

September 7, 2022

City of Port Moody
Planning Division – Second Floor
100 Newport Dr
Port Moody, BC V3H 5C3

RE: **3180 ST JOHNS ST, PORT MOODY, BC**
RZ/DP SUBMISSION - LETTER OF INTENT

SUMMARY OF ZONING, POLICIES, PLANS, AND GUIDELINES

Existing Zoning:	M1 (Light Industrial) & C3 (General Commercial)
Proposed Zoning:	CD (Comprehensive Development District)
Official Community Plan Designation:	Mixed Use – Moody Centre
Development Permit Area (DPA):	DPA-3 Inlet Centre

APPLICABLE POLICIES

- City of Port Moody Zoning Bylaw (No. 2937)
- City of Port Moody OCP Bylaw (No. 2995)

REZONING INTENT

The enclosed submission package intends to rezone a single 3,809.80 SQM (41,008 SF) parcel improved by low-intensity light industrial uses from M-1 & C-3 to accommodate a building with an institutional component and a purpose-built rental residential tower at an FSR of 2.88 in accordance with the OCP. The proposed 12-storey residential tower will feature both below-market and market rental units.

The proposal consists of approximately 2,669 SQM (28,725 SF) of institutional GFA for a landmark Jamatkhana cultural facility and 128 purpose-built rental residential units. The residential program will include a diverse mix of various unit types and sizes, which will promote greater housing options for people living in Port Moody and the Tri-Cities. The residential program will include common indoor amenity spaces and an extensive outdoor space on the podium. In addition, the building will include 2 levels of underground parking and 4 at-grade and above grade parking levels for residents, residential visitors, and Jamatkhana users for a total of 377 stalls. The 217 bicycle stalls proposed in the submission exceeds the Bylaw requirement of 204.

REZONING RATIONALE

Climate Change Response

A key objective of the proposal is to support Port Moody's climate goals, and this is inherent in the tower and podium design, which features a simple form that minimizes articulation and glazing where possible, while using a low-carbon energy system to power the building's services. Climate resiliency considerations have been embraced, and all the residential units are equipped with air conditioning.

Housing

By proposing 100% of the residential units as secured rental housing – 50% of which to be affordable rental units – the proposed development adds much needed inventory to the City’s housing stock. The subject property’s strong connectivity and many transportation options contribute to reducing automobile dependency and thus further reducing the cost of living of prospective tenants.

Arts & Culture

Chapter 10 of the OCP identifies Moody Centre’s historic downtown as a cultural precinct and outlines a policy of “integrating the arts into everyday life” and “[encouraging] an abundance of cultural expressions”. In acknowledgement of this policy direction, the embedding of cultural symbolism and art were key driving principles of the building design. The siting of the institutional component at a prominent intersection is also deliberately chosen to offer maximum visibility to the artistically designed Mashrabiya screening.

Community Well Being

The enclosed proposal also reinforces Chapter 12 of the OCP in its considerations for the role of non-profit organizations operating locally and the acknowledgement that new places of worship will be needed to meet the City’s changing needs and cultural diversity.

Additional Considerations:

- The subject site is located outside of designated Evergreen Line Sub-Areas (Map 11), but is transit oriented in close proximity to both Inlet Centre and Moody Centre Stations, as well to a West Coast Express station.
- The proposal is located along St Johns Street with the 183 and 184 Bus Routes;
- The proposal is within walking distance to local shopping areas and many parks, including James Park and Rocky Point Park, which provide playground facilities, sports fields, and open space for residents and the public;
- The proposal location is less than a 5-minute walk from Ecole Moody Middle School of the Arts; and
- The proposal is close to bicycle infrastructure (Moray St Neighbourhood Route and Commuter Route that runs along Dewdney Trunk Rd.).

NEIGHBOURHOOD CONTEXT

The 3,809.80 SQM (41,008 SF) site is located in Central Port Moody on St Johns Street in an area seeing several mixed-use and multi-family residential development proposals. To the Southwest is Ecole Moody Middle School of the Arts. To the West is a series of car dealerships. To the East is an existing auto repair shop. To the South is a recently developed 6-storey residential building, as well a Development Application submitted by Anthem Properties for a 6-storey mixed-use development. The proposed development by Anthem Properties to the South includes the property of the previous Tri-Cities Jamatkhana, which was closed indefinitely following a structural issue caused by the adjacent development during construction.

St Johns Street is a transit corridor, and it is part of a rapidly evolving neighbourhood, identified in the OCP as a Cultural District. The proposal to the south is consistent with the City of Port Moody’s plan to create more sustainable communities. As an important east – west link for neighbourhood wide connections, it offers shopping, leisure, and employment opportunities.

KEY PROPOSAL OBJECTIVES

Accessibility

The proposal will provide ease of access to all common areas for occupants of all physical capabilities. The project is designed to meet the City of Port Moody's Adaptable Design Guidelines. 50% of units approximately representative of the proposed building's unit mix, are designed as adaptable dwelling units per 2018 BCBC (3.8.5)

Amenities

The proposal includes 79 SQM (855 SF) of outdoor amenity and 388 SQM (4,175 SF) of indoor amenity at a total ratio of 3.65 SQM (39 SF) per unit.

A significant part of the institutional component of the proposed development will also be a cultural, learning, event, and gathering space amenity that will be open to the broader public. For the Ismaili community, a place of worship will replace the previous location to the south of the subject property and will become a regional destination.

Public Roadworks and Utility Upgrades

Three frontages of the property will see their roads and streetlighting upgraded, and a significant upgrade of the Storm Service is also foreseen. Street trees and other public realm enhancements are also proposed in the enclosed package.

