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City of Port Moody

Re: Moody Elementary Development Permit Application – Letter of Intent

SOA Project No: 19061

Dear Planning Department,

The proposed Moody Elementary School will accommodate a 415 capacity of elementary students from kindergarten to grade 5 and provide for roughly 46 childcare spaces. The school includes 16 classrooms, gymnasium, multipurpose, learning commons and administration spaces and is designed in strict accordance with the Ministry of Education's design standards and SD 43's district specific educational requirements. The new school is seismic replacement of the existing elementary school several blocks away.

The school shares a site with the existing Moody Middle School to the Southeast with shared parking and separate pick-up/ drop-off layby stalls. Vehicle access is provided from Buller Street with one-way circulation within the site. Pedestrian access is provided from multiple gated access points on Buller and St. Johns Street. The building is situated close to the setbacks along the two street frontages with the primary entry off the internal parking and circulation areas. This arrangement internalizes the school activities on the site and creates a safe campus approach separate from traffic and public and allowing shared playgrounds and circulation between the elementary school and middle school. The site is fully fenced for student safety as required by School District 43. The main entry to the childcare space is provided at the South end of the school.

The site slopes roughly 3 meters in elevation from the existing middle school to the new school. The proposed elevation closely matches the grades of Buller Street with an approximate 1m of grade change as the site extends East along St. Johns. The school is roughly 2 meters lower than the parking and circulation area at the Southeast corner, which blends to both the level accessible access near the main entry and to the existing grades of the middle school. The elevation change is addressed with some retaining walls and a second accessible ramp and the South end of the school.

Outdoor age-appropriate play areas are provided to the East of the school along with an all-weather sports field. Specific climbing and play structures are procured and provided after the construction of the school is complete to suit to the needs of the specific educators and parent advisory. A roof-top play area is provided on Northeast corner of the second floor.

The school building is a partial 2 storey with classrooms on both floors and single storey for typical extra height spaces like the gymnasium and multipurpose rooms. The exterior design intends to present a rectilinear urban articulation countered with organic curving roof accents at the main entry and second storey clerestory. The main entry and select curving canopies are supported with steel tree-like structures clad in timber. Materials include 2 tones of brick cladding, blue fiber cement panels at select upper floor areas and a high-quality copper colour composite cladding the feature corner fronting the intersection of St John's and Buller. This corner includes a 5ft parapet protecting the outdoor play area on the second



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floor with a variety of stainless mesh openings for children to have some 'peek-out' views onto the neighbourhood. Building materials have been selected based on SD 43 maintenance standards, which generally insist on brick or similar durability materials at all lower floor high-impact areas.

The project has been required to meet higher GHG reduction targets through the ministry's GHG reduction strategy and a variety of measures have been energy modeled and incorporated into the design including an enhanced envelope, heat-pumps, and solar panels.

Every effort will be made to retain the proposed materials and GHG reduction measures presented in this application, however it should be noted that ministry funding is fixed and on occasion post tender changes must be made to reduce the cost and allow the project to proceed.

We hope this summary helps outline the main features of the proposed project and look forward to seeing the school advance towards completion as it serves a valuable purpose for children and the community of Port Moody.



Regards,

Justin Dyck, Architect AIBC
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