PORT MOODY CITY OF THE ARTS

Letter of Authorization

Version 1.1, May 2022

Αt	tachment for development applications					
A)	Property details Property address(es): 3180 St Johns Street PID(s): 003-014-207					
B)	Applicant Name: Isaac Beall	Company: Anthem Properti	es Group			
	Address: #1100-1055 Dunsmuir Street, Vancouver		Postal code: V7X 1K8			
	Phone: 604-235-6967	Email: ibeall@anthemprs.22(1) Personal Privacy			
	Date: <u>September 14, 2022</u>	Applicant signature: ₊				
C)	Owner authorization (if applicant is different from	registered owner)				
	 I/We are the registered owner(s) of the above referenced development application on my/our behalf and to have ac be copied to the owner. 	property and hereby authorize	the above named Applicant to make thi Correspondence about key milestones wi			
	 Further, I hereby agree that all associated applications ar application process. Personal information contained in thi law. 	d plans may be made publicly s document may only be made	available during the development available to the public as required by			
F	Registered owner(s):					
	• List all registered owners. Attach additional pages if requi	red.				
		_Address: #1100-1055 Duns	muir Street Vancouver			
	Phone: 604-689-3040 Email: info@anthemprope					
	Date: September 14, 2022		ar code. V/X INO			
	Name:					
	Phone:Email:					
	Date:	_Owner signature:				
	For numbered companies:					
	Company business number:					
	Address:					
	Phone:Email:		Postal code:			
	Date:					
	Name and title of authorized corporate signee:					
	If the owner is an incorporated company/society, attach a If the property is within a strata, attach accompanying auth	current corporate/society searc	ch or "notice of directors "			

Development Application Form

Instructions

Please ensure you have consulted with staff to confirm your application requirements and that you have all attachments ready to upload before starting this form. Planning staff will review your application, then contact you for fee payment and/or additional information if needed.

Complete and accurate applications reduce processing time. Please contact City planning staff at planning@portmoody.ca or 604-469-4540 with any questions.

Application type(s)

Check the relevant application t	ypes *				
Official Community Plan Amendment	Development Variance Permit	Temporary Use Permit			
▼ Rezoning	Minor Development Variance Permit	☐ Heritage Alteration Permit			
Subdivision	Development Authorization (North Shore Development Agreement Area)	Heritage Revitalization Agreement			
Development Permit	Land Use Contract	Pre-Application Review			
Minor Development Permit					
Rezoning information					
Existing Zoning: *	Proposed Zon	ing. T			
M1 & C3					
Rezoning details *					
Map amendment Text	amendment Residential u	se			

128	nits: *	Gross site area (m2): *			
		4,257			
Development Per	rmit information				
Development Permit Are	ea: *				
Area 1: Neighbourhood Area 2: I residential		ly Centre	Area 3: Inlet Centre		
Area 4: Environmentally sensitive	Area 5: Hazaı	ardous lands			
Land use type * ✓ Residential use	Number of residential units: *	Gross site a *	rea (m2):		
	120	4,237			
Description of pro	oposed work				
Civic address(es): *					
Civic address(es): * 3180 St Johns Street					
3180 St Johns Street					
Civic address(es): * 3180 St Johns Street PID(s): *					
3180 St Johns Street PID(s): * 003-014-207	relaxations you are requ	esting: *	,		

Applicant and owner information

Applicant information

Applicant name: *			
Isaac Beall			
I am: *			
an agent	C an o	wner	
Company name:			
Anthem LMV Ghaar H	Holdings LP		
Address: *			Postal code: *
Suite 1100 - 1055 Dur	nsmuir Street, Vancouver		V7X 1K8
Email: *	Work phone: *	Cell phone:	Fax:
ibeall@anthempro perties.com	604-689-3040		

- I/We have included the required attachments as noted on this form and certify that it is complete and accurate and hereby agree to submit further information deemed necessary for processing this application.
- I/We understand that I/We will be required to comply with the City of Port Moody Development Approval Procedures Bylaw, 2021, No. 3312, available on the City's website. Applicants may be required to hold an open house and post one or more signs on the subject site, at their expense.
- . I/We agree to assume legal costs directly incurred by the City for application processing/approval.
- Further, I hereby agree that all associated applications and plans may be made publicly available during the development application process. Personal information contained in this document may only be made available to the public as required by law.

Applicant signature: * Date: *

Registered owner information

 If the applicant is not the registered owner, upload a signed Letter of Authorization (PDF) to list all owners, their addresses, contact information and signatures.

- If the property is within a strata, provide authorization from the strata council.
- If the owner is an incorporated company/society, provide a current corporate/society search or "notice of directors."

Letter of authorization

File Name

9/14/2022



2022,09.14-3180 St Johns Street-Letter of Authorization.pdf 313.9 KB

Strata authorization

Current corporate/society search or "notice of directors"

Upload your required application attachments

Submission checklist

Review the Development Applications Submission Requirements Checklist (PDF) to confirm you have all the required attachments. **When providing attachments please ensure:**

- PDF files are flattened (no layers) and do not have passwords or restrictions. This allows staff to reduce file sizes, add markups, and print as needed.
- Drawings are separated by discipline (i.e. architectural, landscape, mechanical) and each PDF file submitted is <50mb.
 - **NOTE at the time of submission for Council consideration,** applicants will be asked to provide reduced versions of the final PDFs to meet these requirements: 8.5 x 11", portrait or landscape, text and graphics legible, and file size <15mb.
- Drawing files are created using best practices to reduce file bloat (i.e. limited use of hash mark pattern, no gradients, smallest image resolutions possible, flattened objects), and are output to produce an optimized, flattened PDF.

Please provide all files by only one of these two methods – do not split your files between them:

Option 1: upload your documents below. Large files may take up to five minutes to upload, so please be patient.

OR

Option 2: you may provide a link to a file sharing provider (e.g. dropbox) and upload all your files there for staff to access.

Option 1: Upload your attachments

You will be permitted to upload up to 25 PDF documents (20 that are <15mb each, and 5 that are <50mb each).

Upload up to 10 files. Each must be <15mb. Upload up to 10 files. Each must be <15mb.

Upload up to five files <50mb

Option 2: Provide a file sharing link

Alternately, you may provide a link to a file sharing provider (like dropbox) where all your attachments can be accessed by planning staff.

File sharing link (e.g. dropbox):

https://anthempropertiesgroup-my.sharepoint.com/:f:/g/personal/kkeresztes_anthemproperties_com/EhQAl5kWqcJFr6M-712h7MkBJBgMwL9YbCv3mOy0IW2zpg?e=q9An0F

Submit your application

Click 'submit' to send your completed application to our planning staff.

If you have any questions please contact City planning staff at planning@portmoody.ca or 604-469-4540.



Development Application Form

Panning Division

ide: 469,4540 : : www.pairimoaty.ca

Mark the appropriate box with your application type, including sub-categories. Complete additional information where applicable. This information is required to calculate your development application fee. Complete and accurate applications reduce processing time.

	Official Community Plan Amendment						
	Concurrent with re-zoning application? Oyes Ono						
	Proposed OCP Designation:						
X	Rezoning	- Commission of the Commission		Secretarion de la Continue de La grande de La dec	eri gelang katan hanan pramiulya untum di sacada gelang sakunia kadumanasan manakan mengan dagi bagi ngintup dadi denbara masasan		
_			Text amendment		4.757		
	X Residential use: number of units: 128	direction and the second secon	X Other uses: gross	site a	rea: 4 2 4 4 m²		
	Existing Zoning: M 1 & C.3	Company and a second se	Proposed Zoning:				
	Subdivision	Edwind Company and add delivery regular serve					
	Fee Simple	Str	ata Title Conversion				
	Form P (Phased) Approval/Amendment		undary Adjustment		Air Space Parcel		
X	Development Permit				Bare Land Strata		
	Area 1: Neighbourhood residential		nor Development Po	-			
	Area 4: Environmentally sensitive		2: Moody Centre	X Are	a 3: Inlet Centre		
		JArea 5	: Hazardous lands				
	Area 7: Detached Accessory Dwelling Uni Residential use: number of units: 128	tintens	Sive Residential Deve	lopme	nt 4,257		
		_	X Other uses: gross	CONTRACTOR CONTRACTOR			
\sqsubseteq	Development Variance Permit		Development Varia		ermit		
	Development Authorization (North Shore D	evelop	ment Agreement are	a)			
	Land Use Contract						
	This application is for an amendment						
ristmorougas.h	Residential: # of units: Otl	her: gro	ss site area:	m² [Use/density change		
o) contraction of the	This application is for a discharge						
	Temporary Use Permit	MCCA Backer Property and a backer sequence	онични и прогодор (мен обину проводине били в одного одного од 1965) (Водиничного и прогодине и прогодор одного и прогодор (мен од 1967)	in familian ann a thuith a tha in ann agu ga ngaggani ya	en e		
		Industr	ial				
	Heritage Alteration Permit	er karapaten a fijant in digan dagai sarapat sarapat dagai sasab alga asab		oo daarkaan oo oo qaaraa karaa k			
	Council authorized (proposes to vary zoning	na/deve	lopment regulation)	По	taff authorized		
	Heritage Revitalization Agreement				ian authorized		
7	Pre-Application Review						
f	Fee Calculation. Refer to City of Port Mood	ly Fees	Bylaw available at	www.	portmoody.ca		
_	OCP Amendment/Rezoning/Land Use Contra	ct Ame	ndment	\$			
J-	Subdivision	and the second second by the first of the second	and the second second and the second	\$			
ž-m-	Development permits	Contract or secure material section of the		\$			
MONTH BENGAMA	Other development applications	enteriors (top f) the third process and the		\$			
L		P VIORION - CO Configuration recognision and are also	Total:	\$	The second secon		

Describe the proposed work
Civic address(es): 3180 St Johns Street
Legal description: $003 - 014 - 207$
Nature of work and any relaxations you are requesting: 12 - storey secured
rental building (residential) with an approximately
45,000 sq.ft. institutional community space.
Applicant
Applicant name: Isaac Beall Company name: Anylogua Proparties Company
Applicant name: Isaac Beall Company name: Anthem Properties Grouf Mailing address: 1055 Dunsmuir St, Vancouver - 1100 Postal Code: V7X 1K8
Email: i beall @ anthom properties. con Work #: 604-235-6967
Home #: Fax #:
 I/We have included the required attachments as noted on page three of this form and certify that it is complete and accurate and hereby agree to submit further information deemed necessary for processing this application. I/We understand that I/We will be required to comply with the City of Port Moody Development Procedures Bylaw, 2011, No. 2918, available on the City's website. Applicants may be required to hold an open house and post one or more signs on the subject site, at their expense. I/We agree to assume legal costs directly incurred by the City for application processing/approval. Further, I hereby agree that all associated applications and plans may be made publicly available during the development application process. Personal information contained in this document may only be made available to the public as required by law. S.22(1) Personal Privacy Applicant signature: Date: Sept. 14, 2022 Registered Owner(s)
List all registered owners. For strata properties, provide accompanying authorization from the strata council. If the owner is an incorporated company/society, attach a current corporate/society search or "notice of directors."
Owner(s) names: Anthem LMV Ghear Lallings 1P
Mailing address: 1100-1055 Dunsmuir St, Vancouver Postal Code: V7X 1K8 Email: Work #: 604-689-3040
Email: Work #: 604-689-3040
Home #: Fax #:
 I/We are the registered owner(s) of the above referenced property and hereby authorize the above named Applicant to make this development application on my/our behalf and to have act as primary point of contact. Correspondence about key milestones will be copied to the owner. Further, I hereby agree that all associated applications and plans may be made publicly available during the development application process. Personal information contained in this document may only be made available to the public as required by law. S.22(1) Personal Privacy
Owner signature: Date: Sept. 14, 2022

Development Application Submission Requirements

Items are required at time of submission. Additional information may be required, please confirm with staff.

Application Type	Minimum Submission Requirements
OCP Amendment	A, B, C, D, F,G, I, J, X, Y
Rezoning/Land use contract/development authorization	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, V, W, X, Y
Subdivision	A, B, C, D, E, F, G, H, I, J, R, S, T, U, X
Development permit – form and character	A, B, C, D, E, G, H, I, K, L, N, O, Q, V, W
Development permit – environmentally sensitive area	A, B, C, D, E, G, H, I, N, O, P, R, T
Development permit – hazardous lands	A, B, C, D, E, G, I, N, O, P, R, U
Minor development permit*	A, B, C, D, E, G, H, I, N, O, P, R, T, U, V, X (*requirements will vary depending on the nature of the minor development permit)
Development variance permit	A, B, C, D, E, G, I, N, O
Temporary use permit	A, B, C, D, G, I, N
Heritage revitalization agreement	A, B, C, D, G, I, K, L, N, O, V, W
Heritage alteration permit	A, B, C, D, I, K, N, O, V, W
Pre-Application Review	A, B, C, D, G, I, K, O

	quired Attachments (digital files only (PDF) less than 25MB in size)
A D	Completed Development Application Form, in full
В	Application fee as per City of Port Moody Fees Bylaw
C	Copy of Certificate of Title dated no more than 30 days prior to submission of application
D	Letter of Intent, outlining the current use, proposed use and justification for the proposal
= 	Site profile if required by the Environmental Management Act, Contaminated Sites Regulation, Schedule 2
F G	Reports and plans detailing the proposal demonstrating its feasibility and assessing its impact, including a servicing report, traffic study, environmental report (EA or EIA), and geotechnical report with necessary plans justifying the amendment. Site Survey prepared by a registered B.C. Land Surveyor showing the property line; location & type of utilities, gights of ways.
	easements; roads and access; lot dimensions & area; existing grades at the corners of the lot; fire hydrant & lane locations; and: 1. Where buildings/ structures are to be retained, the location of all existing buildings or structures.
	2. If a watercourse is present within 30m of the proposed development for a site <2ha, or within 50m for a site >2ha, the location of the high water mark, top or bank/ravine and City of Port Moody Streamside Protection and Enhancement Area (SPEA) as set out in the City of Port Moody Zoning Bylaw and determined by a Qualified Environment al Professional (QEP).
	 If the site is designated an Environmentally Sensitive Area, provide additional information as directed by staff. If the site is designated as a Hazardous Lands Area, provide additional information as directed by staff.
ł	Arborist's Preliminary Site Assessment as per the City of Port Moody Tree Retention Bylaw
	Site plan with a north arrow to scale and with all dimensions in metric; required site survey data; as well as: proposed finished grades at all building/structure and lot corners; building floor elevations; setbacks; site coverage; density; and type, number and dimensions of parking (including bicycle and electric), manoeuvring aisles and loading areas. For parking include the placement of curb stops; painting of parking lines; and, "small car", "visitor" and "disabled" parking spaces in accordance with the City of Port Moody Zoning Bylaw.
	Site Servicing Plan prepared by a Professional Engineer
(Elevation drawings showing all building sides, dimensions, grades, exterior finish details and signage.
	Colour perspective drawings illustrating the building form and streetscape
1	A three-dimensional model (digital or physical)
J	Landscape Plan prepared by a Landscape Designer or Landscape Architect, in accordance with the City's Naturescape Policy showing contour data; existing trees to be removed; proposed buildings/structures; proposed amenity areas; unenclosed storage areas; solid waste areas; parking/loading areas; circulation and access elements; as well as details for fencing, screening of garbage/loading areas and signage.
)	Current site photographs in colour
	Orthophoto with site survey data
!	Selected cross-sections through the site
	Stormwater Management Plan prepared by a Professional Engineer or appropriately qualified professional to achieve the objectives of Department of Fisheries and Oceans stormwater criteria
	Sediment and Erosion Control Plan prepared by a Professional Engineer
	Environmental Report by an appropriately qualified professional
	Geotechnical Report prepared by a Professional Geotechnical Engineer
	Materials Board/samples showing proposed exterior finish colours and materials
/	Sustainability Report Card (see template on-line)
	Letter from a Registered Professional or Certified Energy Advisor, confirming that the project has been designed to achieve the chosen pathway outlined in the BC Energy Step Code Rezoning Application Corporate Policy.
- Internal Property	Affordable Housing Proposal: See Interim Affordable Housing Guidelines

TITLE SEARCH PRINT 2022-10-03, 12:35:47

File Reference: Requestor: 8.22.1 Personal Priv

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA7938330 From Title Number CA5216441

Application Received 2019-12-18

Application Entered 2020-01-07

Registered Owner in Fee Simple

Registered Owner/Mailing Address: ANTHEM 3180 ST. JOHNS HOLDINGS LTD., INC.NO. BC1074750

SUITE 1100 BENTALL IV BOX 49200

1055 DUNSMUIR STREET

VANCOUVER, BC

V7X 1K8

Taxation Authority Port Moody, City of

Description of Land

Parcel Identifier: 003-014-207

Legal Description:

LOT 3 DISTRICT LOT 235 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 36030

EXCEPT PLANS 71041 AND EPP1930

Legal Notations

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA5216442 FILED 2016-05-30

PERSONAL PROPERTY SECURITY ACT NOTICE SEE CA5216630 EXPIRES 2019/05/26

PERSONAL PROPERTY SECURITY ACT NOTICE SEE CA9974090 EXPIRES 2024-05-26

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE BH124292

TITLE SEARCH PRINT 2022-10-03, 12:35:47

File Reference: Requestor: S.22.1 Personal Privacy

Charges, Liens and Interests

Nature: COVENANT Registration Number: BH104112

Registration Date and Time: 1994-03-29 11:20

Registered Owner: CITY OF PORT MOODY Remarks: L.T.A. SECTION 215

Nature: MORTGAGE
Registration Number: CA5216628
Registration Date and Time: 2016-05-30 11:55

Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION

INCORPORATION NO. FI-0000097

Nature: ASSIGNMENT OF RENTS

Registration Number: CA5216629

Registration Date and Time: 2016-05-30 11:55

Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION

INCORPORATION NO. FI-0000097

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

FORM (Section	TITLE ACT I C on 219.81) ce of British Columbi	94 MAR 29 LAND TITE NEW WEST WANG	e get ige Har tek			341	04112	Page 1 of 7	Pages
GENE	RAL INSTRUMENT	PART 1				(This area for	Land Title Office	e Use)
1.	APPLICATION: (Na	ame, addres	s, phone	number	& signati	ure of appli	cant, applica	nt's solicitor or a	agent)
	CITY OF PORT MC 2425 St. John's Stre Port Moody, B.C. V Telephone: 936-721	eet 3H 3E1			_		A. Penney A. Agent for	Applicant	
2.	PARCEL IDENTIFI (PID) 003-014-207	(LÉGAL [DESCRIP cept part :	PTION) subdivide	ed by Pla	in 71041, [\	/ IS4 Gro upH#RGE	50.0
3.	NATURE OF INTER DESCRIPTION Section 215 Covens	(pa	CUMENT age and p tire Instru	baragrap		PERSON City of Po		TO INTEREST	
4.	TERMS: Part 2 of to (a) Filed Standar (b) Express Char (c) Release A selection of (a) if annexed to this instant as a charge on the lease	ard Charge T arge Terms ncludes any rument. If (o	erms addition o) is selec	□ ☑ □ nal or mo	D.F. N Annex There	o. ed as Part is no Part : erms_referr	2 of this instr ed to in Iter	m 7 or in a sch	nedule
5.	TRANSFEROR(S): Cameo Construction 210 - 3190 St. John Port Moody, B.C. V3H 2C7		(Incorpo	eration #2	247276)				
6.	TRANSFEREE(S): CITY OF PORT MC 2425 St. John's Stre Port Moody, B.C. V3H 3E1	ODY	estal addr	ress(es)	and post	al code(s)*			
7. 、	ADDITIONAL OR N Not Applicable	ODIFIED TI	ERMS:*						

as to Covenant sais Covenant

ALOUETTE SEARCH SERVICES LTD.



Port Moody, B.C. V3H 2C7

LAND TITLE ACT FORM C (Section 219.81) Province of British Columbia Page 2 of 7 Pages

8. EXECUTION(S):* This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

EXECUTION DATE Transferee(s) Signatures CITY OF PORT MOODY by its authorized signatories 94 03 John/L (As to both Signatures) Torthey Maxor Leslie T. Harrington 2425 St. John's Street Port Moody, BC V3H 2B2 Christine A. Penney Commissioner for Taking Affidavits City Clerk in British Columbia Transferor(s) Signatures by its Officers Signature(s) authorized signatories DUIS WINKLER ersonal Priva 03 94 03 (As to all ERIAS DEANE-CLOUTIEN CAMEO CONSTRUCTION LTD. Barrister & Solicitor MacLeod Thorson Darychuk #310 - 2755 Lougheed Hwy. Port Coquitiam, B.C. V3B 579 #210 - 3190 St. John's Street

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

nb\dp92-06,doc

^{*} If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

Page 3 of 7 Pages

PART 2 - TERMS OF INSTRUMENT SECTION 215 COVENANT AGREEMENT

THIS AGREEMENT dated the 23 day of March ,1994.

BETWEEN:

CAMEO CONSTRUCTION (1981) LTD.

(Incorporation #247276) #210 - 3190 St. John's Street Port Moody, B.C. V3H 2C7

(the Grantor)

AND:

<u>CITY OF PORT MOODY</u>, a municipality under the *Municipal Act*, 2425 St. John's Street, Port Moody, B.C. V3H 3E1

("City")

WHEREAS:

- A. The Grantor is the registered owner in fee-simple of the Lands as hereinafter defined:
 - Lot 3, Except part subdivided by Plan 71041, District Lot 235, Group 1, NWD Plan 36030 (hereinafter referred to as the "Lands")
- B. Section 215 of the <u>Land Title Act</u> R.S.B.C. 1979, c. 219 permits the registration of a covenant, whether of a negative or positive nature, in favor of the City, as a charge against the Title to the Lands which is enforceable against the Grantor and its successors in the Title even if the covenant is not annexed to land owned by the City:
- C. The Grantor desires to develop the lands and has made application to the City for a Development Permit and the City has issued a Development Permit pursuant to the Section 976 of the Municipal Act R.S.B.C. 1979, c. 290; and
- D. The Grantor desires to grant this Covenant and the City is agreeable to accepting it on the terms and conditions herein contained;

NOW THEREFORE in consideration of the premises, the sum of ONE DOLLAR (\$1.00), receipt of which from the City is acknowledged by the Grantor and other good and valuable consideration THE PARTIES AGREE AS FOLLOWS:

Page 4 of 7 Pages

The Grantor, being the registered owner of the certain parcels of land and situated at 3180/3190 St.
John's Street, Port Moody, B.C., Province of British Columbia, which is more particularly described as:

Lot 3, Except part subdivided by Plan 71041, District Lot 235, Group 1, NWD Plan 36030

(hereinafter referred to as the "Lands")

hereby covenants and agrees:

- (a) to use the Lands; and
- (b) to use the buildings on or to be erected on the Lands; and
- (c) to build, or not to build on the Lands; and
- (d) not to subdivide, or to subdivide the Lands.

in accordance with the terms and conditions set out in the Development Permit, attached hereto as Schedule "A" to this Agreement.

- 2. The Grantor hereby releases, indemnifies and saves the City harmless from and against any matter or claim, whether known or unknown, which has ansen or may arise as a result, directly or indirectly, of the granting, registration, existence, requirements or issuance of this Covenant or the authorization of construction, actual construction or existence or maintenance of any Works authorized or required by the Development Permit which is attached hereto as Schedule "A" to this Agreement.
- 3. Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default by that party; this Covenant runs with the Lands; whenever the singular or masculine is used in this Covenant, the same is deemed to include the plural or the feminine or the body politic or corporate as the context so requires; every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents officers and invitees of such party whenever the context so requires or allows: if any section, subsection, sentence, clause or phrase of this Covenant is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid shall not affect the validity of the remainder of this Covenant: this Covenant shall enure to the benefit of and be binding on the parties hereto notwithstanding any rule of law or equity to the contrary; and this Covenant shall be governed and construed in accordance with the laws of the Province of British Columbia.

nb\dp92-06.doc

Page 5 of 7 Pages

IN WITNESS WHEREOF the Parties have caused these presents to be executed as of the day and year first above written.

THE CITY OF PORT MOODY, by its author	orized signatori	es:	
By: Mayor, John L. Northey	-		
By: Clerk, Christine A. Penney		of?	O.
Date signed by City of Port Moody: 10 Authorized by resolution of the Council of	the City of Port	Moody on Druce	LZ/ 1993
The GRANTOR, by its authorized signator	ries:		
By: CAMEO CONSTRUCTION LTD. #210 - 3190 St. John's Street Port Moody, B.C. V3H 2C7		Lw -	2
Date signed by the Grantor: MARCH	3	199	
1 NICLE WINKIEM			

nbldp92-06.doc __

Page 6 of 7 Pages

NO. DP1992-06

SCHEDULE "A"

CITY OF PORT MOODY

DEVELOPMENT PERMIT

TO: CAMEO CONSTRUCTION (1981) LTD.

(Incorporation #247276) 210 - 3190 St. John's Street Port Moody, B.C. V3H 2C7

(the Developer)

- 1. This Development Permit is issued subject to compliance with all applicable City Bylaws, except as specifically varied or supplemented by this Permit.
- This Permit applies to those lands which are located at 3180/3190 St. John's Street, Port Moody, British Columbia more particularly described below and including all buildings, structures and other development thereon:
 - Lot 3, Except part subdivided by Plan 71041, District Lot 235, Group 1, NWD Plan 36030

(hereinafter referred to as the "Lands")

3. The following plans and document are made part of this Permit and, not withstanding any other provision, no Works shall be performed upon the lands covered by this Permit, nor shall any building or structure be erected, constructed, repaired, renovated or sited, that is not in substantial accordance with the following plans and strictly in accordance with all terms and conditions of this Permit:

Architectural Drawings numbered A-1 to A-4 (4 sheets), and prepared by Chercover Engineering Ltd., Suite M2, 601 West Broadway, Vancouver, B.C. V5Z 4C2, accepted for Development Permit purposes dated January 26, 1994 and any amendments thereto subsequently approved by the City.

Landscape Drawing marked L-1, and prepared by Fred Liu, Landscape Architect, 2080 Scarboro Avenue, Vancouver, B.C., V5P2L3, accepted for Development Permit purposes dated January 26, 1994, and any amendments thereto subsequently approved by the City.

4. (a) As a condition of issuance of this Permit, the permit holder is required to provide to the City security (the "Security") in the sum of \$21,000.00 for the completion of landscaping and engineering (sidewalk paving) works specified under item 3. The Security to be in the form of cash or an Irrevocable Letter of Credit worded to the satisfaction of the City to ensure that the development is carried out in accordance with the terms and conditions set out herein and, if, for any reason the Developer neglects or otherwise fails to complete the Works, being all the Works required by this Development Permit to be done, within the time specified herein, the City may, in its sole discretion, provided it has given the Developer seven (7) days written notice, complete the Works or any portion thereof and all costs incurred in so doing shall be deducted by the City from the amount of the Security and, on final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of Completion, the City shall thereafter refund the remainder of monies, if any, obtained by the City from the Deposit of the Security from the Developer.

nb\dp92-06.dac

Page 7 of 7 Pages

- (b) Portions of the Security may be returned to the Developer, or reduced, as stages of the Works are completed, to the satisfaction of, and at the sole discretion of the City's Director of Development Services.
- 5. This Permit is not transferable, unless and until specifically permitted by Council by resolution, such approval not to be unreasonably withheld. This Development Permit is not a building permit.
- 6. If the Developer does not commence the development permitted by this Permit within six months of the date of this Permit, this Permit shall lapse.

AUTHORIZING RESOLUTION PASSED BY COUNCIL the DAY OF

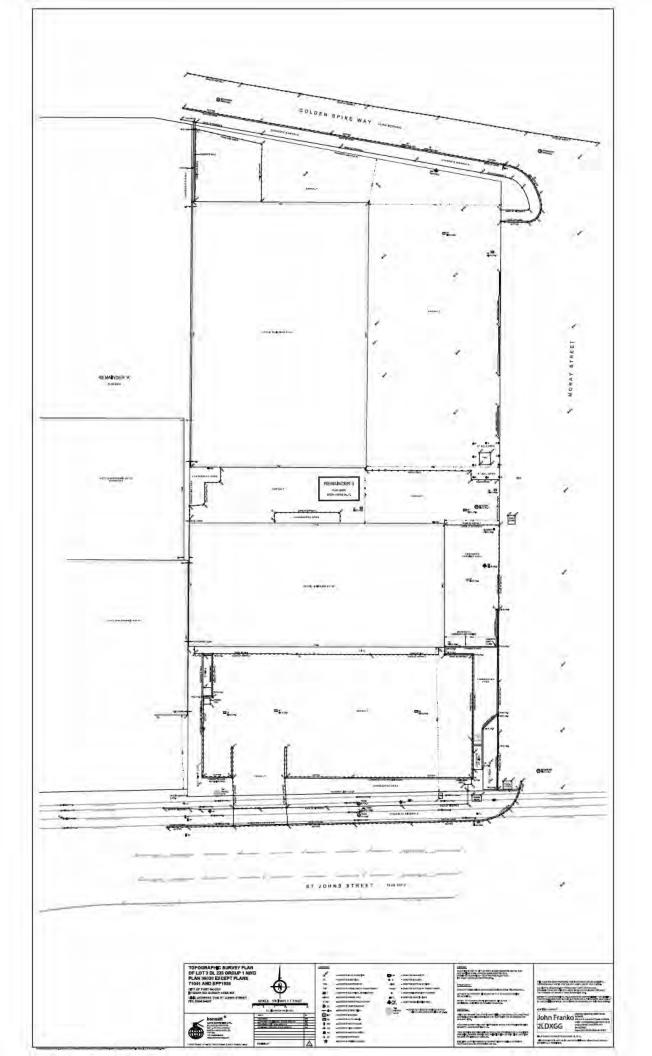
, 1994.

ISSUED THIS

DAY OF

, 1994.

END OF DOCUMENT



Please remit with payment. Folder: DP000055

PLANNING APPLICATIONS
DEVELOPMENT PERMIT - MIXED USE

 Summary
 Outstanding

 Fee-pla
 26,861.00

 TOTAL
 \$26,861.00

CITY OF PORT MOODY

100 NEW PORT DR

PORT MOODY, BC V3H 3E1

Phone: (604) 469-4534

Fax: (604) 469-4533

FEE SLIP

Folder: DP000055

PLANNING APPLICATIONS
DEVELOPMENT PERMIT - MIXED USE

Address: 3180 ST JOHNS ST

 Description
 Amount Com Add To Dp
 Amount 4,343.00 Dev Per App Fee
 Amount Dev Per App Fee
 17,723.00

 Dev Per-esa/haz
 4,795.00

 Summary
 Amount Pee-pla
 Received 26,861.00
 Outstanding 0.00
 Outstanding 26,861.00

 TOTAL
 26,861.00
 0.00
 26,861.00



Please remit with payment. Folder: ORD00004

PLANNING APPLICATIONS
MASTER FOLDER - MIXED USE

 Summary
 Outstanding

 Fee-pla
 26,898.00

 TOTAL
 \$26,898.00

CITY OF PORT MOODY

FEE SLIP

100 NEW PORT DR

PORT MOODY, BC V3H 3E1

Phone: (604) 469-4534 Folder: ORD00004

Fax: (604) 469-4533

PLANNING APPLICATIONS
MASTER FOLDER - MIXED USE

Address: 3180 ST JOHNS ST

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Arch Rev Fee	1,650.00	Comm Add On Rez	4,343.00
Landscrevfee	1,650.00	Rezocpdpsascan	229.00
Rezoning Fee	18,754.00	Staf/att @ Mtgs	272.00

<u>Summary</u>	<u>Amount</u>	<u>Received</u>	<u>Outstanding</u>
Fee-pla	26,898.00	0.00	26,898.00
TOTAL	26,898.00	0.00	26,898.00

Please remit with payment.

Folder: DP000055

PLANNING APPLICATIONS
DEVELOPMENT PERMIT - MIXED USE

Summary Fee-pla TOTAL Outstanding 26,861.00 \$26,861.00



CITY OF PORT MOODY

FEE SLIP

100 NEW PORT DR PORT MOODY, BC V3H 3E1

Phone: (604) 469-4534 Fax: (604) 469-4533 Folder: DP000055

PLANNING APPLICATIONS
DEVELOPMENT PERMIT - MIXED USE

Address: 3180 ST JOHNS ST

Description Com Add To Dp Dev Per-esa/haz

lan accept

Description Dev Per App Fee Amount 17,723.00

Summary Fee-pla TOTAL Amount 26,861.00 26,861.00 0.00 0.00

Amount

4.343.00

4,795.00

Outstanding 26,861.00 26,861.00

3.21(1) Disclosure of Business Interests of a Third Party

Printer ID # / NI d'imprimeur 1014

Endorsement - Signature or Stamp Endossement - signature ou estampille

BACK/ENDOS

Please remit with payment.

Folder: ORD00004

PLANNING APPLICATIONS
MASTER FOLDER - MIXED USE

Summary Fee-pla TOTAL Outstanding 26,898.00 \$26,898.00

CITY OF PORT MOODY

FEE SLIP

100 NEW PORT DR PORT MOODY, BC V3H 3E1

Phone: (604) 469-4534 Fax: (604) 469-4533 Folder: ORD00004

PLANNING APPLICATIONS MASTER FOLDER - MIXED USE

Address: 3180 ST JOHNS ST

Description
Arch Rev Fee
Landscrevfee
Rezoning Fee

 Summary
 Am

 Fee-pla
 26,89

 TOTAL
 26,89

Amount 1,650.00 1,650.00 18,754.00 Description Comm Add On Rez Rezocpdpsascan Staf/att @ Mtgs

isclosure of Business Interests of a Third Party

Amount 4,343.00 229.00 272.00

 Amount
 Received
 Outstanding

 26,898.00
 0.00
 26,898.00

 26,898.00
 0.00
 26,898.00



Printer ID # / NI d'imprimeur 1014

Endorsement - Signature or Stamp Endossement - signature ou estampille

BACK/ENDOS



Date: August 29, 2022

Anthem Properties Group

Suite 1100 Bentall IV Box 49200 1055 Dunsmuir Street Vancouver, BC V7X 1K8 AME File: 279b-008-21

Email: KKeresztes@anthemproperties.com

Ph: 604-235-0802

Attention: Kevin Keresztes – Development Coordinator

RE: Energy Step Code Target for 3180 St. Johns Street, Port Moody

This letter is to confirm that AME Consulting has been contracted by Anthem Properties Group to provide energy modelling services for the proposed development at 3180 St Johns Street in Port Moody.

As per the City of Port Moody's rezoning policy, Part 3 Group C multi-unit residential buildings are required to achieve either Step 4 or Step 3 with a low carbon energy system. AME has been providing ongoing consulting and analysis to assist the team in decision making to keep on track for compliance with this target.

Yours very truly,

The AME Consulting Group Ltd.

s.22(1) Personal Privacy

Marc Trudeau, P.Eng., Architect AIBC, BEMP, CPHD, LEED AP BD+C Principal - Vancouver, BC

Attachment(s): N/A

PROFESSIONAL'S SEAL & SIGNATURE



October 12th, 2022

City of Port Moody Planning Division – Second Floor 100 Newport Dr Port Moody, BC V3H 5C3

RE: 3180 ST JOHNS ST, PORT MOODY, BC

RZ/DP SUBMISSION - AFFORDABLE HOUSING PROPOSAL

SUMMARY OF ZONING, POLICIES, PLANS, AND GUIDELINES

Existing Zoning: M1 (Light Industrial) & C3 (General Commercial)

Proposed Zoning: CD (Comprehensive Development District)

Official Community Plan Designation: Mixed Use – Moody Centre

Development Permit Area (DPA): DPA-3 Inlet Centre

APPLICABLE POLICY

City of Port Moody Inclusionary Zoning – Affordable Rental Units Policy (April 2022)

REZONING OVERVIEW

The enclosed submission package intends to rezone a single 3,809.80 SQM (41,008 SF) parcel improved by low-intensity light industrial uses from M-1 & C-3 to accommodate a building with an institutional component and a 128-unit purpose-built rental residential tower in alignment with the OCP. The proposed 12-storey residential tower will be composed of 100% residential rental units with a total residential FAR of 2.17.

AFFORDABLE HOUSING COMPONENT

Based upon the Inclusionary Zoning – Affordable Rental Units Policy (the "Inclusionary Zoning Policy") a 100% residential rental project does not require a below-market rental component. However, we are proposing 50% of the units to be Below-Market Rental. As defined by the Inclusionary Zoning Policy the Below-Market Rental units are to be rented at 20% below CMHC median rent for the Tri-Cities area. The Below-Market Rental units are to be secured by a Housing Agreement for a term of 60 years. The proposed suite mix of the Below-Market Rental units is as follows with the lower floors of the building to be affordable and the upper floors to be market rental:

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Market Rental	10	33	16	5
Affordable Rental	11	32	16	5
Total	21	65	32	10

The ownership of the Below-Market Rental is to be privately held with the intent they are donated to the Ismaili community and operated by a non-profit entity of the Ismaili community. Eligibility for the

Anthem 5

Below-Market Rental shall be in accordance with the Housing Income Limits applicable to Port Moody as published by BC Housing on an annual basis at the time of occupation. Annual rent increases as permitted under the Residential Tenancy Act.

The proposed project features 1.09 FAR of Below-Market Rental residential density, which represents a significant community benefit well in excess of policy expectations. To offset the significant costs associated with the creation of the Below-Market Rental we would propose Community Amenity Contributions be waived for 50% of the residential FAR, and would like the opportunity to discuss any further fee waivers or reductions as incentives.

The proposed development is consistent with a long-term vision of densification for transit oriented sites around public transit stations and providing diverse secured rental housing. By maximizing the potential of the currently underutilized land, the project will address the need for rental housing within the community, activate a prominent street corner with a landmark cultural facility, and promote alternative modes of transportation for residents.

We look forward to your review of our combined rezoning/development permit submission materials, and please do not hesitate to reach out with any questions or concerns.

Yours truly,

s.22(1) Personal Privacy

Isaac Beall Senior Director, Development Anthem Properties Group Ltd.



October 20, 2022

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

Attention:

Ellen Molloy Laura Martinez

Dear Sirs/Mesdames:

Re:

Authorization Letter for Isaac Beall

Development Application for 3180 St Johns Street, PID: 003-014-207

Reference Number: 2022-09-14-010

The undersigned, in my capacity as an officer of Anthem LMV Ghaar Holdings GP Ltd., the general partner of Anthem LMV Ghaar Holdings Limited Partnership, hereby give authorization to Isaac Beall to complete and submit the development application and all related forms on behalf of the nominee, Anthem 3180 St. Johns Holdings Ltd., for the purpose of the development being undertaken at 3180 St. Johns Street, Port Moody.

Please do not hesitate to contact me should you require anything further with respect to this authorization.

Sincerely,



Nicholas Roos Vice President and General Counsel 604 488 3643



Development Application Referral Form

Planning Division

604.469.4540 - www.portmoody.ca

APPLICANT INFORMATION

Applicant Name: Isaac Beall Company Name: Anthem Properties Group

Location: 3180 St. Johns St. at Moray Street Date: November 2, 2022

Location Map:

LOCATION MAP - 3180, 3190 St. Johns Street & 81-89 Murray Street



APPL			

\square OCP \boxtimes Rezoning \square Subdivision \boxtimes Dev. Permit \square Minor Dev. Permit \square Dev. Auth.	
BOV □ TUP □ HAP	

Existing Zoning: General Commercial (C3) and Light Industrial (M1)

OCP Designation: Mixed Use – Inlet Centre

Proposed Use: Mixed residential and institutional under a new CD Zone

Purpose of Application:

<u>Proposal:</u> The proposal involves two distinct components: space for religious purposes (Ismaili Jamatkhana); and, a high rise residential component. The project includes:

- 128 units in a 12 storey building;
- the units are broken down into 64 market rental units and 64 below market rental units;
- . the units are split into 21 studios, 65, 1-bed units, 32, two-bed units and 10, three-bed units;
- 50% adaptable units as per Zoning Bylaw;
- the Jamatkhana space (approximately 2,690.52sq.m) is intended to provide worship area with accessory cultural and educational spaces;
- a total of 376 parking spaces are proposed based on the Zoning Bylaw requirements for market rental units and the reduced rates for the below-market units identified in the Inclusionary Zoning – Affordable Rental Units Policy;
- 217 long and short term bicycle parking spaces

Note:

The proposed FAR calculation of 2.88 is incorrect as some area exclusions identified are not acceptable based on the Zoning Bylaw. The Statistics and Parking pages (16,17) are being revised and will be resubmitted and re-circulated.

Application File Source:

Rezoning information is located in Tempest under the Master Folder ORD00004.

The following documents have been provided for review:

- Letter of Intent
- Architectural plans
- Landscape Plans
- Arborist Report
- Phase 1 Environmental Assessment Report
- Site Survey
- Site Servicing and Erosion and Sediment Control Plans
- Stormwater Management Plan
- Geotechnical Report
- Energy Step Code Letter
- Affordable Housing Proposal Letter
- Transportation Report
- Sustainability Report Card



Notes

The Phase 1 Environmental Report was prepared in December of 2015 and the applicant will be requested to provide a more current report with specific attention to remediation measures relating to the identified contamination areas.

D 4"	DI	00.4000	E DE LE CONTROL
Planner: Doug Allan	Phone: 604-4	69-4608	Email: doallan@portmoody.ca
The referral is being	sent VIA EMAIL to the folio	wing City Depa	artments:
Building	uilding Robyn MacLeod, Manager of Building, Bylaw & Licensing		
⊠ Engineering	Linda Santos, Engineering Assistant		
⊠Environment	Karen Devitt, Environmental Coordinator Bryan Moffatt, Urban Forestry Technician		
□ Cultural Services	Devin Jain, Manager of Cultural Services Sara Graham, Staff Artist		
⊠ Fire Rescue	Rob Van, Fire Prevention Officer		
□ Policy Planning	Liam McLellan, Social Plan Mary De Paoli, Manager of Laura Sampliner, Sustaina	Policy Planning	
☑ EconomicDevelopment	Joji Kumagai, Manager of I	Economic Devel	opment
Timelines:			
nitial Comments to Pl	nner		Tuesday, November 22, 202
Anticipated DRG Meeting Date			Wednesday, November 9, 2022

Request to post Development Application on Engage Port Moody

Significant development applications are also posted to engage.portmoody.ca for public information and input once they have been vetted and added to the current development applications map. See procedures documentation (RPM 567619) for more information on the process. Please complete and email this form to Lindsay Todd.

