## Public Hearing
### July 23, 2019
#### On Table Items

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Photo: Scott Anderson

3227/3239 St. Johns Street
Public Hearing Presentation – Bylaw 3201
July 23, 2019

Location
Land Use Policy

OCP Land Use Designation

Existing Zoning

Project Description

- 6 storey commercial / residential bldg.
- 10,379 ft² of commercial space
- 117 residential units
- 1-3 bedroom units
- 59 adaptable units
- 112,768.7 ft² total floor area
- FAR: 2.80
- 184 parking spaces
- 192 bicycle spaces
- vehicle access from new intersection at Golden Spike Way
Resident Amenities

- outdoor amenity courtyard on second level
- 314.9m² in area
- indoor amenity room – 180.7m² in area
- Total area – 495.6m²
- 4.24m²/unit

Affordable Housing Approach

- locals first marketing program
- 3% discount for Port Moody community workers
- a flexible deposit structure to enable first-time buyers to build up 5% downpayment during construction
- 10 rental units
  - 8 market units secured for 10 years
  - 2 below market units – secured for 20 years at 10% below market rental rates and managed by non-profit operator
- the rental units would be secured through a housing agreement
- housing agreement not prohibit other owners to rent their units
- these components are in addition to $198,568 contribution to the Affordable Housing Reserve Fund
- CMHC’s First-Time Buyer Incentive
Financial Implications

Community Amenity Contribution
- $99,284ft² net residential floor area x $6.00/ft² = $595,705.50
- $397,137 to general amenities
- $198,568.50 to Affordable Housing Reserve Fund

Development Cost Charges
- 117 units x $3660/unit
- 964.24m² of commercial floor area
- Total Owing = $439,669.23

Public Art Contribution
- to be determined

Input

CPAC – November 16, 2018
- sidewalk to east by retaining wall will be widened
- commercial overhang is now continuous
- garbage facilities are relocated to rear parking area
- west driveway access eliminated
- handicapped parking increased from 4 to 7 spaces
- rental units increased from 6 to 10
- green roof not provided on wood frame bldg.
- rainwater harvesting opportunities under review

Community Information Meeting – May 6, 2019
- 18 residents attended
- support for building design and more density on transit routes
- impact on single family homes to south
- impacts of additional traffic
- include additional larger units
Implementation

- Rezoning from C5 to CD76 (Bylaw 3201)
  - establishes uses and development regulations
- Housing Agreement Bylaw
  - implement final affordable housing program
  - prevent strata regulations prohibiting owners from renting units
- Development Permit
- Road Closure Bylaw

Conclusion

- consistent with OCP land use designation permitting projects up to 6 storeys
- provides a variety of unit types to accommodate a range of household sizes
- expands employment base in the area
- improves the St. Johns St. streetscape
- improves pedestrian access along St. Johns St. east to Inlet Centre Station
3227-3239 St. Johns Street

July 2019
Official Community Plan

PROJECT SITE
Address: 3227-3239 St. Johns Street
OCP Designation: Six Storey Mixed-Use
Neighbourhood: Inlet Centre Transit -Oriented
Current Land Use

- Automobile Sale and Service – Commercial (C5)
- Large Impervious Parking
- Low Intensity
Proposal Overview

- Redevelop two existing commercial properties into 117 homes and 10,379 sqft of commercial space
- Provide family-oriented homes within 400m of Inlet Centre Station
Environmental Vision
Environmental

- Excellent Transit connections
- 100% EV ready residential parking stalls
- 192 Bicycle parking spaces
Environmental

- Highly Energy efficient
- Increase the number of trees to 65
- Rainwater harvesting for irrigation
- Low water consumption and/or native plantings
- Stormwater detention – help moderate flows into Pidgeon Creek
Economic Vision
Economic Development

- Preserve Job Space
- Replaces aged buildings allowing for a wider range of economic activity
Economic Development

- Facilitate the purchase of new homes for Port Moody residents
- 3% Rebate for Port Moody Community Workers
- 48 of our homes (studio, one bedroom and one bedroom and den) will qualify for CMHC First Time Home Buyers Incentive program
- First 10 home owners eligible for Flexible Deposit Structure that will allow CMHC program reduced deposit (5%) and incremental deposits
- Voluntary contribution of $198,568 to the City’s affordable Housing Reserve Fund
Social Vision
Social

<table>
<thead>
<tr>
<th>Number of Homes</th>
<th>% of Homes</th>
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<tbody>
<tr>
<td>1 Bedroom Units</td>
<td>68</td>
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<tr>
<td>2 &amp; 3 Bedroom Units</td>
<td>49</td>
</tr>
<tr>
<td>Total</td>
<td>117</td>
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<table>
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<tr>
<th>Size Range (SqFt)</th>
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<tbody>
<tr>
<td>1 Bed</td>
</tr>
<tr>
<td>1 Bed + Den</td>
</tr>
<tr>
<td>2 Bed</td>
</tr>
<tr>
<td>2 Bed + Den</td>
</tr>
<tr>
<td>3 Bed</td>
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</table>

