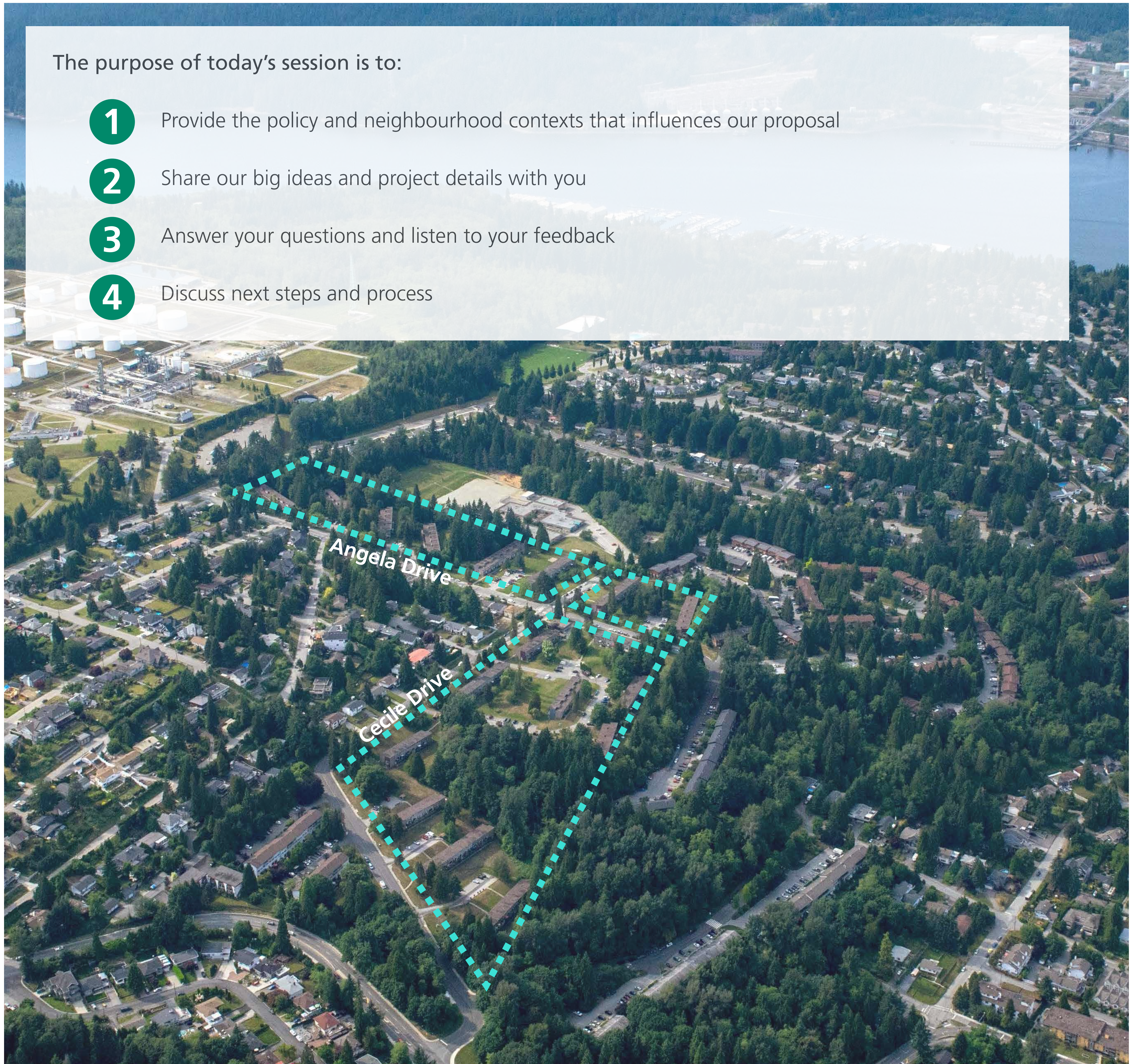


WELCOME

We want to welcome you to today's public information session to discuss the future of Woodland Park at 1030 Cecile Drive.

The purpose of today's session is to:

- 1 Provide the policy and neighbourhood contexts that influences our proposal
- 2 Share our big ideas and project details with you
- 3 Answer your questions and listen to your feedback
- 4 Discuss next steps and process



Share your input by talking to members of our project team and filling out a comment form before you leave. You can submit your completed comment form at the sign-in desk or email it to msolmundson@brookpooni.com by December 18, 2019.

