

POTTINGER BIRD

COMMUNITY RELATIONS

Public Engagement Program
Phase Two Summary Report

Moody Centre TOD Area Master Plan

Final Version Date: 14 February 2020

Executive Summary

The goal of Transit-Oriented Development, also referred to as “TOD”, is to focus development in areas with transit, in order to create compact, walkable, and healthier communities. The *Port Moody Official Community Plan 2017* (“OCP”) identifies the area surrounding the Moody Centre SkyTrain Station as the “Moody Centre Station TOD”.

The Moody Centre TOD Area Master Planning Group (“the Master Planning Group”) is made up of eight local landowners who have collectively owned property within the Moody Centre Station TOD Area for several years. The Master Planning Group consists of Anthem, Beedie Living, the Bombelli Family, PCI Developments, the Steven’s Family, TransLink, the Wildman Family and Woodbridge Homes.

Following 18 months of working with design experts at Perkins and Will and the City of Port Moody Planning Department, the Master Planning Group, with support from City Staff, began a process to engage the community and receive early input on the preliminary masterplan concept for the Moody Centre TOD Station area. As part of the ongoing discussion, Pottinger Bird Community Relations (“Pottinger Bird”) were engaged to facilitate a Preliminary Public Engagement Program with the Port Moody community on the future of this important neighbourhood.

The preliminary master plan concept envisions a complete renewal of the 23-acre site to deliver a number of land uses and public amenities for the Port Moody community. These land uses and public amenities include: housing that ranges in form, tenure and size; mixed uses including office, retail, and employment; community amenities including a large public transit plaza, additional internal plaza/ pocket park, public art, pedestrian and cyclist links; the daylighting of Dallas/Slaughterhouse Creek; a pedestrian/ bicycle overpass connecting the area to Rocky Point Park and the creation of a new Spring Street promenade.

To build on the public engagement work completed in Phase One¹, the Master Planning Group, with the assistance of Pottinger Bird and Perkins and Will, hosted a series of three invitational Stakeholder Discussion Roundtables in December 2019, with members of the community who expressed interest during Phase One.

In January and February 2020, the Master Planning Group hosted a second round of Community Open Houses to share the evolving concept with the broader community and gather further feedback. The notification and execution of the Community Open Houses adhered to the City of Port Moody’s requirements and directives and were consistent with that undertaken for Phase One.

Port Moody’s Mayor, Council and Senior City Staff were notified of the commencement of Phase Two of the Public Engagement Program. Further details are attached herein.

1. Refer to “Final Public Engagement Program (Phase One) Summary Report”- Dec 4, 2019 for Phase One findings.

COMMUNITY STAKEHOLDER GROUPS PRESENTATIONS

Following the initial phase of public engagement (Phase One), the Master Planning team reached out to two community stakeholder groups to offer an overview and more in-depth discussion on the preliminary concept for the Moody Centre TOD Area. These groups were:

- The Moody Centre Community Association (MCCA); and
- The Murray Street Brewery Ownership and Employee network.

No formal meetings were confirmed at the time of writing this report.

STAKEHOLDER DISCUSSION ROUNDTABLES (DECEMBER 2019)

The initial phase of public engagement (Phase One) consisted of a series of six themed stakeholder workshops, and two Community Open Houses (September – November 2019). These forums helped in the identification of three key areas for further exploration to help inform the next iteration of the Moody Centre TOD masterplan concept; these included:

1. Urban Architecture & Design
2. Public Realm & Art
3. Transportation & Circulation

With the assistance of Bunt & Associates, and Perkins and Will, Pottinger Bird hosted three invitational, themed discussion roundtables to further explore each of the above noted categories. Attendees were invited based on their response to a question asked during the first round of Community Open Houses – “How would you like to be engaged in the future redevelopment of the Moody Centre TOD Area?”. Those who checked the box “By participating in small roundtable discussions” and provided their permission to be contacted, were invited to participate.