- Range of home sizes from studios to three-bedroom homes
- Two bedroom and larger suites make up 49% of total homes
Social

50% of homes feature adaptable design

Additional accessible parking stalls are provided
Social

- Diversity of homes types and tenure, including market and below market rentals
- Eight market rental homes secured for 10 years
- Two rental homes below market for 20 years (double than previous)
- Work with non-profit providers to help place and manage below market rentals
Social Space

Indoor exercise and social space connected to the outdoor amenities including community garden and toddler play space
Pedestrian Connections

Sidewalk expanded from 10 ft to 25 ft
Pedestrian Connections

Consolidated the sidewalk crossings for entering the building
Pedestrian Connections

Brand new traffic light will be installed to facilitate crossing St. Johns at Golden Spike
Pedestrian Connections

East sidewalk to be expanded and retention wall will be used to provide public art
Thank you from the team at Porte.
Westport Village
Official Community Plan Amendment
Bylaw No. 3204
Zoning Amendment Bylaw No. 3203
July 23, 2019

Location

LOCATION MAP - Westport Village Site

PORT MOODY
CITY OF THE ARTS
Current Land Use Policy Context

Project Overview

- **418 dwelling units** in 10 buildings ranging from 2 to 31 storeys
- **Mix of uses** – residential (strata, rental, seniors independent living, assisted living, artist studios), light industrial, retail-commercial, office, hotel, medical clinic, arts centre and arts village
- **Maximum density** – 67,500m²
Implementation

Bylaw 3204: Official Community Plan Amendment
• Creates new land use designation
• Outlines new vision and policy framework

Bylaw 3203: Zoning Amendment
• Creates new site specific zone CD 77

Term Sheet:
• Sets out obligations
• Forms basis of a future development agreement and housing agreements

Proposed OCP Land Use Designation
Mixed Use – Westport Village OCP Land Use Designation

- Unique to this site

- The **Mixed Use – Westport Village** designation applies to the development of a mix of residential, commercial, light industrial, and other uses on a portion of the site occupied by the former *Andrés Wines* facility along with the adjacent residential lots fronting Clarke Street.

Westport Village – OCP Policies

- Maximum height is 26 storeys, except for one 31 storey building
- Must provide a public trail along South Schoolhouse Creek and viewing platform
- A transportation demand management plan must be completed prior to development of the site
Existing Zoning

Proposed Zoning to Comprehensive Development Zone CD77
Westport Village – CD77 Zoning

- **Intent:** to accommodate a mixed-use high-density development on the Westport Village site based on a comprehensive development plan.
- **Permitted Uses:** includes all the uses outlined in the comprehensive development plan
- **Development Regulations:** outline specific floor areas for each use to a maximum total of 67,500m²
- **Parking:** minimum of 940 off street spaces

Comprehensive Development Plan – CD77

Range of building forms:

- **One 31-storey tower** (25 storeys of residential condos above 6 storey boutique hotel);
- **One 21-storey mixed use tower** with 15-17 storeys of rental housing, 4 storeys of office, an athletic club and a food store;
- **One 12-storey mixed use tower** with 8 storeys of seniors housing, 2-3 storeys of seniors care facilities and common areas, ground floor retail uses and 2 levels of light industrial space below grade;
Comprehensive Development Plan – CD77

Range of building forms:

- **One 6-storey mixed use building** with 4-5 storeys of medical clinic space, ground floor retail and linkages to the hotel;
- **One 3-storey building** identified as the Westport Arts Centre with ground floor arts oriented office space, 2nd floor flex space and top floor daycare centre; and
- **Five 2-3 storey buildings** identified as the Arts Village including artist work space, shops, galleries and residences.

Network of Open Spaces:

- Enhanced riparian area associated with South Schoolhouse Creek
- Central Westport Commons area
- Secondary plazas and courtyards
- Diagonal promenade connecting Clarke Street to the riparian edge
Westport Village – Term Sheet

- Sets out all obligations for on- and off-site amenities, off-site infrastructure upgrades, environmental enhancements, affordable housing and other requirements
- Includes next steps and timing related to project components (e.g. road closure, sale and consolidation)
- Forms basis of future development agreement and housing agreements

Thank You
## Public Input

### On-Table Public Input

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<th>Item No.</th>
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From: Olivia Ohashi  
Sent: July-17-19 9:48 PM  
To: Clerks <Clerks@portmoody.ca>  
Subject: 3227-3239 St. Johns Street, Port Moody

Dear acting Mayor Madsen and members of Council:
As a Port Moody resident for 8 years, I’ve seen Port Moody welcome new visitors with the new Skytrain line. With rapid transit, I must say that Port Moody remains a hidden gem ideal for young families to plant roots.
I am writing to express my support for the mixed-use development that Porte Communities is proposing on St. Johns Street near Shoppers Drug Mart.