Planner name: Doug Allan, Senior Planner	Date of request: November 21, 2022	
1. Development Application details		
Date for posting to EngagePM: November 23, 2022 Application #: ORD00004		
Applicant company name: Anthem Properties Group		
Applicant contact person name: Isaac Beall		
Applicant email: ibeall@anthemproperties.com		
Project location/address: 3180 and 3190 St. Johns St. and		

Project summary (replace placeholder content below with project information):

We would like your feedback on a Rezoning and Development Permit application for the property at 3180 and 3190 St. Johns Street and 81-89 Moray Street. The proposal involves the development of mixed-use project containing 128 market rental and below market rental units in a 12 storey building, with an institutional cultural component consisting of religious and educational uses. Due to the sloping site, much of the parking is above grade that may require an OCP amendment to allow for an increase in the total height of the residential component which will be determined as the project review continues.

This proposal includes:

- 128 residential units consisting of 64 market rental units and 64 below market rental units;
- approximately 24,405sq.ft. of commercial floor space;
- a proposed Floor Area Ratio of 2.88, although the calculation is subject to review revision depending upon the extent of permitted exclusions; and
- a total of 376 vehicle parking spaces for both residential and institutional uses, accessed off Moray Street and 274 short- and long-term bicycle spaces.

2. Provide application documents and relevant bylaws or policies

- a) Include html links to documents presented to Council in your email. Preference is to link to html files found through the <u>Council agenda links</u>.
- b) For documents in RPM, you must add *PUBLIC WEB DOC* in the security settings to allow it to be posted on the web.
- c) For documents not already available through Council reports or in RPM, make a new project subfolder in <u>GeneralData\Planning Documents for Public Hearing, DVP and TUP\EngagePM.</u> Copy all relevant documents for posting to this folder. Ensure file names are public-friendly.

3. Key dates timeline

Last update: 2024-07-24

:	Application received: November 16, 2022 Applicant open house/info meeting (if known – otherwise add later): [date]		
. Notes or Key Messages			
Are there any special notes or key messages that should be included with this project posting?			

Last update: 2024-07-24

Date of review: 20221118

Project Name: 3180 St. Johns street

Company: Connect

The following review was conducted based on drawings and information provided. All action items indicated that require revision to be confirmed by City of Port Moody.

ltem#	Comment
1.1	Provide arborist report
1.2	Provide basic construction details or precedent images for materiality, character, and detailing
1.3	Weather protection to be provided adjacent to pedestrian areas wherever possible
1.4	Provide lighting plan
1.5	Confirm root barrier for all trees within 1.2m of hardscape
1.6	Provide some basic idea of the character of the materials identified, such as color, character images, or proposed finishes.
1.7	Ensure no conflicts between proposed tree locations and underground or overhead utilities, wires, etc.
1.8	Ensure all rooftop trees have approximately 10 cubic m of growing medium each.
1.9	Family oriented multi-unit housing is encouraged to have some sort of children's play component or area. Designer is encouraged to incorporate a children's play area or interactive child friendly elements into the design.
1.10	Designer encouraged to introduce more programming into the design. Such as children's play, urban agriculture, habitat components, outdoor cooking or dining areas, additional varieties of seating, active areas, etc.
1.11	Specify railing where relevant in the rooftop areas.
1.12	Consider substituting one or more of the deciduous trees with a native species in accordance with the naturescape policy
1.13	Shore pine is shown in proposed plant images, but not called out in the planting table.

1.14	Provide grading and elevation information in the street level sections
1.15	Provide key for section sheets



March 14, 2023 Response dated October 19th, 2023

File No. ORD00004

Mr. Isaac Beall Senior Director, Development Anthem Properties Group Ltd. Suite 1100 Bentall IV Box 49200 1055 Dunsmuir Street Vancouver, B.C. V7X 1K8

Dear Mr. Beall

Re: Initial Staff Comments Letter - 3180-3190 St. Johns Street and 81-89 Moray Street

Staff have completed their initial review of the development application for the mixed institutional/cultural and rental residential project at the northwest corner of St. Johns Street and Moray Street. The following comments are based on the review of the materials received with the application dated November 16, 2022 (the date of application fee submission) and identify the key action items which need to be addressed.

Review Process

Key milestones to date include the following:

- November 16, 2022 the application for rezoning and development permits for form and character and hazardous conditions is submitted;
- February 6, 2023 the application is presented to the Land Use Committee;
- February 21, 2023 the application is considered for early input by the Community Initiatives and Planning Committee.

It is acknowledged that the item will be considered at the next available Advisory Design Panel meeting on March 23, 2023. The Panel's motion and comments will be forwarded to you under separate cover.

Land Use Policy

Official Community Plan (OCP)

3180-3190 St. Johns Street and 81-89 Moray Street October 10, 2023

The OCP designates the subject property as Mixed Use – Inlet Centre and it is included within the Evergreen Line Inlet Centre Station Transit Oriented Development Sub-Area. Permitted uses include a mix of residential, retail, office, commercial, civic, recreational and cultural/religious institutional uses. Policy 4 in Section 15.5.7 of the OCP specifically limits height on this site to 12 storeys.

A copy of the relevant OCP Development Permit Area design guidelines for multi family residential development and for residential development in proximity to a railway corridor (Sections 4.3.2 – 4.3.6) will be forwarded by email with this letter. The resubmission is to include a noise impact report prepared by a qualified acoustic consultant and must clearly identify how these guidelines are addressed.

Implementation

While the proposal is consistent with the prevailing Official Community Plan land use policy, the building exceeds the maximum 12 storey height permitted and, therefore, an amendment to the OCP is required. The OCP will also be amended to ensure consistency in the identification of permitted land uses in the Mixed Use-Inlet Centre and TOD Area descriptions. In addition, implementation will require the rezoning of the property to a new, site specific Comprehensive Development Zone with regulations tailored to the final project design, the issuance of a development permit and the adoption of a Housing Agreement Bylaw.

Planning Comments

The development proposal has been evaluated in the context of relevant City policies, including the OCP and the Corporate Policy: Prioritizing Higher Density Development. Overall, despite the need to amend the OCP to allow for the greater building height, the project complies with the applicable land use and growth management objectives and housing policy by addressing the housing needs of different segments of the market.

Form and Character of Development

The following comments derive from our review of the applicable development permit area guidelines as well as comments provided by the City's architectural design consultant.

Overall, the project massing accommodates a complex program of spaces and needs, taking the grade difference through the length of the site into account. The proposed Mashrabiya screen is a defining feature which effectively enhances the dominant podium structure.

Less successful is the design expression of the residential tower, which appears disconnected from the podium. The site is deserving of a landmark development yet the residential tower component, as presently designed, is not as unique and creative as it could be. The potential exists for a more simplified, unified tower expression without significantly altering the plan. To address that broad issue:

 the elevations require more detail clarity but, in general, greater articulation of the tower is required;

Applicant Response: Elevations have been revised, incorporating mashrabiya pattern.

o the top parapet is confusing and a more coordinated expression is required;

Applicant Response: Parapet revised.

 the balconies on the south façade are recessed into a vertical notch yet all other balconies are slabs projecting from a flat wall surface. Create a more consistent balcony design approach;

Applicant Response: The inset balcony is an intentional architectural feature to break up the massing of the tower and create a distinct element.

o ensure the underside of the balconies are treated, ideally, white-painted rather than left as unfinished concrete;

Applicant Response: Noted. Underside of the balconies will be painted concrete.

 provide more detail with respect to the extent of the various material types and colour palette;

Applicant Response: We will provide more detailed materials board closer to construction.

 provide an indication of the materials and glazing on each elevation behind the Mashrabiya screening;

Applicant Response: Noted. Additional detail provided.

Additional issues which require review include:

1. Improve the relationship between the proposed building and the car dealership building to the west. Setbacks from all property lines are to be clearly identified but it is estimated that the separation between the west façade and the adjacent car dealership building will create a narrow (1.5m-1.83m) gap between the buildings. This requires better resolution to avoid the space becoming a 'no man's land'. The profile of the adjacent dealership building should be superimposed on the west elevation plan;

Applicant Response: Plan has been revised to eliminate the gap between the southern portion of the buildings. Profile of adjacent dealership has been shown on the plan.

2. Provide balconies for all units and ensure the sizes meet the general 1.83m x 2.44m dimensions outlined in the design guidelines for improved functionality.

Applicant Response: All balconies meet or exceed the dimensions provided.

3. Refine the east elevation along Moray Street to minimize the perception of miscellaneous service and exit doors scattered along the façade between the parking entries and better define a dominant expression for the residential tower entry;

Applicant Response: Moray Street elevation has been significantly revised. The above grade parkade entry has been relocated to Golden Spike Lane and a new commercial space has been added to create a more cohesive and active street edge. Additionally, the residential lobby entry has been revised including a new canopy element to create a more dominant expression. This has been supplemented with generous landscaping to soften the built environment.

4. Revise the grade level treatment between the residential entry and parkade entrance to create improved pedestrian safety;

Applicant Response: Above grade parkade entry has been relocated to Golden Spike Lane, significantly improving pedestrian safety, and minimizing conflicts.

5. The indoor residential amenity lounge and outdoor courtyard take advantage of the south exposure but the size of the indoor room, at about 2,801ft², appears small given the potential demands from 128 units and it should be expanded. A small kitchen and washroom would make the space more functional;

Applicant Response: The application provides an indoor lounge of 241 square meters adjacent to the outdoor amenity of 289 square meters. In addition, there is a bicycle repair and workshop amenity provided on level 2. The combined indoor and outdoor amenity areas (530 square meters) provide approximately 5 square meters of amenity space per unit. By comparison, this is provision is excess of the 3.0 square meters required in other mixed-use zones and 50% higher than the amenity space requirement of Newport Village. The interior programming of the amenity is to be further resolved, but will include a washroom, kitchenette, fitness centre and lounge.

6. The residential tower does not include any dedicated unit storage space in the underground parkade. Either provide storage lockers in the parkade or revise the size of units to allow for some interior storage;

Applicant Response: Additional storage areas have been provided in the parkade.

7. Improve the definition of the Jamat Khana entry on St. Johns Street;

Applicant Response: Revisions have been made to better identify the entry of the Jamat Khana on St Johns by creating a stronger canopy element, increasing the entry door size, addition of a portal feature, all reinforced by a decorative paving treatment.

8. Increase the glazing to introduce additional light into the second level lobby of the Jamat Khana;

Applicant Response: See revised elevation drawings demonstrating extent of glazing behind the Mashrabiya screen. There will be immense light penetration into the interior of the Jamat Khana.

9. Provide a children's play space in the Jamat Khana;

Applicant Response: We have discussed adding a children's play space with the Canadian Ismaili Council. The current layout provides many flexible spaces for education and play, including a gymnasium. The Ismaili Council is satisfied all ages of children will have ample opportunities for play and education.

10. Incorporate noise mitigation measures on the tower to address noise emanating from the nearby rail lines and Evergreen Line based on the results of a qualified acoustic assessment.

Applicant Response: Noted, a Noise and Vibration Study was conducted and has been included in the enclosed resubmission. Appropriate measures will be incorporated into the design moving forward.

Commercial Use/Loss of Industrial Land

A number of comments from the public and staff have been provided regarding the absence of any at-grade commercial uses spaces to animate the St. Johns Street streetscape. The loss of industrial land was also noted by Council during the Early Input discussion.

Applicant Response: The Jamat Khana will generate substantial animation to create a vibrant street scape. At-grade commercial use has been added to Moray Street to animate the streetscape further and address the loss of commercial space noted by Council. The commercial space provided in the revised application is designed to be

highly flexible to accommodate a wide variety of businesses, including the addition of a mezzanine to increase the usability of the space.

Overall, the City's Economic Development Strategy seeks to increase the jobs to population ratio prioritizing the creation of office space, including above grade office space. The City is also developing an Industrial Land Strategy which acknowledges the need to shift to more job intensive uses. For the industrial area at the north end of Moray Street, the priority is the retention of industrial space but taking a broader, more flexible approach to uses and density.

Applicant Response: Commercial use has been added to address the loss of industrial land and mitigate the reduction of the jobs to population ratio. Under the Official Community Plan the subject property falls within the Inlet Centre Area. Two (2) of the key focuses of the Inlet Centre Area are institutional and higher density residential development and this proposal directly addresses those objectives.

Given the need to set the building back from St. Johns Street as outlined in the Engineering Department comments, it is anticipated that the project will require a significant revision and, as part of that process, staff strongly suggest that the project be reviewed in terms of accommodating some commercial/urban industrial uses. Staff are available to discuss this opportunity further with you.

Applicant Response: Significant efforts have been made to address the comments from the Engineering Department. At-grade commercial use has been added to Moray Street.

Transportation Impact Assessment / Parking Variance

As submitted, the parking provision is based on the significantly reduced parking rate for the 64 below-market rental permitted under the City's 'Inclusionary Zoning – Affordable Rental Units' Policy. This results in a variance of approximately 28 spaces. For clarity, that policy does not apply to this application.

Staff have not received a full TIA for this site, only a Terms of Reference. The document does specify some information about parking and TDM strategies, but the information is very high-level and insufficient to qualify as a technical assessment under our Terms of Reference. Therefore, before we can confirm our position on the parking reduction, we will require a parking assessment and a description of the recommended TDM strategies to offset the proposed reduction in a full TIA report to be provided with the project resubmission. The assessment should also explore the potential for a shared parking arrangement between the Jamat Khana and the residential use to reduce, if feasible, the overall parking provision.

Applicant Response: Although the City has identified the Inclusionary Zoning – Affordable Rental Units policy does not apply to the proposed development site, a reduced residential parking supply is consistent with the underlying objectives of the policy as well as the City's ongoing commitment to address climate change. As well, the proposed supply is consistent with regional parking rates for market rental units in

proximity to the SkyTrain, which recognizes the site's optimal location in relation to the Inlet Centre Station, Moody Centre Station, and frequent transit service along St. Johns Street.

The parking supply on Level 2 is proposed to accommodate a mix of Jamatkhana, commercial, and residential parking, with pedestrian access provided to both the Jamatkhana and Residential buildings. This parking area is positioned to allow for the parking spaces to be shared amongst the different uses, particularly outside of the Friday evening peak associated with the Jamatkhana.

Rental Housing / Housing Agreement

The project generally addresses various OCP housing policies related to the provision of a range of building forms and tenures to meet the needs of different segments of the market. To ensure that the project, if approved, will be administered as a rental building in perpetuity (or a minimum of 60 years), and to establish the general rental rate structure, the City's solicitor will prepare a draft Housing Agreement for your review. However, that will require agreement with the City on what that rent structure is before we submit any report to Council for the First Reading of the required OCP amendments and rezoning bylaws. Accordingly, we strongly recommend that you develop an initial rent structure approach for review with the appropriate City staff as soon as possible. For reference, the housing agreement will require a separate bylaw that must be adopted before Council authorizes the issuance of a development permit.

Applicant Response: Noted, we look forward to reviewing a draft Housing Agreement. As outlined in previous correspondence, we are proposing 50% of the residential units to be leased at 20% below CMHC average rent for the Tri-Cities area.

Social Planning

1. Confirm that all residential units will be available for rental by the general community and clarify how the below market residential units will be assigned;

Applicant Response: The residential units will be provided for the general public.

2. As the City has a shortage of affordable seniors rentals, can some of the adaptable units be reserved for this segment of the population;

Applicant Response: The applicant will review the process of reserving units for population segments.

3. Is there an opportunity to include a childcare component as part of the cultural space?

Applicant Response: We are unable to accommodate this request at this time.

Sustainability

Detailed comments are included as **Attachment 1**. Key items to be addressed include:

Applicant Response: Responses have been included in **Attachment 1**.

- 1. energize 100% of the residential stalls for Level 2 charging in accordance with the Zoning Bylaw.
- 2. label all energized parking stalls on the architectural plans;
- 3. in addition to satisfying the Zoning Bylaw requirements for EV charging, the applicant is strongly encouraged to provide a minimum of 2, Level 2 dual-port fully installed EVSE stalls to service 4 stalls;
- 4. ensure that any car share spaces have access to Level 2 charging infrastructure;
- 5. confirm the Energy Step Code commitment and ensure that it matches with the Sustainability Report Card. While the Step 3 with low carbon energy system approach as noted in the Sustainability Report Card meets the City's policy, consider increasing the commitment to Step 4 with a low carbon energy system;
- 6. prior to occupancy, create an Energy Star Portfolio manager profile of the building and share the profile with the City
 - a. consider the use of passive cooling strategies and low carbon cooling energy systems;
 - b. consider the use of a grey water system for non-potable water uses collected from rainwater; and
 - c. incorporate outdoor cooling features for extreme heat.

Sustainability Report Card

The Sustainability Report Card has been reviewed and scored. While some measures are not applicable to this project, please review your initial report card and identify opportunities to incorporate additional measures and re-submit a revised report card.

Applicant Response: The Sustainability Report Card has been reviewed and additional measures have been explored.

Environment and Parks

Key issues to be addressed follow but refer to the detailed comments in **Attachment 2**.

Applicant Response: Responses have been included in **Attachment 2**.

 review the proposed outdoor amenity areas for the residential tower and the roof of the Jamat Khana and incorporate programming elements and amenities that meet the needs of future residents. Provide a dog relief area and opportunities for community garden space;

- 2. ensure the landscaping plans address the City's Climate Resilient Landscaping Standards and Draft Interim Specifications and Standards for Landscaping on City Lands;
- 3. address the requirements for tree planting especially as they relate to soil volumes;
- 4. provide off-site irrigation separate from on-site irrigation;
- 5. confirm that all plant materials meet the Metro Vancouver Design Guidebook maximizing Climate Adaptation Benefits with Trees;
- revise the Stormwater Management Plan to incorporate the recommendations from the Chines Integrated Stormwater Management Plan and clearly demonstrate that groundwater and stormwater quantity and quality is equal to, or improves upon, predevelopment conditions;
- 7. incorporate green infrastructure features;
- 8. provide a hydrogeological study to assess impacts and identify mitigation measures to ensure that any groundwater extraction/diversion will not result in negative on- and off-site impacts;
- 9. revise the Erosion and Sediment Control Plan as noted in the detailed comments;

Engineering Comments:

Ensure that all servicing plans meet the specifications identified in the City of Port Moody Subdivision and Development Servicing Bylaw 2010, No. 2831and that all changes to the civil and related drawings are reflected on revised site/architectural and landscape drawings for drawing coordination. The full Engineering comments are included as **Attachment 3** but the key issues to be addressed relate to:

Applicant Response: Responses have been included in **Attachment 3**.

- 1. the requirement for property dedication on St. Johns Street and, possibly, Moray Street;
- 2. upgrades to off-site water, sanitary and drainage services;
- 3. frontage improvements to St. Johns Street and Moray Street as per the RD-9 and RD-12 streetscape design standards;
- 4. improvements to the transition and grades at the intersection of St. Johns Street and Moray Street to achieve our design criteria which will not preclude full width road regrading and reconstruction;
- 5. underground existing overhead wiring if determined feasible by BC Hydro. If underground is not feasible at this time, provide pre-ducting and cash-in-lieu;
- 6. improvement Golden Spike Way frontage to match the road and boulevard conditions to the west of the site and incorporate street lights;
- 7. the provision of an on-street parking plan including proposed locations for loading zones, accessible parking, car share space and parking time restrictions;
- 8. revisions to the Transportation Impact Assessment as noted in the detailed comments;
- 9. replacement of the existing traffic signal at the northwest corner of the intersection;

- 10. revisions to the arborist report as necessary with respect to the retention of OS1 and OS3 trees. As OS2 is located on adjacent property, that owner's approval will be required to remove or replant;
- 11. the provision of an on-site stormwater management plan that achieves the goals of the Moody Centre Drainage Plan, the Chines ISMP and the Metro Vancouver Stormwater Source Control guideline 2012. The plan shall incorporate best management practices for stormwater treatment including storage of minor rain events as well as sediment/trash control. Infiltration and temperature control required prior to discharge into City system. Confirm that all analysis was completed using the City of Port Moody Climate Change IDF Curves 2019. Ensure that all quantities and detention requirements include the volumes from the foundation drains as per the geotechnical report;
- 12. the provision of a revised geotechnical report to include the estimate of soil infiltration rates for use in designing green infrastructure installations on and adjacent to the site. Incorporate foundation drainage into the stormwater management plan.

Building Comments

1. Provide a summary of alternative solutions;

Applicant Response: The alternative solutions identified to date are as follows:

- a) Modified single stage fire alarm system
- b) Limiting application of high building measures to Mosque Portion
- c) Firestopping of standpipe in scissor exit stair
- d) Fire rated glazing in parking areas
- e) Exit exposure protection
- 2. Provide the fire alarm sequencing for parkade and residential and assembly buildings;

Applicant Response: At his time, it is expected the building will have at least 5 separate alarm areas as listed below:

- Residential
- Retail
- Assembly
- Below grade parking
- Above grade parking

Further details for fire alarm sequencing will still have to be developed, however attention will be given to reducing false alarms. For instance, single pull station or smoke detector device only evacuating the immediate alarm area, and no other areas. Where necessary, Measure N vestibules will be provided between alarm areas to achieve modified fire alarm system objectives.

3. Address the dead-end portion of the egress to an exit on Level P-2;

Applicant Response: BCBC has provisions for limiting dead-end portions of a public corridor to not more than 6m. Within parking floor areas such as P2, BCBC does not prescribe limitation on floor area dead-end. As long as a floor area is provided with at least 2 remotely located exits, and travel distance from anywhere in that sprinklered floor area to at least one exit does not exceed 45m, this condition would be Code compliant. For P2 parking, the separation of exits will meet minimum 1/2 diagonal criteria, and exit travel distance will not exceed 45m, as such will be in compliance with BCBC.

4. Incorporate a turnaround at the end of the lowest and highest parkade levels;

Applicant Response: Noted.

5. Separate the exits for the residential portion of the parkade to comply with the BCBC;

Applicant Response: Exit separation is already provided in accordance with Article 3.4.2.3 of BCBC.

- P2 is provided with 2 remote exits, separated by at least half the diagonal.
- P1 is provided with 3 remotely located exits.
- L1 parking will have 2 remote exits.
- P1, P2, P3 above grade parking will have 2 remotely located exits.
- 6. Separate the egress points from the prayer hall to comply with the BCBC 3.3.1.5;

Applicant Response: The prayer hall will be provided with 3 separate egress points, and these will meet 1/3 of diagonal criteria.

7. Review the proposed stormwater treatment facility noted inside the excavation area;

Applicant Response: Reviewed.

8. Clarify where the stair from the "JK Emergency Room" leads and how it complies with exiting requirements; and

Applicant Response: The stair serves a single electrical room. The single egress travel distance to the bottom of stair will meet the 25m limit of 3.3.1.5.(1)(d). The maximum travel distance to nearest exit stair at southeast corner will be within 45m limit.

Clarify the reason access from the residential parking levels leads into the assembly portion. Applicant Response: Some of the Jamat Khana parking is located within the above grade parking structure, and also creates the opportunity for residents to use the above grade Jamat Khana parking during times of low demand. This connectivity also allows residential residents more direct access to the Jamat Khana.

Fire Rescue

Provide:

- 1. the location of the Fire Department response points and connections;
- 2. fire hydrant locations;
- 3. the location of any adjacent above ground utility services;
- 4. travel distances from:
 - fire hydrants to response points;
 - o fire hydrants to Fire Department connections; and
 - the response point to the principal entrance.

Applicant Response: Noted. Included in revised application.

It should be noted that the overhead powerlines may or may not be an issue depending on where the Fire Department response point(s) are located.

Cultural Services Comments

The provision of a public art installation or a financial contribution to the City's Public Art Reserve Fund is not required for a rental project under the City's Public Art Policy. However, developers are still encouraged to incorporate public artwork in projects. In this case, we acknowledge the developer's intent to consider the Mashrabiya screen as an art installation, but it should be clarified who will create the screen design.

Ensure that any streetlights on St. Johns Street are include our standard banner arms to contribute to a more cohesive and colourful banner program along the street.

Applicant Response: The Mashrabiya screen is a bespoke element unique to each individual Jamat Khana. The screen itself will be designed in conjunction with the local, national and international Ismaili community and we intend to work with local consultants, experts and suppliers.

Land Use Committee

The application was considered by the City's Land Use Committee on February 6, 2023 and at that meeting, the following motion was passed:

LUC23/002

Moved, seconded and CARRIED

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- consider permitting access by all residents to rooftop green space;
- consider equal access to residential units by all members of the public;
- consider the reallocation of parking space use for both residents and religious space users including ensuring that all two- and three-bedroom units have at least one parking space;
- consider increasing balcony size for all residential units but not at the cost of reducing unit sizes;
- consider adding children play-space; and
- consider changing the unit sizes to prioritize larger units.

Applicant Response: The above specific items have been explored and some of the items have been incorporated into the updated submission.

Council Initiatives and Planning Committee

The application was considered at a Council Initiatives and Planning Committee meeting on February 21, 2023 and at that meeting, the following motion was passed:

CIPC23/009

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on February 21, 2023 regarding the development application presented in the report dated February 13, 2023 from the Community Development Department – Development Planning Division regarding Early Input – Mixed-Use Development Application – 3180-3190 St. Johns Street and 81 89 Moray Street (Anthem Properties Group).

Comments from the Committee included:

- like the market rental/below market rental residential;
- like retaining the faith-based space in the community;
- like green roof tops;
- like the design of the JK building and the screen;
- more greenery in outdoor space and outdoor space for residential overall;
- parking reduction request should distribute more spaces to rental units; car share and EV parking;
- larger unit sizes;
- less one bedroom and studio units; more three-bedroom units;
- more outdoor spaces for families;
- more architectural appealing tower;

- add more commercial space along St. Johns; concern with net loss of commercial on the site;
- concern for customer flow and traffic on Moray, and Moray and St. Johns intersection;
- concern parking is in an above ground structure and this element is requiring an OCP;
 amendment; so close to sky train there should be a better way to address parking;
- increase the size of the amenity space; and
- need to look at this with respect to industrial land loss.

Applicant Response: The above specific items have been explored and some of the items have been incorporated into the updated submission.

Please ensure that the re-submission addresses the issues identified by both the Land Use Committee and the Council Initiatives and Planning Committee.

Financial Considerations

1. 215A Development Levy

The site is located within the City's 215A Development Levy Area and as such is exempted from the payment of DCCs under the City's "Development Cost Charges Bylaw". However, the development levy is a defacto development cost charge and the charge for residential use is \$7,385.78/unit. The levy only applies to residential and commercial uses and as such, no additional charges for the area of the Jamat Khana (an institutional use) are payable. If the project includes commercial and/or industrial land use, that floor area will be charged at the rates of \$73.85/m² and /m², respectively, once the final uses and floor areas are established. The total amount will be payable prior to issuance of a building permit.

2. Other DCCs

In addition to the 215A Development Levy, other DCCs for the GVS&DD, Translink and the School site Acquisition Charge will be calculated by staff once the final project details are confirmed and they will be payable prior to issuance of any building permits.

3. Community Amenity Contribution

Development projects within the 215A Development Levy area are exempt from the City's Community Amenity Contribution Policy.

4. Density Bonus

Section 7 of the Zoning Bylaw includes a requirement for the payment of a density bonus provisions for projects with a residential FAR in excess of 2.5. While Section 7.2.3(b) of the Zoning Bylaw exempts low and moderate income housing (as defined in the Bylaw), the proposed market rental units would not be exempt and a density bonus payment may be determined once the final FAR of those units is established.

Applicant Response: A density bonus will not be considered as the residential FAR is below 2.5

Final Comments

Prior to moving forward with the application to Council, a revised submission addressing the above items, the detailed comments in the attachments and the comments from the Advisory Design Panel is required along with the submission of a revised Sustainability Report Card. It is also imperative that a report from a qualified acoustic consultant be provided along with a clear statement as to how the design guidelines for projects adjacent to rail corridors are addressed.

While every attempt has been made to provide comprehensive comments in this letter and the attachments, the City reserves the right to provide additional comments or requirements in the future upon review of new/additional information.

Should you have any questions or wish to arrange a meeting to discuss the various staff comments in advance of preparing a revised submission, please feel free to contact me by email at doallan@portmoody.ca.

Yours truly,

SIGNED BY

Doug Allan Senior Planner

Attachments

- 1. Sustainability Comments
- 2. Environment and Parks Comments
- 3. Engineering and Transportation Comments

SUSTAINABILITY COMMENTS

ATTACHMENT 1

Low Carbon Transportation

- Staff are happy to see that the Zoning Bylaw for all new residential parking stalls to be
 equipped with EV Charging has been planned for as noted in the Sustainability Report Card.
 The applicant can refer to the Zoning Bylaw and Technical Bulletin here that outlines
 requirements.
 - Please label all energized stalls on architectural drawings.

Applicant Response: Noted.

In addition to the Zoning Bylaw EV requirements already met, the applicant is encouraged to
provide a minimum of 2 Level 2 dual-port fully installed (EVSE) electric vehicle charging
stations to service 4 stalls. Fully installed EVSE refers to including the station itself as
opposed to just the electrical servicing up to the plug, as required in the Zoning Bylaw. See
examples below:

Image 1: Outlet Sample sample (Zoning Bylaw Requirement)

Image 2: Fully Installed Charging Station EVSE (strongly encouraged)







Applicant Response: EV stalls to be provided with Level 2 charging services.

• Load/power sharing systems can be used. Please make sure to abide by requirements through Technical Safety BC for the use of load management systems.

Applicant Response: Technical Safety BC requirements will be followed.

 Please ensure that car share spaces provided have access to Level 2 charging. Please confirm charging requirements with Modo. City staff are happy to participate in a conversation about technical requirements, ownership, and operation of the car share EV charging station provided.

Applicant Response: One designated Modo car share parking stall is being proposed at the development and it will have access to Level 2 charging.

Low Carbon Performance

 As indicated in the Energy Step Code letter, the applicant has not yet chosen an Energy Step Code Compliance pathway. The Sustainability Report Card submission (EN19) indicates that the project will comply with Step 3. Please ensure the Energy Step Code letter and Sustainability Report Card commitment match. Please submit a new Energy Step Code letter confirming the projects Energy Step Code commitment and revise the Sustainability Report Card commitment in EN19 as appropriate. Applicant Response: Noted. Energy Step Code letter and Sustainability Report Card have been revised to match.

Since the application will require rezoning, the applicant is strongly encouraged to comply with the Energy Step Code Corporate Policy for Rezoning here. Applicant is strongly encouraged to design the project to comply with Step 4 of the Energy Step Code with installation of a low carbon energy system, however the current commitment to meet Step 3 with the installation of a low carbon energy system meets Rezoning Policy.

Applicant Response: We intend to proceed with Step 3 Low Carbon pathway.

- o Ensure that wall assemblies align with Energy Step Code requirements.
- Staff appreciate and accept the applicants commitment to a low carbon energy system as stated in the EN14 of the Sustainability Report Card.
 - Staff appreciate that heat pumps chosen will contain refrigerants that have low global warming potential (GWP). Refer to this guide for information <u>Refrigerants &</u> Environmental Impacts: A Best Practice Guide - Integral Group
- The proposed use future weather files to perform energy modelling on the proposed new structure to simulate energy and comfort performance with climate change is appreciated.
 Future weather files can be downloaded for free from the Pacific Climate Impacts
 Consortium here. Please use Abbotsford weather file location.

Applicant Response: Noted.

- As an administrative requirement for occupancy, the City of Port Moody requires that prior to occupancy, the applicant must:
 - Create an Energy Star Portfolio Manager profile of the building(s)
 - Share the property profile with the City of Port Moody (Username "CityofPomo") as a "Read Only" permission level.

Applicant Response: Noted.

 Please consider increasing the utilization of low VOC and low albedo materials to reduce the heat island effect.

Applicant Response: Noted.

Applicant is strongly encouraged to complete and submit a pre-construction lifecycle
assessment (LCA) of the structures on site including estimated embodied emissions over
the estimated lifespan of the building, and per kgCO2e/m2. There are free tools and

resources to assist in LCA/embodied emissions estimations. Projects should aim to have total embodied carbon emissions below 500 kgCO₂e/m²:

- o Life Cycle Assessment (LCA) Practice Guide [Carbon Leadership Forum]
- o Methodology to Calculate Embodied Carbon of Materials [RICS] (PDF)
- o Whole Building Life Cycle Assessment: Reference Building Structure and Strategies [ASCE]
- o Zero Code Off-Site Procurement of Renewable Energy [Architecture 2030] (PDF)
- o Carbon Smart Materials Palette [Architecture 2030]
- o Athena Impact Estimator
- Environment Agency's Carbon Calculator for Construction Activities
- o eTool
- o One Click LCA
- o <u>Tally</u>

Applicant Response: A pre-construction LCA will not be pursued at this time as his is not a requirement of the Building Code.

 Applicant strongly encouraged to seek third party environmental rating system certification (e.g. LEED, Built Green etc.)

Applicant Response: Our experience with LEED and sustainable design standards is that they provide inferior energy / sustainability targets relative to the current BC Energy Step Code. Third party environmental rating system certification will not be targeted at this time.

Landscape

- Proposed project complies with centralized waste collection requirements in the Zoning Bylaw.
- Please ensure that there are waste receptacle units for multi-stream waste collection in outdoor areas on the property. Bins need to be properly labelled with informative signage for each waste stream.

Applicant Response: Waste receptacle units for multi-stream waste collection will be provided.

- Please use pervious surfaces for **all** concrete areas to increase stormwater filtration.
 - Applicant Response: Most of the on-site landscape is built on slab and as such there is little opportunity to promote infiltration through the use of permeable pavers. We've provided a larger green space to increase stormwater filtration.
- Consider a grey water system (e.g. rainwater collection and reuse).

Applicant Response: No grey water system is currently contemplated.

 Incorporate and increase outdoor cooling features for extreme heat scenarios expected with climate change. This could be in the form of seating and amenity areas under tree canopy for shade, cooling parks with water features etc. in the elevated greenspace.

Applicant Response: For the roof area, we've provided a water feature to have better cooling effect. Canopy and trees have been proposed to provide shades. Some of the benches have been shifted to be under tree shade.

ENVIRONMENT AND PARKS COMMENTS

ATTACHMENT 2

Parks and Open Space

• The development proposes increased density in an area that is deficient in City Park space. The development application should incorporate programming elements and amenities that meets the needs of future residents and reduces pressure on neighboring City parks and facilities. Careful consideration is required for people and their dogs to reduce impacts/conflicts in public spaces. Staff recommend incorporating opportunities for an active sports area; playground equipment; dog relief areas; community gardens and other pet friendly building amenities/considerations. Please provide programming details in future submissions.

Applicant Response: We've provided community garden plots and active children's play area, and deck that could be used for outdoor yoga or fitness activities. An outdoor dog run was considered but determined to no be compatible with the context of the roof amenity and closer relationship to residential units, at grate the space to the north boulevard along Golden Spike is too tight to fit in a dog run.

Landscaping

• Staff encourage the applicant to review and incorporate the City's Climate Resilient Landscaping Standards (attached).

Applicant Response: Landscape Plans have been updated to incorporate City's Climate Resilient Landscape Standards.

 Please review Port Moody's Landscaping on City Lands Draft Interim Specifications and Standards and ensure that plans adequately meet or exceed the requirements. Future landscape plans should reference Port Moody's standards and cite that all off-site landscaping is completed in accordance with them.

Applicant Response: Noted.

 Landscape plans should include details on tree spacing and distances from utilities such as streetlights and underground communication vaults. Please ensure that these distances meet the City's landscape standards. Applicant Response: Landscape plan has coordinated with civil background and provided enough space between the utilities and trees.

Please indicate on the plans the available soil volumes for individual trees. Where
volumes do not meet the requirements of the landscape standards, the use of structural
soil should be considered and indicated on the plans. Staff note the proposed boulevard
planting strip along Moray Street is only 1.4m in width and encourage the applicant to
include soil cells to accommodate for below ground growing space.

Applicant Response: The soil depth diagram illustrates that we meet or exceed standards for all off-site trees at grade. Tree boulevards along Moray are 2.3m to 4.3m wide. We have over 10m3 per tree and in most cases, we exceed this value significantly. As such we do not recommend structural soil.

On the roof where we have smaller trees soil volumes are reduced but meet minimum standards for these types of conditions.

Please provide a cross sectional that shows boulevard strip width for St Johns Street.

Applicant Response: A cross section for St Johns Street has been added.

• Staff request that off-site irrigation be included in future landscape plans. Off-site irrigation should be separate from on-site irrigation systems and have its own central control system that is easily accessible.

Applicant Response: We will provide automatic irrigation to all on-site planting areas (refer to Drawing L2.1 for notes and description).

Refer to civil package for off-site irrigation.

Please confirm that all on-site plantings meet Metro Vancouver's Design Guidebook
 <u>Maximizing Climate Adaptation Benefits with Trees</u>. On-site trees should have adequate
 soil volume, sufficient light, and the necessary growing space to reach full maturity
 providing maximum benefits to the community. Designs should incorporate engineered
 cells and structural soil where appropriate to achieve necessary soil volumes outlined in
 the guidebook.

Applicant Response: Noted. On the roof where we have smaller trees soil volumes are reduced but meet minimum standards for these types of conditions.

Stormwater Management and Groundwater Management

• The submitted Stormwater Management Plan may address stormwater quantity but does little to address stormwater quality. The applicant should incorporate additional objectives and recommendations from the Chines Integrated Stormwater Management Plan (e.g. minimum growing medium depths for landscaped areas, incorporation of green infrastructure, green roofs, permeable surfaces, etc.). The Stormwater

Management Plan must clearly demonstrate that groundwater and stormwater quantity and quality is equal to or improves on pre-development conditions.

Applicant Response: Noted. Additional details have been provided in the SWMP report.

• The applicant is encouraged to incorporate on and off-site green infrastructure features such as rain gardens, soil cells, permeable pavement, and absorbent landscaping.

Applicant Response: Absorbent landscaping to reduce impervious areas has been incorporated as much as possible into the enclosed submission.

 A hydrogeological study may be required to assess impacts and identify mitigation solutions to ensure that any groundwater extraction/diversion will not result in significant risks or negative impacts to human health, property, infrastructure, the environment, or groundwater resources, either on or off-site.

Applicant Response: Noted.

- Please amend the ESC Plan to reflect the following comments:
 - o Notes section on drawing ESC1:
 - No.4 Please add that continuous monitoring is to be installed and activated concurrently with the mechanical treatment system; i.e., both are to be installed immediately following commencement of excavation.
 - Monitoring Program section on drawing ESC2:
 - No.13 Please include that 'significant rainfall' is 25+mm precipitation within a 24hr period.
 - No. 16 Please include that discharge shall not exceed turbidity field values of 25 NTU, as sampled by an ESC Supervisor.
 - No.19 Please include that the first ESC report is due to the City of Port Moody within 7 days of excavation works commencing.

Applicant Response: Above notes have been added to our ESC plans.

Other Environmental Considerations

 Please review and incorporate the <u>City's Bear-Resistant Design Guidelines for Solid</u> Waste, <u>Organics</u>, and <u>Recycling enclosures and containers</u>.

Applicant Response: The City's Bear-Resistant Design Guidelines have been incorporated.

 The proposed development will result in a significant increase in glass. The applicant should incorporate elements into the design that reduce bird-window collisions (see Vancouver Bird Strategy, Appendix B). Applicant Response: Glazed balcony railings reduce the visibility of clear passage to sky or vegetation. A large portion of clear glazing in Jamat Khana is layered with Mashrabiya, which acts as a visual barrier. On the tower portion, Mashrabiya patterned stickers have been incorporated on portions of spandrels as a solution to the bird collision issue.

 Staff appreciated the applicant's commitment to reducing light pollution, as identified in the Sustainability Report Card. Please ensure these commitments are reflected in future building, landscaping, and electrical drawings.

Applicant Response: Noted.

 An updated Site Disclosure Statement and Phase 1 Environmental Report should be provided as the Contaminated Sites Regulation has changed since 2015.

Applicant Response: An updated Site Disclosure Statement has been provided by Keystone Environmental and is enclosed in this resubmission.

• The Sustainability Report Card indicates that other biodiversity and habitat enhancement will be incorporated into the project. Please clarify what biodiversity and enhancements are proposed and ensure they are reflected on relevant plans.

Applicant Response: Bird-friendly plants have been provided around the site, please refer to planting list and planting plan.

ENGINEERING COMMENTS

ATTACHMENT 3

1.0 General

The City of Port Moody Subdivision and Development Servicing Bylaw 2010, No. 2831 including specifications, standard drawings, water meter specifications, reference studies, plans, and other technical documents required for preparing servicing plans for development projects are available on the City Webpage.

https://www.portmoody.ca/en/business-and-development/engineering-requirements.aspx

All technical documentation, calculations and drawings submitted must be signed and sealed by a professional engineer, include a EGBC Permit to Practice Number, and meet the requirements listed in the Servicing Bylaw and Master Municipal Construction Document (Platinum Edition), unless explicitly approved otherwise.

City record drawings can be requested through the Engineering Department. This information is made available on the understanding that the City does not accept responsibility for the accuracy or completeness. Verification of this information must be made by the professional

3180-3190 St. Johns Street and 81-89 Moray Street October 10, 2023

engineer responsible for the design and any variation in field conditions reported to the City prior to completion of designs.

It is the responsibility of the applicant to ensure that development permit drawings and servicing plans are coordinated and achieve the minimum required level of service. Consultants are recommended to arrange for a pre-design meeting to ensure compliance with the latest municipal standards, specifications, and policies.

