

# WELCOME

## COMMUNITY INFORMATION MEETING

MAY 14, 2025

The purpose of today's Community Information Meeting is to introduce Anthem's Rezoning Application to the community, receive feedback and answer any questions.



2914stjohns.com

2914 St. Johns Street  
Port Moody, BC





#### **ANTHEM PROPERTIES | Developer/Landowner**

Founded in 1991 and operating across British Columbia, Alberta, Ontario and California, Anthem is a team of more than 800 people driven by creativity, passion and direct communication. Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. Anthem is committed to creating great public and private spaces in Port Moody that complement the neighbourhoods in which they are built.



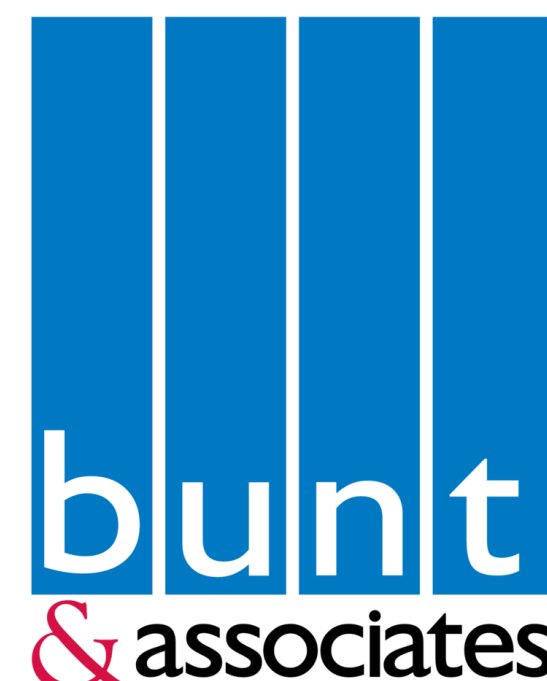
#### **GBL ARCHITECTS | Architecture**

A cohesive and progressive Vancouver based firm comprised of architects, interior designers, project managers, and technicians providing a full range of architectural services to the private and public sector. The firm has built its reputation on high quality design, tight project management, technical proficiency, financial responsibility and keen administrative skills.



#### **LOCI | Landscape**

Built on the collective experiences of nearly 20 years of design, planning, and project management expertise serving their diverse client base, including developers, municipalities, and institutions, to name a few. As a full-service firm, they pride themselves in their adaptability, responsiveness, and willingness to exceed client expectations.



#### **BUNT & ASSOCIATES | Transportation Planning**

One of the largest specialist transportation planning and engineering consulting companies in Western Canada. Bunt provides solutions to urban transportation challenges and is represented by a team of planners, engineers, technologists and professional staff in Vancouver, Victoria, Calgary and Edmonton.

# THE TEAM

# MOODY CENTRE VISION

Transit-oriented development (‘TOD’) is a planning strategy that prioritizes the creation of walkable, mixed-use communities centered around public transportation hubs.

The blue dotted line delineates the Moody Centre TOD Area, which is bordered by the rail line to the north, Buller Street to the east, St. Johns Street to the south and Moody Street to the west.

The current vision for Moody Centre is the product of over a decade of community consultation and engagement.



