI - 2023 Spring Street\A PCI_100_Spring_S_02.rvt

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KEYPLAN



PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

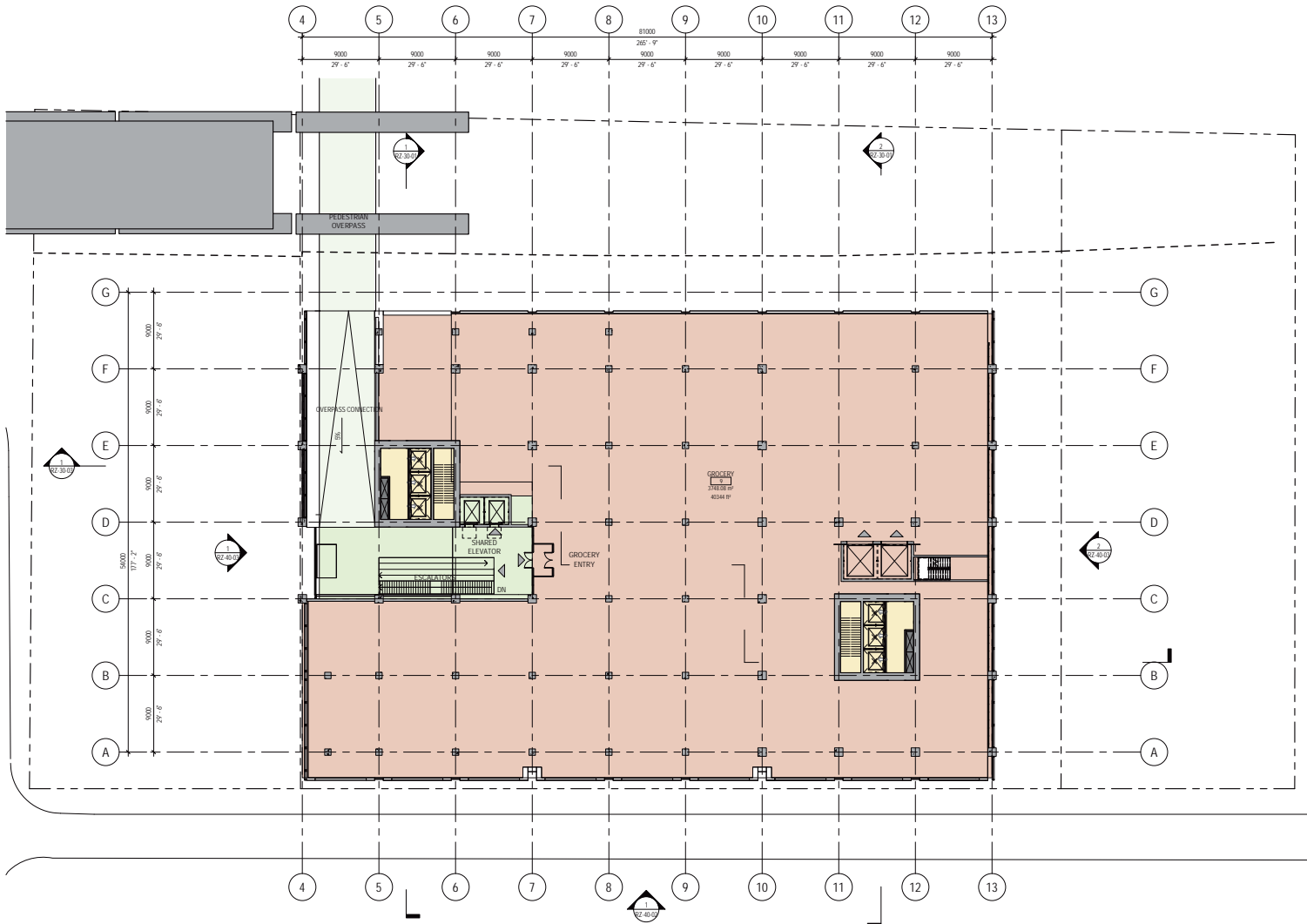
TITLE

FLOOR PLAN - PODIUM
LEVEL 02

SHEET NUMBER

RZ-00-08

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- COLOR LEGEND**
- RESIDENTIAL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - CRU
 - GROCERY
 - ARTIST STUDIO
 - INDOOR OVERPASS SPACE
 - OUTDOOR OVERPASS SPACE
 - MECH
 - BOH