EDGAR

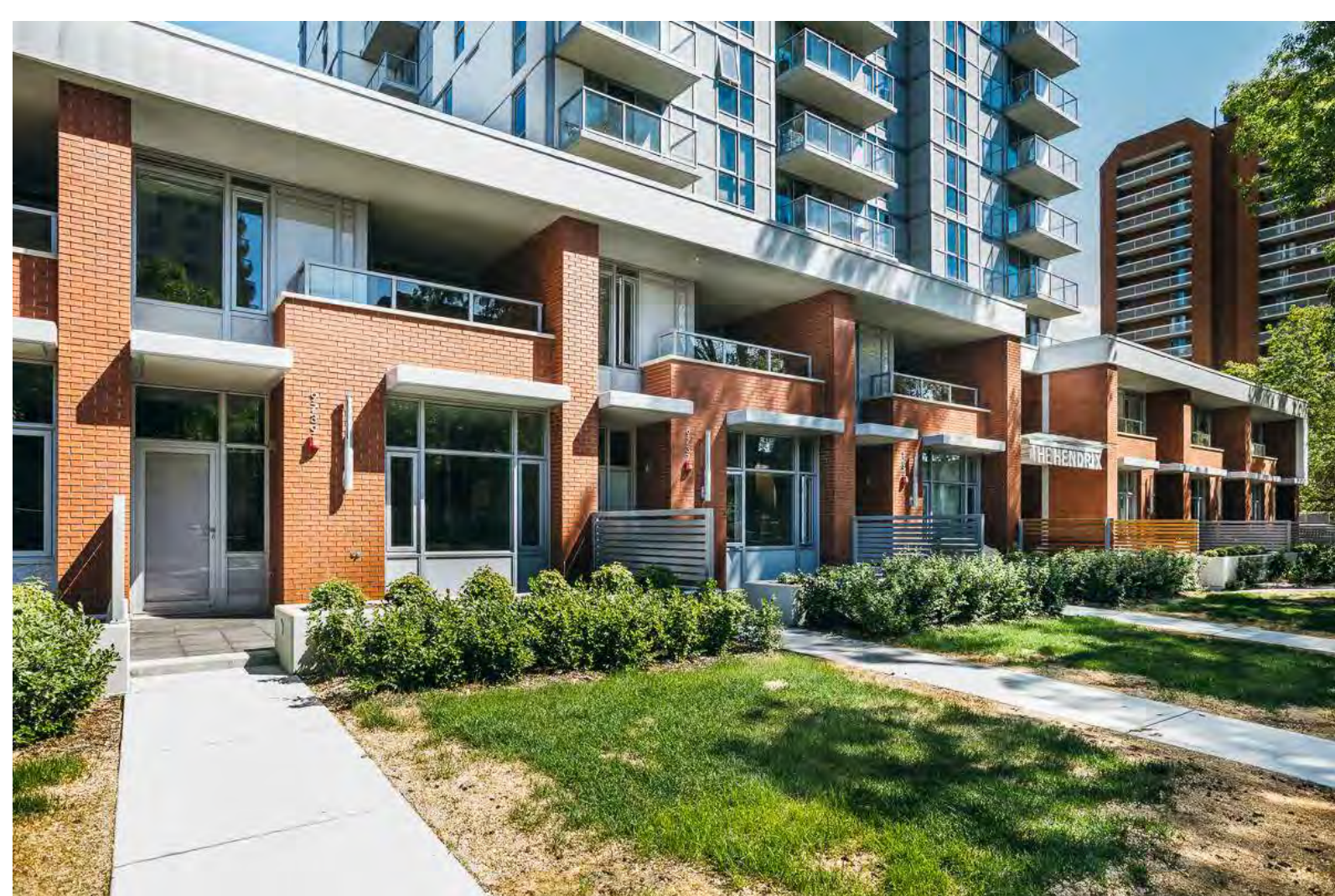
A HOUSING PROVIDER

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

Since Edgar's 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

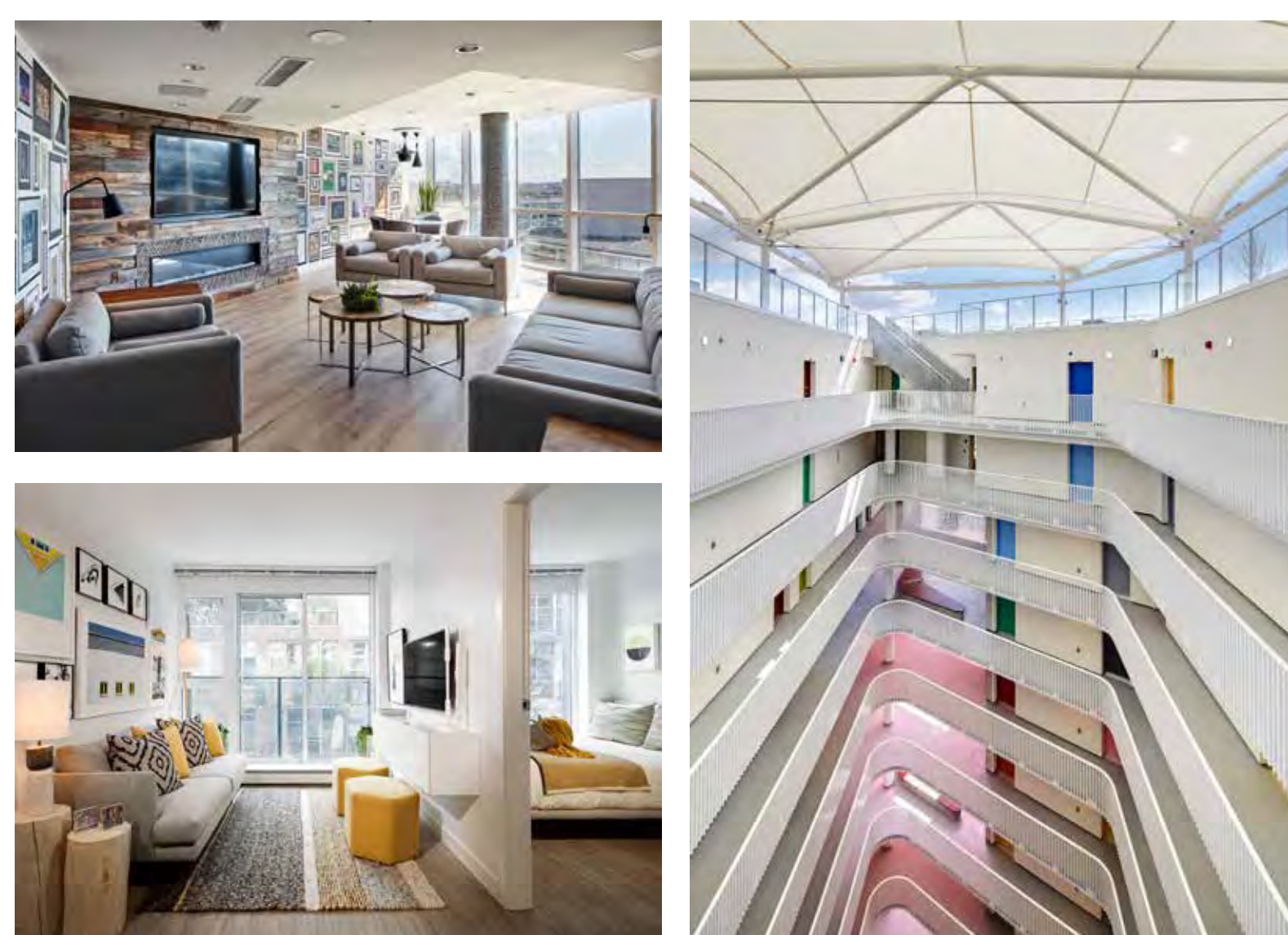
Edmonton, AB



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

Edgar is working in partnership with BC Housing, an entity that is part of the Provincial Government as a Crown Agency, to revitalize and increase 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 and operate new, upgraded, and quality affordable housing 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 the HousingHub program?

The HousingHub creates affordable rental and homeownership opportunities for low to middle-income British Columbians by:

- Identifying and advancing innovative approaches to create affordable homes in communities that need them most.
- Targeting households with low to middle incomes.
- Establishing programs that allow prospective homeowners to purchase homes and build equity.

Everyone benefits: low to 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 HousingHub with an aim to increase the supply of affordable housing for middle-income households across B.C.

A recent Tri-Cities HousingHub project:



Como Lake United Church, Coquitlam
Scheduled Completion: Fall 2020

75 affordable rental homes serving low-to-moderate income households

PROJECT TEAM

We have assembled a highly qualified team of industry experts.

ACTON OSTRY ARCHITECTS INC

Acton Ostry Architects (Architect)

Acton Ostry Architects (AOA) is a leading Canadian design practice recognized for the creation of eloquent and innovative housing and community recreational facilities. AOA has continually demonstrated their commitment to the making of architecture that responds sensitively to social, historical and environmental concerns.



PWL Partnership (Landscape Architect)

PWL Partnership is a full-service landscape architecture and urban planning firm with a forty-year history of creating award-winning projects. Since 1976 the firm has approached the challenges of landscape architecture and urban planning with innovation and a driven search for meaningful solutions—solutions that reflect the firm’s vision of making places, engaging people, and being inspired by nature.



Bunt & Associates (Transportation Consultant)

Founded in 1993, Bunt & Associates is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. Their strengths lie in providing enterprising solutions to urban transportation planning challenges and in assisting their clients in attaining their project goals.



Brook Pooni Associates (Planning & Engagement Consultant)

Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.