The three Stakeholder Discussion Roundtables were held in December 2019, in the categories of:

- | | |
|-----------------------------------|------------------|
| 1. Urban and Architectural Design | December 2, 2019 |
| 2. Public Realm and the Arts | December 2, 2019 |
| 3. Transportation and Circulation | December 9, 2019 |

Attendees

The format of the Stakeholder Discussion Roundtables was an invitational roundtable. Attendees were invited based on their response to a question asked during the first round of Community Open Houses – “How would you like to be engaged in the future redevelopment of the Moody Centre TOD Area?”. Those who checked the box “By participating in small roundtable discussions” and provided their permission to be contacted, were invited to participate.

Format and Feedback

Each Stakeholder Discussion Group followed the same format and provided a PowerPoint presentation on the evolved concept with specific focus on the individual discussion group category. Participants feedback was recorded on large flip chart notes (**Appendix A**), and later summarized into Stakeholder Discussion Roundtable Summary Memos (**Appendix B**) and shared with those who attended for confirmation.

COMMUNITY OPEN HOUSES (JANUARY AND FEBRUARY 2020)

Following the December Stakeholder Discussion Roundtables, the Master Planning Group, in partnership with Pottinger Bird and Perkins and Will, hosted the second round of Community Open Houses for the broader community to:

- Share our ideas for the Moody Centre TOD Area based on community feedback and established priorities identified in the OCP 2017.
- Share the feedback we’ve received to date.
- Receive further feedback from the community and our neighbours

Community Notification

Two weeks prior to the first open house, an official letter of notification (**Appendix C**) was mailed to residents and businesses location within a 2km+ radius of the Moody Centre TOD Area (**Appendix D**) totalling 8,188 addresses. In addition, two advertisements were published in the Tri Cities News on January 23, 2020 and January 30, 2020 (**Appendix E**).

Open House Overviews

	Community Open House #3	Community Open House #4
Date	January 28, 2020	February 1, 2020
Location	2715 Esplanade Ave, Port Moody (Old Mill Boathouse)	2717 St Johns St, Port Moody (Moody Elementary)
Hours	5:00 pm – 8:00 pm	11:00 am – 2:00 pm
Registered Attendees	60	124
Unregistered Attendees	3	17
Comment forms submitted at Open House	21	60
Comments submitted following the Open House	5	6
OVERVIEW		
Total Number of Attendees	204 people	
Total Number of Comments	92 comment cards	

Community Open House #3



Community Open House #4



Format and Feedback

Both Community Open Houses followed the same format with 35 project boards on display (**Appendix F**), and the Master Planning Group present to answer questions. No formal presentation was made.

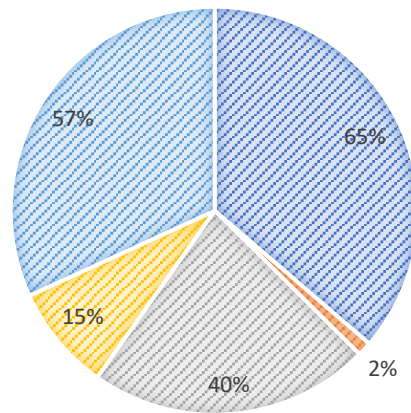
Comment sheets were available for participants to privately record their feedback. All comment forms received at and after the Community Open Houses have been scanned and attached to this report (with personal information redacted) (**Appendix G**).

Comment Sheet Results and Quantitative Analysis

Of the 92 comments received, we have determined that:

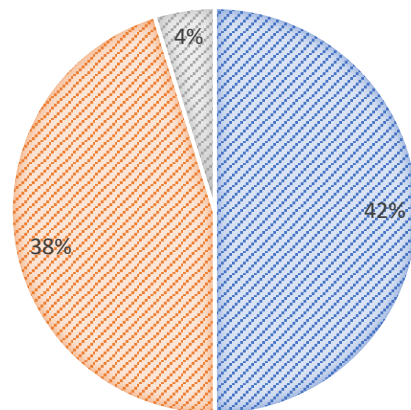
Please note, some respondents identified with more than one option.

