

June 7, 2024
R1: October 22, 2024

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

Dear Ms. Zanon and Mr. Woo,

Re: 2524-2528 St Johns: Program Update and Planning Rationale

I hope this letter finds you well. I am writing to provide you with an update on the progress of our program development at 2524-2528 St Johns. Over the past several months, we have achieved significant milestones, including council's Early Input, valuable staff feedback in the official comments letter, and the introduction of new provincial legislation. These developments have prompted us to make strategic updates to our design and program to ensure alignment with staff comments, council feedback, and the recent provincial height designation of 8 storeys.

Design Enhancements:

Following Early Input, we carefully considered feedback from council members regarding the prevalence of orange-themed developments in Port Moody. In response, Mara+Natha's team have revamped our design to incorporate natural wood elements complemented by a vibrant forest-inspired color palette. These enhancements aim to create a harmonious and visually appealing structure that blends seamlessly with the surrounding environment. For more on design rationale, please refer to the appended letter prepared by Mara+Natha.



Embracing Family-Friendly Policies:

We are pleased to offer a diverse mix of unit sizes, including 3, 2-bedroom units, as well as 2, 3-bedroom units in the below-market and rent-to-own categories on the second and third floors. These offerings aim to cater to the varying needs of families and individuals within the community.

Affordable Housing Commitment:

In alignment with the City's Inclusionary Zoning Policy, our revised program now includes 12 below-market units on the second floor, constituting 14.6% of the total unit count and 11.2% of the total floor area. Additionally, our commitment to providing rent-to-own units further bolsters affordable housing options, with these units accounting for an additional 9.8%, totaling 24% overall. These initiatives underscore our dedication to promoting housing affordability and accessibility in Port Moody.

Importance of Rent-to-Own Units:

Rent-to-own units play a pivotal role in facilitating homeownership opportunities for individuals and families facing financial constraints. By offering a pathway to eventual property ownership, these units serve as a vital resource in promoting housing stability and community growth.

Amenities Revisions:

While we have made adjustments to the commercial office and outdoor amenity spaces to address cost constraints, our commitment to providing essential amenities remains unwavering. Proposed amenities include an exercise gym, a multipurpose room, common washrooms, and an expansive outdoor area featuring community gardens, outdoor lounges, and interactive spaces to foster social engagement among residents, well in excess of the minimum requirements.

Parking Provisions:

In compliance with provincial regulations and zoning bylaw requirements, our project will meet the necessary standards for commercial, accessible and visitor parking stalls. Furthermore, we have pledged to exceed these requirements by providing ample parking spaces to accommodate the transportation needs of families and future residents, ensuring convenience and accessibility within the development.

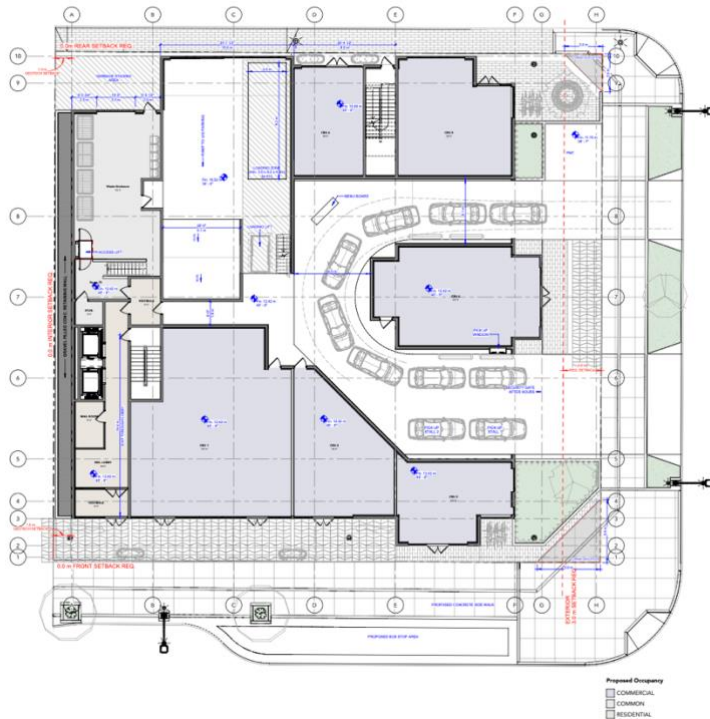
Urgency of Housing Stock Increase:

The expansion of housing stock in Port Moody is essential to meet the growing demand for diverse housing options, support community growth, and cultivate a welcoming and inclusive residential environment. Our commitment to providing a range of housing choices reflects our dedication to addressing the evolving needs of the community.

Rationale for Density and Height Adjustments:

While the height of the building has been increased to 8 storeys, the overall density remains slightly lower than initially planned, with a FAR of 4.12. This adjustment closely aligns with the designated area for below-market and rent-to-own units (1.1 FAR), demonstrating a balanced approach to density and height considerations that prioritizes community needs and affordability.

Drive-Thru Phase Out:



Our conceptual plan envisions a future where increased foot traffic resulting from upcoming Moody Centre TOD projects will allow for the conversion of the A&W drive-thru into ground floor commercial retail units. This transformation aims to create a continuous pedestrian walkway along both St Johns and Mary street frontages, enhancing the overall pedestrian experience and contributing to a vibrant streetscape. While our development proforma and Roger's franchise agreement currently indicate the financial viability of the drive-thru, we anticipate a shift in foot traffic patterns once neighboring projects are completed. Prior to the 3rd Reading, we intend to closely analyze the phasing out of the drive-thru with the assistance of our traffic engineer at CTS.

In conclusion, the ongoing evolution of our program underscores our commitment to incorporating community feedback, adhering to regulatory requirements, and responding to

market dynamics to deliver a thoughtfully designed and socially responsible development in Port Moody. We are excited about the positive impact our project will have on the community and look forward to your continued support and collaboration.

Thank you for your attention and ongoing partnership.

Warm regards,

Carola Thompson
Managing Partner, CityState Consulting Group