

August 31, 2020

Doug Allan
Senior Planner
City of Port Moody

Via email and mail

Re: Application for OCP Amendment and Rezoning - 2002-2014 St. George Street and 2003-2009 St. John Street

Dear Planning Department,

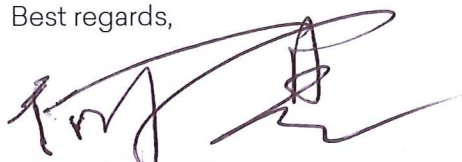
Thanks to endorsement of City Council and professional effort of city staff, we have gotten our 3rd reading with public hearing approval in June 2020 and now moving towards to 4th reading for bylaw adoption and DP approval. We have agreed to pay full amount of CACs, Public Arts Contribution fees and Land Acquisition fees in order to proceed to next step, and we are working on arranging financing for these payments. At the same time, we are seeking for further confirmation from BC Housing on the details of partnership program and terms. In last few weeks, to seek for more clarity and certainty we have communicated with Housing Hub by phone and email numerous times. Our take away from the last few conversations with Housing Hub was that since COVID-19, the board of BC Housing has not approved any new project and they are about to put all cases of Housing Hub, including the Affordable Homeownership Program, on hold, until further notice. Clearly, the provincial government has other higher priorities, other than the AHOP program, to consider right now. Thus, the certainty of getting approval of the partnership and construction loan for our project is significantly weakened. Although we are in deep disappointment, we understand that it is just out of everyone's control and unfortunate that the pandemic disrupts the province's budget plan and potentially affects the viability of the partnership of our Port Moody project.

The 3rd reading has been approved on the land use, building form, height, density, and road closure bylaws. As we are facing the current challenge on a Provincial level, we do not want to put our project on hold for another few month or years. Without changing any fundamental approvals from 3rd reading, we are seeking for your consideration whether you could allow us to propose a different affordable housing program/contribution. Basing on the *"Interim Affordable Housing Guidelines"* approved by Council in March 2020, it calls for a variety type of affordable units could be provided in the development, including Rent-to-Own units, as one popular option, that is been practiced by 50 Electronic project. The guideline also starts that the City may consider cash-in-lieu contributions to the City's Affordable Housing Reserve Fund. As for our scenario, the application was made two years ago, prior to council's approval of the *"Interim Affordable Housing Guidelines"*, and we are not seeking for additional density bonus in our application. Our application should be exempted according to this corporate policy manual. However, as a community-based builder, Bold shares the same vision with City, to provide affordable and livable housing to local citizens. More than an obligation, we have proposed two alternative affordable housing contribution/programs, for you to consider, summarized in the table below:

| <i>proposed new option 1</i> | <i>description</i> | <i>proposed new option 2</i> | <i>description</i> |
|---------------------------------------|--|----------------------------------|---|
| cash-in-lieu contributions | other than the required amount, we make an <u>additional voluntary contribution</u> of <u>\$300,000</u> to Affordable Housing Reserve Funds; such additional funds paid into Affordable Housing Reserve Funds, that the city would have immediate control, to use in appropriate places on groups of people in strong needs now, impacted by COVID | "Rent-to-own" Program | the program would cover 15 units; Port Moody residences have priority for this program. |

We sincerely like to engage the City for a discussion on alternative affordable housing component, to complete our development application, and to move onto building stage of this project.

Best regards,



TOMMY HE, MSc
Principal

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