Housing Affordability

In light of the current housing crisis, the enclosed proposal aims to achieve a beneficial intensification of a significantly under-utilized property with high-frequency regional connectivity. As part of this application, 50% of the secured rental residential units are proposed to be affordable, set to 20% below median CMHC rents for the area. This adds another important facet to the proposal's multi-pronged approach to sustainability.

DESIGN RATIONALE

Great attention was placed on the development's St Johns and Moray frontages to ensure the relationship between the building and street are strengthened. The St Johns and Moray frontages aim to promote a friendly pedestrian streetscape to enhance the public realm. The residential portion of the building is pulled back from the main street edge, giving the building a pedestrian-friendly streetwall along St Johns Street. The front building edge facing St Johns Street is designed to feature the 2-storey Jamatkhana with glazing that is layered with an artistically designed, culturally significant Mashrabiya screen. The south building edge also includes simple canopy expressions along the street and the Jamatkhana entrance for weather protection. The building edge facing Moray Street includes a continuation of the artistically designed Mashrabiya screen and the residential lobby, as well as the parkade entrances for both the Jamatkhana and residential portion of the project.

The residential building has been designed with a minimal cubic gesture with only one heightened corner, to respectfully present itself from St Johns Street. For environmental concerns and energy efficiency, minimum balconies have been provided to achieve Step Code 3 targets.

BUILDING MATERIALITY AND COLOURS

Material selection and their colours have been inspired from the idea of purity and simplicity. They are proposed as follows:

- Mashrabiya screen: Custom pattern perforated aluminum panels;
- Painted concrete (light grey and white);
- Window wall system: Double pane vision glass unit with low e (light blue);
- Window wall system: Spandrel glazing panel (white and dark blue);
- Aluminum panel (white); and
- Fiber cement panel (white).

CPTED

Crime Prevention Through Environmental Design (CPTED) principles are incorporated within the building and the site perimeter. The enhanced streetscape along St Johns St, Moray St, and Golden Spike Way including lighting, planting, and seating provisions is intended to create a more inviting pedestrian realm, while sightlines have been maintained from units to emphasize “eyes on the street”. Together with keeping the proposal’s carefully curated bicycle amenity room well protected, anti-social activity at the property’s edges will be well prevented. Other CPTED guidelines will be integrated into the building design where applicable.

LANDSCAPE RATIONALE

The proposed landscaping and planting strategy will incorporate absorbent planting, native and adaptive plant species, planting that supports birds, hardy and drought tolerant plant species, and systems that support street trees. With great focus on ensuring bountiful future landscaping, the proposal seeks to find the best planting options available. The project’s proposed planting will be appropriate for the environment into which they have been placed with an emphasis on draught tolerant planting to reduce or eliminate the need for supplemental water from irrigation.

The soft and hard landscaping proposed along Moray Street includes planting, street trees in lawns, and benches for the public to use. A concrete unit paver design is proposed along Moray and St Johns Street to liven the public space and connection between the building and the street for pedestrians.

The proposed accessible landscaped roof deck on the Jamatkhana is intended to highlight the spiritual and culturally significance of the Jamatkhana, its occupants, and the greater community. The proposal has carefully designed, symmetrical landscaping for the garden and will provide materials/features such as architectural finish concrete, porcelain pavers, carefully selected planting (shrubs and grasses, groundcovers, and trees), benches and seating areas, and a water bowl. The Jamatkhana rooftop garden seeks to bring people together to enjoy and appreciate nature, while giving users a space for reflection and education.

Adjacent to the indoor amenity on Level 5 of the residential building is an outdoor amenity that will be landscaped with patio pavers, aluminum planter boxes, trees, and shrubs. This area is a flexible space intended to serve residents with a place to connect, barbeque, work remotely outdoors, and dine with family and friends.

SUSTAINABILITY

The project’s sustainability goals are to provide a cost effective, high value development that meets the City of Port Moody environmental, social, and economic sustainability requirements. Our primary contribution to sustainability includes designing the project to BC Energy Step Code 3 standard with a low-carbon energy system. 100% of residential parking stalls installed with roughed-in energized level 2 electric vehicle charging infrastructure, secure indoor bicycle storage, and offering purpose built rental housing within an amenity-rich, walkable neighbourhood that is well-served by public transit. The



proposal takes advantage of a reduced parking count for below-market rental units, while providing more bicycle parking than is required to encourage vehicle-free travel.

Additional sustainability features include a low window-to-wall ratio, Energy Star® appliances, low flow fixtures, low VOC materials and finishes, a compact building envelope, as well as high performance wall assemblies. New technologies to manage rental building based on data collection, analytics and wireless smart building solutions are considered. Provided landscaping will deflect some heat energy from the sun, while reducing the absorption of heat into the building and thus, mitigating the Urban Heat Island Effect. Balconies will provide additional solar shading and help manage heat gain especially from western exposure in the summer. Measurable sustainability targets will be assessed and developed for the project at the detail design phase to ensure that the development is a sustainable and livable community.

The proposed development is consistent with a long-term vision of densification for transit oriented sites around public transit stations and providing diverse purpose-built rental housing. By maximizing the potential of the currently underutilized land, the project will address the need for rental housing within the community, activate a prominent street corner with a landmark cultural facility, and promote alternative modes of transportation for residents.

We look forward to your review of our combined rezoning/development permit submission materials, and please do not hesitate to reach out with any questions or concerns.

Yours truly,

A handwritten signature in black ink, appearing to read "Isaac Beall", with a long, horizontal flourish extending to the right.

Isaac Beall
Senior Director, Development
Anthem Properties Group Ltd.