As outlined in Schedule C Part 2.5, servicing plans shall be designed in accordance with Bylaw 2831 and submitted as a complete package including the following plans:

- a. Cover Sheet
- b. Site Plan
- c. Key Plan
- d. Legal/Subdivision Plan
- e. Lot Grading Plan
- f. Waterworks Plan and Profiles
- g. Sanitary Catchment/Servicing Plan
- h. Sanitary Sewer Plan and Profiles
- i. Storm Drainage Catchment/Servicing Plan
- j. Storm Sewer Plan and Profiles
- k. Storm Water Management Plan (refer to City ISMP's)
- I. Roadworks Plan and Profiles
- m. Road Cross Sections
- n. Street lighting, traffic signal and signage plan
- o. Detail Sheets
- p. Confirmation of 3rd party utilities
- q. Erosion Sediment Control Plan (separated into onsite and offsite construction phases)
- r. Others as Required
 - i. Fire Department Access Plan
 - ii. Construction Management Plan
 - iii. Pre-construction infrastructure condition assessment

Applicant Response: Our servicing agreement drawings will include the above listed drawings as required.

All servicing plans shall specify datum (CGVD28 or CGVD2013) and control monument location and ID on all sheets (titleblock). Resubmissions shall clearly identify changes made to address City comments.

Applicant Response: Civil drawings include datum and control monument information.

2.0 Off-Site Servicing

Water

• Extend the watermain across the property frontage and install Hydrant and water service at the north end of Moray St.

Applicant Response: Noted, watermain will be extended and hydrant and water service will be installed.

Sanitary

• Sanitary sewer alignment is to be abandoned and relocated out of the boulevard into the road.

Applicant Response: Noted, new service connections will be provided.

Drainage

- Catchbasins must be incorporated upstream of all crosswalk locations, extension of storm sewer to St Johns may be required to accommodate new road design.
- Storm alignment on Golden Spike Way to be parallel to curb, profile is required to confirm depth of cover is maintained use.
- Storm capacity shall be assessed using the Climate Change IDF curves in the Moody Center Drainage Study.

Applicant Response: Noted all of the above.

Roads

St Johns Street, Sch B Table 2 – MRN-Arterial, Sch E RD-9 – Arterial.

• Frontage upgrades as per RD-9, the developer shall review the field condition and determine extent of paving required, minimum of ½ road width 50mm overlay.

Applicant Response: Noted – we will confirm current design meets RD-9.

• St. Johns Street generally has a 35m right-of-way, but the existing right-of-way here is only about 30.3m (according to the City's internal GIS). Staff requires a half-width road dedication of 2.5m and dedication of a 3mx3m corner truncation.

Applicant Response: The 2.5m dedication and corner truncation has been provided.

• The current curb location is to be retained subject to ongoing City project to determine the role of the existing westbound HOV/on-street parking lane. Pending resolution of this issue, staff recommend relocating the existing sidewalk into the roadway dedication area and conversion of the existing sidewalk into a landscaped boulevard. The existing lighting pole and traffic signal control box should be relocated into this boulevard area.

Applicant Response: We have provided a landscape boulevard and concrete sidewalk based on the dedication provided.

• Staff agree with the proposal to remove the existing driveway on St Johns Street. City will not permit access from St Johns.

Applicant Response: Noted.

 Intersection upgrades for traffic to be confirmed through the TIA, but the site would likely benefit from a southbound left turn auxiliary lane. Accessibility improvements to the northwest corner of St. Johns Street & Moray Street intersection will be needed, including the addition of a separate curb letdown for the west crosswalk, recessing the north crosswalk to the new sidewalk location (requiring reconstruction of the existing letdown), and improving the letdown on the northeast corner.

Applicant Response: Noted. See offsite civil design.

 St. Johns Street is an existing transit route. Bus Stop ID #53181 serving routes 160, 183, 184 and N9 is currently located at 3170 St. Johns Street. Proponent to confirm with Coast Mountain Bus Company if there is a desire to relocate this stop to front the subject property.

Applicant Response: Noted.

 The streetscape design is to reflect RD-12 complete with the streetlights, paver bands, grates and boulevard trees

Applicant Response:

 Undergrounding of overhead wires is required. Feasibility is to be reviewed with BC Hydro and pre-ducting with appropriate cash-in-lieu identified if not feasible.

Applicant Response: Initial discussions with BC Hydro indicate undergrounding of overhead wires is not supported at this time. Pre-ducting will be provided.

Moray St, SchB Table 2 – Local Commercial, SchE RD-9 – Collector.

• Frontage improvements as per RD-9, the developer shall review the field condition and determine extent of paving required, minimum of ½ road width 50mm overlay.

Applicant Response: For Moray Street, we are providing an alternate design for the streetscape's intended use. The alternate design provides sufficient growing medium for trees and access to on-street parking.

 The transition, grades and sightlines at the intersection of Moray and St Johns result in poor sightlines and need to be improved to achieve the design criteria. This work will not preclude full width road regrading and reconstruction in coordination with access to adjacent property owners.

Applicant Response: Noted – We have provided transition and grading at the intersection of St. Johns Street and Moray Street based on the given restrictions of neighbouring sites and existing grades.

 The streetscape design is to reflect RD-12 complete with the streetlights, paver bands, grates and boulevard trees.

Applicant Response: sidewalk and boulevard finish was based on RD-9 which does not include paver bands.

 Moray Street terminates in a dead end and will require an appropriate traffic circle or culde-sac to accommodate vehicular movements, this may require additional road dedication.

Applicant Response: A cul-de-sac to accommodate vehicular movements has been proposed.

 Proponent to confirm if site could operate reasonably with a single driveway. Staff recommend examining whether the proposed loop and structured parking entrance could be consolidated.

Applicant Response: A single driveway was explored and determined to be unfeasible; however, the residential parking entrance has been moved to Golden Spike Lane.

Golden Spike Lane, SchB Table 2 – Local Commercial, SchE RD-10 – Lane.

• Frontage improvements to match Golden Spike Lane to the west, the developer shall review the field condition and determine extent of paving required, minimum of full road width 50mm overlay.

Applicant Response: Noted.

 Boulevard treatment to reflect the landscaping standards applied to the west and incorporate streetlights.

Applicant Response: Due to the constrained geometry of the site and alternative design has been proposed to promote safe movement of pedestrians and provide some functional green spaces.

Benkelman Beam test. Full width Pavement improvements as per test results.

Applicant Response: Noted.

Streetlighting

Provide pedestrian and roadway lighting on all frontages to the standard of IES RP-8-18.

Applicant Response: Noted.

 Roadway lights on St. Johns to have a CCT of 4000K Applicant Response: Noted Pedestrian lights and roadway lights on all other frontages to have a CCT of 3000K

Applicant Response: Noted

 Utilise cobra type fixtures for all roadway lights, must include options for field adjustable drivers and 7-pin receptacles.

Applicant Response: Noted

Utilise Lumec Domus luminaire with coated lamp for pedestrian height fixtures

Applicant Response: Noted

All poles powder coated green (Lumec colour code GN4-TX)

Applicant Response: Noted

• Utilise decorative poles with truss-style arm and aluminum base shroud consistent with elsewhere on St. Johns St.

Applicant Response: Noted

Overhead wires

1.1. Undergrounding of all overhead wires adjacent to the site is required. If undergrounding cannot be accommodated by BC Hydro, temporary relocation or Cash-In-Lieu for undergrounding of overhead wires may be acceptable if written consent is provided by the third party utilities that it is considered to be a safe for emergency approach for Port Moody Fire Department, approved by the Fire Department and operationally for the strata to conduct maintenance to facades.

Applicant Response: We will remove pole mounted transformers.

 All multifamily and ICI projects shall submit an on-street parking plan including proposed locations for loading zones, accessible parking, car share and parking time restrictions.

Applicant Response: Noted and the following will be provided.

3.0 Transportation

Traffic Impact Assessment

Staff have reviewed the TIA Terms of Reference dated September 9, 2022, and have the following comments:

 Staff require the TIA to provide more detail about typical operation and busy times for the Jamatkhana. Are there activities during a typical week, other than Friday evening, likely to generate significant activity? Will the Jamatkhana host major ceremonies/events that might attract more activity than usual?

Applicant Response: The Jamatkhana will host ceremonies and events outside of the periods identified for inclusion in the TIA; however, they are not anticipated to exceed the Friday night services, nor overlap with existing AM and PM peak hours of the adjacent transportation network.

While the Jamatkhana is not anticipated to generate significant traffic during the AM and PM peak hours these time periods were used to identify the potential impacts during traditional commuter peak periods of the network. The Friday evening peak was also selected as it represents the peak period of demand for the Jamatkhana, even though traffic volumes on the adjacent roadway do not peak during this time period. While other activities may occur within the Jamatkhana during different times of the day/week, the periods included for analysis are anticipated to represent periods where the addition of Jamatkhana traffic to existing/future background operations is anticipated to represent peak conditions.

 Staff recommend using the April 21, 2022, traffic counts at the St. Johns Street & Moray Street intersection as the baseline measurement. This count includes school traffic and represents a reasonable understanding of current traffic more than two years after the onset of the pandemic and was collected on a more similar date as the other counts proposed to be used.

Applicant Response: The TIA will continue to use the February 2019 traffic data, for the St. Johns Street/Moray Street intersection to be consistent with the recently completed 3121 and 3127 St. Johns Street, 110 and 112-118 James Road TIA Final Report v1.0. Specifically, the total traffic volumes identified in Exhibits 4.2 – 2026 Total Traffic Forecasts and 4.3 – 2031 Total Traffic Forecasts from the 3121 and 3127 St. Johns Street, 110 and 112-118 James Road TIA Final Report v1.0 will be used as the basis for the development of future traffic volumes within the subject TIA.

• The overall parking requirement for the site is heavily influenced by the Jamatkhana. Based on proximity to rapid transit and bus service on St. Johns Street, staff recommend consideration of reduced parking requirement based on achievement of a higher sustainable mode share. The TIA should contain analysis of an appropriate alternative parking rate for this use. This also needs to be recognized in the TDM section, which mentions proximity to rapid transit but does not provide further information about how that might support changes.

Applicant Response: The proposed parking supply for the Jamatkhana was developed based on the proposed building characteristics and discussions with the Islami community regarding use of the facility.

The current zoning bylaw parking requirement for Assembly spaces is 1 space per 10m2 of floor area; however, the use of floor area is anticipated to overestimate the parking demands of the site; therefore, a supply rate of 1 per 10m2 of public space within the building is proposed. Public space includes the primary gathering areas within the building, excluding areas such as stairways, washrooms, electrical/mechanical rooms, and storage areas that do not ultimately drive building occupancy. It is estimated that the public space represents about 75% of the overall floor area. As well, based on input from the Ismaili community, major events within the different prayer halls are not anticipated to overlap, reducing the potential peak period parking demands associated with the building.

In addition to the above, the proximity of the site to the Inlet Centre and Moody Centre stations, and the availability of frequent transit along St. Johns Street, with bus stops located within 85m of an entrance to the Jamatkhana, supports the use of transit to access the site, further reducing the need for parking supply. Residential parking is proposed to be unbundled from the residential units; therefore, an aggregate rate of 0.8 spaces per dwelling unit inclusive of visitor parking is proposed to reflect the overall supply being shared equally across all units, regardless of whether they are market or affordable units. The aggregate supply reflects 0.7 spaces/unit on average for resident parking plus 0.1 spaces/unit for visitor parking, which is consistent with parking supply rates for SkyTrain-adjacent market rental parking rates in other jurisdictions with or without TDM measures. While this departs from the City of Port Moody's current requirement of 1.0 spaces per unit, reducing the parking supply in proximity to transit and in consideration of the provision of affordable housing units is one of the ways the City can drive affordability, while also supporting objectives to increase mode splits to transit.

The provision of TDM measures can further support a mode shift and provide affordable alternatives to the use of private autos. The following TDM measures are proposed for the site:

- 1 car share space with electric vehicle charging will be provided on-site.
- Enhanced bicycle parking will be provided. Based on current statistics, a total of 192 resident bicycle parking spaces are required on site. Currently, 259 bicycle parking spaces are proposed, which represents an approximate 35% increase over the requirement.
- A bike repair/workshop area is proposed on the mezzanine level.
- Unbundled parking is proposed for the residential uses. Parking will be at an additional cost and will not be included in the cost of renting a unit and the supply will not be segregated between the affordable and market units to allow for the greatest flexibility in management of the parking supply.

Network Upgrades

- a Traffic Signal Upgrades
 - Replace existing traffic signal at northwest corner with Type L pole (powdered coated and colour code GN4TX0) and base.
 - Include 2A adjustable truss arms c/w two davit arms

Applicant Response: Noted.

b Separation between pedestrian sidewalk (2.0m width) and southbound bike facility (2.0m width)

Applicant Response: The southbound bike lane has been removed according to google maps and GIS Street view. City to confirm.

c Consideration of a roundabout at the north end of Moray Street to provide vehicles opportunity to turn around.

Applicant Response: A cul-de-sac to accommodate vehicular movements has been proposed.

d Does the MTP identify any capital projects?

Applicant Response: We have addressed City comments in this letter regarding ultimate works of St John's Street. We are not aware of any other capital projects in the area.

e Is this a transit route and is a bus stop required or in need of upgrades?

Applicant Response: There is a westbound bus stop in front of 3170 St Johns serving bus routes 160, 183, 184, and N9. There is an eastbound bus stop in front of 3215 St Johns serving bus routes 160, 183, 184, and N9.

f Are there any localized safety hazards?

Applicant Response: Not that we are aware of.

g Are there any opportunities to improve the local network or connectivity?

Applicant Response: We have included an alternative design for Moray Street as there was opportunity to increase the landscape growing medium for offsite landscape trees and improve integration between the onsite/offsite street connections.

4.0 On-Site Servicing

Architectural Plan

a) SRW EPP 14366 and Ease EPP 1930 encumber the North Property line. Confirm the continued requirement or provide an alternative to release encumbrances. Include the encumbrances on the site plan to confirm if architectural plans will be impacted.

Applicant Response: SRW Plan EPP14366 can be removed from the survey. SRW CA2156153 was released from title on February 1, 2017. A copy of the filed release has been included in the resubmission.

1.0 Landscape Plans

a) Coordinate landscape plans with Civil base plan.

Applicant Response: Civil base plan has been coordinated.

b) Provide minimum 450mm of topsoil for all planted areas (excluding sod) as per the Stormwater Management Plan.

Applicant Response: Noted, enough soil depth has been provided, refer to soil depth diagram.

c) Enhance Landscape Plan along Golden Spike Lane to match adjacent properties.

Applicant Response: Noted, matching has been proposed. Refer to planting list and planting plan.

1.1 Arborist Report

a) Report identifies 2 off-site trees to be retained (OS1 and OS3). The required protection areas for these need to be clearly identified on the plan.

Applicant Response: The required protection areas have been added to OS1 and OS2 – Hedge (previously OS3).

b) OS2 is located on adjacent private property. To remove or replant permission must be acquired from property owner. Confirm tree is still existing.

Applicant Response: Arborist has confirmed the tree does not exist.

1.2 Stormwater Management Plan

a) Provide and onsite Storm Water Management Plan that achieves the goals of the Moody Center Drainage Plan, Chines ISMP and Metro Vancouver Stormwater Source Control Guideline 2012. The development shall include incorporation of best management practices for stormwater treatment including storage of minor rain events, as well as sediment/trash control. Incorporation of best management practices to provide filtration and temperature control prior to discharge into the City system shall be required.

Applicant Response: Noted. Additional details have been provided in the SWMP report.

b) Groundwater shall not be pumped into the municipal sanitary sewer, discharge of groundwater to storm sewer requires environmental review and approval. The impact of dewatering pre and post construction must be identified for the surrounding infrastructure and properties.

Applicant Response: Noted no groundwater to be discharged into storm sewer.

 c) Confirm that all analysis was completed using <u>City of Port Moody Climate Change</u> <u>IDF Curves – 2019</u> (available on the Port Moody website under "Reference Studies and Plans")

Applicant Response: Confirmed.

d) Ensure that all quantities and detention requirements include the volumes from the foundation drains per the Geotechnical report.

Applicant Response:

1.3 Solid Waste & Recycling

a) Provision of solid waste service shall be in accordance with Bylaw No. 3058, submit a solid waste plan that outlines the proposed private or municipal services for green waste, recycling, garbage and glass including both commercial and residential land uses. If the proposed service is not in accordance with Bylaw include a formal request for exclusion from the municipal solid waste bylaw.

Applicant Response: to be provided at a later date once the application progresses further.

b) Where street parking limits the placement of carts the City may determine that the proposed service cannot be efficiently serviced and shall excluded from the Bylaw or require changes to the proposed frontages.

Applicant Response: Noted.

Fire Department Access Plan

Submit plan clearly indicating:

- a) Fire department (FD) access route
- b) FD response point
- c) FD Connection
- d) Hydrant location(s)
- e) Any adjacent above ground utility services
- f) Travel distances from:
 - Hydrant(s) to FD response point(s)
 - FD Connection to the hydrant
 - Response point to principal entrance.

Applicant Response: to be provided at a later date once the application progresses further.

Construction Management Plan

Submit plan clearly indicating:

- a) Trucking Routes
- b) Delivery staging
- c) Construction staging plan
- d) Trades Parking Plan
- e) Pedestrian Safety Plan
- f) Temporary service connections

Applicant Response: to be provided at a later date once the application progresses further.

Preconstruction Infrastructure Condition Memo

Submit plan clearly indicating the preconstruction condition of the following infrastructure:

- a) Adjacent boulevards and properties
- b) Neighbourhood roads
- c) Underground infrastructure

Applicant Response: to be provided at a later date once the application progresses further.

Geotechnical Report

3180-3190 St. Johns Street and 81-89 Moray Street October 10, 2023

- a) Provide estimate of soil infiltration rates for use in designing green infrastructure installations on and adjacent the site
- b) Estimates of foundation drainage must be incorporated into the Stormwater Management Plan.

Applicant Response: Response will be provided in the subsequent geotechnical report.



Community Information Meeting

Public Comment Opportunity – Development Application for 3180 St. Johns Street.

<u>Date & Time</u>: Thursday, November 2, 2023

5:00PM - 7:00PM

Format: Drop-In Open House

<u>Location</u>: Old Mill Boathouse

2715 Esplanade Avenue

Port Moody



For more information, please contact:

Emily Howard
Anthem Properties Group Ltd.
1100 – 1055 Dunsmuir Street, Vancouver, BC V7X 1K8
ehoward@anthemproperties.com

Telephone: 604-235-3182

Anthem has submitted a development application to the City of Port Moody for an OCP amendment to permit the redevelopment of 3180 St. Johns Street. The proposed development consists of:

- A 16-storey, mixed-use building including a 29,192 sq. ft. landmark Jamat Khana cultural facility and prayer hall;
- 128 rental homes to be secured under a Housing Agreement including 21 studios, 65 1-beds, 32 2-beds, and 10 3-bed homes;
- 50% of the homes will be rented at below market rental rates;
- 50% of the homes will be adaptable;
- 2,583 sq. ft. of retail at grade fronting Moray Street;
- Two separate rooftop amenities for the use of residents and Jamat Khana visitors, and multiple interior residential amenity offerings; and
- Two levels of underground parking and five levels of above grade parking accessed from Moray Street with 317 vehicle parking spaces and 261 bicycle parking spaces

Interested members of the public are invited to attend the Community Information Meeting (CIM) with the applicant team for an opportunity to review the proposal, ask questions, and submit a comment form.





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Telephone: 604-235-3182

Anthem has submitted a development application to the City of Port Moody to permit the redevelopment of 3180 St. Johns Street. The proposed development has been designed in accordance with the Official Community Plan and consists of:

- A 12-storey, mixed-use building including a 29,192 sq. ft.
 landmark Jamat Khana cultural facility and prayer hall;
- 128 rental homes to be secured under a Housing Agreement including 21 studios, 65 1-beds, 32 2-beds, and 10 3-bed homes;
- 50% of the homes will be rented at below market rental rates;
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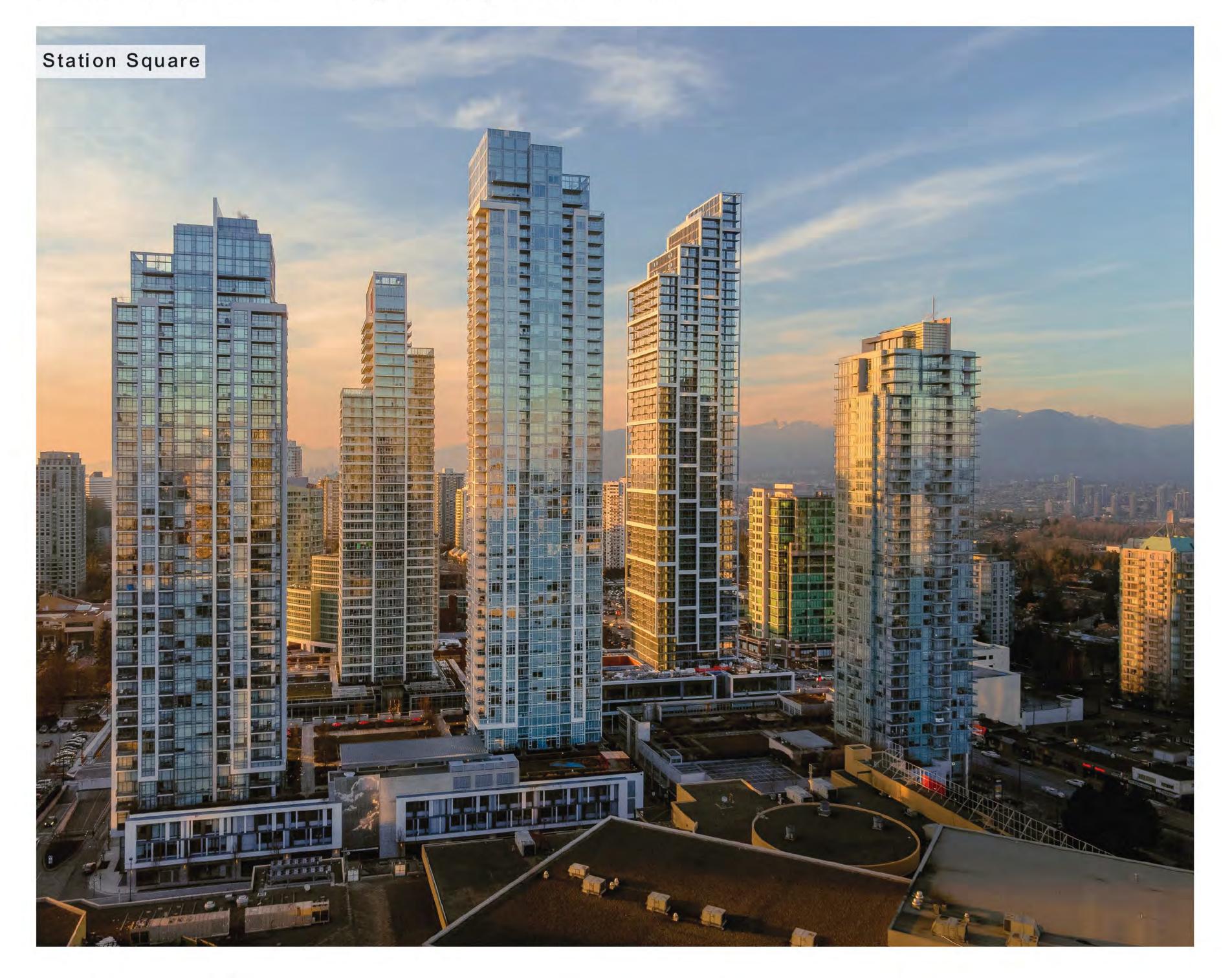






Founded in 1991, Anthem is a team of 500 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership -more than 320 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 20,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome, rental and single family communities.







We own, co-own, manage or have previously owned over 9 million squarefeet of retail, industrial and office space. We have developed more than 60 communities across 8,500 acres of land in Alberta, British Columbia and California.

Anthem is estate a real development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

WE ARE GROWING PLACES.









ARCADIS

Arcadis is the world's leading company delivering sustainable design, engineering, and consultancy solutions for natural and built assets. Arcadis has more than 36,000 people, in over 70 countries, dedicated to improving quality of life. Through the planning and design of smart, sustainable urban living spaces, mixed-use communities, retail, workplace, educational, healthcare and industrial facilities, they create places that inspire and enable people to thrive and prosper.



Connect is not just a word in our name. It is the foundation of who we are and what we do. The connections to each other, our clients, and our community fuel our collaborative nature. Our commitment to our craft inspires a curious, creative, and solution focused approach. We embrace challenge, promote initiative, and celebrate our successes. We truly believe our potential is limitless.

bunt cassociates





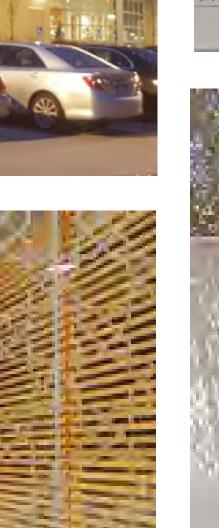


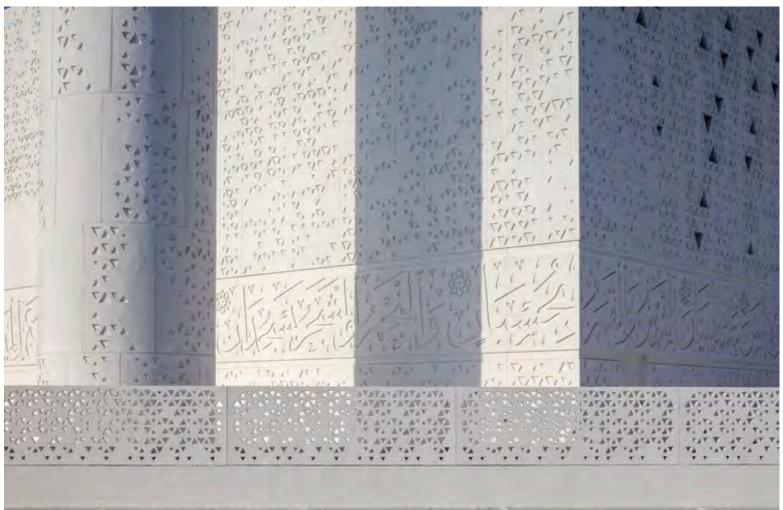


A Jamat Khana is an Ismaili Centre meaning "the house of the community". The Jamat Khana will be a religious, cultural and social centre for Ismailis and the broader community. Spaces within the Jamat Khana include a prayer hall, social space, gymnasium, classroom, and event facilities and will fulfill religious, social, education and recreational for the entire community.

PRECEDENT IMAGES





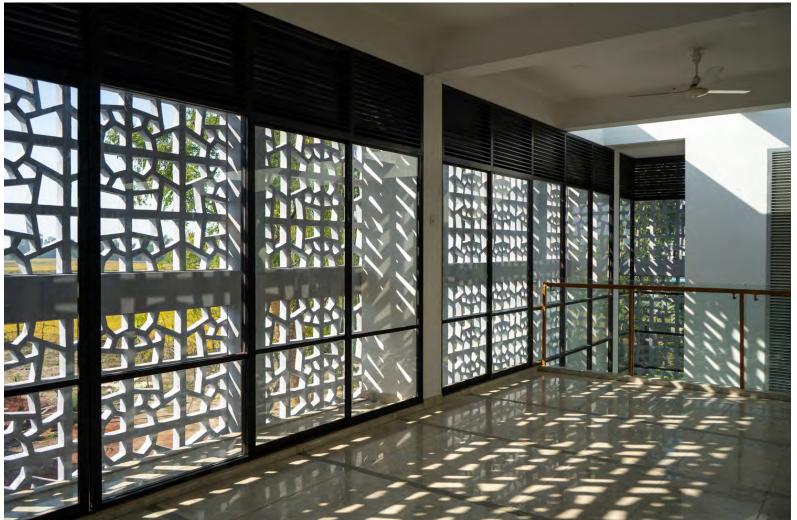










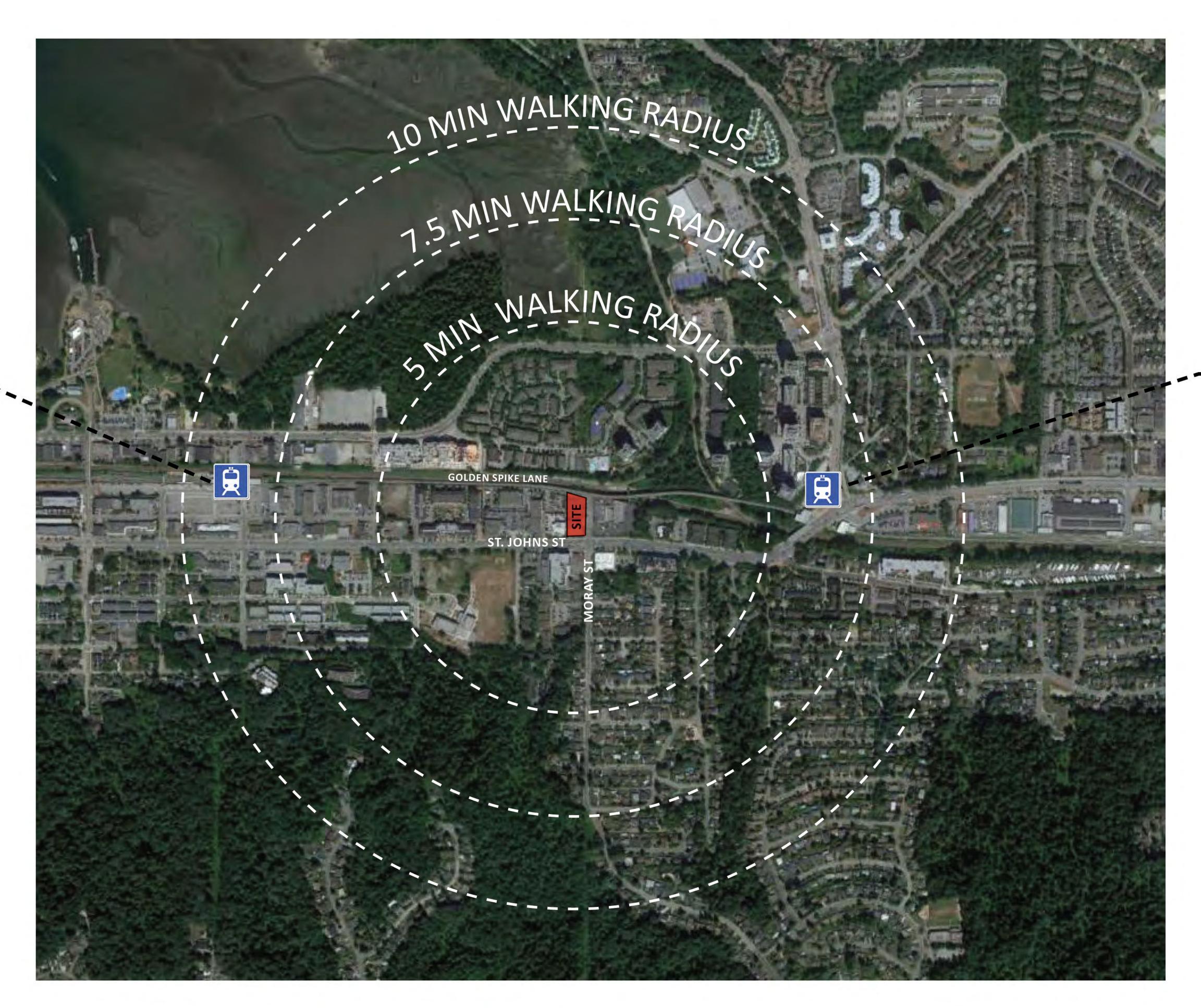














MOODY CENTRE

STATION





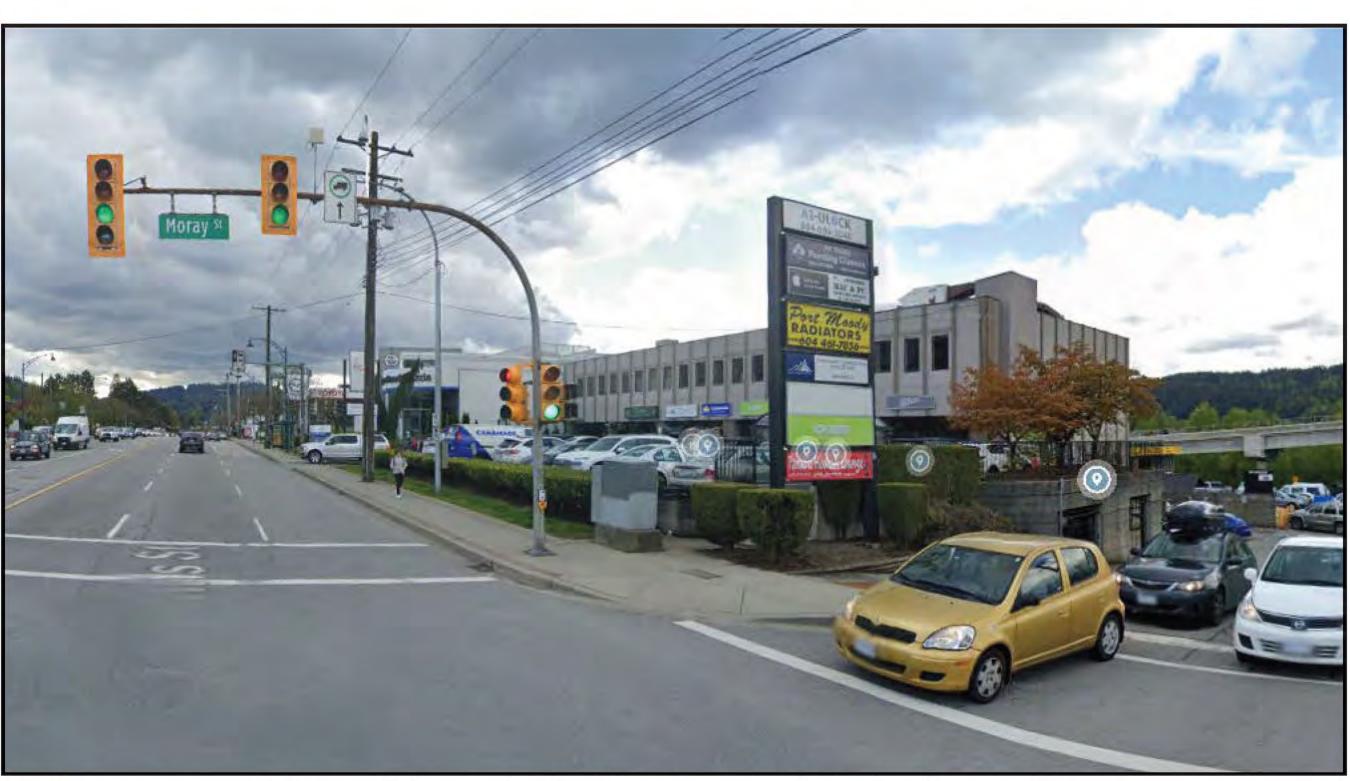
INLET CENTRE

STATION



View Looking North on St. Johns Street





View Looking North-West on St. Johns Street











OCP Landuse (Map 1)

Mixed Use Inlet Centre permits towers up to 12 storeys in height and supports medium to high density, including apartment structures up to a maximum of 12-storeys.

The project aligns with the community's Official Community Plan (OCP) by presenting a mix of commercial, institutional, and residential functions. As a component of this project application, an OCP amendment is necessary, intended at attaining additional building height to achieve the affordable housing component.

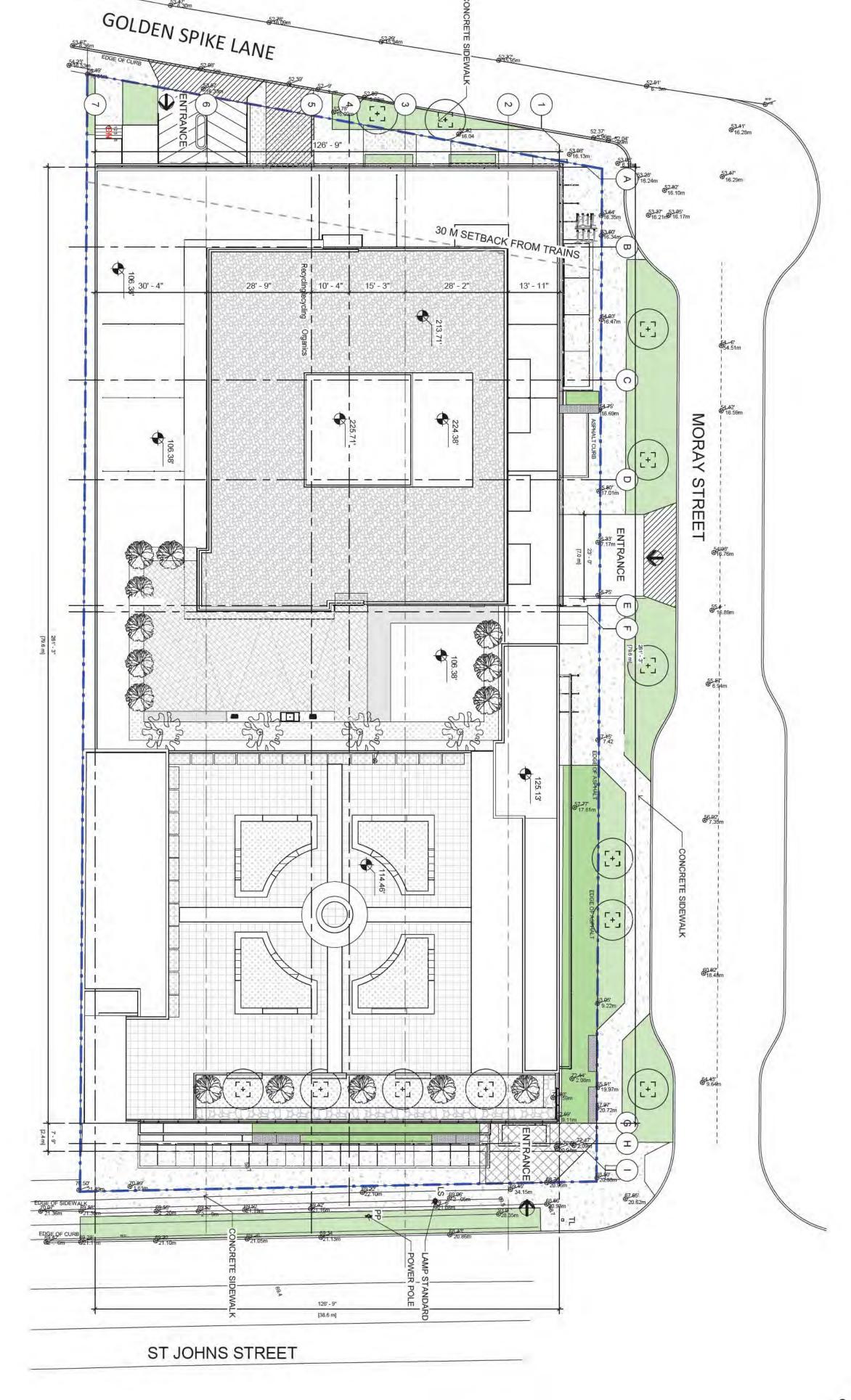








SITE	Proposed		
Net Floor Area Assembly (Jamat Khana	29,164	Sq.ft	
Net Floor Area Residential	88,283	Sq.ft	
Net Floor Area Commercial	2,583	Sq.ft	
Net Total Floor Area	120,030	Sq.ft	
*excluded floor areas : Adaptable Units, HRVs, Indoor Amenity			
Gross Site Area	41,008	Sq.ft	
Net Site Area	37,635	Sq.ft	
Gross FAR	2.93		
Net FAR	3.19		
Lot Coverage	81.32%		
Building Height	16	Storeys	
Indoor Amenity	2,601	Sq.ft	
Outdoor amenity	3,120	Sq.ft	
UNIT TYPE	UNIT COUNT		PERCENTAGE
STUDIO	21		16%
1 BED	65		51%
2 BED	32		25%
3 BED	10		8%
Total	128		
PARKING	REQUIRED		PROPOSED
Residential	91		91
Visitors	13		13
Assembly	271		208
Commercial	6		5
Total	381		317
BIKE PARKING	REQUIRED		PROPOSED
Residential and Visitors Assembly	198		265





Total







100% of the 128 residential units will be rental. 64 units, 50% of the residential units, are proposed as Below-Market Rental. The Below-Market Rental units will adhere to Port Moody's Inclusionary Zoning Policy for Below-Market Rental units denoting the units will be rented at 20% below Canadian Mortgage and Housing Corporation median rent for the Tri-Cities.

All of the rental units, including the affordable units, will be non-exclusive and open to any applicant who meets the income threshold.













Unique Design Features:

The front corner of the building is designed to feature the two-storey Jamat khana, which includes a continuation of the artistically designed Mashrabiya Screen. It also houses the residential lobby and parkade entrances for both the Jamatkhana and the residential portion of the project.

Unique Design Features:

The Jamat Khana has a independent underground parking entrance with internal pick up and drop off.

Minimalist Design:

Enhanced street frontage with a separate residential entrance and commercial unit creating an active frontage with vibrant landscaping.

Environmental Consciousness:











Residential Entrance from Morray

The building provides a separate residential entrance for residents, activating the Moray Street.

Enhancing the Pedestrian Streetscape:

The St Johns and Moray frontages are designed to promote a friendly pedestrian streetscape, enhancing the overall public

3 Pedestrian-Friendly Streetwall:

The residential portion of the building has been strategically pulled back from the main street edge, creating a pedestrian-friendly streetwall along St Johns Street.

4 Canopy Expressions for Weather **Protection:**

The South building edge also includes simple canopy expressions along the street and the Jamat Khana entrance, providing weather protection for pedestrians.