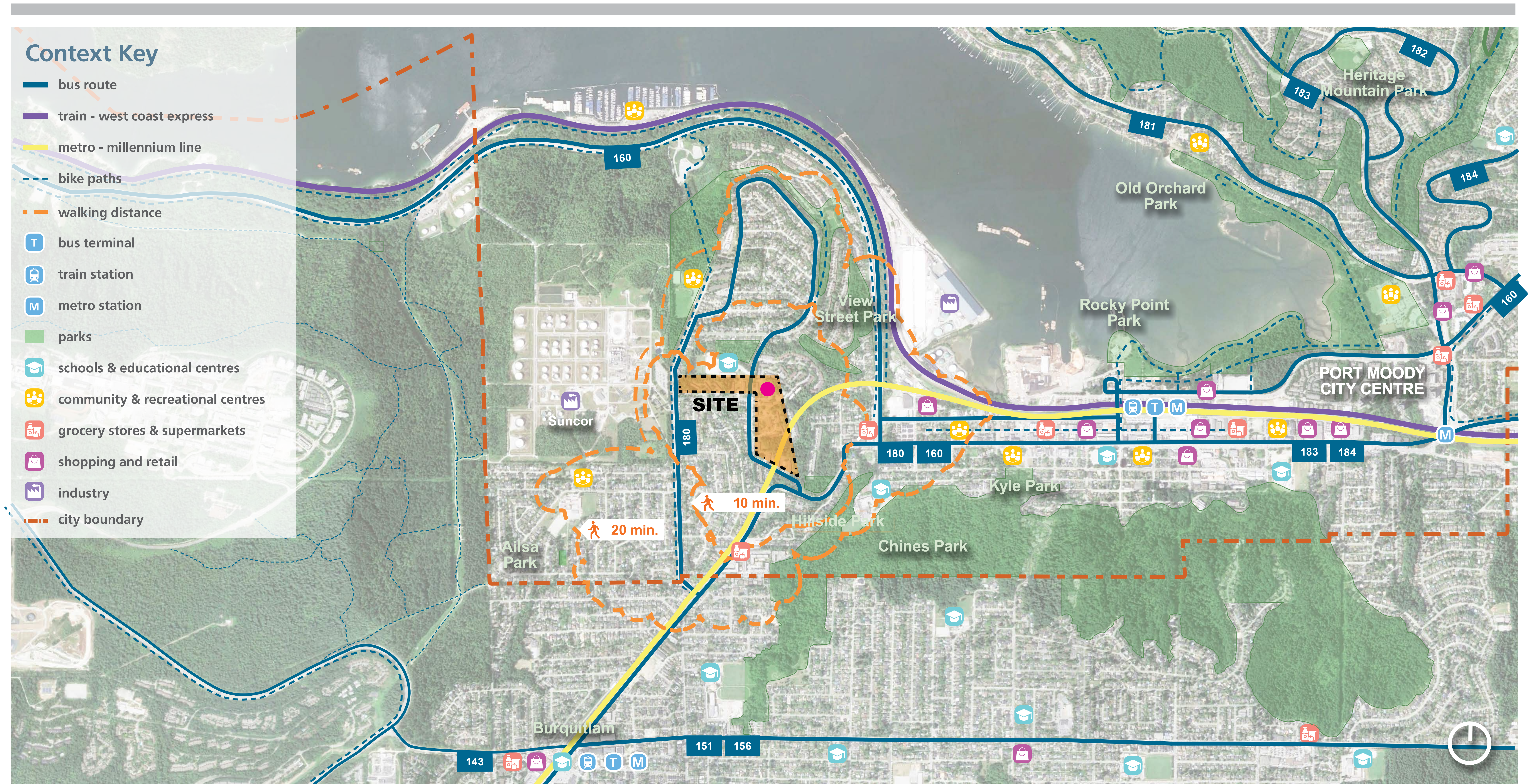


Sustainability Consultants

We have retained two sustainability consultants including Sartori Environmental and Integral Group.

SITE CONTEXT

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



SITE ANALYSIS

There are a number of site considerations that have helped shape the site concept for the redevelopment of Woodland Park.

Woodland Park is located near a number of areas which are designated “environmentally sensitive areas” (ESAs) by the City of Port Moody. Approximately 22% of the site is identified as ESA. The grade slopes down significantly from northwest to southeast, with a cross fall of approximately 44 m (144 feet).

These site characteristics have been considered when developing the design. The building footprints are located outside of the ESA and taller buildings are located at the lowest point.



PLANNING CONTEXT

The proposal is shaped by resident and public input, the community context, Edgar and BC Housing’s vision for Woodland Park and regional and City planning policies.

There are a number of regional and City policies that need to be taken into account at Woodland Park, some of which include:



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.

✔ **Woodland Park is designated multi-family residential in the OCP allowing up to 6-storeys. An OCP Amendment is being sought in order to allow for new uses such as neighbourhood commercial, public and institutional, and to allow for additional height in some areas of Woodland Park.**



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.

✔ **The proposal responds by adding approximately 109,000 ft² (2.5 acres) of active park space (including multi-use trail), 718,740 ft² (16.5 acres) open space, and a 10,000 ft² community centre/maker space.**



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.

✔ **The proposal will bring approximately 325 non-market rental homes, which will be owned by BC Housing and operated by a non-profit housing provider.**



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.

✔ **We are working with staff to create a tenant assistance plan based on the City’s policy. The proposal includes more than a 1:1 replacement of existing units and tenants will be provided first right of refusal to the affordable rental.**




WHAT WE HEARD


To date, we have engaged with residents and the neighbouring community at two public information sessions.

In May 2019, 120 residents attended our tenant-only information session at Woodland Park. In July 2019, a public information session was hosted at Glenayre Community Centre, where 85 people attended. In total, 69 feedback forms have been submitted. Throughout the engagement process so far, a number of themes have emerged:

Parks and natural amenities including a desire for the protection and enhancement of existing greenspace and the park-like setting.




Housing including support for ground-oriented housing, family-oriented housing, and rental housing. There were also inquiries about the tenant mix of the non-market housing.




Transportation and mobility including traffic management, improved walking paths, and better transit.



Community Amenities including desire for amenities such as a café, community gardens, fitness centre, and a small grocer.



Tenant assistance including questions about plans for relocation and eligibility for affordable housing.



BIG IDEAS

We have identified 4 big ideas to help guide us as we approach planning for the redevelopment of Woodland Park.

The 4 big ideas have been developed from what we heard in our engagement and background technical work undertaken by the project team. The 4 big ideas are:



Parks and Open Space



Housing



Transportation and Mobility



Community Amenities

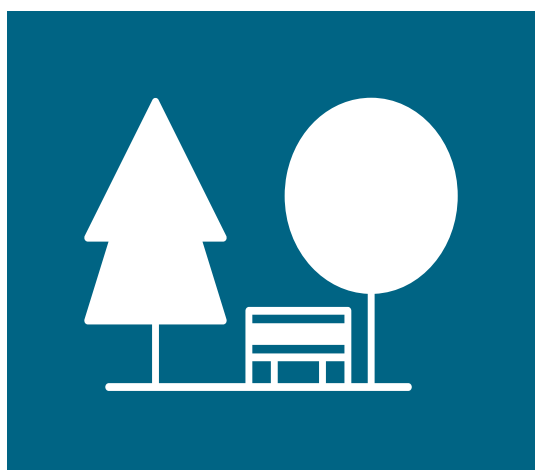
PARKS AND OPEN SPACE

Woodland Park is surrounded by natural amenities and is amongst some of Port Moody’s greatest green space.