The site is located in a central location near Inlet Skytrain and within walking distance to shopping, parks and schools – exactly where density should go.

This project offers housing diversity and community serving retail in close proximity to transit; these elements are key contributors to healthy and vibrant neighbourhoods. This project also offers a number of family-sized homes, including ownership and rental options, which will offer better housing choices and diversity for young families looking to stay and grow in Port Moody.

Thank you for your time and your ongoing commitment to make Port Moody a better place.

Cheers,

Olivia Ohashi

Road

Port Moody
Dear Acting Mayor and Council,

My name is Matt Reid and I live on ________ Crescent. I am writing today to share my support for Porte’s project on St Johns Street.

I believe this is the right kind of project for the community. We need to build more density on transit routes, within the town centre. These projects will help to get people out of their cars and using transit more, which will alleviate some of the traffic on St Johns Street as well.

I’m also of the opinion that the design of the building looks great, and that the proposed landscaping will be an improvement over what is currently there.

I hope you will approve this project, and I appreciate the opportunity to comment.

Sincerely,

Matt Reid
Dear Acting Mayor and Council,

I support the proposal for 3227-3239 St Johns Street by Porte Communities.

I support this project because I believe that the architecture proposed is attractive and will add to the look of the neighbourhood. As a transit user who lives close by (Crescent), I also am hoping for new restaurants and coffee shops to establish themselves in the ground level commercial units. My partner and I chose to buy in this location as we wanted to be close to transit to be able to get one of our cars off the road, so it would be great to have a more pedestrian friendly sidewalk where the car dealership is currently, and a few more options for services and retail within close walking distance.

I think it’s great that this is being proposed on transit lines and I think we should do this more often – let’s get cars off the road and off St Johns Street!

Thank you for the opportunity to comment.

Alex Florian | Human Resources Business Partner
From: Chantal Cruickshank  
Sent: July-18-19 2:17 PM  
To: Clerks <Clerks@portmoody.ca>; Council <council@portmoody.ca>  
Cc: Diana Dilworth <ddilworth@portmoody.ca>; Meghan Lahti <MLahti@portmoody.ca>; Amy Lubik <alubik@portmoody.ca>; Hunter Madsen <HMadsen@portmoody.ca>; Steve Milani <smilani@portmoody.ca>; Zoe Royer <zroyer@portmoody.ca>  
Subject: Proposed Development at 3227-3239 St. Johns Street

Dear Mayor & Council,

I am writing to you today in support of the proposed development at 3227-3239 St. Johns Street. The project delivers on the diverse needs of our growing community and offers a number of benefits including new public art, retail space and electric vehicle charging.

As a current renter in the area who is looking to buy an apartment in the near future, this building would be a great option. It offers a number of great building amenities, is close to grocery and retail stores, and is walking distance to the Skytrain which I use to commute to work every day. As a bonus, it also provides affordable market rentals and below market rental units which could allow friends that aren't able to buy an option to also live here!

One last thing that also stood out to me was that the project is environmentally friendly. This is extremely important in today’s society in looking to the future for my generation and those who follow. This building is achieving a LEED Gold certification for its walk-ability, water conservation and optimized energy performance.

I look forward to considering one of these units for purchase, if it is approved by the city. Thank you for taking the time to read my letter.

Sincerely,

Chantal Cruickshank
Port Moody Resident & Supporter
July 18, 2019

Dear Planning Staff,

I would like to offer my support for the proposed development located at 3227-3239 St. Johns Street. I am a resident of Port Moody and I work for a community-outreach program based out of SFU called Friends of Simon [http://www.sfu.ca/fostutor.html](http://www.sfu.ca/fostutor.html).

The proposed six storey development aligns with the City’s Community Plan and is well situated for added density, within close proximity to Inlet Center Skytrain Station. With a variety of unit sizes being offered, this development will be desirable to a wide variety of community members (first time home buyers, families, young professionals, seniors, downsizers, etc).

Porte Communities is a generous supporter of the Friends of Simon. With financial support from Porte Cares, we are able to send free-of-charge tutors to Moody Middle School every Friday afternoon. Our university-aged tutors help the middle school students complete their homework while they build connections with these at-risk youth. It is clear to me that this developer has a focus on building social capital in our community and that their proposal to include below market and market rental units helps to support that vision.

I hope that Mayor and Council will vote in favour of this proposal at the Public Hearing on July 23rd.

