

Moody Centre TOD Area Stakeholder Discussion Group: Non-Profit and Arts Organizations (September 26, 2019)3020 Spring Street, Port Moody

Landowner	Virginia Bird, Pottinger Bird Community Relations
Representatives:	Viren Kallianpur, Perkins & Will Andy Gavel, Perkins & Will Select members of the Moody Centre TOD Master Planning Group
Community Attendees:	Two representatives from Kinsight One representative from Crossroads Hospice One representative from SHARE Family Services One representative from the Port Moody Foundation One representative from Ruben's Shoes Society One representative from the Port Moody Arts Centre Society Two representatives from Eagle Ridge Hospital Foundation One representative from Port Moody Community Society

Background:

Following the Council adoption of the Moody Centre Transit Oriented Development ("TOD") Area Plan in November 2017, and at the instruction of 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 & Will, and City Staff, the 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 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 Not for Profit and Arts 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:

- Do not want to see what is currently here – low density industrial and surface parking
- We need a space in the City (or close to) for the services that are here in the Moody Centre TOD Area today
- Opportunities to include not-for-profit (“NFP”) offices at NFP rates.
- Need for stratified office
- Pedestrian-oriented, mix of lower cost goods with high diversity of retail/and uses – mixed-use.
- Think creatively with transportation. Better utilization of transit – inclusive to those who may be marginalized by mobility, accessibility, income, etc
- Design to consider elderly or mobility challenged, who are often isolated due to poor accessibility
- Live, work, play and inclusive of seniors
- Walkable; with good connections to other neighbourhoods. It was noted Port Moody needs wider sidewalks – provides an opportunity for street side patio dining, while also serves as traffic calming measure
- Re-purpose surface parking at station; either up or under – opportunity for something more valuable at street level
- Expansion of Rocky Point Park – right into station.

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:

- Consider local school capacity with expansion of future residents
- Retail mix – want to see grocer and wine bar
- Need for daily services to keep people out of their vehicles – need more space for social services
- Concern there may not be enough greenery, permeable spaces – hope the group is planning for climate change
- Unique opportunity to capture “City of the Arts”
 - Outdoor festivals (e.g. Portland’s Pearl District)
 - Can start now with changing Spring Street

- Consider establishment of “Art Fund” as opposed to onsite public art (sculptures etc.)
- Consider adequate/affordable housing for artists – this is an important component of “City of the Arts”

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 following feedback was shared:

- Ensure adequate design for loading (e.g. curb side deliveries, garbage trucks, etc)
- Concern with rendering and depiction of towers which may be misleading and will alarm community
- Be conscious of “wind tunnel” effect
- Emphasize pocket parks more – don’t over design parks
- Look at ways to grow affordable rental housing – including through partnerships
- Diverse level of care for seniors would be welcome
- In future presentations, suggestion to combine number of all open space, not just pocket parks
- Can we help greater Port Moody with their issues around limited parking?
- Consider avoiding street parking – Suter Brook’s street parking is poor
- Need a better strategy for traffic management – strong TOD plan
- Critical to have interesting building design for towers in design phase – not square boxes
- Consider wood frame construction in high rise
- More shops, services; restaurants and wine bars

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.