

WELCOME

We want to welcome you to today's public information session to discuss the future of Woodland Park.

The purpose of today's session is to:

- 1 Introduce you to Edgar Development and BC Housing
- 2 Share our initial vision for Woodland Park
- 3 Provide information on phasing opportunities at the site
- 4 Gather your ideas to help inform a future proposal
- 5 Discuss next steps and process



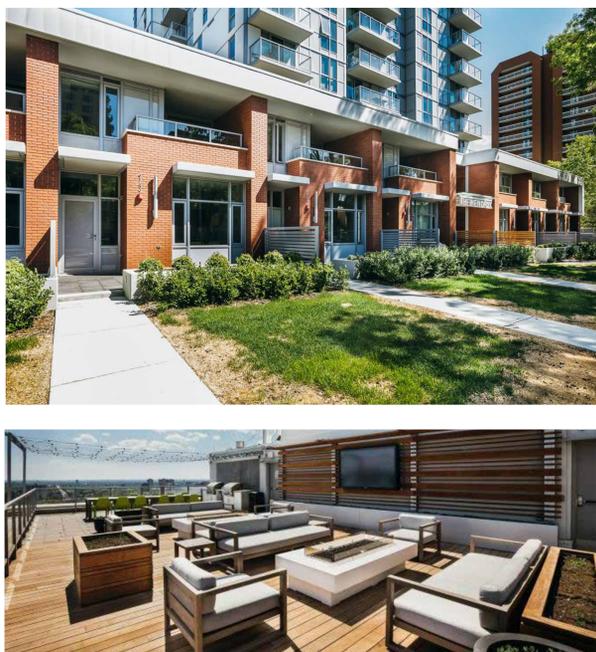
Share your feedback by talking to members of our project team, filling out a comment card, and participating in our interactive areas!

EDGAR DEVELOPMENT: A HOUSING PROVIDER

Edgar Development is a Vancouver-based real estate firm dedicated to providing rental housing to the communities we are part of.

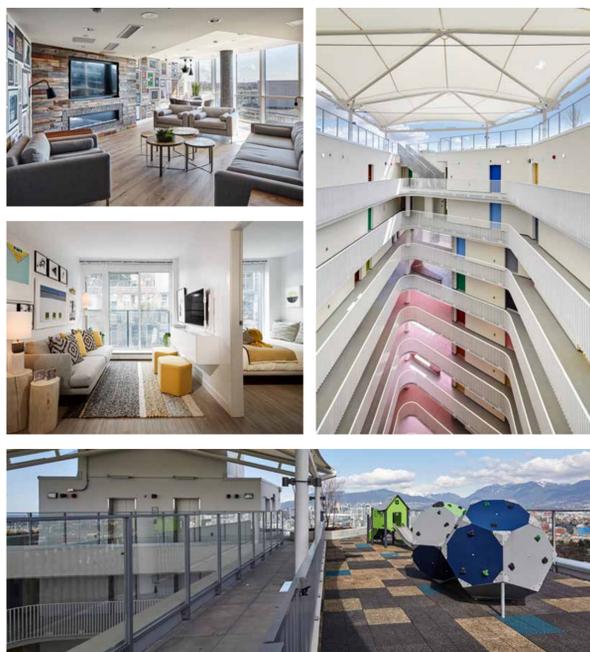
Since Edgar Development's (Edgar) inception in 2009, over 2,000 rental homes have been completed or are currently under development in Western Canada. Edgar recently completed one of the first projects under the City of Vancouver's Rental 100 policy in the Mount Pleasant neighbourhood of Vancouver, providing over 200 purpose-built rental homes.

THE HENDRIX Edmonton, AB



The Hendrix is a 260 unit, 30-storey LEED Silver apartment building. The project features apartments, studios, one bedroom, two bedroom, and three bedroom street oriented townhomes. The historic J. T. Ross House was carefully preserved and incorporated into the new development, bringing a touch of history to its new life as a boutique office space. Amenities include a movie theatre, cafe and exterior and interior rooftop lounges.