Regards,

**Angela Flumerfelt**  
Coordinator, Friends of Simon  
Faculty of Education, Simon Fraser University  
Burnaby | Surrey  
**C:** 778.554.9995 | **E:** aflumerf@sfu.ca
To City Councillors & Clerks Office:

Thank you for taking the time to read my letter. I would like to offer my written support to the proposed development at 3227-3239 St. Johns Street. I am a teacher and a present renter in the area. I am currently looking to purchase a condo in the next few years and this project is exactly what I am looking for. Given the current housing climate, I think it’s important to create solutions to relieve the affordability problem and I think that multifamily housing can be a part of the solution. As I work with kids for a living, I also see the importance for not only children, but their parents to have adequate and affordable housing options in the communities where they grew up, live and work. This building proposal has a large indoor space (Over 1600 sq. ft.) which could provide families with a great area for their kids and eventually my own one day. I appreciate the environmental strategy as well, as this is a great way to help minimize the impact to the rising pollution we have all across the GVRD & Tri-Cities.

I hope to see this project progress with flying colours and am very glad to have this property showcase to other developers in the area on “how-to” do it right.

Thank you for your time,

Rebecca Nickel
Port Moody Resident & Public School Teacher
Dear Mayor Madsen and Council Members,

I am writing to express my support for the proposed development by Porte Communities at 3227-3239 St. John's Street in our city. I believe this development offers a thoughtful proposal, which seeks to continue the commercial character of the street, while also adding much needed housing options as well as improvements to the public realm.

I sincerely appreciate that the developer is promoting sustainability by installing electric vehicle charging stations for all stalls. The site is in close walking distance to the Inlet center Skytrain station, which will promote the use of public transit and reduce dependence on vehicles which aligns well with the concern many on our council show for environmental sensitivity.

Residents in the area will be able to access an indoor amenity room and outdoor courtyard, garden plots and a children's play area. Having lived in a building like this myself in recent years, I know that these amenities create an environment that is ideal for families and single-dwellers alike and encourage socializing and knowing one's neighbours.

I am certain that, if developed, this project will become a desirable development in the city of Port Moody. The project is environmentally conscious, walkable, and will go a long way to creating an even stronger sense of community for the City of Port Moody.

On top of this, Porte is also a great company to deal with, in my experience. They are themselves very community-minded and philanthropic and have supported our after-school tutoring program, 'Friends of Simon' - one of which operates out of our own Moody Middle School on St. John's Street.

Thank you for considering my comments.

Sincerely,

Natalie Brenton
July 22, 2019

Dear Planning Staff,

I would like to offer my support for the proposed development located at 3227-3239 St. Johns Street. I work for a community-outreach program based out of SFU called Friends of Simon [http://www.sfu.ca/fostutor.html](http://www.sfu.ca/fostutor.html).

The proposed six storey development aligns with the City’s Community Plan and is well situated for added density, within close proximity to Inlet Center Skytrain Station. With a variety of unit sizes being offered, this development will be desirable to a wide variety of community members (first time home buyers, families, young professionals, seniors, downsizers, etc).

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I hope that Mayor and Council will vote in favour of this proposal at the Public Hearing on July 23rd.

Regards,
Kanwal

**Kanwal Neel, PhD, LL.D**
Coordinator, Friends of Simon
Faculty of Education, Simon Fraser University
Burnaby | Surrey
C: 778.228.9677 | E:kneel@sfu.ca
Dear Mayor and Council,

My name is Ben Neumer and I am a Senior Development Advisor with Breakfast Club of Canada. I appreciate this opportunity to provide my comments on Porte Developments’ proposal for 3227-3239 St Johns Street in Port Moody.

For more than 24 years, Breakfast Club of Canada has been nourishing children’s potential by making sure as many of them as possible have access to a healthy morning meal before school, in an environment that allows their self-esteem to grow and flourish. But the Club is much more than a breakfast program: we take a broader approach that promotes the core values of engagement, enrichment and empowerment, and we team up with communities and local partners to develop solutions adapted to their specific needs. Operating from coast to coast, the Breakfast Club of Canada helps feed 220,426 students every day in 1,643 schools.

I am writing this letter to confirm Porte Developments’ involvement with the Breakfast Club of Canada, and how through their local community projects, they have supported children in the Lower Mainland. For the past three years Porte has provided funding and volunteers to better the lives of 115 children and youth every school morning. They have positively impacted the community where we mutually operate.

Through this proposal on St Johns Street, Porte has committed to working with the Breakfast Club of Canada by supporting Moody Elementary. It is for this reason that I am pleased to share my support for Porte’s proposal at 3227-3229 St Johns Street. Through this project, Porte will be supporting 42 local children in their success at school. I look forward to attending the Public Hearing tomorrow to share my support in person.

Sincerely,

Ben Neumer

Benjamin Neumer
Senior Development Advisor
Breakfast Club of Canada
07/22/2019

Dear Mayor and Council,

As a nearby neighbour, I would like to share my support for the development at 3227 – 3239 St Johns Street.