1 LEVEL 02
1:250

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Perkins&Will

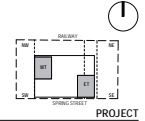


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JUNE 29, 2023



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KEYPLAN



PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

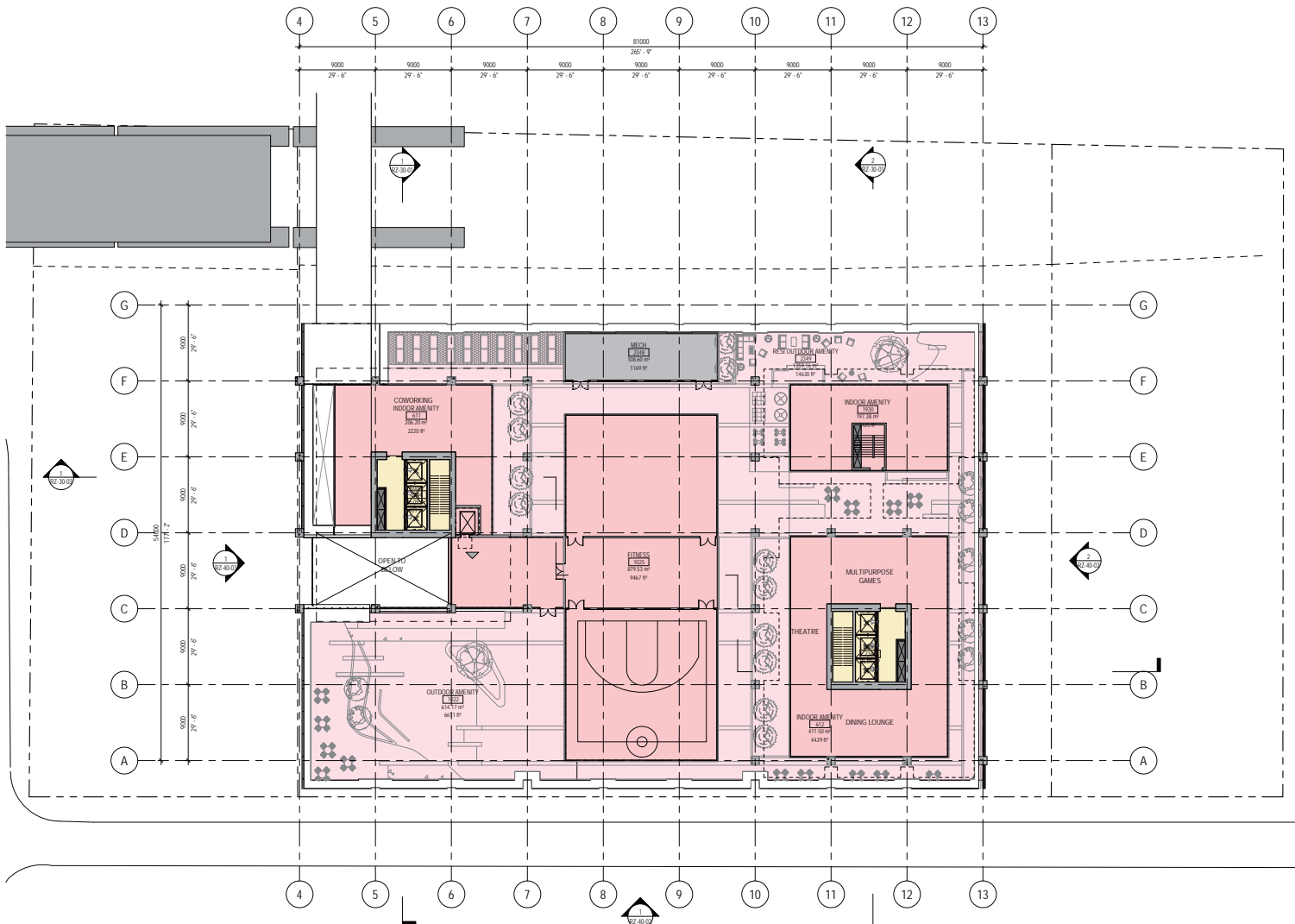
TITLE

FLOOR PLAN - PODIUM
ROOF LEVEL 03

SHEET NUMBER

RZ-00-09

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- COLOR LEGEND**
- RESIDENTIAL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - CRU
 - GROCERY
 - ARTIST STUDIO
 - INDOOR OVERPASS SPACE
 - OUTDOOR OVERPASS SPACE
 - MECH
 - BOH

