



February 26, 2021

City of Port Moody  
100 Newport Drive,  
Port Moody, BC V3H 5C3

RE: 3101-3103 St Johns St, 3104-3112 St George St, & 123-129 Buller St - Response to Council Motions

Pooni Group is providing this letter on behalf of Buffalo Gentai Development Ltd. (owners) (Buffalo) in response to Council's motions from the February 9 Special Council Meeting.

The following two motions were carried:

- THAT the proponent be requested to investigate increasing the duration of market rental housing tenure.
- THAT the applicant modify the proposal to step down to a three storey facing on the south side building.

#### Duration of Market Rental Housing Tenure

In response to the motion by Councillor Lubik, Buffalo has agreed to increase the duration of the market rental housing tenure from 20 years to 30 years.

#### Setback of the Building Fronting Onto St George St

In response to the motion to step down the south side building from Councillor Madsen, the following demonstrates the current and new design considerations made to the proposed 6-storey building that fronts onto St George Street.

The proposed building fronting onto St George St steps back at the fourth, fifth and sixth storeys, as illustrated in the section attached.

- The fourth and fifth storeys are set back by 10 ft (as measured from the end of the overhang on the third storey); and
- The sixth storey is set back by an additional 4.6 ft in from the fourth storey, for a total of 14.6 ft from the end of the overhang on the third storey.

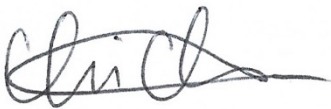
The façade of the lower levels is designed to emulate the three-storey form of the townhomes across the street. The proposal will incorporate darker façades on the stepped back upper levels in order to visually diminish their presence. Given the setback and darker façade colour, the upper three levels will appear to be more recessed when experienced from the ground-level; thus, reducing its visual presence from the street.

This proposal brings a number of benefits to the community and supports many of the Council's priorities for Port Moody. The proposed commercial space and pedestrian realm improvements along St Johns St contributes to a more walkable and engaging streetscape. The proposed not-for-profit childcare has been developed in partnership with the Greater Vancouver YMCA to provide 49 below-market childcare spaces for families in a location that is close to schools, parks and transit. The proposed non-market rental homes have been developed in partnership with the Bloom Group, who will own the units and be able to support the most vulnerable of residents. In addition, the market rental and strata homes add to the spectrum of housing - meeting the needs of a diverse and growing population.

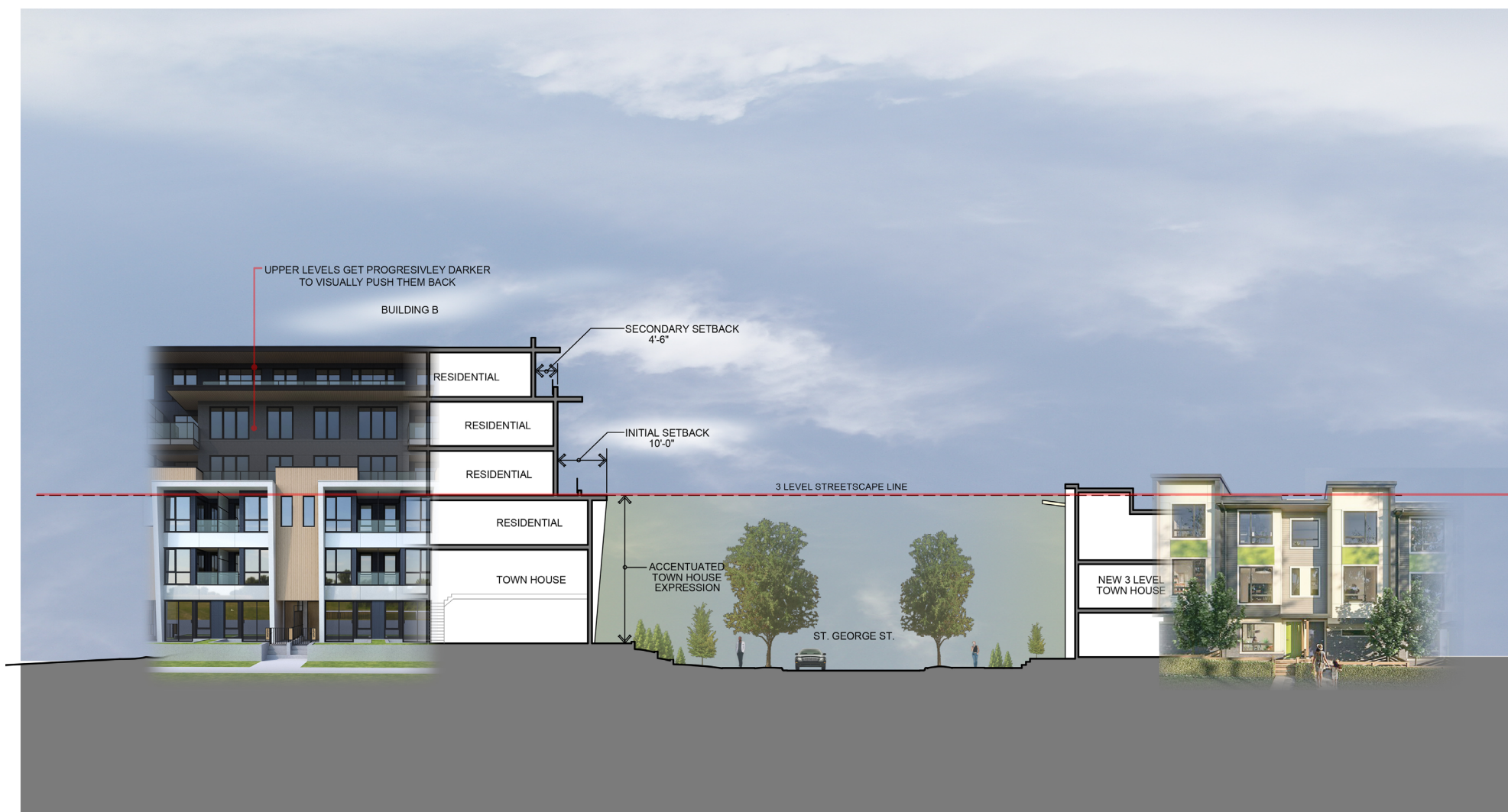
If the density/mass of the building on St George St is further reduced through step backs or lowering of the upper storeys, it is unlikely that the proposal will be able to deliver the full extent of public benefits as proposed (non-market rental and not-for-profit childcare).

On behalf of Buffalo, we appreciate the opportunity to address the motions, and encourage Council to refer this application to Public Hearing.

Sincerely,



Chi Chi Cai, Senior Planner  
Pooni Group



NORTH-SOUTH SECTION