I believe that there is strong potential for growth and improvement along St Johns Street, and this is something which I hope will be addressed by a future planning process. This proposal is a good example of how these improvements should look like. I am supportive of having the commercial at ground level, I think mixed use is the way to go along this street. I also appreciate the larger sidewalks, the addition of greenspace, and the community amenities that this proposal will bring.

If I did have concerns it would be around ensuring appropriate traffic flow at the Moray intersection as there can be significant backups especially in the left turn lane onto Moray. It would also be good to see improved lighting at that intersection especially with the increased pedestrians from this and nearby developments.

I hope Council can see the good that this proposal will bring to the community, and approve its rezoning at the Public Hearing on Tuesday.

Sincerely,
C. Froehlich
Pinda Drive Resident
From: Han (Frank) Zhuang  
Sent: July-22-19 10:15 PM  
To: Clerks <Clerks@portmoody.ca>  
Subject: Strongly Oppose the proposal, rezoning and development permit application for a mixed rise commercial/residential project at 3227-3239 St. John St  

Dear City Council Members,

It's with mixed feelings to write to you to express our strong opposition towards the following project, rezoning and development permit application for a mixed-use commercial/residential project at 3227-3239 St. John Street. In general, we agree that appropriate development activities in carefully selected land would bring positive benefits to a community.

In this case, however, we are deeply concerned about the destructive impact this project bring to our life, our property and the current community environment we live in. I have listed them for you to review. A completion of the proposed project would result in:

1). Blockage of our current view  
2). Increased noise level (under and after construction)  
3). Weakened foundation due to excavation and any direct/indirect geological hazards as a result of this  
4). A complete loss of our privacy  
5). Permanent loss of our property value, including resale value  
6). Unwanted use of our private airspace because the use of crane in construction and any related safety risks  
7). Exacerbated traffic jams on Moray St. and St. John St. (which is already a big issue)  
8). Permanent loss of a small forest area on the slope, which houses many wild lives

As you are aware of, since the proposed project is the only one that is right next to a nice and quiet residential area consisting of houses, allowing such a precedent would only bring many other Port Moody residents frustration, grief and chaos when similar development proposals are made in the future.

Although we strongly oppose the proposed project, we also appreciate the idea and the need of prudent land development in the city. A project which limits its height to one storey only, conforming to that of the Shoppers Drug Mart (which is the next building), seems acceptable.

Kind Regards,

Han(Frank) Zhang and Ziqi(Emily) Liu 
[________________, Port Moody, BC]
From: James Clarke
Sent: July-23-19 10:12 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Fwd: 3227 and 3239 St. Johns Street

---------- Forwarded message ----------
From: James Clarke
Date: Tue, Jul 23, 2019 at 10:11 AM
Subject: 3227 and 3239 St. Johns Street
To: <council@portmoody.ca>

Dear Council,

I am writing in support of the redevelopment of 3227 and 3239 St. Johns Street. I look forward to hearing that this application has moved forward and they eventual start on site and completion of the development.

 Regards,

James Clarke
Street
Please find herewith a letter we have written in response to your form - Comment Sheet EDMS#460044

Doug Allan MCIP, RPP
Senior Planner
Planning and Development Department
City Hall
100 Newport Drive
Port Moody, BC V3H5C3
doallan@portmoody.ca

Dear Sir:

There are already mixed-use commercial/residential buildings built from East to West of St. Johns Street in the last several years. All of them undoubtedly helped to enhance, revitalize and invite more population growth to the city.

However, none of them was built in such close proximity to residential family owned properties as the proposed project at 3227 and 3239 St. Johns Street. The developer is totally unmindful of the consequences their project will have on their neighbours owned properties.

This relatively huge proposed project will negatively affect the values of our properties and directly steal our privacy.

Are we all to suffer the noises and all the chaos that are part of construction?
We are greatly concerned about the effect the excavation etc. will have on the grounds, foundations and walls of our homes, which are stone’s throw from their project.

Congested traffic along St. Johns and Moray streets and onward is already an issue, adding 117 units including 184 parking stalls and more to the area will exacerbate the problem.

A project which would conform to the one-storey Shopper Drug Mart, West of the project is acceptable. But, we strongly oppose the proposed six-storey mixed-use Commercial /Residential project at 3227 and 3239 St. Johns Street.

Sincerely,

Joseph and Purita Slacik
Crescent
Port Moody, BC
July 23rd, 2019

City Hall
City of Port Moody
100 Newport Drive,
Port Moody, BC Canada V3H 5C3

Dear Mayor and Council,


The Tri-Cities Chamber of Commerce is pleased to support the proposed Westport Village proposal by Andrew Peller Ltd. Westport brings forth one of the most well rounded development proposals the Chamber has seen. This ambitious development encapsulates the same complete “village” feel that Port Moody has successfully created in Newport and Suterbrook. The site will be an intergenerational, employment based, vibrant community that promotes environmental sustainability through its site design. This is a well thought out concept that supports not only a diverse residential component but also 62,000 sq. ft. of retail and commercial space, 53,000 sq. ft. of office space, 43,000 sq. ft. of light industrial space, a 45,000 sq. ft. medical clinic, a Senior’s Assisted Living Centre with 34 units, and plans for an 80 bed boutique hotel – the only one in Port Moody.

