

March 26, 2026

City of Port Moody
Planning & Development Department
100 Newport Drive
Port Moody, B.C., V3H 5C3

RE: Moody Centre TOD – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem)

Based on feedback received at the January 27th Council meeting, we are pleased to submit updated drawings for our project at 2914 St. Johns Street. After careful consideration of the comments received, we believe the updated design addresses the items raised by Council while still maintaining project viability. Specifically, these changes include:

1. Increased 3-Bedroom Unit Sizes

All (100%) of the project's three-bedroom homes have been revised to meet BC Housing's minimum unit size guidelines. Through additional refinement, 98% of all units within the project (315 of 321 homes) now comply with these standards.

These improvements were achieved through a modest increase to the tower floorplate, which remains consistent with the parameters set out in the OCP. Despite this adjustment, the overall project density has decreased by approximately 1,400 sq. ft., primarily as a result of the introduction of a sixth-storey setback (described below) and updated mechanical exclusions.

2. Refined Architectural Expression – 6-Storey Building

The architectural expression of the six-storey building has been revised to present a significantly lighter appearance. This has been accomplished through the introduction of a predominantly white brick palette, contributing to a more refined and visually permeable streetscape.

3. Reduced Massing at Upper Level along St. Johns

To improve the building's interface along St. Johns Street, a setback has been introduced at the sixth storey. This adjustment reduces massing and enhances the pedestrian experience at grade. In addition, a dedicated area for public art has been incorporated along the Williams Street elevation, contributing to visual interest and strengthening the public realm.

We would also like to congratulate the City of Port Moody for their recent honor of receiving Tree City of the World Status. This project supports this direction as there are currently 0 trees on the site and once complete there will be a total of 89 new trees planted, increasing the urban canopy on both Anthem's site and the adjacent City sidewalks and boulevards

We trust that these revisions meaningfully respond to the feedback provided and improve both the livability of the homes and the project's relationship to the surrounding context.



Mark Kopinya
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