

Moody Centre TOD Area Stakeholder Discussion Group: Community Associations (September 26, 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 Area Master Planning Group

Community Representatives: One Representative from Inlet Centre
Two representatives from Moody Centre Community Association
Two representatives from The Residents of Pleasantside IOCO Communities Association

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 workshops, via a letter, dated August 20, 2019.

This is a summary of the discussion from representatives from local Community Associations (note: all Community Associations were invited.)

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:

- Moody Centre: we want to see the greater area stay less dense, but in Moody Centre TOD area, we don't mind seeing high rises
 - It was also noted that this view may not be unanimous amongst the community; the Moody Centre Community Association indicated that they have collected input from a broader sample of residents, some of whom do not support the development of high rises in the Moody Centre TOD area
- Variety of business and more vibrancy – diversity of places to go
 - Vibrancy but not in the form of extreme high density
- Embrace the natural topography; would like to see more green incorporated
- Do not want to see more gridlock
- Do not want to experience shadowing of high towers
- Do not want to be forced out of homes in surrounding Moody Centre neighbourhood – consideration for any impacts on displacement outside TOD
- Lots of jobs – live work and play in the community.
- Think beyond Moody Centre TOD area – what does that influx of people do to the amenities outside of TOD area
- How do we make sure the City has enough money to fund the amenities that can't be delivered as part of the TOD area?
- City of the Arts and embracing natural beauty
- Connectivity between Moody Centre, Khalanie and Suter Brook
- Strongly object to using the orange blocks (diagram from OCP) at all – it was weaponized during the election and is a highly politicized image
- It would be so much better to have everyone put their public art contribution towards investing in arts + culture itself – suggest an endowment fund to support affordable artists space or something, rather than a bunch of individual, disjointed public art installations

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 social well-being of people living in a high rise and what does that mean for “community”
- Moody Centre Community Association survey during previous OCP review indicated preference for gentle infill, rather than extreme height/density
- Suter Brook does not create a feeling of neighbourliness
- Need to create a space for a diversity of residents
- Need to be conscious of view corridors – no one owns their view, but we also can’t create a wall
- Transportation/traffic needs to be a priority
- Mobility limitations need to be a priority – pedestrian-friendly and accessibility-friendly are not the same thing
- Spring Street needs to be a shared space, or at least allow for easy access to accessibly parking – on street or underground.
- We hope to see lots of young people and families coming into Port Moody – but Port Moody’s existing population is aging and when we say diverse, it needs to be diverse and inclusive for everyone
- The parking has to go somewhere, it shouldn’t be that we build parkades and nothing else on sites, parking should be underground – but at the same time, seniors really struggle with underground parking so can’t be the only option
- Need some sort of market, mix of daily needs services/shops
- Would like to see medical space in the area; suggestion to work with Fraser Health to bring in a medical/urgent care centre in TOD
- It shouldn’t be just the responsibility of private developers to build below market housing – it should be local, provincial or federal government funding that helps supports it
- Concerns of pedestrian safety around the plaza with busses driving past all day long
- Consider that this site is at risk of soil liquefaction in the event of a moderate to high intensity earthquake.

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 on areas they felt could be improved. The following feedback was shared:

- It was noted a community centre is not part of the plan right now; suggestion to explore some sort of community space
- More focus on employment, less focus on just condos
- Worried about traffic, not a fan of the tall towers or extreme height

- Daycares should be included
- UBC and SFU interested in Marine Centre in Port Moody; perhaps this could be explored here
- You are going to need density in order to attract jobs – you can't just expect jobs to come without creating a space for people to live near their work
- What are you going to leave us with at the end of this – Port Moody needs money for new amenities, library, community centre

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.