

Perkins&Will

PCI
DEVELOPMENTS CORP

CLIENT

PCI DEVELOPMENTS
1035 W. Georgia Road
Vancouver, BC V6E 2Y3
CONTACT
PHONE: (604) 684-1151

ARCHITECTURAL

PERKINS + WILL CANADA ARCHITECTS CO.
175 WEST GEORGINA STREET
VANCOUVER, BC V6E 3C9
CONTACT
PHONE: (604) 684-6446

LANDSCAPE

VAN DER ZALM + ASSOCIATES
102 - 125 KINGSTON WAY
VANCOUVER, BC V6T 3J7
CONTACT
PHONE: (604) 862-0024

COMMUNITY ENGAGEMENT

POTTINGER BRIDG COMMUNITY RELATIONS
837 - 11th St #202
Vancouver, BC V6E 3L2
CONTACT
PHONE: (604) 801-8008

MECHANICAL

TD SYSTEMS
2025 1130 Ave Unit#216
Maple Ridge, BC V2X 4E9
CONTACT
PHONE: (604) 554-9458

ELECTRICAL

NETETZ & ASSOCIATES
2009 W 4th Ave, Vancouver, BC V6J 1N3
CONTACT
PHONE: (604) 738-8562

CIVIL

BINNE
300440 Canada Way
Burnaby, BC V5G 4K6
CONTACT
PHONE: (604) 420-1721

ENVIRONMENTAL

KEYSTONE ENVIRONMENTAL
3004400 Denman St
Burnaby, BC V5G 4G3
CONTACT
PHONE: (604) 430-8611

STRUCTURE

GLYNN SIMPSON
1651 W 5th Ave
Vancouver, BC V6J 1N5
CONTACT
PHONE: (604) 734-8822

CODE

CPT/Olssen Hughes
1651 Rossar Ave #900
Burnaby, BC V5C 6R4
CONTACT
PHONE: (604) 684-2384

GEOTECHNICAL

GEORAFIC
1750 W 7th Ave
Vancouver, BC V6P 3T1
CONTACT
PHONE: (604) 439-0922

ARBORIST

DIAMOND HEAD
3550 Commercial St
Vancouver, BC V5N 4E5
CONTACT
PHONE: (604) 733-4886

TRAFFIC

BUNT & ASSOCIATES
155 W Pender St #1550
Vancouver, BC V6E 3S7
CONTACT
PHONE: (604) 685-4427

PUBLIC ART

BALLARD FINE ART
4504 519 W Pender St
Vancouver, BC V6B 1T3
CONTACT
PHONE: (604) 922-6943

SUSTAINABILITY / LEED

PERKINS + WILL CANADA ARCHITECTS CO.
175 WEST GEORGINA STREET
VANCOUVER, BC V6E 3C9
CONTACT
PHONE: (604) 684-6446

SURVEY

BUTLER SUNDWICK
1668 St. Ann St.
Surrey, BC V4N 3S4
CONTACT
PHONE: (604) 513-8611

ELEVATOR

GUNN
1020 Mainland St #106
Vancouver, BC V5B 2T5
CONTACT
PHONE: (604) 630-2276

WELLBEING

HARRIS CITES
312 Main St Second floor
Vancouver, BC V6A 2T2



PCI - SPRING STREET
Project Number: 411833.000

60 Williams Street and
3006-3022 Spring Street
Port Moody, BC
**ISSUED FOR
DEVELOPMENT PERMIT**

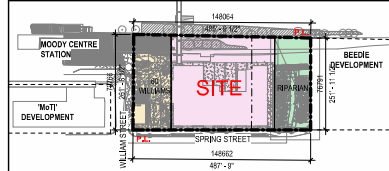
ARCHITECTURE DRAWING SET
SEPTEMBER 27, 2024



PROJECT INFORMATION

PROJECT NAME	60 WILLIAMS STREET AND 3006-3022 SPRING STREET
PROJECT NUMBER	411833
CLIENT ADDRESS	3006, 3008, 3010, 3020, 3022 Spring Street, Port Moody, BC
LEGAL DESCRIPTION	Parcel 1 District Lot 201 Plan BCPO5962, Lot 81 District Lots 190 and 201 Plan 50472
CURRENT ZONING	IM1 (Light Industrial)
PROPOSED ZONING	I2
COMMUNITY PLAN	City of Port Moody Official Community Plan, 2017
PRIMARY APPLICABLE CODES	City of Port Moody Bylaw, 2018 (British Columbia Building Code 2014)

SITE AREA KEYPLAN

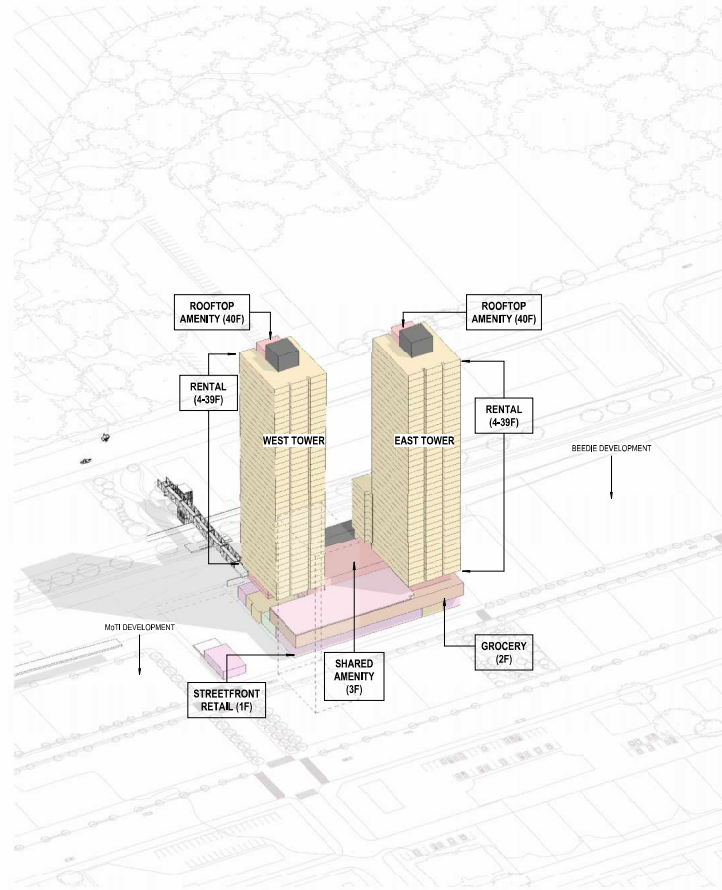


SITE SIZE

GROSS SITE AREA (INCLUDING 60 WILLIAMS)	11,610.29 m ² (124,397 ft ²)
GROSS PCL SITE AREA (EXCLUDING 60 WILLIAMS)	9,107.66 m ² (98,109 ft ²)
NET PCL SITE AREA (EXCLUDING EXCLUDING 60 WILLIAMS, EXCLUDING RPARIAN)	6,782.28 m ² (72,804 ft ²)
SITE COVERAGE - GROSS PCL SITE AREA	50.58 %
BUILDING HEIGHT	
BUILDING STOREYS	MAX ALLOWED 40 PROVIDED 39 + 1 ROOFTOP AMENITY
MAX BUILDING HEIGHT	N/A 138.44 m (454'-2 1/2")

SHEET LIST

DRAWING INDEX		ISSUED FOR REZONING RESUBMISSION 2024-FEB-22	ISSUED FOR CLASS D ESTIMATE 2024-JUN-26	ISSUED FOR DEVELOPMENT PERMIT 2024-SEP-27
01-GENERAL				
DP-G001	PROJECT STATISTICS	•	•	•
DP-G002	PARKING STATISTICS	•	•	•
DP-G003	PARKING DIMENSIONS & SITES	•	•	•
DP-G004	CONTEXT PLAN	•	•	•
DP-G005	CONTEXT PHOTOS	•	•	•
DP-G006	SITE SURVEY	•	•	•
DP-G007	SITE SURVEYING PLAN	•	•	•
DP-G008	BUILDING GRADE	•	•	•
DP-G009	SHADOW STUDY	•	•	•
DP-G010	SITE SECTION N4S	•	•	•
DP-G011	SITE SECTION E-W	•	•	•
02-ARCHITECTURE				
DP-A001	SITE PLAN	•	•	•
DP-A102	FLOOR PLAN - PARKADE P3	•	•	•
DP-A103	FLOOR PLAN - PARKADE P2	•	•	•
DP-A104	FLOOR PLAN - PARKADE P1	•	•	•
DP-A105	FLOOR PLAN - GROUND LEVEL 01	•	•	•
DP-A106	FLOOR PLAN - PODIUM LEVEL 02	•	•	•
DP-A107	FLOOR PLAN - PODIUM ROOF LEVEL 03	•	•	•
DP-A108	FLOOR PLAN - TOWER TYPICAL LOWER LEVEL	•	•	•
DP-A109	FLOOR PLAN - TOWER E ROOF LEVEL 12	•	•	•
DP-A110	FLOOR PLAN - TOWER TYPICAL UPPER LEVEL	•	•	•
DP-A111	FLOOR PLAN - TOWER TYPICAL UPPER LEVEL UNIT LAYOUT	•	•	•
DP-A112	FLOOR PLAN - TOWER ROOF TOP AMENITY	•	•	•
DP-A113	FLOOR PLAN - TOWER ROOF TOP MECH	•	•	•
DP-A114	FLOOR PLAN - TOWER ROOF TOP	•	•	•
DP-A115	FLOOR PLAN - EAST TOWER TYPICAL LOWER LEVEL UNIT LAYOUT	•	•	•
DP-A116	FLOOR PLAN - EAST TOWER LEVEL 12 UNIT LAYOUT	•	•	•
DP-A117	FLOOR PLAN - EAST TOWER TYPICAL UPPER LEVEL UNIT LAYOUT	•	•	•
DP-A118	FLOOR PLAN - WEST TOWER TYPICAL LOWER LEVEL UNIT LAYOUT	•	•	•
DP-A119	FLOOR PLAN - WEST TOWER TYPICAL UPPER LEVEL UNIT LAYOUT	•	•	•
DP-A201	BUILDING ELEVATIONS - EAST & WEST	•	•	•
DP-A202	BUILDING ELEVATIONS - EAST & WEST	•	•	•
DP-A203	BUILDING ELEVATIONS - NORTH	•	•	•
DP-A204	BUILDING ELEVATIONS - SOUTH	•	•	•
DP-A205	ENVELOPE DESIGN INTENT - PODIUM - WEST & EAST	•	•	•
DP-A206	ENVELOPE DESIGN INTENT - PODIUM - NORTH & SOUTH	•	•	•
DP-A207	ENVELOPE DESIGN INTENT - TOWER - WEST & EAST	•	•	•
DP-A208	ENVELOPE DESIGN INTENT - TOWER - NORTH & SOUTH	•	•	•
DP-A300	PAVILION DESIGN - 1/2	•	•	•
DP-A301	PAVILION DESIGN - 2/2	•	•	•
DP-A302	PEDESTRIAN BRIDGE DESIGN - 1/2	•	•	•
DP-A303	PEDESTRIAN BRIDGE DESIGN - 2/2	•	•	•
DP-A304	SECTION N4S	•	•	•
DP-A305	SECTION E-W	•	•	•
03-FAR				
DP-FAR001	FAR SUMMARY	•	•	•
DP-FAR101	FLOOR PLAN - LEVEL 01	•	•	•
DP-FAR102	FLOOR PLAN - LEVEL 02	•	•	•
DP-FAR103	FLOOR PLAN - LEVEL 03	•	•	•
DP-FAR104	FLOOR PLAN - WEST TOWER	•	•	•
DP-FAR105	FLOOR PLAN - EAST TOWER	•	•	•



2 MASS DIAGRAM

UNIT MIX - TOTAL

UNIT TYPE	RESIDENTIAL RENTAL UNIT MIX		AVERAGE AREA	%
	GPM REQUIRED	PROVIDED		
STUDIO	140	140	35.48 m ²	16.2%
1 BED	405	405	49.60 m ²	46.8%
1 BED + DEN	87	87	69.39 m ²	13.1%
2 BED	20.4%	179	70.39 m ²	20.7%
3 BED	5.4%	54	88.85 m ²	6.2%
TOTAL 865	865			

ADAPTABLE UNITS PROVIDED: 84% (804)

MARKET RENTAL UNIT MIX - TOTAL

UNIT TYPE	MARKET - RESIDENTIAL RENTAL UNIT MIX		AVERAGE AREA	%
	PROVIDED			
STUDIO	140	140	35.48 m ²	17.1%
1 BED	175	175	49.68 m ²	48.3%
1 BED + DEN	87	87	58.36 m ²	10.6%
2 BED	170	170	70.39 m ²	20.7%
3 BED	49	49	88.79 m ²	6.0%
TOTAL 621	621			

MARKET RENTALS DISTRIBUTION PER TOWER

WEST TOWER - RESIDENTIAL RENTAL UNIT MIX				
UNIT TYPE	PROVIDED	AVERAGE AREA	%	
1 BED	175	49.68 m ²	48.3%	
2 BED	54	70.37 m ²	28.0%	
3 BED	44	89.33 m ²	11.3%	
TOTAL 382	382			

EAST TOWER - RESIDENTIAL RENTAL UNIT MIX

UNIT TYPE	PROVIDED	AVERAGE AREA	%	
1 BED	200	49.15 m ²	43.6%	
1 BED + DEN	87	58.36 m ²	10.0%	
2 BED	76	70.40 m ²	16.6%	
3 BED	8	86.01 m ²	1.7%	
TOTAL 459	459			

BELOW MARKET RENTAL UNIT MIX - TOTAL

BELOW MARKET - RESIDENTIAL RENTAL UNIT MIX				
UNIT TYPE	GPM REQUIRED	PROVIDED	AVERAGE AREA	%
2 BED	20% MIN.	9	70.39 m ²	20.8%
3 BED	20% MIN.	5	89.45 m ²	11.4%
TOTAL 44	44			

BELOW MARKET RENTAL UNIT DISTRIBUTION PER TOWER

BELOW MARKET - RESIDENTIAL RENTAL UNIT MIX - WEST TOWER				
UNIT TYPE	COUNT	AVERAGE AREA	%	
2 BED	4	70.30 m ²	16.7%	
3 BED	5	89.45 m ²	20.8%	
TOTAL 24	24			

BELOW MARKET - RESIDENTIAL RENTAL UNIT MIX - EAST TOWER

UNIT TYPE	COUNT	AVERAGE AREA	%	
2 BED	5	70.46 m ²	25.0%	
TOTAL 20	20			

FAR SUMMARY

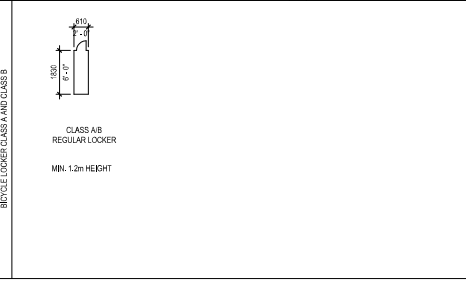
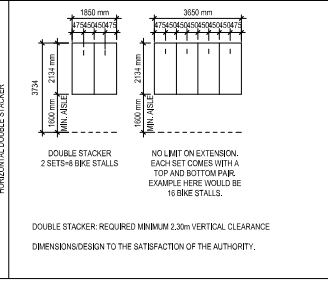
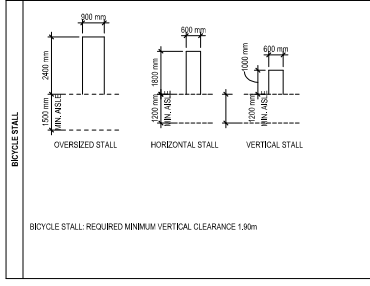
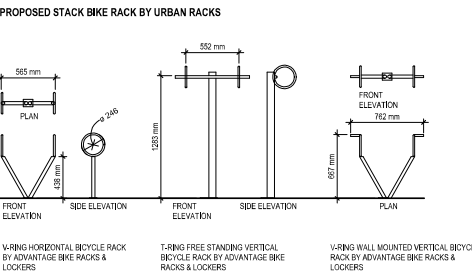
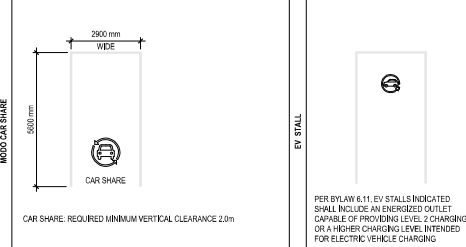
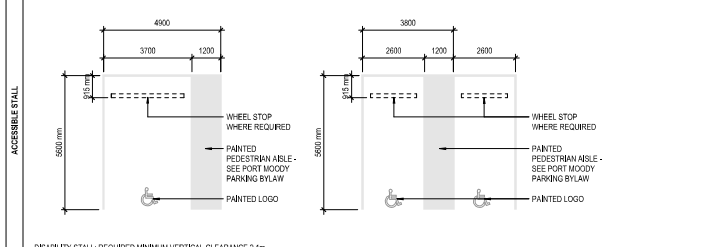
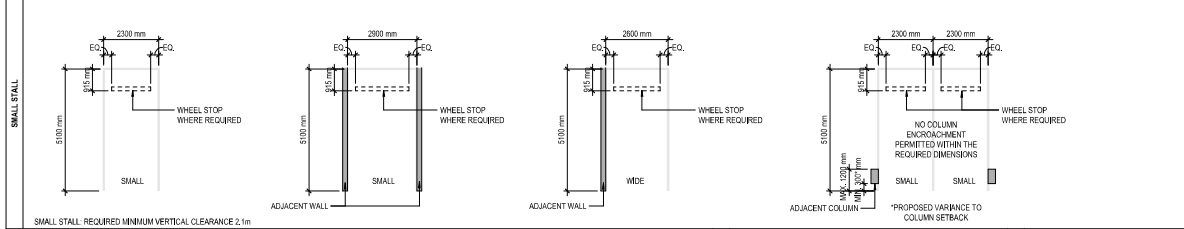
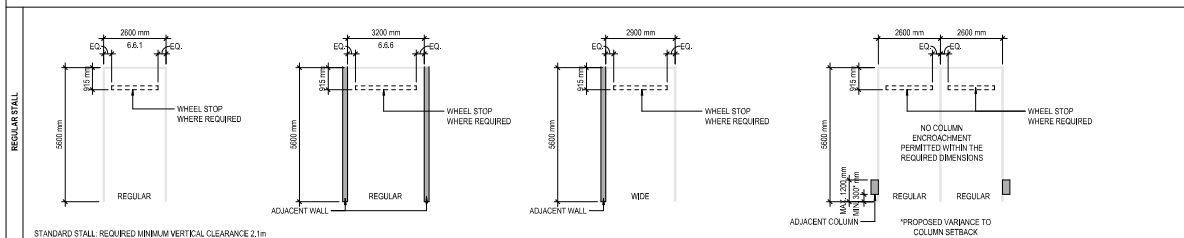
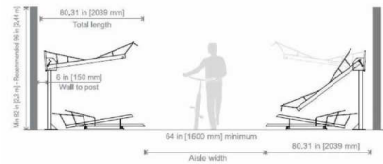
TOTAL GFA	
	68326.11 m ² / 735458 ft ²
FAR EXCLUSION AREA	
ADAPTABILITY EXCLUSION	854.90 m ² / 9165 ft ²
AMENITY	2,724.33 m ² / 29286 ft ²
COMMON AREA	16.51 m ² / 178 ft ²
HMV EXCLUSION	1213.47 m ² / 13062 ft ²
SERVICE EXCLUSION	865.44 m ² / 9262 ft ²
TOTAL	5254.65 m ² / 56625 ft ²
PROVIDED FAR AREA	
ARTIST	399.80 m ² / 4303 ft ²
BEL CIV MARKET RENTAL	3124.90 m ² / 33636 ft ²
COMMERCIAL COMMON AREA	548.80 m ² / 5893 ft ²
CRU	5249.07 m ² / 56500 ft ²
MARKET RENTAL	53746.22 m ² / 578552 ft ²
TOTAL	63071.85 m ² / 678901 ft ²
FAR CALCULATION	
FAR AREA	63071.85 m ² / 678901 ft ²
SITE AREA	9708 m ² / 10540 ft ²
FAR	6.5



REFERENCE: CITY OF PORT MOODY ZONING BYLAW NO. 8317
https://www.portmoody.ca/comm/Services/Docs.aspx?docnumber=461917

PORT MOODY PARKING BYLAW - PARKING & BYCYCLE STALL DIMENSIONS

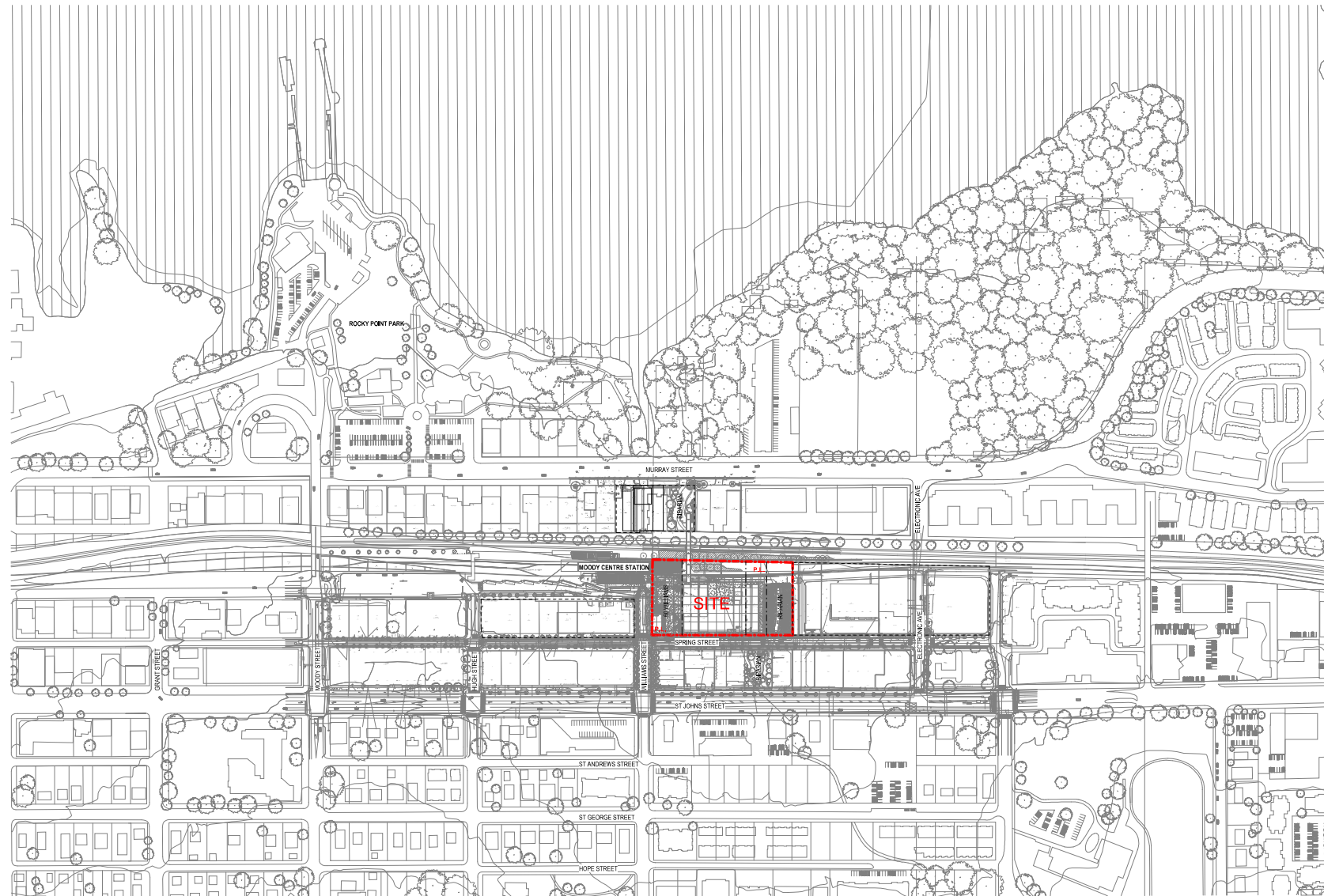
TYPES
ST STANDARD
SM SMALL
SM W SMALL WIDE
W WIDE
ACC ACCESSIBLE



2 BICYCLE RACKS
1:25

1 PARKING & BIKE STALL DIMENSIONS - PORT MOODY
1:100

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1 CONTEXT PLAN
1:2000

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DEVELOPMENT PERMIT
SEPTEMBER 27, 2024



ISSUED FOR REZONING
RESUBMISSION 2024/10/22
ISSUED FOR DEVELOPMENT
PERMIT 2024/10/27

KEY PLAN



PROJECT

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

PROJECT NUMBER
41833

REVISIONS

TITLE

CONTEXT PLAN

SHEET NUMBER

DP-G004

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ISSUED FOR DEVELOPMENT
PERMIT 2024/09/27

KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

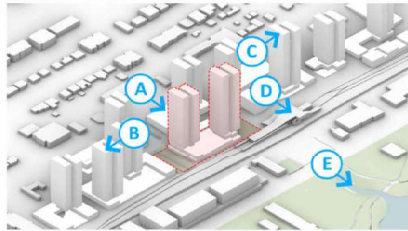
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CONTEXT PHOTOS

SHEET NUMBER

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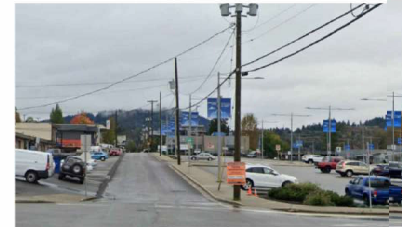
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Key Plan



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.

