

**Moody Centre TOD Area Stakeholder Discussion Group: Economic Development (September 25, 2019)**3020 Spring Street, Port Moody

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**Landowners Representatives:** Virginia Bird, Pottinger Bird Community Relations  
Viren Kallianpur, Perkins and Will  
Andy Gavel, Perkins and Will  
Select members of the Moody Centre TOD Area Master Planning Group

**Community Representatives:** One Representative from the Port Moody Heritage Society  
Two Representatives from the Tri Cities Chamber of Commerce  
One Representative formerly from the Burrard Inlet Marine Environmental Society (could not attend earlier session on Environment)  
One Representative from Parkside Brewery

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**Background:**

Following the Council adoption of the Moody Centre Transit Oriented Development (“TOD”) Area Plan in November 2017, and at the instruction of City Staff and members of Council, the majority landowners in the designated TOD Area established the Moody Centre TOD Area Master Planning Group to work on a masterplan for this future neighbourhood.

Following 18 months of working with design experts at Perkins and Will, City Staff, the Moody Centre TOD Area Master Planning Group believed the preliminary masterplan was ready to receive early input from the community. As the initial phase of public engagement on this masterplan, the Moody Centre TOD Area Master Planning Group, with the assistance of Pottinger Bird Community Relations and Perkins and Will, hosted a series of six invitational, themed discussion groups with representation from local community organizations, to:

- Re-confirm or renew the community’s priorities for the Moody Centre TOD area as identified in the Official Community Plan (“OCP”);
- Share our high-level ideas, development objectives, potential challenges and opportunities for this unique area of Port Moody and solicit early input.

Mayor, Council and Senior City Staff were notified of this public engagement process, including initial stakeholder discussion groups, via a letter, dated August 20, 2019.

This is a summary of the discussion from community representatives with an Economic Development interest.

## Key Highlights

### A. Community Aspirations

Following a brief presentation on the neighbourhood context, participants were asked to express their vision for the Study Area, including noting preferred future experiences in this area, as well as experiences participants did not want to have. The following feedback was shared:

- Vision: Within 5 years, Moody Centre marks the commencement of an “innovation corridor” out to the valley
- Alternative options to single person occupancy vehicles – need greater walkability to support local business and reduce congestion
- Community feel – Retain the charm of Port Moody by promoting arts and culture
- Do not want one-storey light industrial
- Live, work and play
- Towers with unit sizes that compliment the demographic of Port Moody
- Retail mix should include a local grocer
- High tech – these users want restaurants, breweries and access to waterskiing in the afternoon
- Mixed-use – not just one type of business, but allow for a variety of retail and job spaces
- Need people to support existing businesses on St. John as well as new business
- High paying jobs – one or two anchor tenants
- Smaller retail at grade, larger businesses on 2<sup>nd</sup> and 3<sup>rd</sup> floors
- In 5 years, we need a masterplan in place with government approval
- Keep in mind, Coquitlam City Centre:
  - Important to complement or differentiate
  - Different than Westport
  - Consortium of landowners is exciting as it brings varied perspectives and strengths
- Education of the public will be important – build off previous master plan principles and lessons

### B. Policy Check

The presentation continued with a recap of the recent OCP Process, including the Moody Station Area Plan, the principles outlined in these important documents, and a summary of the public input received during the consultation for the policies. Participants were asked to comment if these principles and policies still resonate, today, and if there were key principles missing. The following feedback was shared:

- How can we extend Rocky Point Park into TOD (e.g. Charleston Park in Fairview Slopes)?
  - Suggestion: through pedestrian crossing over to Murray
  - Expanding park is local, vocal concern
- How can we draw people and businesses to the TOD?
  - Suggestion: a market on Spring Street

- Businesses are hurting during the day, significantly impacting their long-term viability. A market would bring a workable solution for daytime traffic, and also create a long desired destination in the heart of Port Moody, which would serve as an economic development driver that would benefit transit users, local vendors and artisans.
- Environmental / Climate Action Response...will speak to demographic diversification (ie. Younger versus Older)
- “Breathing Room” within master plan is important
  - Suggestion: Daylit creek, plazas, open space
  - Making it liveable for families for 20 years
- Focus on pedestrian scale / eye-level experience
  - Warm, welcoming, vibrant
  - Not soulless, glass, dark corridors between towers
- Express art through architecture
- Flat topography lends to an older demographic, therefore opportunity for seniors to locate here
- Consider overpass / pedestrian connection to St. John

### C. Preliminary Master Plan

The final component of the presentation walked participants through the preliminary master plan, as it stands in this early stage. Participants were asked to provide feedback on elements they liked within the preliminary plan, as well as comment on areas they felt could be improved. The following feedback was shared:

- Like: Open spaces, preserving view corridors, staggering of buildings, don't want to see overcrowding with towers
- Support for an outdoor market – good examples include Lower Lonsdale “Shipyards”, New West Quay, Chinatown Market, Richmond Market and Granville Island (could speak to operators to explore key drivers of success)
- Bring Rocky Point Park into TOD – “the park starts here”
- Is there potential for a community theater?
- Will be important to have cycling amenities extend beyond the TOD area or will only serve this new community
- There needs to be an education around getting people out of their cars – how do we incentivize?
- Chamber/Employment community needs density to house employees and support employee retention
- TransLink business case for Moody Centre Station could be helpful in planning process for the TOD area
- Build to keep families together – the 21-year-old local should be able to live / stay local. Consider engaging young people in planning process (e.g. 22-28-year-old residents, brewery staff, etc)
- Build for locals and homes that are occupied

The discussion group concluded, with thanks offered to all participants, and an update on next steps which would include a widely advertised, public open house in late October 2019.