- 71 respondents (65%) identified with “I live in the area” ■
- 2 respondents (2%) identified with “I rent my home” ■
- 44 respondents (40%) identified with “I frequent activities and services in the area” ■
- 16 respondents (15%) identify with “I work in the area” ■
- 62 respondents (57%) identified with “I own my home” ■



Of the 92 comments received, we have determined that:

- 46 respondents (42%) had attended our previous round of Community Open Houses in October and November 2019 ■
- 42 respondents (38%) was attending one of our Community Open Houses for the first time ■
- 4 respondents (4%) did not answer ■

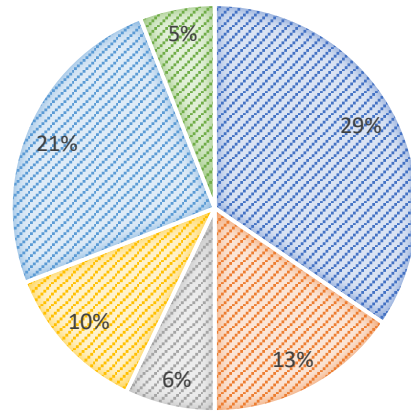


In response to the question:

“Are you in support of exploring tower height above 26 storeys, in select locations on the north side of Spring Street, to facilitate provision of all public amenities as identified in the OCP and Phase One of the TOD Master Planning Process?”

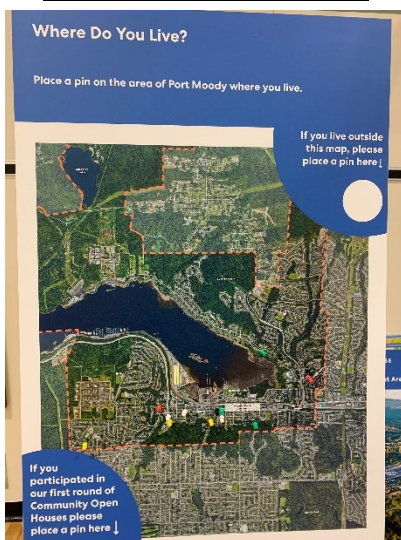
It was determined that:

- 32 respondents (29%) marked they were “Strongly in support” ■
- 14 respondents (13%) marked they were “More supportive than opposed” ■
- 7 respondents (6%) marked they were “Undecided” ■
- 11 respondents (10%) marked they were “More opposed than supportive” ■
- 23 respondents (21%) marked they were “Strongly opposed” ■
- 5 respondents (5%) did not answer ■

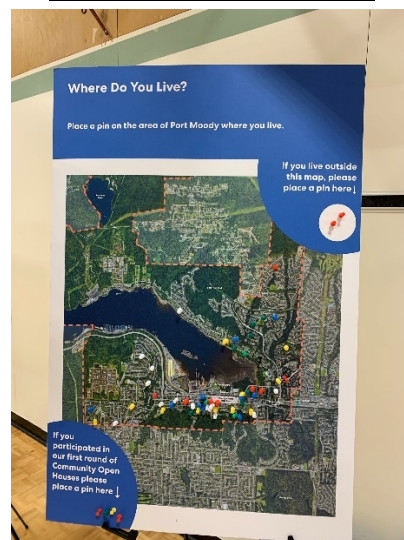


Attendees of the Community Open Houses were asked to place a pin on the map provided to indicate where in Port Moody they live. Below provides a photo of the map from each Community Open House.