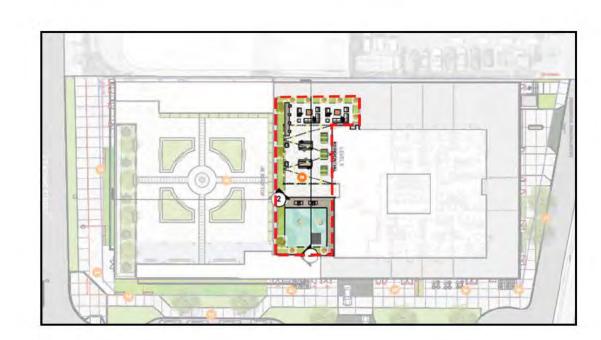




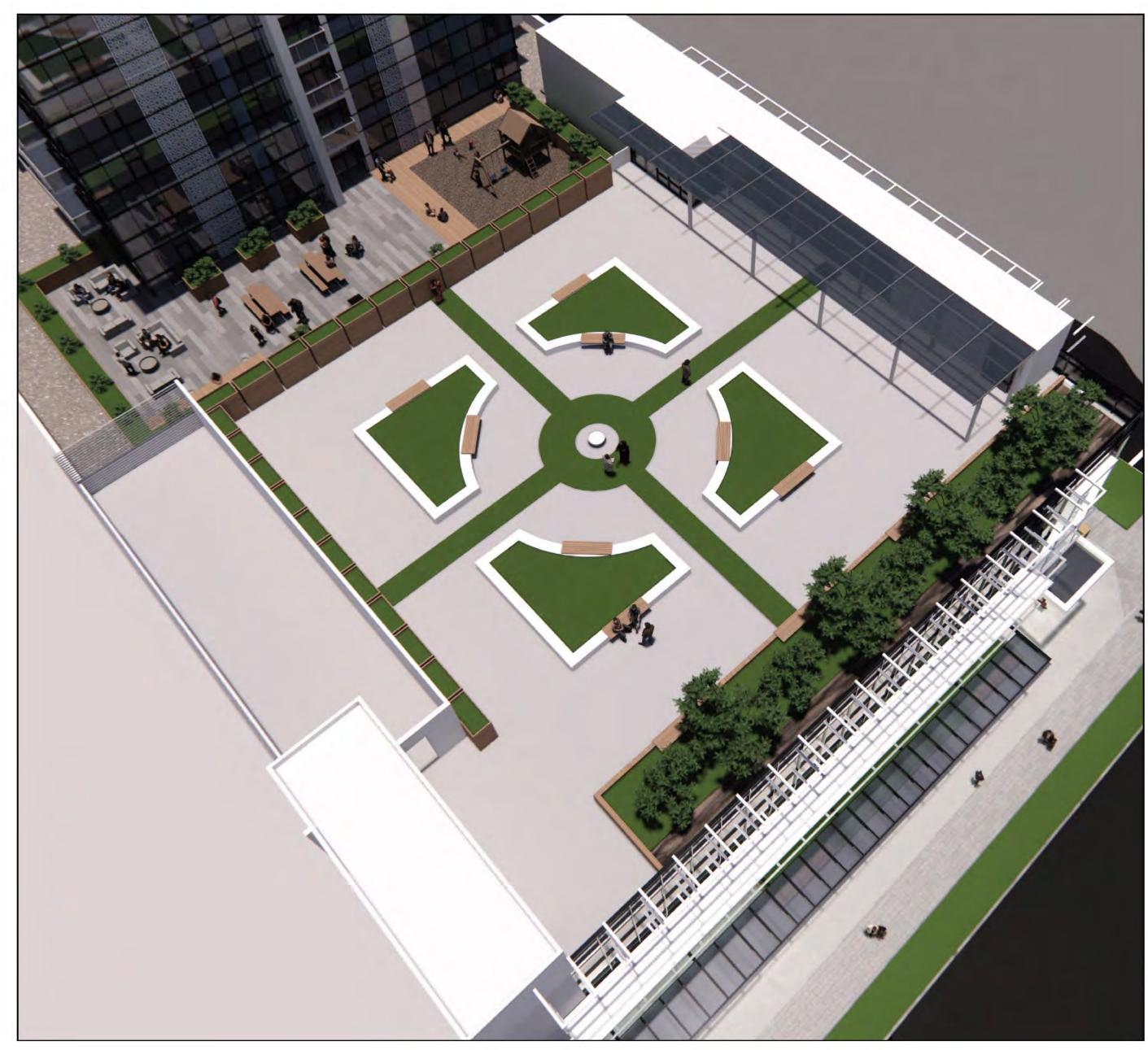




Amenity-Focused Space Above Parking:







Rooftop Public Amenity:

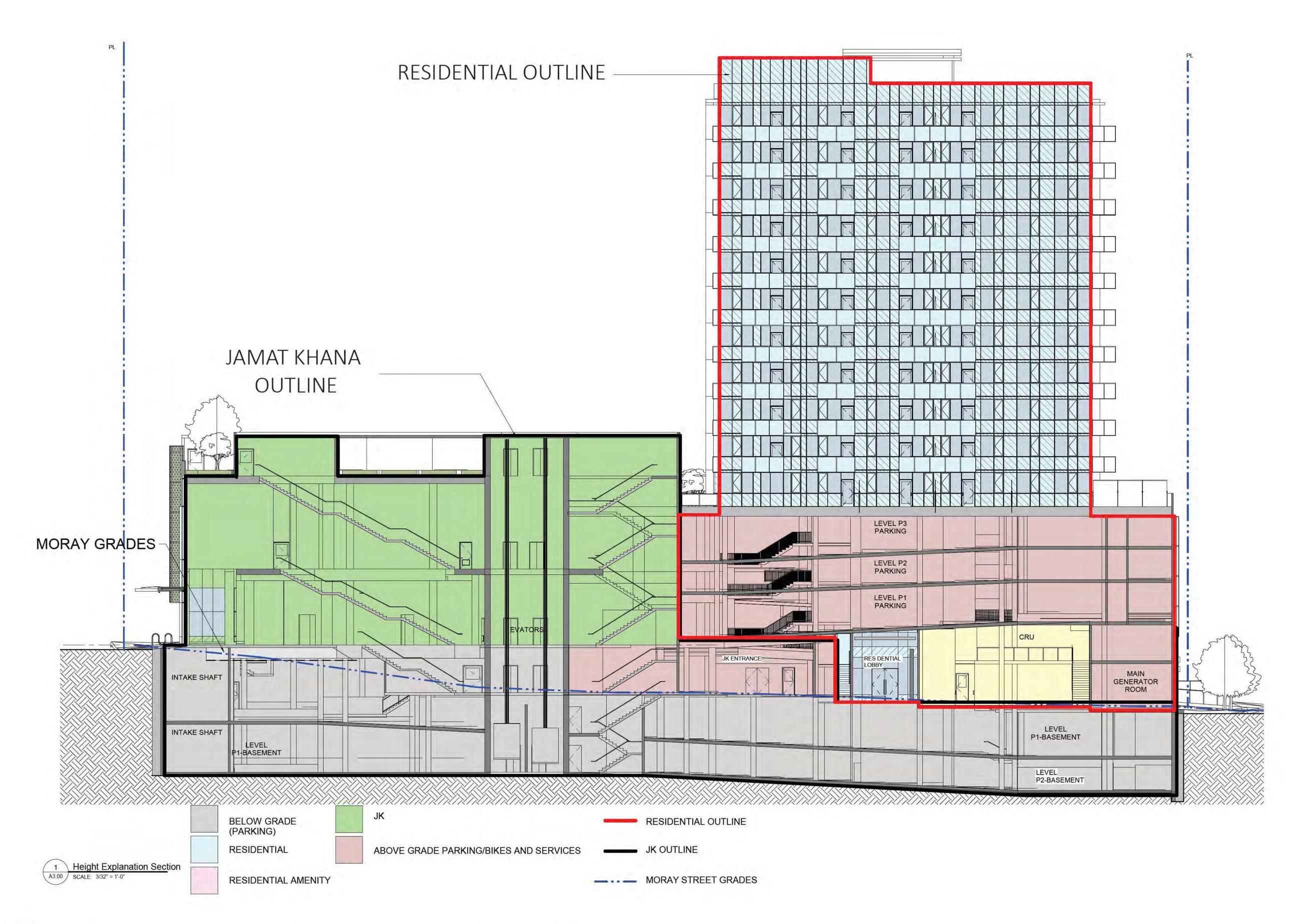
The rooftop of the Jamat Khana has been creatively designed to serve as a public outdoor amenity, providing a communal space for relaxation and enjoyment, further enhancing the project's appeal and community integration.



















Affordable Housing

64 units, 50% of the residential units are proposed as affordable housing units.

Increased Rental Housing Stock

The proposed development will deliver 128 new secured market rental homes to the City of Port Moody's constrained rental supply.

Family-Oriented Homes

Over 33% of these new rental units will be family-oriented 2- and 3-bedroom homes.

Public Realm Improvements

Upgraded sidewalk treatment, street furniture, public art, and landscaping. Additional improvements to the public realm include new neighbourhood ground-floor retail with signalized intersection.

Cultural Amenity Space

This project will include shared indoor facilities and a spacious outdoor garden area on the podium level. Additionally, a substantial portion of the proposed development's institutional aspect will feature multi-purpose space designed to serve as a hub for cultural enrichment, learning opportunities, worship, community events, and gatherings, making it accessible to the wider public.

Neighbourhood Retail

Approximately 2,583 sq. ft. of new neighbourhood serving retail will help revitalize this portion of St Johns Street and provide new employment opportunities in the community.

Adaptability

50% of the homes are designed as adaptable to meet the needs of people with mobility challenges and to facilitate aging in place.











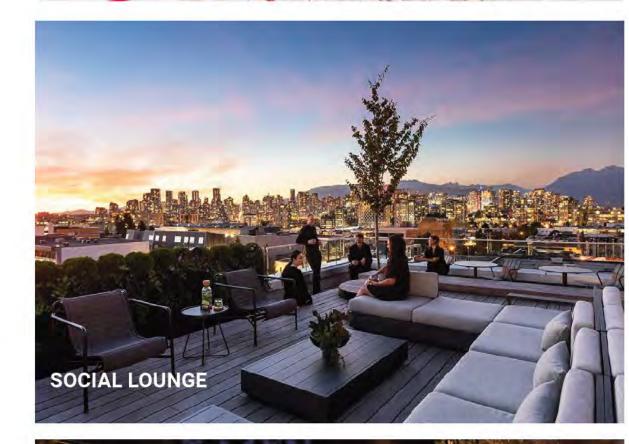












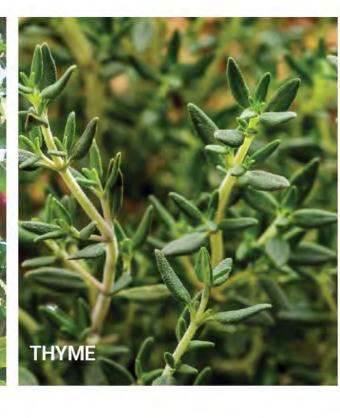


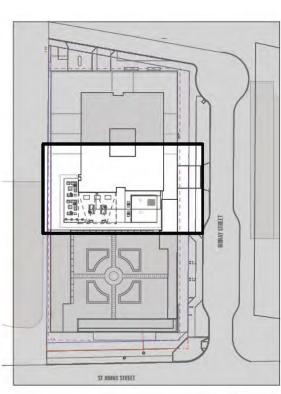
PROGRAM LEGEND

- URBAN AGRICULTURAL AREA
- OUTDOOR KITCHEN AND DINNING AREA
- KIDS PLAY AND OUTDOOR ACTIVITY AREA
- LOUNGE SEATING AREA
- MULTI USE WOOD DECK
- BUFFER PLANTING

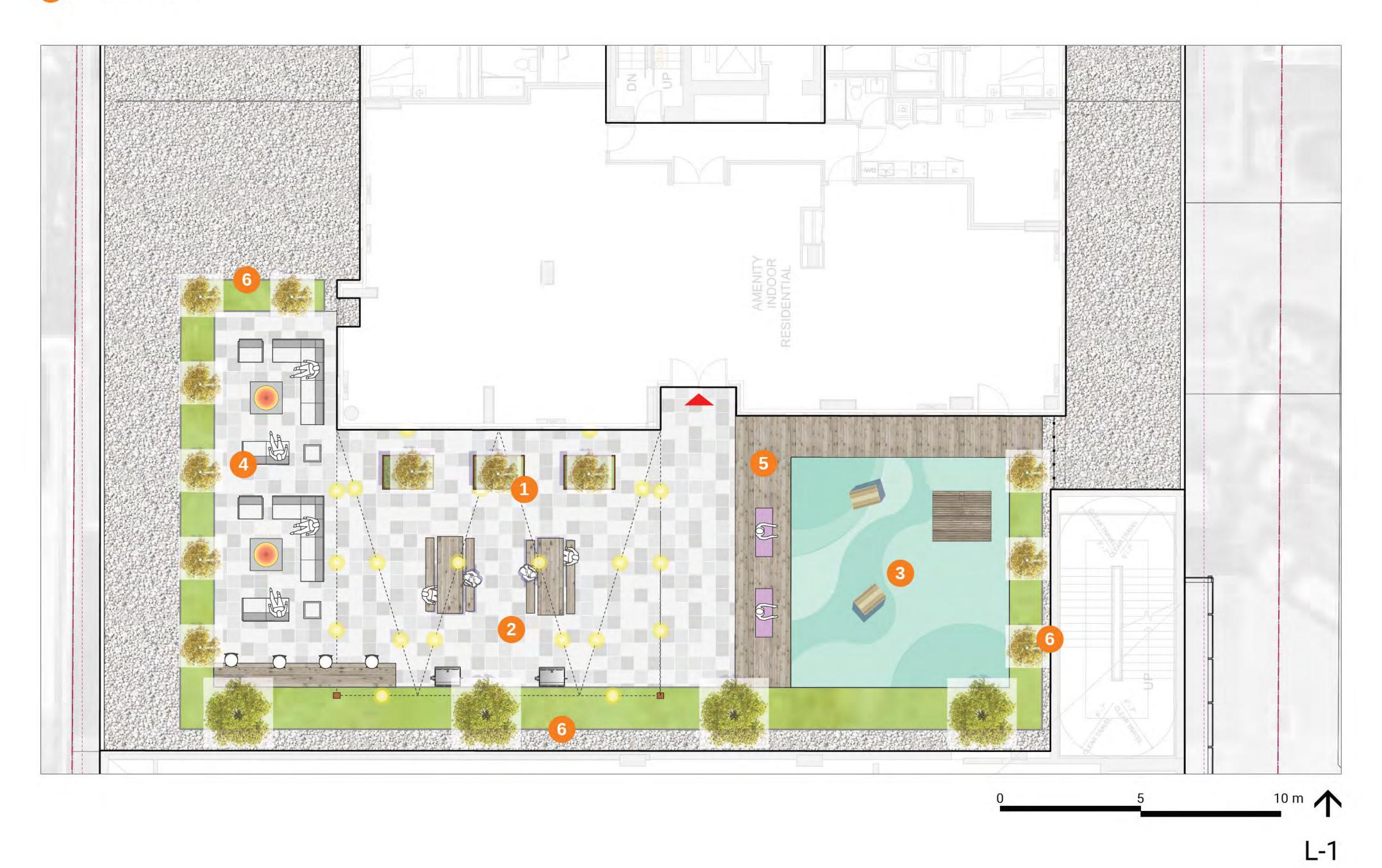








KEYPLAN











PROGRAM LEGEND

- SPIRITUAL GARDEN
- OPEN SPACE FOR GATHERINGS
- ARCHITECTURAL CANOPY
- BUFFER PLANTING
- WATER BOWL



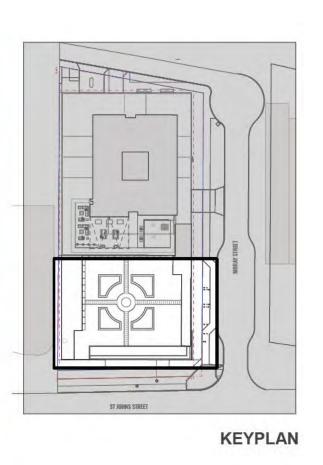




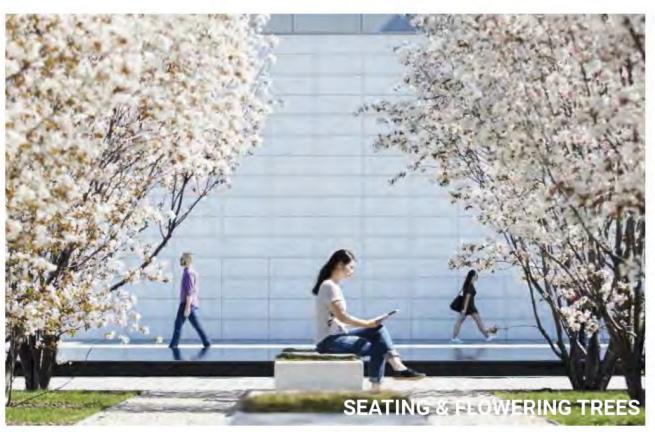


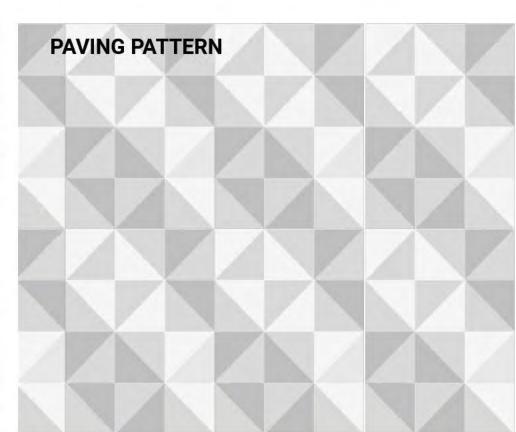






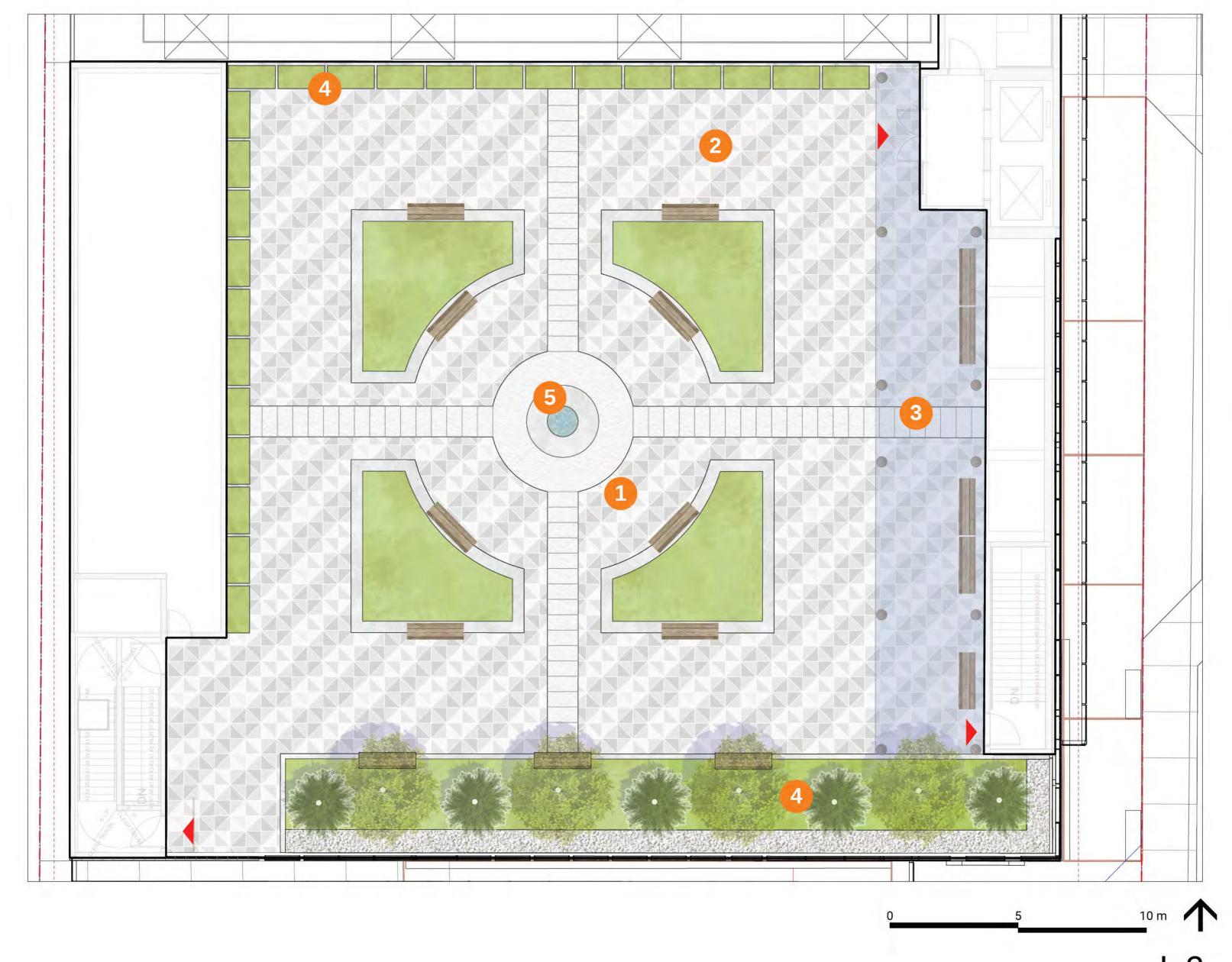
"Gardens bring people of different backgrounds together to enjoy and appreciate nature. They also seek to improve people's quality of life by providing spaces for reflection, spirituality, education and leisure." Aga Khan Development Network















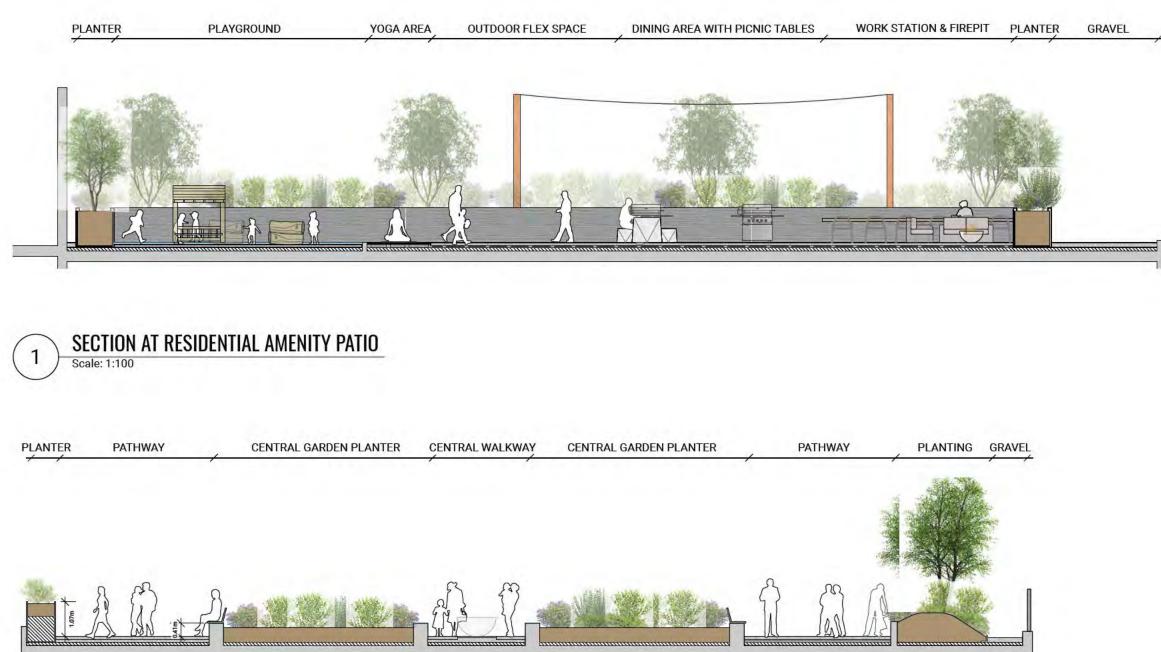






PROGRAM LEGEND

- JK MAIN ENTRY AND ARRIVAL
- PICK-UP / DROP OFF
- STREETSCAPE SEATING
- BIKE RACKS
- RESIDENTIAL MAIN ENTRY
- COMMERCIAL PATIO
- **BUFFER PLANTING**
- RESIDENTIAL AMENITY DECK
- JK SPIRITUAL GARDEN









2 SECTION AT JK ROOF GARDEN
Scale: 1:100



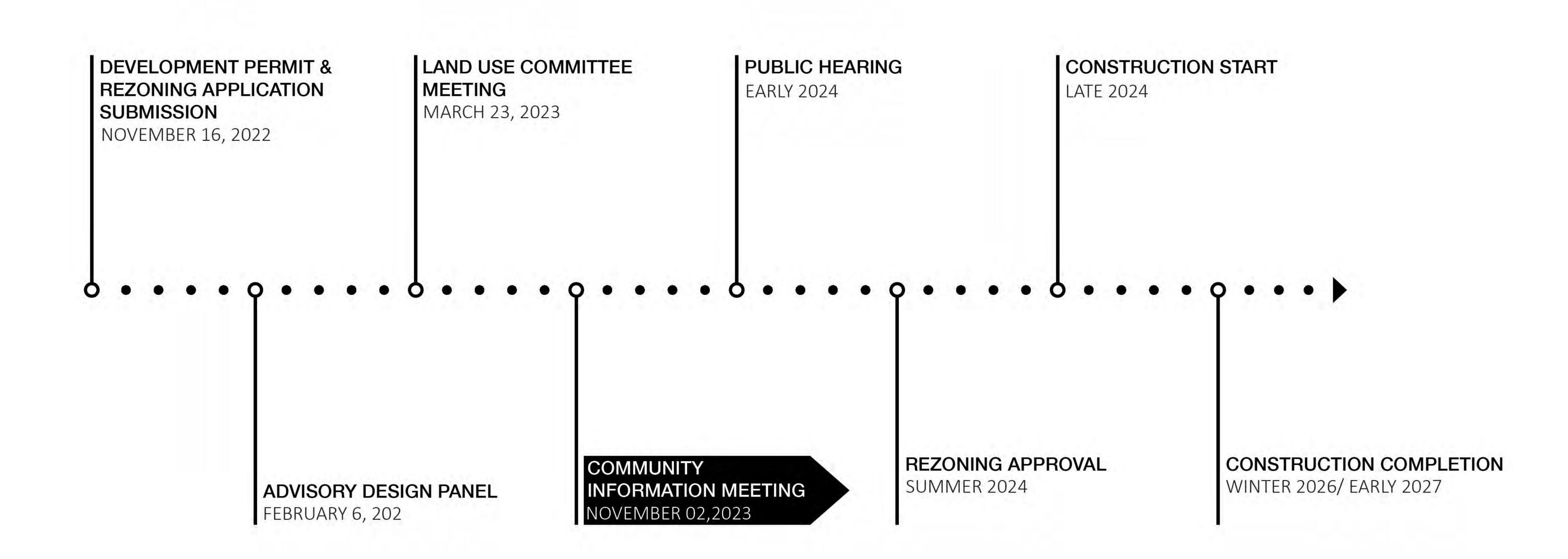






















THANK YOU

Thank you for participating in the Community Information Meeting.

Please share your feedback on the provided comment form.











Thursday, November 2, 2023, 5:00 PM – 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue, Port Moody

Anthem has submitted a development application to the City of Port Moody for an OCP amendment to permit the redevelopment of 3180 St. Johns Street. The proposed development consists of a 16-storey, mixed-use building including 128 below market and market rental homes, a 29,164 sq. ft. landmark Jamat Khana cultural facility and prayer hall, and 2,583 sq. ft. of commercial space at grade fronting Moray St.

Please share your comments on the development concept presented this evening.

1.	Tell us about yourself. Check all those applicable to you:
विविष	I live in the area □ I rent my home □ I own my home □ I frequent activities and services in the area
2.	Generally, how do you feel about the proposed plan? (choose one)
V	I support this proposed plan
3.	Please share your comments on the development concept presented this evening:
7	The plans and development is just lovery-shows a hautiful space
	Ar the morque or Jamat Khane we lost 4 years ago -it's en
_	the same are a as our previous Jamathhune was. The huelding
P	lans, garden and space is so well laid out for families verting
n	the mulding offereng young families a apportunity to live
à	in measant sumo undergs near community panes, hunsportation
a	nd the beauty of Pare Moody.
Cor	ntact Information:
Nar	s.22(1) Personal Privacy Address: s.22(1) Personal Privacy
Pho	ne: Email:
	part where the first the contract of the contr

☐ The developer may contact me with updates on this proposal

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1.	Tell us about yourself. Check all those applicable to you:	
	☐ I live in the area ☐ I rent my home	
	I work in the area	
П	I frequent activities and services in the area	
2.	Generally, how do you feel about the proposed plan? (choose one)	
X	I support this proposed plan	
3.	Please share your comments on the development concept presented this evening:	
	adding to comments already made:	
4	I question the "commercial ere" space. What & could go there?	
1	It feels token How earna your like this a leased space, quaranter	8
1	that it will be an open welcome space for all people a brewery	
1	well not fit the ethical famulations of the project. a Browns " typ	P
_	space will exclude low income tenants, and a large number	
Ef.	refugee communities due to parts. This space couldede other kind of	
Cor	pract Information: Or otherwise, but how will that be determined? Social	
NI	cohesion within the diverse community, as well as wholistic integration	u
	ime: and webesion with larger Address: intermently is vital for	
	one: KARANGER and Pratthell Email: Merely a space that warter	
п.	The developer may contact me with updates on this proposal ascharge is vital. a commerce	26
	Space not thought track could be a huge some on an otherwise ease return your completed comment form to the registration desk or send it by Thursday, November 16,	
202	ease return your completed comment form to the registration desk or send it by Thursday, November 16, 23, to: Hussein Elhagehassan, helhagehassan@anthemproperties.com, or via mail to: Suite 1100. Box	
	200, 1055 Dunsmuir Street, Vancouver BC V7X 1K8. All comment forms received by this date will be shared	
with	th the City of Port Moody. beautiful project. s.22(1) Personal Privacy	



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3180 St. Johns Street Community Information Meeting

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1.	Tell us about yourself. Check all those applicable to you:		
旭口口	I live in the area I work in the area I frequent activities and service	☐ I rent my home☐ I own my home s in the area	
2.	Generally, how do you feel ab	out the proposed plan? (choose one)	
	I support this proposed plan	☐ I do not support this proposed plan	🔼 I am undecided
3.	Please share your comments	on the development concept presented	this evening:
_			
Cor	ntact Information:		
	s.22(1) Personal Priva	Address S.22(1) F	Personal Privacy
	one:	Email:	
A	The developer may contact me w	vith updates on this proposal	
/		nent form to the registration desk or send it	by Thursday, November 16.

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1. Fell us about yourself. Check	k all those applicable to you:	
I live in the area I work in the area I frequent activities and service	I rent my home I own my home es in the area	
./	bout the proposed plan? (choose one)	
3. Please share your comments THE PROPOSAL	□ I do not support this proposed plan s on the development concept presented t LOOKS GREAT	☐ I am undecided his evening:
Contact Information: s.22(1) Personal Pri	vacv s 22(1) Pe	ersonal Privacy
Name: _	Address:	ersonal Privacy rsonal Privacy
Phone:	Charles to Cartellian Transcription	i sonai i i i i aoy

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Please share your comments on the development concept presented this evening.

1. Tell us about yourself. Check all those ap	plicable to you:
☑ I live in the area	IT I seed my borns
☐ J work in the area	☐ I rent my home □ I own my home
I frequent activities and services in the area	
2. Generally, how do you feel about the prop	
□ support this proposed plan □ I do no	ot support this proposed plan
3. Please share your comments on the deve	lopment concept presented this evening:
This development	would be a great
place for many o	in PORT MOD DY!
Contact Information: s.22(1) Personal Privacy	
Name:	Address: s.22(1) Personal Privacy
Phone:	Email:

\(\sum_{\text{The developer may contact me with updates on this proposal.} \)

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1. Tell us about yourself. Check all those applicable	to you:
☐ I live in the area ☐ I work in the area ☐ I frequent activities and services in the area	Frent my home I own my home
2. Generally, how do you feel about the proposed plan support this proposed plan I do not support	
3. Please share your comments on the development	concept presented this evening:
We have been Civing in Po	it Moody for the past
altern Jamatk	Gana In Tri-cities.
It was a significant Coss u	Hen our Jamet Kaana
close & down 5 years Ago. Our	curent prayer Gall
Space only accomodates 1/3	OF the P. mroon population
Our sense of community is 1	est without we don't see
1 1	ie new proposal is pro-typical
Contact Information:	ets All community requirement
Name: Address	No. 10 mal
Phone: Email:	s.22(1) Personal Privacy //
The developer may contact me with updates on this pro	pposal

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1. Tell us about yourself. Chec	k all those applicable to you:
I live in the area I work in the area ☐ I frequent activities and service	rent my home I own my home es in the area
2. Generally, how do you feel a	bout the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments	s on the development concept presented this evening:
new school being	presentation. I believe the facility will han to the neighbourhood. With the built across Amed this beautiful design embeliesh St. Johns and Post Mood the best and can't wait for this
Contact Information:	
S.22(1) Personal F	Address S.22(1) Personal Privacy
Phone:	Email: _
The developer may contact me	with updates on this proposal

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☐ I rent my home ☐ I work in the area ☐ I own my home ☐ I frequent activities and services in the area
2. Generally, how do you feel about the proposed plan? (choose one)
☑ I support this proposed plan ☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments on the development concept presented this evening:
MUCH NEEDED DEVELOPMENT SPACE. THE
BEAUTIFULL DESIGN WILL ENHANCE THE
NETGHBOURHOUD & PORT MODDY IN GENERAL
LOOKING FORWARD TO THIS BE BURRA MODER
PABERGAN FACILITY.
Contact Information:
Name: s.22(1) Personal Privacy Address s.22(1) Personal Privacy
Phone Email: _
☐ The developer may contact me with updates on this proposal

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1.	Tell us about yourself. Check all those applicable to you:
	I live in the area ☐ I rent my home ☐ I own my home ☐ I frequent activities and services in the area
2.	Generally, how do you feel about the proposed plan? (choose one)
7	I support this proposed plan
	Please share your comments on the development concept presented this evening:
C	we recover this place, specially Sometherna
Nan Pho	

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1. Tell us about yourself. Chec	k all those applicable to you:
☑ I live in the area	☐ I rent my home
☐ I work in the area	☐ I own my home
☐ I frequent activities and service	ces in the area
2. Generally, how do you feel a	about the proposed plan? (choose one)
☑ I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comment	s on the development concept presented this evening:
THE DEVELOPMENT	WILL BE A GREST ADDITION
TO OUR COMM	UNITY
LIUCH NOTES &	BEION PENTA UNITS & IT HELS
LIBE A SSNEE	of community.
1 100 To Sul	PORT THIS DENELOPPLEAT!
Contact Information:	
s.22(1) Personal Pr	Address: s.22(1) Personal Privacy
	Email: s.22(1) Personal Privacy
Phone	Email: 5.25(7) Forcestal Title 405
☐ The developer may contact me	with updates on this proposal

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	Control of the contro
1. Tell us about yourself. Check	all those applicable to you:
☐ I live in the area☐ I work in the area☐ I frequent activities and services	☐ I rent my home ☐ lown my home s in the area
	out the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments of	on the development concept presented this evening:
I FEEL LIKE T.	THE DEVELOPMENT WOULD BEAGBEAT
ADDITION to THE	DOWNING THE DESILV IS ATTRACTIVE
AND ADDITIONAL R	ENTIALS ARE DESCEPTED NEEDED IN
THE AREA.	
Contact Information: 5.22(1) Personal Pri	
Name:	
Phone	Email: s.22(1) Personal Privacy_
The developer may contact me wi	ith undates on this proposal

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Please share your comments on the development concept presented this evening.

1. Tell us about yourself. Che	ck all those applicable to you:
I live in the area work in the area frequent activities and servi	rent my home light own my home ces in the area
2. Generally, how do you feel	about the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your commen	ts on the development concept presented this evening:
Really this	k the design is in sto with
Part Mossy	Much reded rentals at 50%
below mark	if rent! Time a second Privacy in the
area god the	Is very important to many of my
clients and the	seir children- generations to come
that live and	work in POMO. Beautiful and
functional d	esisi + Florplan.
Contact Information:	
Name: S.22(1) Personal I	Address: s.22(1) Personal Privacy
Phone:	Email: s.22(1) Personal Privacy
☐ The developer may contact me	with updates on this proposal

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Please share your comments on the development concept presented this evening.
1. Tell us about yourself. Check all those applicable to you:
☐ I rent my home ☐ I work in the area ☐ own my home ☐ frequent activities and services in the area
2. Generally, how do you feel about the proposed plan? (choose one)
support this proposed plan
3. Please share your comments on the development concept presented this evening:
The development is beautiful, multi-functional and
will contribute to our Port Mody community.
I like the fact that there will be housing
available for people needing reasonably proed
housing.
Contact Information:
Name: _s.22(1) Personal Privacy
Phone: Email: _
☐ The developer may contact me with updates on this proposal

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I live in the area I work in the area	☐ I rent my home ☑ I own my home
I frequent activities and services	
Generally, how do you feel abo	out the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
Please share your comments of	on the development concept presented this evening:
THIS APPEARS TO	BE A FORWARD THINKING, COMMUNITY
FOCUSED PRO	LECT THAT IS IN LINE WITH
PORT HOODY'S	FISTURE DOUBLEDT + THENE
an The "As	TO THE THE PRINT WAY
ON THE ME	45. Love THE BELOW HACKER
PURT PROGRAM	·
9-AV-02-2-1-1-1	s.22(1) Personal Priva
s.22(1) Personal Pri	
ne:	Address: _
ne.	

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1.	Tell us about yourself. Check	all those applicable to y	ou:	
	I live in the area I work in the area I frequent activities and service		ent my home wn my home	
2.	Generally, how do you feel ab	out the proposed plan?	(choose one)	
Ø	I support this proposed plan	☐ I do not support this	s proposed plan	☐ I am undecided
3.	Please share your comments	on the development cor	ncept presented t	his evening:
				-
Cor	s.22(1) Personal F	Privacy	00(4) 5	Daire
Nan	ne:	Address:	3.22(1) F	ersonal Privacy
Pho	ne	Email: _	.22(1) Pe	ersonal Privacy
/		·		

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1. Tell us about yourself. Chee	ck all those applicable to you:
☐ I live in the area☐ I work in the area☐ I frequent activities and services.	☐ I rent my home☐ I own my homeces in the area
7	about the proposed plan? (choose one) ☐ I do not support this proposed plan ☐ I am undecided
3. Please share your commen	ts on the development concept presented this evening:
Freels integra	Ture and corefully thought through
I monder ale	out the commercial patro and its
releance? a	re there many commercial commercial
ammenites plan	ned? What? Where?
I appreciate 50	To low income hamily housing. I fear
this will ch	ange. Is this set in stone ? a deno deal
In an area with s	many new builds with commercial wals +
Contact Information: 100 off	ec that excludes all comminuty, These this space
Name: _s.22(1) Personal Pi	Address: S.22(1) Personal Privacy
Phone:	Email:
The developer may contact me	with updates on this proposal



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Please share your comments on the development concept presented this evening.

Section and a part of the section of		
1. Tell us about yourself. Check all the	se applicable to you:	
☐ I live in the area☐ I work in the area☐ I frequent activities and services in the	☐ I rent my home ☐ I own my home e area	
2. Generally, how do you feel about the	e proposed plan? (choose one)	
☑ I support this proposed plan □ I	do not support this proposed plan	am undecided
3. Please share your comments on the	development concept presented this eve	ening:
This devalopment	will be a great add	Thon to
been visitered	and community!	
The rental housing	is depended nea	ded
and the affida	she portion is especi	jally important
It will be a place	of gathering and	ow reach
For all in the a	trees as well as the	38 Responding
the area and	Dervices -	V - 0
Contact Information:		
s.22(1) Personal Privac	Address S.22(1) Pers	onal Privacy
Phone:	Email: _	
	dates on this proposal	



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1. Tell us about yourself. Check	all those applicable to you:
☐ I live in the area☐ I work in the area☐ I frequent activities and services	☐ I rent my home☐ I own my homes in the area
/	out the proposed plan? (choose one)
	on the development concept presented this evening:
and the local	ion is great
Contact Information: s.22(1) Personal Priva Name:	
Phone:	Address
The developer may contact me wi	ith updates on this proposal



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1. Tell us about yourself. Check all	I those applicable to you:
☑ I live in the area	☐ I rent my home
☐ I work in the area	l own my home
✓ I frequent activities and services in	
2. Generally, how do you feel about	it the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments on	the development concept presented this evening:
Expollent Dlan and	needed in Port mood
O 1 11 6 11	
Contact Information: s.22(1) Personal Privacy	200(1) Danner - I Dai
Name:	Address S. 22(1) Personal Privacy
Phone:	Email: _
The developer may contact me with	
Lar the developer may contact me with	updates on this proposal

with the City of Port Moody.

Please return your completed comment form to the registration desk or send it by Thursday, November 16, 2023, to: Hussein Elhagehassan, helhagehassan@anthemproperties.com, or via mail to: Suite 1100, Box 49200, 1055 Dunsmuir Street, Vancouver BC V7X 1K8. All comment forms received by this date will be shared



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Please share your comments on the development concept presented this evening.