The proposal for Woodland Park will enhance the natural environment that exists on site and nearby. This includes:



Enhancing and protecting the environmentally sensitive area (ESAs). Approximately 5.2 acres (21,044 m²) of the ESA will be enhanced and protected (about 22% of the site)



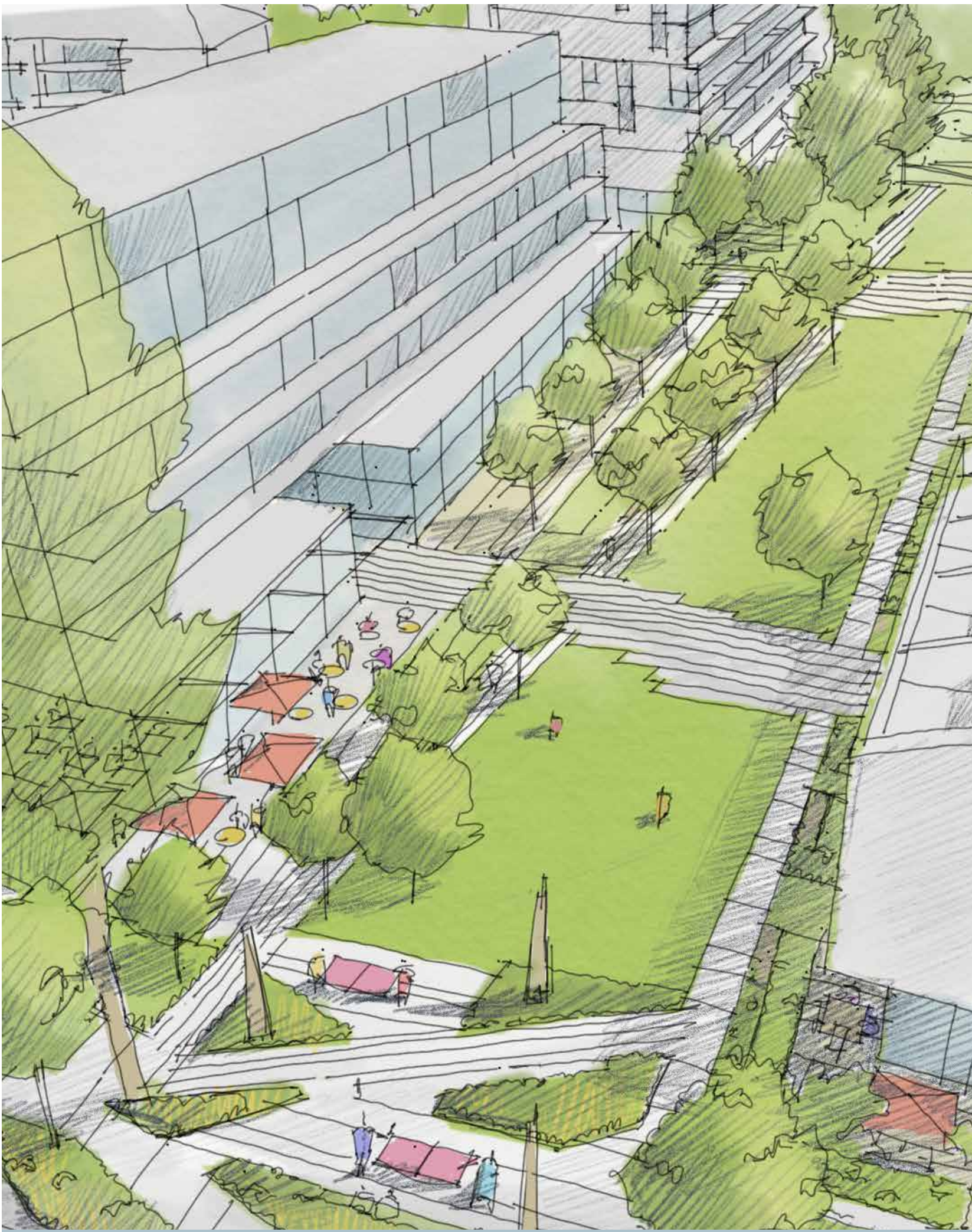
A new active public park, approximately 1.15 acres (50,000 ft²) (5% of site)



A new active public multi-use trail around the perimeter of Woodland Park, spanning approximately 1.5 KM



70% of the site will be open green space (including the ESAs)



Artist Illustration of Neighbourhood Open Space between buildings at Woodland Park

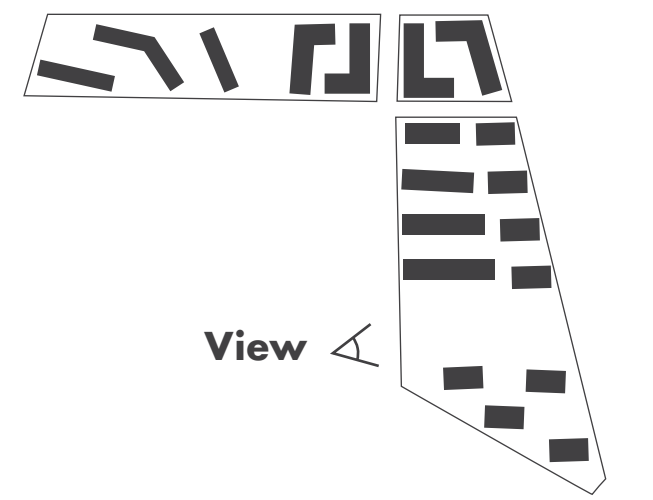


Artist illustration of new active park



Precedent Images of Neighbourhood Open Space

PARKS AND OPEN SPACE

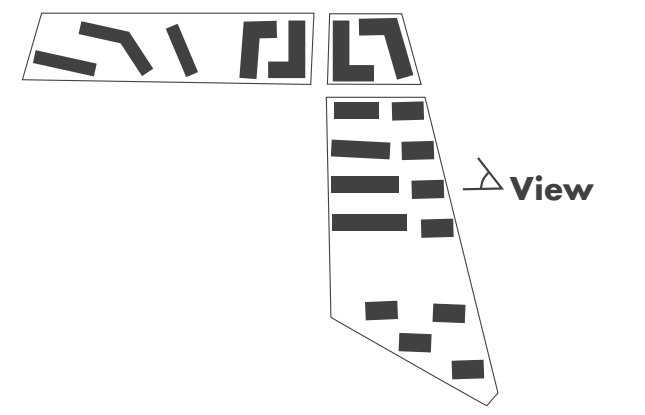


A new active park, approximately 1.15 acres will provide open green space for residents and the community.