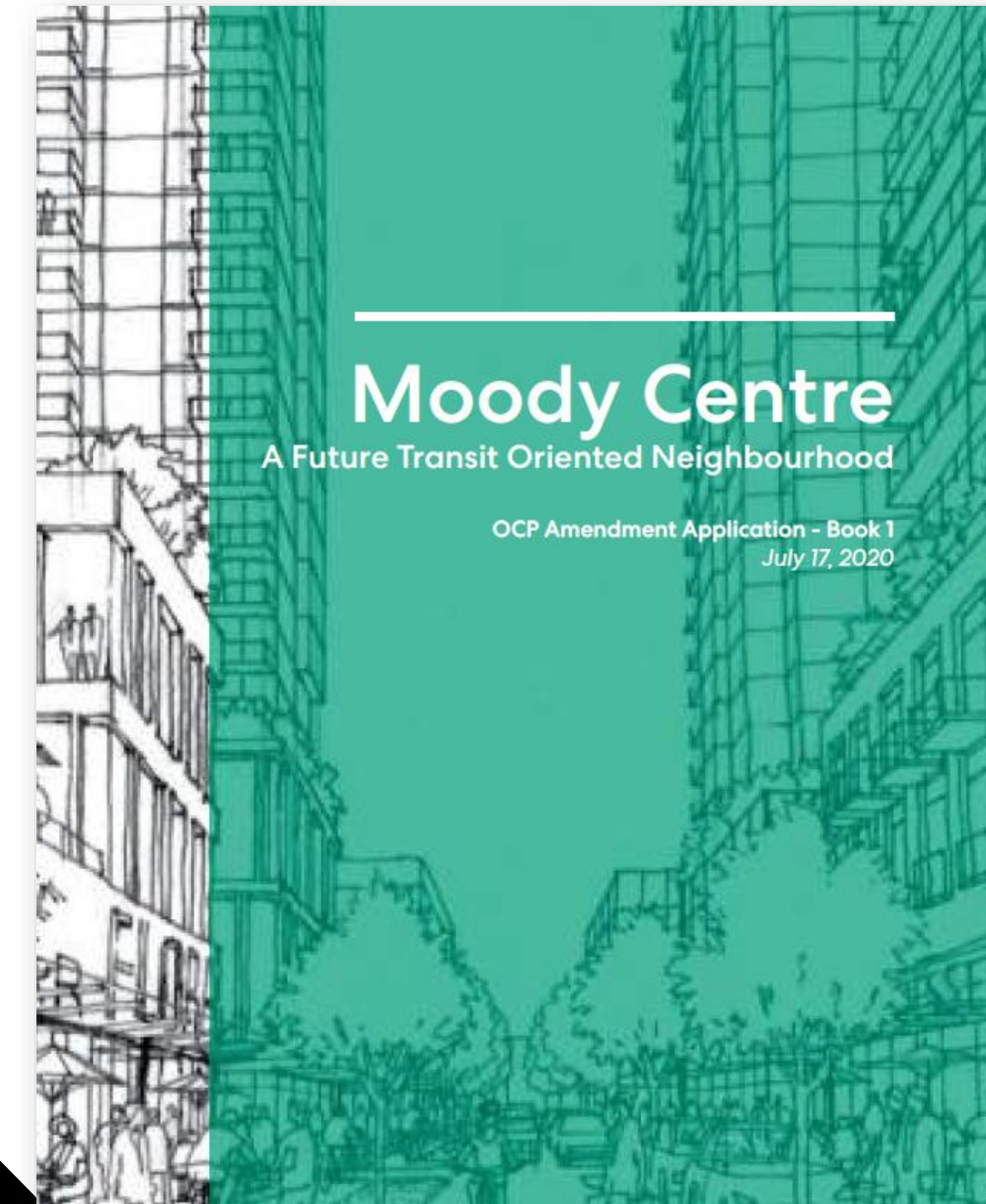
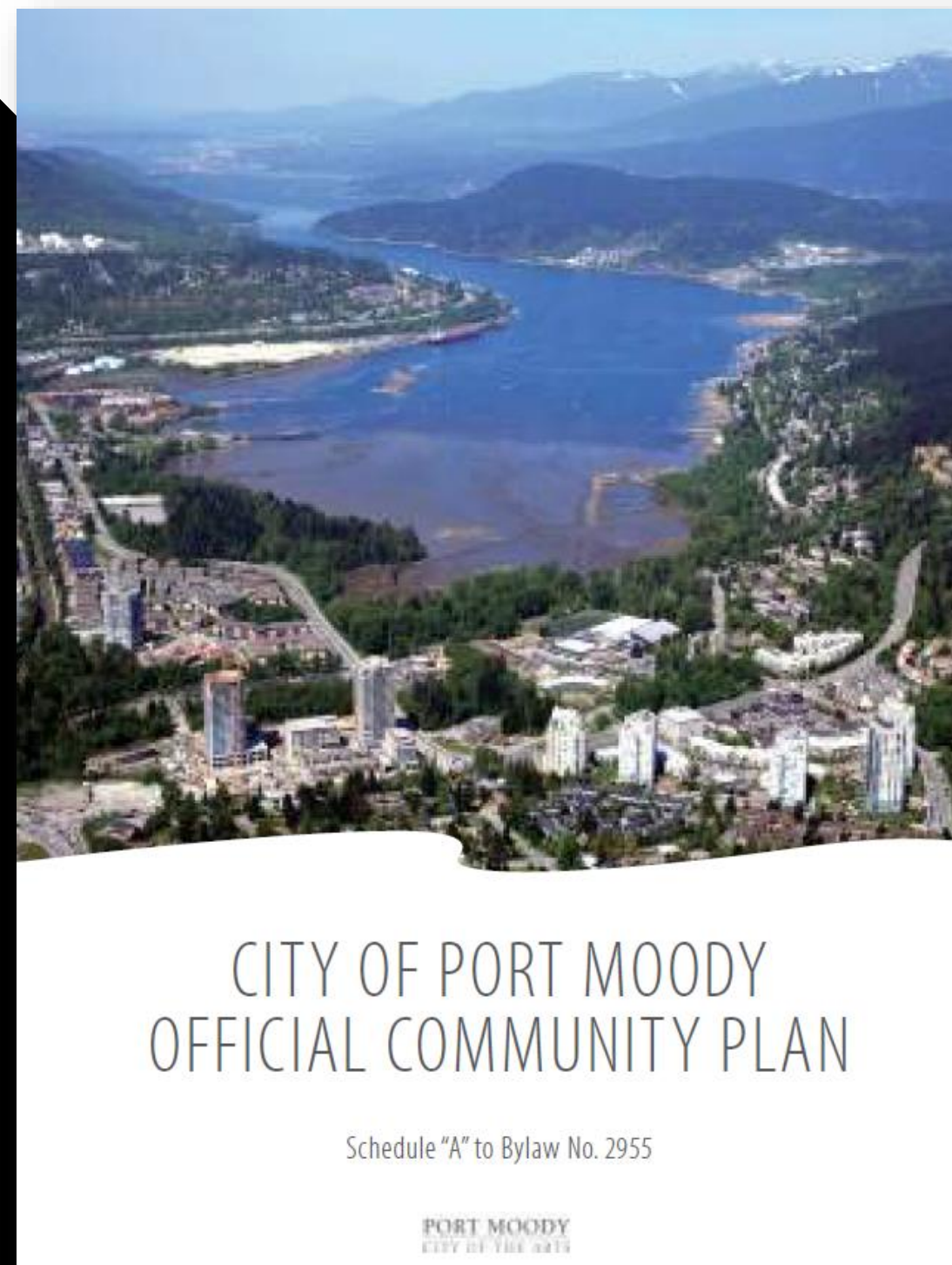


