

Moody Centre TOD Area Meeting: Environmental Stewards Meeting

6:00pm – 8:30pm

February 27, 2020

Mossom Creek Hatchery

Landowner Representatives: Warren Appleton, Keystone Environmental
Viren Kallianpur, Perkins and Will
Hannah Gibson, Perkins and Will
Virginia Bird, Pottinger Bird Community Relations
Brad Howard, PCI Developments

Environmental Stewards: 6 representatives of Burrard Inlet Marine Enhancement Society

Kevin Ryan

Tracy Green

Jennifer Madoc-Jones

Rod MacVicar

Ruth Foster

Neil Laffra

2 representatives of Port Moody Ecological Society

Brian Wormald

Elaine Golds

2 representatives of Burke Mountain Naturalists

Jim Atkinson

Judy Taylor-Atkinson

1 Environmental Liaison on the Community Planning Advisory Committee

Melissa Chaun

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 as well as City Staff, the Moody Centre TOD Area Master Planning Group, with the assistance of Pottinger Bird Community Relations and Perkins and Will, hosted two rounds of invitational, themed discussion groups with representation from local residents and community organizations, as well as four Public Open Houses 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 public input;

- Share evolving concept plans in response to stakeholder input.

With the conclusion of the fourth Open House in early February, the Moody Centre TOD Area Master Planning Group reached out to the Burrard Inlet Marine Enhancement Society to engage them on the master plan concept and solicit input.

The purpose of the meeting was to provide a general overview of the planning process to date, answer any questions, and have a focused discussion on the daylighting and overall enhancements of Slaughterhouse/ Dallas Creek.

A summary of the key points raised is provided herein:

General Master Plan Discussion Highlights

- Feels like proposal includes a large number of affordable housing even though others may disagree. What is the current number of existing affordable housing units in Port Moody?
- Important to provide space to allow trees (and their roots) to grow for shade.
- This is similar in size to Flavelle, will be important to conduct a traffic study to ensure traffic volumes are known.
- Interested to know how many towers are proposed and how many of those are above 20 storeys.
- Proposal is similar to the Shipyards in North Vancouver as Seaspan employs 1,400 people. Concerned that people are leaving Port Moody because they cannot live here.
- Some members expressed concern with overall height of buildings, while others supported the height in exchange for more open space and greater affordability.
- Port Moody is unaffordable for many because of a lack of investment in vertical living.
- Would like assurances that what is promised in the proposal will be delivered when built.
- Would like to better understand how the proposal, Westport Village, and Flavelle, will affect the use of Rocky Point Park.
- What is the ratio of employment to residential units?
- Support the daylighting of Dallas/Slaughterhouse Creek, and would appreciate viewing opportunities (e.g. a viewing platform or steps down to creek) of the daylight creek in the future.

Focused Stream Discussion Highlights:

- Fish are using the lower section of Dallas/Slaughterhouse Creek today.
- Wondered about the necessity of the culvert underneath the train station.
- Preference for an open creek with no setbacks rather than a culvert along train line.
- In Europe this would be a huge culvert with pedestrian walkway along the creek.
- Suggested the possibility of baffling certain parts of the culvert.
- One member noted it has been years since fish was seen south of St Johns Street in this creek; another noted cutthroat trout is resident here.
- Interested in learning about creek culvert and sea level, soil, and water table considerations.
- Creek culvert is needed to account for storm levels.
- A question was raised about a cumulative storm effect and whether properties on the north side are at more risk.

- This is a rare opportunity to improve the area for wildlife as new development is usually the opposite.
- A comment was made about creek water quality from Dallas/Slaughterhouse Creek at Chip Kerr Park. (It was further clarified that Chip Kerr Park has a buried stream under it, which was culverted a few years ago by the City.)
- There may be potential impacts on the headwaters of Dallas/ Slaughterhouse Creek at Henry Street, where environmental stewards were not consulted previously. Suggests MC TOD Planning Team initiate a baseline stream flow study.
- Important to monitor water flow both at the head of the stream restoration (on Marcon's site), as well as further downstream.
- Is it possible to rename Dallas/ Slaughterhouse Creek?
- Revise the proposal renderings to show the required treed and shrubby riparian area along the creek, and the fencing around this area; currently show people walking by the creek, when in reality this area would be fenced off.
- A viewing platform or a stairwell down for viewing would be a great addition to the concept.
- Important to ensure the riparian areas are not represented as park space for the general community. The applicant team noted Metro Vancouver will require a maintenance corridor by the creek that will also allow for vehicles. Perhaps this can also provide the opportunity for a walking trail.
- 1 in 4 residents own a dog in Port Moody and it will be very important to plan for the management of dog impacts on creek habitats.
- Suggested referring to and learning from other creek daylighting projects such as BCIT's Still Creek project and the Yorkstone Creek project in Langley.
- Storms wash a large amount of gravel into creek beds every year. Reducing grade will help minimize this.
- The creek area will become a wildlife corridor and that this should be considered moving forward. Another meeting member noted this would not occur between St. John's and Murray Street due to CP Rail & Skytrain fencing alongside the tracks

The discussion then concluded, with thanks offered to all participants, and an update on next steps which would include a presentation to Mayor and Council in early March.