

October 25, 2024

Attn: City of Port Moody
Planning Department
100 Newport Drive, Port Moody, BC

Dear Mayor and Council,

Subject: Letter of Intent regarding the Phase-Out of the A&W Drive-Thru

I am writing to discuss the current zoning application pertaining to the A&W drive-thru located in Moody Centre. As we move forward in this application, we would like to propose an adjustment to the timeline associated with the phase-out of the drive-thru.

Instead of tying the continuation of the drive-thru to higher pedestrian traffic metrics anticipated from the future master-planned developments in Moody Centre, we propose linking the drive-thru phase-out to a specific date. We understand that staff and council may prefer a more defined timeline rather than an ambiguous timeframe. Therefore, we suggest that the drive-thru remain operational for eight years following the date of occupancy, before it is "phased-out" and converted into CRU's.

The rationale for our proposal lies primarily in the existing franchise agreement, which presents a significant challenge to our project's viability if the owner were to buy out at this time. Additionally, pursuing a dine-in only model in the current market would not be feasible due to the insufficient pedestrian traffic in the area at this moment. Maintaining the drive-thru is crucial for the success of our model during the transitional phase until the regional enhancements become fully realized.

We appreciate your consideration of this proposal and believe that establishing a clear date for the drive-thru operation provides both clarity and assurance for all stakeholders involved. Should you have any questions or require further discussion on this matter, please feel free to reach out. We are eager to work collaboratively to move this project forward in a manner that benefits the community.

Thank you for your consideration.

Warm regards,



Carola Thompson
Managing Partner, CityState Consulting Group