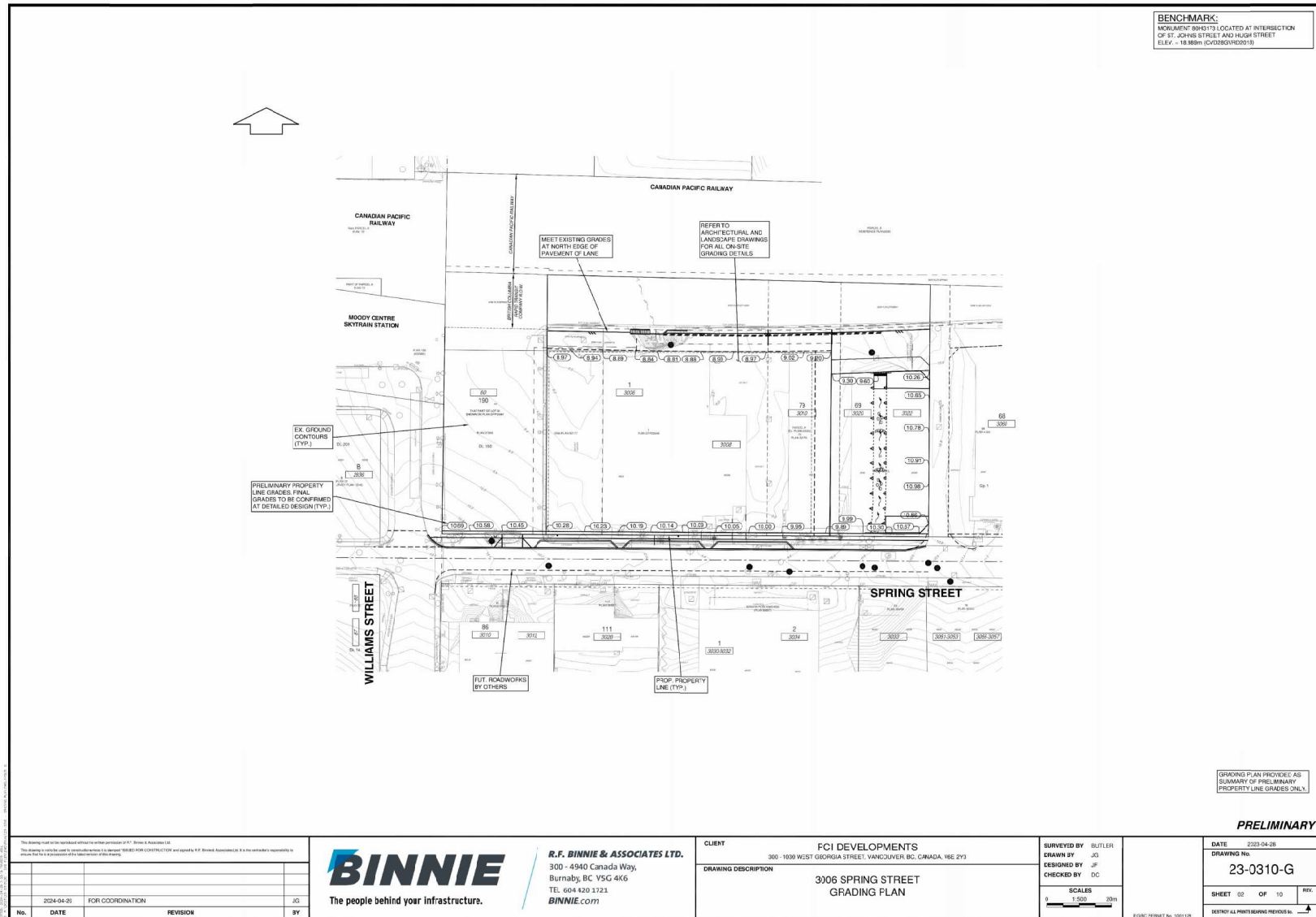


View E. Indicating creek edge with Burrara Inlet. Source: Google.



View A. Looking towards north on Spring St

PROPOSED SITE



BENCHMARK:
 NORBERT 6941131 LOCATED AT INTERSECTION
 OF ST. JOHN'S STREET AND HUGH STREET
 ELEV. = 18.868m (CVD080VH02019)

GRADING PLAN PROVIDED AS
 SUMMARY OF PRELIMINARY
 PROPERTY LINE GRADES ONLY

PRELIMINARY

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No.	DATE	FOR COORDINATION	REVISION	BY
001	2024-04-25	FOR COORDINATION		JG

BINNIE
 The people behind your infrastructure.

R.F. BINNIE & ASSOCIATES LTD.
 300 - 4940 Canada Way,
 Burnaby, BC V5G 4K6
 TEL. 604 420 3723
BINNIE.com

CLIENT
 FCI DEVELOPMENTS
 300 - 1030 WEST GEORGIA STREET, VANCOUVER, BC, CANADA, V6E 2Y3

DRAWING DESCRIPTION
 3006 SPRING STREET
 GRADING PLAN

SURVEYED BY BUTLER
DRAWN BY JG
DESIGNED BY JF
CHECKED BY DC

SCALES
 1:500
 20m

© SDC PERMIT No. 100128

DATE 2024-04-28

DRAWING No.
 23-0310-G

SHEET 02 OF 10 **REV.**

*BUILDING GRADE - NTS - REFER TO SOURCE DOCUMENT.

Perkins&Will

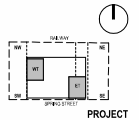
PCI

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DEVELOPMENT PERMIT
SEPTEMBER 27, 2024



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RESUBMISSION
ISSUED FOR DEVELOPMENT 2024/1627
PERMIT

KEYPLAN



PROJECT

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

PROJECT NUMBER
41833

REVISIONS

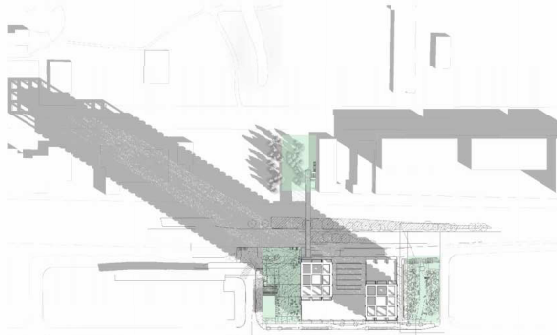
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SHADOW STUDY

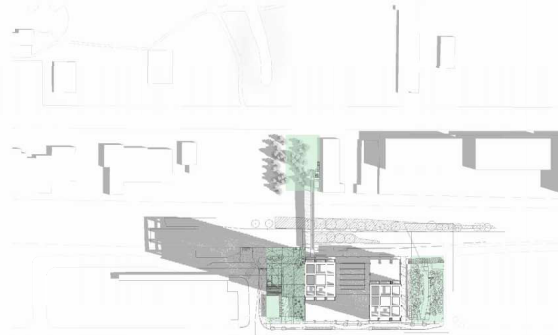
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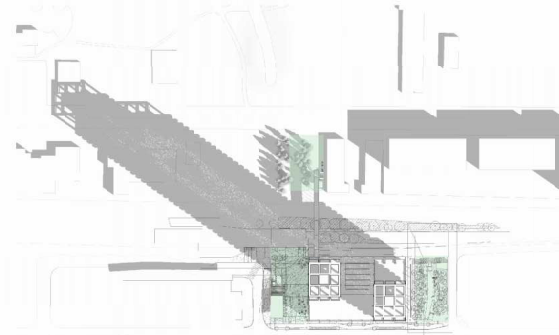
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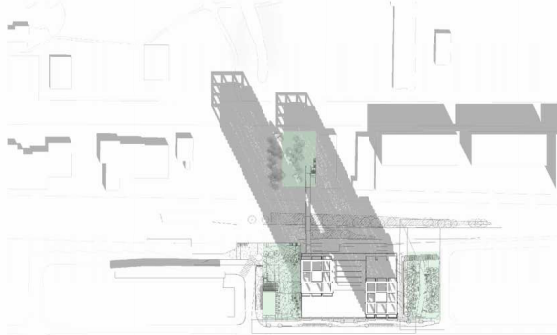
March 21st 10 am



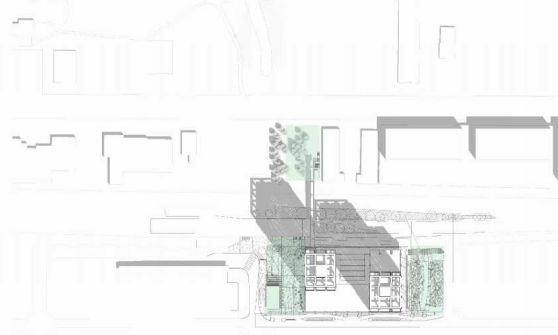
June 21st 10 am



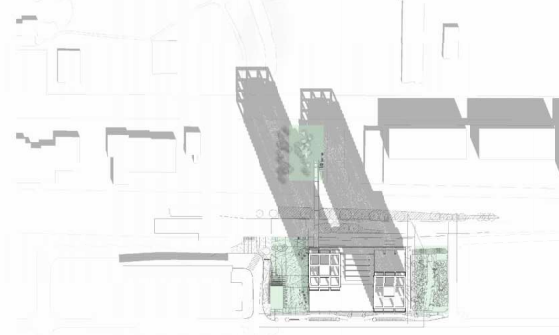
September 21st 10 am



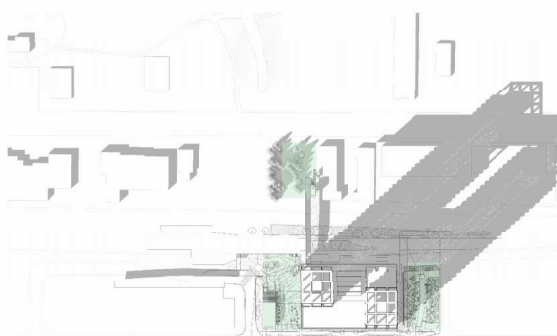
March 21st 12 pm



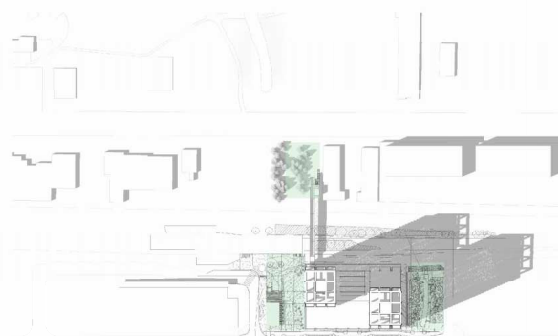
June 21st 12 pm



September 21st 12 pm



March 21st 4 pm

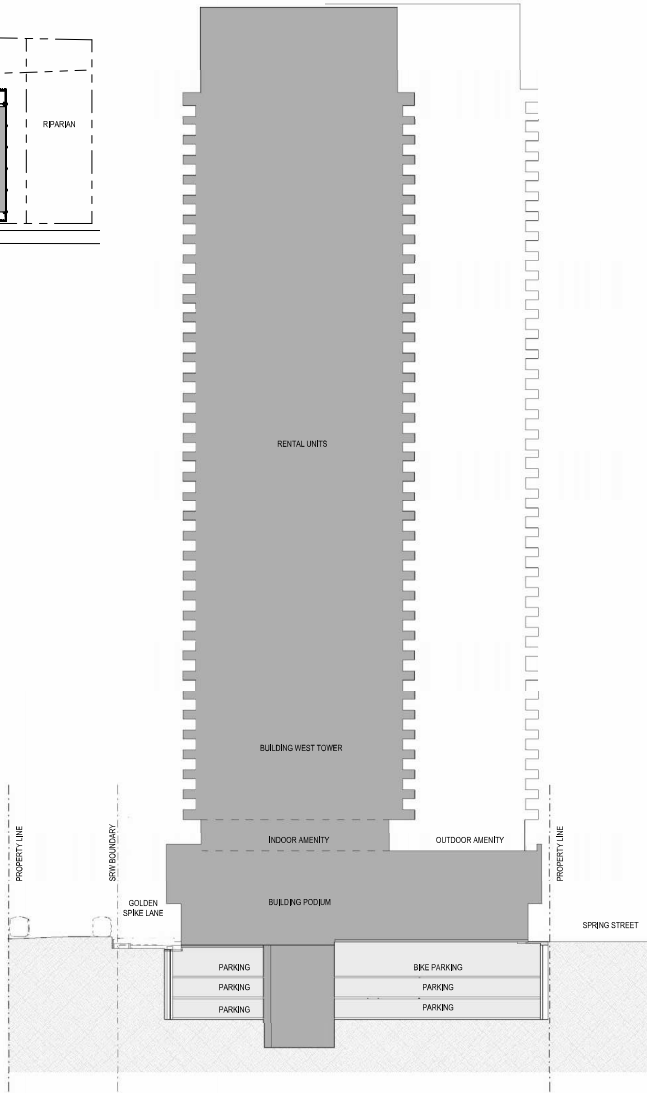
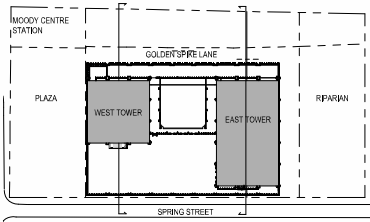


June 21st 4 pm

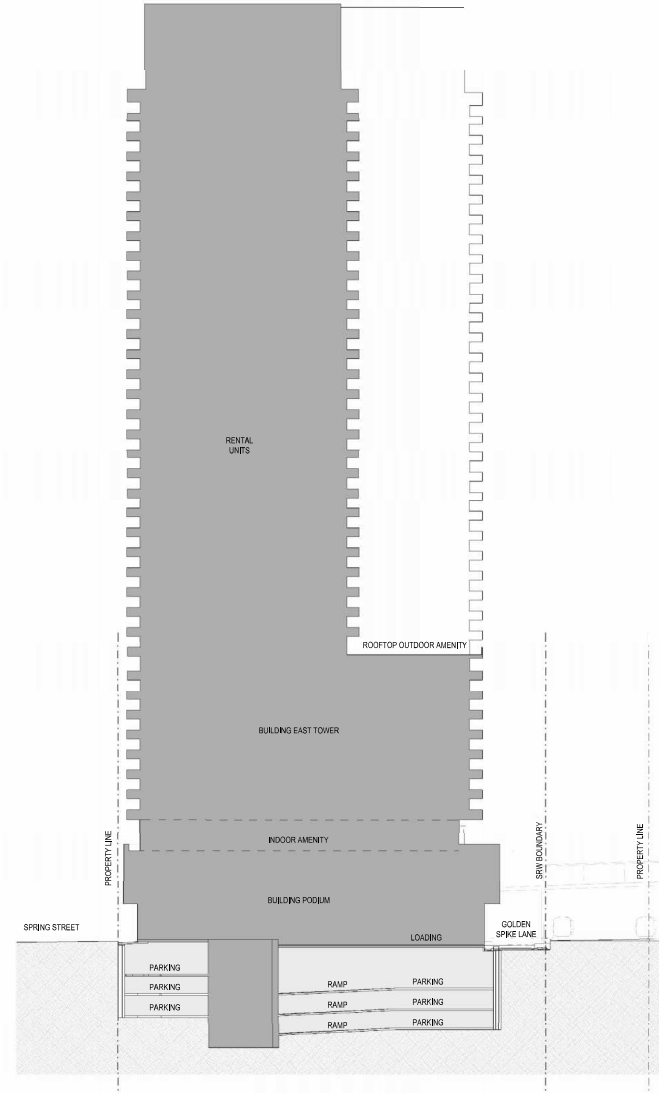


September 21st 4 pm

LEGEND
PLAZA AND RIPARIAN AREA



3 Site Section N-S (W Tower)
1:350



1 Site Section N-S (E Tower)
1:350

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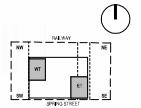


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KEYPLAN



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

PROJECT NUMBER
41833

REVISIONS

TITLE

SITE SECTION N-S

SHEET NUMBER

DP-G010

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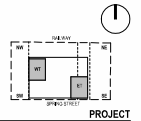
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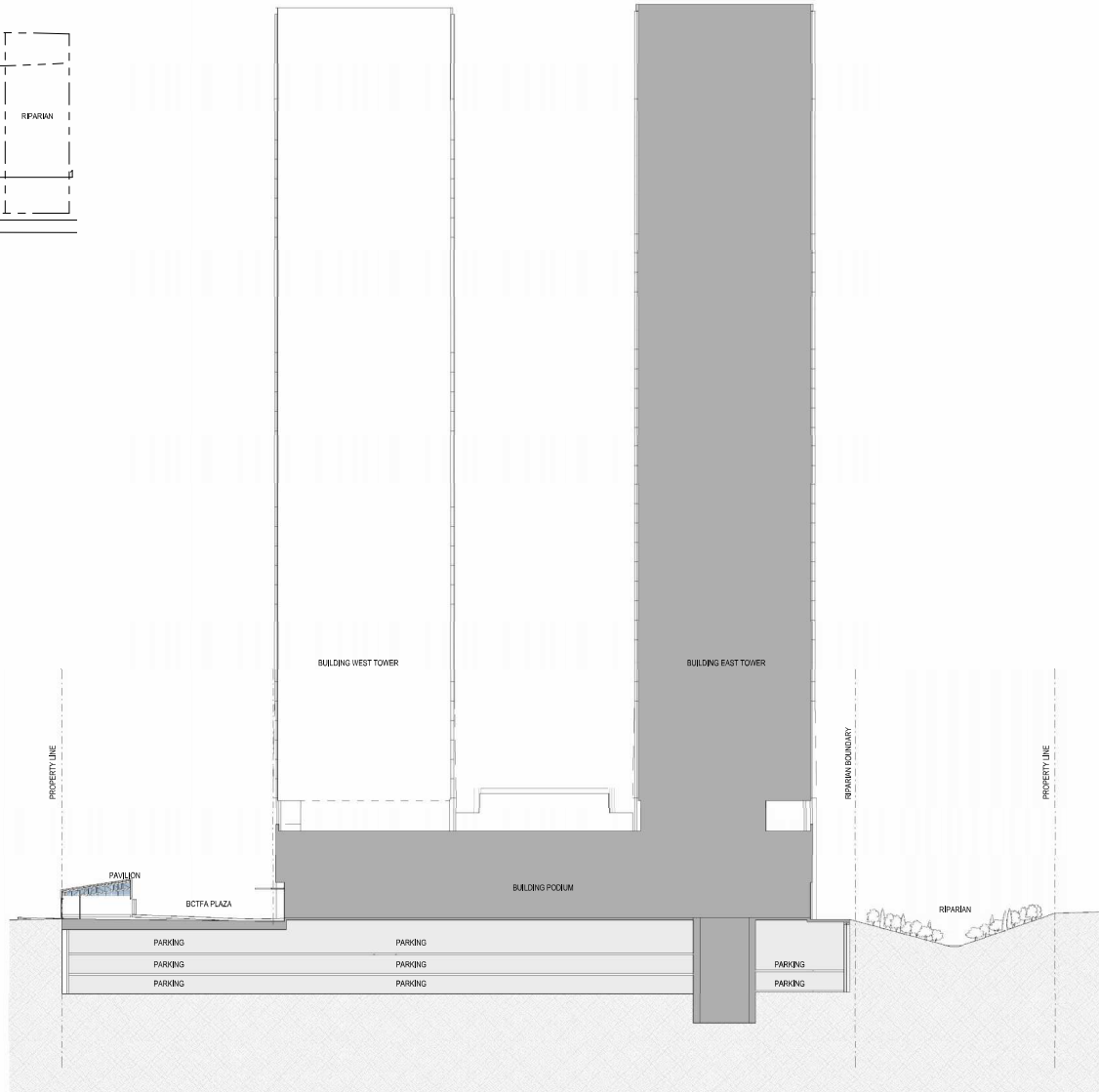
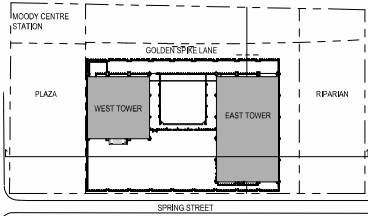
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SITE SECTION E-W

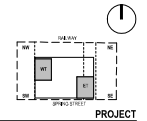
SHEET NUMBER

DP-G011

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1 Site Section E-W
1:350



CANADIAN PACIFIC RAILWAY

MILLENNIUM LINE SKYTRAIN RAILWAY

MOODY CENTRE STATION

SITE AREA

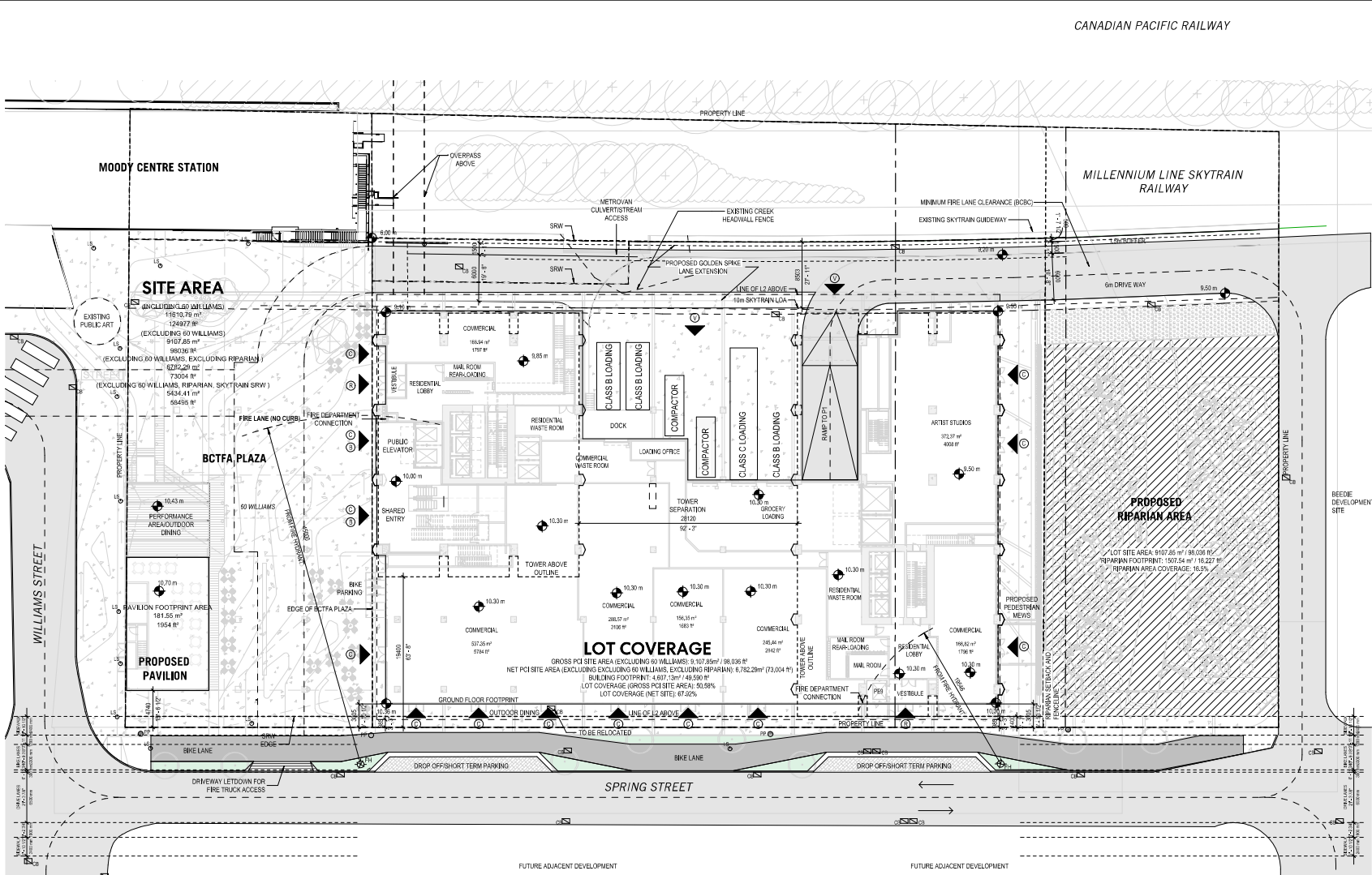
BCTFA PLAZA

PROPOSED PAVILION

PROPOSED RIPARIAN AREA

LOT COVERAGE

GROSS PCI SITE AREA (EXCLUDING 60 WILLIAMS): 9,707.39m² / 388,038 SF
NET PCI SITE AREA (EXCLUDING 60 WILLIAMS, EXCLUDING RIPARIAN): 6,782.20m² / (73,004 SF)
BUILDING FOOTPRINT: 4,697.3m² / 49,590 SF
LOT COVERAGE (GROSS PCI SITE AREA): 50.58%
LOT COVERAGE (NET SITE): 67.92%



1 SITE PLAN - GRADE
1:1,250

SITE PLAN LEGEND

---	PROPERTY LINE	▲	RESIDENTIAL ENTRANCE	PH	EXISTING FIRE HYDRANT
---	STATUTORY RIGHT OF WAY (SRW)	▲	CRUISTUDIO ENTRANCE	PP	EXISTING POWER POLE (TO BE RELOCATED)
---	BUILDING ELEMENTS (OVERHEAD)	▲	BRIDGE ENTRANCE	CB	EXISTING CATCH BASIN
---		▲	VEHICULAR ENTRANCE	LS	EXISTING LIGHTING STRUCT.

* REFER TO CIVIL KEYPLAN FOR ALL UTILITY INFORMATION.

