## Community Planning Advisory Committee Meeting
### May 28, 2020

### On-Table Item(s)

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1865-1895 Charles Street
Community Planning Advisory Committee
Presentation
May 28, 2020

Location / Surrounding Development
Land Use Policy

OCP Land Use Designation

Zoning Designation

Proposal

- 2 buildings with 184 units
- Bldg. 1 (front)
  - 5 storey building
  - 52 units
- Bldg. 2 (rear)
  - 9 storey building
  - 132 units
- 1-3 bedroom units
- FAR: 1.85
- 279 underground parking spaces
- affordable home ownership program
Building Elevations

East Elevation - Charles St.

Interior (Front) Elevation – Bldg. 2

Implementation

- OCP amendment to increase building height to 9 storeys
- Rezoning to ‘Six-Storey Apartment Residential Zone (RM8)
- Housing agreement bylaw
- Road closure and land sale process
- Issuance of Development Permit
- Subdivision (lot consolidation)
Issues For Consideration

- height of rear Bldg. 2 which exceeds OCP limit
- protection of riparian area to south
- proposed affordable housing component
- compatibility with Westport Sub-Area policy

Thank You
Who We Are

Porte has been in the real estate business for over 50 years. We develop, build and manage real estate across all asset classes, using the Porte Promises as our guide.

- People Focused
- Committed to Excellence
- Trustworthy
- Community Builders
**Our Experience**

**Clyde**  
Port Moody, BC  
Homes: 117  
CRU’s: 10  
Mixed use development  
6 storey wood-frame  
**CONSTRUCTION AND SALES TO START SOON**

**Alden**  
Surrey, BC  
Homes: 118  
CRU’s: 6  
Mixed use development  
6 storey wood-frame  
**UNDER CONSTRUCTION**

**HQ**  
Surrey, BC  
Homes: 345; 3 phases  
Multi-family development  
6 storey wood-frame  
**COMPLETED 2020**

**Our Second Community in Port Moody**

Charlie Street View
Port Moody Context

Site Overview
The irregular site geometry challenges the conventional massing arrangement of the built form. The density cannot be apportioned into a single building given the steep site topography. Individually the separated components cannot successfully function efficiently, with a unifying element having to be introduced.

The building massing has been split into two separate forms, with the larger component higher up on the site at the widest point, and the smaller component fronting on to Charles Street. The circulation infrastructure and parking levels are integrated to bind the smaller building components together and reestablish a more cohesive massing arrangement.

The spaces between the building volumes have been sculpted to help develop a less orthogonal and more organic building footprint. To help visually reduce the scaling for each building component, a conceptual approach was taken to break down the monolithic massing and create a series of smaller interconnected volumetric forms.

The upper levels of the main building component have been stepped back to significantly reduce the perceived height of the massing, and read as a much lower form when viewed directly from Charles Street.

Collectively the building massing fits within a 6-storey volumetric window when projected up from the ground plane. The stepped form respectfully addresses both Charles Street to the south, and the existing residential buildings to the north.

The void spaces between the building are filled with both existing and proposed landscape features. The ground plane will manipulated where necessary to further bed the buildings into the ground plane.

The building forms 'flex' in response to the topography to allow for a more compatible siting arrangement. Rather than fight the natural site conditions, the building forms 'flex' in response to the topography to allow for a more compatible siting arrangement.

The steeply sloping ground plane runs north/south across the site, with the contours zig-zagging in an east/west configuration. The ground plane will manipulated where necessary to further bed the buildings into the ground plane.
1. WOOD OR WOOD LIKE WALL CLADDING
2. SILVER ALUMINUM FRAME
3. CLEAR GLAZING
4. WHITE CEMENTITIOUS PANELS
5. WHITE PAINTED CONCRETE
1. Charcoal Aluminum Frame
2. Clear Glazing
3. Charcoal Cementitious Panels
4. Wood or Wood Like Wall Cladding
5. White Painted Concrete
6. White Cementitious Panels
7. Silver Aluminum Frame

NE Elevation

View Looking North
Charles St. Frontage

Entry View Into Site
Main Entry to the building 1, the exposed wall is going to be used for placement of Public Art. It is easily accessible and has higher exposure from the street.
**Sustainability and Environment**

**Low Carbon Strategy**

Energy Step Code 3 (or Step 2 with Low Carbon Energy Systems)

Lower energy consumption

Ground Source Heat Pump

Reuse heat energy from the waste stream

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**Sustainability and Environment**

**Renewal of Natural Landscape**
Affordable Housing

Your Home $400,000

1st Mortgage $360,000

10% BC Housing 2nd Mortgage $40,000

How is the $40,000 funded?
20% Reduced interest loan BC Housing
35% Deferral of Municipal Fees (10% Deduction, 90% Paid)
45% Porte

Why Defer the Fees?
$14,000 Port Moody Contribution
$40,000 2nd Mortgage refunded to Port Moody When home is sold
Plus Proportional increase in home’s value
285% Minimum return on Affordable Housing for Port Moody

Thank you from the team at Porte.