Artist illustration of park

PARKS AND OPEN SPACE



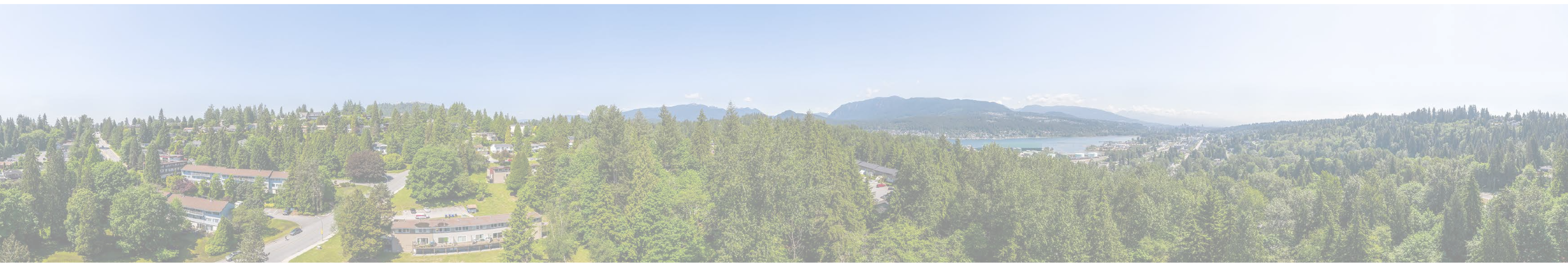
A multi-use trail spanning 1.5 KM will provide recreation opportunities for residents and the community.



Artist illustration of multi-use trail and open space

HOUSING

This site currently represents over 1/3 of Port Moody’s purpose-built rental housing stock, and has an opportunity to significantly increase the number of homes including non-market rental housing and strata market homes.



Low Vacancy Rates

Port Moody and the Tri-Cities have a very low vacancy rate of approximately 1.2% (Metro Vancouver’s Housing Data Book). A healthy vacancy rate is around 3%. Creating new supply of rental and affordable housing is critical as the City of Port Moody’s population continues to grow.



Aging Rental Housing Stock

The existing buildings were constructed in the 1960’s and are reaching their building end of life. Updated modern units are needed. The proposal will provide approximately 2,000 new modern homes, of which 325 will be non-market rental homes that will allow more people to find housing in Port Moody.



Need for Diverse Housing Options

A variety of housing options are needed to meet the needs of a growing diverse population. The proposal will bring a variety of unit sizes from studios to three bedrooms to accommodate the needs of a range of existing and future residents. Over half of the units will be family-oriented (2+ bedrooms).

Woodland Park accounts for over 1/3 of Port Moody’s purpose built market rental. The redevelopment will create deeper affordability for Port Moody residents with approximately 325 non-market homes.



TRANSPORTATION AND MOBILITY

Plans for Woodland Park will consider pedestrian, transit and vehicular connections throughout the site increasing safety and site accessibility.



Our transportation consultant is working on a Transportation Assessment Report which will analyze opportunities for the project to improve walking, cycling, transit and vehicle connections at the site. Through the rezoning application process, further work will be completed including a parking strategy, loading and waste management strategy and a safety review.

Some of the opportunities we are exploring for transportation include:



Enhanced cycling infrastructure including storage and bicycle maintenance work stations



Car share spaces and vehicles



Electric e-bike program and stations



Drop-off areas for carpooling and ride-hailing services



Share your thoughts on transportation ideas such as e-bikes and car shares. Would you want this at Woodland Park?

POTENTIAL TRANSPORTATION IMPROVEMENTS

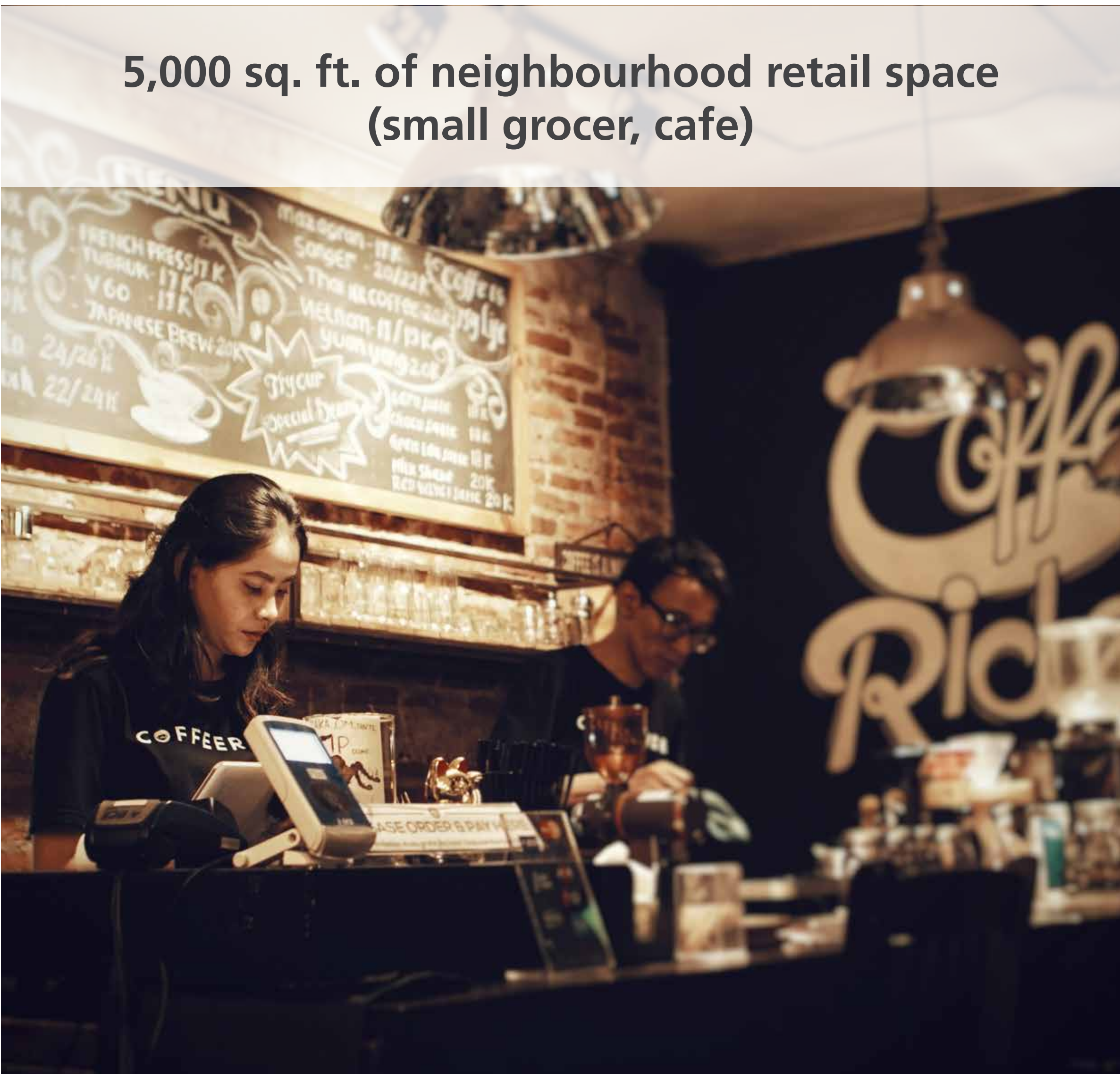
The diagram below shows some of the opportunities for improved pedestrian, cycling, and transit connectivity.