Of the 384 residential units included in the development proposal, 176 would be purpose built rental, with another 64 being seniors independent living units, and a further 12 units as artist’s studios / townhomes. The remaining 132 units would be a mix of market condos. The variety and type of housing proposed for Westport is something the Chamber finds very appealing, as it not only adds to Port Moody’s rental stock, but also provides housing for seniors, and a number of artist units that contribute to Port Moody’s vision as the “City of the Arts.”

According to Andres Wines, the number of employees working on the site when it was an active winery was 50. Upon completion, the estimated number of direct on-site jobs for the whole project would be 585, an eleven-fold increase in on-site employment due to the increase in density and land uses. Property tax revenues are estimated to increase by over $2.6 million, twelve times the property taxes currently generated by the site. The inclusion of other facilities such as an athletic club, childcare centre, and community centre, will make this a remarkable mixed use and “complete” community.

Our Chamber remains concerned about the impact this development will have on traffic along the already congested Clarke and St. John’s corridors during peak traffic hours. The inclusion of supplementary transit options, such as a shuttle bus to Port Moody Centre Station, are a welcome addition but unlikely to allay the problem of additional day time traffic that will undoubtedly arise from its mixed use nature.

Despite the above concern, the proposed Westport development presents an attractive vision for a lively mixed-use village to balance Port Moody’s Newport and Suterbrook. The economic and community benefits to the City of Port Moody and the Tri-Cities are very exciting. The Chamber is happy to support this proposal by Andrew Peller Ltd.

Thank you,

Michael Hind,
CEO, Tri-Cities Chamber of Commerce
To Acting Mayor, Council and Clerks of Port Moody

I am writing in support of the Westport Village development.
Yes – it is entry to Port Moody – Also a very nice added development to Port Moody.
Many amenities for the public, workers and residents.
As for the additional traffic – we guess what – WE ALL drive on other area Street.
The traffic is not going to stop. Traffic is no excuse to reject this development.
There has been input, changes and updates into this development.
It is a long time in coming.
I do not feel you are going to get much better.
Please move forward with this development.
Thanking you
Linda, Port Moody Resident.
From: Peter D  
Sent: July-22-19 3:23 PM  
To: Clerks <Clerks@portmoody.ca>  

PH - Agenda - 2019 07 23 Item 1.2  
Re: Public Hearing, July 23, 2019  
Westport Village Official Community Plan and Zoning Amendments and Term Sheet.

For Council consideration:

I do not support the proposed Westport Village with 940 parking spaces next to the busy intersections of Barnet highway and Clarke Street and Barnet and St John Street. Also, it is questionable why the City would want a residential and senior complex next to a chemical plant and 3.6 km away from Fire hall # 2.

Instead I would suggest, The City swap the old Firehall and Works yard sites plus “considerations” for Andre’s property. The Firehall and Works yard sites are approx. 4.6 acre and Andre’s subdivided and development site is 3.7 acres. The remained of Andre’s site 0.9 acre is within the riparian area of Schoolhouse Creek

The City and Andres would benefit by having the Westport complex in Inlet Centre. A senior complex could be built on the old Firehall site and the Westport residents could shop at Newport and Suter brook and also provide the impetus for a new library. Also, the distance from Westport to Moody Centre Station is 1.7 km and the distance from the old Firehall to Inlet Centre Station is 1 km.

The Andres site could become the New Works yard. The New Works yard proposed for the Old Barnet Land fill site is problematic, as if during an earthquake, part of the Barnet highway could sink and become impassable between the Barnet Landfill site and the Barnet and View Street intersection; and in that case, the Port Moody work force and machinery would not have access to Moody Centre and the North Shore.

The advantage of the City and Andre’s swapping properties would resolve the inherent traffic congested problems of a Westport type development at the busy intersections of Barnet highway and Clarke Street and the Barnet Highway and St. John Street.

Also, though there are many likeable aspects of the Westport development there is a concern and uneasiness that such a large scale development is in the wrong location and a perhaps a better location for the Westport Development would be on the old Firehall and Works Yard properties.