1 LEVEL 03
1: 250

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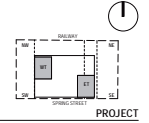


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JUNE 29, 2023



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PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

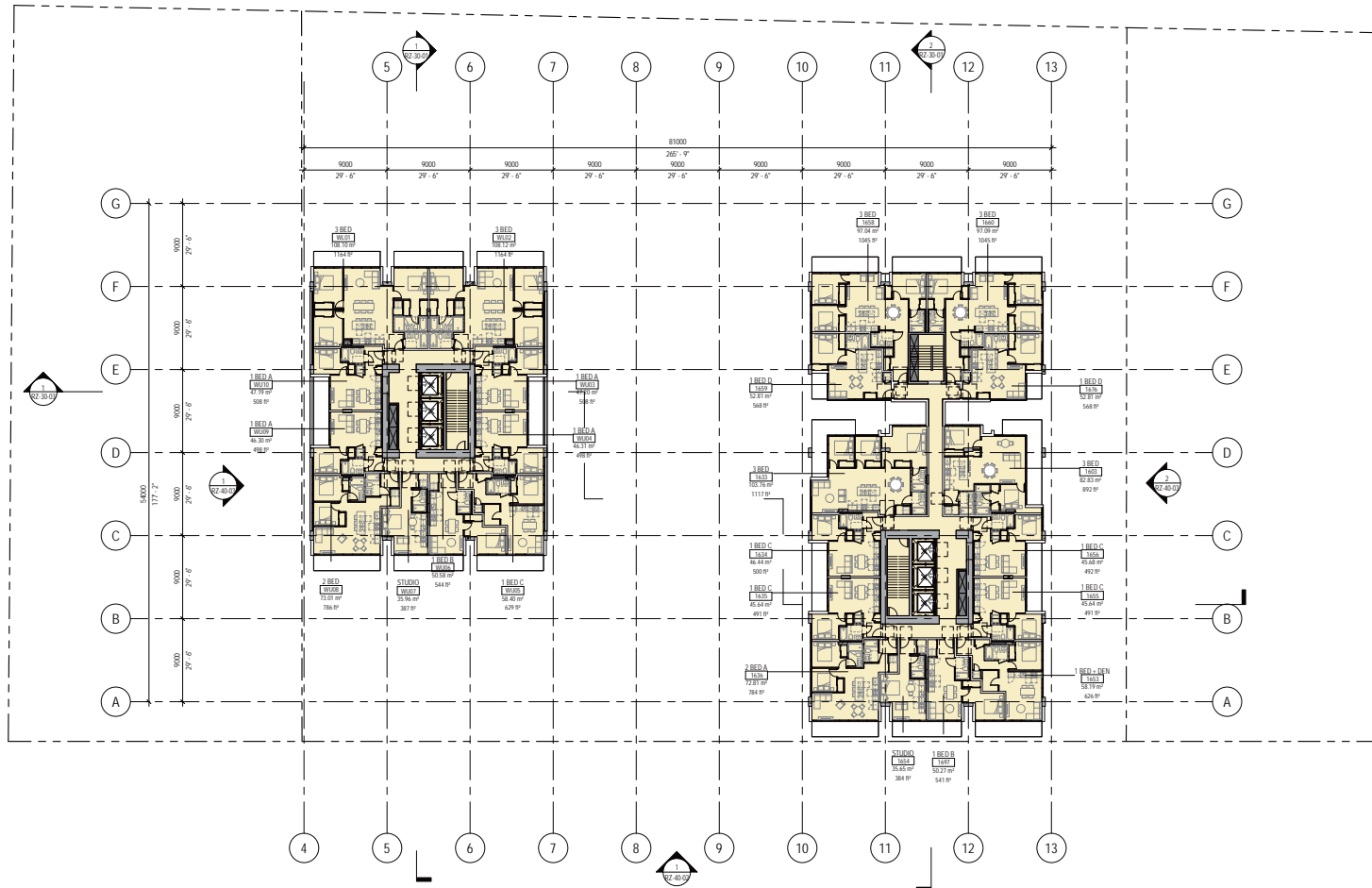
TITLE

FLOOR PLAN - TOWER
TYPICAL LOWER LEVEL

SHEET NUMBER

RZ-00-10

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1 TOWER TYP PLAN - LOWER
1: 250

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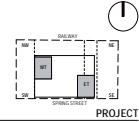