Beginning in 2016, the conversation on the Moody Centre TOD Area started with the arrival of the SkyTrain.

In the fall of 2019, after collaborative efforts with City Staff for over a year, the Moody Centre TOD Master Planning Group undertook an extensive public engagement process with the Port Moody community between 2019 and 2022.

The public engagement program included 6 open houses with over 400 attendees, 10 walking tours and multiple engagement sessions – all of which provided valuable insights into key priorities, needs and challenges in the community.

# A COMMUNITY DRIVEN EFFORT



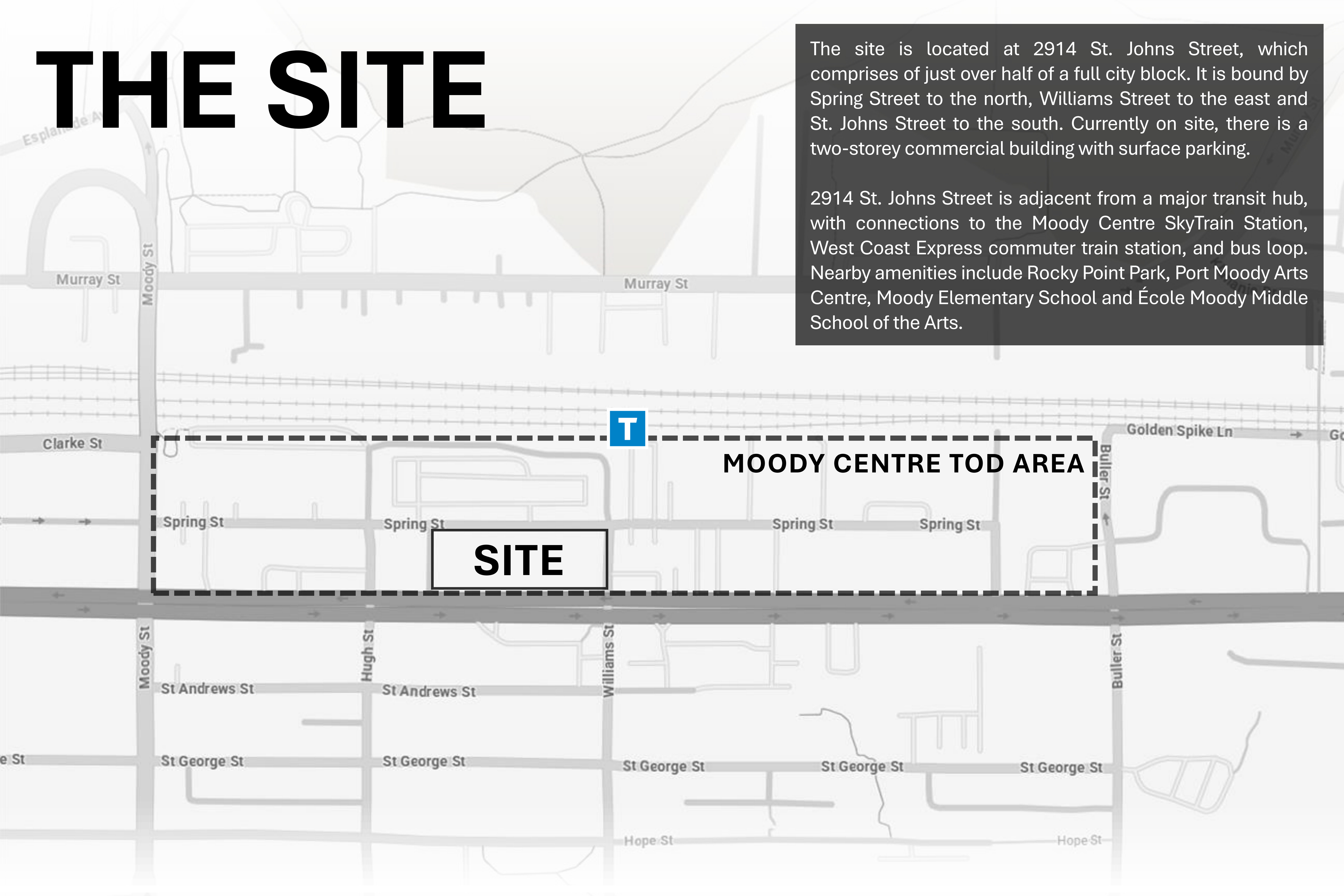
The 2017 Official Community Plan (‘OCP’) envisions Moody Centre as a pedestrian and transit-oriented neighbourhood. As guided by the OCP, St. Johns Street and Spring Street will become retail oriented, with added pedestrian plazas and mid-block passages, helping to strengthen neighbourhood walkability. The Moody Centre TOD Area is designated for higher-density development with mixed-use towers with heights up to 26 storeys.