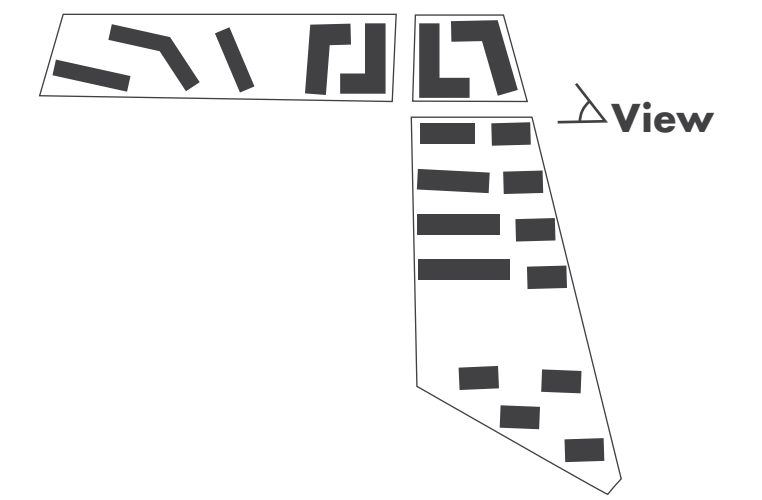
COMMUNITY AMENITIES

The redevelopment of Woodland Park will provide important benefits to the neighbourhood.

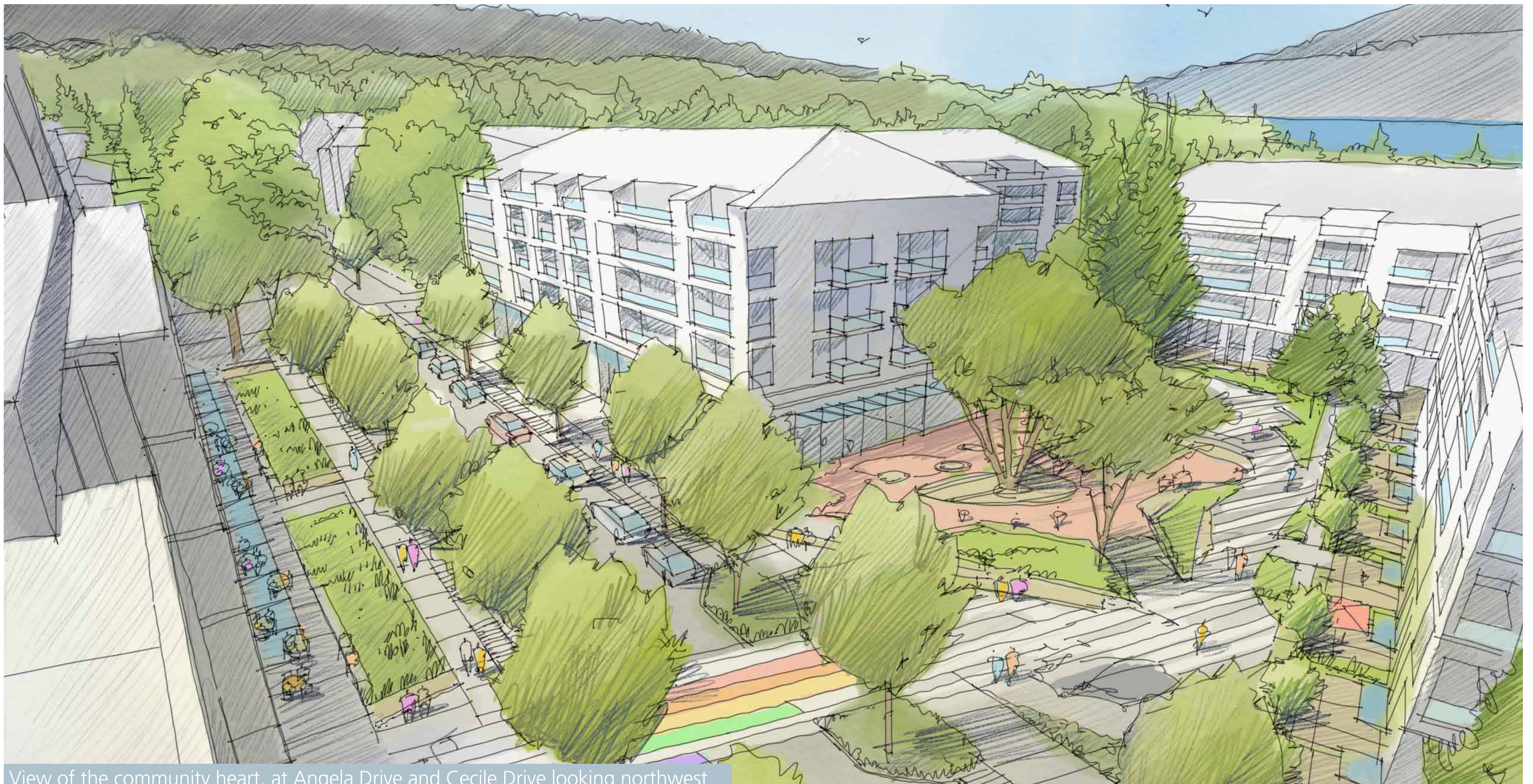
Development can contribute community benefits to our growing cities. The proposal includes a number of community amenities which will add to the neighbourhood livability and the creation of a complete community. The proposed community amenities include:



COMMUNITY AMENITIES



Woodland Park will be a diverse and inclusive community. The community heart will include a community amenity centre/maker space, child care, neighbourhood retail and public spaces.

