POTTINGER BIRD

COMMUNITY RELATIONS

Public Engagement Program
Phase Three Summary Report

Moody Centre TOD Area Master Plan

Final Version Date: August 6, 2021

Executive Summary

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

The Moody Centre TOD Area Master Planning Group ("the Master Planning Group") is made up of nine 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 BC Transportation Financing Authority (BCTFA), the Bombelli Family, PCI Developments, the Stevens Family, TransLink, the Wildman Family and Woodbridge Homes.

Following 18 months of working with design experts at Perkins & Will and the City of Port Moody Planning Department, the Master Planning Group, with support from City Staff, began a community engagement process in 2019 to receive input on the preliminary masterplan concept for the Moody Centre TOD 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.

Phase One¹ of this process began with six Stakeholder Discussion Groups in September 2019 with representation from local community organizations. This was followed by a presentation to the Tri Cities Chamber of Commerce Young Professionals Network, and two Community Open Houses in October/November 2019.

Phase Two² of the public engagement process involved three Stakeholder Discussion Roundtables in December 2019. 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 input. 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.

In July 2020, the Master Planning Group submitted their OCP Amendment application. The application 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.

Following the submission, the Master Planning Group began the third phase of public engagement. Between August and November 2020, the Master Planning Group hosted ten Walking Tours of the site, which had a total of 40 participants. In response to feedback received from presentations to the Community Planning Advisory Committee (CPAC) and Council, the Master Planning Group submitted a supplement to their original application in April 2021 which refined aspects of the proposed concept.

 $^{^{1}}$ Refer to "Final Public Engagement Program (Phase One) Summary Report" - Dec 4, 2019 for Phase One findings.

² Refer to "Final Public Engagement Program (Phase Two) Summary Report"- Feb 14, 2020 for Phase Two findings.

In May 2021, The Master Planning group contracted Happy City as consultants to conduct a wellbeing audit of the plan, which involved a workshop with six (6) members of the public. In July 2021, the Group hosted a third round of two virtual Community Open Houses to present the supplementary submission and to solicit feedback.

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

WALKING TOURS (AUGUST – NOVEMBER, 2020)

As part of ongoing efforts to engage the community on this important site, between August 26 and November 4, 2020, the Moody Centre TOD Master Planning Group hosted a series of Walking Tours in Moody Centre to share a real-time experience of how the proposal intends to revitalize and activate the area. Tours took place on Wednesday afternoons at 4:00pm and had a limited capacity of 6 people to abide by COVID-19 health restrictions.

The Walking Tours began at the northeast corner of Hugh and Spring Streets, with tours led by a representative from Perkins & Will. A member of the development team and Pottinger Bird also attended.

The tour would see the team walk through the TOD Area highlighting which areas would see change from the proposed master plan, such as the proposed plaza and bridge at Moody Centre Station, proposed pocket parks, and daylit creeks. Attendees also received a tour map and a project summary booklet to help guide their walk and visualize the changes (**Appendix A**).

Registrants were reminded approximately the tour 3 days prior, and again on the day of to ensure maximal attendance.

Attendees

Over ten (10) walking tours, 58 people from the community registered to participate (40 attended / 18 did not attend). Some attendees were affiliated with local community organizations, including:

- Port Moody Foundation;
- PoMoArts:
- Port Moody Historical Society;
- Port Moody Ecological Society;
- The Residents of Pleasantside Community Association;
- Burrard Inlet Marine Enhancement Society; and
- The Inlet Centre Community Association.

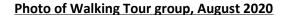
Tour Information

	Tour Date	Registrants	Attendees
1	August 26	7	6
2	September 2	6	5
3	September 9	6	4
4	September 16	6	6
5	September 23	6	4
6	September 30	6	3
7	October 14	5	5
8	October 21	4	1
9	October 28	6	3
10	November 4	6	3
Totals	10	58	40

High Level Feedback and Comments

A high-level summary of the feedback and key themes for discussion on the walking tours is outlined below. As the walking tours were a conversational style format, formal minutes are not available.

- Interest in proposed land uses;
- Interest in proposed traffic mitigation and management measures;
- Interest in tower placement, proposed heights, views and shadowing projections;
- Interest in community safety and crime prevention;
- Interest in projected economic growth numbers;
- Interest in and clarification of proposed amenity dollars;
- Interest in walkability and connectivity of master plan in relation to the surrounding community;
- Suggested location for a new community centre, urgent care facility, community theatre.





VIRTUAL COMMUNITY OPEN HOUSES (JULY 2021)

Following the Walking Tours in the summer and fall of 2020, the Master Planning Group, in partnership with Pottinger Bird and Perkins & Will, hosted two Community Open Houses for the community. Due to ongoing health restrictions from the COVID-19 pandemic, the Open Houses were hosted in a virtual setting.

The purpose of these Open Houses was to:

- Introduce the public to the supplementary submission made in April 2021;
- Share the changes made to the plan based on community and Council feedback; and
- Solicit feedback from the community and neighbours.

Community Notification

Two weeks prior to the first event, an official letter of notification (**Appendix B**) was mailed to residents and businesses location within a 2km+ radius of the Moody Centre TOD Area (**Appendix C**) totaling 8,033 addresses. In addition, two advertisements were published in the Tri Cities News on the weeks of June 24, 2021, and July 1, 2021 (**Appendix D**).