*Anthem’s proposal is entirely compliant with the OCP and the Moody Centre TOD framework.*

# THE SITE

The site is located at 2914 St. Johns Street, which comprises of just over half of a full city block. It is bound by Spring Street to the north, Williams Street to the east and St. Johns Street to the south. Currently on site, there is a two-storey commercial building with surface parking.

2914 St. Johns Street is adjacent from a major transit hub, with connections to the Moody Centre SkyTrain Station, West Coast Express commuter train station, and bus loop. Nearby amenities include Rocky Point Park, Port Moody Arts Centre, Moody Elementary School and École Moody Middle School of the Arts.



**MOODY CENTRE TOD AREA**

**SITE**

# PROPOSAL OVERVIEW

2914 ST. JOHNS STREET

HEIGHT	26 Storeys (OCP compliant)
RETAIL SPACE	Approx. 21,600 sq. ft.
FLEXIBLE EMPLOYMENT SPACE	Approx. 10,650 sq. ft.
VEHICLE PARKING	215 Spaces <ul style="list-style-type: none"><li>• 151 Residential</li><li>• 61 Commercial</li><li>• 3 Car Share</li></ul>
BICYCLE PARKING	539 Spaces <ul style="list-style-type: none"><li>• 524 Residential</li><li>• 15 Commercial</li></ul>

HOME TYPE	PREVIOUS <i>(December 2024 application)</i>		UPDATED <i>(to be reflected on resubmission)</i>		FAMILY FRIENDLY POLICY <i>(November 2024)</i>	POLICY COMPLIANCE
	Count	%	Count	%		
STUDIO	49	15%	45	14% ▼	65% Maximum (30% being Studios)	Yes
1 BEDROOM	169	52%	164	51% ▼		
2 BEDROOM	83	26%	79	25% ▼	25%	Yes
3 BEDROOM	24	7%	33	10% ▲	10%	Yes
TOTAL	325	100%	321	100%	100%	Yes



**TRANSIT-ORIENTED CONVENIENCE**

The site is just a 3-minute walk to a bus loop, Moody Centre SkyTrain, and West Coast Express commuter train. The project will also facilitate new cyclist and pedestrian connections to encourage more car-free travel.



**NEW SECURED RENTAL HOUSING**

The proposal includes 325 secured market rental homes in a variety of studio, one, two, and three bedrooms. Approximately 50% of these homes will be adaptable for increased accessibility and aging-in-place, and 35% have been designed to accommodate families.

**RETAIL AND STREETScape**

This proposal presents an opportunity to revitalize this portion of St. Johns Street while adding approximately 21,600 sq ft of new retail along St. Johns, Williams, and Spring Streets that will enliven the streetscape and provide jobs. Proposed improvements include retail canopies, widened sidewalks, a bike lane, and generous setbacks to allow for outdoor furniture.



**IMPROVED PUBLIC REALM**

The western edge of the site will feature a large Pedestrian Plaza with public art opportunities to add interest and serve as a multi-programmed outdoor space for residents, commuters and the public. Planting along St. Johns will buffer the retail from the street, while patios and landscaping along Williams and Spring will enhance the experience.