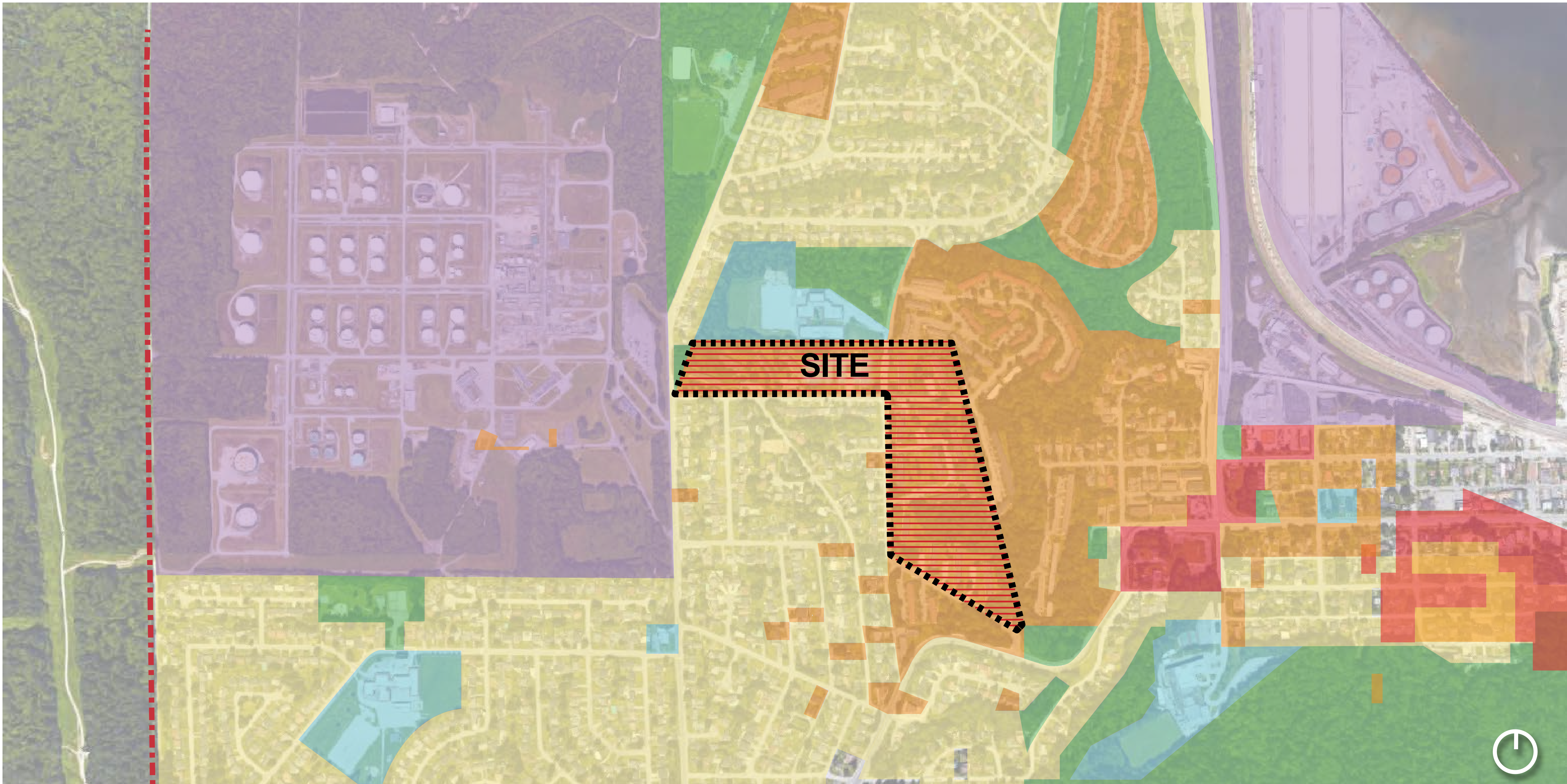


View of the community heart, at Angela Drive and Cecile Drive looking northwest

LAND USE CONCEPT

The vision for Woodland Park is for a vibrant, sustainable and complete community.

We will be seeking an Official Community Plan (OCP) amendment and a rezoning to allow for new uses including commercial, public and institutional uses, and additional height in some areas.

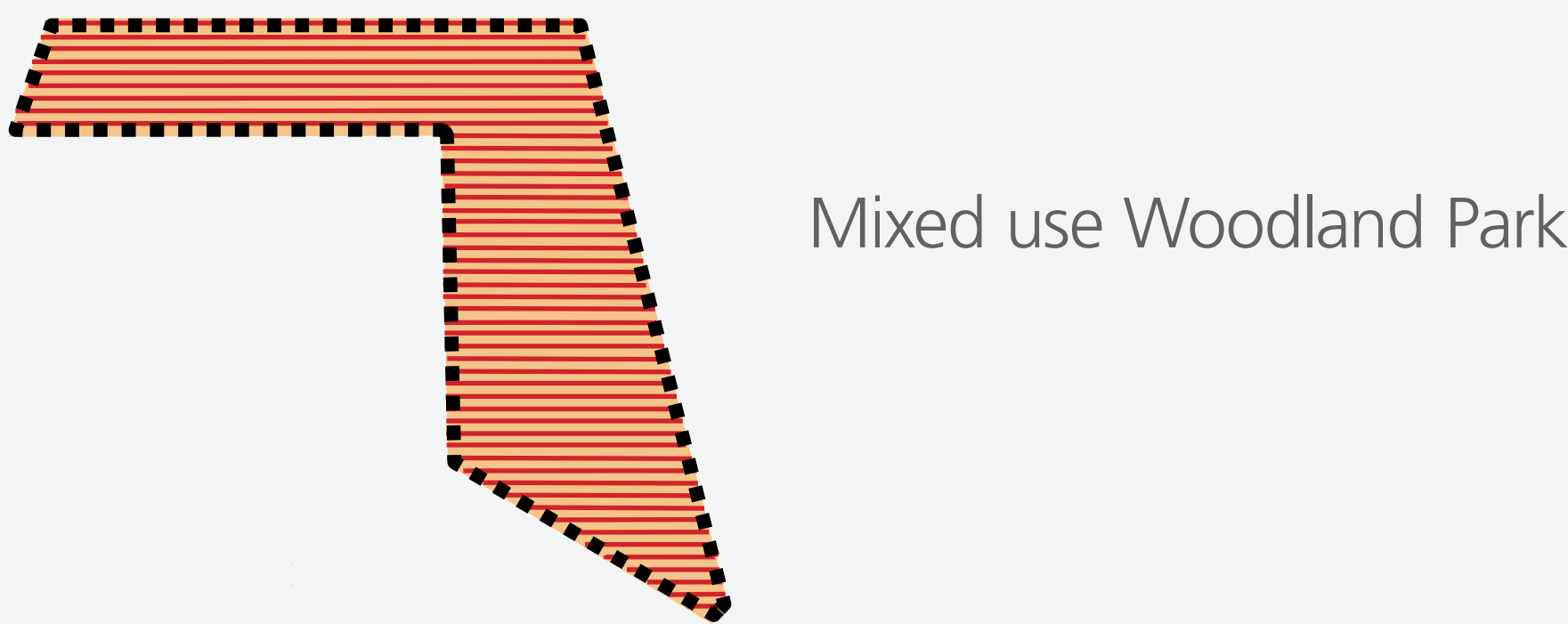


LEGEND:

Existing OCP Land Use Designations

- | | |
|---------------------------|--------------------------|
| municipal boundary | high-rise residential |
| mixed use | neighbourhood commercial |
| multi-family residential | parks and open space |
| public and institutional | general industrial |
| single family low density | |

Proposed Land Use Designation



OUR PROPOSAL

The proposal for Woodland Park is for a complete community.

The proposal includes non-market rental homes, strata market homes, parks and open space, and a community heart with a community centre and child care.



Master Plan



Parks and Open Space



Housing



Transportation and Mobility



Community Amenities

OUR PROPOSAL



Numbers on buildings denote number of storeys*

*Information added after event for clarity purposes

OUR PROPOSAL



Parks and Open Space



Housing



Transportation and Mobility



Community Amenities

Legend

- Multi-use trail
- Non-market housing
- Market residential
- Neighbourhood retail
- Community amenity + child care
- Public sidewalk
- Existing right of way
- Pedestrian access
- E-bicycle charging stations

SUSTAINABILITY APPROACH

The team has thought carefully about how to make Woodland Park an environmentally responsible and sustainable community.



The goal is to limit the project's demand for resources, overall contribution to climate change and to take a responsible approach to development. To achieve this, we are exploring some of the following ideas:



Enhanced Rainwater Management: through landscape design and infiltration, allowing water to flow organically across the site.



Light Pollution Mitigation: reducing light spillage and nighttime up-lighting.



Energy Performance: targeting Step 3 of the BC Energy Step Code, as well as designing buildings to minimize unwanted solar gains to limit heat loss.



Low Carbon Energy Systems: decentralized system of small but interconnected energy plants, and heat pump technology to use low-carbon electricity for heating and cooling.



Alternative Transportation and Connectivity: Educational signage and public art, active multi-use trail and park space programmed for a variety of user groups.