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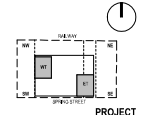
ISSUED

2024/10/22

2024/09/27

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KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

TITLE

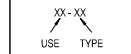
FLOOR PLAN - PARKADE
P3

SHEET NUMBER

DP-A102

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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
 - EV CHARGING

BIKE PARKING - TOTAL	
BIKE USE	BIKE COUNT
LOCKER	117
OVER SZ	117
REG	204
STACKED / VERT	802
TOTAL	1240

BIKE PARKING - CLASS AB		
COMMERCIAL / RESIDENTIAL	CLASS AB	BIKE COUNT
COMMERCIAL	A	7
COMMERCIAL	B	6
RESIDENTIAL	A	125
RESIDENTIAL	B	132
TOTAL		160

PARKING STATS SUMMARY - P3

PARKING USE	PARKING SIZE	COUNT
RES	ACC	3
RES	SM	15
RES	SM W	30
RES	STD	80
RES	W	28
TOTAL PARKING - P3		136

PARKING - SUM - ALL LEVELS

PARKING USE	COUNT
ARTIST	4
MODO	8
RES	247
SHARED	164
TOTAL	423

GENERAL NOTES

- 2.1M OF VERTICAL CLEARANCE IS PROVIDED FOR DISABILITY ACCESS AND MANUEVERING
- A PROVISION OF ELECTRICAL RECEPTACLE FOR 10% OF BIKE STORAGE WILL BE PROVIDED FOR E-BIKE AND E-SCOOTERS
- PROVIDE AUTOMATIC DOOR OPENERS AT DOORS ON THE ACCESS ROUTE TO BIKE STORAGE
- MARK ACCESS ROUTES TO BIKE STORAGE WITH SIGNAGE

BIKECYCLE STALL

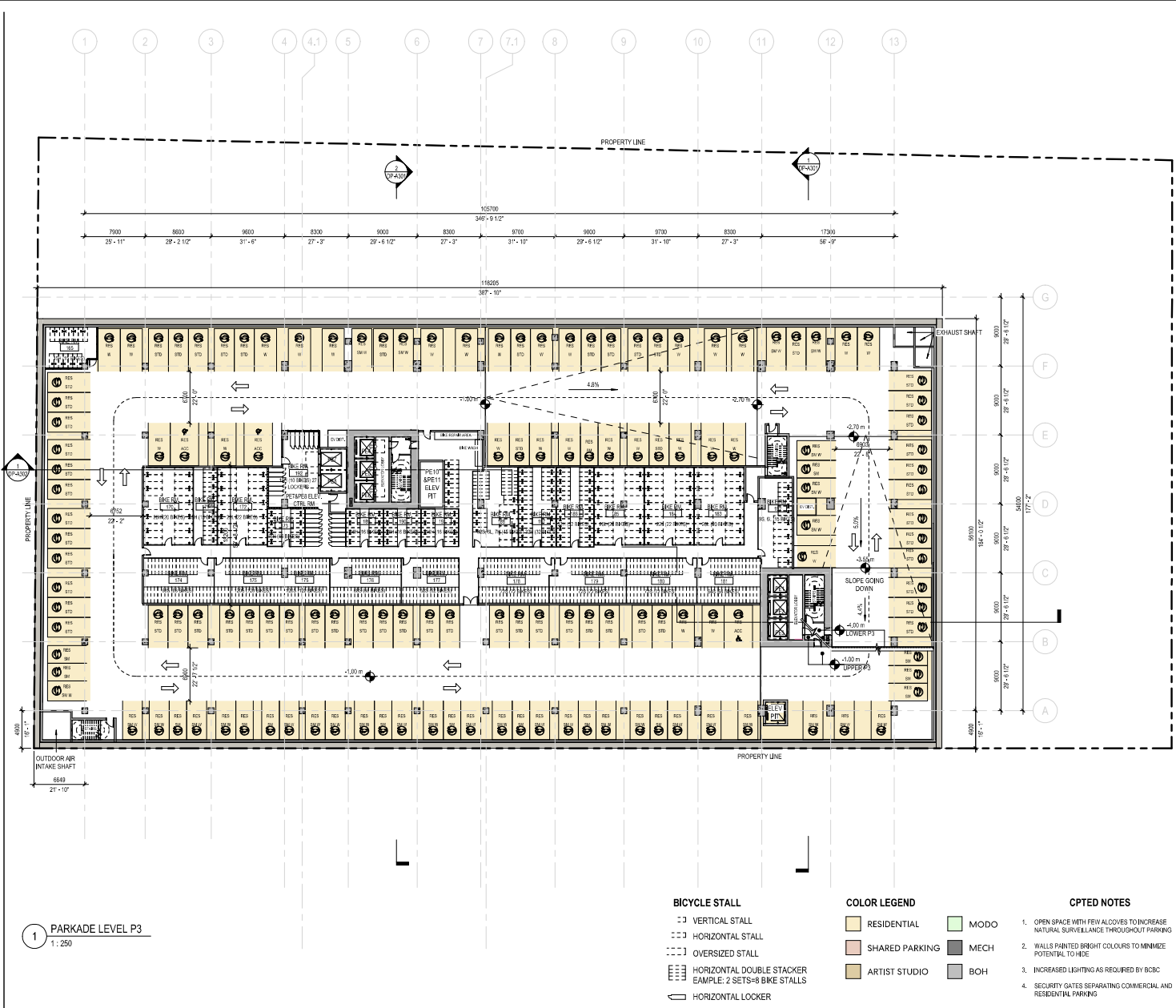
- Vertical Stall
- Horizontal Stall
- Oversized Stall
- Horizontal Double Stacker
EXAMPLE: 2 SETS=8 BIKE STALLS
- Horizontal Locker

COLOR LEGEND

- Residential
- Shared Parking
- Artist Studio
- Modo
- Mech
- Boh

CPTED NOTES

- OPEN SPACE WITH FEW ALLOWS TO INCREASE NATURAL SURVEILLANCE THROUGHOUT PARKING
- WALLS PAINTED BRIGHT COLOURS TO MINIMIZE POTENTIAL TO HIDE
- INCREASED LIGHTING AS REQUIRED BY BCBC
- SECURITY GATES SEPARATING COMMERCIAL AND RESIDENTIAL PARKING



1 PARKADE LEVEL P3
1:250

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PARKING STALL LEGND

XX-XX
USE TYPE

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
♿ ACCESSIBLE
EV CHARGING

BIKE PARKING - TOTAL

BIKE USE	BIKE COUNT
LOCKER	117
OVERSIZ	117
REG	204
STACKED/VERT	802
TOTAL	1240

BIKE PARKING - CLASS A/B

COMMERCIAL/RESIDENTIAL	CLASS A/B	BIKE COUNT
COMMERCIAL	A	7
COMMERCIAL	B	6
RESIDENTIAL	A	125
RESIDENTIAL	B	112
TOTAL		1240

PARKING STATS SUMMARY - P2

PARKING USE	PARKING SIZE	COUNT
RES	ACC	2
RES	SM	7
RES	SM/W	19
RES	STD	66
RES	W	28
RES: 111		
SHARED	ACC	2
SHARED	SM	7
SHARED	SM/W	14
SHARED	STD	13
SHARED	W	9
SHARED: 45		
TOTAL PARKING - P2: 156		

PARKING - SUM - ALL LEVELS

PARKING USE	COUNT
ARTIST	4
MODE	8
RES	247
SHARED	164
TOTAL: 423	

GENERAL NOTES

- 2.1M OF VERTICAL CLEARANCE IS PROVIDED FOR DISABILITY ACCESS AND MANUEVERING
- A PROVISION OF ELECTRICAL RECEPTACLE FOR 10% OF BIKE STORAGE WILL BE PROVIDED FOR E-BIKE AND E-SCOOTERS
- PROVIDE AUTOMATIC DOOR OPENERS AT DOORS ON THE ACCESS ROUTE TO BIKE STORAGE
- MARK ACCESS ROUTES TO BIKE STORAGE WITH SIGNAGE

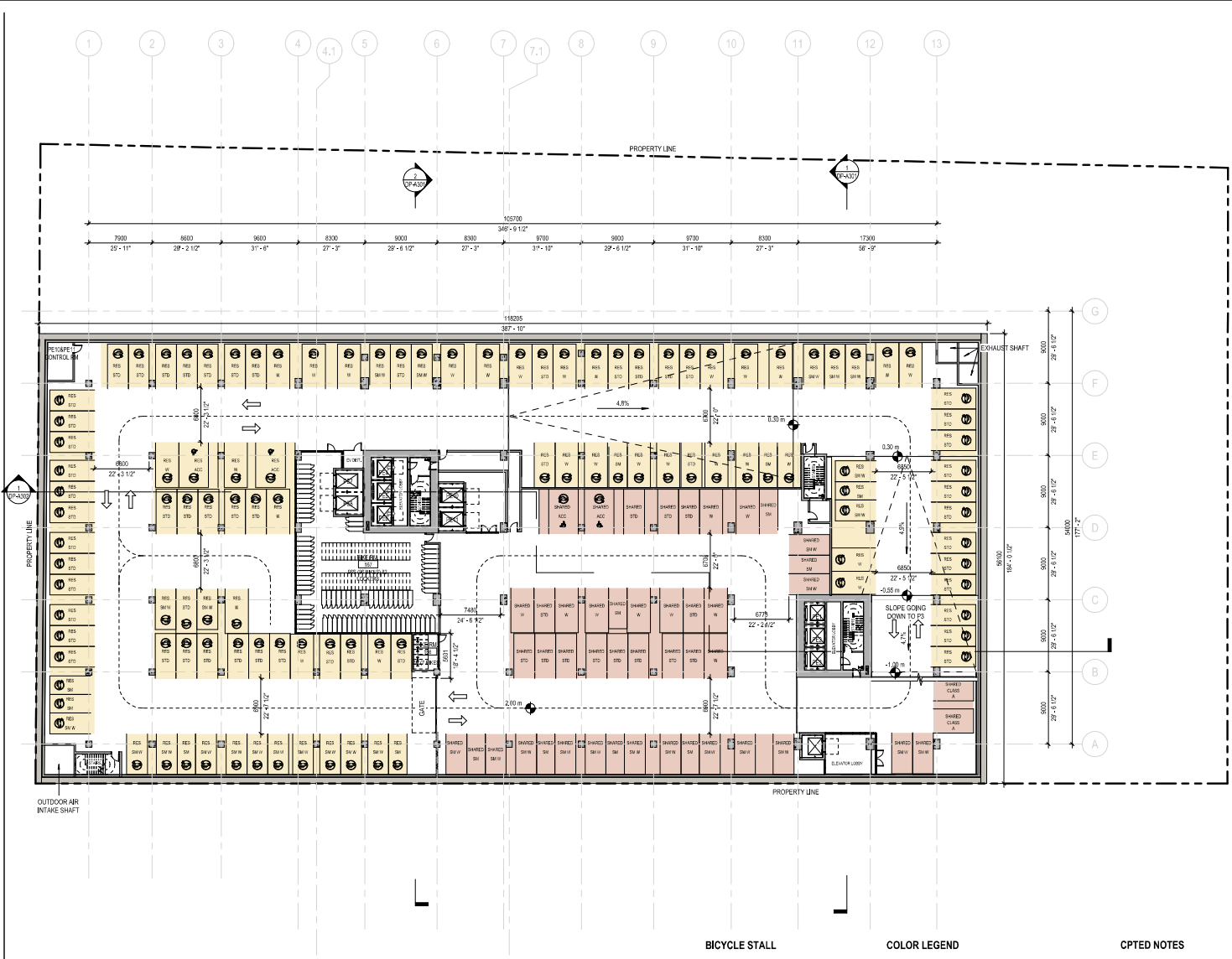
BIKECYCLE STALL

□ VERTICAL STALL
□ HORIZONTAL STALL
□ OVERSIZED STALL
□ HORIZONTAL DOUBLE STACKER
EXAMPLE: 2 SETS=8 BIKE STALLS
□ HORIZONTAL LOCKER

COLOR LEGEND

RESIDENTIAL	MODE
SHARED PARKING	MECH
ARTIST STUDIO	BOH

- CPTED NOTES**
- OPEN SPACE WITH FEW ALCOVES TO INCREASE NATURAL SURVEILLANCE THROUGHOUT PARKING
 - WALLS PAINTED BRIGHT COLOURS TO MINMIE POTENTIAL TO HIDE
 - INCREASED LIGHTING AS REQUIRED BY BCBC
 - SECURITY GATES SEPARATING COMMERCIAL AND RESIDENTIAL PARKING



2 PARKADE LEVEL P2
1:250

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KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

TITLE

FLOOR PLAN - PARKADE P1

SHEET NUMBER

DP-A104

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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
 - ♿ ACCESSIBLE
 - EV EV CHARGING

BIKE PARKING - TOTAL

BIKE USE	BIKE COUNT
LOCKER	117
OVER SZ	117
REG	204
STACKED / VERT	802
TOTAL	1240

BIKE PARKING - CLASS A/B

COMMERCIAL/RESIDENTIAL	CLASS A/B	BIKE COUNT
COMMERCIAL	A	7
COMMERCIAL	B	6
RESIDENTIAL	A	125
RESIDENTIAL	B	132
TOTAL		140

PARKING STATS SUMMARY - P1

PARKING USE	PARKING SIZE	COUNT
ARTIST	SM	1
ARTIST	STD	3
ARTIST: 4		
MOOD	W	8
MOOD: 8		
SHARED	ACC	2
SHARED	SM	17
SHARED	SM W	22
SHARED	STD	58
SHARED	W	22
SHARED: 119		
TOTAL PARKING - P1	131	

PARKING - SUM - ALL LEVELS

PARKING USE	COUNT
ARTIST	4
MOOD	8
RES	247
SHARED	164
TOTAL: 423	

GENERAL NOTES

1. 2.1M OF VERTICAL CLEARANCE IS PROVIDED FOR DISABILITY ACCESS AND MANUEVERING
2. A PROVISION OF ELECTRICAL RECEPTACLE FOR 10% OF BIKE STORAGE WILL BE PROVIDED FOR E-BIKE AND E-SCOOTERS
3. PROVIDE AUTOMATIC DOOR OPENERS AT DOORS ON THE ACCESS ROUTE TO BIKELE ROOMS
4. MARK ACCESS ROUTES TO BIKE STORAGE WITH SIGNAGE

BIKECYCLE STALL

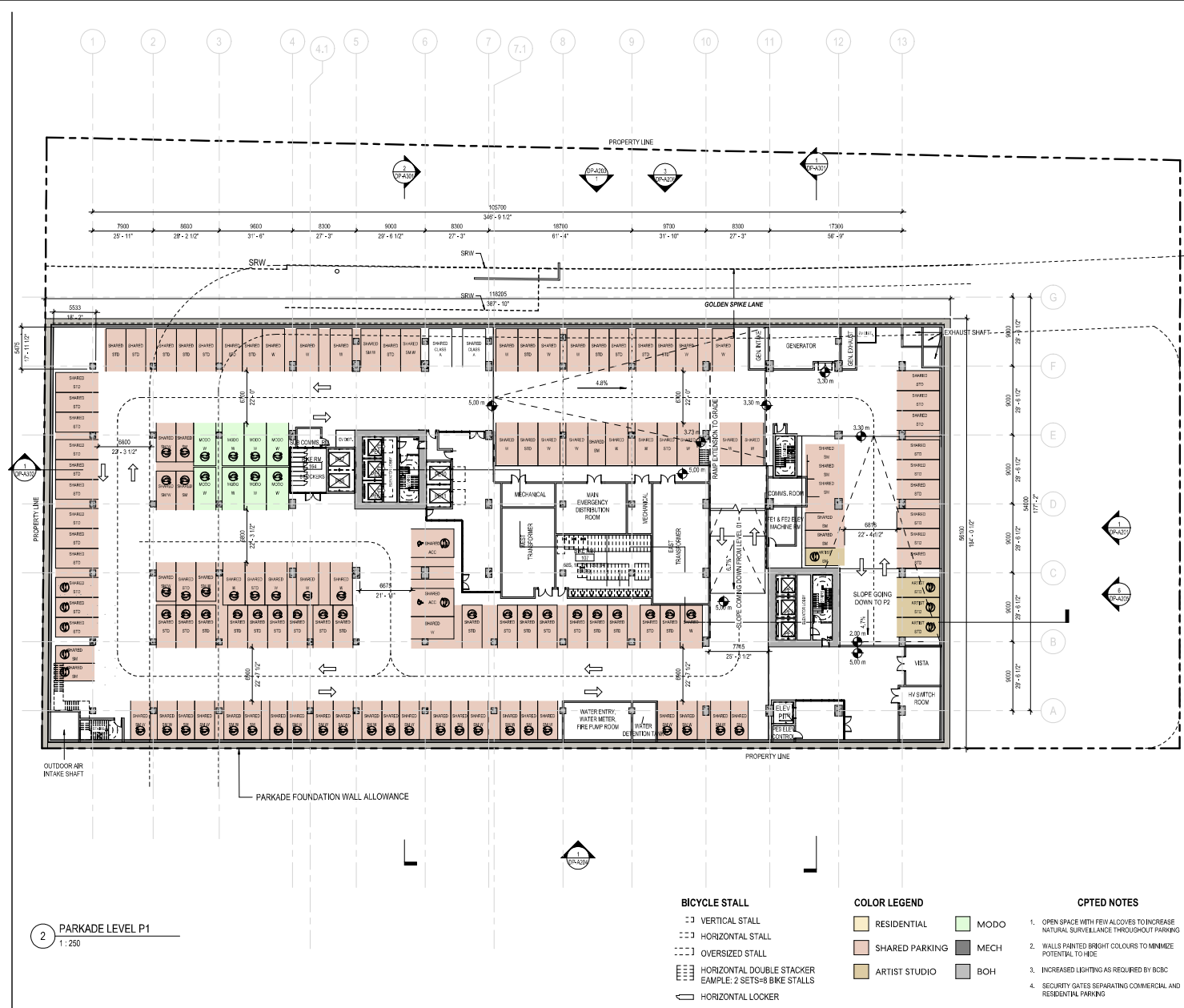
- VERTICAL STALL
- HORIZONTAL STALL
- OVERSIZED STALL
- HORIZONTAL DOUBLE STACKER
EXAMPLE: 2 SETS=8 BIKE STALLS
- HORIZONTAL LOCKER

COLOR LEGEND

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

CPTED NOTES

1. OPEN SPACE WITH FEW ALLOYS TO INCREASE NATURAL SURVEILLANCE THROUGHOUT PARKING
2. WALLS PAINTED BRIGHT COLOURS TO MINIMIZE POTENTIAL TO HIDE
3. INCREASED LIGHTING AS REQUIRED BY BCBC
4. SECURITY GATES SEPARATING COMMERCIAL AND RESIDENTIAL PARKING



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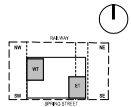


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KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

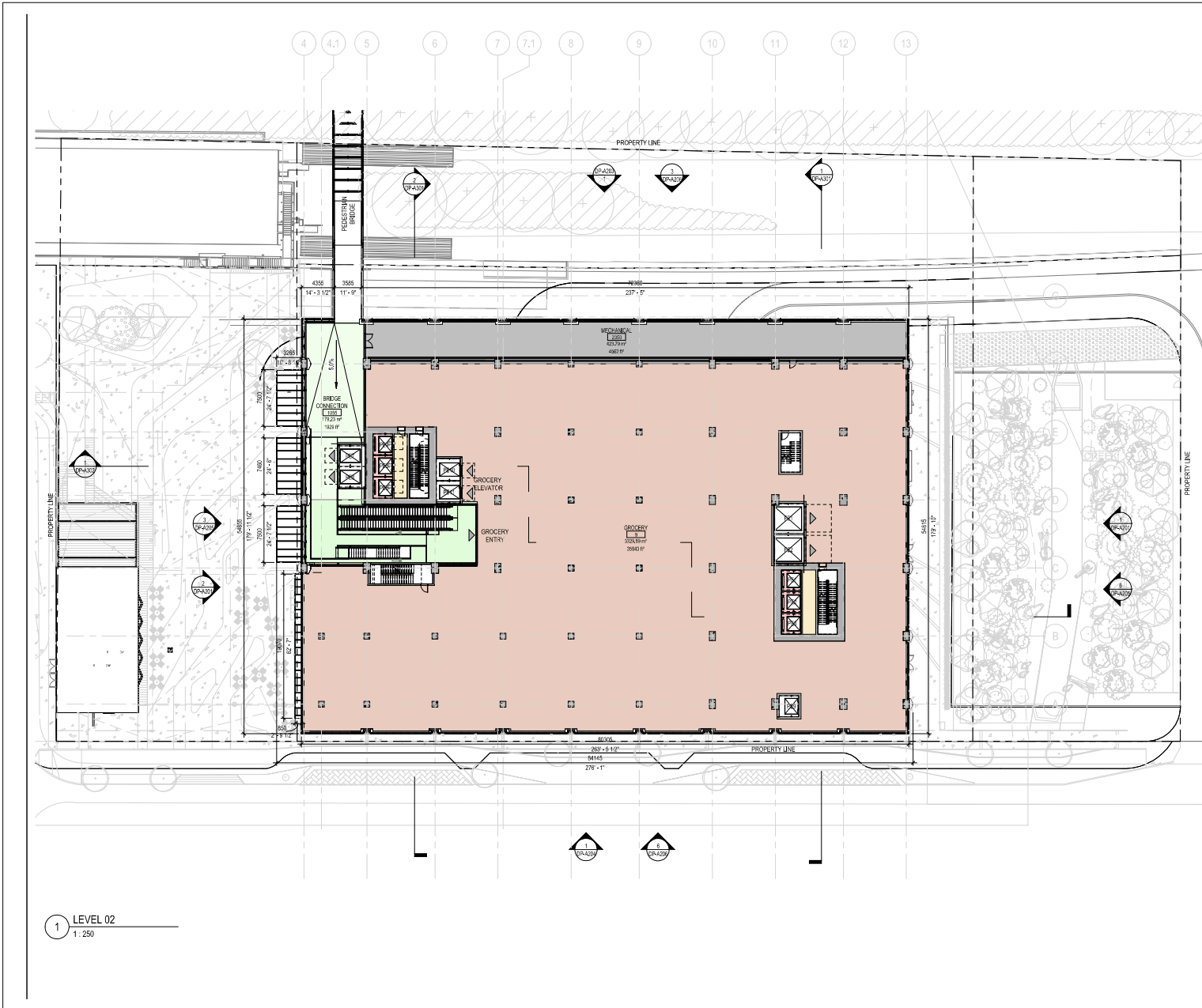
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FLOOR PLAN - PODIUM
LEVEL 02

SHEET NUMBER

DP-A106

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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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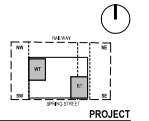


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ISSUED FOR DEVELOPMENT 2024/10/27
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KEYPLAN



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

PROJECT NUMBER
411933

REVISIONS

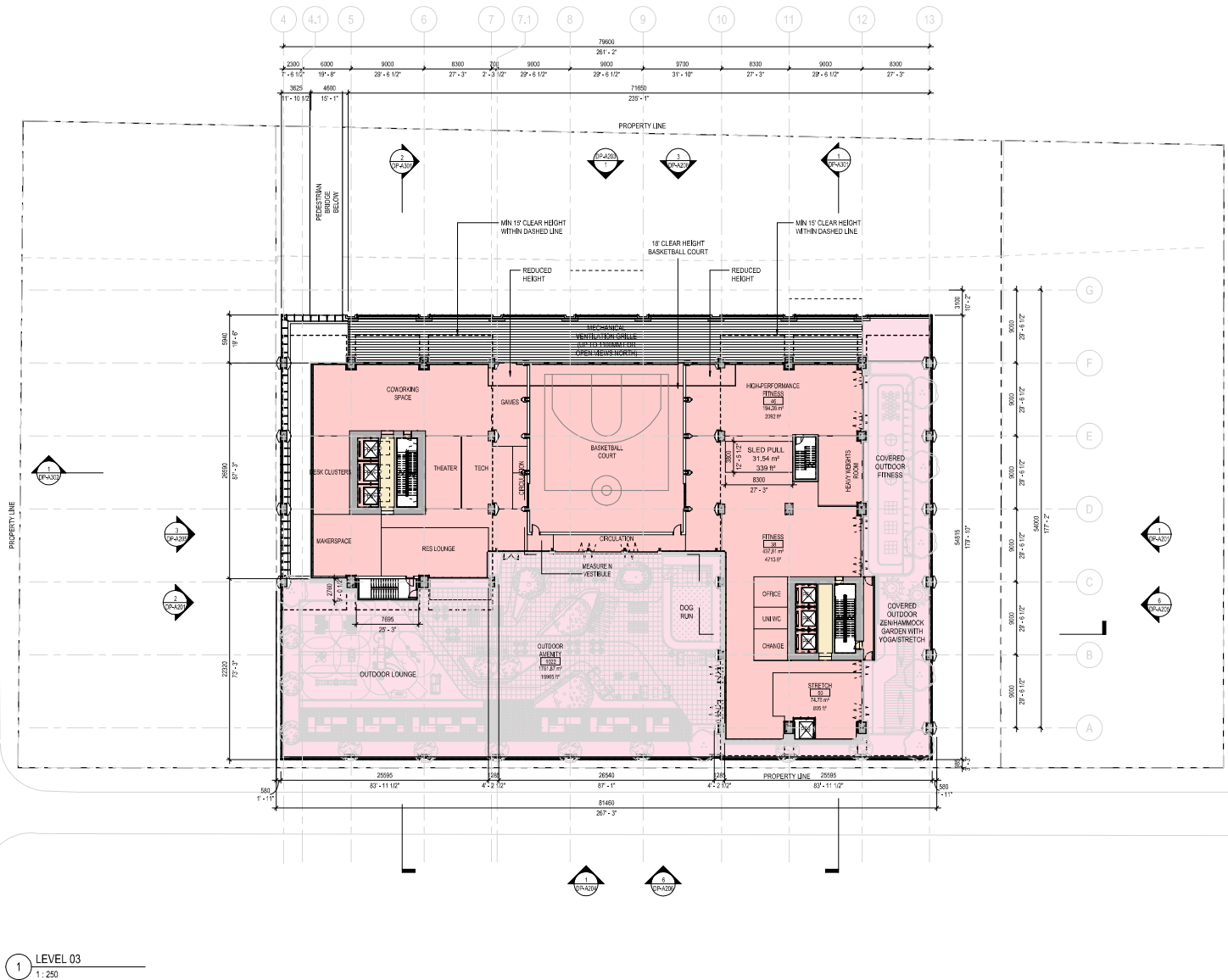
TITLE

FLOOR PLAN - PODIUM
ROOF LEVEL 03

SHEET NUMBER

DP-A107

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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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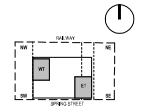


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KEYPLAN



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

PROJECT NUMBER
41853

REVISIONS

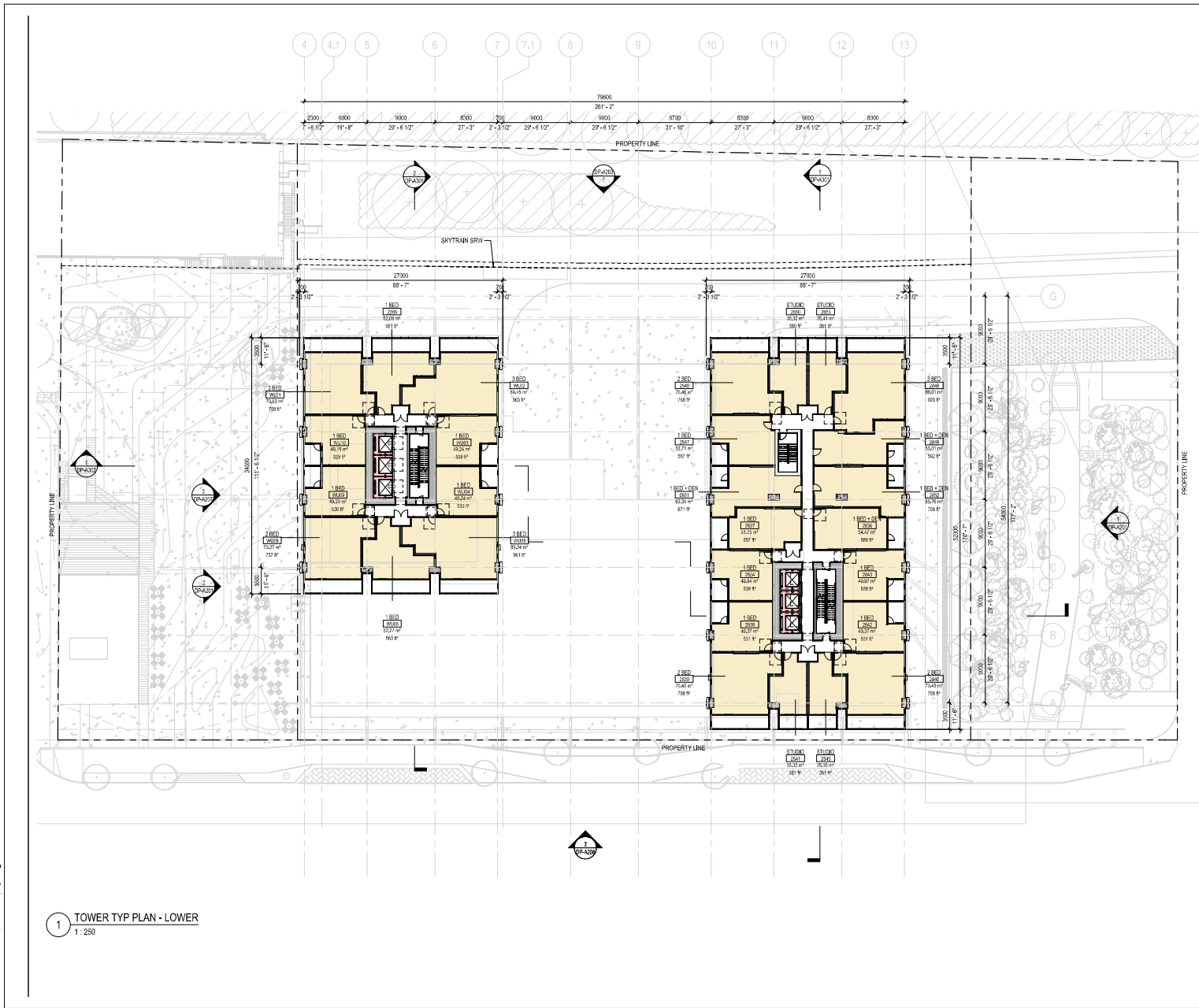
TITLE

FLOOR PLAN - TOWER
TYPICAL LOWER LEVEL

SHEET NUMBER

DP-A108

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1 TOWER TYP PLAN - LOWER
1:250