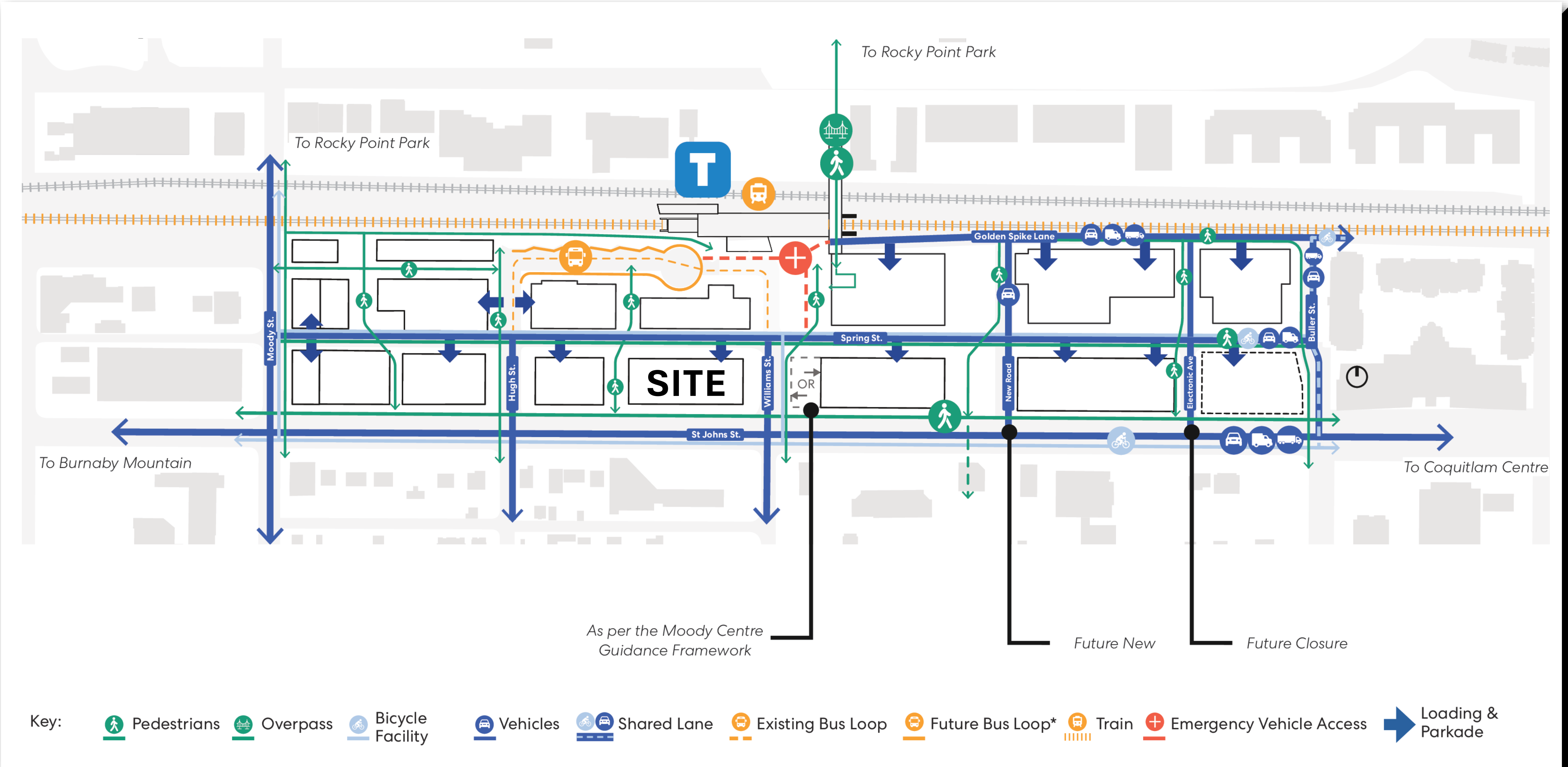


**COMMUNITY AMENITY CONTRIBUTION**

This project will generate an estimated \$11.7 million in financial contributions and infrastructure upgrades by Anthem to the City of Port Moody that could be used to support various community improvements earmarked by staff and Council.



**COMMUNITY  
BENEFITS**



The proposed mobility strategy for the Moody Centre TOD area prioritizes walking, cycling and use of public transit. Mid-block pedestrian links, such as the public plaza located west of the site, embrace connectivity in the north-south direction.

