

148 & 154 James Road - Sitka House updated as of February 26th, 2020

Sitka House is a multi-generation housing community. Smaller studio and 1 bedroom apartments allow for lower cost living currently not available in Port Moody. One bedroom apartments in 50 Electronic Ave Phase II are ranging up to \$550,000 + GST. The future for market housing affordability is to provide smaller units where the living spaces can during the day and converted to bedroom space at night. This keeps the gross values and rents low to be affordable to local students, working professionals and seniors.

In order to maintain a high quality of life for the occupants, the project will have six common areas to interact and enjoy fresh air. This includes the sixth floor indoor / outdoor kitchen and patio area with collapsible moving walls that ensure enjoyment of the Northern Mountain Views.

The development offers an opportunity for seniors to have an alternative housing option between assisted living and fully independent living. 47 of the units will be adaptable and 11 will be fully accessible with wider hallways and bathrooms for wheelchairs, a walk in bathtub and lower set kitchen counter. In addition, the smaller suites and housing agreement expects a large number of students and working professionals will move into the building which provides opportunities for the generations to connect. An expected purchaser, Jennifer Leflemme, currently works as a Care Aid at Eagleridge Hospital and has expressed interest to offer a support services business to the senior residents similar to a 'Nurse Next Door'.

An exciting feature of the housing agreement will be to have a pre-release will be available for income earners under \$51,000, ages 65 or older, mobility challenged, families where two generations purchase units and anyone who qualifies for [BC Housing 'SAFER' program](#). 10% of the units will be secured as affordable rentals and 10% as affordable strata where tenants and purchasers incomes must be below BC Housing's Income Limit Threshold of \$51,000 per year as of 2019. A further 10% of the units will be secured as market rentals.

The name Sitka House is in honour of Port Moody's Sea Lions Open Water Research Facility at Reed Point Marina. Sitka was the name of one of the Sea Lions who lived at the Centre for over 10 years and is currently at risk of being moved to the Vancouver Aquarium. The developers of the project were fortunate to have toured this facility in 2019 and committed initial funding to explore retaining the centre in Port Moody. As part of this development one of the units will be gifted to a local environmental non profit working towards opening a permanent location for this project along with expanding environmental education to local students and public. This building can act as a hub between the students next door and future environmental projects. Finally, the developer is working with a local artist to provide a statue of Sitka (pictured below) as a public art piece from recycled local plastics located either on site or at the intersection of James Road and St Johns Street.



Summary of Housing Agreement

Design Benefits

- 47 adaptable units and 11 fully accessible units
- Dedicated car share parking stalls
- Street design easy pick up and drop off for car share and handy dart buses
- Potential strata owned transportation mini bus
- Public amenity spaces on all 6 levels with a variety of programming including:
 - 6th floor indoor / outdoor patio and BBQ with sea lion research centre environmental information and education area
 - 1st floor commercial grade kitchen
 - gym / yoga studio
 - library / gaming space and
 - public meeting space.
- 171 secure bicycle parking spaces and 100% of units with electric car charging
- Sea Lion Public Art at the corner of James Road and St Johns Street

Estimated Financial Contributions

- \$406,260 DCC payment to the City of Port Moody
- \$670,000 CAC payment to the City of Port Moody
- \$521,145 Metro Vancouver DCC Payments
- \$210,900 Translink DCC
- \$58,053 School Site Acquisition Charge
- \$85,000 contribution to a signal light at the intersection of James Road and St Johns Street
- \$40,000 upgrade to a pedestrian path from the development to St Johns Street
- Standard engineering upgrades as agreed with the City of Port Moody
- Dedicate one unit to a local non profit focused on local environmental education

Registered Covenant

- 10% affordable rental with tenants below the BC Housing Income Limit Threshold of \$51,000 per year (as of 2019) secured for 10 years
- 10% of units to be strata sales to residents below the BC Housing Income Limit Threshold of \$51,000 per year (as of 2019) with a 2 year restriction on resale
- 10% market rental secured for 10 years
- Pre release the entire building to:
 - Income earners that are below the \$51,000 per year threshold
 - ages 65 or older;
 - Mobility challenged or
 - families where two generations are seeking to reside in separate units (for example grandparent and grandchild)
 - Tenants who qualify for BC Housing's Shelter Aid For Elderly Renters (SAFER) program

Developer Note: The recent proposal approved on St Johns by Porte Properties has a similar number of units at 117 with 6.8% (8 units) as market rental and 1.7% (2 units) affordable rental.

Variance Required

- Parking variance to 70 spaces or .61 parking / unit

Developer Note: This can be considered a public benefit as it restricts the numbers of cars that will be part of this development. From experience selling other projects in the City, where limited parking is available those potential purchasers that require car opt for other developments where the luxury is provided. The purchaser's become those residents who are not car reliant and utilize the public transportation system. This further drives the pricing of the units down as it limits purchasers to those who are willing to live without car ownership.

Transportation Design Benefits

- Dedicated car share parking stalls
- Easy pick up and drop off pull in on James Road for Uber and Lyft ridesharing
- Within 1km of two skytrain stations
- Upgraded pathway direct to St Johns bus stop
- 30% of building is affordable rental, affordable strata or market rental with residents encouraged to lower their income costs by using public transit rather than car ownership
- 11 units are accessible with residents unlikely to have car ownership

Developer Note: The design can be changed to increase unit sizes to achieve higher space to unit ratio however would affect the ability to provide secured affordable housing components and the overall gross prices of the strata units would increase. Benefits of keeping smaller units is the entire buildings gross values will within range for lower income community members to remain living in Port Moody. The project is feasible as presented and we encourage Council to suggest keeping the housing agreement as proposed.

Summary

The project will be a flagship development providing a significant number of affordable homes to local residents. The developers are excited to provide a housing type that will encourage a mix of generations to interact within one building while also contributing to a non-profit that provides environmental educational opportunities within our community.