THE DUKE Vancouver, BC



The Duke, a 201 unit, 14-storey LEED Gold purpose-built rental building located along the busy transit hub at Broadway and Kingsway, providing residents convenient access to the many nearby amenities this area has to offer. The project features ample amenity space including a rooftop patio with a children's playground, two indoor amenity rooms and a significant public art installation.

ASTORIA RESIDENCE Port Coquitlam, BC



The Astoria is a retirement community that was completed in 2010. Edgar was a partner in providing 135 rental homes for seniors in this retirement community. The Astoria offers a luxury resort community well located near shopping malls, services and a variety of restaurant and recreational opportunities.

BC HOUSING PARTNERSHIP

Edgar Development and BC Housing's partnership is a unique opportunity to renew aging affordable housing stock in Port Moody.

Edgar Development is working in partnership with BC Housing, an entity that is part of the Provincial Government as a Crown Corporation, to revitalize and retain affordable housing stock at Woodland Park, while enhancing the local community and embracing the vibrancy of Port Moody. We believe that through a strong partnership with an affordable housing expert we can deliver, maintain, and operate new, upgraded, and quality affordable housing units on this property.

Who is BC Housing?

BC Housing works in partnership with private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.

BC Housing develops, manages and administers a wide range of subsidized housing options across the province. BC Housing works to address critical gaps across the housing continuum, which range from emergency shelter and rent assistance in the private market to affordable home ownership.

We work with about 800 housing providers and help more than 104,000 households in 200 communities across British Columbia.



What are some of BC Housing's Current Programs?

The Housing Hub creates affordable rental and homeownership opportunities for middle-income British Columbians by:

- Identifying and advancing innovative approaches to create affordable homes in communities that need them most.
- Targeting households with average incomes between \$50,000 - \$100,000 depending on the community.
- Establishing programs that allow prospective homeowners to purchase homes and build equity.

Everyone benefits: middle income households will be able to live in affordable homes, supply can increase in areas that need it most and partners will receive low-cost financing in exchange for building affordable housing.

The **Provincial Rental Housing Supply Program** is also delivered by BC Housing through the Housing Hub with an aim to increase the supply of affordable housing for middle-income households across B.C.

A recent Tri-Cities Housing Hub project:



Como Lake United Church, Coquitlam
Scheduled Completion: Fall 2019

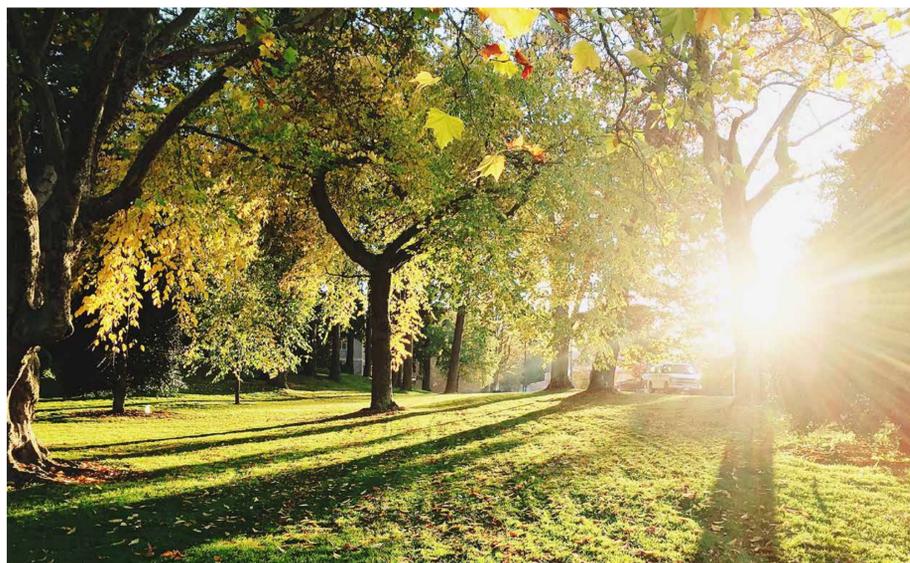
75 affordable rental homes serving low-to moderate income households

WHAT WE HEARD

To date, residents at Woodland Park have been engaged. Edgar and BC Housing are committed to early and ongoing communication with residents.