Community Open House #3



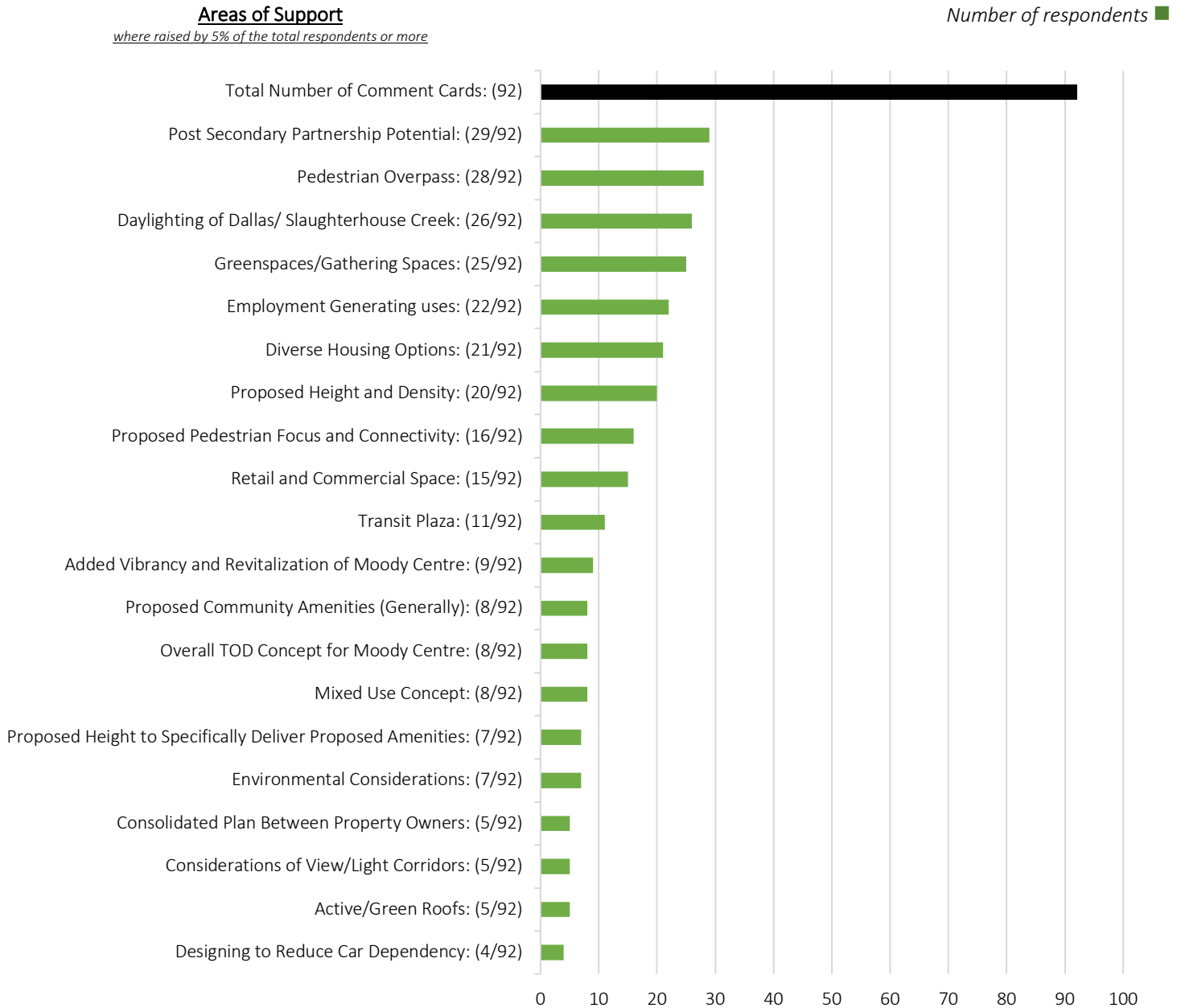
Community Open House #4



Areas of Support:

Below provides an overview of the feedback received in response to the question (where raised by 5% of the total respondents (92) or more):

“Are there elements of the evolved concept that you like? If so, what are they?”