			A STATE OF THE STA	
1. Tell us ab	out yourself. Check all	those applicable	to you:	
☐ I live in the☐ I work in th☐ I frequent		the area	I rent my home I own my home	
2. Generally,	how do you feel abou	t the proposed pla	in? (choose one)	
support	his proposed plan	☐ I do not support	this proposed plan	☐ I am undecided
3. Please sha	re your comments on	the development	concept presented t	his evening:
Look	s like A f	autastic	developme	est - fits
mu	sell with	the fo	ocus on	the APK
m	Port Made	1. Love	e the a	Hordasilley
0/	pelow mex	thes is	NECO	50%.
Awtho	em is rep	utable	COMPANY "	that boils
excel	lest quali	ty home	s with	a focus on
Comm	unity.			
Contact I	2(1) Personal I	Privacy	c 22/1\ I	Porconal Privacy
Name:		Addres	s: 5.22(1)	Personal Privacy
Phone: _		Email:		
☐ The develop	er may contact me with	updates on this pro	pposal	3-6-8



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I work in the area I frequent activities and service	own my home es in the area
Generally, how do you feel at	bout the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
Please share your comments	on the development concept presented this evening:
I HANK 11	IS ALL WONDERFUL AND
SUPPORT	it 100 %. T. LOVS
45 PM	of this about Housing Ada
Pos. Loras Room	IMARKST T HOW His
ONITES BELLIN	1 10/2 11/15
8/20/84/6N/ 13	APPROVED,
ntact Information:	
s.22(1) Personal Pr	s.22(1) Personal Private
me:	Address



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1.	Tell us about yourself. Check all those applicable to you:
A D B	I live in the area I work in the area I rent my home I own my home I frequent activities and services in the area
2.	Generally, how do you feel about the proposed plan? (choose one)
V	I support this proposed plan
3.	Please share your comments on the development concept presented this evening:
_	The concept is great the hindling height or not too leigh,
	it will bring a positive look + feel to St. John's street
	The low cost rentals well address a community need
	It will be nice to have a familiana return to
	Part Moody.
Con	act Information:
Nam	s.22(1) Personal Privacy
Pho	ne: Email: _
ПΤ	ne developer may contact me with updates on this proposal



with the City of Port Moody.

3180 St. Johns Street Community Information Meeting

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1. Tell us about yourself. Check all th	nose applicable to you:
☑ I live in the area ☑ I work in the area ☑ I frequent activities and services in the	☐ I rent my home ☐ I own my home he area
2. Generally, how do you feel about t	he proposed plan? (choose one)
☑ I support this proposed plan □	I do not support this proposed plan I am undecided
3. Please share your comments on th	ne development concept presented this evening:
This is such a	wondenful aesthetically pleasing
project which	will be of benefit not only
yer the Ismaili	Community but the whole
Port Moody are	e & people. The below margin
vental having is	so needed! A place where
people can gather	for peace contemplation, prajer
& reflection is wh	at will bring about peace in the
Contact Information:	coord .
Name:	Address S.22(1) Personal Privacy
Phone:	Email:
☐ The developer may contact me with up	odates on this proposal
Please return your completed comment for	orm to the registration desk or send it by Thursday, November 16.

Thank you! Your feedback is important to us.

2023, to: Hussein Elhagehassan, helhagehassan@anthemproperties.com, or via mail to: Suite 1100, Box 49200, 1055 Dunsmuir Street, Vancouver BC V7X 1K8. All comment forms received by this date will be shared



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I live in the area		I rent my home	
☐ I work in the area		I own my home	
☐ I frequent activities and services	in the area		
2. Generally, how do you feel abo	out the proposed pl	an? (choose one)	
X I support this proposed plan	☐ I do not suppor	t this proposed plan	☐ I am undecided
3. Please share your comments of	on the development	concept presented	this evening:
Excellent	mixed	are -	especially
the hous	ing &	Commun	ty use.
- City Comed	is reque	steel to	Exped, k
Contact Information:		c 22/1) E	Porconal Drivace
Name: S.22(1) Personal	Privacy	3.22(1) F	Personal Privacy
Phone:	Email		
The developer may contact me wit	ik madaka an ikia m		



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I live in the area	☐ I rent my home
I work in the area	☐ I own my home
I frequent activities and service	es in the area
	bout the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
Please share your comments	on the development concept presented this evening:
1. Excellent appeal	- architecturally
will elevate the	surrounding area
will inthemaco	other construction in the area
Will my case Ce	DIALE CENTERIOR IN THE COLER
ontact Information:	
ontact Information:	Privacy 20/1 December Decimal
	al Privacy Address: S.22(1) Personal Priva

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Please share your comments on the development concept presented this evening

Trouble share your definitions of the development democyt prodefited this evening.
1. Tell us about yourself. Check all those applicable to you:
☐ I work in the area ☐ I work in the area ☐ I frequent activities and services in the area ☐ I frequent activities and services in the area
2. Generally, how do you feel about the proposed plan? (choose one)
I support this proposed plan
3. Please share your comments on the development concept presented this evening:
Be outiful presentation, building and prayer
space will definitely be an asset to Bort Moody.
hove the fact there is so many homes for
rent below market value, and even better
many of which are graved towards the
needs of the Port Modey residences (accessible
housing , hooking fordand to this development.
Contact Information: S.22(1) Personal Privacy
S.22(1) Personal Privacy Name: Address
Phone: Email: _
The developer may contact me with undates on this proposal

developer may contact me with updates on this proposal

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7.11.11.11.11.11.11.11.11.11.11.11.11.11	g.
1. Tell us about yourself. Check	all those applicable to you:
I live in the area I work in the area I frequent activities and service	☐ I rent my home ☐ own my home es in the area
2. Generally, how do you feel at	pout the proposed plan? (choose one)
☑ I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments	on the development concept presented this evening:
J Gm a s.22(1) Pe	ersonal Privacy have lived and worked
This is a great with its house	t plan & will help the community
Contact Information: s.22(1) Personal	Privacy Development Devices
Name:	PrivacyAddress: s.22(1) Personal Privacy
Phone:	Email:
22 / / 21 / 2 / 2 / 2 / 2 / 2 / 2 / 2 /	Land Control of Advances of the

The developer may contact me with updates on this proposal



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Please share your comments on the development concept presented this evening.

1. Tell us about yourself. Check	all those applicable to you:
☐ I live in the area☐ I work in the area☐ I frequent activities and service	☐ I rent my home ☐ I own my home s in the area
2. Generally, how do you feel ab	out the proposed plan? (choose one)
✓ I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments	on the development concept presented this evening:
Appreciate the park	ing for JK (Assembly) a that the pick up
a drop off is not on-	the street much sofer a less of a trouffic
issue. Also like th	e tower positioning on the low side of the
Slope a appreciate	the design to been homes above the sky
train tracks. Are t	Le high numbers of studioa I Boloms Fo
accompolate Seni	ors 2 Journay receive push back on the
high # of 1 boding a	studio? I am not opposed.
Contact Information:	a 00/4) Darmanal Drives
Name: s.22(1) Personal	Privacy Addres S.22(1) Personal Privacy
Phone	_Email:
☐ The developer may contact me w	rith updates on this pro
Please return your completed comm	pent form to the registration desk or send it by Thursday, Nevember 16



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1. Tell us about yourself. Che	eck all those applicable to you:
☐ I live in the area	☐ I rent my home
☐ I work in the area	☐ I own my home
☐ I frequent activities and serv	vices in the area
2. Generally, how do you fee	about the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comme	nts on the development concept presented this evening:
I am s.22(1) Perso	onal Privacy. I am s.22(1) Personal Privacy by profession
and Serving & Learn	in the Tri-city area for almost
I Think this develo	pment pot only bring charm to the nebourhood
but as s,22(1) Personal	ettics respecting other comunity, helping
needy & poor, cres	ting harmoney will really bring possitive aspect
to the Comunity.	This project also will help the low income people
to Rent their hor	ne in this hard to find & rental housing
Situation I am	Very Pussifive above the Project, and Anthem
Contact Information:	of happy developer is welly right feether
Name: S.22(1) Personal	Address: s.22(1) Personal Privacy
Phone	Email: _s.22(1) Personal Privacy

* The developer may contact me with updates on this proposal



with the City of Port Moody.

3180 St. Johns Street Community Information Meeting

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1. Tell us about yourself. Check all those applicable to you:
☐ I rent my home
☐ I work in the area ☐ I own my home
☐ I frequent activities and services in the area
2. Generally, how do you feel about the proposed plan? (choose one)
support this proposed plan
3. Please share your comments on the development concept presented this evening:
I am so Frited to See this project coming to this
area. I know as a 5.22(1) Personal Privacy there are
lots off Project in Canada which case bentiful and.
lots off Project in Canada which use bentiful and. bring lots of possitive Flavour to fue area.
good tuis is hoppening
Contact Information:
Name: s.22(1) Personal Privacy Address: s.22(1) Personal Privacy
Phone:Email:
☐ The developer may contact me with updates on this proposal

Thank you! Your feedback is important to us.

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1. Tell us about yourself. Check	all those applicable to you:
I live in the area	☐ I rent my home
☐ I work in the area	lown my home
☐ I frequent activities and service	es in the area
2. Generally, how do you feel at	out the proposed plan? (choose one)
I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments	on the development concept presented this evening:
We have been residents	of Port Moody for the last
s.22(1) Perso	nal Privacy as well. This project
would be an oset +	o Post Moody. It offers housing in a central
- Location close to tran	sit. The concept of a Jamatkehana will bring
not only the Ismai	li community together but a place for
the whole communication	y to get together.
Contact Information:	
s.22(1) Personal Priva	Address: S.22(1) Personal Privacy
Name:	Address:S.ZZ(T) Personal Privacy
Phone:	Email:
The developer may contact me v	vith updates on this proposal

with the City of Port Moody



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 Tell us about yourself. Check all those appl 	icable to you:
☐ I live in the area☐ I frequent activities and services in the area	☐ I rent my home ☐ I own my home
2. Generally, how do you feel about the propo-	sed plan? (choose one)
I support this proposed plan	support this proposed plan I am undecided
3. Please share your comments on the develo	pment concept presented this evening:
Thank-you for the presentation, is	it was very informative. I have lived and
grown-up in city of Part Moody.	s.22(1) Personal Privacy Sunce
and line now in the	beautiful city. This project brings
	he city. The idea of a place of prayer
in a time where community a	ngagement and involvement for youth &
servois is of utmost important	is amazing. Offering browsing at markets
Value would be such an asset t	to the city residents especially being so
Contact Information: close to public gues	transportation. I sincerely hope this project ahead as it will bring the whole city t
Name: s.22(1) Personal Privacy	Address: S.ZZ(1) Personal Privacy szeri Personal Privacy
Phone:	Email: s.22(1) Personal Privac,
The developer may contact me with updates on	this proposal



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1. Tell us about yourself. Check all those ap	plicable to you:
1 live in the area 1 work in the area 1 frequent activities and services in the area	☐ I rent my home ☐ Yown my home
2. Generally, how do you feel about the prop	t support this proposed plan
3. Please share your comments on the devel	
Contact Information: S.22(1) Personal Privacy Name:	Address:
Phone:	Email:
☐ The developer may contact me with updates o	n this proposal



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1. Tell us about yourself. Check	all those applicable to you:
1 live in the area	☐ I rent my home
☐ I work in the area	□ I own my home
☐ I frequent activities and service	. N. M.
2. Generally, how do you feel at	oout the proposed plan? (choose one)
☐ I support this proposed plan	☐ I do not support this proposed plan
3. Please share your comments	on the development concept presented this evening:
1. Watek for	r vieled comments Ire the
Ismali of	aculity
2. Parking	really. That manus paces
when youth o	con Imag shows proximite
to Sky traces	S
3. Those by	the racks are so boxing
yas, I kno	no its conseplual lover
Conta S.22(1) Persona	s.22(1) Personal Privacy
Name:	Address
Phone	Email: _
4	

The developer may contact me with updates on this proposal



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☐ I live in the area ☐ I work in the area	☐ / rent my home ☐ I own my home	
I frequent activities and service	s in the area	
. Generally, how do you feel at	out the proposed plan? (choose one)	
	$\ \square$ I do not support this proposed plan	☐ I am undecided
8. Please share your comments	on the development concept presented t	his evening:
11 / 1224-2 / 124-3 1		3
Conta 200/1 \ Persons	al Privacy	
s.22(1) Persona	al Privacy s.22(1) P	ersonal Priva
Conta S.22(1) Personal	al Privacy	ersonal Priva

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1. Tell us about yourself. Check	all those applicable to you:		
☐ I live in the area☐ I work in the area☐ I frequent activities and services	☐		
2. Generally, how do you feel abo	out the proposed plan? (choose one)		
☑ I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided		
3. Please share your comments on the development concept presented this evening:			
Contact Information: S.22(1) Personal Name: Phone:	Privacy s.22(1) Personal Privacy AddressEmail:		

☑ The developer may contact me with updates on this proposal



with the City of Port Moody.

3180 St. Johns Street Community Information Meeting

Thursday, November 2, 2023, 5:00 PM – 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue, Port Moody

Anthem has submitted a development application to the City of Port Moody for an OCP amendment to permit the redevelopment of 3180 St. Johns Street. The proposed development consists of a 16-storey, mixed-use building including 128 below market and market rental homes, a 29,164 sq. ft. landmark Jamat Khana cultural facility and prayer hall, and 2,583 sq. ft. of commercial space at grade fronting Moray St.

Please share your comments on the development concept presented this evening.

1. Tell us about yourself. Check all tho I live in the area work in the area	rent my home	
I frequent activities and services in the		
2. Generally, how do you feel about the	e proposed plan? (choose one)	
☑ I support this proposed plan □ I	do not support this proposed plan	☐ I am undecided
3. Please share your comments on the	development concept presented t	this evening:
The looks of the devel	lopment are pleasing	to the eige and
CA LA	units will be well a	A /
the fact that there we	il be 50% of the	units being
accessable to the eldon	dy & discibled a Goo	addition to
Port Moody in my View	Σ,	
Contact Information:	7	-3
s.22(1) Personal Privacy Name:	5,22(1) Personal Pro Address:	vacy
Phone	Email:	
□ The developer may contact me with upd		

Thank you! Your feedback is important to us.

Please return your completed comment form to the registration desk or send it by <u>Thursday, November 16</u>, <u>2023</u>, to: Hussein Elhagehassan, <u>helhagehassan@anthemproperties.com</u>, or via mall to: Suite 1100, Box 49200, 1055 Dunsmuir Street, Vancouver BC V7X 1K8. All comment forms received by this date will be shared



with the City of Port Moody.

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Please share your comments on the development concept presented this evening.

1. Tell us about yourself. Chec	k all those applicable to you:
☐ I live in the area☐ I work in the area☐ I frequent activities and service	rent my home los in the area
2. Generally, how do you feel a	bout the proposed plan? (choose one)
¹ ✓ I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments	s on the development concept presented this evening:
This developmen	t concept is a beautiful
multifaceted	roposal. It is a gift
to our commi	inity and provides a much
hooded solution	1 / 1/20 / 1 / 1
market here in	Port Moody. The design is
exceptional and	d there is room for some small
businesses.	
Contact Information:	s 22(1) Personal Privacy
Name:	Address S.22(1) Personal Privacy
Phone:	Email: _
☐ The developer may contact me	with updates on this proposal
2023, to: Hussein Elhagehassan, h	ment form to the registration desk or send it by Thursday, November 16, nelhagehassan@anthemproperties.com, or via mail to: Suite 1100, Box accouver BC V7X 1K8. All comment forms received by this date will be shared

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Please share your comments on the development concept presented this evening.

riease share your comments on it	de development concept presented this evening.
1. Tell us about yourself. Check	call those applicable to you:
I live in the area	☐ _I rent my home
☐ , I work in the area	☑ I own my home
✓ I frequent activities and service	es in the area
2. Generally, how do you feel al	bout the proposed plan? (choose one)
support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments	on the development concept presented this evening:
I really like she a	* look of the building and hurd it represents 2
tillerant culling	as introng leaven 15 or mandad : this acco
autoria autore.	un income housing is so needed in this area.
Contact Information:	
s.22(1) Personal Priv	apy and Drivery
Name:	Address S.22(1) Personal Privacy
Phone:	Email:
☐ The developer may contact me	with updates on this proposal
	ment form to the registration desk or send it by Thursday, November 16,
2023, to: Hussein Elhagehassan, h	nelhagehassan@anthemproperties.com, or via mail to: Suite 1100, Box

N

with the City of Port Moody.

49200, 1055 Dunsmuir Street, Vancouver BC V7X 1K8. All comment forms received by this date will be shared



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Please share your comments on the development concept presented this evening.

Il on abantonomali Obrah allifara analysis in ta

. Tell us about yoursell.	Check all those applicable to you:
☐ I live in the area	☐
☐ / work in the area	□ I own my home
2. Generally, how do you	feel about the proposed plan? (choose one)
□ I support this proposed	plan
3. Please share your com	ments on the development concept presented this evening:
O Very Well Presente	ed .
0) I believe this f	aculty will be amazing for our Community
	0 0
3 Architecture Very	impressible for our city of the Hors.
(A) Hulti Cultural E	wiroment which we desire
0	
Contact Information:	- 00/d\ D D-1
Name:	Address: s.22(1) Personal Privacy
Phone:	Email:
▼ The developer may conta	ct me with updates on this proposal

2023, to: Hussein Elhagehassan, helhagehassan@anthemproperties.com, or via mail to: Suite 1100, Box 49200, 1055 Dunsmuir Street, Vancouver BC V7X 1K8. All comment forms received by this date will be shared with the City of Port Moody.

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Please share your comments on the development concept presented this evening.

d. Tall up about yourself Charles II th		
Tell us about yourself. Check all th	lose applicable to you:	
☑ I live in the area	☐ / I rent my home	
☐ I work in the area☐ I frequent activities and services in the	☑ I own my home	
1 request activities and services in the	ie area	
2. Generally, how do you feel about the	he proposed plan? (choose one)	
☑ I support this proposed plan □	I do not support this proposed plan	☐ I am undecided
3. Please share your comments on th	ne development concept presented th	nis evening:
Very supportive of	projects that add ac	ditional
rental stock in	out community, po	articularly
when they provide	such a positive	visual V
upprade to what	is a fairly run o	lown corner of
St. Johns. More	community facilities	will also
be a welcome ado	dition 17	
Contact Information:		
S.22(1) Personal Pri	ivacy S.22(1) Pe	ersonal Privacy
Phone: _	_ Email: _	
The developer may contact me with up	odates on this proposal	

Please return your completed comment form to the registration desk or send it by Thursday, November 16, 2023, to: Hussein Elhagehassan, helhagehassan@anthemproperties.com, or via mail to: Suite 1100, Box 49200, 1055 Dunsmuir Street, Vancouver BC V7X 1K8. All comment forms received by this date will be shared with the City of Port Moody.



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1. Tell us about yourself. Check	all those applicable to you:
☐ I live in the area☐ I work in the area☐ I frequent activities and service	☐ I rent my home ☐ I own my home s in the area
2. Generally, how do you feel ab	out the proposed plan? (choose one)
☑ I support this proposed plan	☐ I do not support this proposed plan ☐ I am undecided
3. Please share your comments	on the development concept presented this evening:
I believe Mis will b	be a great development for the area. It appears
	than just a Khane, by incorporating retail
Space as well as or	ver 100 residential units at a regranable price.
	progressive in its design and very visually
appealing. As a home	e owner in the gray I think this will
	e current appeal of this area as coneully
this location is gente	
Contact Information:	
S.22(1) Personal Privacy Name:	Address S. 22(1) Personal Privacy
Phone:	Email:
☐ The developer may contact me w	vith updates on this proposal
	nent form to the registration desk or send it by Thursday, November 16, elhagehassan@anthemproperties.com, or via mail to: Suite 1100, Box

Thank you! Your feedback is important to us.

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Please share your comments on the development concept presented this evening.

1. Tell us about yourself. Check all those applicable to you:
☐ I rent my home ☐ I work in the area ☐ I own my home ☐ I frequent activities and services in the area
2. Generally, how do you feel about the proposed plan? (choose one)
is support this proposed plan
3. Please share your comments on the development concept presented this evening:
In favour of anthem's approach in transitioning old businesses.
supportine of the inclusiveness, given I have a s.22(1) Personal Privacy, in
addition to the aetheric and overall community-centric layout.
This will allow Ismailis to maintain practice of our fairs in a
familiar, welconing area, elevate me current architecture or
the city and allow all faiths (and non-faiths) to come together
in a consortium of ways that part moody currently does not contact information: lounge etc, community garden etc.)
Name: S.22(1) Personal Privacy Address: S.22(1) Personal Privacy Email: S.22(1) Personal Privacy
The developer may contact me with updates on this proposal

The developer may contact me with updates on this proposal



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Please share your comments on the development concept presented this evening.

1. Tell us about your	rself. Check all tho	se applicable to	you:		
I live in the area I work in the area I frequent activities	and services in the	XI	rent my home own my home		
2. Generally, how do	you feel about the	proposed plan	? (choose on	e)	
I support this propo	osed plan 🔲 I	do not support ti	his proposed p	lan □ lan	n undecided
3. Please share your	comments on the	development c	oncept prese	nted this even	ing:
Extremely	thoughtfir!	with the			
achieving	goels my	re-esta	Slishing	a jan	rutchana
in first	Moody	and	creating	housing	for
the	Communi	4.	J	1	I.
		1			
& *					
Contact Information: 5.22(1) Pers	sonal Privacy		s.22(1) Perso	onal Privac
Name:		Address:		*	
Phone:		Email:			
^					

The developer may contact me with updates on this proposal



Thursday, November 2, 2023, 5:00 PM - 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue, Port Moody

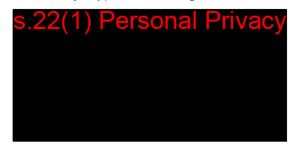
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Please share your comments on the development concept presented this evening.

1. Tell us about yourself. Check all those applicable to you:
 I live in the area I work in the area I frequent activities and services in the area
2. Generally, how do you feel about the proposed plan? (choose one)
" I support this proposed plan □ I do not support this proposed plan □ I am undecided
3. Please share your comments on the development concept presented this evening:
Excellent plan
Beautifully designed
Thoughtful approach to increasing
diversity in our town
Great collaboration between the Ismaili
community + Anthem.
Fully support this!
Contact Information: 5.22(1) Personal Privacy
Name: _S.22(1) Personal PrivacyAddress S.22(1) Personal Privacy
Phone: _ Email: _
The developer may contact me with updates on this proposal

The developer may contact me with updates on this proposal

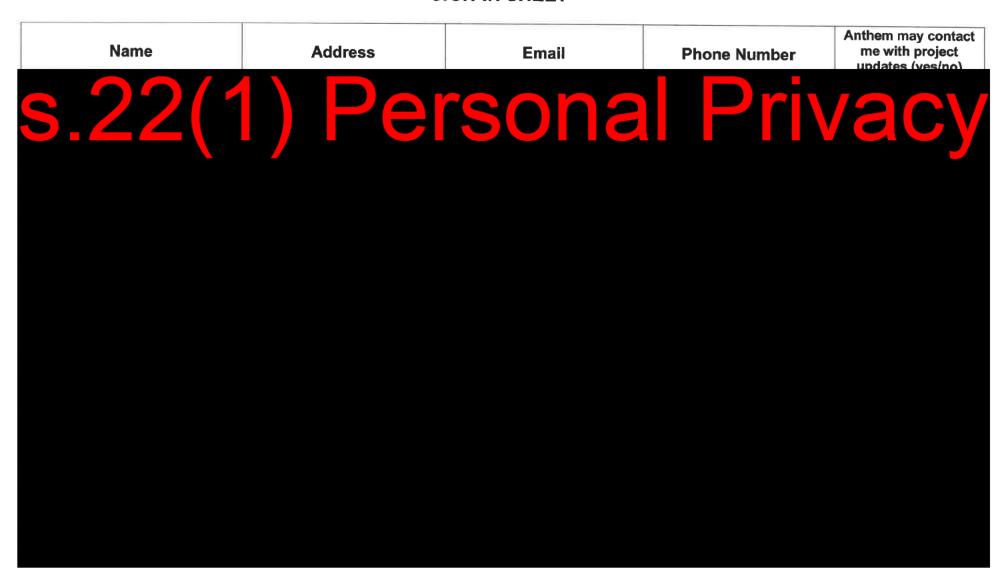
- I've been a resident of Port Moody for more than
- I have known Mehboob/Bob s.22(1) Personal Privacy
 Over that time I have come to learn about his background as an Ismaili
 Muslim. We've had many discussions about their community way of life with me thinking that we need to learn from them.
 They are kind, generous caring people.
- I know that Bob/they go for prayer to a local prayer hall very regularly. and it is a very integral part of his life. From what he has told me, this is very common for people with his background. Prayer Going is encouraged daily.
- I'm aware about what happened to the old prayer hall (Foundation had cracks due to excavation to the next door property) and it was unfortunate to hear but it looks like the solution is a wonderful opportunity not only for the Ismaili community but for Port Moody as a whole.
- The type of facility that is being proposed is really the way of the future. It is important for communities of all backgrounds to exist peacefully together.
- To see 128 rental units in this proposed development with 64 offered at below market rates is very important. With housing being so scarce and costly these days, it is developments like these that will truly make a difference.
- I fully support this moving forward.





Thursday, November 2, 2023 5:00 PM - 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue

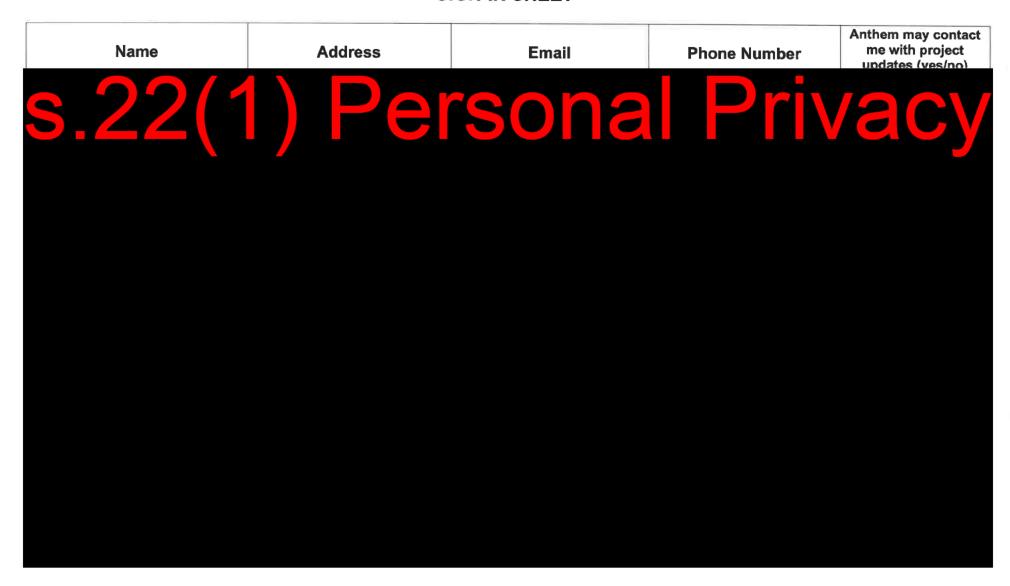
SIGN-IN SHEET





Thursday, November 2, 2023 5:00 PM – 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue

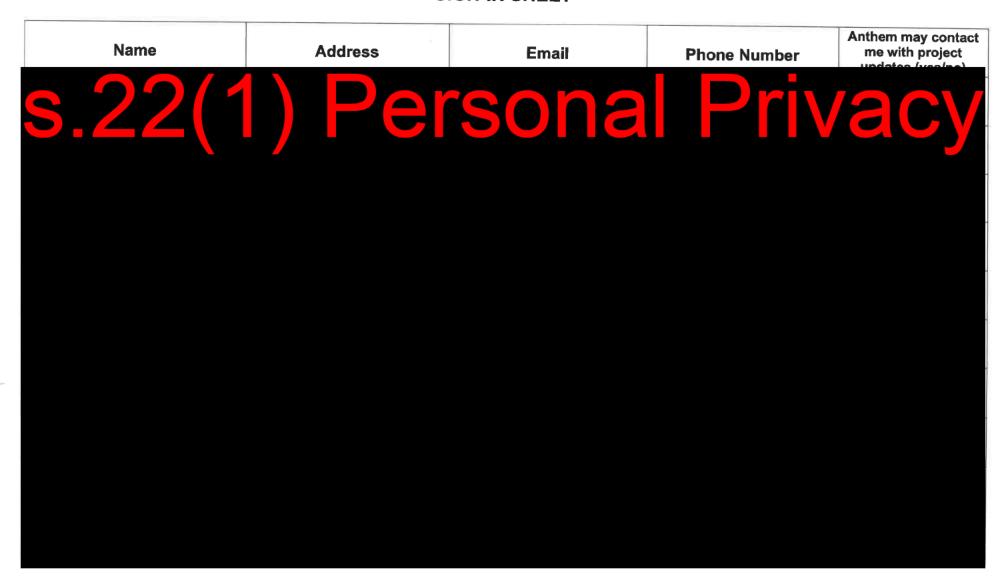
SIGN-IN SHEET





Thursday, November 2, 2023 5:00 PM – 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue

SIGN-IN SHEET





3180 St. Johns Street Community Information Meeting

Thursday, November 2, 2023 5:00 PM – 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue

Name	Address	Email	Phone Number	Anthem may contact me with project
s.22(1	D Per	rsona	I Priv	/acv



3180 St. Johns Street Community Information Meeting

Thursday, November 2, 2023 5:00 PM - 7:00 PM Old Mill Boathouse, 2715 Esplanade Avenue

Name	Address	Email	Phone Number	Anthem may contact me with project updates (ves/no)
s.22(1	1) Pe	rsona	al Pri	Vac



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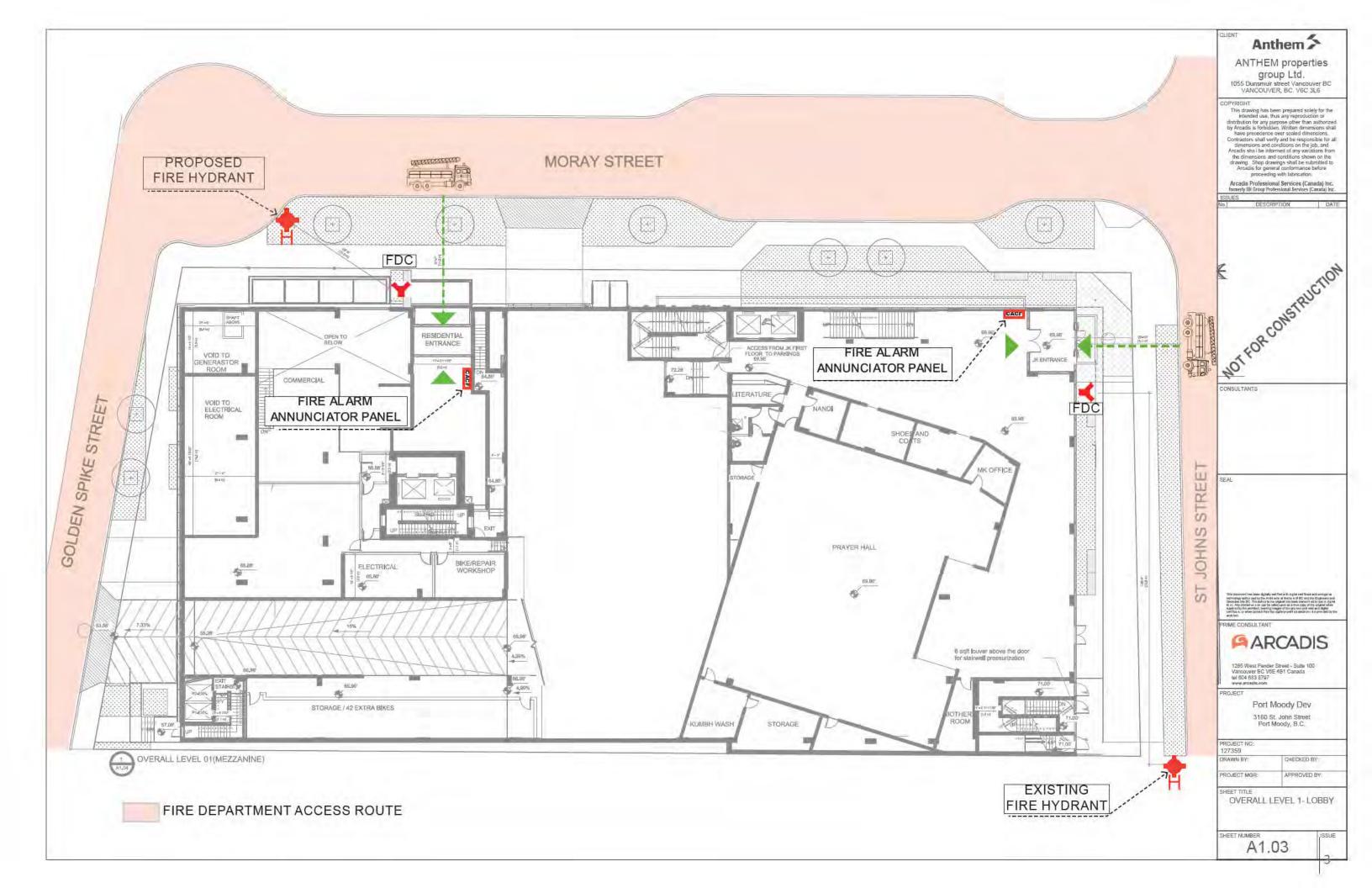
Name	Address	Email	Phone Number	Anthem may contact me with project
s.22(1	1) Pei	rsona	ıl Priv	/acy



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Name	Address	Email	Phone Number	Anthem may contact me with project
s.22(1	1) Pei	rsona	ıl Priv	acv





SCHEDULE 1 SITE DISCLOSURE STATEMENT

Has the site been used for any industrial or com Contaminated Sites Regulation?	mercial purpos	ses or acti	vities described in <u>SCHEDULE 2</u> of t	he	
⊠ Yes □ No					
Exemptions (See the Contaminated Sites Regularies Does the application qualify for an exemption					
	HOIH SUDIHILLII	ig a site ui	sclosure statement?		
⊠Yes					
If yes, indicate which exemption applies A	iP issued in Apr	il 2023			
I. CONTACT INFORMATION					
A: SITE OWNER(s) or OPERATOR(s)					
LAST NAME		FIRST NAI	ME(s)		
Beall		Isaac			
COMPANY (if applicable)					
Anthem 3180 St. Johns Holdings Ltd.					
ADDRESS - STREET			CITY		
Suite 1100 Bentall IV Box 49200 - 1055 Du	nsmuir St.		Vancouver		
PROVINCE/STATE	COUNTRY			POSTAL CODE	
BC	Canada			V7X 1K8	
PHONE		E-MAIL			
(604) 235-6967			ibeall@AnthemProperties.com		
B: PERSON COMPLETING SITE DISCLOSURE ST	ATEMENT (Lea	ve blank if	same as above)		
Agent authorized to complete form on beha	If of the owner	or operate	or		
LAST NAME		FIRST NAI	ME(s)		
COMPANY (if applicable)					
C: PERSON TO CONTACT REGARDING THE SITI	E DISCLOSURE	STATEM	ENT		
LAST NAME		FIRST NAI			
Grewal		Nigel			
COMPANY (if applicable)					
Keystone Environmental Ltd.					
ADDRESS - STREET			CITY		
Suite 320 - 4400 Dominion Street			Burnaby		
PROVINCE/STATE	COUNTRY			POSTAL CODE	
BC	Canada			V5G 4G3	
PHONE		E-MAIL			
604-430-0671		ngrewa	@keystoneenvironmental.ca		

Site Disclosure Statement Ver 1.0 PAGE 1 OF 4

II. SITE INFORMATION

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

	Latitude			Longitude	
DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS
49	16	38.2	122	50	6.99

★ Attach a map of appropriate scale showing the location and boundaries of the site.

For Legally Titled, Registered Property

SITE ADDRESS (or nearest street name/intersection if no address assigned)

3180 St. Johns Street

Postal code
Port Moody
V3H 2C7

PID	Land Decription	Add	Delete
003-014-207	Lot 3 District Lot 235 Group 1 New Westminster District Plan 36030 Except	+	19/
	Plans 71041 and EPP1930	+	-

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable)

PIN	Land Decription	Add	Delete
	2-17-1-1	+	-

And if available

Crown Land File Numbers	Add	Delete
	+	-

III. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIES

In the format of the example provided, which of the industrial or commercial purposes or activities have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
F10	solvent manufacturing, bulk storage, shipping or handling

Schedule 2 Reference	Description	Add	Delete
G2	automotive, truck, bus, subway or other motor vehicle maintenance repair	+	N= 1

IV. ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site.

The Site is intended to be redeveloped. The redevelopment plans have not been finalized, however the future Site building may consist of a mixed used commercial and residential building with commercial at grade and multiple levels of underground parking.

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed.

Based on Stage 1, Stage 2 PSI, DSI, and Remediation Plan report prepared in September 2022.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site. (Attach extra pages, if necessary):

Approval in Principle issued on April 13, 2023.

Site Disclosure Statement Ver 1.0 PAGE 3 OF 4

V. DECLARATIONS			
Where a municipal approval is no	ot required, please indicate th	e reason for submission dir	rectly to the registrar:
Under Order	Foreclosure	CCAA Proceedings	BIA Proceedings
Decommissioning	Ceasing Operations		
By signing below, I confirm that	at the information in this for	m is complete and accur	ate to the best of my knowledge:
		_	
SIGNAT	URE		DATE SIGNED (YYYY-MM-DD)
APPROVING AUTHORITY CONTAC	CT INFORMATION		
NAME		AGENCY	
ADDRESS			
PHONE		E-MAIL	
Reason for submission (Please of	shock and ar mare of the follow	wing):	
Building Permit	Subdivision	Willig <i>).</i> ☐ Zoning	Development Permit
DATE RECEIVED	(YYYY-MM-DD)	DATE SUBMITTED	TO REGISTAR (YYYY-MM-DD)

Site Disclosure Statement Ver 1.0 PAGE 4 OF 4



VIA EMAIL: ibeall@anthemproperties.com

File: 26250-20/26569

Site ID: 26569

April 13, 2023

Isaac Beall
Anthem 3180 St. Johns Holdings Ltd., Inc. No. BC1074750
Suite 1100 Bentall IV Box 49200
1055 Dunsmuir Street
Vancouver, BC V7X 1K8

Dear Isaac Beall:

Re: Approval in Principle – 3180-3198 St. Johns Street and 81-99 Moray Street, Port Moody, BC

Please find enclosed an Approval in Principle respecting the contaminated site referenced above.

In addition to the conditions set out in Schedule B of the Approval in Principle, please be advised of the following:

- 1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
- 2. The provisions of this Approval in Principle are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Approval in Principle will restrict or impair the Director's powers in this regard.
- 3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation

and may be encountered during any future subsurface work at the site.

- 4. This Approval in Principle does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the persons undertaking remediation. It is also the responsibility of those persons to ensure that all activities conducted under this Approval in Principle are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.
- 5. Additional permits and approvals may be required before remediation begins.
- All site materials (e.g., excavated soil, replaced soil, groundwater from dewatering, pumping, well development etc.) must be characterized and managed in accordance with applicable legislation and ministry guidance.
- 7. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
- 8. Please be advised that there are inherent health and safety risks associated with remediation activities at contaminated sites. Development of site-specific work procedures in accordance with WorkSafeBC regulations is warranted. Please direct related questions to the WorkSafeBC office at 604-276-3100 (Lower Mainland only) or 1-888-621-7233 (toll free in B.C.).
- Any substantial modifications to the approved remediation plan, including substantial
 changes to the remediation schedule or changes in land use must be promptly identified by
 written submission to the Director.
- 10. If an application for a Certificate of Compliance is to be submitted for the site, the confirmation of remediation report accompanying the application must demonstrate compliance with the remediation standards and criteria in force at the time the application for the Certificate is made, which may differ from the remediation standards and criteria in force at the time of issuance of this Approval in Principle.

Issuance of this Approval in Principle is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Approval in Principle, please contact the undersigned at Site@gov.bc.ca.

Yours truly,

s.22(1) Personal Privacy

Janet Barrett, M.Sc., P.Eng. Senior Contaminated Sites Officer

Enclosure

cc: Lesley Douglas, City of Port Moody ldouglas@portmoody.ca

Isabella Dann, Vancouver City Savings Credit Union Isabella Dann@vancity.com

Anna Popova, CSAP Society apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

Jason Christensen, Approved Professional, Keystone Environmental Ltd. jchristensen@keystoneenvironmental.ca



APPROVAL IN PRINCIPLE

(Pursuant to Section 53 of the Environmental Management Act)

THIS IS TO CERTIFY that the remediation plan described herein submitted by Anthem 3180 St. Johns Holdings Ltd., Inc. No. BC1074750 for the contaminated site identified in Schedule A of this document has been approved.

When implemented, the remediation plan must be implemented in accordance with the requirements and conditions specified in Schedule B.

The substances for which remediation will be conducted and for which this Approval in Principle is valid are specified in Schedule C.

I have issued this Approval in Principle based on a review of the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Approval in Principle if conditions imposed in the Approval in Principle are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Approval in Principle should not be construed as an assurance that there are no hazards present at the site.

s.22(1) Personal Privacy

April 13, 2023

Date Issued

Schedule A

The site covered by this Approval in Principle is located at 3180-3198 St. Johns Street and 81-99 Moray Street, Port Moody, BC which is more particularly known and described as:

Lot 3 District Lot 235 Group 1 New Westminster District Plan 36030 Except Plans 71041 And EPP1930

PID: 003-014-207

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

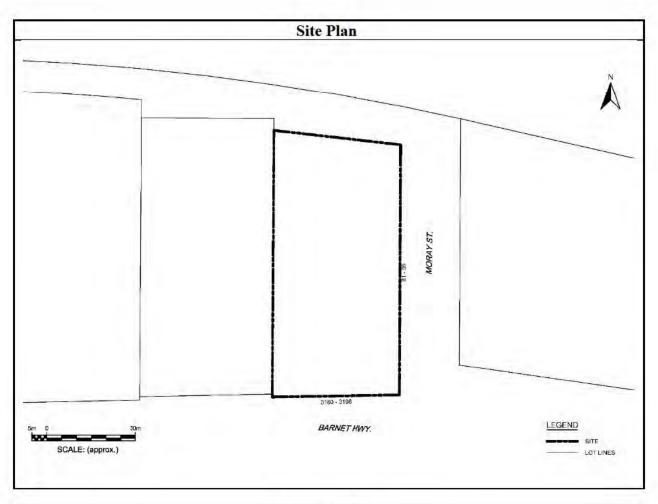
Latitude: 49° 16' 38.20" Longitude: 122° 50' 6.99"

April 13, 2023

Date Issued

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For Director, Environmental Management Act





April 13, 2023 Date Issued



For Director, Environmental Management Act

Schedule B

Requirements and Conditions

- Remediation, including monitoring, inspections and maintenance of any works, must be undertaken by the responsible person in the manner and schedule specified in the plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
- Any substantial modifications to the approved remediation plan including substantial changes
 to the remediation schedule, or changes in land, vapour, water, or sediment use, must be
 promptly identified in a written submission by the responsible person to the Director. An
 application for an amendment or new Approval in Principle may be necessary.
- Up-to-date records of monitoring, inspections and maintenance of any works must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
- 4. Remediation must be completed within five years of the date of issuance of this Approval in Principle.
- Remediation must be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing remediation, a report summarizing confirmation of remediation must be prepared in accordance with section 49 (2) of the Contaminated Sites Regulation and submitted to the Director.
- 6. A statement signed by an Approved Professional must be submitted to the Director *annually* within 90 days of the anniversary of the date of issuance of this Approval in Principle. The statement must include the following:
 - (a) A summary of remedial activities undertaken during the reporting period; and
 - (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan.