On May 2, we hosted a private event for the residents of Woodland Park. Approximately 120 people attended the information session and provided feedback in a number of ways including discussions with project team members, participating in the interactive board displays, and filling out a comment form. Residents had a number of questions related to their tenancy and the timing; a resident specialist is working with tenants to address their needs.

Here is what we have heard so far:



Desire for protection and enhancement of greenspace and park-like setting.



Support for affordable housing including ground-oriented options, rental and family-oriented housing.



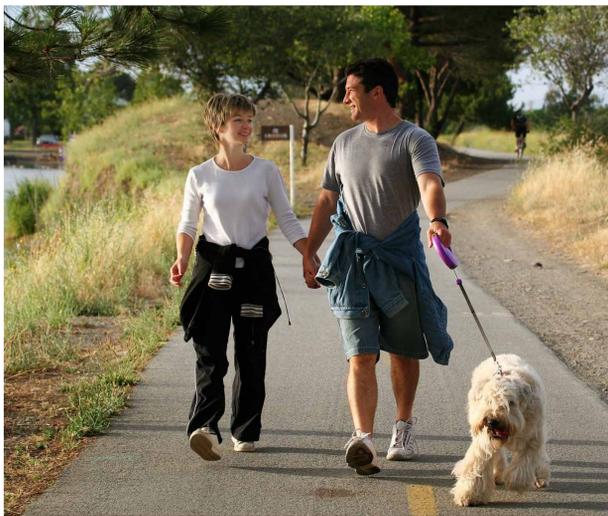
Desire for community amenities such as a café, community gardens, fitness centre, and a small grocer.



VISION FOR WOODLAND PARK

Our vision is to create a vibrant and sustainable master planned community with an innovative mix of housing at Woodland Park.

Edgar Development and BC Housing are committed to investing in this community for the long-term by creating new and diverse housing opportunities to accommodate the needs of a range of existing and future residents. Creating new supply of rental and affordable housing is critical as the City of Port Moody's population continues to grow.



While we are still early on in the planning and visioning process, we have identified the following principles to incorporate into the future development:

- Minimum 1:1 affordable housing replacement to be owned and/or maintained and operated by BC Housing (or a non-profit operator on BC Housing's behalf)
- Purpose-built market rental homes
- A diverse mix of residential tenures including affordable housing options such as purpose-built market rental units, townhomes, family-oriented homes and opportunities for affordable home ownership
- Enhancing and creating additional on-site park and green space
- Enhancing protection of ecologically sensitive areas
- Improvement of neighbourhood connectivity
- A universally accessible family-oriented community amenity centre

Community Benefits

Given the site's large size, there is a unique opportunity to provide significant community benefits such as affordable housing, a community centre, parks and green space.

Development can contribute community benefits in our growing cities. The redevelopment of Woodland Park presents new opportunities for community amenities that will add to Port Moody's livability and the creation of a complete community.

The following community benefits are being considered:



Enhancing and creating additional on-site **park and green space**.



Creation of **new housing** including non-market rental, market rental, and home ownership.



Existing **rental will be replaced** 1:1 to house current residents with purpose-built rental owned by BC Housing and operated by a non-profit operator.



Improved **public realm** through upgraded sidewalks, streets, and open space.



Family-oriented **community amenity centre**, that could include a **daycare, maker space and fitness options**.



Enhanced protection of **ecologically sensitive areas**.