Open House Overviews

	Community Open House #5	Community Open House #6		
Date	July 6, 2021	July 8, 2021		
Location	Zoom Webinar	Zoom Webinar		
Hours	12:00PM - 1:30PM	6:00PM – 7:30PM		
Registered Attendees	89	82		
Actual Attendees	46	37		
Questions Submitted before Open House	8	7		
Questions Submitted during Open House	20	56		
Comments Submitted after Open House	2 (plus 1 after the close of the comment period)			
OVERVIEW				
Total Number of Attendees	83			
Total Number of Questions	91			

Community Open House #5





Community Open House #6



Format and Feedback

Both Community Open Houses followed the same format in a Zoom Webinar hosted by Pottinger Bird Community Relations. Two community polls were taken at the beginning to determine where attendees lived in the community and if they had previously attended engagement events for the Moody Centre TOD Area Planning Process. After introductions of the team members, the architect from Perkins & Will gave a 25-minute presentation (**Appendix E**) using prepared slides.

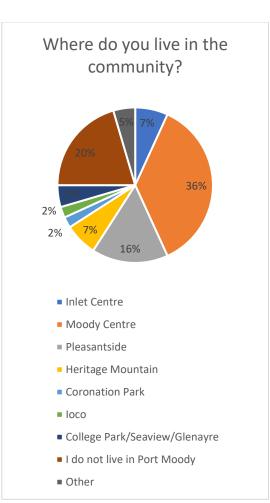
The remaining time was used for a Q&A session. Participants were able to submit questions at the time of their registration, so the Q&A began with pre-submitted questions before moving on to questions submitted live through the Q&A function on Zoom Webinar. All questions received (at registration and live) are attached (**Appendix F**).

A dedicated project email address was used to receive comments for a period of two weeks after the Open House events. During this time two (2) comments were received. One (1) additional comment was received shortly after the close of the comment period. All comments received are in **Appendix G**.

Community Polls (during live Zoom Webinar)

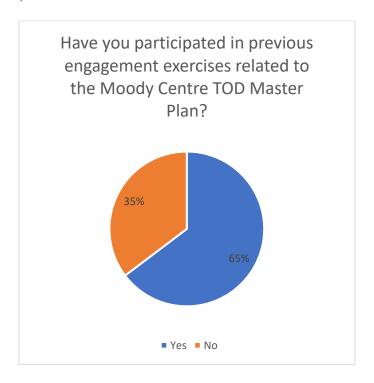
Of the 42 responses received for the question 'Where do you live in the community?', we determined that:

- 3 respondents (7%) lived in Inlet Centre
- 16 respondents (36%) lived in Moody Centre
- 7 respondents (16%) lived in Pleasantside
- 3 respondents (7%) lived in Heritage Mountain
- 1 respondent (2%) lived in Coronation Park
- 1 respondent (2%) lived in loco
- 2 respondents (5%) lived in College Park/Seaview/Glenayre
- 9 respondents (20%) answered that they do not live in Port Moody
- 2 respondents (5%) chose 'Other'



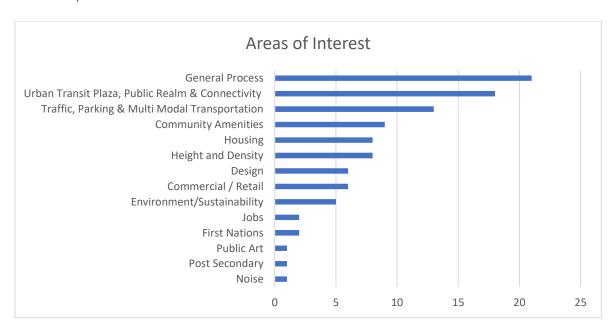
Of the 51 responses received for the question 'Have you participated in previous engagement exercises related to the Moody Centre TOD Master Plan?', we determined that:

- 33 respondents (65%) had previously participated in engagement
- 18 respondents (35%) had <u>not</u> previously participated in engagement



Areas of Interest

There were a total of 92 questions received before and during the Open House events. Below provides an overview of the areas of interest included in the questions (some may have included more than one area of interest):



Appendix F provides a full transcript of all questions received.

HAPPY CITY AUDIT REPORT

During Phase Three of public engagement, the Master Planning Group engaged Happy City to conduct a Wellbeing Audit of the proposed OCP Amendment. Happy City's final goal is to provide design recommendations for wellbeing and social connectedness. During this time, a series of workshops was conducted, one of which involved members of the public.

Co-creative Online Workshops

On July 15, 2021 Happy City hosted a co-creative online workshop with six (6) participants from the public. Attendees were invited by the Planning Group based on their past engagement/ involvement. These community representatives were engaged to explore Port Moody's unique identity and brainstorm design and programming actions for selected strategies. The workshop consisted of a number of prompts related to five principles:

- A Sense of Belonging
- A Place For All
- A Unique Identity
- A Place to Enjoy Nature
- A Social Place.

The principles and prompts are reproduced in **Appendix H.**

Community members were invited who had been part of the engagement process led by Pottinger Bird Community Relations. Participants were welcomed who represented the 24-44, 45-64 and over 65 age groups, as well as care givers, people living in Moody Centre and in the inlet, and representing diverse living arrangements. This session's goal was to explore Port Moody's unique identity and come up with actions following up some of the priority strategies. The results from the co-creative sessions were used to inform the content of the Strategies section of Happy City's final report (Appendix I).

APPENDICES:

Appendix A – Walking Tour Project Booklet and Site Map

Appendix B – Community Open House Notification

Appendix C – Community Open House Notification Radius Map

Appendix D – Community Open House Newspaper Advert in Tri-Cities News

Appendix E – Community Open House Presentation Slides

Appendix F – Questions Received before and during Community Open Houses

Appendix G – Comments Received after Community Open Houses

Appendix H – Happy City Co-creative Workshop Principles and Prompts

Appendix I – Happy City Wellbeing Audit Recommendation Report

Appendices available upon request – please contact <u>moodycentre@pottingerbird.com</u>