If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:

(a) A summary of remedial activities undertaken to date;

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April 13, 2023	
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- (b) An assessment comparing remediation progress to the actions and schedule set out in the plans referenced above. Refer to Condition 3 above if remedial progress differs substantially from the schedule set out in the approved plan
- (c) Interpretation of current and cumulative monitoring results from the soil, vapour, and groundwater monitoring *program>*; and
- (d) Supporting documentation (e.g., analytical reports, records of inspection, maintenance of treatment works, etc.).
- 7. The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:
 - (a) The expected site buildings will be commercial buildings with underground parking.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Approval in Principle may be necessary.

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Schedule C

Substances and Uses

Substances to be remediated in vapour for future parkade vapour use:

To meet numerical remediation standards:

butadiene, 1,3-

(106-99-0)

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Schedule D

Documents

Summary of Site Condition, 3180-3198 St. John's Street and 81-99 Moray Street, Port Moody, BC, Keystone Environmental Ltd., December 2, 2022

Report of Findings – Preliminary Site Investigation – Stage 1 Update, Stage 2 Preliminary Site Investigation and Detailed Site Investigation, and Remediation Plan, 3180-3198 St. John's Street and 81-99 Moray Street, Port Moody, BC, Keystone Environmental Ltd., September 29, 2022

Report of Findings – Phase II Environmental Site Assessment, 3180–3198 St. John's Street and 81–99 Moray Street, Port Moody, BC, Keystone Environmental Ltd. February 2016

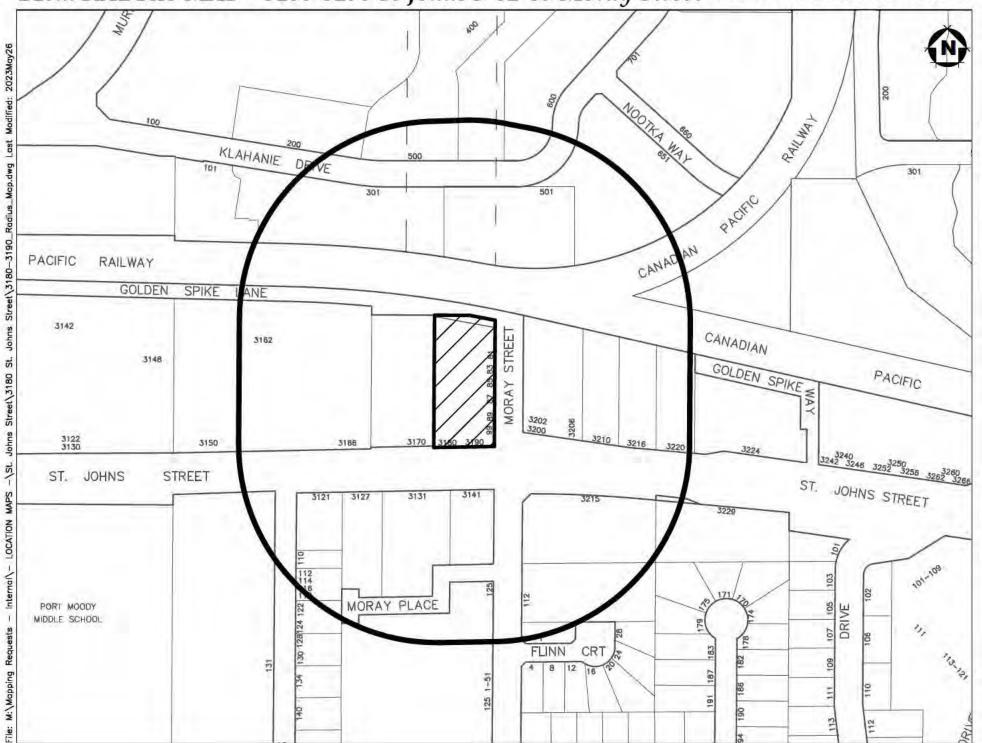
Report of Findings – Phase I Environmental Site Assessment, 3180–3198 St. John's Street and 81–99 Moray Street, Port Moody, BC, Keystone Environmental Ltd. December 2015

Environmental Stage 1 Preliminary Site Investigation, 3180–3198 St. John's Street and 81–99 Moray Street, Port Moody, BC, NEXT Environmental Inc. January 2006

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140m RADIUS MAP - 3180-3190 St Johns& 81-89 Moray Street Z SUBJECT PROPERTY









JAMATKHANA & RESIDENTIAL TOWER

Project No.: 279b-008-21

3180 St Johns Street, Port Moody, BC (V3H 2C7)

Schematic Design Report

October 12, 2023

PREPARED FOR:

Anthem Properties Group Ltd. 1055 Dunsmuir St, Suite 1100 Vancouver, BC V7X 1K8 T 604-689-3040

ATTN:

Issac Beall
Vice President, Development
E ibeall@AnthemProperties.com

PREPARED BY:

Sean O'Connor,

Mechanical Designer

E seanoconnor@amegroup.ca

REVIEWED BY:

Patrick Stewart, P.Eng, CPHD, LEED Green Assoc.

Principal

E patrickstewart@amegroup.ca

200 - 638 Smithe Street, Vancouver, BC V6B 1E3 T (604) 684-5995



PROFESSIONAL'S SEAL & SIGNATURE

Project No.: 279b-008-21

SCHEMATIC DESIGN

OCTOBER 12, 20233

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1. EXECUTIVE SUMMARY

The purpose of this report is to outline the mechanical design approach for the proposed 199,857 sq. ft, 2-storey mixed-use community center and 12-stroey residential development located at 3180 St Johns Street, Port Moody, BC.

The current mechanical design approach and system options have been selected based on project energy targets, and capital cost considerations, with a focus on keeping the systems as simple as possible without compromising energy performance or comfort.

This report has been prepared by the AME Consulting Group for the exclusive use of Anthem Properties Group Ltd. and the design team. The material in this report reflects the best judgement of the AME Consulting Group with the information made available to them at the time of preparation. Any use a third party may make of this report, or any reliance on or decisions made based upon the report, are the responsibility of such third parties. The AME Consulting Group accepts no responsibility for damages suffered by any third party as a result of decisions made or actions taken based upon this report.



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2. DESIGN CRITERIA

The mechanical, plumbing and fire protection systems will be designed in accordance with the intent of all applicable codes, standards, and guidelines. The following is a list of some of the applicable codes, standards, and guidelines:

2.1 Applicable Codes and Standards

- .1 British Columbia Building Code [2018] (BCBC).
- .2 British Columbia Fire Code [2018].
- .3 British Columbia Plumbing Code [2018].
- .4 BC Gas Code
- .5 BC Boiler and Pressure Vessel Act
- .6 City of Port Moody Building Bylaw 2019.
- .7 Technical Safety BC regulations and regulatory notices.
- .8 Provincial Fire Marshall Regulations
- .9 Applicable NFPA Regulations
- .10 American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- .11 American Society of Plumbing Engineers (ASPE)
- .12 Sheet Metal and Air Conditioning Contractors' National Association (SMACNA)

3. SITE SERVICES

3.1 General

.1 The building will be provided with independent service connections coordinated with the civil engineer. Piping connections within 1m of the building footprint will be by the mechanical contractor.

3.2 Sanitary

.1 Estimated 8in/200mmØ at 1% (1713FU) service will be required. Exact location to be coordinated and confirmed with Civil.

3.3 Storm

- .1 Estimated 10in/250mmØ at 1% (46,000L) service will be required, final location to be coordinated and confirmed with Civil.
- .2 On-site water retention is required by the City. The total volume is calculated by Civil and the tank on this project is located at the south end of the site, outside the footprint of the building, the pipe leaving the tank will have a flow limited device to meet City flow requirements. Because the tank is located outside the building footprint, the design is part of the Civil scope.



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3.4 Water Service

Estimated 6in/150mmØ (263gpm/ 1460 FU). The water entry room is located on P1 in the north-east corner of the site. Final location to be coordinated and confirmed with Civil.

3.5 Gas Service

- .1 Gas service and meter enclosure will be coordinated with Fortis BC. A preliminary gas service size of 3in/75Ø (700 BTUH) at 2psig is currently allowed for based on the following: Commercial Kitchen provision in the CRU.
- .2 Final service location to be coordinated with Civil.

4. INTERIOR PLUMBING SYSTEMS

4.1 Storm Drainage System

- .1 The storm drainage system will collect roof drains and surface drainage. The number and arrangement of roof drains will be designed to suit the building configuration and will be in accordance with the BC Plumbing Code with a minimum of 2 drains for every major roof surface. Exact quantities and locations of these drains will be provided by the Architects. Internal rainwater leaders will be collected within the building and be piped out to the City.
- .2 Area drains will pick up grade level drainage where located within 1m of the building footprint or over the building structure. Remaining grade level drainage is by Civil.
- .3 Duplex storm water submersible pumps will be provided to pump any storm drains that are below the City's storm main elevation.

4.2 Footing Drainage System

- .1 A perforated drain tile system will be installed to protect all footings as directed by the geotechnical consultant. The drain tile will collect at a single sediment sump before being drained into the outgoing storm sump.
- .2 Duplex storm water submersible pumps will be provided to pump footing drainage up to storm service connection elevation.

4.3 Sanitary Waste and Vent Systems

- .1 All plumbing fixtures will have drains connected to the sanitary waste and vent system. Plumbing vents will be collected and terminate above the roof level (one vent per building segment/washroom group). The sanitary waste system will discharge to the building sewer below grade.
- .2 Parking drainage will be directed to an oil interceptor installed in the foundation with access on the lowest level of the parkade.
- .3 All elevator pit drains and electrical pull pit drains will be directed to the sanitary drainage system.



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.4 Duplex sanitary submersible pumps will be provided to pump drainage to service connection elevation.

4.4 Domestic Cold Water Systems

- .1 The water entry room will include the following:
 - o Water Entry Station c/w supervised isolation valve and City water meter,
 - o Central premise backflow prevention,
 - o Central pressure reducing valves at water entry station,
 - o Duplex booster pump system will provide domestic water system,
 - o Irrigation cap-off in water entry room or as coordinated with Landscape,
- .2 The distribution system will consist of:
 - o Backflow prevention devices where required by code,
 - o Pressure reducing valves where required
 - o Distribution system to service all floor c/w isolation valves at the bottom of each riser.
 - o Hose-bibbs located throughout parkade, amenity areas, terraces and roof areas.

4.5 Domestic Hot Water Systems

- .1 The central domestic hot water system will consist of:
- o OPTION 1: Water-to-water heatpump will take the heat from the building heating water system and boost it up to 140°F (60°C) temperature for use in domestic water. This heated water will circulate through domestic hot water storage tanks (that include double wall heat exchangers). This hot water will be pumped throughout the building distribution system.
- OPTION 2: Electric domestic hot water tanks located on the roof. This hot water will be pumped throughout the building distribution system.
- .2 The distribution system will consist of:
- Pressure reducing valves at each pressure zone; each zone will consist of approximately 8 floors
- Local PRV's, recirculation pumps and electric hot water tanks will be provided for each pressure zone downstream of PRV to ensure hot water temperature is maintained.
 Recirculation will be provided upstream of all suite level distribution manifolds.
- Domestic hot water booster pump and heat exchanger to be located approximately half way through the tower. This equipment will need to be located within the pressure break mechanical room with other equipment. The intent is to keep the system operating less than 150psi.
- o Distribution system to service all suites c/w isolation valves at the bottom of each riser



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4.6 Typical Suite Layout for Domestic Hot and Cold Water

- .1 Domestic hot and cold water shall be routed to each residential suite. Each suite will be provided with a manifold with shut off valves. A 6 inch unrated wall interior to the suite is required at these locations. Recommended to be located in a closet near the entrance of the suite.
 - Option 1: From the manifold, a pipe will run to each individual fixture (home run) which will be buried in the concrete slab complete with sleeves
 - Option 2: From the manifold, a pipe will run to each individual fixture (home run) which will run in the wall or dropped ceilings. This piping can either be PEX or copper and will be thermally insulated

4.7 Commercial/Tenant Areas

- .1 The base building shall include the following provisions for future tenant areas, which will be described in the lease agreements:
 - o Capped connection for domestic cold water, complete with isolation valve.
 - Capped connection to sanitary drain and vent.
 - o Domestic hot water will be by tenant (electric tanks).
 - Capped gas connection will be provided for a future commercial kitchen in the ground level CRU's.
- .2 Each suite may have a water meter (TBC).

4.8 General Interior Plumbing Requirements

- .1 All internal domestic water, and metallic storm piping shall be insulated with a minimum of 25mm thick insulation, complete with continuous vapor barrier on all cold water lines, to meet ASHRAE 90.1 requirements.
- .2 All domestic water systems shall be chemically cleaned.
- .3 All plumbing systems shall be pressure tested.
- .4 Non-freeze hose Bibbs will be installed in areas subject to freezing.
- .5 Hose Bibbs in equipment rooms will be provided with back flow preventers.
- .6 Floor drains will be provided in mechanical rooms c/w trap primers.
- .7 All sanitary traps subject to possible freezing will be insulated.
- .8 Plumbing Fixtures will be specified in conjunction with the interior designer/architect.
- .9 All plumbing risers (domestic hot and hot water recirculation) will require expansion compensation loops.
- .10 All plumbing risers (domestic cold, hot and hot water recirculation) will require anchors and quides.

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4.9 Piping Materials

1 In general, pipe and fitting materials used will be listed in the following schedule:

Service:	Material:
Sanitary Drainage and Vent	Cast iron, PVC system 15 where allowed (above grade), Type "DWV" copper option for exposed, cast iron or PVC type DWV (buried)
Storm Drainage	Cast iron, PVC system 15 where allowed (above grade), Type K copper option for exposed, cast iron or PVC type DWV (buried).
Footing Drainage	PVC SDR 35 perforated to suit depth of bury. PVC SDR 28 for traffic or deep bury areas.
Domestic Water	Type K copper, Stainless Steel, CPVC, PEX tubing will be allowed for individual run-outs to fixtures only (conditions apply).
Gas Piping	Schedule 40 Steel.

5. FIRE PROTECTION SYSTEMS

5.1 Fire Sprinkler System

- .1 The buildings will be fully sprinklered, complete with a standpipe system.
- .2 Supervisory and tamper switches on all main isolation valves, backflow prevention, flow switches, and sprinkler flow control valve assemblies at each floor.
- .3 Fire pump and jockey pump will be provided.
- .4 At the time of this report, a preliminary code report has not yet been received.

5.2 Sprinkler Zoning:

- .1 Wet sprinklers for all office floors and common areas designed to NFPA-13.
- .2 Dry sprinkler system for parkade and any combustible overhangs greater than 4 feet in width.
- .3 Alternative solutions (to be determined), will be provided with separate sprinkler zones.
- .4 Fire extinguisher cabinets complete with 4.5-Kg fire extinguisher will be provided at locations approved by the authority having jurisdiction.
- .5 Standpipes will be provided in each stairwell complete with 65mmØ fire hose valves for firefighter's use.
- .6 Piping materials and fitting types will be as indicated in the previous report section.
- .7 All areas will be sprinklered unless otherwise directed by authorities having jurisdiction.
- .8 Test flow connections for sprinkler system will be incorporated at stairwell for each floor zone, and for testing each alarm device.



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.9 An exterior fire department connection and a test connection will be provided adjacent to the Main Entrance.

5.3 Piping Materials

.1 In general, pipe and fitting materials used will be listed in the following schedule:

Service:	Material:
Fire Protection	Type K soft copper, PVC ringtite, cement lined ductile iron (buried), Schedule 40 standard weight steel, thin wall threadable steel, thin wall steel with Victaulic type grooved / gasketed fittings, Type L copper (within building)

6. MECHANICAL SYSTEMS

6.1 Mechanical System (Amenity and Jamatkhana):

- .1 Air Cooled Variable Refrigerant Flow (VRF) system with terminal ceiling mounted fancoil units (FCUs):
 - The office/retail units will be provided with FCUs throughout with temperature control per zone. The supply air ductwork will be designed and provided as part of the tenant fit out.
 - The heating and cooling source will be through a refrigerant based system piped from the terminal FCU to the central VRF system.
 - The refrigerant piping will run from the FCUs to a central heat recovery unit where the VRF system will control the recovery of energy within the building.
 - The refrigerant piping will then be piped from the central heat recovery unit to the condensing units located on the roof.

3180 ST JOHNS STREET, PORT MOODY, BC - JAMATKHANA &

RESIDENTIAL TOWER
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Pros:	Cons
 Minimal central plant. If there is a leak, minimal immediate damage (in comparison with waterbased system). Energy recovery available – high efficiency. Fancoils are generally quiet. Lowest contributing GHG emissions – all electric system. Integrated controls. Cost effective for buildings around 30 storeys and less. Tenant spaces are entirely separate and can operate on different schedules and can have separate ownership. This can be entirely installed by the tenant. 	 Only a few manufacturers available on the market. Requires refrigerant contractor. Depending on the area this could be challenging to find those with experience. Requires a refrigerant contractor for any modification, repairs, service. Proprietary controls by the manufacturer. Challenging to modify for any tenant office or retail spaces. Tenant metering available however not certified by BCUC.

- Electric force flow heaters will be provided for all entrance vestibules and exterior entrances to maintain space temperature.
- o All refrigerant risers will require expansion compensation.
- .2 Commercial areas cooling allowances will be as follows:
 - .1 Total cooling capacity per floor will be designed to:

	Ft2/ ton	
Retail	300	

.2 The indoor space conditions are expected to be:

	Tempo	Temperature	
	Summer Deg. C. (Deg. F.)	Winter Deg. C. (Deg. F.)	
Retail	24 (75)	22 (72)	

*Note: no humidity control will be provided.

.3 In the event of insufficient equipment information for the tenant space, below assumption shall be used as minimum equipment loads:

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	Lighting (W/SF)	Equipment (W/SF)
Retail	7.5	0.12

6.2 Mechanical System (Residential):

- .1 Packaged Terminal Air Conditioner (PTAC) Units and Local Energy Recovery Ventilation:
 - Each residential suite shall be served by one/two PTAC units depending on the size and number of rooms in the suite.
 - The PTAC units shall provide heating and cooling to the space through a packaged wall/ceiling mounted unit which heats/cools outdoor air through a coil.
 - The unit shall be controlled by a local wall mounted controller.
 - Each residential suite ventilation shall be served by a concealed ceiling mounted ERV.

Pros:	Cons
 Minimal central plant. Energy recovery available – high 	Only a few manufacturers available on the market.
 efficiency. Lowest contributing GHG emissions – 	 Units can cause a noise issue in the space if oversized.
all electric system.	 Reduction in usable wall space.
 Integrated controls. Minimally ductwork routing. 	 If ceiling mounted will require a dropped ceiling on an external wall.
Minimal maintenance.	 All spaces that cooling is required will need its own unit.

 Electric force baseboard heaters shall be installed in areas where heating is required but no cooling.

VENTILATION AIR SYSTEMS

7.1 Ventilation – Jamatkhana

- .1 Ventilation air will be delivered to the Jamatkhana building as follows:
 - Conditioned ventilation/outdoor air shall be supplied to each floor by a 100% outdoor air, constant air volume air handling unit with heat recovery sections to reclaim/reject waste heat from exhaust air streams. (Ventilation air shall be ducted on each floor and distributed to each fan coil unit.). The following allowances are being made:
 - Dedicated washroom exhaust shall be provided on each floor and ducted separately to the main air handling unit heat recovery section.



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- .2 Ventilation air for the commercial retail units (CRU) will be by the tenant fit out. The following is the infrastructure provided:
 - Blanked off louvers will be installed as part of the base building for the future tenant fit out design for outdoor air and exhaust air. The minimum louver size is based on the following ventilation allowance:
 - Commercial kitchen allowances have been made for (all CRUs) (dedicated restaurant CRUs):
 - Intake louver for future kitchen make-up air unit sized for 6000 CFM.
 - An acceptable kitchen exhaust location is required to be provided for any hood exhaust system (grease laden vapours). A roof termination is preferred however a horizontal discharge is acceptable with an NFPA 96 approved louver and expectation of the tenant using an ecology unit to remove odours. Duct (or louver) will be sized based on 6000 CFM.

7.2 Ventilation - Service & Ancillary Rooms

- .1 Garbage rooms will be exhausted by dedicated exhaust fans and discharged directly to outdoors; make up air to be provided as required.
- .2 Storage rooms in parkade will transfer air from the parkade area through these rooms and back to the parkade area. Intent is to have air circulating within these rooms continuously. No dedicated exhaust or make up air is required.
- .3 Storage rooms located within the building will have their own dedicated ERV for exhaust and make up air. These will be ducted directly to the outdoors.
- .4 Elevator machine, electrical and mechanical rooms will be served by exhaust systems to limit heat gain. Split A/C units may be required for rooms with high heat gains or connected to the building heating/cooling system for opportunities of heat recovery.
- .5 Parking level vestibules (dedicated systems per vestibule) will be provided with constant ventilation air to meet code requirements to prevent carbon monoxide migration from the parkade.
- .6 Parking level vestibules air system will also be provided with an increased ventilation rate to meet the code requirements of Measure N. This system will be activated upon fire alarm.

7.3 HVAC Piping Materials

.1 In general, pipe and fitting materials used will be listed in the following schedule:

Service:	Material:
Heating and Chilled Water	Steel Schedule 40, Type L hard copper. Victaulic grooved and gasketed couplings or threaded/flanged fittings.



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7.4 Parking Exhaust

- .1 Parking exhaust system will be provided. Each parking level will be provided with an exhaust fan.
- .2 It is expected the parking exhaust fans will be required to serve as a smoke venting system, as a result, will be sized to meet code requirements of 6 air changes per hour. Fans will be tied to the fire alarm control panel with electrical service from the emergency generator.
- .3 Separated exhaust shaft shall be provided for each level of parking.
- .4 Separate outdoor air intake shafts shall be provided for each level of parking starting on P3 and lower.

8. EMERGENCY GENERATOR

- .1 Building will be provided with a diesel generator located on parking level P1. The generator will be specified by Electrical complete with a diesel fuel tank to meet code minimum runtime.
- .2 Fuel fill station shall be provided with fill port and whistle vent at grade by mechanical.
- .3 Fuel piping shall run from fill station to fuel tank by gravity, all piping will be sloped to tank.
- .4 Ventilation requirements will be reviewed with the generator manufacturer's recommendations, and include:
 - o 12inch/300mmØ engine exhaust pipe complete with 4 inch (100mm) insulation.
 - o O/A intake for radiator cooling and combustion air intake.
 - E/A discharge from radiator cooling.

9. HIGH BUILDING REQUIREMENTS

- .1 The building is considered a high building per the BCBC. Mechanical considerations include the following:
 - Use of smoke detectors to shut down air handling systems serving multiple floors is required.
 - o Fire pump is to be on emergency power.
 - Below grade stairs will require pressurization systems (fan with outside air connection) tied to the fire alarm control panel with electrical service from the emergency generator. Relief openings will be required at grade for each stair pressurization system.
 - Above grade stairs are to be vented to the exterior at grade (exit door to have holdopen or door stop).
 - Smoke venting is to be provided on all floors:



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- Parkade exhaust systems are sized for 6 air changes per hour for the largest floor plate.
- Floors with no fixed windows (commercial floors) have mechanical air systems sized for 6 air changes per hour for the largest floor plate.

10. CONTROL SYSTEMS

- .1 The building's central plant will be controlled by stand alone controls.
- .2 Electrical rooms and communication rooms shall be controlled by reverse acting thermostats.
- .3 Parking exhaust system shall be provided with standalone control system that monitors CO and NO₂ quantities.
- .4 Entrance heaters shall be provided with standalone controls.
- .5 Tenant metering for the following systems:
 - Heating and cooling consumption using an energy meter at each tenant.
 - Domestic cold and hot water at each tenant.
 - Water metering of any mechanical system water makeup.
 - Submetering of services for commercial retail units.

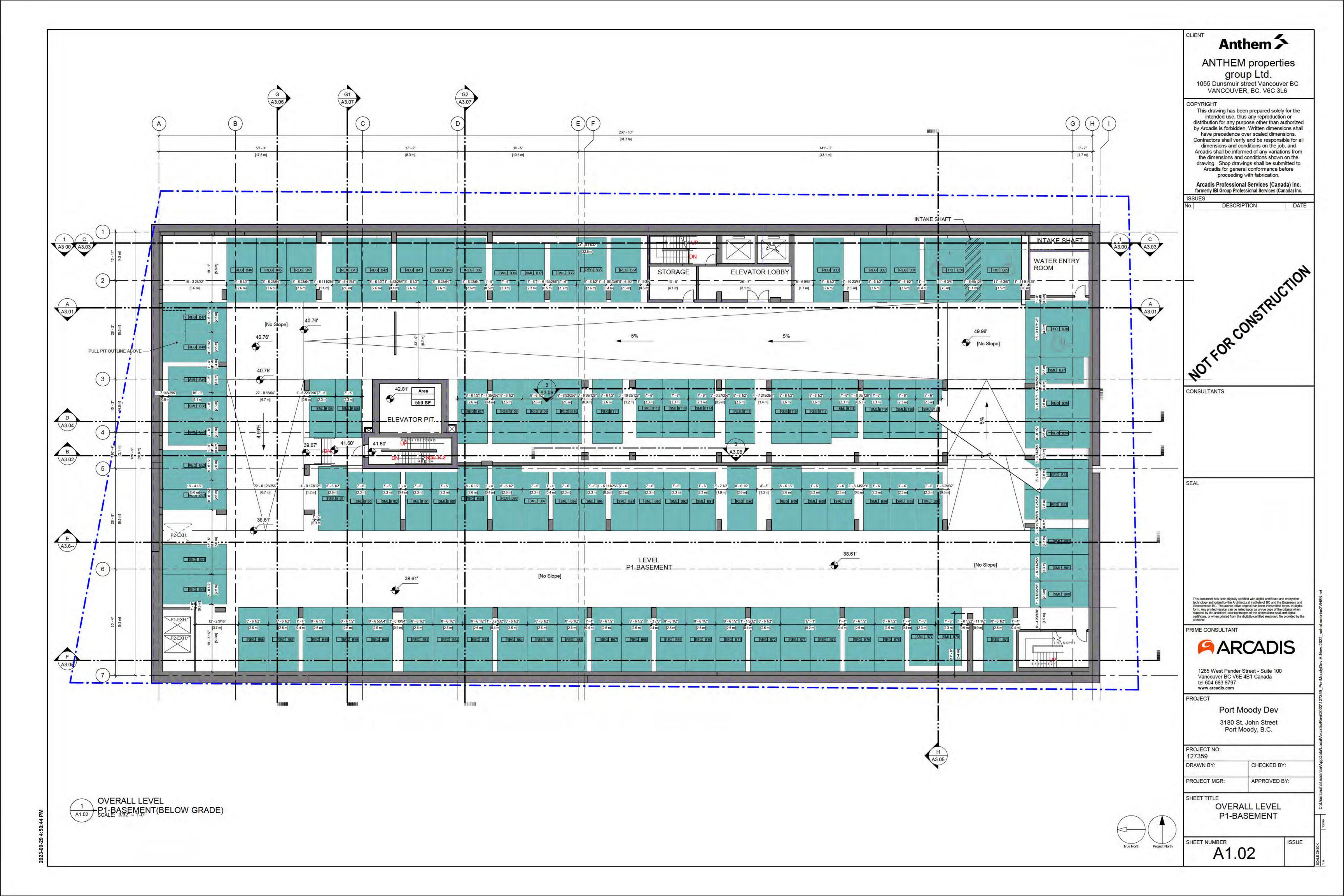
11. GREEN BUILDING POLICY

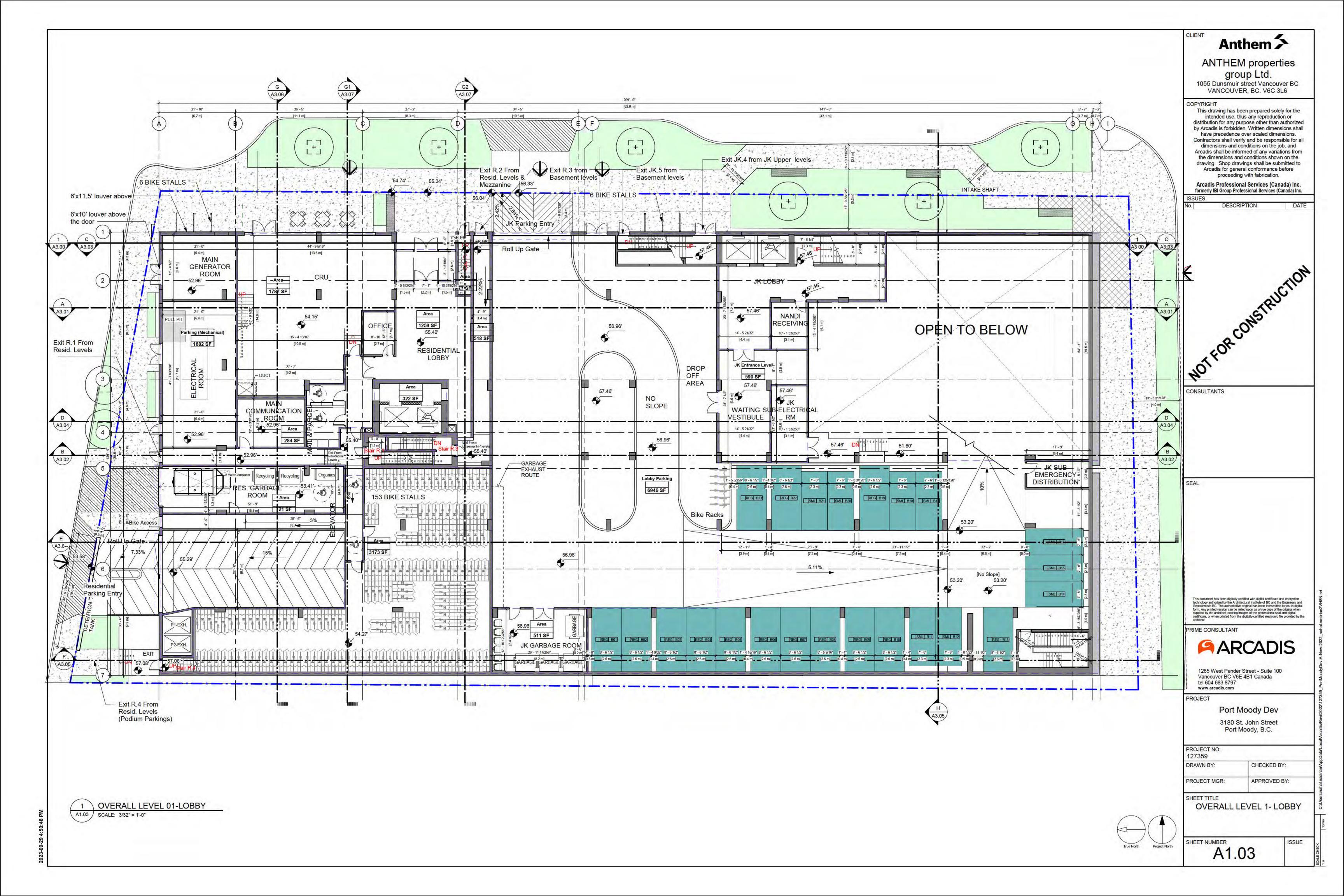
The project is located in City of Port Moody and is required to hit step code 3 with a low carbon mechanical system. The energy targets are aligned with the requirements of City of Port Moody Low Carbon Energy System.

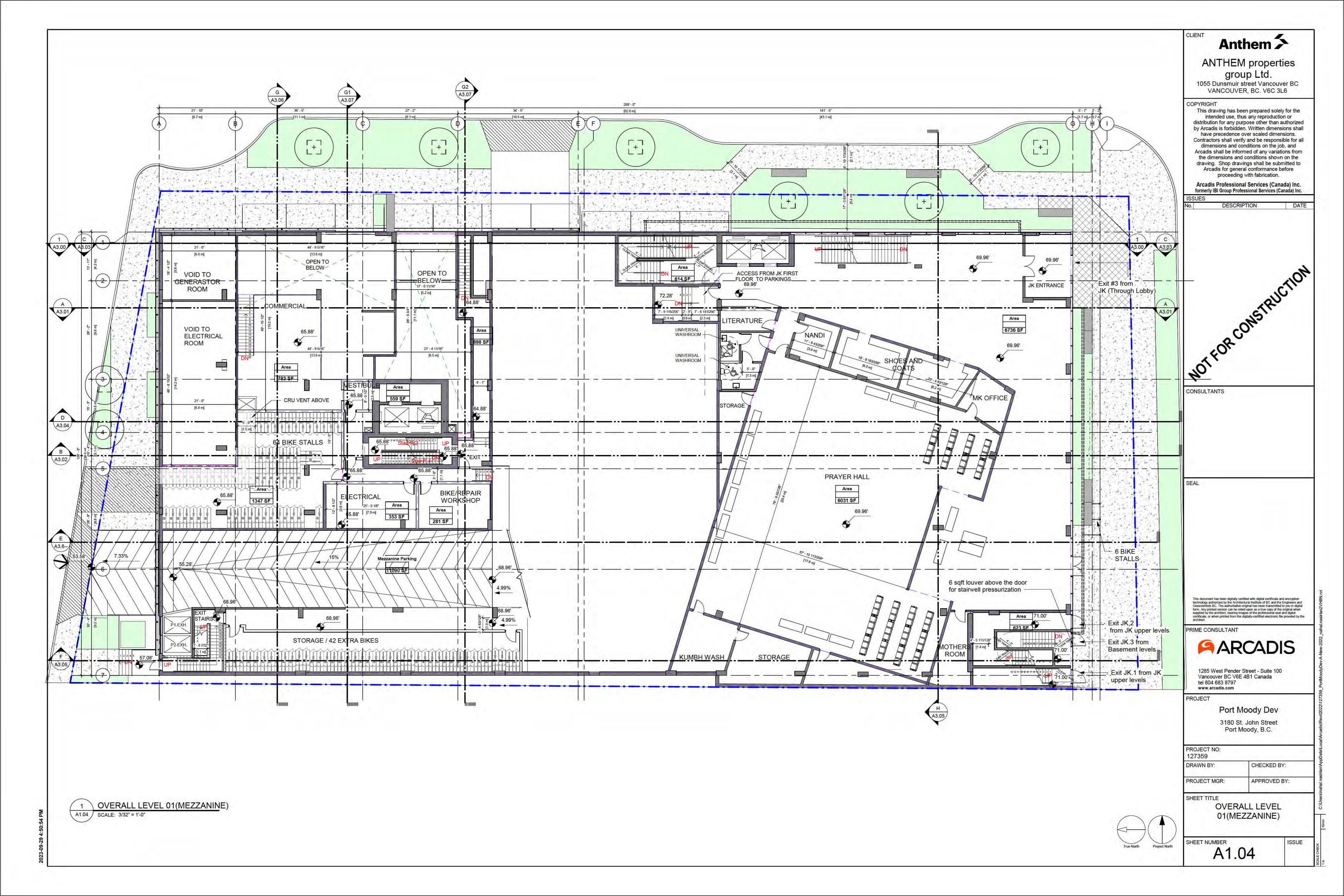
Attached is the energy modelling report prepared by AME Group.