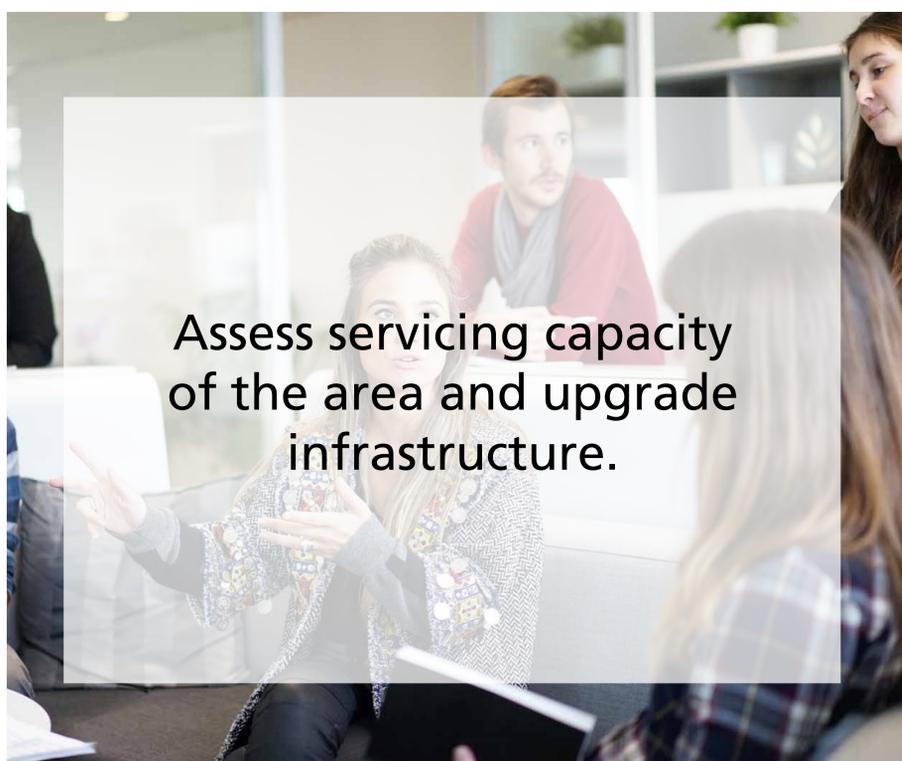
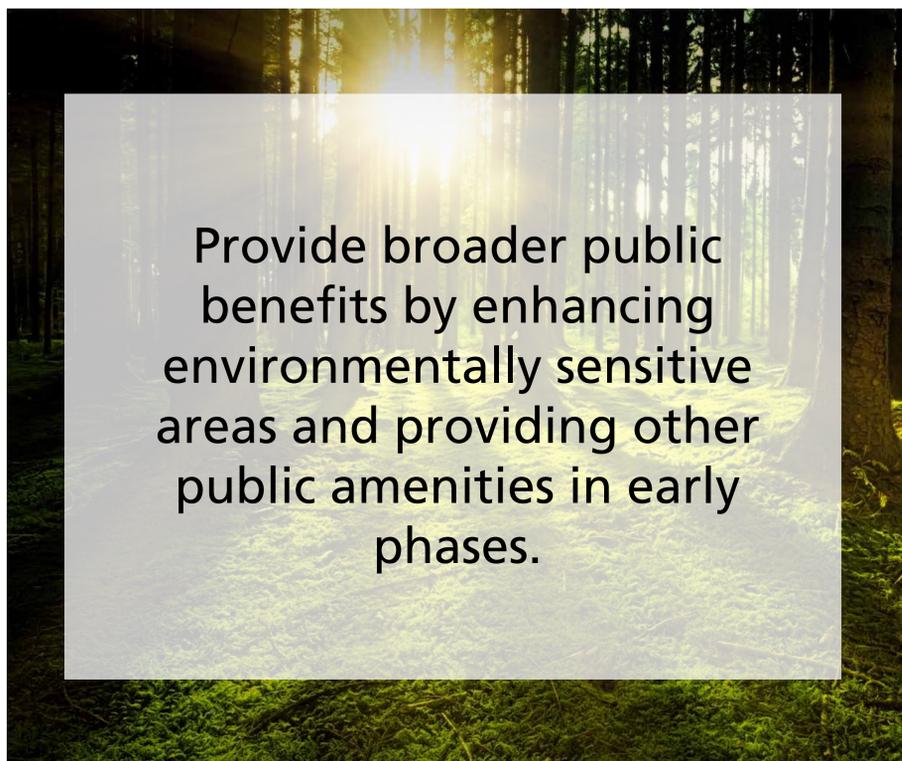


An artwalk and **public art** throughout site.

PHASING OPPORTUNITIES

The team is dedicated to providing a seamless transition through redevelopment.