As suggested, The City swap the old Firehall and Works yard sites plus “considerations” for Andre’s property with the “considerations” as out lined in the 2018 municipal election referendum question

“Do you support the sale, partial sale, or lease of the former Fire Hall and existing Works Yard sites to pay for more park land and one or more of the [following community improvements]?”
• provide seniors' housing
• build a new sports field and Inlet Park
• replace and expand the Port Moody Public Library
• require developers to provide affordable, below-market rental housing
• reconstruct and expand Kyle Centre
• relocate the existing Works Yard from Murray Street to Barnet Highway
• provide other improvements, depending on community priorities

It should be noted that a land swap only changes the address of the development not the plans.

Thank you

Peter Dasnieres
[Redacted] Street
Port Moody, BC
25th of May, 2019

Honourable Council Members
City of Port Moody

**Subject: A Letter of Support for the Westport Village Development Project – 28th May, 2019 Council Meeting**

I am writing this letter in support of the Westport Village project, which I understand will be presented to the Port Moody Council on the 28th of May. I would have liked to speak in person at the council meeting on the 28th. Unfortunately I will be out of town and hence I am sending this e-mail to the council with my views and recommendations on the project. I have spoken previously in front of the Council on this project and this letter is to again emphasize that I am still strongly in support of the project for it to go forward to an implementation phase for the benefit of the Port Moody community and economic prosperity of the city.

I was invited by the Westport Village design team right from the beginning, including many community members from Port Moody, to provide input and recommendations as to how the development project can be very unique and create an integrated community which would not only leave a legacy for the Peller family but also be a show case for future developments to come to Port Moody. I attended many if not all the community engagement meetings to view their plans for the development and provide constructive input and feedback to make sure the project does not become yet another me too development but a unique and exemplary community that maximizes not only economic payback but also emphasizes cultural, environmental, sustainable and an enriched living space in tune with our vision for the City of the Arts. I must say I was delighted when I saw the final development plans cleverly incorporating many of our input and recommendations and not just give a lip service to the community input. The proposed Westport Village development project has succeeded in beautifully integrating residential living with light-industrial and business space, quality retail space, arts and culture oriented facilities, park and green space, nice walk ways and bicycle paths and an innovation/high-tech park concept that would be a first of its kind in Port Moody.

My understanding is that when the Westport Village development is complete it will contribute approximately $2.6M in property tax to the tax base of Port Moody which will help immensely to keep the pressure down on residential tax increase. The project is expected to stimulate other economic development initiatives and new business ventures in the city and thus further contributing to city’s tax base to help offset residential tax increase. I also understand the project when completed would create approximately 940 jobs, direct and indirect, with an after-tax economic value of $30 million annually. Biggest benefit of course would be that the development would create a significant number of residential units in Port Moody for ever increasing young population and also seniors who would be looking for Westport Village like innovative and complete residential community to downsize from current single family homes. We all need to help as soon as and as many ways as we can to increase supply of residential accommodation to offset housing pressure in the city.
I sincerely hope that the Council and the City Staff would do everything possible on the 28th Council Meeting to facilitate approval of the Westport Village project finally for it to go forward. After all we have been talking about this development for the past 14 years and I like many others in the city believe that it is time for some action and time to move forward with this exciting initiative.

Thank you for allowing me to share my views and comments.

Yours sincerely;

Shahid Hussain

Port Moody, BC

Tel: [Redacted]
From: H Mason
Sent: July-22-19 5:17 PM
To: Clerks <Clerks@portmoody.ca>; Council <council@portmoody.ca>
Subject: Public hearing comment: Westport Village Official Community Plan Amendment and Rezoning

I know the proponent has put a lot of time and effort into this, and there's much to like including the mix of uses. I definitely like a lot of the proposed components!

However, since I first started paying attention at least a decade ago, I've thought it was too ambitious for the site, the wrong place. My concerns with the location include density, traffic, a 31 storey tower on land that is susceptible to liquefaction in the event of a moderate to severe earthquake, and proximity to heavy industry.

Pros
- Has something on everyone's "wish list" — list of proposed components
- Attractive green conceptual rendering
- Proposal to include shuttle to Skytrain, assume it would be wheelchair accessible
- Schoolhouse Creek enhancement

Cons
- Proximity to heavy industry
- Proximity to rail lines (with unknown cargo)
- Very dense for amount of space, and tower height well above any other in Port Moody
- A 31 storey tower on land susceptible to liquefaction in the event of a moderate to severe earthquake
- Uncertain whether "wish list" items would all become reality
- Likely another traffic chokepoint

H Mason
Port Moody
Dear sir or ma’am

I am writing regarding the upcoming application 6700-20-141 by Andrew peller Ltd for amendments to the official community plan and bylaws.

I live on View street and have done for the past 30 years. We have already been adversely affected by increased traffic, increased noise and increased taxes.

We suffered through the building of the sky train at all hours. This construction also damaged our home. Building and construction would be happening at our front steps again if this project goes through. We are concerned this will physically affect our property.