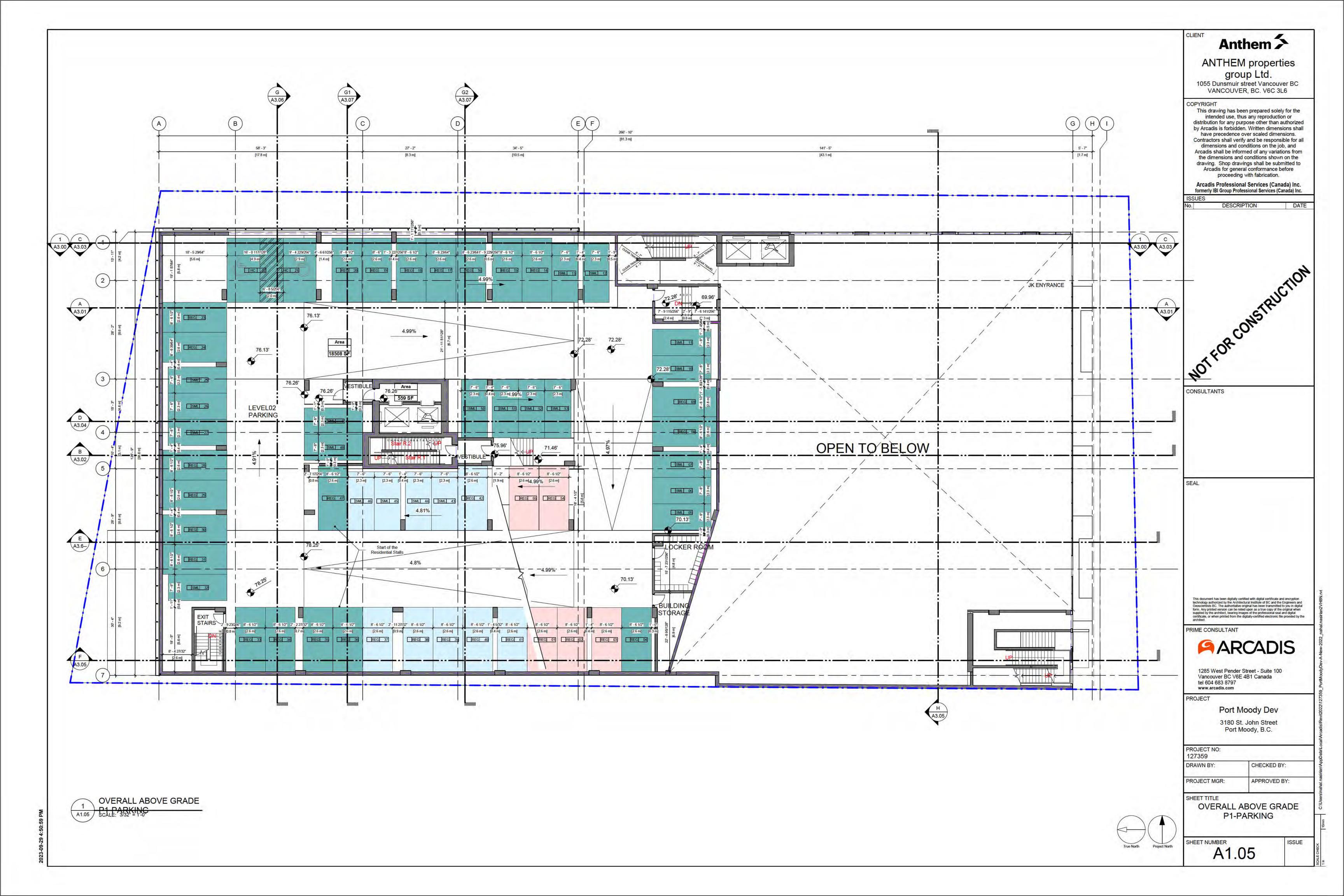
END OF REPORT

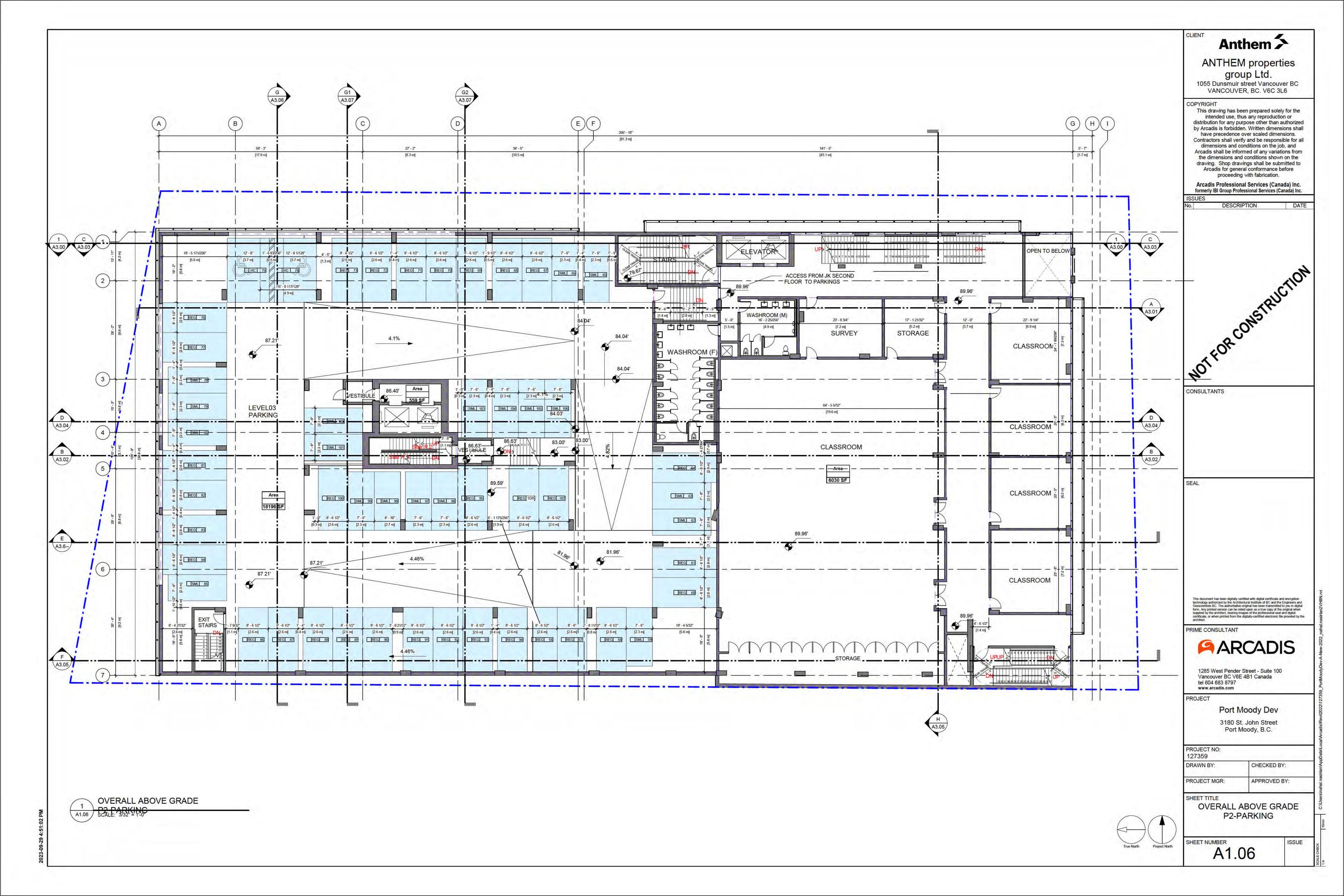
Appendix A Schematic Design Mark-Ups AME

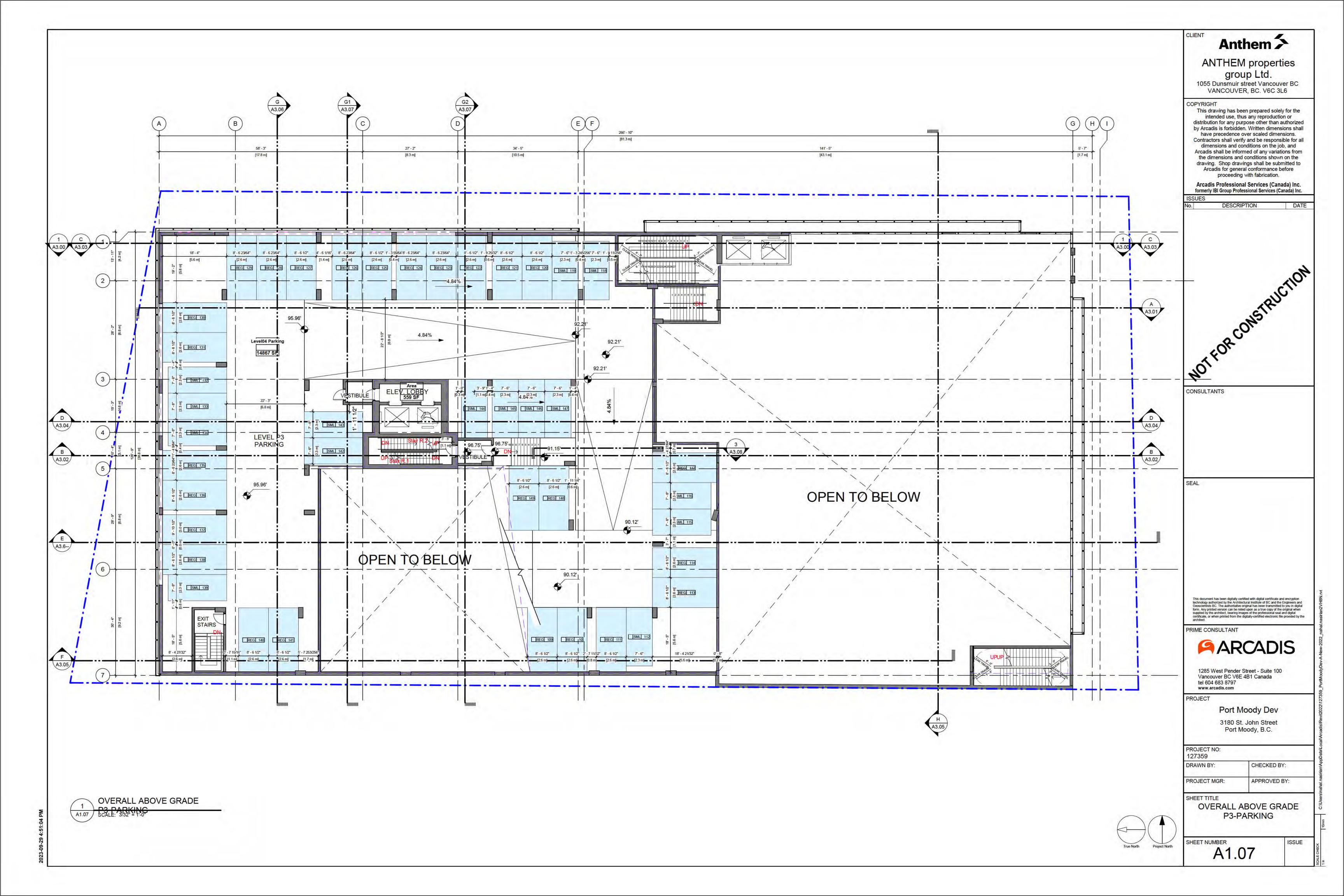


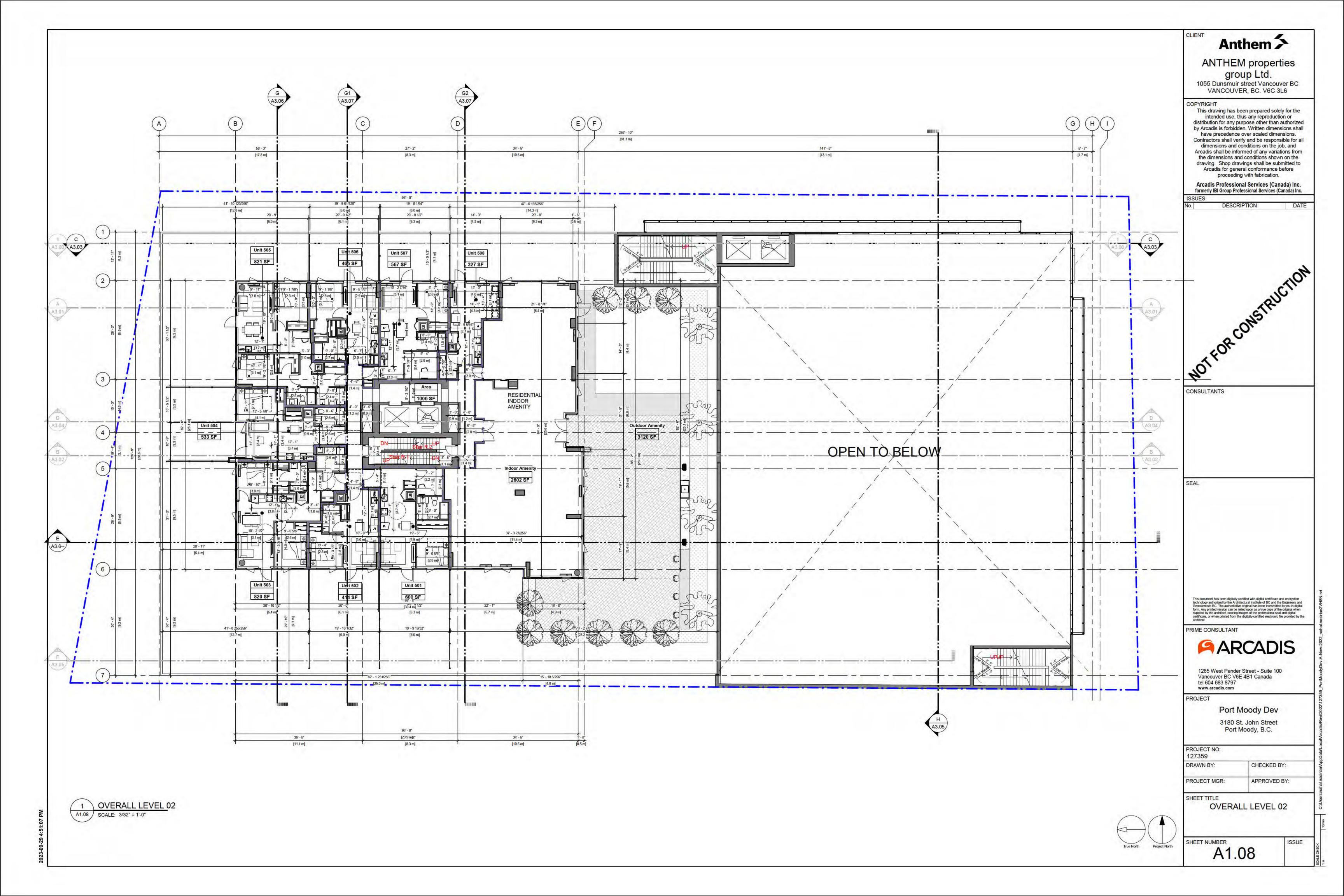


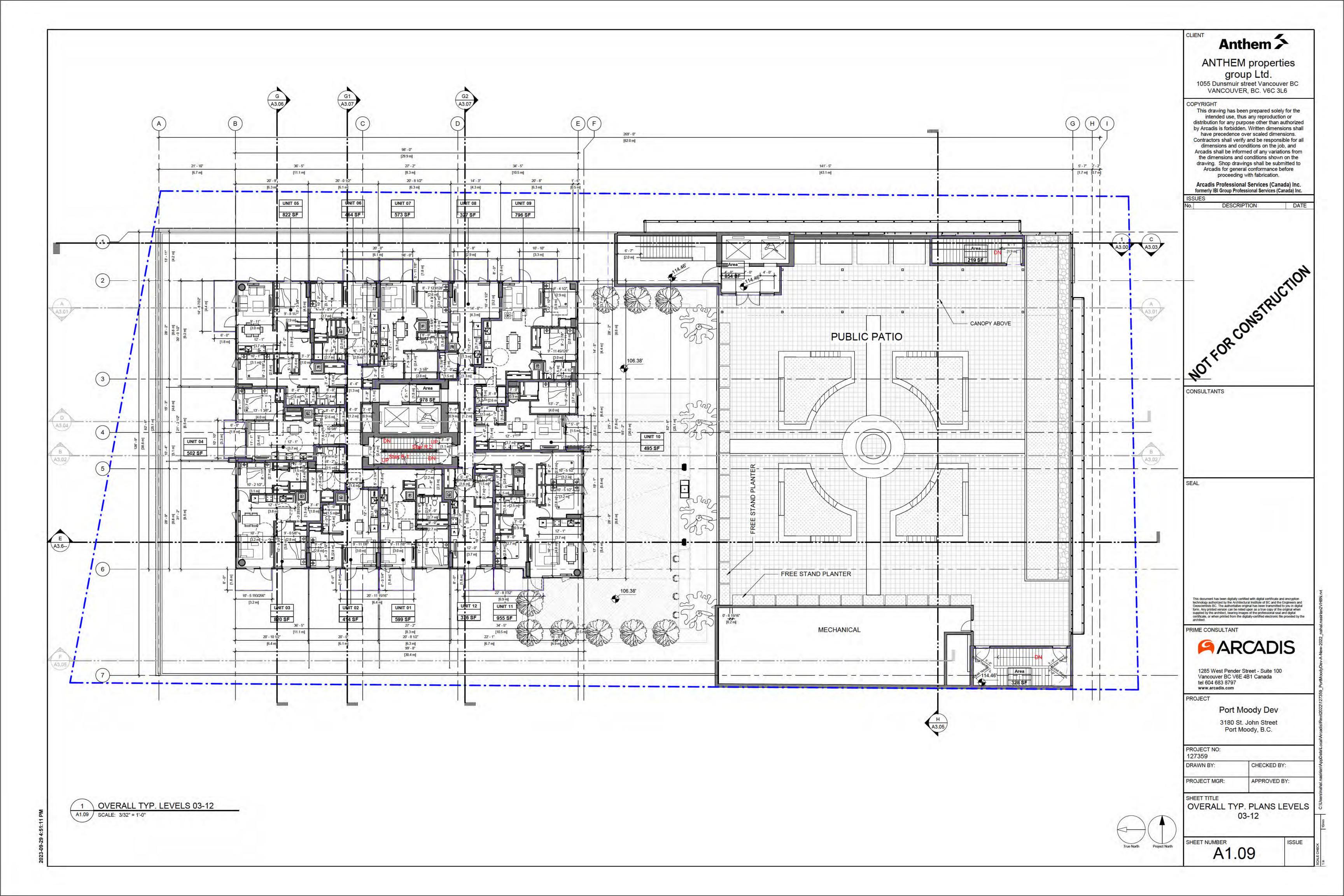


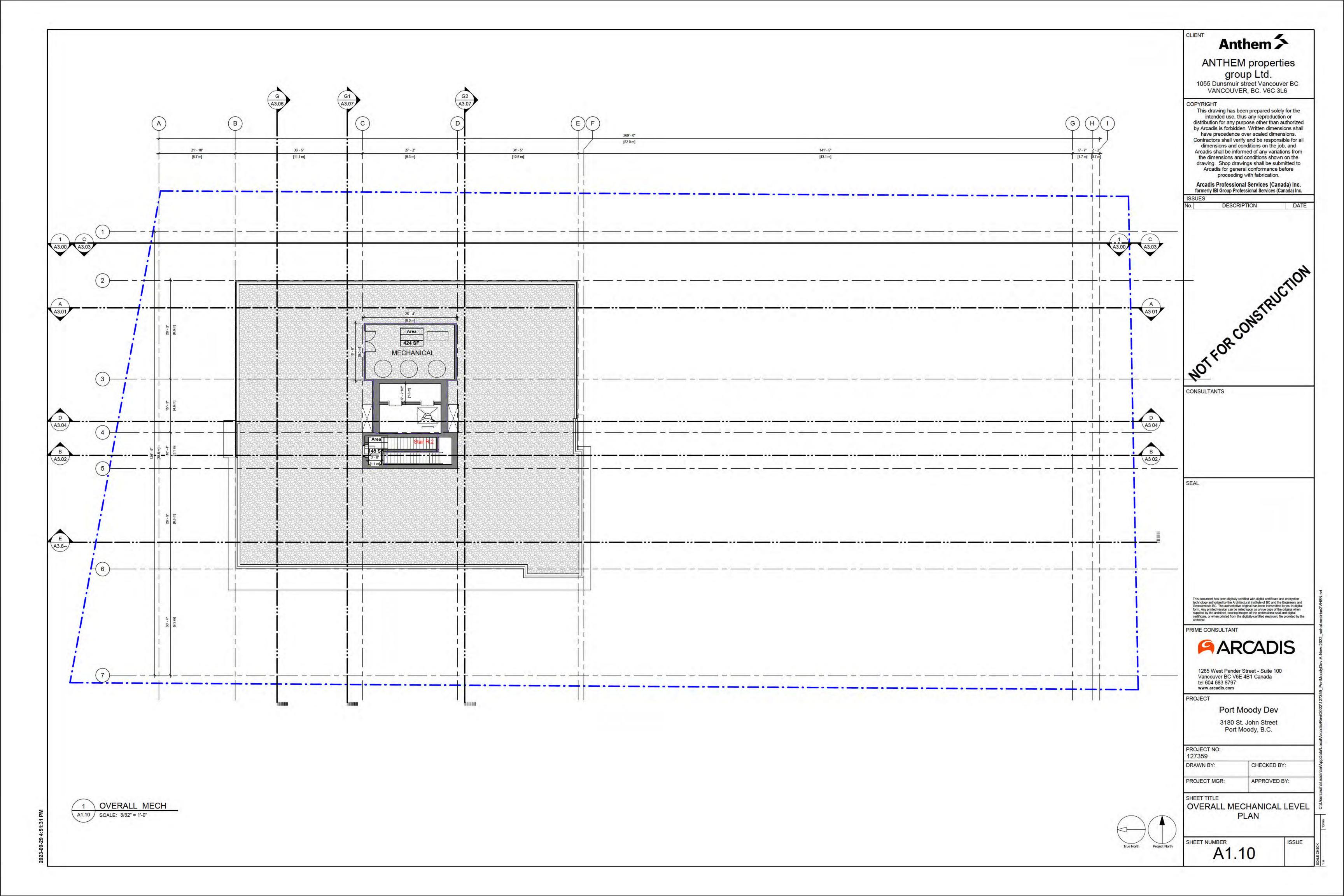


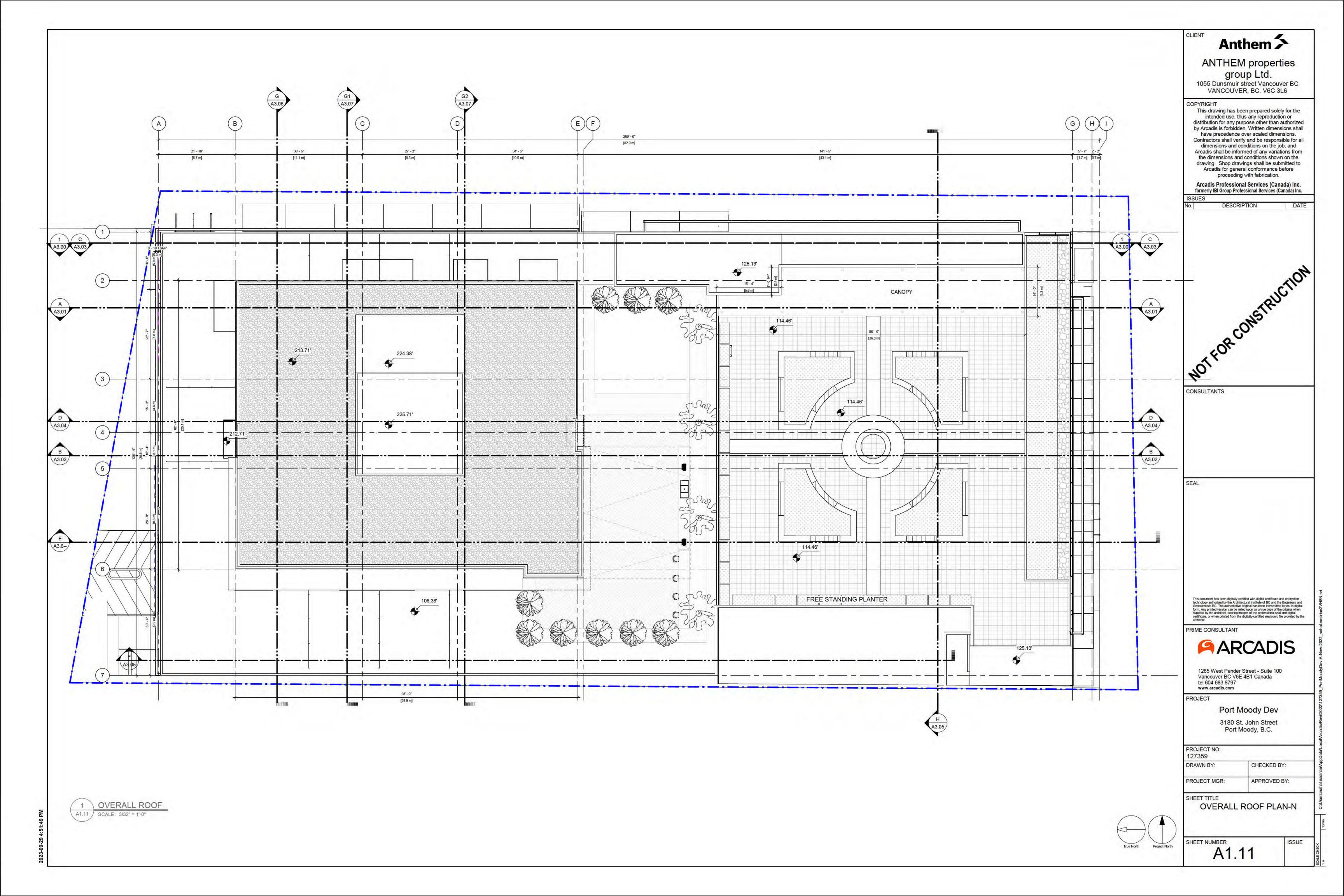


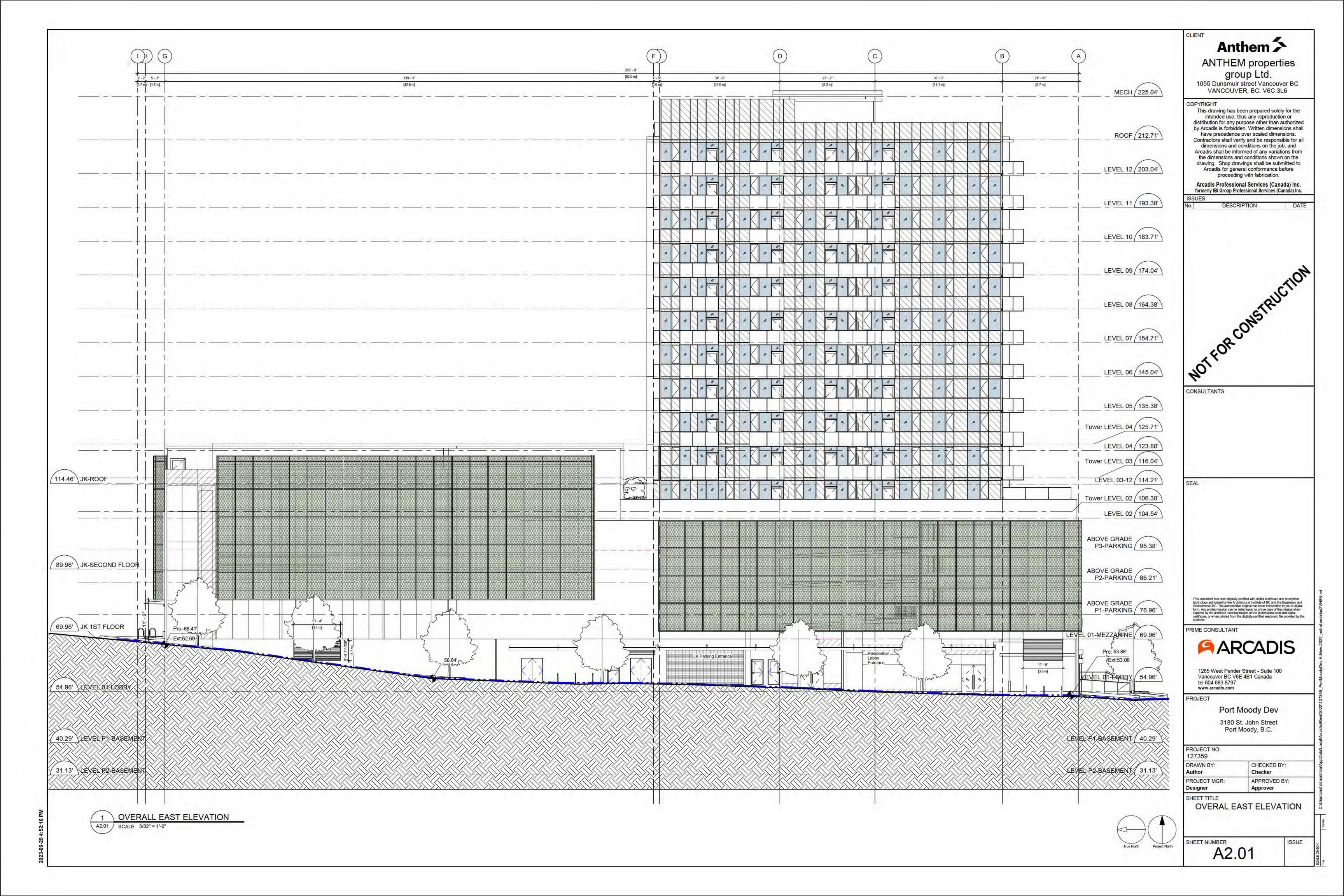


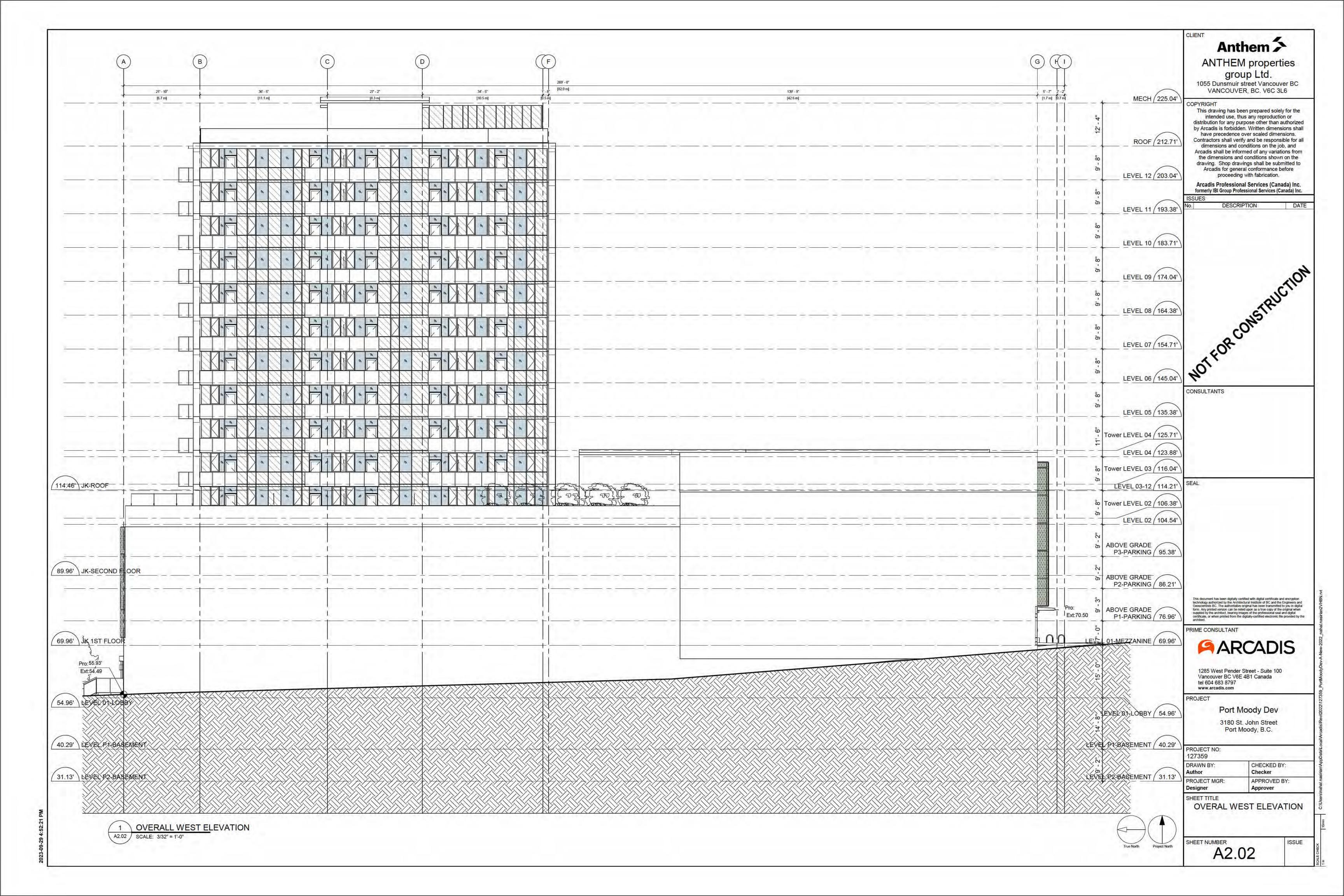


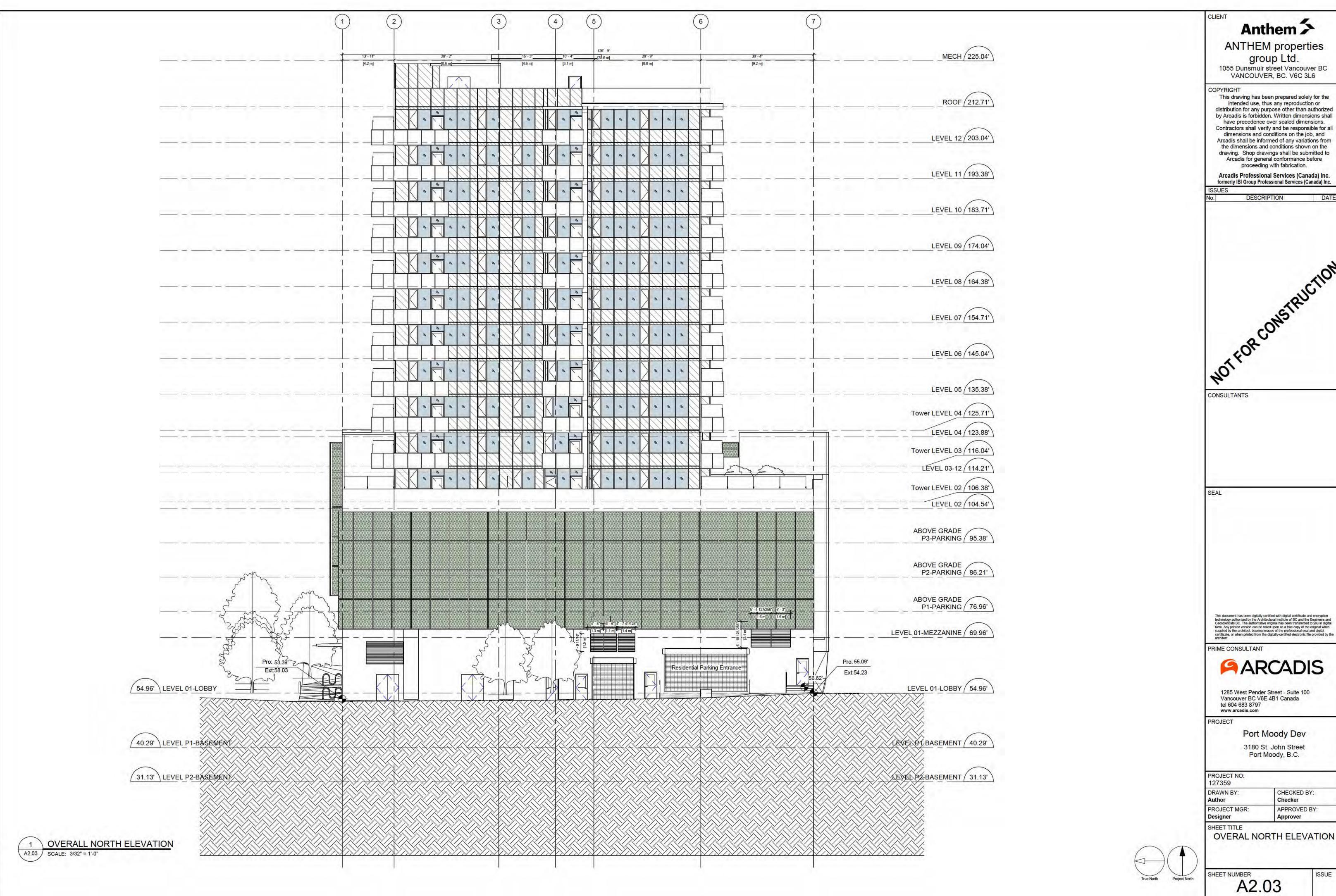




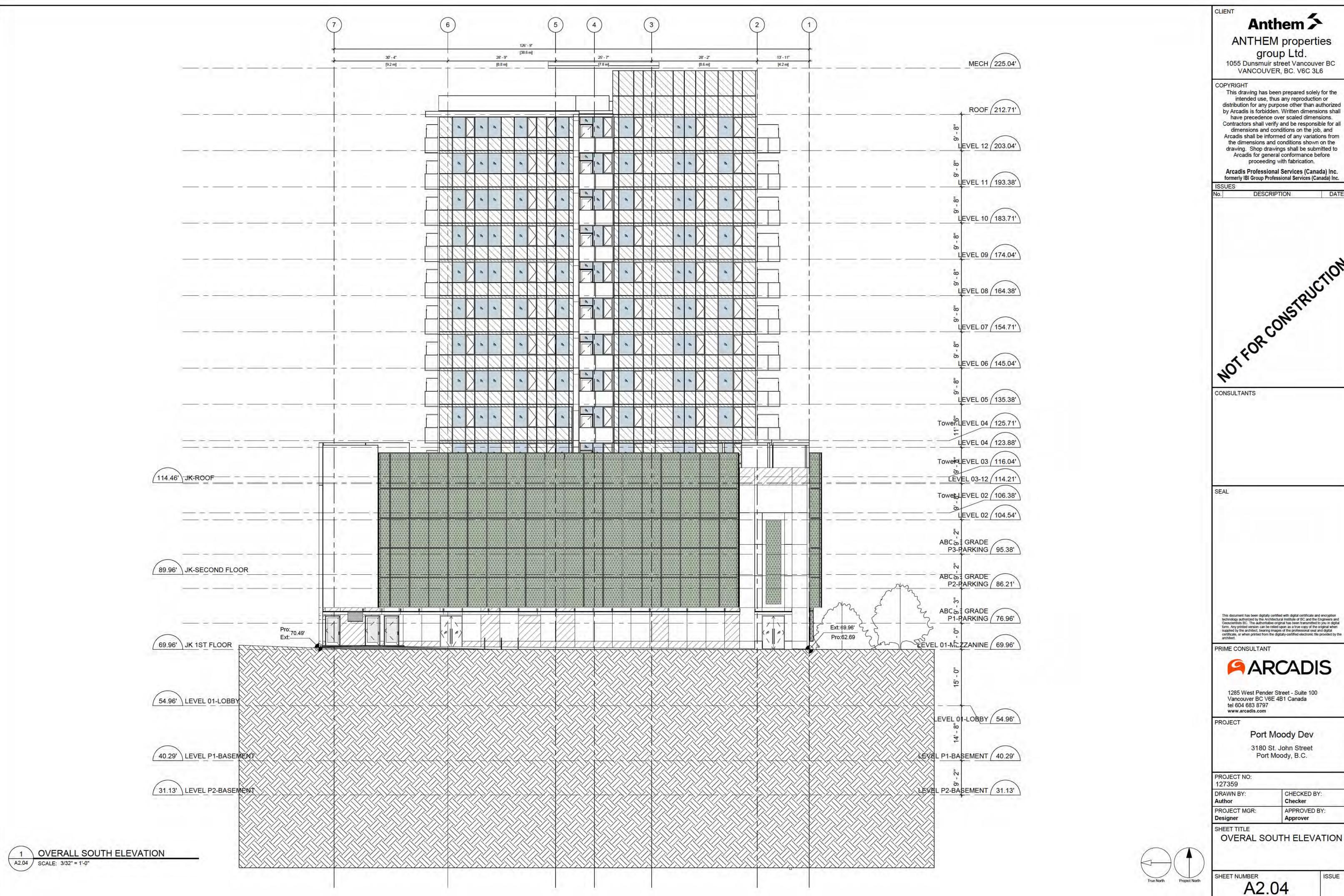








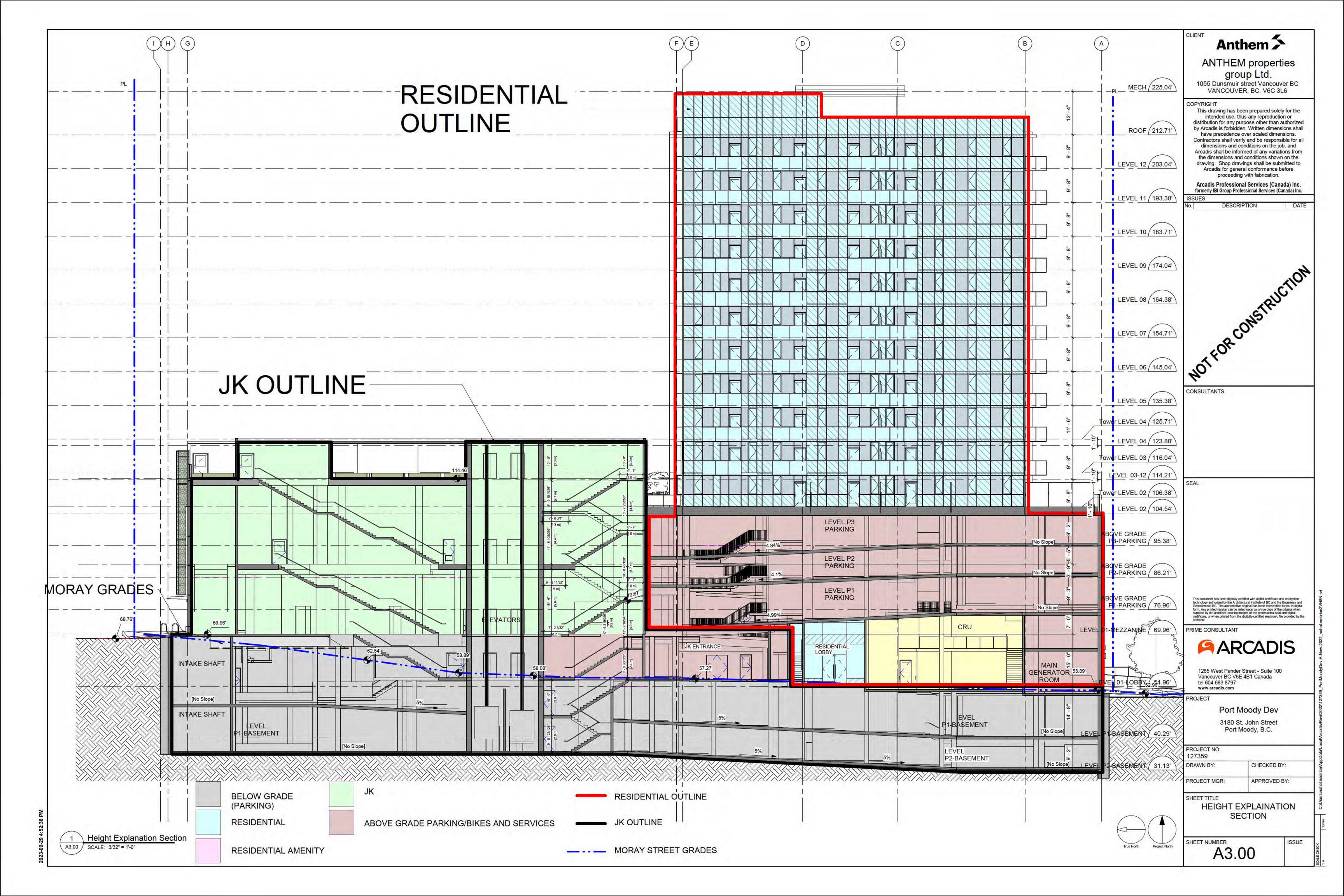
ISSUE

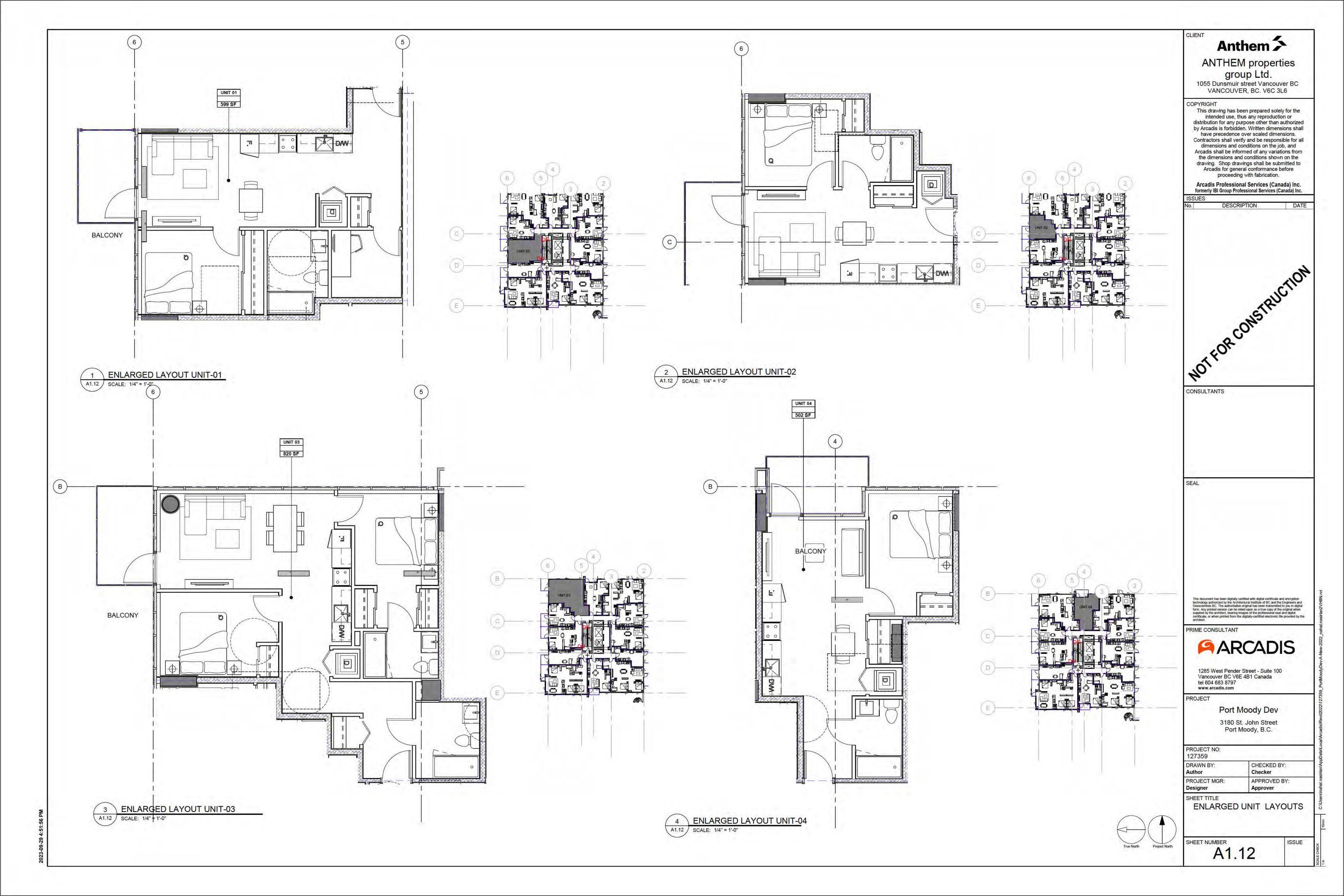


This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before



ISSUE







October 12th, 2023

City of Port Moody Planning Division – Second Floor 100 Newport Dr Port Moody, BC V3H 5C3

RE: 3180 ST JOHNS ST, PORT MOODY, BC

RZ/DP SUBMISSION - AFFORDABLE HOUSING PROPOSAL

SUMMARY OF ZONING, POLICIES, PLANS, AND GUIDELINES

Existing Zoning: M1 (Light Industrial) & C3 (General Commercial)

Proposed Zoning: CD (Comprehensive Development District)

Official Community Plan Designation: Mixed Use – Moody Centre

Development Permit Area (DPA): DPA-3 Inlet Centre

APPLICABLE POLICY

City of Port Moody Inclusionary Zoning – Affordable Rental Units Policy (April 2022)

REZONING OVERVIEW

The enclosed submission package intends to rezone a single 3,809.80 SQM (41,008 SF) parcel improved by low-intensity light industrial uses from M-1 & C-3 to accommodate a building with an institutional component and a 128-unit purpose-built rental residential tower in alignment with the OCP. The proposed 12-storey residential tower will be composed of 100% residential rental units with a total residential FAR of 2.17.