MOBILITY  
 CONNECTIONS

KEY LEGEND

- A

SPRING STREET HIGH STREET
- 1

BOULEVARDS WITH TREES
- 2

SPRING ST. DESIGN GUIDELINES
- 3

LAYBY PARKING WITH PERMEABLE SURFACE
- 4

PARKING + LOADING ACCESS
- B

WILLIAMS STREET RETAIL FRONTAGE
- 5

CORNER MICRO PLAZA + PUBLIC ART
- 6

RAISED CRU PATIO TO ACTIVATE FRONTAGE
- 7

BUFFER PLANTING - TIERED
- C

ST. JOHN'S STREET MULTIUSE
- 8

RAISED CRU PATIO TO ACTIVATE FRONTAGE
- 9

BUFFER PLANTING + SMALL TREES
- 10

BIKE LANE + BUFFER PLANTING
- 11

CAST IN PLACE SIDEWALK PER CITY
- D

COMMUNITY PARK
- 12

LOBBY ENTRANCE WITH BIKE RACKS + SEATING
- 13

COMMUNITY PLAZA WITH TABLES AND SEATS
- 14

RAIN GARDENS/RAINWATER MANAGEMENT
- 15

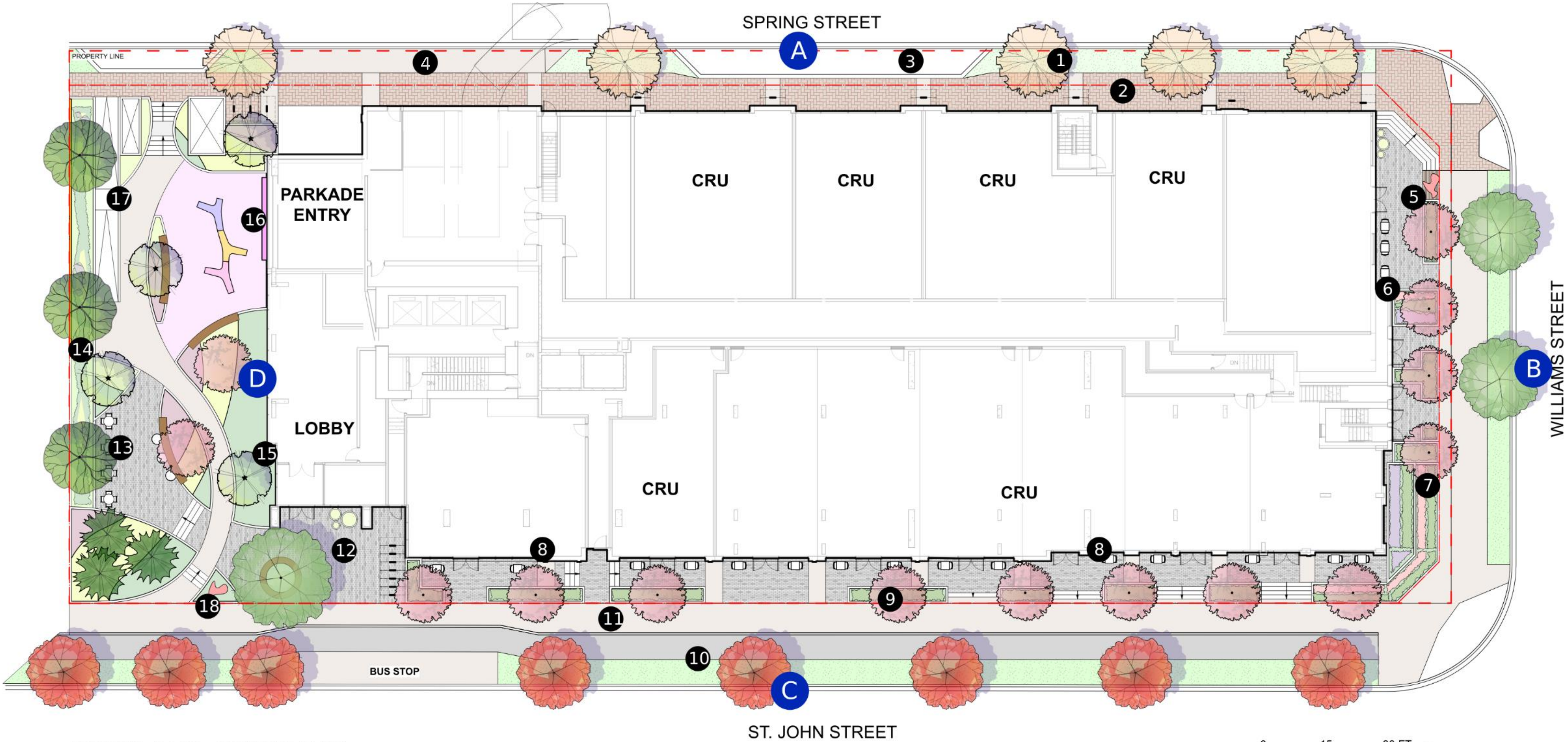
NATURALIZED LANDSCAPE BED
- 16

PLAYGROUND + MURAL / ART WALL
- 17

ADA RAMPS AND STAIRS
- 18

PUBLIC ART AT LOBBY AND FRONT OF PLAZA

CRU: COMMERCIAL RETAIL UNITS



1 GROUND LEVEL CONCEPT PLAN  
 Scale: 1/16" = 1'-0"

GROUND LEVEL  
 LANDSCAPE PLAN

Between March and May 2025, Anthem held two workshops with members of the community to receive early design input on the public realm approach to this site. Here's a highlight of what we've heard so far:

