

July 8, 2022

City of Port Moody
Development and Planning

Attn: Development Coordinator
Re.: 215 Newport Drive, Port Moody, B.C

Please accept this letter of intent for the proposed expansion for Browns Social House located at 215 Newport Drive. The project is an existing Browns Social House located within Inlet Centre, of Port Moody and is proposed to house a fixed canopy above an existing outdoor seating area. The expansion is designed to allow for year-round, covered, exterior dining that has previously been unattainable with its current conditions. This Development Permit application follows the guidelines for form and character required from the Inlet Centre OCP.

Seating Area

Browns Social House Newport resides on the corner of Newport Drive and a private accessway to the underground parking garage, providing the restaurant with a spacious outdoor corner seating patio. The patio is currently covered by smaller canopy that was included as a part of the base building construction, providing adequate protection at exits to the space. This proposal is to expand this weather protection to a larger area of the outdoor dining area. The square footage of the seating area is not intended to increase in size, rather to be improved upon for restaurant goers.

Canopy

The proposed canopy is designed to be free standing, incorporating design elements and colors that are explored within the neighborhood. Because the top plane of the new structure will be built above the existing canopy, the existing canopy structure is anticipated to remain in place, where possible. In order to allow for the vertical support members to pass through the plane of the existing canopy, the proposed design will call for adjustment to the concealed gutter as well as end condition along the main entry into Browns Socialhouse. Attention has been placed to provide a flashing system that will deter rainwater from infiltrating between the proposed and existing canopies. The perimeter of the canopy will house exterior facing strip lighting to create a welcoming and approachable feeling as well as horizontal louvers for solar shading as well as visual interest. Lastly the canopy has been designed to provide a clear 12'-8" space at its lowest point, sloping away from the building into a concealed gutter welded to the inside face of the steel fascia.

Landscaping

The intention is to demolish the existing perimeter patio walls, to allow for the seamless transition of new planter construction that has been designed to integrate the concrete pedestals required for the new structural steel. The planters will then be re filled with planting to match the existing conditions, that is, native to the local region and low maintenance. A new irrigation system will also be included to ensure the new planting can thrive in this location.

In closing, we feel the design of this proposed canopy is a well-suited addition that fits within the criteria of the OCP for the Inlet Centre. Our client is excited to bring this amenity to this popular corner of Newport Village as it will surely promote to the vibrancy of this already popular establishment. Please feel free to reach out directly if there are any further questions you may have regarding this application as we look forward to working with you in bringing this project to fruition.

Regards,



Will Esaw,
Technologist, Project Manager