Although we are early in the process, the project team is looking at opportunities to phase the project and limit disruption to existing residents and the surrounding community. To accommodate this, we will be taking the following phasing principles into consideration:



INSPIRATION

The project team will draw inspiration from neighbourhoods that have evolved into vibrant and peaceful communities.

ARBUTUS WALK

Location:	Arbutus Street between West 11 th and 12 th Avenue, Vancouver
Project Area:	10 hectares (24.7 acres)
Residential Units	1,450 (market and non-market housing)
Floor Area Ratio*	3.0

*A measure of density

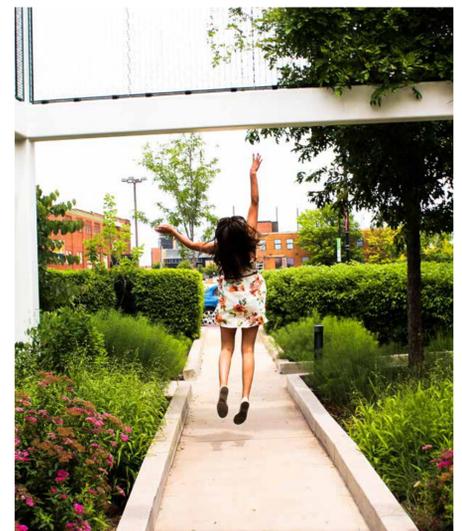
Arbutus Walk is known for its beautiful and distinctive buildings as well as abundance of playgrounds and green space.

History

It was previously the Arbutus industrial lands and home to the Carling O’Keefe Brewery until the 1990s when it began to transform into the residential community it is today.

Key Features

- Mixed-use community with residential and approximately 1,994 square metres (21, 463 square feet) of retail/commercial
- Reduced car dependency (40% surveyed take public transit, walk or bicycle to work, Source: CMHC Case Study, 2004).
- Introduced street calming measures to increase walkability (such as narrower streets, traffic circles, etc.)
- Market and non-market housing (10% non-market housing)
- Greenway built along West 11 Avenue which has increased the neighbourhood’s permeable open space by 30%.



INSPIRATION

Local neighbourhood examples provide inspiration for development of successfully integrated sustainable complete communities.

SFU UNIVERCITY

Location:	Burnaby Mountain, Burnaby
Project Area:	65 hectares (160.6 acres)
Residential Units	Up to 4,500 units

UniverCity is an award-winning neighbourhood located on top of Burnaby Mountain adjacent to Simon Fraser University. It is a compact, mixed-use transit-oriented community that is praised for its sustainability principles.

History

The goal was to create a mixed-use complete community adjacent to Simon Fraser University with excellent connectivity and very high standards of environmental protection.

Key Features

- Four sustainability principles: Environment, Education, Equity, and Economy.
- Variety of housing options available, family-oriented (41% of residents are families, Source: UniverCity website).
- Pedestrian-friendly environment with traffic-calming circles and underground parking as well as an extensive network of walking and cycling paths.
- Artwalk which displays 12 artists' work.
- Preservation of riparian and upland habitat, use of native plants and, goals of plant biodiversity.