## MARCH WORKSHOP

- Lighting, a canopy, ample seating, safety and security – all items for potential consideration in the plaza.
- Art could be incorporated into the pedestrian experience with the use of interesting ground pavers.
- Consider seating nearby for parents while kids play. Teenagers like playgrounds too!
- As demographics change, visions change. Consider dynamic art that can respond to a changing community.
- Weather protection is critical. A canopy over the plaza could also be a beautiful art piece using colour and materiality.

## MAY WORKSHOP

- Consider greenery along St. Johns as a visual and sound buffer.
- Try to keep retail spaces small to accommodate local boutique businesses.
- Consider highlighting some of Port Moody's historical aspects in signage, pavers, railings and planters.
- Create public space that could be flexible to allow for various users. The Shipyards in North Vancouver is a great example.
- Perhaps art could be incorporated into functional items, such as creative bicycle racks.

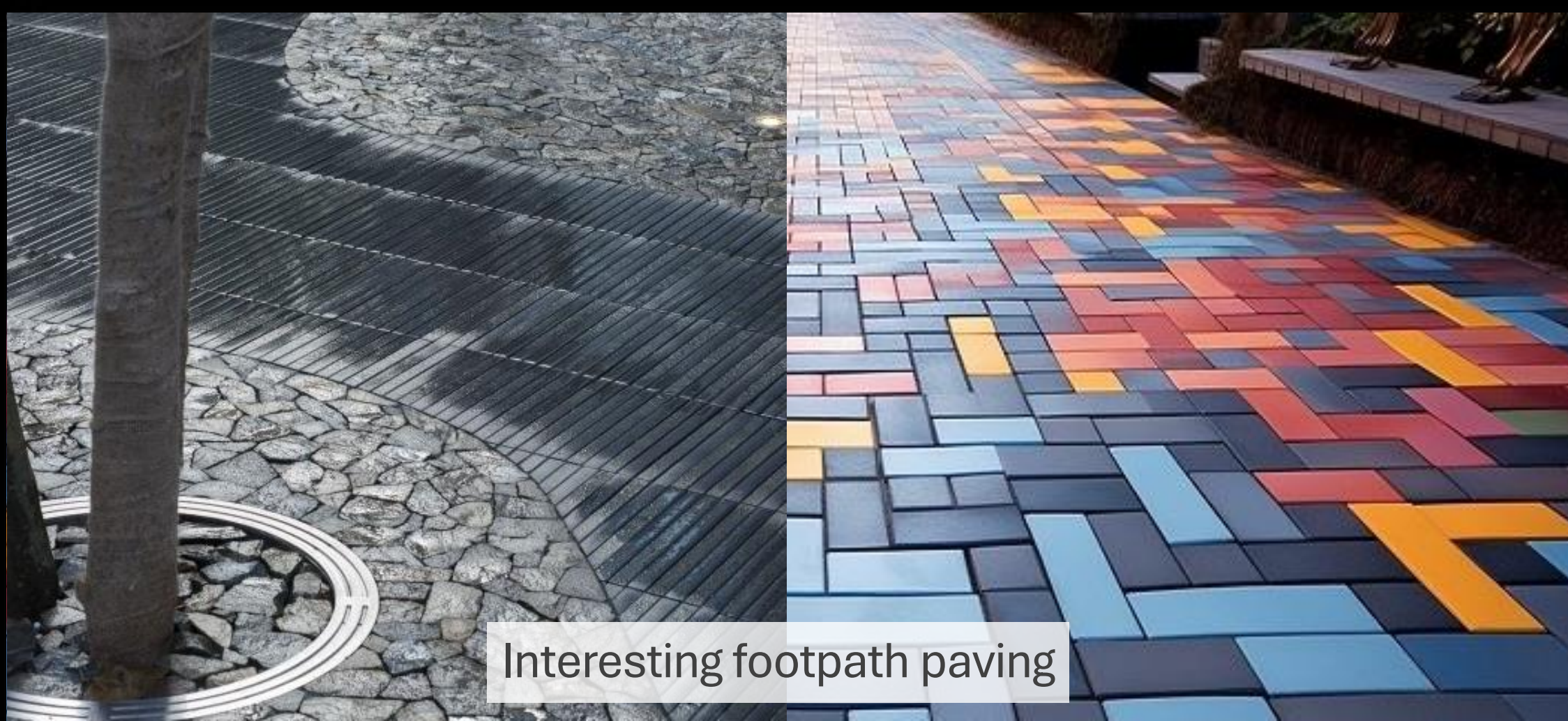
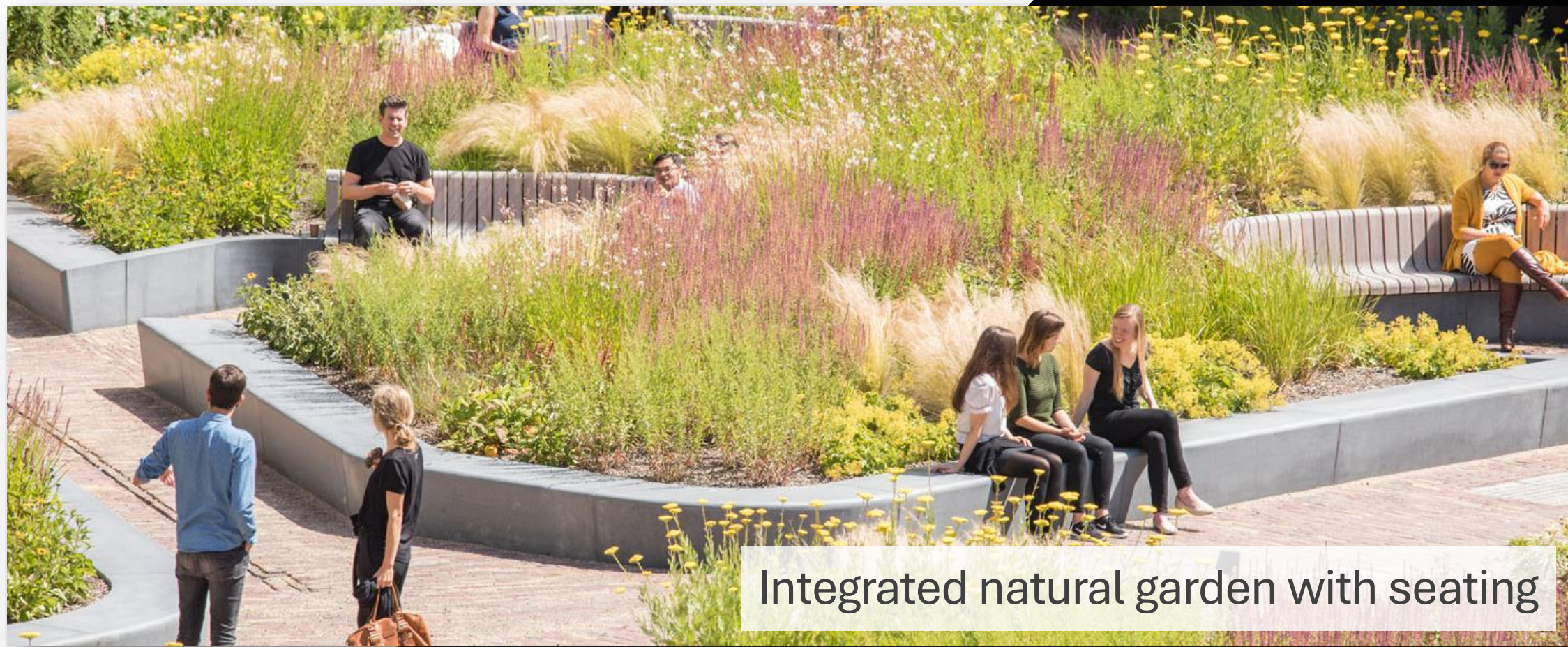