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JUNE 29, 2023



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KEYPLAN



PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
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REVISIONS

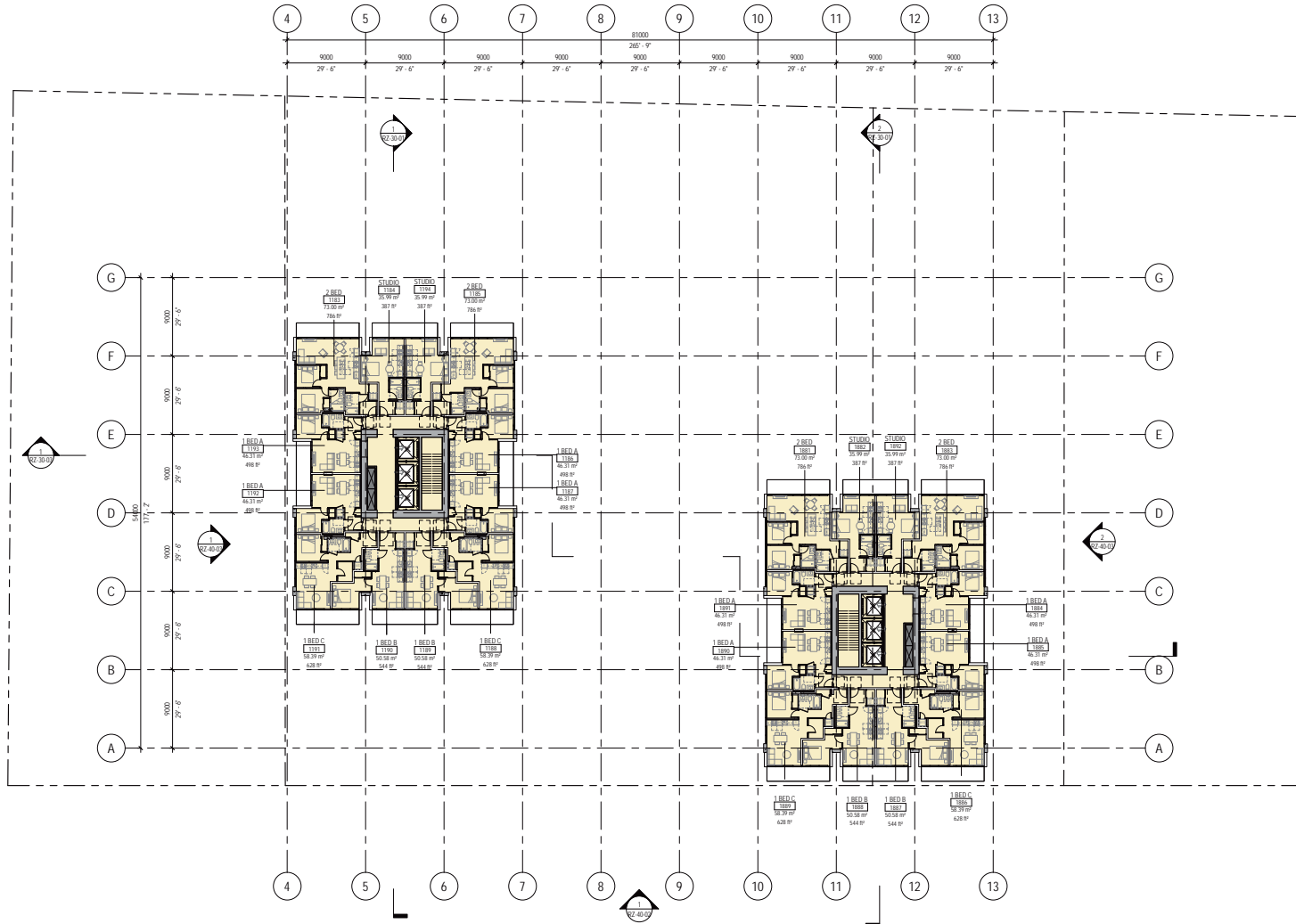
TITLE

FLOOR PLAN - TOWER
TYPICAL MID LEVEL

SHEET NUMBER

RZ-00-12

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1 TOWER TYP PLAN - MIDDLE
1: 250

- COLOR LEGEND
- RESIDENTIAL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - CRU
 - GROCERY
 - ARTIST STUDIO
 - INDOOR OVERPASS SPACE
 - OUTDOOR OVERPASS SPACE
 - MECH
 - BOH