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KEYPLAN



PROJECT

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

PROJECT NUMBER
41853

REVISIONS

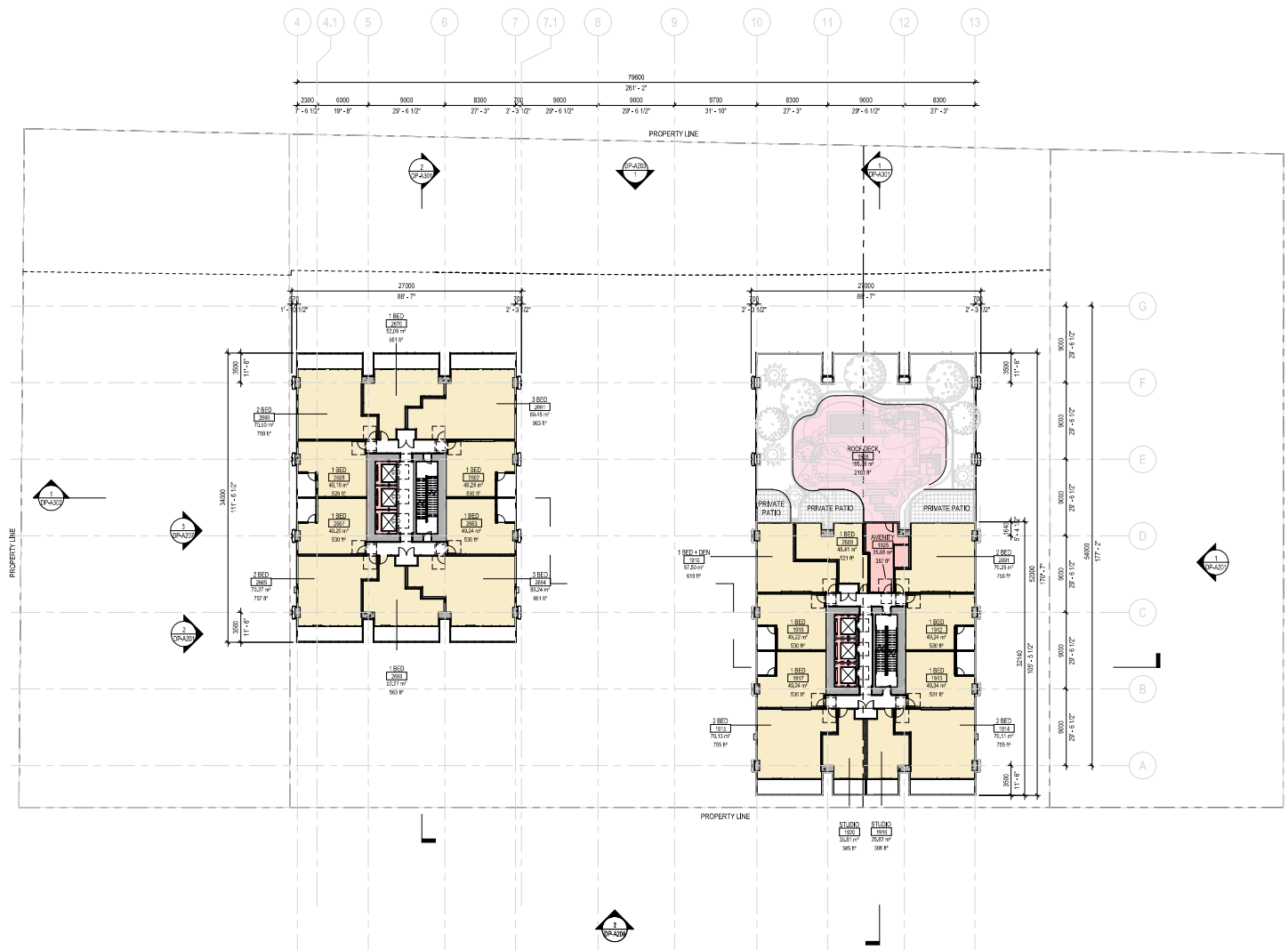
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FLOOR PLAN - TOWER E
ROOF LEVEL 12

SHEET NUMBER

DP-A109

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

1 TOWER ROOF LOWER EAST
1:250

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KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

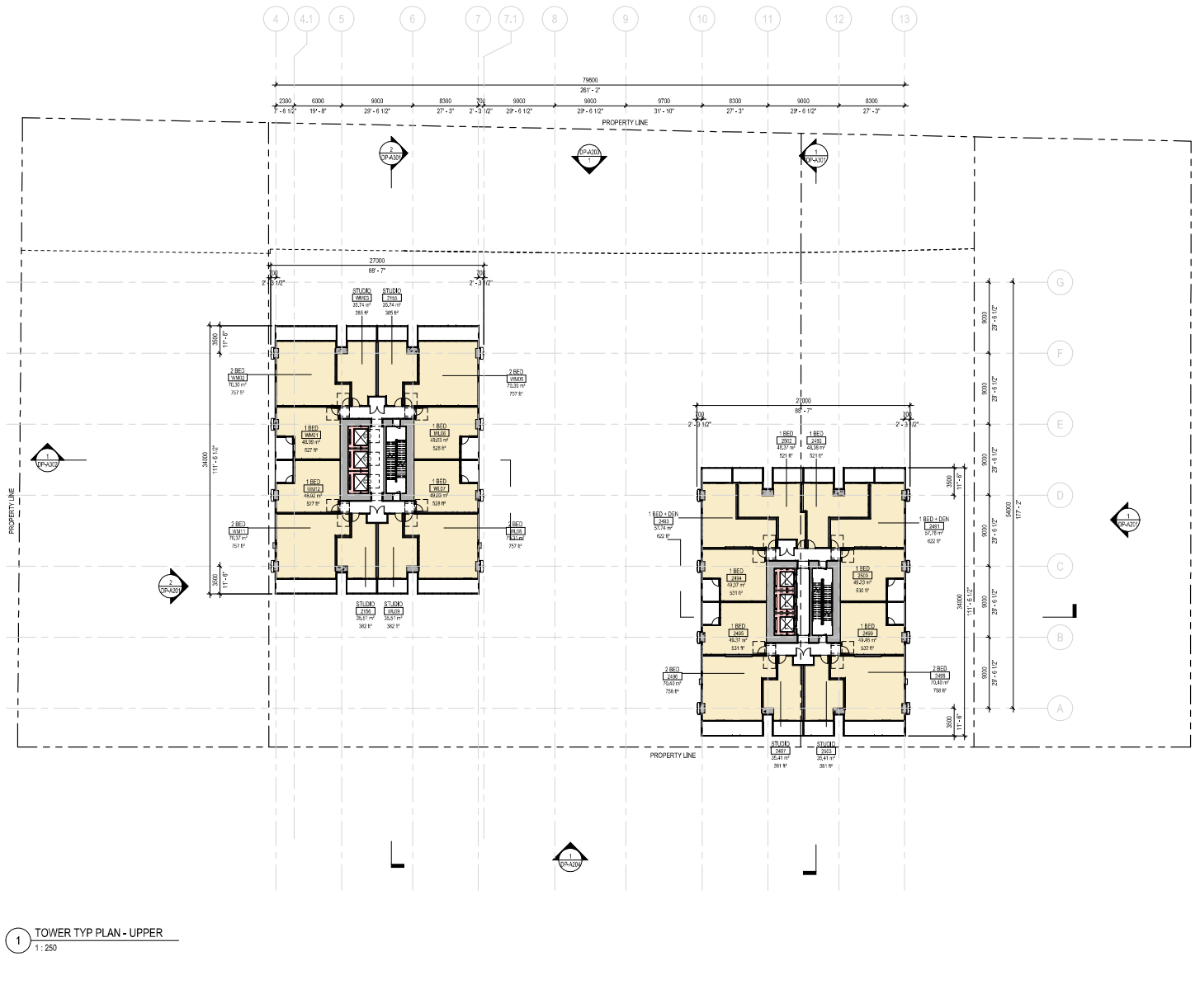
TITLE

FLOOR PLAN - TOWER
TYPICAL UPPER LEVEL

SHEET NUMBER

DP-A111

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

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
41193

REVISIONS

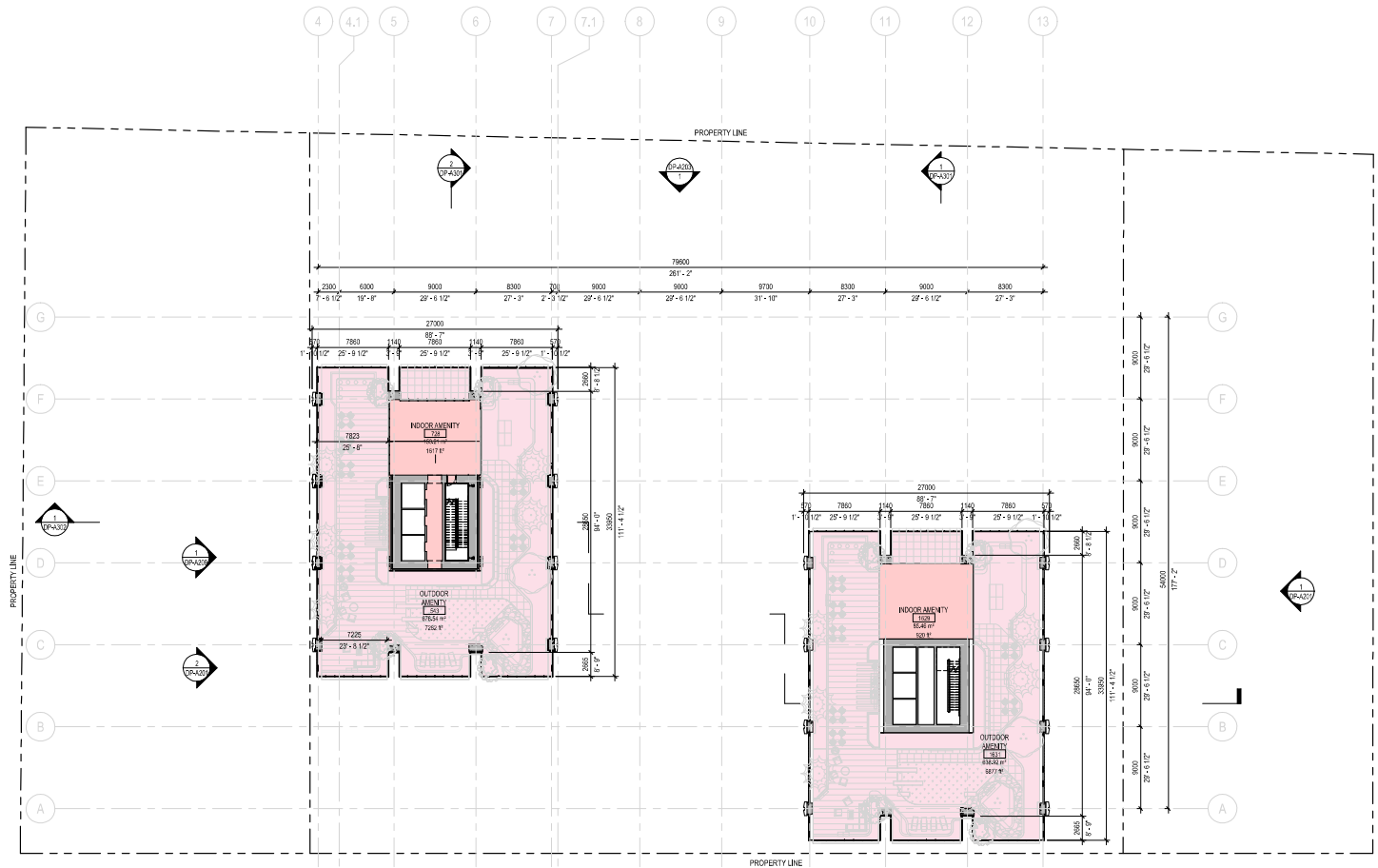
TITLE

FLOOR PLAN - TOWER
ROOF TOP AMENITY

SHEET NUMBER

DP-A112

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COLOR LEGEND

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

1 TOWER ROOF AMENITY
1:250

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KEYPLAN



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

PROJECT NUMBER
41193

REVISIONS

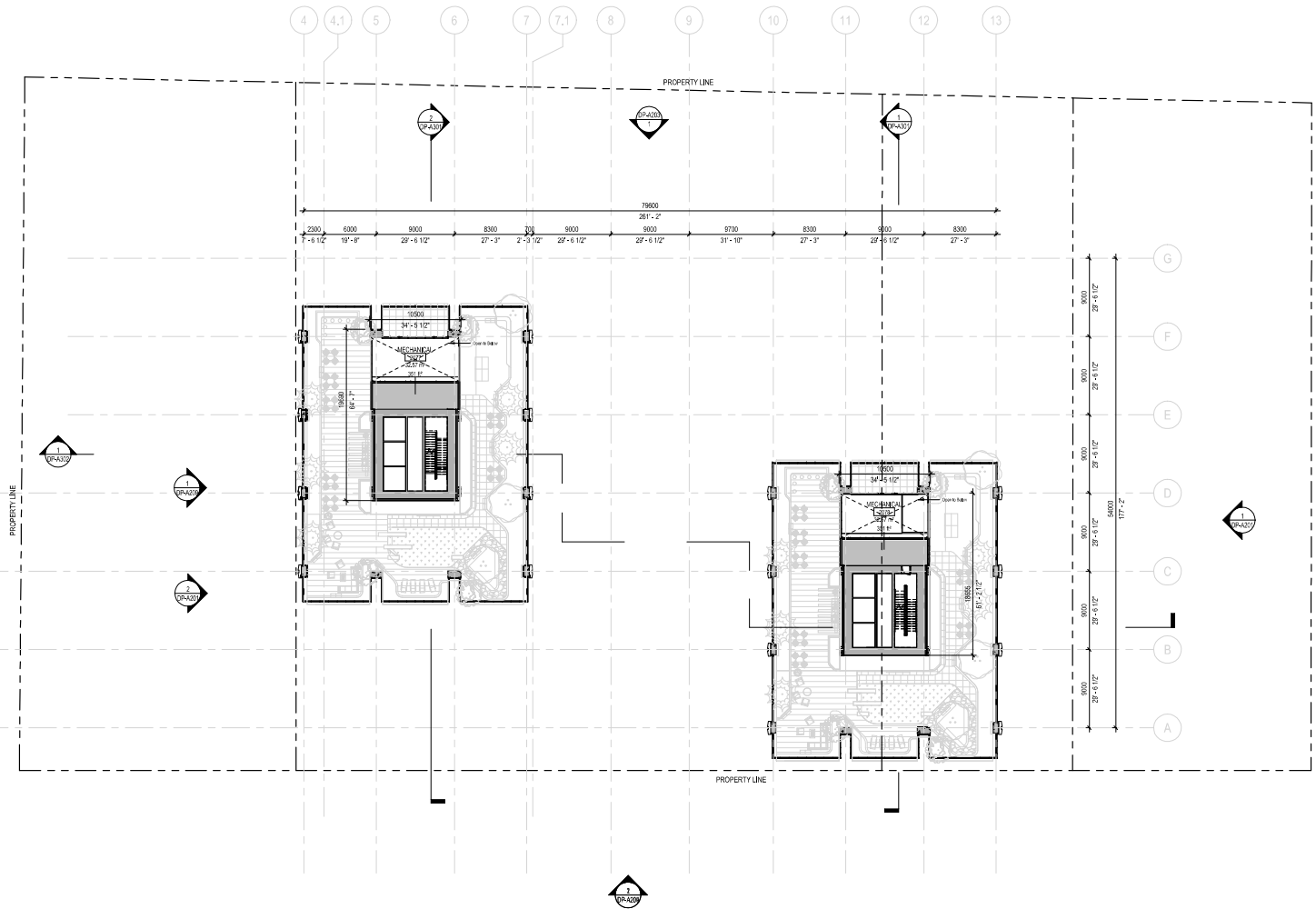
TITLE

**FLOOR PLAN - TOWER
ROOF TOP MECH**

SHEET NUMBER

DP-A113

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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 - MECHANICAL E
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

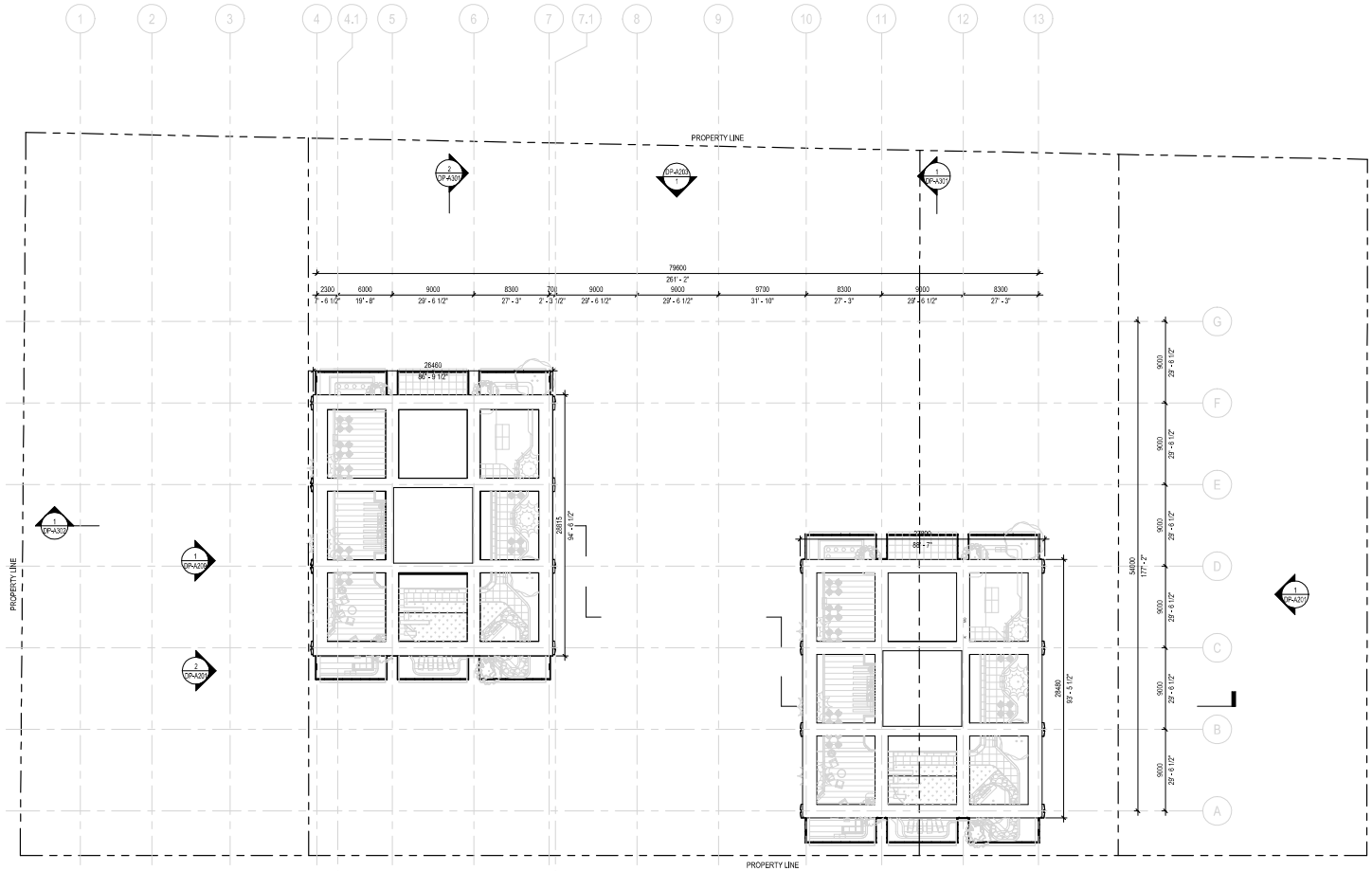
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FLOOR PLAN - TOWER ROOF TOP

SHEET NUMBER

DP-A114

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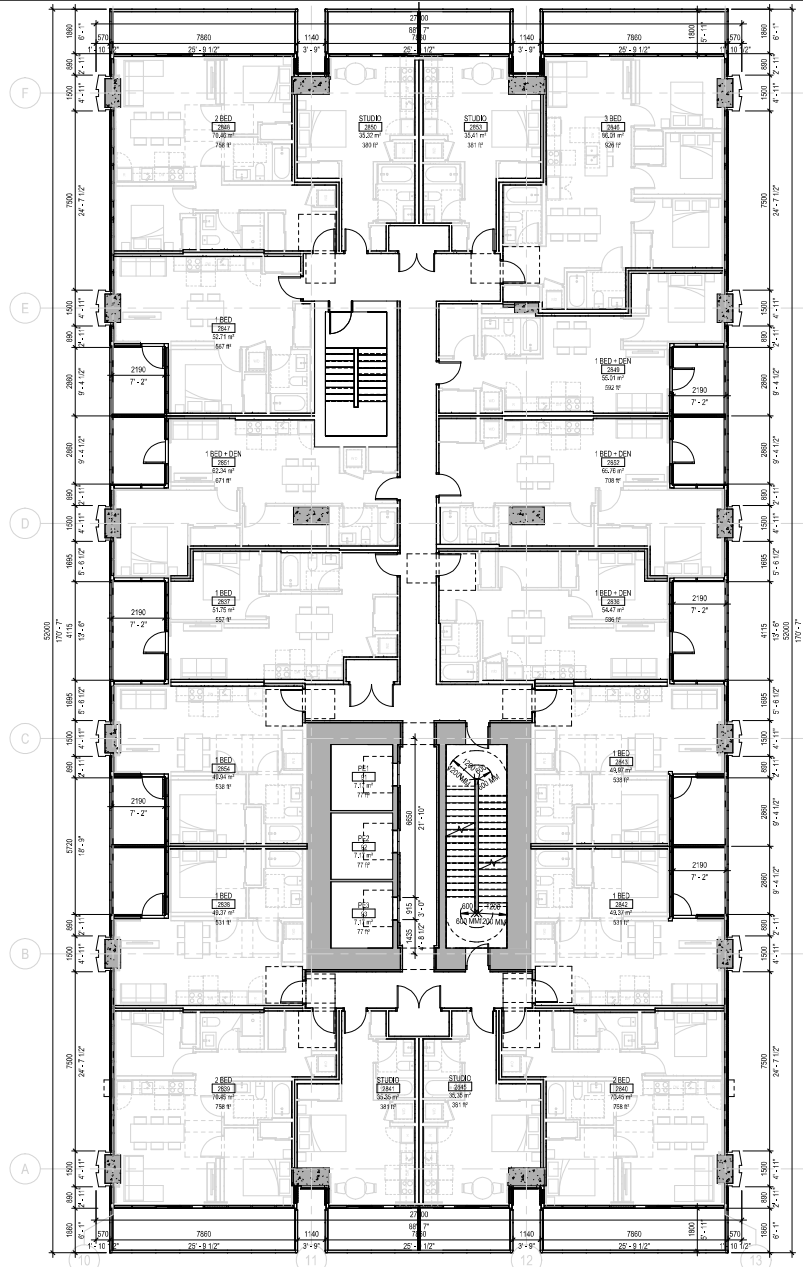
COLOR LEGEND

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

1 ROF TOP PLAN MECH
1:250

UNIT STATISTICS - ET LOWER - LEVEL 4-11 (8 FLOORS)				
NUMBER	NAME	BELOW-MARKET READY*	ADAPTABLE	AREA (SQM)
2841	STUDIO	Yes	No	35.35
2845	STUDIO	Yes	No	35.35
2850	STUDIO	Yes	No	35.32
2853	STUDIO	Yes	No	35.41
STUDIO: 4				
2846	3 BED	No	No	85.01
3 BED: 1				
2839	2 BED	Yes	Yes	70.45
2840	2 BED	Yes	Yes	70.45
2848	2 BED	Yes	Yes	70.46
2 BED: 3				
2855	1 BED + DEN	Yes	No	54.47
2849	1 BED + DEN	Yes	Yes	55.01
2851	1 BED + DEN	Yes	No	62.34
2852	1 BED + DEN	Yes	No	65.16
1 BED + DEN: 4				
2837	1 BED	Yes	No	51.75
2838	1 BED	No	Yes	49.37
2842	1 BED	No	Yes	49.37
2843	1 BED	Yes	Yes	49.97
2847	1 BED	Yes	No	52.71
2854	1 BED	Yes	Yes	49.94
1 BED: 6				

*EXACT LOCATION FOR BELOW-MARKET READY UNITS TBD.