# PUBLIC REALM WORKSHOPS

# WE'D LIKE YOUR INPUT!

The western edge of the site sees the creation of a wide, landscaped mid-block Pedestrian Plaza linking St. Johns to Spring Street, which is designated as a future High Street. The Plaza is envisioned to be a multi-programmed outdoor space where residents, commuters and the public can gather.

*Use the coloured stickers provided to show what amenities and features you'd like to see in the Pedestrian Plaza.*



PRELIMINARY  
RENDERINGS  
Building Concept



Southwest corner of Spring  
and Williams Street



St. Johns Street



Southwest corner of  
St. Johns Street



Northeast corner of St. Johns Street  
and Williams Street

**PRELIMINARY  
RENDERINGS**  
Pedestrian Plaza & Activation



Public Plaza



Public plaza and the residential lobby



Public plaza with stairs and ramp



Williams Street frontage

**PRELIMINARY  
RENDERINGS**  
Rooftop Residential Amenities



Second level rooftop amenities including private patios, dog run, and outdoor BBQ area



Seventh level rooftop amenities with urban agriculture planters



Neighbourhood serving retail on Spring Street



Neighbourhood serving retail on St. Johns Street

# THANK YOU



We appreciate your interest in our proposal for 2914 St. Johns Street, Port Moody.

Please share any feedback with us via the comment cards provided or by using the QR code below.



2914stjohns.com