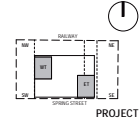


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JUNE 29, 2023



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KEYPLAN



PCI - SPRING STREET
60 Williams Street and 3006-3022
Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

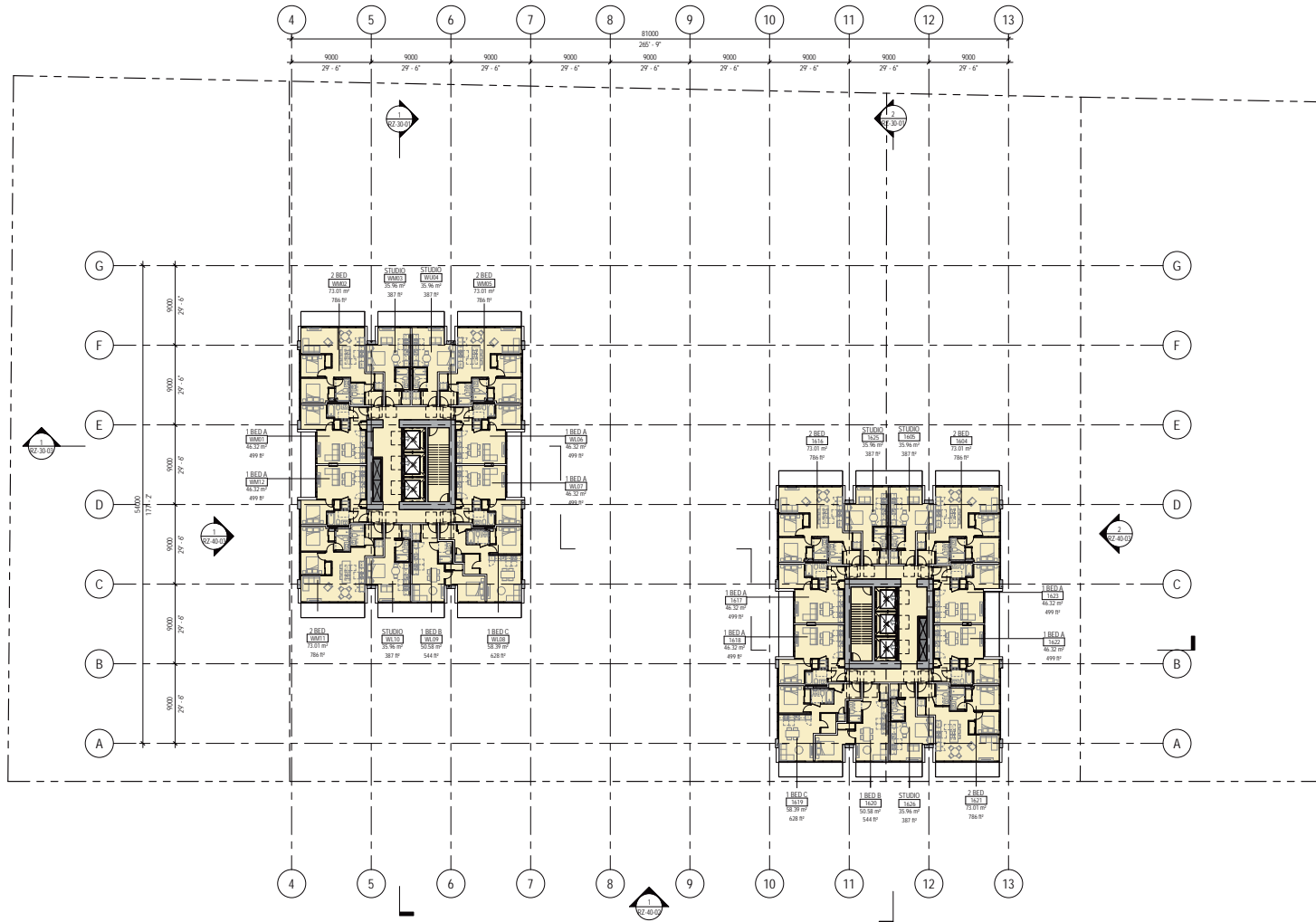
TITLE

FLOOR PLAN - TOWER
TYPICAL UPPER LEVEL

SHEET NUMBER

RZ-00-13

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1 TOWER TYP PLAN - UPPER
1:250

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KEYPLAN



PROJECT

PCI - SPRING STREET
60 Williams Street and 3006-3022 Spring Street
Port Moody, BC