1 EAST TOWER TYP LOWER UNIT LAYOUTS
1 : 100

Perkins&Will

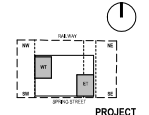


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2024/10/22
2024/10/27

KEY PLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

TITLE

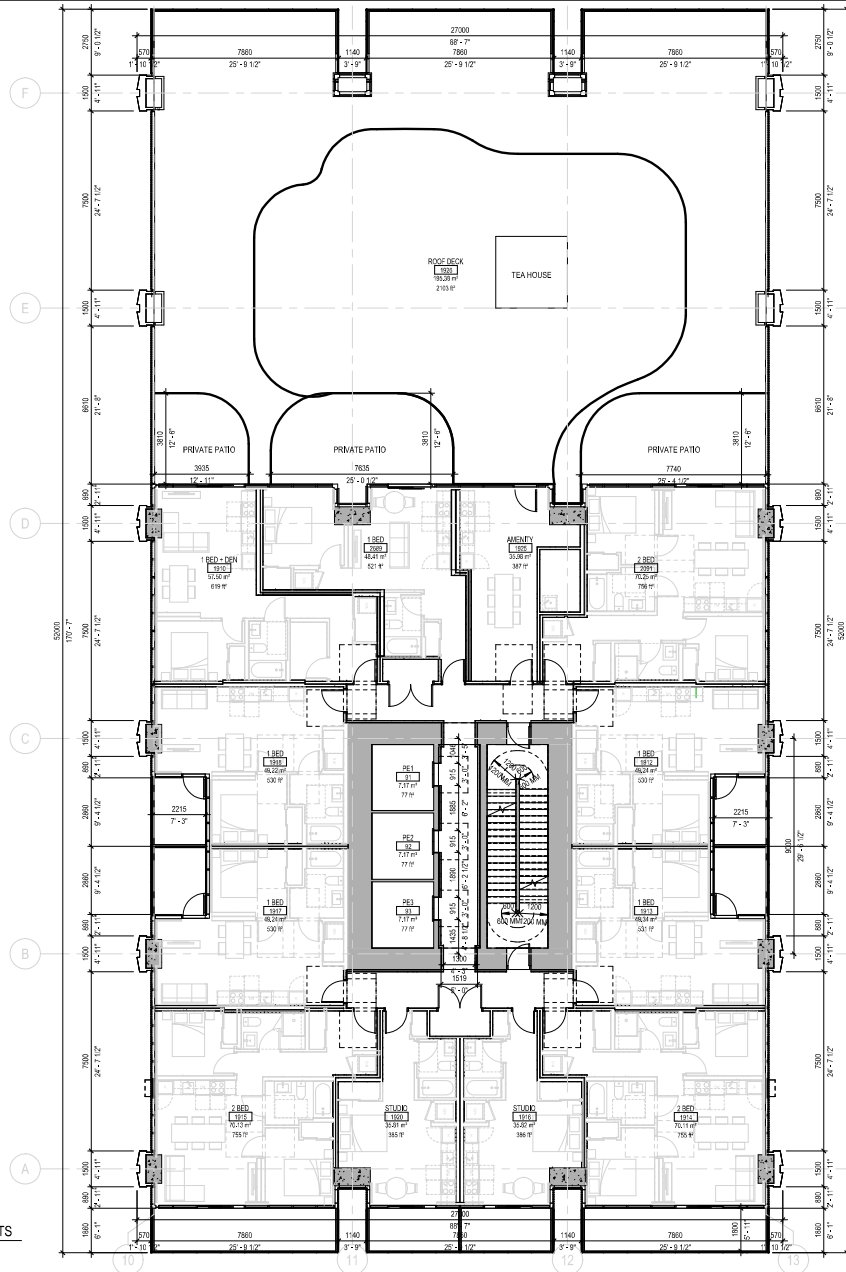
FLOOR PLAN - EAST TOWER TYPICAL LOWER LEVEL UNIT LAYOUT

SHEET NUMBER

DP-A115

UNIT STATISTICS - ET L12 (1 FLOOR)				
NUMBER	NAME	BELOW-MARKET READY*	ADAPTABLE	AREA (SQM)
1916	STUDIO	Yes	No	35.82
1920	STUDIO	Yes	No	35.81
STUDIO 2				
1914	2 BED	Yes	Yes	70.11
1915	2 BED	Yes	Yes	70.13
2081	2 BED	Yes	Yes	70.25
2 BED 3				
1910	1 BED + DEN	Yes	No	57.50
1 BED + DEN 1				
1912	1 BED	No	Yes	49.24
1913	1 BED	No	Yes	49.24
1917	1 BED	No	Yes	49.24
1918	1 BED	No	Yes	49.22
2089	1 BED	No	No	48.41

*EXACT LOCATION FOR BELOW-MARKET READY UNITS TBD.



1 EAST TOWER LEVEL 12 UNIT LAYOUTS
1 : 100

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KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

TITLE

FLOOR PLAN - EAST TOWER LEVEL 12 UNIT LAYOUT

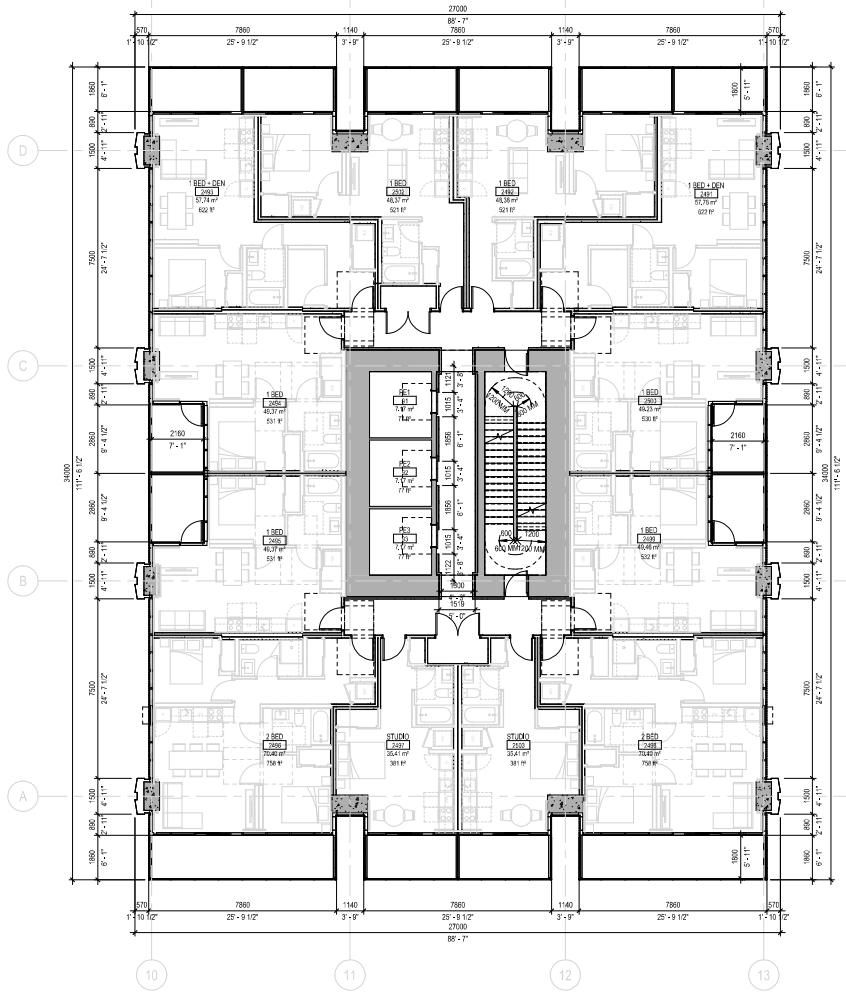
SHEET NUMBER

DP-A116

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UNIT STATISTICS - ET UPPER - LEVEL 13-39 (27 FLOORS)				
NUMBER	NAME	BELOW-MARKET READY*	ADAPTABLE	AREA (SQM)
2422	1 BED	No	No	48.38
2424	1 BED	No	Yes	49.37
2425	1 BED	No	Yes	49.37
2429	1 BED	No	Yes	49.46
2500	1 BED	No	Yes	48.23
2502	1 BED	No	No	48.37
1 BED: 6				
2421	1 BED + DEN	Yes	No	57.76
2493	1 BED + DEN	Yes	No	57.74
1 BED + DEN: 2				
2486	2 BED	Yes	Yes	70.40
2488	2 BED	Yes	Yes	70.40
2 BED: 2				
2427	STUDIO	Yes	No	35.41
2503	STUDIO	Yes	No	35.41
STUDIO: 2				

*EXACT LOCATION FOR BELOW-MARKET READY UNITS TBD.



1 EAST TOWER TYP UPPER UNIT LAYOUTS
1:100

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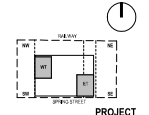


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PROJECT
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Spring Street
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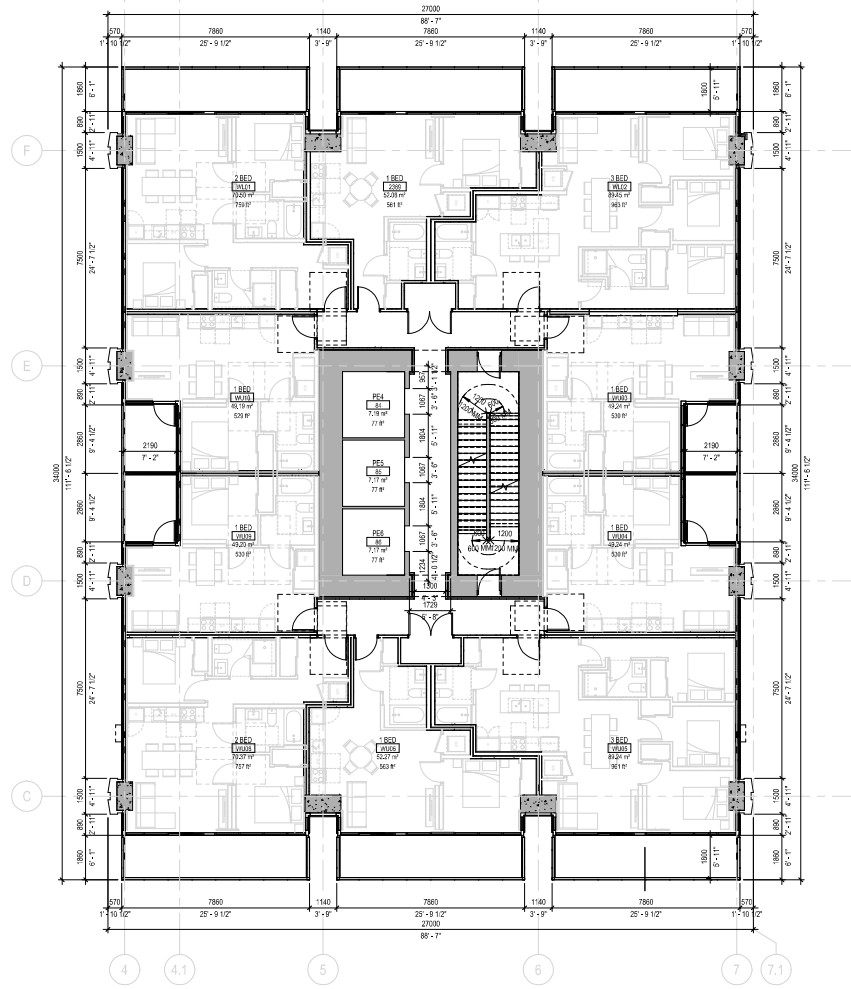
REVISIONS

TITLE
FLOOR PLAN - EAST TOWER TYPICAL UPPER LEVEL UNIT LAYOUT

SHEET NUMBER
DP-A117

UNIT STATISTICS - WT LOWER -LEVEL 4-27 (23 FLOORS)				
NUMBER	NAME	BELOW-MARKET READY*	ADAPTABLE	AREA (SQM)
WU02	3 BED	Yes	No	88.45
WU05	3 BED	Yes	No	88.24
3 BED 2				
WU01	2 BED	Yes	Yes	70.50
WU08	2 BED	Yes	Yes	70.37
2 BED 2				
WU03	1 BED	No	Yes	49.24
WU04	1 BED	No	Yes	49.24
WU06	1 BED	Yes	No	52.27
WU09	1 BED	No	Yes	49.20
WU10	1 BED	No	Yes	49.19
WU07	1 BED	Yes	No	52.08
1 BED 6				

*EXACT LOCATION FOR BELOW-MARKET READY UNITS TBD.



1 WEST TOWER TYP LOWER UNIT LAYOUTS
1:100

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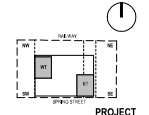


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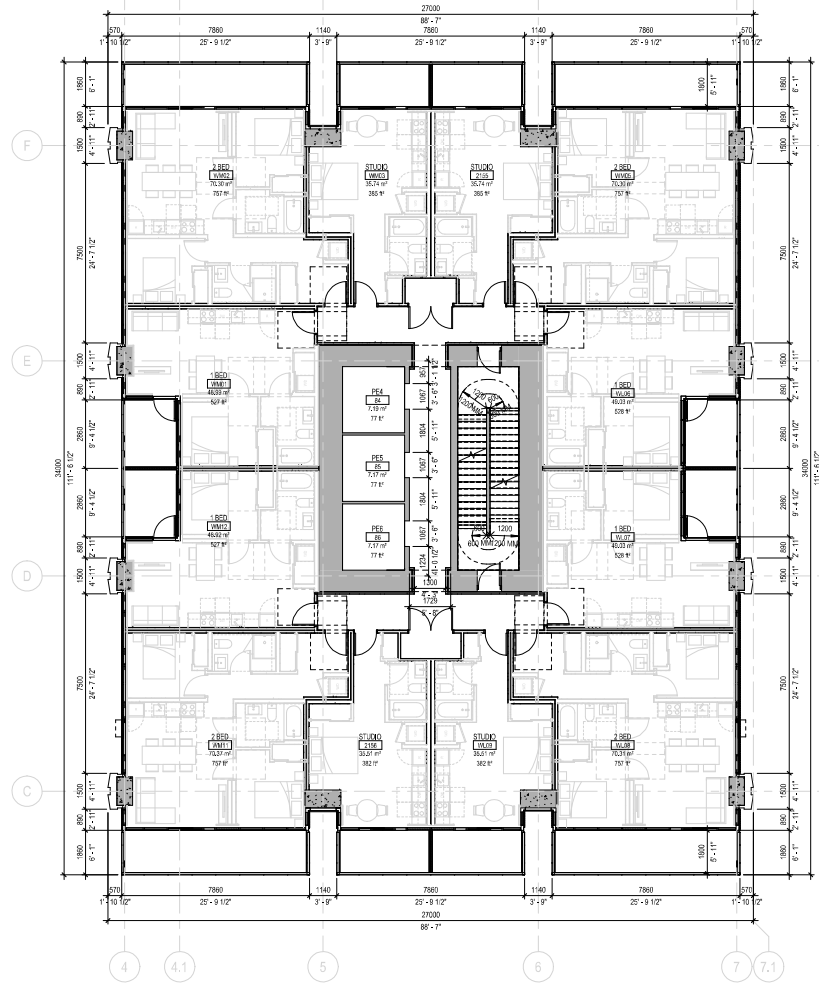
REVISIONS

TITLE
FLOOR PLAN - WEST TOWER TYPICAL LOWER LEVEL UNIT LAYOUT

SHEET NUMBER
DP-A118

UNIT STATISTICS- WT UPPER-LEVEL 2F-3F (13 FLOORS)				
NUMBER	NAME	BELOW-MARKET READY*	ADAPTABLE	AREA (SQM)
WV03	STUDIO	Yes	No	35.74
WL09	STUDIO	Yes	No	35.51
2155	STUDIO	Yes	No	35.74
2156	STUDIO	Yes	No	35.51
STUDIO: 4				
WV02	2 BED	Yes	Yes	70.30
WV05	2 BED	Yes	Yes	70.30
WL08	2 BED	Yes	Yes	70.31
WV11	2 BED	Yes	Yes	70.37
2 BED: 4				
WL05	1 BED	No	Yes	48.03
WL07	1 BED	No	Yes	48.03
WV12	1 BED	No	Yes	48.92
WV01	1 BED	No	Yes	48.99
1 BED: 4				

*EXACT LOCATION FOR BELOW-MARKET READY UNITS TBD.



1 WEST TOWER TYP UPPER UNIT LAYOUTS
1:100

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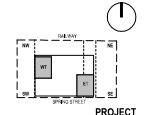


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TITLE
FLOOR PLAN - WEST TOWER TYPICAL UPPER LEVEL UNIT LAYOUT

SHEET NUMBER

DP-A119

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REVISIONS

TITLE

BUILDING ELEVATIONS - EAST & WEST

SHEET NUMBER

DP-A201

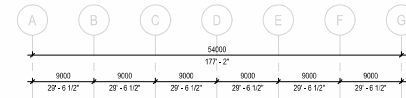
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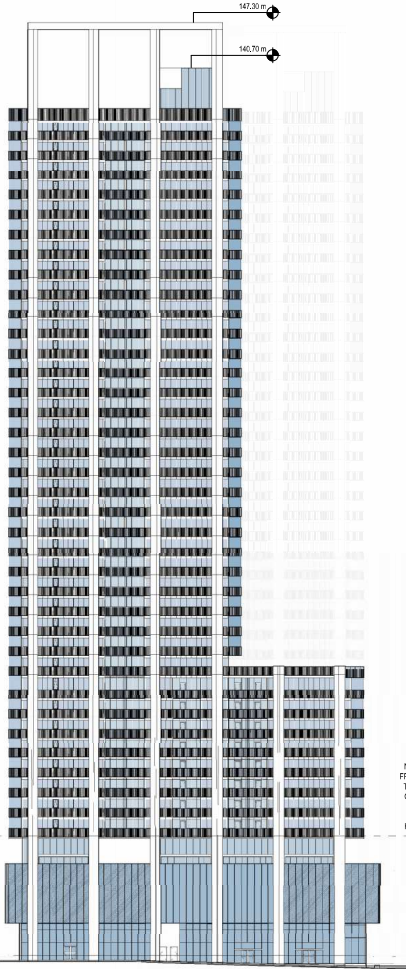
LEVEL 000.F.W	145000
LEVEL -ELEV. MACH. RM. E	142100
LEVEL -MECHANICAL E	137200
LEVEL 00.W	133200
LEVEL 01.W	129200
LEVEL 02.W	125200
LEVEL 03.W	121200
LEVEL 04.W	117200
LEVEL 05.W	113200
LEVEL 06.W	109200
LEVEL 07.W	105200
LEVEL 08.W	101200
LEVEL 09.W	97200
LEVEL 10.W	93200
LEVEL 11.W	89200
LEVEL 12.W	85200
LEVEL 13.W	81200
LEVEL 14.W	77200
LEVEL 15.W	73200
LEVEL 16.W	69200
LEVEL 17.W	65200
LEVEL 18.W	61200
LEVEL 19.W	57200
LEVEL 20.W	53200
LEVEL 21.W	49200
LEVEL 22.W	45200
LEVEL 23.W	41200
LEVEL 24.W	37200
LEVEL 25.W	33200
LEVEL 26.W	29200
LEVEL 01	4000
LEVEL 02	8000
LEVEL 03	12000
LEVEL 04	16000
LEVEL 05	20000
LEVEL 06	24000
LEVEL 07	28000
LEVEL 08	32000
LEVEL 09	36000
LEVEL 10	40000
LEVEL 11	44000
LEVEL 12	48000
LEVEL 13	52000
LEVEL 14	56000
LEVEL 15	60000
LEVEL 16	64000
LEVEL 17	68000
LEVEL 18	72000
LEVEL 19	76000
LEVEL 20	80000
LEVEL 21	84000
LEVEL 22	88000
LEVEL 23	92000
LEVEL 24	96000
LEVEL 25	100000
LEVEL 26	104000
LEVEL 27	108000
LEVEL 28	112000
LEVEL 29	116000
LEVEL 30	120000
LEVEL 31	124000
LEVEL 32	128000
LEVEL 33	132000
LEVEL 34	136000
LEVEL 35	140000
LEVEL 36	144000
LEVEL 37	148000
LEVEL 38	152000
LEVEL 39	156000
LEVEL 40	160000
LEVEL 41	164000
LEVEL 42	168000
LEVEL 43	172000
LEVEL 44	176000
LEVEL 45	180000
LEVEL 46	184000
LEVEL 47	188000
LEVEL 48	192000
LEVEL 49	196000
LEVEL 50	200000
LEVEL 51	204000
LEVEL 52	208000
LEVEL 53	212000
LEVEL 54	216000
LEVEL 55	220000
LEVEL 56	224000
LEVEL 57	228000
LEVEL 58	232000
LEVEL 59	236000
LEVEL 60	240000
LEVEL 61	244000
LEVEL 62	248000
LEVEL 63	252000
LEVEL 64	256000
LEVEL 65	260000
LEVEL 66	264000
LEVEL 67	268000
LEVEL 68	272000
LEVEL 69	276000
LEVEL 70	280000
LEVEL 71	284000
LEVEL 72	288000
LEVEL 73	292000
LEVEL 74	296000
LEVEL 75	300000
LEVEL 76	304000
LEVEL 77	308000
LEVEL 78	312000
LEVEL 79	316000
LEVEL 80	320000
LEVEL 81	324000
LEVEL 82	328000
LEVEL 83	332000
LEVEL 84	336000
LEVEL 85	340000
LEVEL 86	344000
LEVEL 87	348000
LEVEL 88	352000
LEVEL 89	356000
LEVEL 90	360000
LEVEL 91	364000
LEVEL 92	368000
LEVEL 93	372000
LEVEL 94	376000
LEVEL 95	380000
LEVEL 96	384000
LEVEL 97	388000
LEVEL 98	392000
LEVEL 99	396000
LEVEL 100	400000



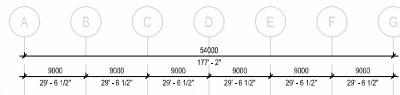
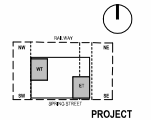
2 WEST ELEVATION
1:350



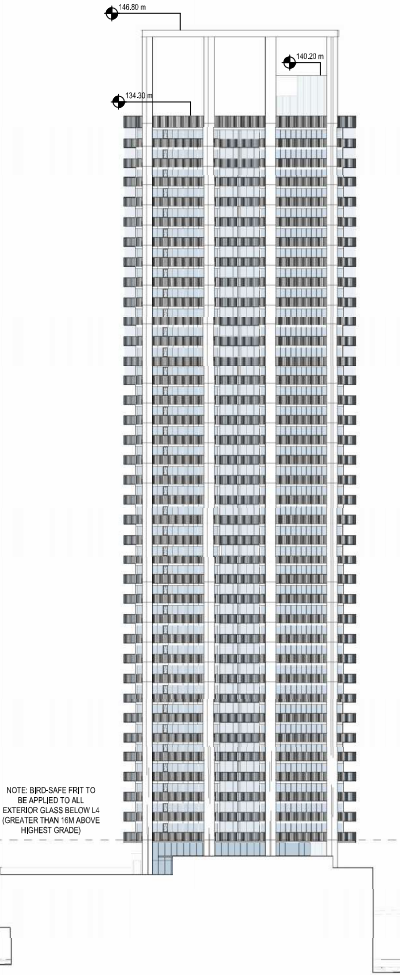
LEVEL 000.F.W	145000
LEVEL -ELEV. MACH. RM. E	142600
LEVEL -MECHANICAL E	137700
LEVEL 00.E	133700
LEVEL 01.E	129700
LEVEL 02.E	125700
LEVEL 03.E	121700
LEVEL 04.E	117700
LEVEL 05.E	113700
LEVEL 06.E	109700
LEVEL 07.E	105700
LEVEL 08.E	101700
LEVEL 09.E	97700
LEVEL 10.E	93700
LEVEL 11.E	89700
LEVEL 12.E	85700
LEVEL 13.E	81700
LEVEL 14.E	77700
LEVEL 15.E	73700
LEVEL 16.E	69700
LEVEL 17.E	65700
LEVEL 18.E	61700
LEVEL 19.E	57700
LEVEL 20.E	53700
LEVEL 21.E	49700
LEVEL 22.E	45700
LEVEL 23.E	41700
LEVEL 24.E	37700
LEVEL 25.E	33700
LEVEL 26.E	29700
LEVEL 27.E	25700
LEVEL 28.E	21700
LEVEL 29.E	17700
LEVEL 30.E	13700
LEVEL 31.E	9700
LEVEL 32.E	5700
LEVEL 33.E	1700
LEVEL 01	4000
LEVEL 02	8000
LEVEL 03	12000
LEVEL 04	16000
LEVEL 05	20000
LEVEL 06	24000
LEVEL 07	28000
LEVEL 08	32000
LEVEL 09	36000
LEVEL 10	40000
LEVEL 11	44000
LEVEL 12	48000
LEVEL 13	52000
LEVEL 14	56000
LEVEL 15	60000
LEVEL 16	64000
LEVEL 17	68000
LEVEL 18	72000
LEVEL 19	76000
LEVEL 20	80000
LEVEL 21	84000
LEVEL 22	88000
LEVEL 23	92000
LEVEL 24	96000
LEVEL 25	100000
LEVEL 26	104000
LEVEL 27	108000
LEVEL 28	112000
LEVEL 29	116000
LEVEL 30	120000
LEVEL 31	124000
LEVEL 32	128000
LEVEL 33	132000
LEVEL 34	136000
LEVEL 35	140000
LEVEL 36	144000
LEVEL 37	148000
LEVEL 38	152000
LEVEL 39	156000
LEVEL 40	160000
LEVEL 41	164000
LEVEL 42	168000
LEVEL 43	172000
LEVEL 44	176000
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LEVEL 46	184000
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LEVEL 62	248000
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LEVEL 64	256000
LEVEL 65	260000
LEVEL 66	264000
LEVEL 67	268000
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LEVEL 69	276000
LEVEL 70	280000
LEVEL 71	284000
LEVEL 72	288000
LEVEL 73	292000
LEVEL 74	296000
LEVEL 75	300000
LEVEL 76	304000
LEVEL 77	308000
LEVEL 78	312000
LEVEL 79	316000
LEVEL 80	320000
LEVEL 81	324000
LEVEL 82	328000
LEVEL 83	332000
LEVEL 84	336000
LEVEL 85	340000
LEVEL 86	344000
LEVEL 87	348000
LEVEL 88	352000
LEVEL 89	356000
LEVEL 90	360000
LEVEL 91	364000
LEVEL 92	368000
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LEVEL 94	376000
LEVEL 95	380000
LEVEL 96	384000
LEVEL 97	388000
LEVEL 98	392000
LEVEL 99	396000
LEVEL 100	400000



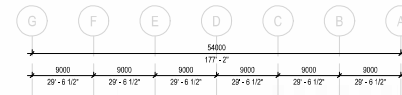
1 EAST ELEVATION
1:350



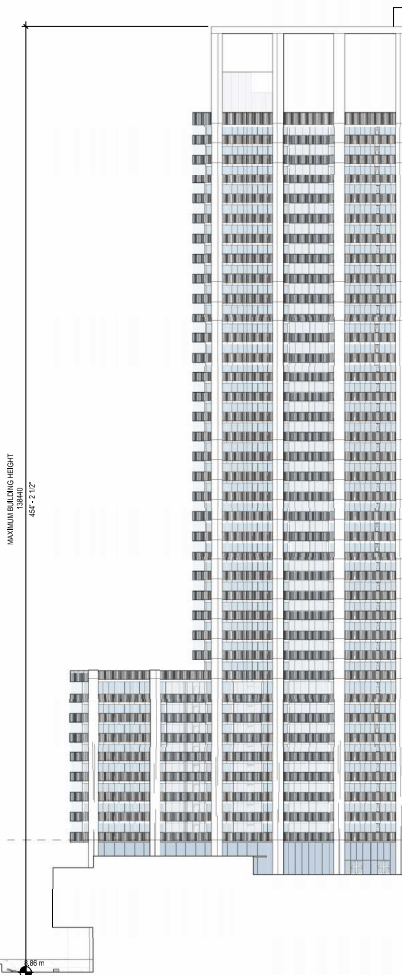
LEVEL ROOF W	14600
LEVEL - ELEV. MACH. RM. W	14200
LEVEL - MECHANICAL W	137200
LEVEL 40 W	132200
LEVEL 39 W	129200
LEVEL 38 W	126200
LEVEL 37 W	123200
LEVEL 36 W	121100
LEVEL 35 W	118200
LEVEL 34 W	115200
LEVEL 33 W	112200
LEVEL 32 W	109200
LEVEL 31 W	106200
LEVEL 30 W	103200
LEVEL 29 W	100200
LEVEL 28 W	97200
LEVEL 27 W	94200
LEVEL 26 W	91200
LEVEL 25 W	88200
LEVEL 24 W	85200
LEVEL 23 W	82200
LEVEL 22 W	79200
LEVEL 21 W	76200
LEVEL 20 W	73200
LEVEL 19 W	70200
LEVEL 18 W	67200
LEVEL 17 W	64200
LEVEL 16 W	61200
LEVEL 15 W	58200
LEVEL 14 W	55200
LEVEL 13 W	52200
LEVEL 12 W	49200
LEVEL 11 W	46200
LEVEL 10 W	43200
LEVEL 09 W	40200
LEVEL 08 W	37200
LEVEL 07 W	34200
LEVEL 06 W	31200
LEVEL 05 W	28200
LEVEL 04 W	25200
LEVEL 03	22200
LEVEL 02 MEZZ	19200
LEVEL 01 MEZZ	16200
LEVEL 01	13200
LEVEL 01	0