Photo Credit: City of Burnaby



UniverCity Child Care Centre
Photo Credit: Martin Tessler

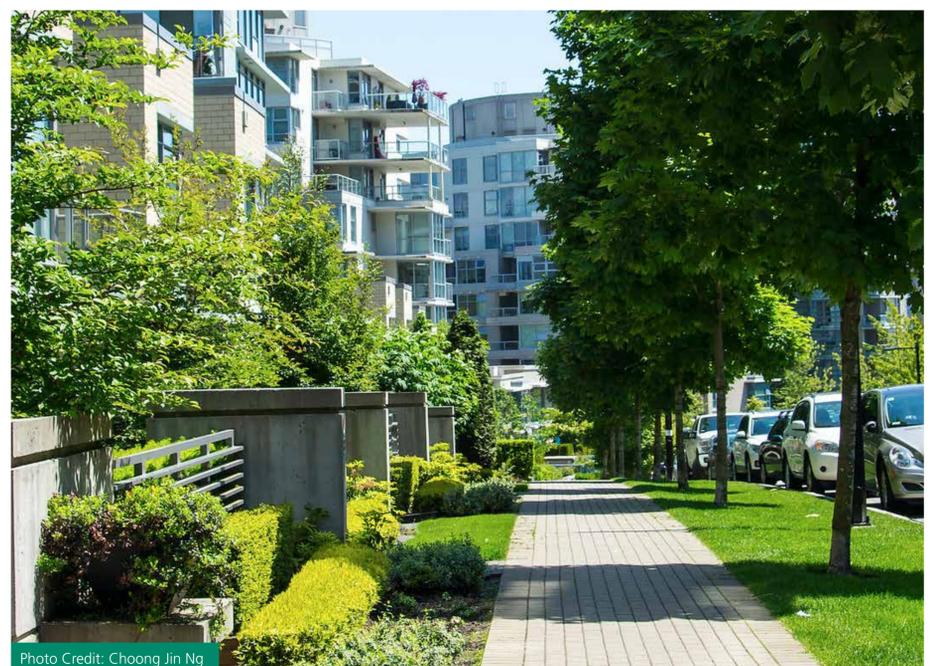


Photo Credit: Choong Jin Ng

INSPIRATION

International examples provide unique perspectives to test in development.

HAMMARBY SJOSTAD, SWEDEN

Location:	Stockholm
Project Area:	160 hectares (395 acres)
Residential Units	5,171 currently, 11,000 at completion

Hammarby Sjostad has become an international model for sustainable urban design, known as the Hammarby Model.

History

Previously an industrial waterfront, the site was transformed into a sustainable, vibrant and mixed-use community.

Key Features

- Guiding principles strive to “elevate people’s mood” and create a livable community which co-exists seamlessly with nature.
- 22% of homes will be public housing.
- Residents have access to the “City Car” carpool which operates 20-25 cars for daily use.
- Two thirds of all trips are made by public transport, bicycle or walking.
- Planners aimed for achieving a split ratio of owners to renters in order to create a mixed-income demographic.
- Community amenities include schools, preschool, childcare, library, sports centre and Stockholm’s only Fryshuset - one of the largest youth centres in the world.



THE NEIGHBOURHOOD

Woodland Park is situated among some of Port Moody's greatest green space, close to schools as well as neighbourhood shops and services.



PLANNING CONTEXT

In addition to public input and Edgar and BC Housing's vision for Woodland Park, a future proposal will also need to be informed by regional and city planning policies as well as the surrounding community context.

There are a number of regional and city policies that need to be taken into account in the vision of Woodland Park:



Metro Vancouver Regional Growth Strategy (2011)

The Regional Growth Strategy is the vision for all municipalities in the Lower Mainland to accommodate the projected growth of over 1 million people and 500,000 new jobs by 2040. The strategy promotes compact urban areas and complete communities.

City of Port Moody Official Community Plan (2014)

The City of Port Moody has an overarching Official Community Plan (OCP) that reflects community priorities. There are four sections which will be relevant to developing a proposal for Woodland Park including Land Use, Housing, neighbourhood Plan Area and Development Permit Area.

Parks and Recreation Master Plan (2016)

The Parks and Recreation Master Plan provides guidance regarding the development of parks, open spaces and recreation facilities that will best meet the needs of the community.

Rental Housing Protection Policy (2018)

The City of Port Moody's rental protection policy requires the replacement of similar form, size and number of rental units. The policy also suggests that multi-family residential projects undergoing rezoning are required to contribute to the provision of affordable housing in various ways including providing a portion of affordable rental or ownership units as part of the project and/or providing land dedicated for affordable housing.

Tenant Relocation Assistance Policy (2018)

The Tenant Relocation Policy aims to guide developers, the community, Council and staff to assist in the challenge of working with tenant relocation brought about as a result of redevelopment of existing residential housing.

NEXT STEPS

Thank you for attending our public information session and sharing your thoughts, ideas, and feedback with us.

We are early in the planning process and will be working closely with the City on the feasibility of this unique redevelopment opportunity.

In the coming months we will continue to meet with residents, neighbours, and community groups to develop the vision and obtain further feedback as we work towards submitting a rezoning application in the fall.



If you have not yet done so, please fill out a comment form and share your ideas on our interactive boards.