PROJECT NUMBER
411833

REVISIONS

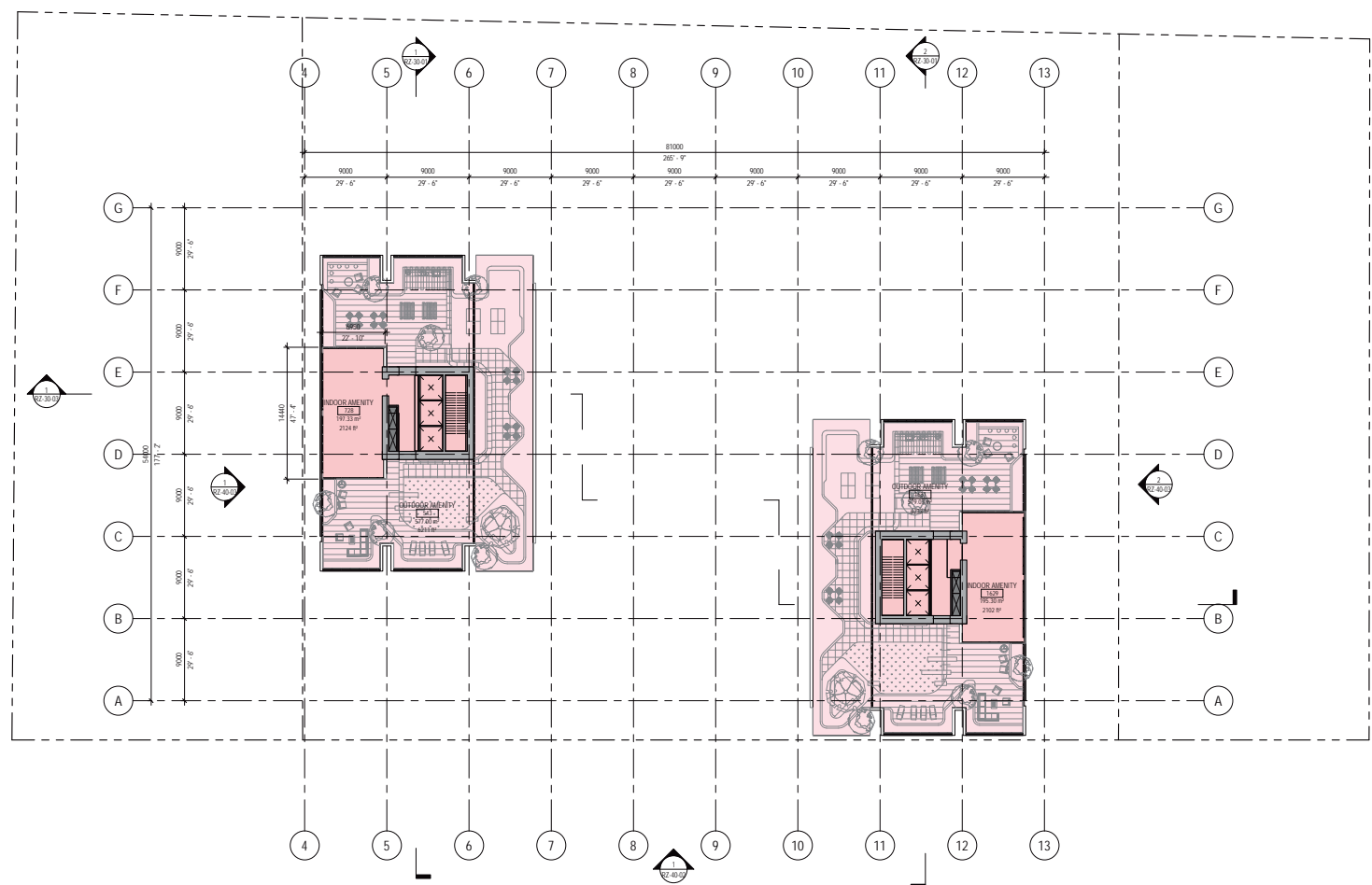
TITLE

FLOOR PLAN - TOWER
ROOF TOP AMENITY

SHEET NUMBER

RZ-00-14

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- COLOR LEGEND**
- RESIDENTIAL
 - INDOOR AMENITY
 - OUTDOOR AMENITY
 - CRU
 - GROCERY
 - ARTIST STUDIO
 - INDOOR OVERPASS SPACE
 - OUTDOOR OVERPASS SPACE
 - MECH
 - BOH

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