2 WEST TOWER EAST ELEVATION
1:350



LEVEL ROOF E	14600
LEVEL - ELEV. MACH. RM. E	14200
LEVEL - MECHANICAL E	137700
LEVEL 39 E	132200
LEVEL 38 E	130000
LEVEL 37 E	127000
LEVEL 36 E	124000
LEVEL 35 E	121000
LEVEL 34 E	118000
LEVEL 33 E	115000
LEVEL 32 E	112000
LEVEL 31 E	109000
LEVEL 30 E	106000
LEVEL 29 E	103000
LEVEL 28 E	100000
LEVEL 27 E	97000
LEVEL 26 E	94000
LEVEL 25 E	91000
LEVEL 24 E	88000
LEVEL 23 E	85000
LEVEL 22 E	82000
LEVEL 21 E	79000
LEVEL 20 E	76000
LEVEL 19 E	73000
LEVEL 18 E	70000
LEVEL 17 E	67000
LEVEL 16 E	64000
LEVEL 15 E	61000
LEVEL 14 E	58000
LEVEL 13 E	55000
LEVEL 12 E	52000
LEVEL 11 E	49000
LEVEL 10 E	46000
LEVEL 09 E	43000
LEVEL 08 E	40000
LEVEL 07 E	37000
LEVEL 06 E	34000
LEVEL 05 E	31000
LEVEL 04 E	28000
LEVEL 03	25000
LEVEL 02 MEZZ	22000
LEVEL 01 MEZZ	19000
LEVEL 01	16000
LEVEL 01	0



1 EAST TOWER WEST ELEVATION
1:350



KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

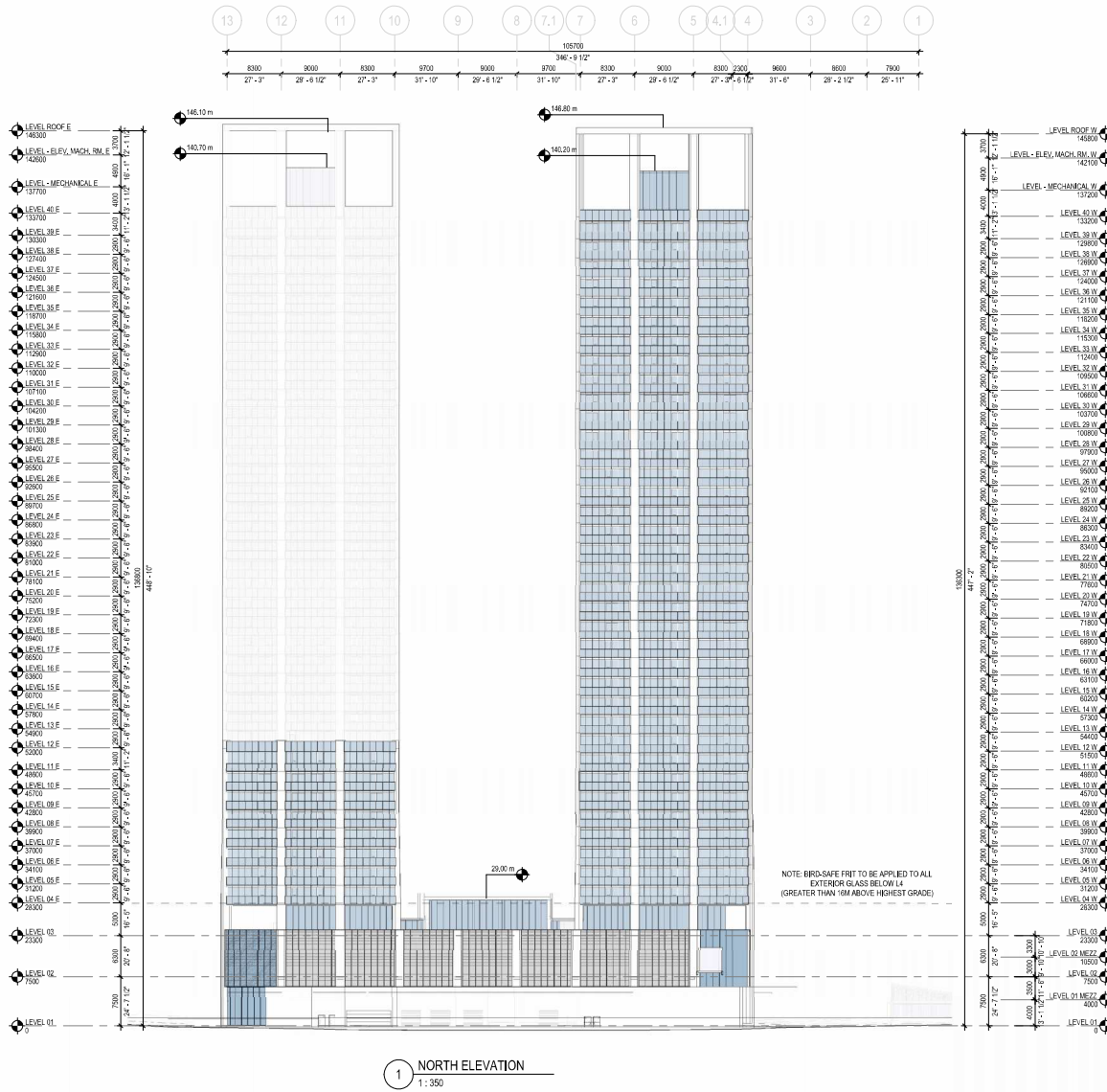
REVISIONS

TITLE

BUILDING ELEVATIONS - NORTH

SHEET NUMBER

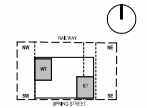
DP-A203



1 NORTH ELEVATION
1:350



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PROJECT

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

PROJECT NUMBER
411933

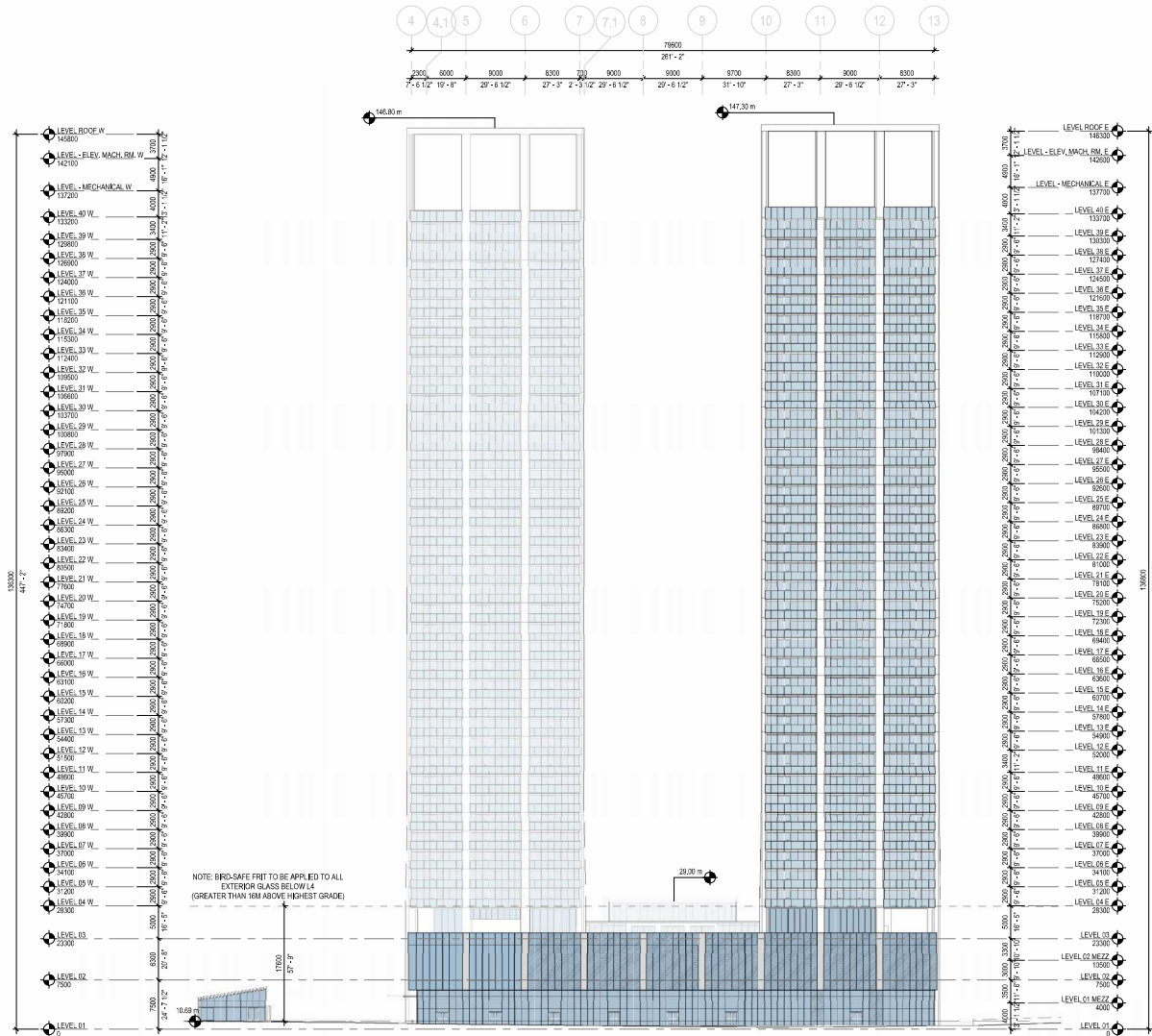
REVISIONS

TITLE

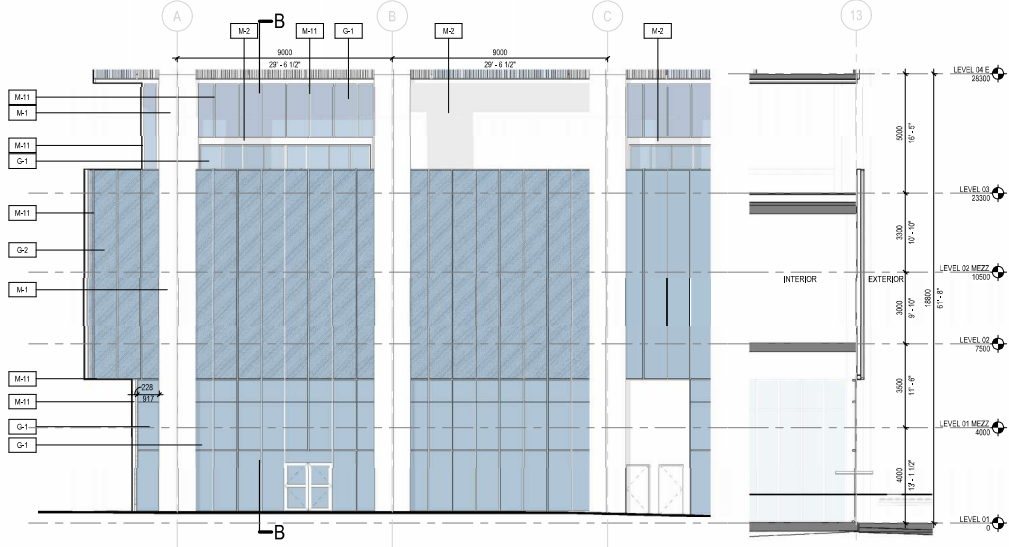
BUILDING ELEVATION - SOUTH

SHEET NUMBER

DP-A204

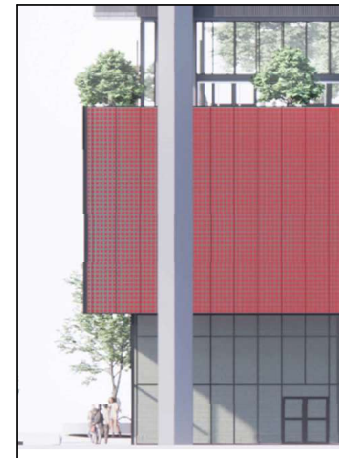


1 SOUTH ELEVATION
1:350

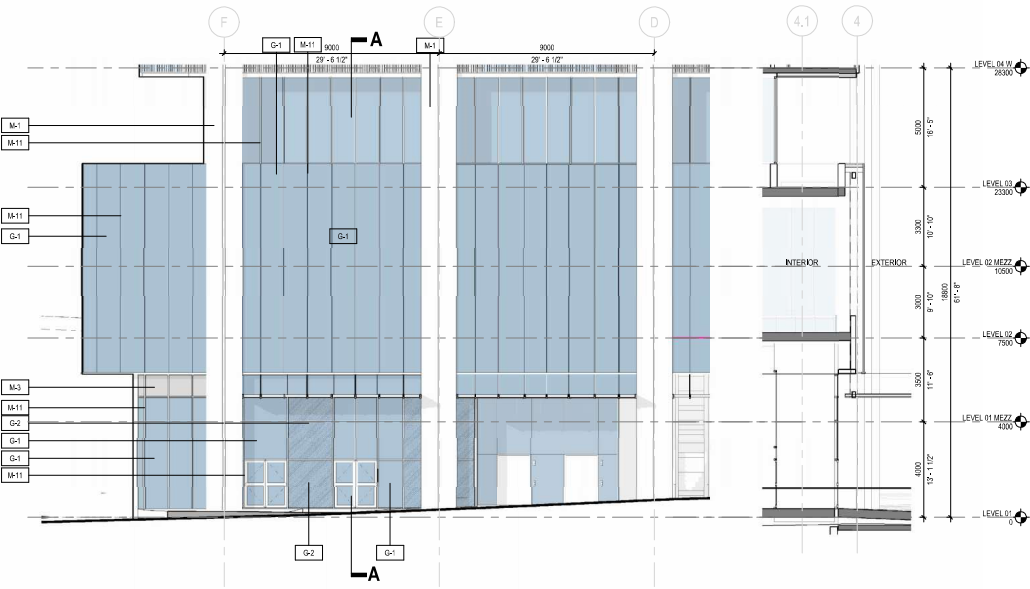


6 ENLARGED PODIUM ELEVATION - EAST
1:100

5 PODIUM E B-B
1:100



4 MATERIAL DESIGN INTENT - PODIUM EAST
NOT TO SCALE



3 ENLARGED PODIUM ELEVATION - WEST
1:100

2 PODIUM W A-A
1:100



1 MATERIAL DESIGN INTENT - PODIUM WEST
NOT TO SCALE

MATERIAL LEGEND	
TAG	MATERIAL
G-1	INSULATED GLAZING UNIT - VISION GLASS - DOUBLE GLAZED - CURTAIN WALL
G-2	SPANDREL PANEL - DOUBLE GLAZED - CURTAIN WALL
G-3	INSULATED GLAZING UNIT - VISION GLASS - WINDOW WALL
G-4	INSULATED GLAZING UNIT - SPANDREL GLASS - WINDOW WALL
G-5	FRITTED VISION GLASS GUARDRAIL
G-6	VISION GLASS GUARDRAIL
M-1	PREFINISHED METAL CLADDING - BRUSHED STAINLESS STEEL
M-2	PREFINISHED METAL CLADDING - DARK GREY
M-3	PREFINISHED LOUVRE - LIGHT GREY
M-4	PREFINISHED METAL CORRUGATED PANEL - LIGHT GREY
M-5	PREFINISHED ALUMINUM WINDOW FRAME - DARK GREY
M-6	PREFINISHED METAL PANEL - WINDOW WALL - DARK GREY
M-11	PREFINISHED ALUMINUM CURTAINWALL FRAME - DARK GREY
W-12	PREFINISHED ALUMINUM CURTAINWALL FRAME - ORANGE

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PROJECT

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

PROJECT NUMBER
411833

REVISIONS

TITLE
ENVELOPE DESIGN INTENT - PODIUM - WEST & EAST

SHEET NUMBER

DP-A205

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

PROJECT NUMBER
41853

REVISIONS

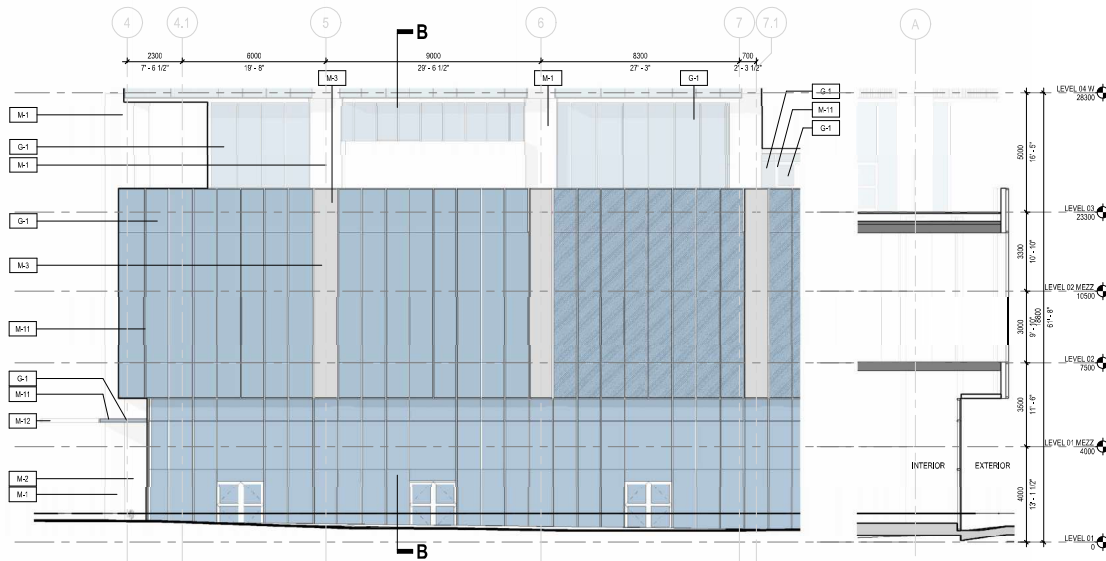
TITLE

ENVELOPE DESIGN INTENT - PODIUM - NORTH & SOUTH

SHEET NUMBER

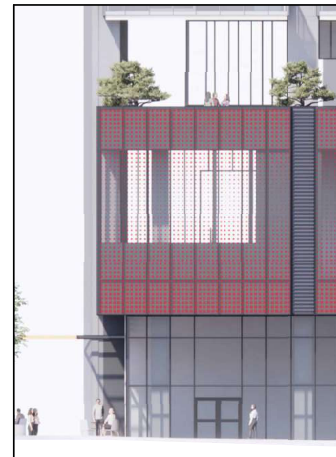
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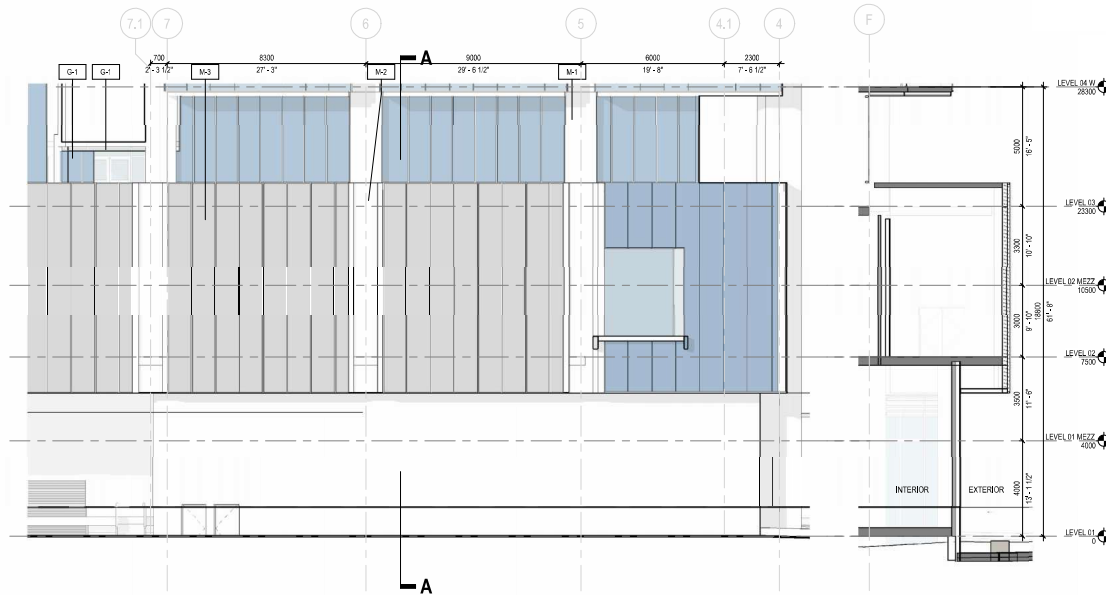


6 ENLARGED PODIUM ELEVATION - SOUTH
1:100

5 PODIUM S B-B
1:100



4 MATERIAL DESIGN INTENT - PODIUM SOUTH
NOT TO SCALE



3 ENLARGED PODIUM ELEVATION - NORTH
1:100

2 PODIUM N A-A
1:100

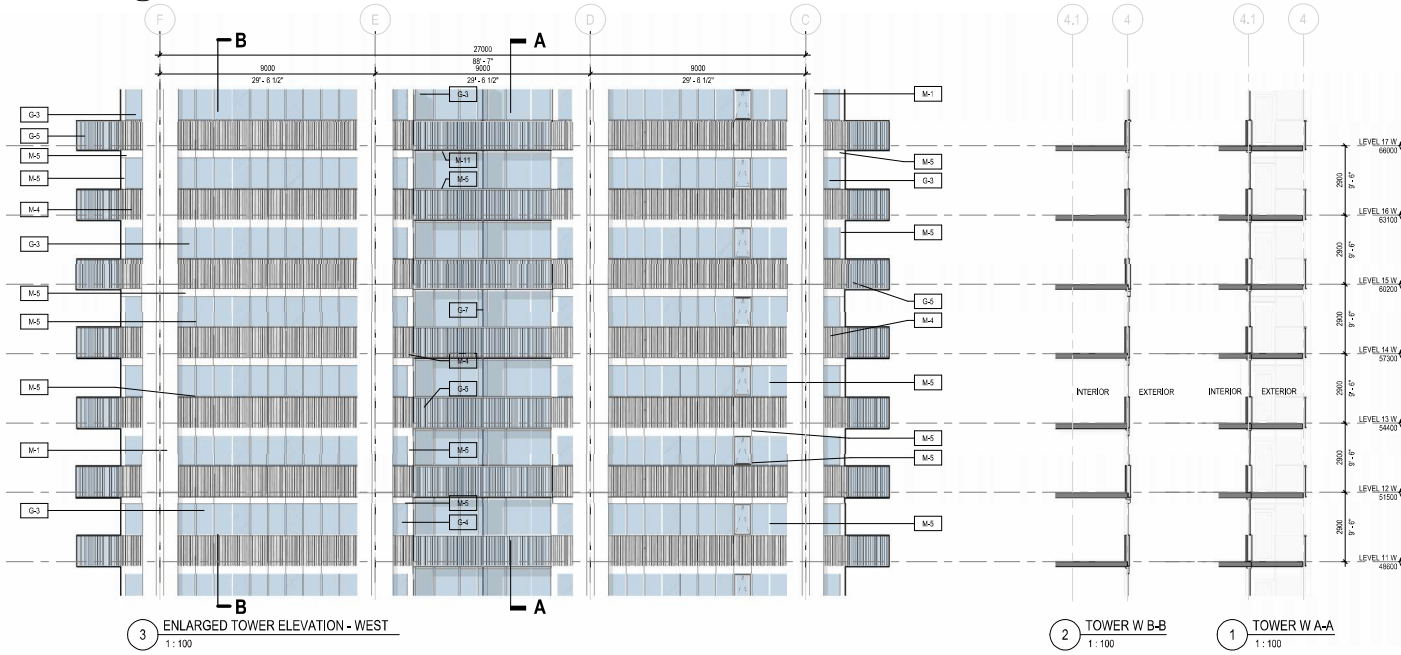


1 MATERIAL DESIGN INTENT - PODIUM NORTH
NOT TO SCALE

MATERIAL LEGEND table with columns for TAG and MATERIAL, listing items G-1 through M-12 and their corresponding materials.