We already suffer through increased traffic along the Barnett. Commuters using the Barnett and Port Moody as their “go through”. In addition to the quantity of traffic, we have noticed a marked decrease in the quality of traffic: speeders, racers, frequent accidents, stand still traffic. To add a project with mixed use - commercial, residential and industrial - you increase that traffic exponentially with commuters, potential residents and with heavy trucks. This will create even more start and stop traffic and this at all hours of the day not just the increased swell during peak times.

Heavy (and light) trucks in and out would also increase the risk of more serious accidents. Slow moving local traffic and faster moving commuter traffic does not mix well.

At present, we have a view of the ocean, to build multiple storey buildings right in front of us would obstruct our view and negatively affect our lifestyle as we enjoy pleasant evenings on our deck watching the boats on the water. It would also decrease our property value as we could no longer offer ocean view. We’ve already had our view decrease through the “new” roof over the plant.

Increased industrial use just increases the chances of accidents. We have lived through sulphur smells. We have also had to deal with industrial fires right at our doorstep causing respiratory issues.

I do not support the change to these amendments.

Sincerely
Dilawar Rashid
Port Moody resident
From: James Clarke  
Sent: July-23-19 10:20 AM  
To: Council <council@portmoody.ca>; Clerks <Clerks@portmoody.ca>  
Cc: Glumac, Rick <R.Glumac@leg.bc.ca>; TransLink Board <board@translink.ca>  
Subject: Westport Village

Dear Council,

I am writing to provide my full support for the exciting mixed use redevelopment of this key brownfield site at the entrance to Port Moody.

I support the range of uses proposed in particular the rental accommodation and employment uses. The redevelopment of urban sites are of critical importance to the region to reduce the continued pressure to develop at the edge of the urban containment boundary which leads to more personal vehicle trips and the loss of green infrastructure. The developer and the City and in an excellent position to make a very positive contribution

I hope that this development and others are at the west end of Port Moody are the catalyst for the remaining Skytrain station and will lead to the development of a vibrant, walkable modern city from the Barnet Highway to the boundary with City of Coquitlam.

Regards,

James Clarke  

[Street]
Via Email: clerks@portmoody.ca

André Boel, MCIP, RPP
General Manager, Planning and Development
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Dear Mr. Boel:

Re: Proposed amendment for mixed-use project development at 2120 Vintner Street and 2110-2136 Clarke Street

I am writing on behalf of the Vancouver Fraser Port Authority and as a follow up to previous expressed concerns regarding the proposed amendment to the City of Port Moody’s Official Community Plan (OCP) and Zoning Bylaw for a mixed-use project development in a letter dated April 27, 2017. We understand information on this proposed amendment will be discussed by City of Port Moody Council on July 23, 2019 and accordingly wish to reiterate our concerns.

As noted in our earlier letter, industrial lands in the Metro Vancouver region continue to be converted to other uses. This significantly undermines employment and economic development opportunities for the region and the country as a whole, and negatively impacts our ability to support trade growth.

In order to support Canada’s trade objectives, the Port of Vancouver operates 24 hours a day, seven days a week. Supply chain partners servicing port terminals, such as railways, marine vessels and land operations also operate continuously. Redesignation of industrial land to residential uses can create conflicts when that land is near existing or planned industrial operations. In this case, the Westport Village site is located in close proximity to Pacific Coast Terminals, an important marine terminal that supports the nation’s trade, and is adjacent to the Canadian Pacific Railway mainline, which operates 24 hours a day, seven days a week to service terminals along the south shore of Burrard Inlet. It is a critical link in the nation’s supply chain.

Future residents of the proposed development may have concerns about noise, light, traffic or dust generated from established industrial and rail activity, and complaints may grow as this activity intensifies over time. This could add further pressure to restrict or reduce the supply of industrial land over time.

On this basis, the Vancouver Fraser Port Authority cannot support the proposed OCP amendment or other conversions of trade-enabling industrial lands to non-industrial uses within the region.

However, should this amendment proceed, we strongly recommend:
André Boel, General Manager, Planning and Development
City of Port Moody
July 23, 2019
Page 2 of 2

- Design mitigations be incorporated in the mixed-use developments, such as extensive landscaping, setbacks, triple glazed windows, sound attenuation and careful attention to building/unit orientation;
- Adopting FCM proximity guidelines due to the adjacent Canadian Pacific Railway mainline; and
- Property encumbrances such as Restrictive Covenants be registered on title to serve as notice to future landowners that adjacent industrial activities can be expected to continue and potentially intensify.

Thank you for the opportunity to comment on the proposed amendment. Should you have any questions regarding our comments, please contact me at 604-665-9384, or Chris Bishop at 604-665-9135.

Yours truly,

VANCOUVER FRASER PORT AUTHORITY

Greg Yeomans
Director, Planning and Development

Cc: Chris Bishop, Manager, Planning, Vancouver Fraser Port Authority