AFFORDABLE HOUSING COMPONENT

Based upon the Inclusionary Zoning – Affordable Rental Units Policy (the "Inclusionary Zoning Policy") a 100% residential rental project does not require a below-market rental component. However, we are proposing 50% of the units to be Below-Market Rental. As defined by the Inclusionary Zoning Policy the Below-Market Rental units are to be rented at 20% below CMHC median rent for the Tri-Cities area. The Below-Market Rental units are to be secured by a Housing Agreement for a term of 60 years. The proposed suite mix of the Below-Market Rental units is as follows with the lower floors of the building to be affordable and the upper floors to be market rental:

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Market Rental	10	33	16	5
Affordable Rental	11	32	16	5
Total	21	65	32	10

The ownership of the Below-Market Rental is to be privately held with the intent they are donated to the Ismaili community and operated by a non-profit entity of the Ismaili community. Eligibility for the

Anthem 5

Below-Market Rental shall be in accordance with the Housing Income Limits applicable to Port Moody as published by BC Housing on an annual basis at the time of occupation. Annual rent increases as permitted under the Residential Tenancy Act.

The proposed project features 1.09 FAR of Below-Market Rental residential density, which represents a significant community benefit well in excess of policy expectations. To offset the significant costs associated with the creation of the Below-Market Rental we would propose Community Amenity Contributions be waived for 50% of the residential FAR, and would like the opportunity to discuss any further fee waivers or reductions as incentives.

The proposed development is consistent with a long-term vision of densification for transit oriented sites around public transit stations and providing diverse secured rental housing. By maximizing the potential of the currently underutilized land, the project will address the need for rental housing within the community, activate a prominent street corner with a landmark cultural facility, and promote alternative modes of transportation for residents.

We look forward to your review of our combined rezoning/development permit submission materials, and please do not hesitate to reach out with any questions or concerns.

Yours truly,

s.22(1) Personal Privacy

Isaac Beall Senior Director, Development Anthem Properties Group Ltd.



Date: October 12, 2023

Anthem Properties Group

Suite 1100 Bentall IV Box 49200 1055 Dunsmuir Street Vancouver, BC V7X 1K8 AME File: 279b-008-21

Email: ibeall@anthemproperties.com

Ph: 604-235-3040

Attention: Isaac Beall - Vice President, Development

RE: Energy Step Code Target for 3180 St. Johns Street, Port Moody

This letter is to confirm that AME Consulting has been contracted by Anthem Properties Group to provide energy modelling services for the proposed development at 3180 St Johns Street in Port Moody.

As per the City of Port Moody's rezoning policy, Part 3 Group C multi-unit residential buildings are required to achieve either Step 4 or Step 3 with a low carbon energy system. The project is currently being designed to comply with the code following targets for Step Code Step 3 with a low carbon energy system. AME has been providing ongoing consulting and analysis to assist the team in decision making to keep on track for compliance with this target.

Yours very truly,

The AME Consulting Group Ltd.



Marc Trudeau, P.Eng., Architect AIBC, BEMP, CPHD, LEED AP BD+C Principal - Vancouver, BC

Attachment(s): N/A







October 19, 2023

City of Port Moody Planning Division – Second Floor 100 Newport Dr Port Moody, BC V3H 5C3

RE: 3180 ST JOHNS ST, PORT MOODY, BC

RZ/DP SUBMISSION - LETTER OF INTENT

SUMMARY OF ZONING, POLICIES, PLANS, AND GUIDELINES

Existing Zoning: M1 (Light Industrial) & C3 (General Commercial)

Proposed Zoning: CD (Comprehensive Development District)

Official Community Plan Designation: Mixed Use – Moody Centre

Development Permit Area (DPA): DPA-3 Inlet Centre

APPLICABLE POLICIES

- City of Port Moody Zoning Bylaw (No. 2937)
- City of Port Moody OCP Bylaw (No. 2995)

REZONING INTENT

The enclosed submission package intends to rezone a single 3,809.80 square meters (41,008 square feet) parcel improved by low-intensity commercial uses from M-1 & C-3 to accommodate a building with an institutional component, a commercial component and a purpose-built rental residential tower at a floor space ratio of 2.35 in accordance with the Official Community Plan. The project intends to also provide 240 square meters (2,583 square feet) of commercial space along Moray St. The proposed 12-storey residential tower will feature both below-market and market rental units.

The proposal consists of approximately 2,582.42 square meters (27,797 square feet) of institutional gross floor area for a landmark Jamatkhana cultural facility and 128 purpose-built rental residential units. The residential program will include a diverse mix of various unit types and sizes, which will promote greater housing options for people living in Port Moody and the Tri-Cities. The residential program will include common indoor amenity spaces and an extensive outdoor space on the podium. In addition, the building will include 2 levels of underground parking and 3 at-grade and above grade parking levels for residents, residential visitors, and Jamatkhana users for a total of 317 stalls. The 271 bicycle stalls proposed in the submission exceeds the Bylaw requirement of 204.

REZONING RATIONALE

Climate Change Response

A key objective of the proposal is to support Port Moody's climate goals, and this is inherent in the tower and podium design, which features a simple form that minimizes articulation and glazing where possible, while using a low-carbon energy system to power the building's services. Climate resiliency considerations have been embraced, and all the residential units are equipped with air conditioning.



Housing

By proposing 100% of the residential units as secured rental housing – 50% of which to be affordable rental units at occupancy – the proposed development adds much needed inventory to the City's housing stock. The subject property's strong connectivity and many transportation options contribute to reducing automobile dependency and thus further reducing the cost of living of prospective tenants.

Arts & Culture

Chapter 10 of the Official Community Plan identifies Moody Centre's downtown as a cultural precinct and outlines a policy of "integrating the arts into everyday life" and "[encouraging] an abundance of cultural expressions". In acknowledgement of this policy direction, the embedding of cultural symbolism and art were key driving principles of the building design. The siting of the institutional component at a prominent intersection is also deliberately chosen to offer maximum visibility to the artistically designed Mashrabiya screening.

Community Well Being

The enclosed proposal also reinforces Chapter 12 of the Official Community Plan in its considerations for the role of non-profit organizations operating locally and the acknowledgement that new places of worship will be needed to meet the City's changing needs and cultural diversity.

Additional Considerations:

- The subject site is located outside of designated Evergreen Line Sub-Areas (Map 11). Although, it
 is transit oriented in close proximity to both Inlet Centre and Moody Centre Stations, as well to a
 West Coast Express station, which is all within a 10-minute walking radius;
- The proposal is located along St Johns Street with the 183 and 184 Bus Routes;
- The proposal is within walking distance to local shopping areas and many parks, including James
 Park and Rocky Point Park, which provide playground facilities, sports fields, and open space for
 residents and the public;
- The proposal location is less than a 5-minute walk from École Moody Middle School of the Arts;
 and
- The proposal is close to bicycle infrastructure.

NEIGHBOURHOOD CONTEXT

The 3,809.80 square meters (41,008 square feet) site is located in Central Port Moody on St Johns Street in an area seeing several mixed-use and multi-family residential development proposals. To the Southwest is École Moody Middle School of the Arts. To the West is a series of car dealerships. To the East is an existing auto repair shop. To the South is a recently developed 6-storey residential building, as well a Development Application submitted by Anthem Properties for a 6-storey mixed-use development. The proposed development by Anthem Properties to the South includes the property of the previous Tri-Cities Jamatkhana, which was closed indefinitely following a structural issue caused by the adjacent development during construction.

St Johns Street is a transit corridor, and it is part of a rapidly evolving neighbourhood, identified in the Official Community Plan as a Cultural District. The proposal to the south is consistent with the City of Port Moody's plan to create more sustainable communities. As an important east – west link for neighbourhood wide connections, it offers shopping, leisure, and employment opportunities.



KEY PROPOSAL OBJECTIVES

Accessibility

The proposal will provide ease of access to all common areas for occupants of all physical capabilities. The project is designed to meet the City of Port Moody's Adaptable Design Guidelines. 50% of units approximately representative of the proposed building's unit mix, are designed as adaptable dwelling units per 2018 BCBC (3.8.5)

Amenities

The residential building includes 289 square meters (3,120 square feet) of outdoor amenity and 241 square meters (2,602 square feet) of indoor amenity at a total ratio of 4.14 square meters (45 square feet) per unit.

A significant part of the institutional component of the proposed development will also be a cultural, learning, event, recreational and gathering space that will be open to the broader public. For the Ismaili community, a place of worship will replace the previous location to the south of the subject property and will become a regional destination.

Public Roadworks and Utility Upgrades

Three frontages of the property will see their roads and streetlighting upgraded, and a significant upgrade of the storm water service is anticipated. A substantial 2.5-meter dedication along St Johns Street has been provided and provisions for a future cul-de-sac on Moray Street have been made. Street trees and other public realm enhancements are also proposed in the enclosed package.

Housing Affordability

In light of the current housing crisis, the enclosed proposal aims to achieve a beneficial intensification of a significantly under-utilized property with high-frequency regional connectivity. As part of this application, 50% of the secured rental residential units are proposed to be affordable, set to 20% below median Canadian Mortgage and Housing Corporation's rent for the area. This adds another important facet to the proposal's multi-pronged approach to sustainability. Incorporating affordable housing into the proposal is a proactive decision that reflects our commitment to the community. The inclusion of affordable housing in our proposal is a strategic and socially responsible choice that aligns with our commitment to community betterment and sustainable development. This decision will not only benefit the current housing crisis but will also enhance the overall quality of life for residents and will set a positive example for future developments.

DESIGN RATIONALE

Great attention was placed on the development's St Johns and Moray frontages to ensure the relationship between the building and street are strengthened. The St Johns and Moray frontages aim to promote a friendly pedestrian streetscape to enhance the public realm. The residential portion of the building is pulled back from the main street edge, giving the building a pedestrian-friendly streetwall along St Johns Street. The front building edge facing St Johns Street is designed to feature the 2-storey Jamatkhana with glazing that is layered with an artistically designed, culturally significant Mashrabiya screen. The south building edge also includes an elegant canopy expression along the street and the Jamatkhana entrance for weather protection. The building edge facing Moray Street includes a continuation of the artistically designed Mashrabiya screen and the residential lobby, a new commercial space as well as the parkade entrance for the Jamatkhana portion of the project. The residential parking



entrance has been relocated to Golden Spike Way. The relocation of the residential parking access and addition of the commercial space has substantially improved and activated the street edge.

The residential building has been designed with a minimal cubic gesture with only one heightened corner, to respectfully present itself from St Johns Street. For environmental concerns and energy efficiency, thoughtful balconies have been provided to achieve Step Code 3 targets.

BUILDING MATERIALITY AND COLOURS

Material selection and their colours have been inspired from the idea of simplicity and light. They are proposed as follows:

- Mashrabiya screen: Custom pattern perforated aluminum panels;
- Painted concrete (light grey and white);
- Window wall system: Double pane vision glass unit with low e (light blue);
- Window wall system: Spandrel glazing panel (white and dark blue);
- Aluminum panel (white); and
- Fiber cement panel (white).

CPTED

Crime Prevention Through Environmental Design (CPTED) principles are incorporated within the building and the site perimeter. The enhanced streetscape along St Johns St, Moray St, and Golden Spike Way including lighting, planting, and seating provisions is intended to create a more inviting pedestrian realm, while sightlines have been maintained from units to emphasize "eyes on the street". Other CPTED guidelines will be integrated into the building design where applicable.

LANDSCAPE RATIONALE

The proposed landscaping and planting strategy will incorporate absorbent planting, native and adaptive plant species, planting that supports birds, hardy and drought tolerant plant species, and systems that support street trees. With great focus on ensuring bountiful future landscaping, the proposal seeks to find the best planting options available. The project's proposed planting will be appropriate for the environment into which they have been placed with an emphasis on draught tolerant planting to reduce or eliminate the need for supplemental water from irrigation.

The soft and hard landscaping proposed along Moray Street includes planting, street trees in lawns, and benches for the public to use. A concrete unit paver design is proposed along Moray and St Johns Street to liven the public space and connection between the building and the street for pedestrians.

The proposed accessible landscaped roof deck on the Jamatkhana is intended to highlight the spiritual and cultural significance of the Jamatkhana, its occupants, and the greater community. The proposal has carefully designed, symmetrical landscaping for the garden and will provide materials/features such as architectural finish concrete, porcelain pavers, carefully selected planting (shrubs and grasses, groundcovers, and trees), benches and seating areas, and a water bowl. The Jamatkhana rooftop garden seeks to bring people together to enjoy and appreciate nature, while giving users a space for reflection and education.

Adjacent to the indoor amenity on Level 5 of the residential building is an outdoor amenity that will be landscaped with patio pavers, aluminum planter boxes, trees, and shrubs. This area is a flexible space intended to serve residents with a place to connect, barbeque, work remotely outdoors, and dine with



family and friends. In addition, it was thoughtfully incorporated in the proposal that recreational spaces would be provided to the diverse needs of the community. Introduced to the project is a dedicated play area for the youth to explore, learn, and have fun in a safe and engaging environment. Simultaneously, we've also established exercise areas to recognize the importance of physical fitness and a healthy lifestyle. These exercise spaces offer residents a convenient opportunity to maintain their health and well-being.

SUSTAINABILITY

The project's sustainability goals are to provide a cost effective, high value development that meets the City of Port Moody environmental, social, and economic sustainability requirements. Our primary contribution to sustainability includes designing the project to BC Energy Step Code 3 standard with a low-carbon energy system. 100% of residential parking stalls installed with roughed-in energized level 2 electric vehicle charging infrastructure, secure indoor bicycle storage, and offering purpose built rental housing within an amenity-rich, walkable neighbourhood that is well-served by public transit. The proposal takes advantage of a reduced parking count for below-market rental units, while providing more bicycle parking than is required to encourage vehicle-free travel.

Additional sustainability features include a low window-to-wall ratio, Energy Star® appliances, low flow fixtures, low VOC materials and finishes, a compact building envelope, as well as high performance wall assemblies. New technologies to manage rental building based on data collection, analytics and wireless smart building solutions are considered. Provided landscaping will deflect some heat energy from the sun, while reducing the absorption of heat into the building and thus, mitigating the Urban Heat Island Effect. Balconies will provide additional solar shading and help manage heat gain especially from western exposure in the summer. Measurable sustainability targets will be assessed and developed for the project at the detail design phase to ensure that the development is a sustainable and livable community.

The proposed development is consistent with a long-term vision of densification for transit oriented sites around public transit stations and providing diverse purpose-built rental housing. By maximizing the potential of the currently underutilized land, the project will address the need for rental housing within the community, activate a prominent street corner with a landmark cultural facility, and promote alternative modes of transportation for residents.

We look forward to your review of our combined rezoning/development permit submission materials, and please do not hesitate to reach out with any questions or concerns.

Yours truly,

Isaac Beall
Vice President, Development
Anthem Properties Group Ltd.

TITLE SEARCH PRINT 2023-10-13, 10:40:38

File Reference: Requestor: 5.22.1 Personal Priva

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA7938330 From Title Number CA5216441

Application Received 2019-12-18

Application Entered 2020-01-07

Registered Owner in Fee Simple

Registered Owner/Mailing Address: ANTHEM 3180 ST. JOHNS HOLDINGS LTD., INC.NO. BC1074750

SUITE 1100 BENTALL IV BOX 49200

1055 DUNSMUIR STREET

VANCOUVER, BC

V7X 1K8

Taxation Authority Port Moody, City of

Description of Land

Parcel Identifier: 003-014-207

Legal Description:

LOT 3 DISTRICT LOT 235 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 36030

EXCEPT PLANS 71041 AND EPP1930

Legal Notations

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA5216442 FILED 2016-05-30

PERSONAL PROPERTY SECURITY ACT NOTICE SEE CA5216630 EXPIRES 2019/05/26

PERSONAL PROPERTY SECURITY ACT NOTICE SEE CA9974090 EXPIRES 2024-05-26

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE BH124292

TITLE SEARCH PRINT 2023-10-13, 10:40:38

File Reference: Requestor: S22.1 Personal Privacy

Charges, Liens and Interests

Nature: COVENANT Registration Number: BH104112

Registration Date and Time: 1994-03-29 11:20

Registered Owner: CITY OF PORT MOODY Remarks: L.T.A. SECTION 215

Nature: MORTGAGE
Registration Number: CA5216628
Registration Date and Time: 2016-05-30 11:55

Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION

INCORPORATION NO. FI-0000097

Nature: ASSIGNMENT OF RENTS

Registration Number: CA5216629

Registration Date and Time: 2016-05-30 11:55

Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION

INCORPORATION NO. FI-0000097

Nature: MORTGAGE Registration Number: CB918712

Registration Date and Time: 2023-09-28 10:29

Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION

INCORPORATION NO. FI-97

Nature: ASSIGNMENT OF RENTS

Registration Number: CB918713

Registration Date and Time: 2023-09-28 10:29

Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION

INCORPORATION NO. FI-97

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



November 28th, 2023

City of Port Moody
Planning Division – Second Floor
c/o Bita Jamalpour and Doug Allan
100 Newport Dr
Port Moody, BC V3H 5C3

RE: 3180 ST JOHNS ST, PORT MOODY, BC
AMENDMENT TO APPLICATION

We wish to inform you of the changes to our Rezoning and Development Permit application at 3180 St Johns in Port Moody. The overall form of development, consisting of a 27,797 square foot Jamat Khana cultural facility, 128 purpose-built residential units, 2,583 square feet of commercial and 317 parking stalls, will remain as proposed in our October 19th, 2023 application. The amendment of our application will be to change the tenure of the residential units to 115 market rental units and 13 affordable rental units (10% of total units). The intent is the affordable rental units will be offered at 20% below CMHC average rents for the Tri City area.

We recognize this is a significant change. The rapid rise in interest rates combined with massive increases in construction costs have forced us to revise our application to make the project viable and financeable.

We appreciate the opportunity to discuss how this amendment impacts our application and how to continue forward. We look forward working with you to advance our proposal and deliver a state-of-the-art cultural facility and desperately needed housing.

Sincerely,



Isaac Beall
Vice President, Development
Anthem Properties Group Ltd.

Memorandum

То:	Doug Allen, Senior Planner	File #:	11-5245-St Johns Street
CC:	Theo Hipol, Civil Engineer	Date:	January 3, 2024
From:	Vinh Chung, Senior Engineering Technologist		
	Nobinur Rahman, Transportation Engineer		

Subject: 3180-3190 St. Johns Street and 83-99 Moray Street Transportation Impact Assessment v1.2

Infrastructure Engineering Services – Transportation Division has received the above transportation impact assessment dated December 20, 2023, and provided the following comments:

Existing Condition Assessment:

- Existing traffic volumes
 - Confirm the AM (PM) peak period from the collected traffic volume data.
 - Confirm the AM (PM) peak hour from the collected traffic volume.
- Safety assessment
 - Include a safety assessment summarizing the number of casualties and seriously injured people at intersections and corridor segments within the past five years.
- Commentary on City policies/plans/programs
 - Include a commentary section about the requirements from relevant City policies, plans, or programs such as the Official Community Plan, Master Transportation Plan, Climate, and sustainability Plans.

Multi-modal Trip Generation:

- Trip generation from the proposed development should include trips for all road users, including pedestrians, cyclists, transit users, and car users. This assessment should account for trips generated not only during peak hours but also outside of these times.
- Vehicle trip generation
 - Confirm the Friday evening peak period for the Jamat Khana.

Technical Assessment:

The technical assessment should include an analysis of each mode to understand their impacts and identify any gaps:

- Pedestrian Assessment: Compare pedestrian facilities within the site, along the frontage, and in the defined impact area to the standards of the BC Active Transportation Design Guide.
- Cycling Assessment: Evaluate cycling facilities within the site, along the frontage, and in the defined impact area against the BC Active Transportation Design Guide standards.
- Transit Assessment: Review access to, and the accessibility of, the nearest transit facilities and amenities.

• Safety Assessment: Focus on mitigating collisions within the impact area that result in serious injuries and casualties, in addition to analyzing near misses.

Loading Assessment: Examine impacts related to garbage collection and curbside management, especially concerning delivery vehicles.

- An auto-turn analysis is required to demonstrate access to property, including solid waste and recycling collection, emergency response, and loading. The analysis must consider roadway grades to ensure vertical and horizontal clearances are achieved to minimize damage to vehicles and building structures.
- The site parkade access must be relocated to Moray Street. The expectation that residents would use Buller Street and St. Johns Street to access the site parkade via eastbound Golden Spike Lane will not be welcomed by future residents. In turn, there will be an increase in vehicles travelling in the wrong direction, creating a safety concern, and requiring future mitigation and enforcement efforts by the city. Therefore, the City does not approve of the current site parkade location.
- Parking Assessment
 - Vehicle parking
 - Staff supports the use of shared parking spaces for the commercial space.
 - Bicycle parking
 - Provisions for convenient, capacious, and secure bicycle parking facilities in the proposed development.
- Travel Demand Management (TDM)

To support the proposed reduction in vehicle parking, the TIA should include robust TDM measures. These measures may include, but are not limited to:

- Providing e-bike shares for residents, including adaptable e-bikes for seniors and those with mobility challenges.
- Enhancing short-term bicycle parking with well-lit, secure, indoor facilities.
- Offering secure public bicycle parking on-site.
- Providing transit passes for residents and employees.
- Offering annual car share memberships to residents.
- Allocating dedicated publicly available parking spaces for car share vehicles, which must be electric. The developer is responsible for installing ducting and electrical infrastructure. A second electric vehicle car-share may be considered based on utilization and at the discretion of the car-share company.
- Providing real-time public transit information (arrival time, travel time, etc.) in the building or main areas for residents.
- Supplying travel planning resources, such as individualized marketing, including active transportation maps and community resources.
- Installing directional signage to major destinations and public amenities.
- Staff supports unbundled parking to separate the cost of parking from the cost of housing.

The City may also consider other innovative strategies proposed by the developer, provided they come with acceptable rationale and justification.

Memorandum

To:	Bita Jamalpour File #: ORD00004		
cc:	Robyn MacLeod, Evan Mercer	Date:	February 28, 2024
From:	Stephen Cote-Rolvink		
Subject:	Building Section Second Review Comments – 3180 St Johns		

The Building Section has had the opportunity to review the above referenced application and associated documents. At this time the staff from the Building Section would provide the following comments:

My comments below are based on your response and are numbered in sequence to this response.

- 1. Alternative solutions will need to be reviewed for acceptability by the city.
- 2. Sequencing will need to be reviewed in conjunction with the fire department for acceptability.
- 3. Please confirm which version, from the images below, your responses are based on.
- Understood
- 5. For this item I am looking for verification of compliance specifically to Sentence 3.4.2.2.(4).
- 6. Understood
- 7. Understood
- 8. More specific details and sections of this area will need to be provided as part of the permit application for better clarity as to what is occurring.
- 9. Understood.

Additional comments;

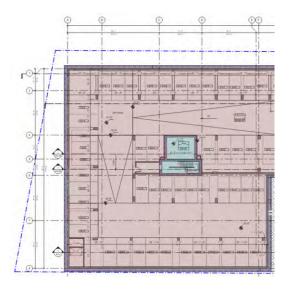
- 10. I note that the architectural drawings identify a true north and a project north. As this property is not skewed and clearly has north, south, east and west boundaries, please remove any reference to a project north as this leads to unnecessary confusion.
- 11. Please ensure any continuation of stair, floor and wall systems that extend through the open to below areas are shown on these pages to remove confusion and to improve tracking of features between floors. The stair shown in the southeast corner of the public patio is an example of this. Also, ensure this stair is not designated as an exit stair.
- 12. I note that the list of indicated alternative solutions does not include interconnected floor spaces. Please review these requirements in relation to the open stair that extends from ground level to the roof patio.
- 13. Please clarify the stair in the southwest corner, is this a scissor stair?
- 14. Plans are to clearly label those units that will be constructed as adaptable dwelling units.
- 15. A preliminary code analysis is required to be submitted to determine the constructability of the project and to establish and identify how the fire department access and response requirements of the BC Building Code will be met.
- 16. The geotechnical report will need to be updated to reflect the 2024 BC Building Code. The report is also to address impacts on adjacent properties buildings and the depth of adjacent buildings support structure in relation to this proposed development and what will need to be considered as part of this development's design.
- 17. Geotechnical report to comment on potential soil conditions where anchors are being installed, particularly on the adjacent developed properties.
- 18. Approvals from adjacent property owner for any encroachments into or over the property (ground anchors, overhead crane, etc.).

The above comments are based upon the information contained in the application documents submitted to the planning department and does not constitute a complete review of the proposal at <u>3180 St Johns Street</u>.

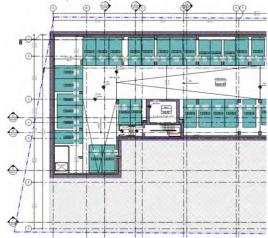
Memorandum

Based on the preliminary nature of the documents submitted it is unclear whether this project can comply with the requirements under the BC Building Code. If there are any questions regarding the above items, please feel free to contact the undersigned.

Version 1 (Plans building department comments are based on)



Version 2 (subsequent resubmission not reviewed by the building department)



s.22(1) Personal Privacy

Building Official Stephen Cote-Rolvink





March 14, 2024

File No. ORD00004

Mr. Isaac Beall Senior Director, Development Anthem Properties Group Ltd. Suite 1100 Bentall IV Box 49200 1055 Dunsmuir Street Vancouver, B.C. V7X 1K8

Dear Mr. Beall

Re: Staff Second Review Comments Letter - 3180-3190 St. Johns Street and 81-89 Moray Street

Staff have completed their review of the resubmission of the development application for the mixed institutional/cultural and rental residential project at the northwest corner of St. Johns Street and Moray Street. The following comments are based on the review of the materials received with the application dated October 19, 2023, and the amendment submitted on November 28, 2023.

The engineering and environmental concerns that need addressing before proceeding with the application to the 1st and 2nd readings of Council have already been communicated. It is imperative that these concerns be resolved and confirmed by staff. This letter encompasses the remaining concerns or comments.

Review Process

Key milestones to date include the following:

- November 16, 2022 the application for rezoning and development permits for form and character and hazardous conditions is submitted;
- February 6, 2023 the application is presented to the Land Use Committee;
- February 21, 2023 the application is considered for early input by the Community Initiatives and Planning Committee.
- March 23, 2023 the application is presented to the Advisory Design Panel.

Economic Development

Regarding the commercial aspect of this project, there are a few points to consider:

- The addition of a CRU is a positive step, and the inclusion of mezzanine space presents a unique opportunity.
- However, the location at the base of Moray St may not be ideal. It lacks visibility and
 may not attract as much foot traffic as a more prominent location would. The steep slope
 of Moray St could also pose a challenge for attracting customers from the south side.
- With a sizable CRU space, it's worth considering the type of tenant that would best suit the area. If it's intended for food and beverage, ensuring appropriate infrastructure during construction is essential.
- While parking variance is being sought, the amount of dedicated parking space raises questions about necessity.

These points do not need to be addressed before going to Council. However, it's also important for the applicant to consider them in light of maximizing the potential success of any prospective tenant.

Environment and Parks

Most of staff comments are standard, such as updates to the landscape plan and stormwater management and can be addressed at later stages. However, there are two comments that could affect the overall site layout and need to be addressed before the council hearing:

- The on-site planting plan should allocate space for larger trees, including coniferous varieties. Suggestions are:
 - o Explore the possibility of planting street trees along the St. Johns frontage.
 - Replace fruit trees with small to medium-sized trees and ensure sufficient soil volumes.
 - Mandate wider boulevards to accommodate tree growth adequately.
 - Seek opportunities to incorporate larger species of trees on-site to increase projected canopy coverage, currently at a low 5%, through additional planting.
- We continue to recommend the inclusion of a small dog relief area.

For a comprehensive list of all comments, please refer to **Attachment 1**.

Engineering Comments:

Please see **Attachment 2** for the review completed by Engineering. Please note that certain components discussed with Engineering staff on March 12, 2024, which are to be included in the Development Permit for Council consideration, need to be updated according to the discussions held during that meeting.

Building Comments

Please refer to **Attachment 3** for comments based on the applicant's response and a review of the revised drawings and geotechnical report. None of these comments are required for the 1st and 2nd readings.

Fire Rescue

Port Moody Fire Rescue has no issues with the proposed application. The applicant should be familiar with City's general guidelines for construction projects and fire safety plan requirements:

<u>Fire-Rescue Guide (portmoody.ca)</u> www.portmoody.ca/fsp

Other considerations

To enhance communication and achieve favourable outcomes in the Council meeting, please provide a revised response addressing the comments from ADP, LUC and CIPC. Clearly outline how each comment was addressed, and if not addressed, provide the reasons why.

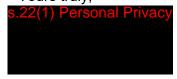
This ensures transparency and clarity in the decision-making process, facilitating a more productive discussion during the Council meeting.

Final Comments

While every attempt has been made to provide comprehensive comments in this letter and the attachments, the City reserves the right to provide additional comments or requirements in the future upon review of new/additional information.

Should you have any questions or wish to arrange a meeting to discuss the various staff comments in advance of preparing a revised submission, please feel free to contact me.

Yours truly,



Bita Jamalpour, MSc, PhD

Senior Development Planner

CC:

Michael Olubiyi, Manager, Development Planning Wesley Woo, MCIP, RPP, Assistant Manager, Development Planning

Attachments

- 1. Environment and Parks Comments
- 2. Engineering and Transportation Comments
- 3. Building Comments

Attachment 1 - Environment and Parks Comments

Comme nt Topic	Required / Recommended Updates to Application	Additional Notes
Environ ment - General	An Erosion and Sediment Control Permit will be required prior to issuance of a building permit	Ensure submitted ESC Plan meets requirements of the Stream and Drainage Bylaw. No. 3426.
Environ ment - General	Additional bird-window collisions mitigation should be considered for high-risk features (e.g., reflective glass; corner windows, vegetation close to windows.)	Staff are supportive of the Mashrabiya screen as it will reduce potential for bird-window collisions.
Contami nated Sites	Please forward copies of the Detailed Site Investigation and Remediation Plans.	
Contami nated Sites	Site disclosure statement indicates that the development is intended for commercial use, yet the proposal includes a mixed-use component. Clarify if this discrepancy affects the remediation process.	
Stormw ater Manage ment	The City recommends exploring the incorporation of rain water management amenities into boulevard area to manage and treat road run-off.	See City of Burnaby Town Centre Standards. See drawings TC-25 and TC-26 as examples. https://www.burnaby.ca/sites/default /files/acquiadam/2021-08/Burnaby- Town-Centre-Standards.pdf
Ground water and Dischar ges	Provide a hydrogeological assessment.	The revised geotechnical report indicates that a ground water cut-off wall will be required. Given the requirement for a remediation plan, a hydrogeological study is warranted to ensure compliance with relevant regulations (e.g., Water Sustainability Act) and to avoid/minimize impacts (including off-site migration).
Environ ment - General	Please ensure all building, landscaping, and electrical drawings reflect light pollution reduction strategies identified in the Sustainability Report Card.	

Urban Forestry	A canopy coverage analysis that provides predevelopment and post-development data is required.	The post-development analysis should be based on a 20-year outlook and use the methodology found in the Sustainability Report Card. The post-development canopy coverage should meet the target of 20% coverage for mixed use found in the Urban Forest Management Strategy. Please include these details in the arborist report or landscape plans.
Urban Forestry	The onsite planting plan should include space for larger trees including coniferous varieties.	Staff note it is unlikely the 20% canopy coverage target will be achieved with the proposed planting plan.
Urban Forestry	An updated arborist report that is dated within the last two years is required.	Staff note that the site/tree conditions have changed since the last site visit the project arborist made on October 20th, 2021, and recommend a follow-up site visit before submitting an updated report. E27
Urban Forestry	Tree species should be drought-tolerant and climate-resilient	Staff recommend reviewing Urban Tree List for Metro Vancouver in a Changing Climate and selecting tree species in the 'suitable' and 'very suitable' categories. https://metrovancouver.org/services /regional- planning/Documents/urban-forest- trees-list.pdf
Urban Forestry	New trees proposed for the site should follow the 10-20-30 species diversity rule in the street tree, public, and private treed areas.	
Other	Installation of root barrier on and off-site in areas where trees will be installed in close proximity to hardscapes.	Tree plantings within close proximity of hardscape surfaces (2m or less) must install root barrier to reduce the probability of future root conflict and potential damage. Hardscape damage and replacement can lead to premature replacement tree removal if root growth is not accounted for.

Other	On and off-site landscape plans must show the available soil volumes (m3) for all planting beds where trees have been proposed.	The applicant should apply the Urban Forest Climate Adaptation Framework for Metro Vancouver soil volume requirements of 0.6m3 of soil volume per unit of crown area (m2). Where appropriate soil volumes cannot be achieved, structural soil and engineered cells may be required. Design Guidebook Maximizing Climate Adaptation Benefits with Trees (Metro Van).pdf (bcsla.org)
Landsca pe - Off- Site	Incorporate the Landscaping on City Lands DRAFT Interim Specifications and Standards and include reference to them in future landscape drawings for all off-site landscaping	Refer to the Landscaping on City Lands DRAFT Interim Specifications and Standards for tree spacing and minimum distances from utilities
Landsca pe - Off- Site	All off-site trees should be irrigated with drip irrigation.	Off-site irrigation should be separate system from the on-site system and have a central control system that is easily accessible from public property. Please refer to Landscaping on City Lands DRAFT Interim Specifications and Standards for irrigation system requirements.
Landsca pe - Off- Site	Off-site landscaping should incorporate rainwater management features and passive forms of rainwater harvesting that support street trees.	See City of Burnaby Town Centre Standards. See drawings TC-25 and TC-26 as examples. https://www.burnaby.ca/sites/default /files/acquiadam/2021-08/Burnaby- Town-Centre-Standards.pdf
Landsca pe - Off- Site	BC Hydro and Communication lines on St John's Street should be move underground.	Moving aboveground utilities underground will support canopy coverage targets, increase lifespan, and reduce maintenance requirements of boulevard trees.
Parks and Green Space	The City continues to recommend the inclusion of a small dog relief area to reduce damage and impact to boulevard space and reduce pressure on park space.	

Attachment 2 - Engineering and Transportation Comments

Subject: 3180-3190 St. Johns Street and 83-99 Moray Street Transportation Impact Assessment v1.2

Infrastructure Engineering Services – Transportation Division has received the above transportation impact assessment dated December 20, 2023, and provided the following comments:

Existing Condition Assessment:

- Existing traffic volumes
 - Confirm the AM (PM) peak period from the collected traffic volume data.
 - Confirm the AM (PM) peak hour from the collected traffic volume.
- Safety assessment
 - Include a safety assessment summarizing the number of casualties and seriously injured people at intersections and corridor segments within the past five years.
- Commentary on City policies/plans/programs
 - Include a commentary section about the requirements from relevant City policies, plans, or programs such as the Official Community Plan, Master Transportation Plan, Climate, and sustainability Plans.

Multi-modal Trip Generation:

- Trip generation from the proposed development should include trips for all road users, including pedestrians, cyclists, transit users, and car users. This assessment should account for trips generated not only during peak hours but also outside of these times.
- Vehicle trip generation
 - Confirm the Friday evening peak period for the Jamat Khana.

Technical Assessment:

The technical assessment should include an analysis of each mode to understand their impacts and identify any gaps:

- Pedestrian Assessment: Compare pedestrian facilities within the site, along the frontage, and in the defined impact area to the standards of the BC Active Transportation Design Guide.
- Cycling Assessment: Evaluate cycling facilities within the site, along the frontage, and in the defined impact area against the BC Active Transportation Design Guide standards.
- Transit Assessment: Review access to, and the accessibility of, the nearest transit facilities and amenities.
- Safety Assessment: Focus on mitigating collisions within the impact area that result in serious injuries and casualties, in addition to analyzing near misses.

Loading Assessment:

Examine impacts related to garbage collection and curbside management, especially concerning delivery vehicles.

 An auto-turn analysis is required to demonstrate access to property, including solid waste and recycling collection, emergency response, and loading. The

- analysis must consider roadway grades to ensure vertical and horizontal clearances are achieved to minimize damage to vehicles and building structures.
- The site parkade access must be relocated to Moray Street. The expectation that residents would use Buller Street and St. Johns Street to access the site parkade via eastbound Golden Spike Lane will not be welcomed by future residents. In turn, there will be an increase in vehicles travelling in the wrong direction, creating a safety concern, and requiring future mitigation and enforcement efforts by the city. Therefore, the City does not approve of the current site parkade location.

Parking Assessment

- Vehicle parking:
 - Staff supports the use of shared parking spaces for the commercial space.
- Bicycle parking:
 - Provisions for convenient, capacious, and secure bicycle parking facilities in the proposed development.

Travel Demand Management (TDM)

To support the proposed reduction in vehicle parking, the TIA should include robust TDM measures. These measures may include, but are not limited to:

- Providing e-bike shares for residents, including adaptable e-bikes for seniors and those with mobility challenges.
- Enhancing short-term bicycle parking with well-lit, secure, indoor facilities.
- Offering secure public bicycle parking on-site.
- Providing transit passes for residents and employees.
- Offering annual car share memberships to residents.
- Allocating dedicated publicly available parking spaces for car share vehicles, which must be electric. The developer is responsible for installing ducting and electrical infrastructure. A second electric vehicle car-share may be considered based on utilization and at the discretion of the car-share company.
- Providing real-time public transit information (arrival time, travel time, etc.) in the building or main areas for residents.
- Supplying travel planning resources, such as individualized marketing, including active transportation maps and community resources.
- Installing directional signage to major destinations and public amenities.
- Staff supports unbundled parking to separate the cost of parking from the cost of housing.

The City may also consider other innovative strategies proposed by the developer, provided they come with acceptable rationale and justification.

Attachment 3 - Building Comments

The Building Section has had the opportunity to review the above referenced application and associated documents. At this time the staff from the Building Section would provide the following comments:

The comments below are based on the applicant's response and are numbered in sequence to this response.

- 1) Alternative solutions will need to be reviewed for acceptability by the city.
- 2) Sequencing will need to be reviewed in conjunction with the fire department for acceptability.
- 3) Please confirm which version, from the images below, your responses are based on.
- 4) Understood
- 5) For this item I am looking for verification of compliance specifically to Sentence 3.4.2.2.(4).
- 6) Understood
- 7) Understood
- 8) More specific details and sections of this area will need to be provided as part of the permit application for better clarity as to what is occurring.
- 9) Understood.

Additional comments;

- 10) I note that the architectural drawings identify a true north and a project north. As this property is not skewed and clearly has north, south, east, and west boundaries, please remove any reference to a project north as this leads to unnecessary confusion.
- 11) Please ensure any continuation of stair, floor and wall systems that extend through the open to below areas are shown on these pages to remove confusion and to improve tracking of features between floors. The stair shown in the southeast corner of the public patio is an example of this. Also, ensure this stair is not designated as an exit stair.
- 12) I note that the list of indicated alternative solutions does not include interconnected floor spaces. Please review these requirements in relation to the open stair that extends from ground level to the roof patio.
- 13) Please clarify the stair in the southwest corner, is this a scissor stair?
- 14) Plans are to clearly label those units that will be constructed as adaptable dwelling units.
- 15) A preliminary code analysis is required to be submitted to determine the constructability of the project and to establish and identify how the fire department access and response requirements of the BC Building Code will be met.
- 16) The geotechnical report will need to be updated to reflect the 2024 BC Building Code. The report is also to address impacts on adjacent properties buildings and the depth of adjacent buildings support structure in relation to this proposed development and what will need to be considered as part of this development's design.
- 17) Geotechnical report to comment on potential soil conditions where anchors are being installed, particularly on the adjacent developed properties.

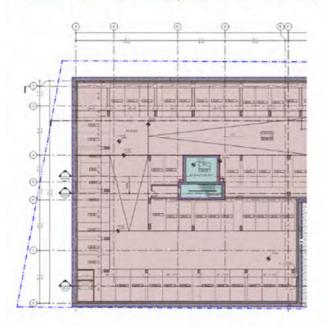
3180-3190 St. Johns Street and 81-89 Moray Street 2024-03-14

18) Approvals from adjacent property owner for any encroachments into or over the property (ground anchors, overhead crane, etc.).

The above comments are based upon the information contained in the application documents submitted to the planning department and does not constitute a complete review of the proposal at **3180 St Johns Street**.

Based on the preliminary nature of the documents submitted it is unclear whether this project can comply with the requirements under the BC Building Code. If there are any questions regarding the above items, please feel free to contact the Building Official, Stephen Cote-Rolvink at SCote-Rolvink@portmoody.ca.

Version 1 (Plans building department comments are based on)



Version 2 (subsequent resubmission not reviewed by the building department)