4 MATERIAL DESIGN INTENT - TOWER WEST / EAST
NOT TO SCALE



MATERIAL LEGEND	
TAG	MATERIAL
G-3	INSULATED GLAZING UNIT - VISION GLASS - WINDOW WALL
G-4	INSULATED GLAZING UNIT - SPANDREL GLASS - WINDOW WALL
G-5	FRITTED VISION GLASS GUARDRAIL
G-6	VISION GLASS GUARDRAIL
G-7	FROSTED GLASS BALCONY DIVIDER
M-1	PREFINISHED METAL CLADDING - BRUSHED STAINLESS STEEL
M-4	PREFINISHED METAL CORRUGATED PANEL - LIGHT GREY
M-5	PREFINISHED ALUMINUM WINDOW FRAME - DARK GREY
M-11	PREFINISHED ALUMINUM CURTAINWALL FRAME - DARK GREY

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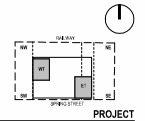


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KEYPLAN



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

PROJECT NUMBER
41893

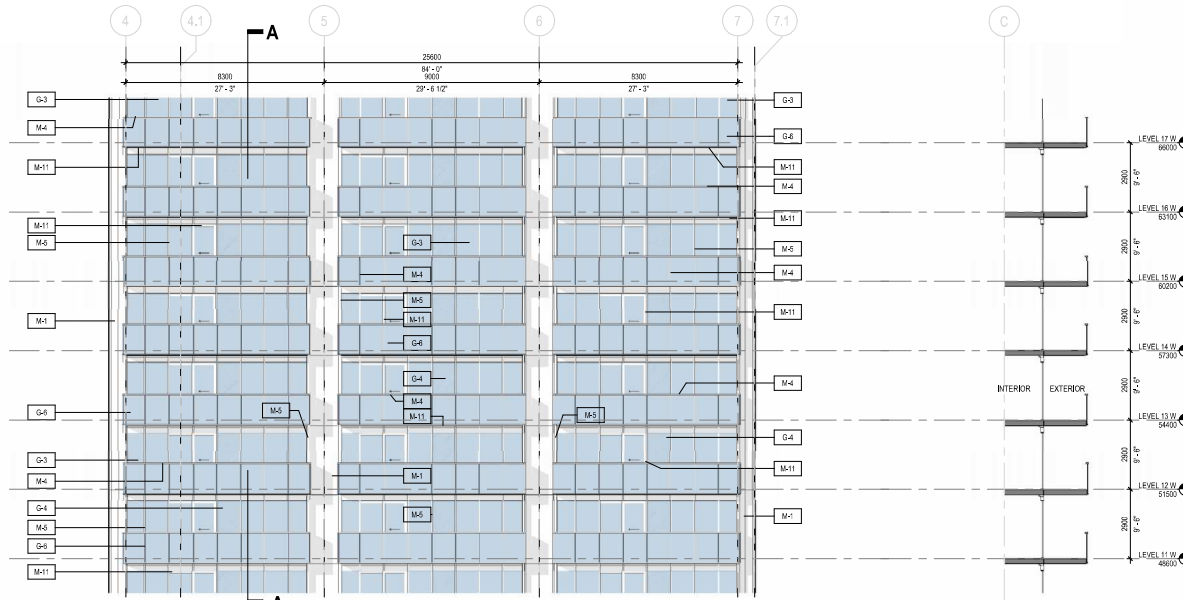
REVISIONS

TITLE
ENVELOPE DESIGN INTENT - TOWER - WEST / EAST

SHEET NUMBER
DP-A207



3 MATERIAL DESIGN INTENT - TOWER NORTH / SOUTH
NOT TO SCALE



2 ENLARGED TOWER ELEVATION - SOUTH
1:100

1 TOWER S-A-A
1:100

MATERIAL LEGEND	
TAG	MATERIAL
G-3	INSULATED GLAZING UNIT - VISION GLASS - WINDOW WALL
G-4	INSULATED GLAZING UNIT - SPANDREL GLASS - WINDOW WALL
G-5	FRITTED VISION GLASS GUARDRAIL
G-6	VISION GLASS GUARDRAIL
G-7	FROSTED GLASS BALCONY DIVIDER
M-1	PREFINISHED METAL CLADDING - BRUSHED STAINLESS STEEL
M-4	PREFINISHED METAL CORRUGATED PANEL - LIGHT GREY
M-5	PREFINISHED ALUMINUM WINDOW FRAME - DARK GREY
M-11	PREFINISHED ALUMINUM CURTAINWALL FRAME - DARK GREY

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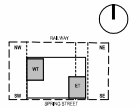


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2024/09/27

KEY PLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

TITLE

ENVELOPE DESIGN INTENT - TOWER - NORTH / SOUTH

SHEET NUMBER

DP-A208

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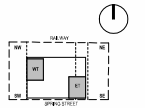


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KEY PLAN



PROJECT

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

PROJECT NUMBER
41853

REVISIONS

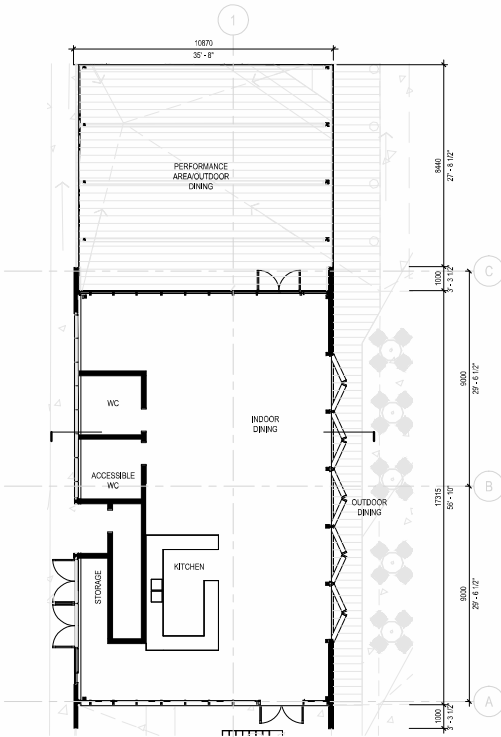
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PAVILION DESIGN - 1/2

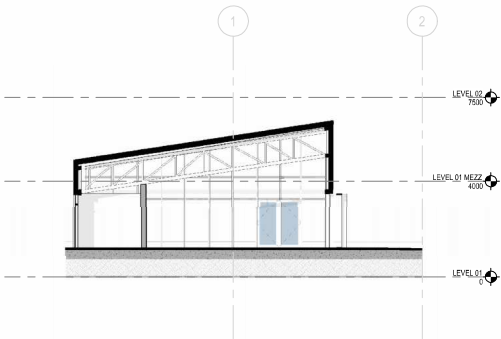
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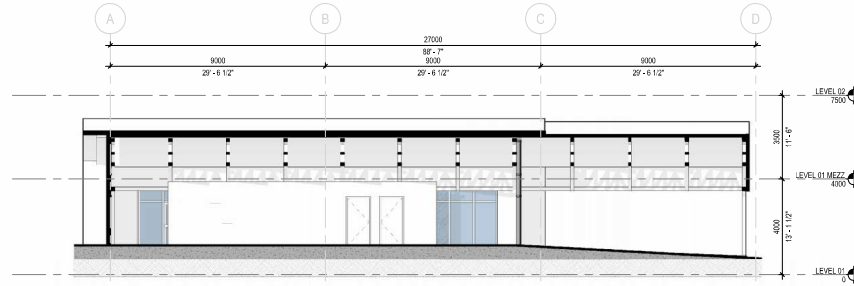
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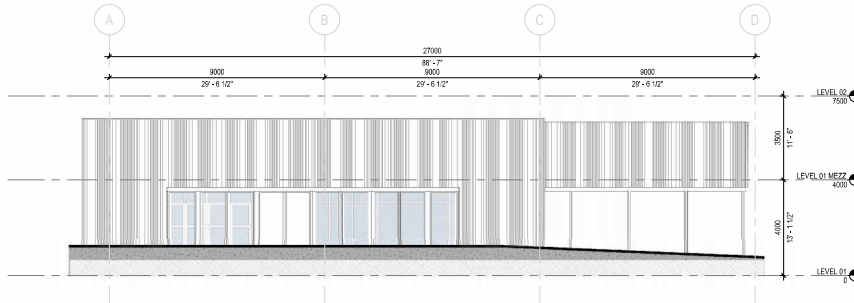
4 PAVILION FLOOR PLAN
1:100



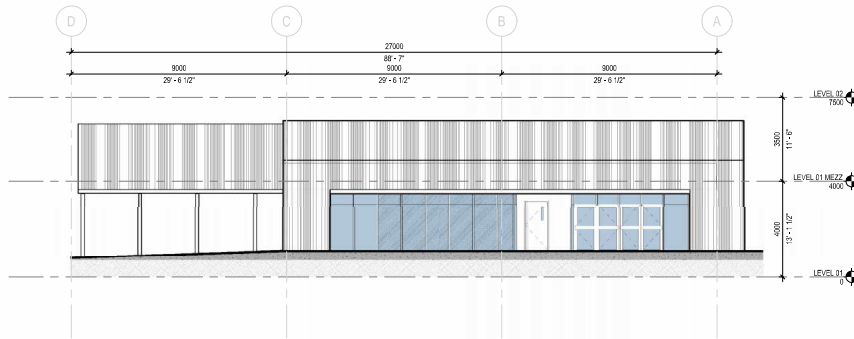
2 PAVILION CROSS SECTION
1:100



5 PAVILION LONGITUDINAL SECTION
1:100



3 PAVILION EAST ELEVATION
1:100



1 PAVILION WEST ELEVATION
1:100

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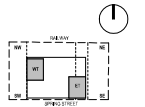
PCI

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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

PAVILION DESIGN - 2/2

SHEET NUMBER

DP-A211

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3 PAVILION RENDER - EXTERIOR
NOT TO SCALE



2 PAVILION RENDER - INTERIOR VIEW FROM SOUTH
NOT TO SCALE



1 PAVILION RENDER - INTERIOR VIEW FROM NORTH
NOT TO SCALE

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KEYPLAN



PROJECT

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

PROJECT NUMBER
41193

REVISIONS

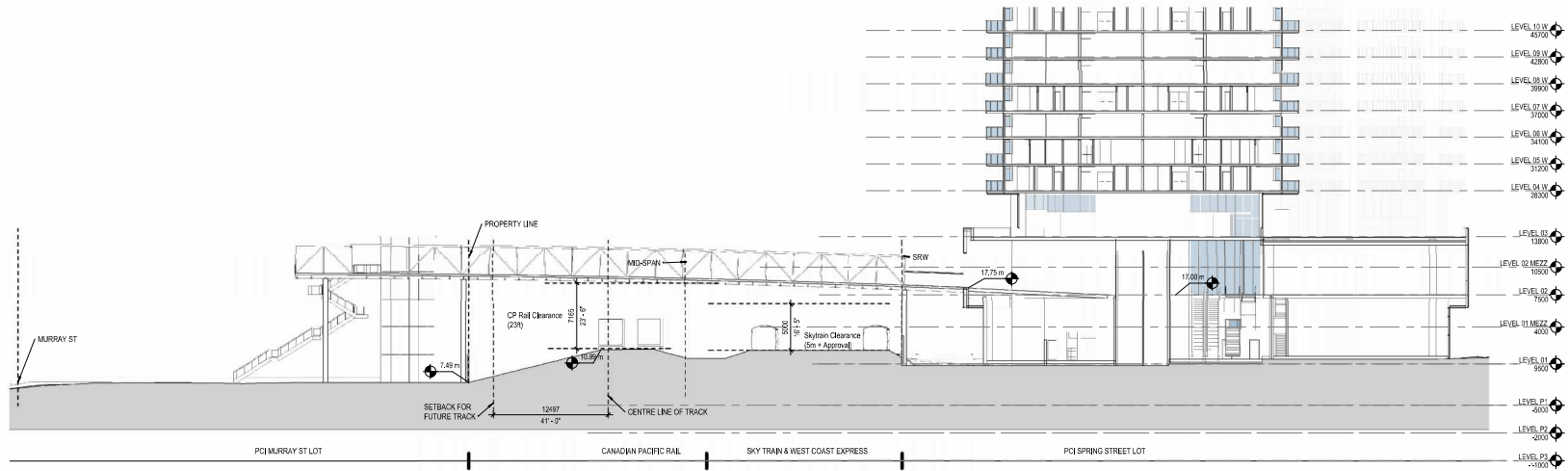
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PEDESTRIAN BRIDGE
DESIGN - I/2

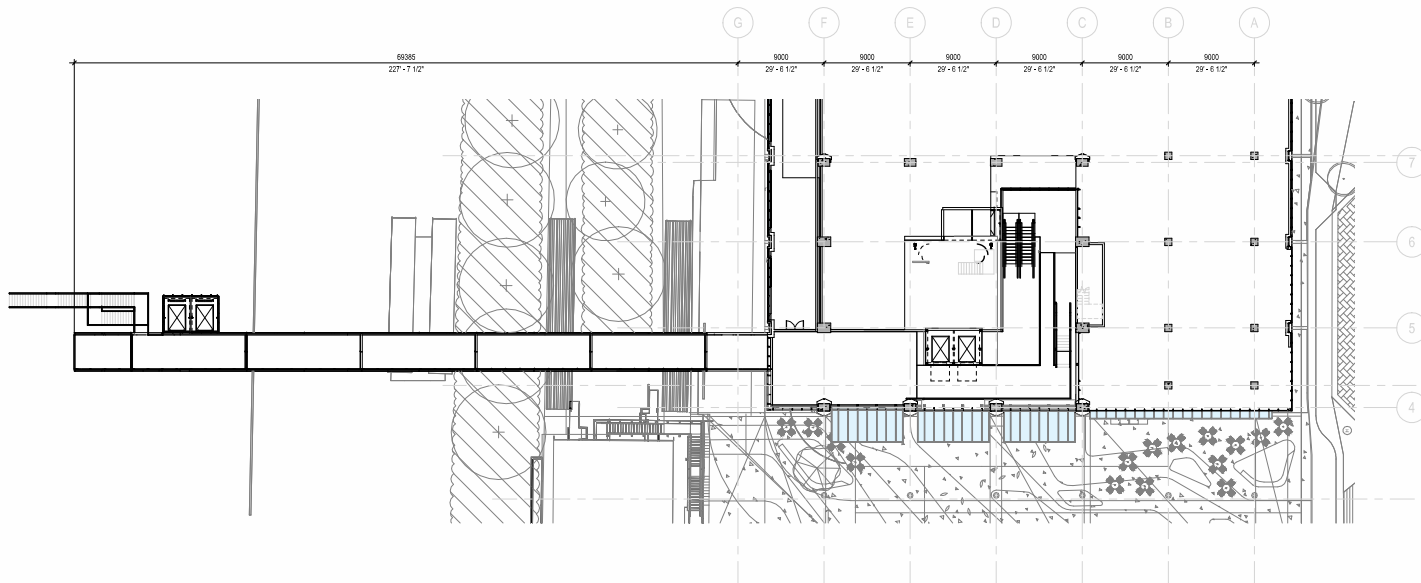
SHEET NUMBER

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2 SECTION - PODIUM THROUGH OVERPASS
1 : 250



1 PLAN - OVERPASS
1 : 250

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KEYPLAN



PROJECT

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

PROJECT NUMBER
41893

REVISIONS

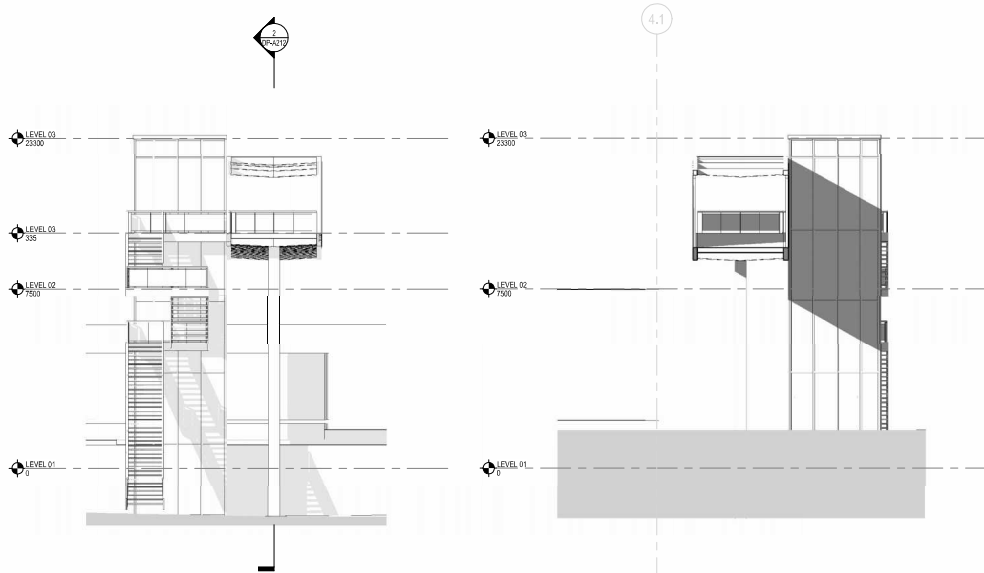
TITLE

PEDESTRIAN BRIDGE
DESIGN - 2/2

SHEET NUMBER

DP-A213

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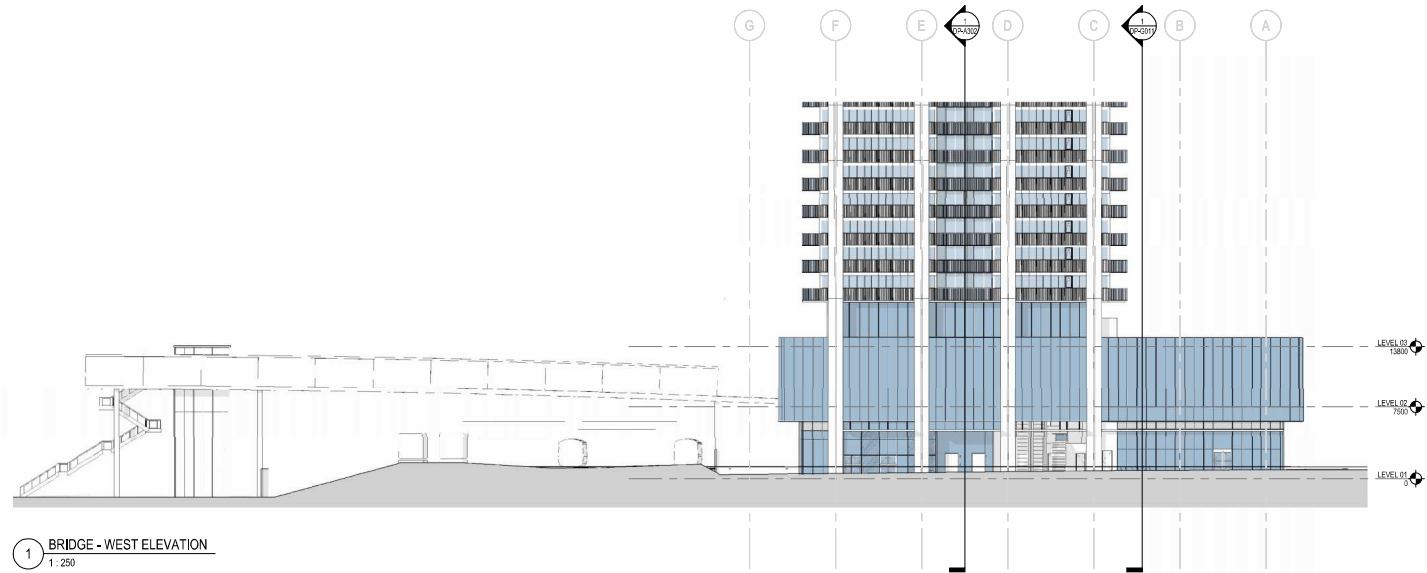


4 BRIDGE - NORTH ELEVATION
1: 100

3 BRIDGE - CROSS SECTION
1: 100

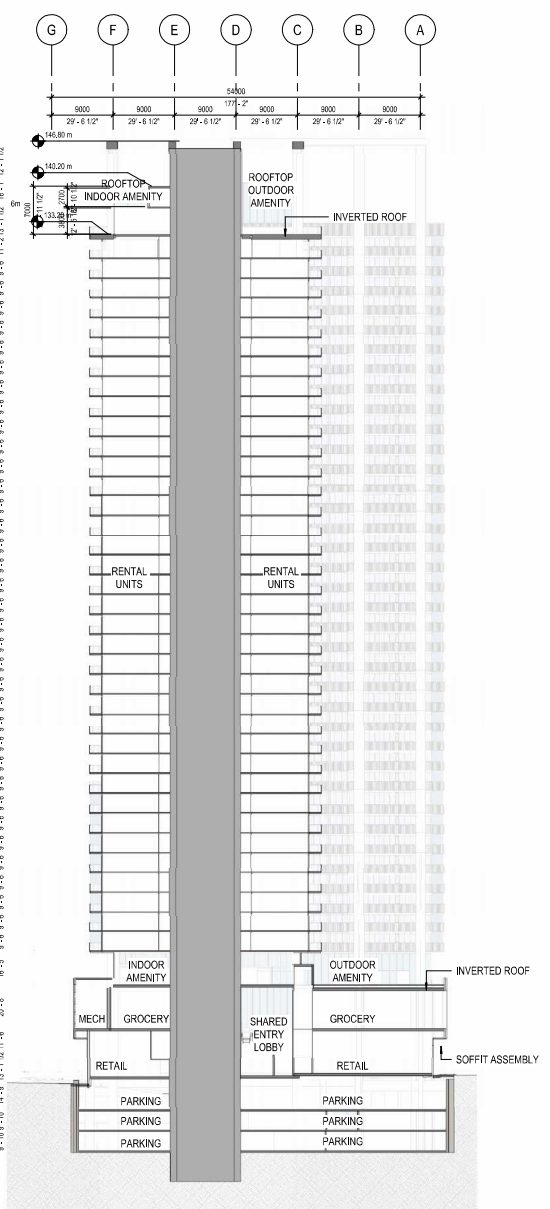


2 PEDESTRIAN BRIDGE RENDERING
NOT TO SCALE

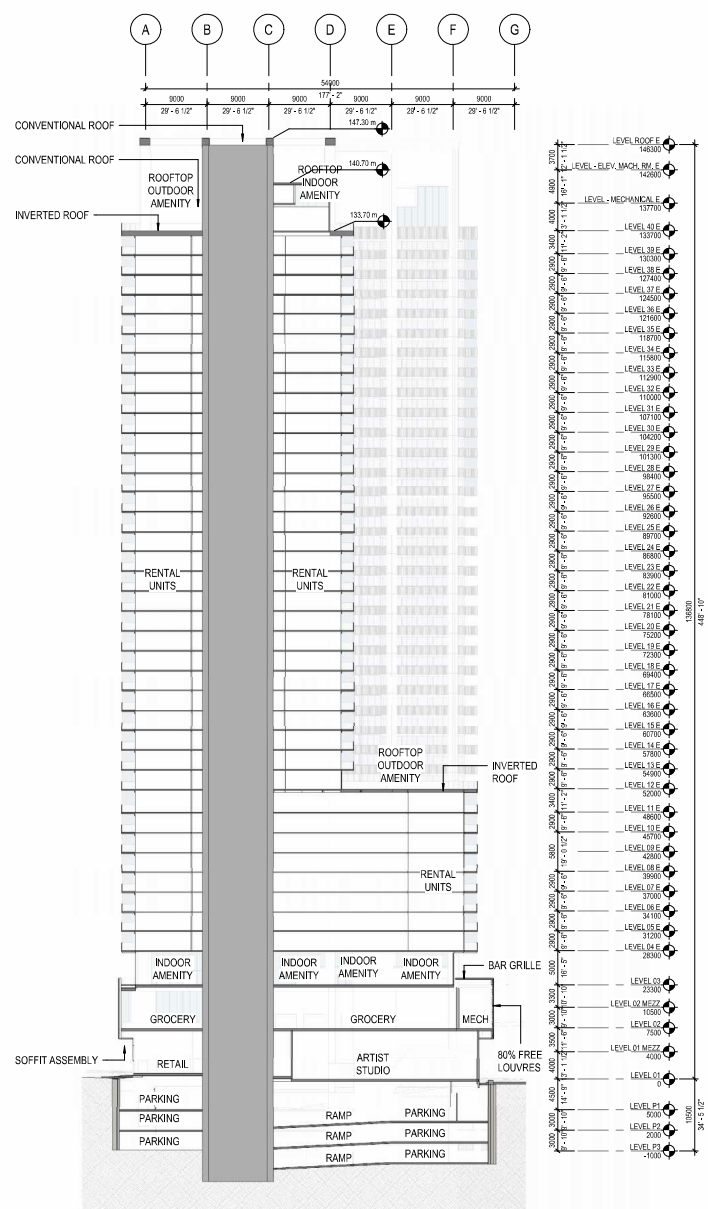


1 BRIDGE - WEST ELEVATION
1: 250

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2 N-S SECTION WEST TOWER
1:350



1 N-S SECTION EAST TOWER
1:350

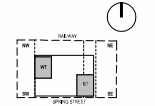
COLOR LEGEND

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

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KEYPLAN



PROJECT

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

PROJECT NUMBER
411833

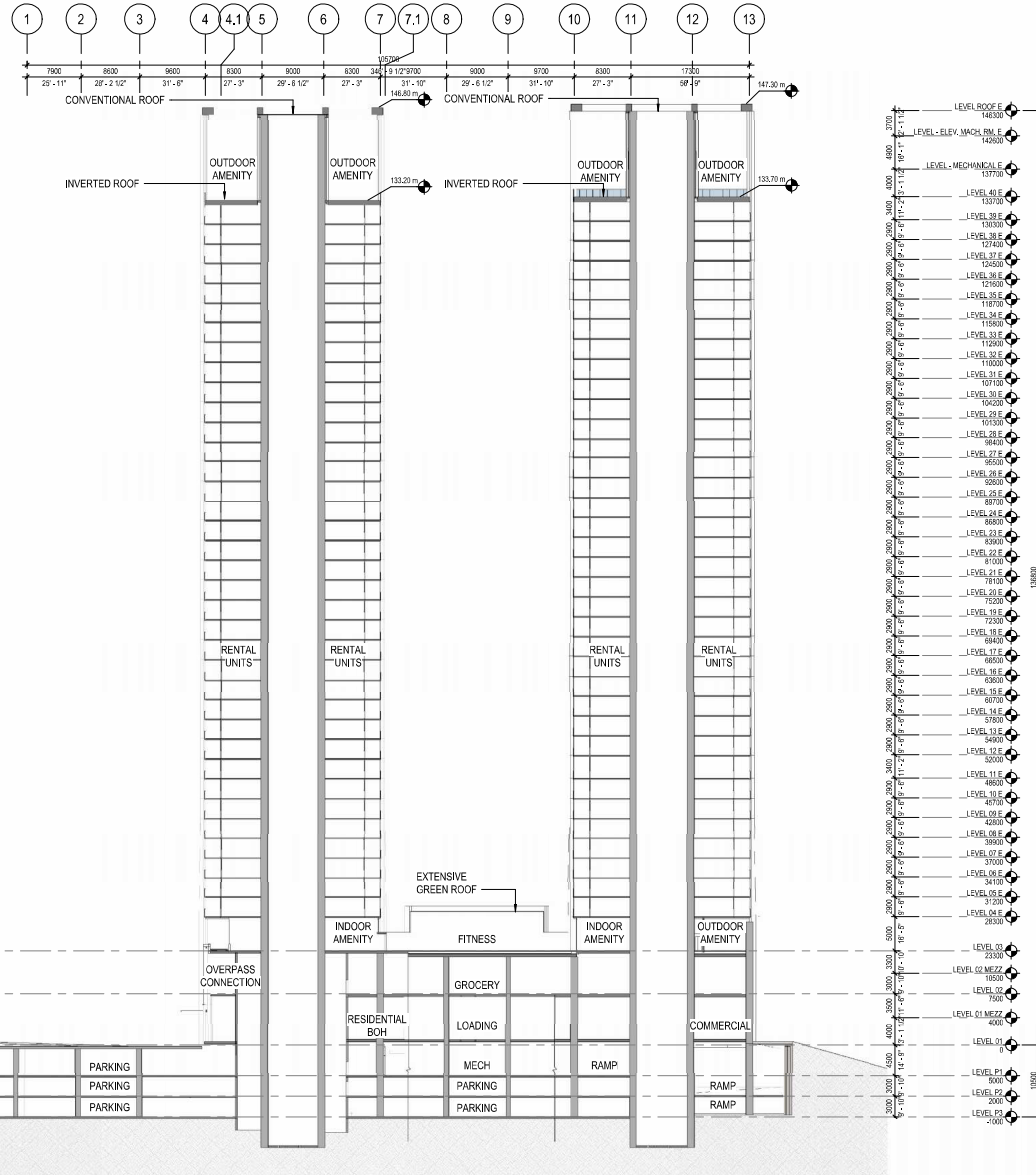
REVISIONS

TITLE

SECTION E-W

SHEET NUMBER

DP-A302



1 SECTION E-W
1: 350

COLOR LEGEND

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

GFA SUMMARY

Table with 2 columns: Category and Area (sq ft). Includes sections for PARKADE GFA TOTALS, PODIUM GFA TOTALS, TOWER GFA TOTALS, and TOTAL GFA (ABOVE GRADE).