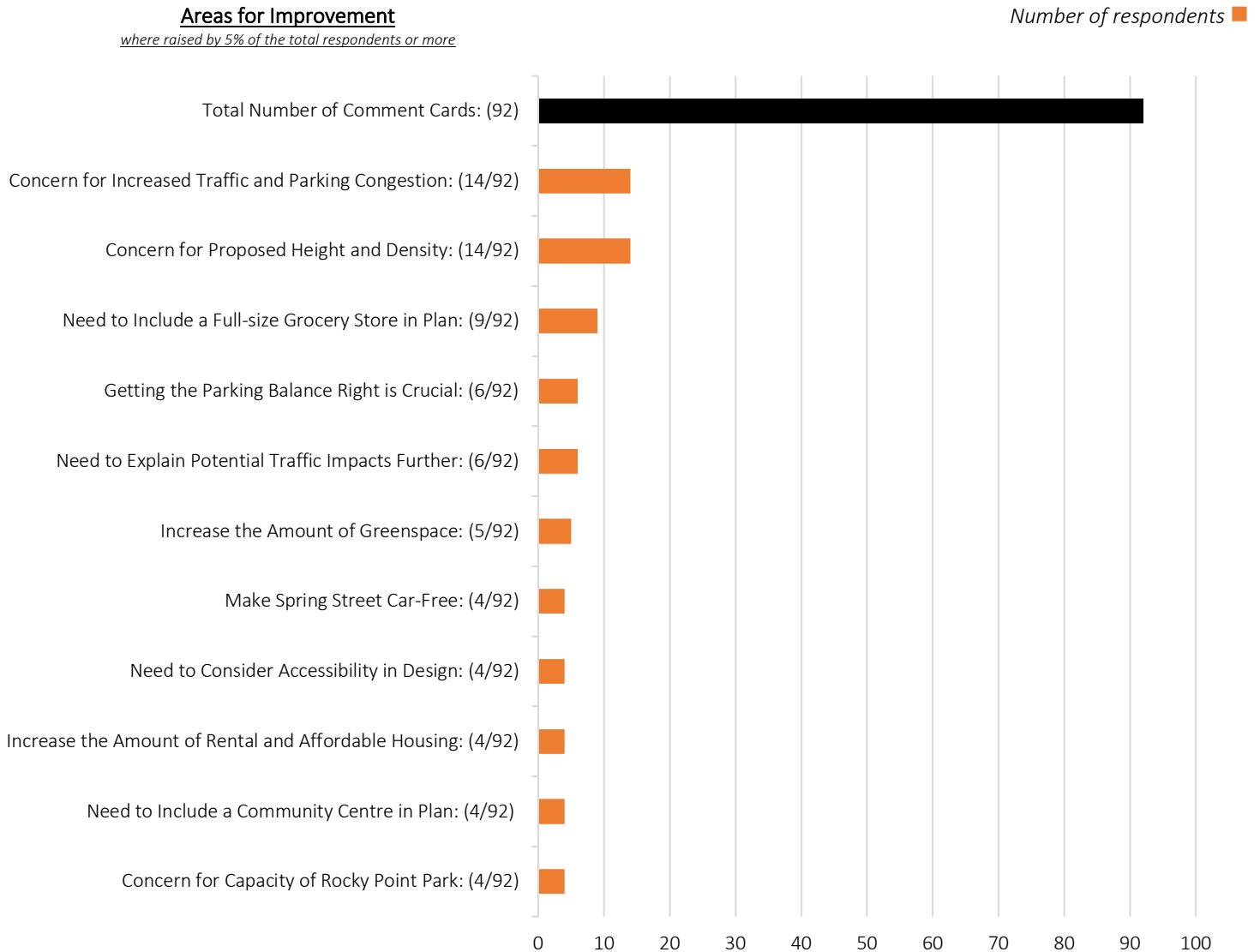
Appendix H provides an overview of the remaining feedback, where raised by less than 5% of the total respondents (92).

Appendix G provides a scanned copy of the comment forms received.

Areas for Improvement:

Below provides an overview of the feedback received in response to the question (*where raised by 5% of the total respondents (92) or more*):

“Are there elements of the evolved concept that you believe could be improved? If so, how might they be improved?”



Appendix H provides an overview of the remaining feedback, where raised by less than 5% of the total respondents (92).

Appendix G provides a scanned copy of the comment forms received.

APPENDIX:

Appendix A - Discussion Roundtable Flip Chart Notes

Appendix B - Discussion Roundtable Summary Memos

Appendix C - Round Two Community Open House Notification

Appendix D - Round Two Community Open House Notification Radius Map

Appendix E - Round Two Community Open House Notification Tri Cities News

Appendix F - Round Two Community Open House Display Boards

Appendix G - Round Two Community Open House Scanned Comment Cards

Appendix H - Round Two Community Open House Additional Comments

Appendices available upon request – please contact moodycentre@pottingerbird.com