

Moody Centre TOD Area Stakeholder Discussion Group: Housing (September 25, 2019)

3020 Spring Street, Port Moody

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

Community attendees: One representative from the Moody Elementary PAC
Two representatives from the Port Moody Friendship Society
One representative from Landlord BC
Two representatives from the realtor community, and local residents

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 a Housing 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:

- A welcoming, safe, walkable neighbourhood
 - Would like to see pedestrian experience enhanced (e.g. better lighting, wide pedestrian only promenade)
 - Accessible for all abilities
- Pedestrian oriented community, which is well served by local amenities and retail
 - Small scale retail – butcher, fish monger
 - Would like local grocer and pharmacy included in retail mix
- Entertainment district that attracts tourists and residents throughout the lower mainland – this is something the residential population would support
- Could have canopies along sidewalks as well to protect pedestrians from the elements, which will incentivize people to experience the outdoors during bad weather
- Over the next 5-10 years, it is anticipated that the demographics will change significantly. Should ensure that shifting demographics are considered as part of the planning process.
 - Should include housing options for aging population and as well as younger demographic.

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:

- Employment – explore option for tech incubators and clean jobs
 - This area is perceived as attractive to these potential employees – housing, amenities, arts and culture, transit, walkability
 - If not at first, prepare for these user groups in the future
 - Need vibrant community first to attract these types of industries
- Strategic location along rapid transit – likely to attract tech business and community
- Development of work/live spaces (e.g. False Creek Flats)

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 was areas could be improved. The feedback was as follows:

- Below Market Housing
 - Rental or ownership?
 - Suggestion that the group explore opportunities for “rent to own” housing
- How can we mitigate the ‘wind tunnel’ issue? Suterbrook versus Newport (with meandering streets).
- Consider complimenting east and west master plan communities (eg. Newport and Westport); differentiation is important
- Support for “offsetting” the towers
- Support for unique, creative, individual architecture
- Support for pedestrian-focus where possible
 - Support for one-way traffic on Spring Street if pedestrian-only is not feasible
- “TOD” – should not focus on vehicles; strongly encouraged to think outside the box to manage the site servicing
- Pedestrian safety on Spring Street is paramount
 - Today is very problematic; there are no visual cues for vehicle calming
 - If we allow cars, it is important to allow adequate space for pedestrians on generous sidewalks
- Consider name change of Slaughterhouse Creek
- Look at covering rail line as acoustic barrier, creating land bridge or plaza / expanding project over to Murray
- Support from multiple landowners coming together – unique opportunity
- Support for market rental – are there enough below-market rental options?
- Support for significantly reduced vehicle parking
- Interest to see evolution of car dealership area along St. John

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.