FAR SUMMARY

Table with 2 columns: Category and FAR. Includes sections for TOTAL GFA, FAR EXCLUSION AREA, PROVIDED FAR AREA, and FAR CALCULATION.

RENTAL - WEST TOWER

Large table for Rental - West Tower with columns for GFA, NON-GFA, EXCLUSIONS, and FAR. Rows include levels from 01 to 39.

FAR CALCULATIONS / PROGRAM

CRU (RETAIL, GROCERY)

Summary table for FAR Calculations / Program showing various categories and their corresponding FAR values.

RENTABLE AREA SUMMARY

Table with 4 columns: Level, West Tower Area, East Tower Area, and Total Area. Rows include levels from 01 to 39.

RENTAL - EAST TOWER

Large table for Rental - East Tower with columns for GFA, NON-GFA, EXCLUSIONS, and FAR. Rows include levels from 01 to 39.

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20241002

20241027

KEYPLAN



PROJECT

PCI - SPRING STREET 11668 Street and 3006-3022 Spring Street, Port Moody, BC

PROJECT NUMBER 41103

REVISIONS

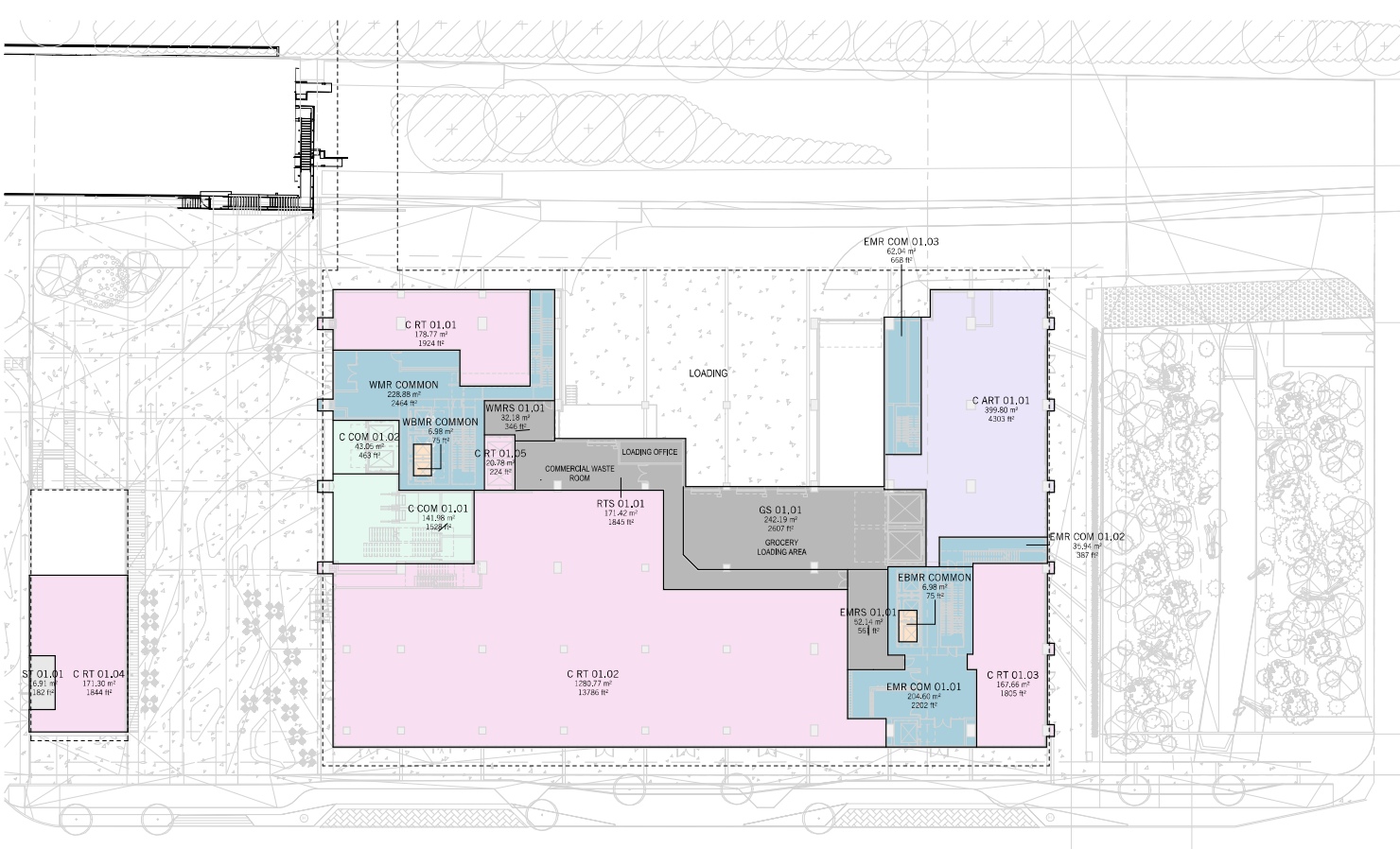
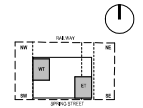
TITLE

FAR SUMMARY

SHEET NUMBER

DP-FAR001

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1 LEVEL 01
1:250

CRU AREA SUMMARY - LEVEL 01			
ARTIST	399.80 m ²	4303.41 SF	
COMMERCIAL COMMON AREA	185.03 m ²	1991.85 SF	
CRU	1616.26 m ²	17282.33 SF	
FAR RT AREA	2404.12 m ²	25671.73 SF	
SERVICE EXCLUSION	418.81 m ²	4452.99 SF	
FAR RT EXCLUSION	412.81 m ²	4402.99 SF	
TOTAL GROSS FLOOR AREA	2817.73 m ²	30329.80 SF	
CRU FAR AREA - LEVEL 01			
CRU	C RT 01.01	178.77 m ²	1924 SF
CRU	C RT 01.02	1280.77 m ²	13780 SF
CRU	C RT 01.03	167.66 m ²	1805 SF
CRU	C RT 01.04	171.30 m ²	1844 SF
CRU	C RT 01.05	20.78 m ²	224 SF
TOTAL CRU FAR AREA		1819.28 m ²	19553 SF
CRU EXCLUSION FAR AREA - LEVEL 01			
SERVICE EXCLUSION	EMRS 01.01	52.14 m ²	561 SF
SERVICE EXCLUSION	WMRS 01.01	32.18 m ²	342 SF
TOTAL SERVICE EXCLUSION		84.33 m ²	903 SF
ARTIST STUDIO AREA SUMMARY - LEVEL 01			
ARTIST	399.80 m ²	4303.41 SF	
FAR RT AREA	399.80 m ²	4303.41 SF	
TOTAL GROSS FLOOR AREA	399.80 m ²	4303.41 SF	
MARKET RENTAL AREA SUMMARY - LEVEL 01			
MARKET RENTAL	531.45 m ²	5720 SF	
FAR MR AREA	531.45 m ²	5720 SF	
SERVICE EXCLUSION	84.33 m ²	903 SF	
FAR MR EXCLUSION	84.33 m ²	903 SF	
TOTAL GROSS FLOOR AREA	615.78 m ²	6623 SF	
MARKET RENTAL FAR AREA - LEVEL 01			
MARKET RENTAL	EMR COM 01.01	204.60 m ²	2202 SF
MARKET RENTAL	EMR COM 01.02	35.94 m ²	387 SF
MARKET RENTAL	EMR COM 01.03	62.04 m ²	663 SF
MARKET RENTAL	WMR COMMON	228.88 m ²	2464 SF
TOTAL MARKET RENTAL FAR AREA		531.45 m ²	
MARKET RENTAL EXCLUSIONS FAR AREA - LEVEL 01			
SERVICE EXCLUSION	EMRS 01.01	32.14 m ²	342 SF
SERVICE EXCLUSION	WMRS 01.01	32.18 m ²	346 SF
TOTAL SERVICE EXCLUSION		64.33 m ²	

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KEYPLAN



PROJECT

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

PROJECT NUMBER
411933

REVISIONS

TITLE

FLOOR PLAN - LEVEL 02

SHEET NUMBER

DP-FAR102

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GROCERY AREA SUMMARY - LEVEL 02

CRU	3426.78 m ²	36917.86 SF
FAR RT AREA	3426.78 m ²	36917.86 SF
TOTAL GROSS FLOOR AREA	3426.78 m ²	36917.86 SF

GROCERY OWNERSHIP FAR AREA - LEVEL 02

COMMERCIAL COMMON AREA	353.33 m ²	3817.42
CRU	3426.78 m ²	36919.87
TOTAL CRU FAR AREA	3780.11 m ²	40835.87

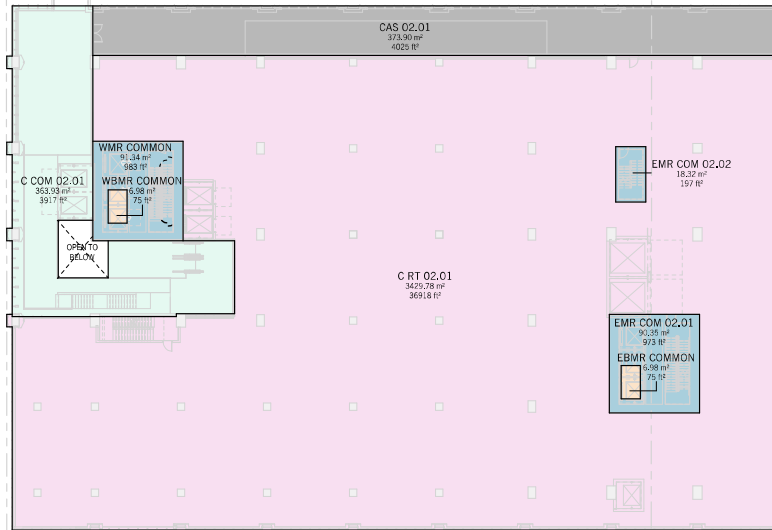
MARKET RENTAL AREA SUMMARY - LEVEL 02

MARKET RENTAL	200.01 m ²	2153.87
FAR MR AREA	200.01 m ²	2153.87
SERVICE EXCLUSION	373.90 m ²	4025.87
FAR MR EXCLUSION	373.90 m ²	4025.87
TOTAL GROSS FLOOR AREA	573.91 m ²	6179.74

MARKET RENTAL FAR AREA - LEVEL 02

MARKET RENTAL	EMR COM 02.01	90.35 m ²	973.87
MARKET RENTAL	EMR COM 02.02	18.32 m ²	197.87
MARKET RENTAL	EMR COMMON	91.34 m ²	983.87
TOTAL MARKET RENTAL FAR AREA		200.01 m ²	

BELOW MARKET UNIT ALLOCATION ON PLANS IS ILLUSTRATIVE. SPECIFIC UNIT ALLOCATION VARIES BY LEVEL AND IS SUBJECT TO CHANGE.
5% OF ALL COMMON AREA IS COUNTED AS BELOW MARKET



1 LEVEL 02
1:250



KEY PLAN



PROJECT

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

PROJECT NUMBER
411833

REVISIONS

TITLE

FLOOR PLAN - LEVEL 03

SHEET NUMBER

DP-FAR103

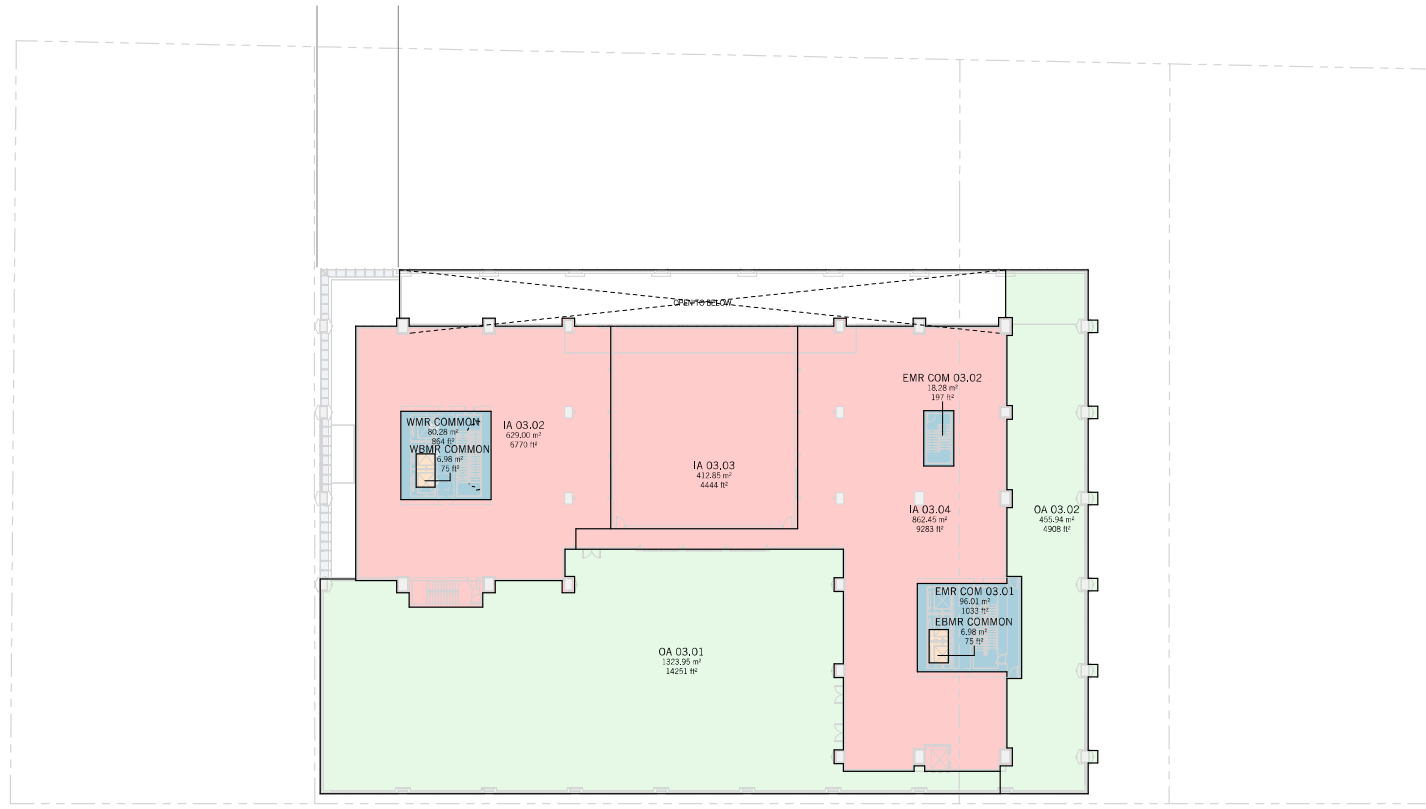
AMENITY AREA SUMMARY - LEVEL 03			
BELOW MARKET RENTAL	13.36 m ²	150 ft ²	
FAR BMR AREA	13.36 m ²	150 ft ²	
MARKET RENTAL	194.56 m ²	2094 ft ²	
FAR MR AREA	194.56 m ²	2094 ft ²	
AMENITY	1904.30 m ²	20498 ft ²	
FAR MR EXCLUSION	1904.30 m ²	20498 ft ²	
TOTAL GROSS FLOOR AREA	2112.82 m ²	22742 ft ²	

INDOOR AMENITY BMR EXCLUSION - LEVEL 03			
AMENITY	IA 03.02	629.00 m ²	6770 ft ²
AMENITY	IA 03.03	412.00 m ²	4444 ft ²
AMENITY	IA 03.04	862.45 m ²	9263 ft ²
TOTAL INDOOR AMENITY EXCLUSION		1904.30 m ²	20498 ft ²

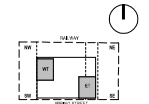
MARKET RENTAL FAR AREA - LEVEL 03			
MARKET RENTAL	EMR COM 03.01	96.01 m ²	1033 ft ²
MARKET RENTAL	EMR COM 03.02	18.28 m ²	197 ft ²
MARKET RENTAL	EMR COMMON	80.28 m ²	864 ft ²
TOTAL MARKET RENTAL FAR AREA		194.56 m ²	

OUTDOOR AMENITY BMR EXCLUSION - LEVEL 03			
OUTDOOR AMENITY	OA 03.01	1323.05 m ²	14251 ft ²
OUTDOOR AMENITY	OA 03.02	455.94 m ²	4908 ft ²
TOTAL OUTDOOR AMENITY		1779.00 m ²	19159 ft ²

BELOW MARKET UNIT ALLOCATION ON PLANS IS ILLUSTRATIVE. SPECIFIC UNIT ALLOCATION VARIES BY LEVEL AND IS SUBJECT TO CHANGE.
5% OF ALL COMMON AREA IS COUNTED AS BELOW MARKET

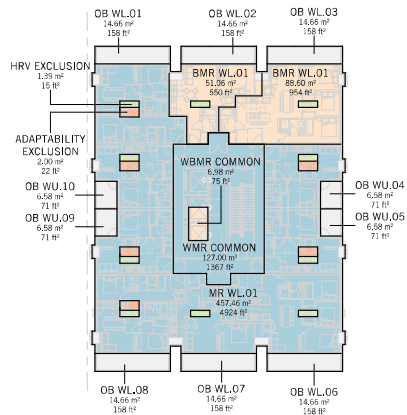


1 LEVEL 03
1:250

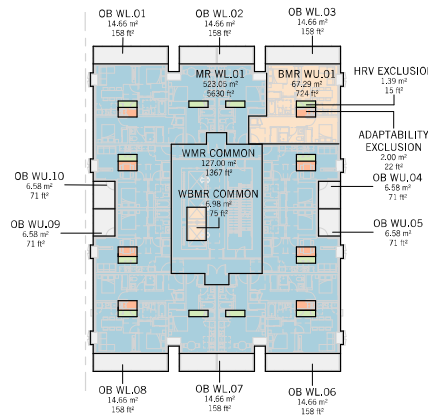


WEST TOWER MARKET RENTAL AREA SUMMARY - LOWER

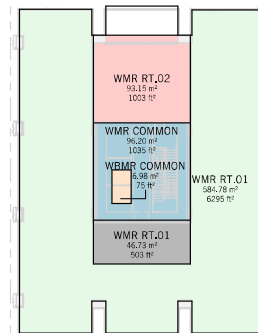
BELOW MARKET RENTAL	146.54 m ²	1578 ft ²
FAR BMR AREA	146.54 m ²	1578 ft ²
MARKET RENTAL	584.48 m ²	6291 ft ²
FAR MR AREA	584.48 m ²	6291 ft ²
ADAPTABILITY EXCLUSION	12.00 m ²	129 ft ²
HRV EXCLUSION	13.90 m ²	150 ft ²
FAR MR EXCLUSION	25.90 m ²	279 ft ²
TOTAL GROSS FLOOR AREA	757.00 m ²	8148 ft ²



3 WEST TOWER LOWER TYPICAL PLAN (LVL 4-26)
1:250



2 WEST TOWER UPPER TYPICAL PLAN (LVL 27-39)
1:250



1 WEST TOWER ROOFTOP AMENITY PLAN (LVL 40)
1:250

WEST TOWER MARKET RENTAL AREA SUMMARY - UPPER

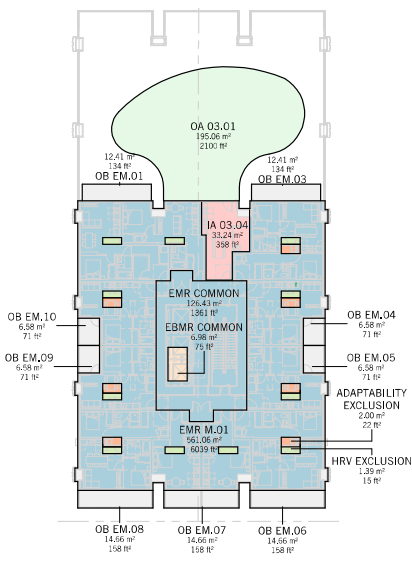
BELOW MARKET RENTAL	74.27 m ²	799 ft ²
FAR BMR AREA	74.27 m ²	799 ft ²
MARKET RENTAL	650.06 m ²	6997 ft ²
FAR MR AREA	650.06 m ²	6997 ft ²
ADAPTABILITY EXCLUSION	16.00 m ²	172 ft ²
HRV EXCLUSION	16.60 m ²	180 ft ²
FAR MR EXCLUSION	32.68 m ²	352 ft ²
TOTAL GROSS FLOOR AREA	757.00 m ²	8148 ft ²

WEST TOWER AREA SUMMARY - LEVEL 40

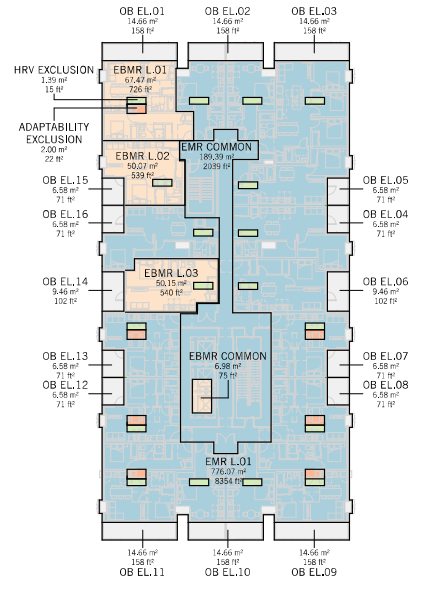
BELOW MARKET RENTAL	6.98 m ²	75 ft ²
FAR BMR AREA	6.98 m ²	75 ft ²
MARKET RENTAL	96.20 m ²	1035 ft ²
FAR MR AREA	96.20 m ²	1035 ft ²
AMENITY	93.15 m ²	1003 ft ²
FAR MR EXCLUSION	93.15 m ²	1003 ft ²
TOTAL GROSS FLOOR AREA	196.33 m ²	2112 ft ²

BELOW MARKET UNIT ALLOCATION ON PLANS IS ILLUSTRATIVE. SPECIFIC UNIT ALLOCATION VARIES BY LEVEL AND IS SUBJECT TO CHANGE.

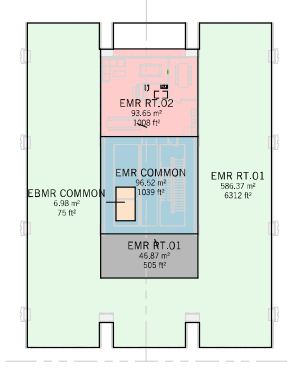
5% OF ALL COMMON AREA IS COUNTED AS BELOW MARKET



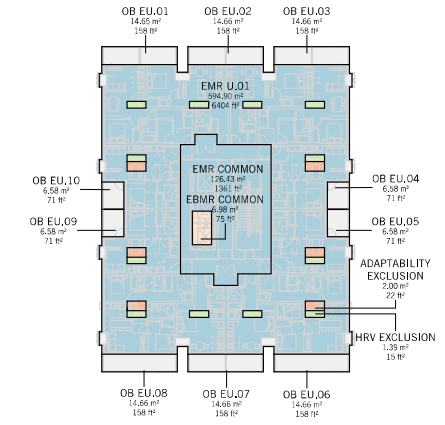
3 EAST TOWER LOWER ROOF PLAN (LVL 12)
1:250



4 EAST TOWER LOWER TYPICAL PLAN (LVL 4-11)
1:250



1 EAST TOWER ROOFTOP AMENITY PLAN (LVL 40)
1:250



2 EAST TOWER UPPER TYPICAL PLAN (LVL 19-39)
1:250

EAST TOWER MARKET RENTAL AREA SUMMARY - LOWER

BELOW MARKET RENTAL	174.67 m²	1880 m²
FAR BMR AREA	174.67 m²	1880 m²
MARKET RENTAL	955.46 m²	19392 m²
FAR MR AREA	955.46 m²	19392 m²
ADAPTABILITY EXCLUSION	14.00 m²	151 m²
HRV EXCLUSION	25.00 m²	269 m²
FAR MR EXCLUSION	39.02 m²	420 m²
TOTAL GROSS FLOOR AREA	1179.15 m²	12892 m²

EAST TOWER MARKET RENTAL AREA SUMMARY - UPPER

BELOW MARKET RENTAL	6.98 m²	75 m²
FAR BMR AREA	6.98 m²	75 m²
MARKET RENTAL	721.33 m²	7764 m²
FAR MR AREA	721.33 m²	7764 m²
ADAPTABILITY EXCLUSION	12.00 m²	128 m²
HRV EXCLUSION	18.88 m²	192 m²
FAR MR EXCLUSION	28.68 m²	309 m²
TOTAL GROSS FLOOR AREA	756.99 m²	8148 m²

EAST TOWER MARKET RENTAL AREA SUMMARY - LEVEL 12

BELOW MARKET RENTAL	6.98 m²	75 m²
FAR BMR AREA	6.98 m²	75 m²
MARKET RENTAL	687.48 m²	7400 m²
FAR MR AREA	687.48 m²	7400 m²
ADAPTABILITY EXCLUSION	14.00 m²	151 m²
AMENITY	33.24 m²	358 m²
HRV EXCLUSION	18.29 m²	166 m²
FAR MR EXCLUSION	62.53 m²	673 m²
TOTAL GROSS FLOOR AREA	756.99 m²	8148 m²

EAST TOWER AREA SUMMARY - LEVEL 40

BELOW MARKET RENTAL	6.98 m²	75 m²
FAR BMR AREA	6.98 m²	75 m²
MARKET RENTAL	96.52 m²	1039 m²
FAR MR AREA	96.52 m²	1039 m²
AMENITY	93.65 m²	1008 m²
SERVICE EXCLUSION	46.87 m²	505 m²
FAR MR EXCLUSION	140.52 m²	1513 m²
TOTAL GROSS FLOOR AREA	244.02 m²	2627 m²

BELOW MARKET UNIT ALLOCATION ON PLANS IS ILLUSTRATIVE. SPECIFIC UNIT ALLOCATION VARIES BY LEVEL AND IS SUBJECT TO CHANGE.
5% OF ALL COMMON AREA IS COUNTED AS BELOW MARKET