Food Assets: opportunities for urban agriculture, and on-site organics management and storage.



Waste Management: construction waste management, enhanced waste diversion areas, and opportunity for a community re-use center for high-quality used items.

CITY OF PORT MOODY HOUSING POLICY

The City of Port Moody has a tenant relocation assistance policy that is intended to guide tenant relocation brought about as a result of redevelopment of existing residential housing sites.

Any application that includes rental replacement requires a formal tenant relocation plan per the City of Port Moody's policy. When the rezoning application is made, tenants will be engaged. The following provides an overview of the City's policy:

At a minimum a **Tenant Relocation Plan** must include the following general assistance:

1. Financial Assistance (more details on subsequent board)
2. A minimum of 4 months' notice to end tenancies after demolition permit is issued.
3. For tenants requesting assistance with finding new accommodation:
 - Three rental housing options should be offered that are comparable in unit type
 - The rent for all options shall be at similar levels of the current rented unit
 - Where possible, options should be tailored to the tenant's needs (e.g. pet-friendly, accessible, smoke free, etc.)
 - In cases involving vulnerable tenants, additional support will be provided
4. Right of first refusal for existing tenants to move back into the new building:
 - For projects where one-for-one replacement of rental units is occurring, replacement rental units will be secured for a term of 60 years or life of the building, whichever is greater
 - For projects that propose new social housing, or where rental units are replaced with social housing, tenants will be offered right of first refusal, provided they meet the eligibility requirements for the new social housing unit.

The approach for Woodland Park is to minimize tenant disruption and displacement. The following visual shows how people will be moved across the site, with the affordable housing being built first so that there is minimal displacement.



CITY OF PORT MOODY HOUSING POLICY

The City of Port Moody has a clear tenant relocation assistance policy that is intended to guide tenant relocation brought about as a result of redevelopment of existing residential housing sites.

Any application that includes rental replacement requires a formal tenant relocation plan per the City of Port Moody’s policy. **The project team has not submitted an application to the City of Port Moody**, however once an application is submitted residents will be notified.

At a minimum the Tenant Relocation Plan must include the following financial assistance:

Financial compensation provided based on length of tenancy:

Rental Tenure (in years)	Financial Support (months of free rent)
up to 4	2 months
between 5 and 9	3 months
over 10	4 months
over 20	6 months

This can take the form of free rent, a lump sum payment or a combination of both

In addition to the financial assistance above, arrangements are to be made by the developer for an insured moving company, or, a flat rate payout for moving expenses as follows:

Home Size	Moving Expenses
bachelor and 1 bedroom	\$750
2 or more bedrooms	\$1,000

PHASING OPPORTUNITIES

The plan for Woodland Park is to build the project gradually.

The redevelopment will be phased over 7 phases, in order to limit disruption to existing residents and to the surrounding community. The proposed phases are outlined below:

A plan for gradual growth - starting with non-market housing



Low-rise housing + community facilities + child care



mix of low + mid-rise housing + neighbourhood commercial + active park



mix of low + mid + high-rise housing + completion of multi-use trail

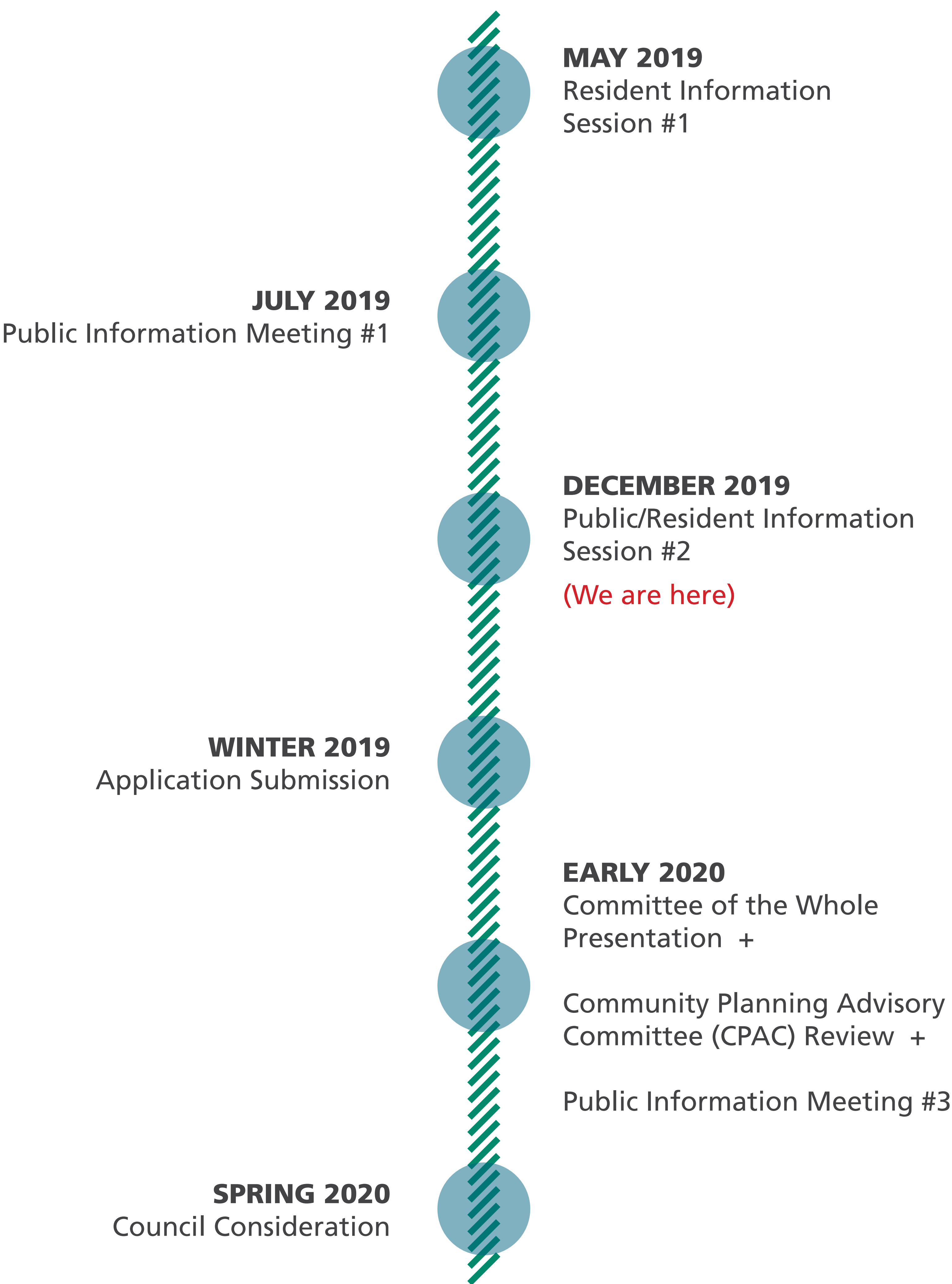


NEXT STEPS

Thank you for attending our second 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 continue to refine the plans for Woodland Park.



Thank you for attending our open house today. Please fill out a comment form before you go and leave it at the sign-in desk or e-mail it to msolmundson@brookpooni.com by December 18, 2019.