

**Moody Centre TOD Area Presentation: Simon Fraser University (SFU) Student Society, Board of Directors**

2:30 – 3:00pm

April 15, 2020

Via Google Hangouts

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**Landowner Representatives:** Katie Maslechko, Beedie Living  
Zoe Boal, Pottinger Bird Community Relations

**SFU Representatives:** Sylvia Ceacero, Executive Director, SFU Student Society  
Giovanni HoSang, President, SFU Student Society Board  
Shina Kaur, Vice President, SFU Student Society Board  
Shaneika Blake, Executive Assistant, SFU Student Society Board  
Various Members of the SFU Student Society Board

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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 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.

With the conclusion of the fourth Open House in early February, the Moody Centre TOD Area Master Planning Group reached out to the Simon Fraser University Student Society Board of Directors to engage them on the master plan concept.

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 the master plan concept could best accommodate younger demographics looking to live, work and socialize in Port Moody long term.

A summary of the key points raised is provided herein:

**General Master Plan Discussion Highlights**

- It was raised that it will be important to consider commute times to SFU from the Moody Centre TOD Area. Members of the Planning Group confirmed that SFU was approximately a 10-minute drive and 20-minute ride by public bus. Given the proposed bus loop at Moody Centre SkyTrain Station, it is expected a bus to SFU will continue to operate from this location.
- Further clarification was requested on the proposed range of housing types in the master plan concept. It was relayed that the proposal included the full spectrum of housing tenures, ranging from deep subsidy options, market rental housing, opportunities for market entry (i.e. rent to owner initiatives) and market condominiums for purchase.
- One member of the SFU Board expressed their encouragement for the Planning Group to work with local non-profits and indigenous communities to ensure adequate housing was delivered for those in need of below market rental housing, and to ensure the master plan concept could create a truly inclusive community.
- Clarification was requested on the broader project timeline relating to approvals and construction build out. It was explained that while the Planning Group have been undergoing community engagement on the concept for some time, that we are at the beginning of a lengthy process ahead and that a formal application to amend the OCP had not yet been made. It was confirmed that the project timeline for approvals would take at least another year and that should the project be approved; a phased construction plan wouldn't see the full concept realized for another 15 – 25 years.
- A member of the SFU Board was interested to know if the master plan concept had considered the need for bike connections and bath paths throughout the site. It was shared that one of the main priorities for the master plan is focused around connectivity and that bike connections and pathways were indeed included in the proposed concept. It was further shared that the Planning Group are proposing that a “bike and pedestrian first” approach is taken on Spring Street to ensure the TOD Area a walkable shared space.

In response to the Planning Group's desire to engage with a wide range of demographics both within the Port Moody community, and those who may want to call Port Moody home in the future, the SFU Board was asked if they could offer any suggestions as to how they thought younger generations may want to be engaged on the project.

- It was suggested that the Planning Group reach out to SFU's Faculty of Environment who have recently started a Planning major. It was agreed that prospective students of this course may be interested in hearing about and getting involved with the consultation efforts going forward.
- The President of the SFU Board reiterated the need to continually reach out to engage groups such as theirs as the project moved through the upcoming approval process. The Planning Group agreed to keep the SFU Board up to date moving forward.
- The Executive Director of the Board suggested the Planning Group reach out to and engage with the Port Moody Foundation. It was shared that the Foundation have been involved already and that their feedback to date has been very valuable in refining the presented concept.

- A member of the Board, who also identified herself as a Port Moody resident, suggested the Planning Group look into and engage the community via the *Facebook Group: Port Moody Discussion Group*.
- Finally, it was asked of the Board member who identified herself as a Port Moody resident if she had heard about our engagement efforts in the community to date. It was shared that although she would consider herself a well informed and engaged member of the community, she had not heard about any of the public engagement events hosted by the Planning Group to date.

The presentation then concluded with members of the Planning Group directing participants to the project website and encouraging them to sign up to the mailing list to received future updates about the project. It was further advised that the Planning Group would continue to keep the SFU Board up to date on the project as we move forward in the OCP amendment process.

**END**