

Moody Centre TOD Area Meeting: Seniors Friendship Society

12:45pm – 2:45pm

February 28, 2020

The Club

Landowner Viren Kallianpur, Perkins and Will
Representatives: Hannah Gibson, Perkins and Will
Virginia Bird, Pottinger Bird Community Relations
Giovanni Gunawan, Pottinger Bird Community Relations

Community Members: 12 Members of the Port Moody Seniors Friendship Society

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 Seniors Friendship 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 how to improve the accessibility of the project to assist the eventual plan in being welcoming and inclusive to a wide range of ages, and abilities.

A summary of the key points raised is provided herein:

General Master Plan Discussion Highlights

- Consider impact on community centres, as well as traffic in the area, which feels stressed already.
- Greater collaboration needed between the public and private sectors to better deliver amenities.
- Parking must be adequate to prevent spill-over to surrounding community.
- Need to cater to the accessibility needs for elderly walkers and those with visual and hearing impairments.

On Accessibility

- Avoid pavers as it is easy to trip on them and are not walking aid friendly.
- Explore adding a seniors-oriented park space.
- A non-skid walking track would be a good seniors amenity.
- Make sure lamp posts are not in the middle of the sidewalk (recognizing this may be a City decision).
- In general, we as a society need to watch out for those with visual, mobility, and hearing challenges.
- Add tactile strips on sidewalks and to make sure sidewalks are cleared on snow days.
- Add seating with backs.
- Make sure seating areas are improved with visually attractive landscaping.
- Add grab bars and more seating on ramps/ side walks because seniors get easily unnerved by a high-speed environment (ie. Areas with lots of foot traffic)
- Add grab bars on both sides of benches.
- Steps should be a little lower, and always include railings.
- All crossing lights should have sound confirmation with a countdown and an extended pedestrian light suitable for the intersection width. For example: 9 seconds not enough for large intersections (City Hall); even 20 seconds at Thrifty's is too short.
- Ensure that all crossings are well lit so users are always visible.
- Separate walking, cycling, driving lanes.
- Will St Johns Street be converted to a highway with no shops? (rather the opposite is the intention).
- Eliminate steep inclines, where possible.
- Suggest looking into the way crossing lights in Reykjavik which provide instructions on when to walk; however, balance must be struck on the noise pollution aspect of crossing lights.
- Need more Indigenous acknowledgement, cultural amenities and expression.
- Placement of the button is also very important for people in scooters and wheelchairs.
- Need to make sure that elevators at the SkyTrain station are always working or someone is always available to talk through accessible solutions.

On Aging in Place

- The local health authorities need to revise the current health guidelines to support aging in place, and allowing support services at home.
- What options are there to reduce urban noise?
 - Comment: Triple glazed windows can be very helpful in cutting out external noise.

On Desirable Amenities

- Rooftop amenity areas, walking track.
- Many seniors own pets to combat loneliness; friendly areas to support pet ownership is a must.
- Garden plots are also desirable for many.
- Need amenity rooms that can host parties/BBQs.
- Support for including affordable rental housing (30% of income)

On Integration of Seniors Housing

- Unanimously agreed on integrated as the preferred option.
- Why not put single moms and seniors housing together?
- Hallways should be designed to ensure compatibility with wheelchair use.
- Suggested fire strobes installation for those with hearing impairment.
- Are live/work studios part of the proposal?
- Possible to add a separate building/space for people to work from home?
- Future employers should hire Port Moody residents first.
- Should include community kitchens in the plan (like at The Club).
 - Comment: challenging to operate similar kitchens like The Club as it would require a non-profit to operate.

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.