

**Moody Centre TOD Area Stakeholder Discussion Roundtable: Public Realm & Art**

7:00pm – 8:30pm

December 2, 2019

3010A Spring Street, Port Moody

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**Landowner Representatives:** Virginia Bird, Pottinger Bird Community Relations  
Giovanni Gunawan, Pottinger Bird Community Relations  
Viren Kallianpur, Perkins and Will  
Hannah Gibson, Perkins and Will  
Select members of the Moody Centre TOD Area Master Planning Group

**Community Representatives:** Two representatives from the Port Moody Arts Centre  
Three residents of Moody Centre  
One representative from the Port Moody Foundation  
One representative of the Burrard Inlet Marine Enhancement Society  
Five residents of other neighbourhoods in Port Moody

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**Background:**

The goal of Transit-Oriented Development, also referred to as “TOD”, is to focus development in areas with transit, in order to create compact, walkable, and healthier communities. The *Port Moody 2017 Official Community Plan* (“OCP”) identifies the area surrounding the Moody Centre SkyTrain Station as the “Moody Centre Station TOD”.

The Moody Centre TOD Area Master Planning Group (“the Master Planning Group”) is made up of eight local landowners who have owned property within the Moody Centre Station TOD area for several years. The Master Planning Group consists of Anthem, Beedie, the Bombelli Family, PCI Developments, the Steven’s Family, TransLink, the Wildman Family and Woodbridge Homes.

Following 18 months of working with design experts at Perkins and Will and City of Port Moody Staff, the Master Planning Group, with support from City Staff, began a process to engage the community and receive early input on the preliminary masterplan concept for the Moody Centre TOD Station area. As part of the ongoing discussion, Pottinger Bird Community Relations (“Pottinger Bird”) were engaged to facilitate a Preliminary Public Engagement Program with the Port Moody community on the future of this important neighbourhood.

Phase One of this Engagement Program consisted of a series of six themed stakeholder workshops, and two Community Open Houses (September – November 2019). The initial phase of public engagement culminated in the identification of three key areas for further exploration to help inform the next iteration of the Moody Centre TOD masterplan concept; these included:

1. Urban Architecture & Design
2. Public Realm & Art
3. Transportation & Circulation

With the assistance of Bunt & Associates, and Perkins and Will, Pottinger Bird hosted three invitational, themed discussion roundtables to further explore each of the above noted categories. Attendees were invited based on their response to a question asked during the first round of Community Open Houses – “How would you like to be engaged in the future redevelopment of the Moody Centre TOD Area?”. Those who checked the box “By participating in small roundtable discussions” and provided their permission to be contacted, were invited to participate.

The below provides an overview of the Public Realm & Art Stakeholder Roundtable.

### Key Highlights

To commence the discussion, Perkins and Will provided a PowerPoint presentation on the overarching design principles and priorities for the site and community feedback received to date pertaining to public realm and the arts. Discussion was then guided by a series of questions, as detailed below.

#### A. What is great public realm to you?

- Creating an intergenerational community is very important
- Ensure that with growth in population, along with the increased access via SkyTrain, that policing efforts are increased accordingly to maintain public safety
- Adding residential will assist with “eyes on the street effect”
- Important to ensure that there are designated spaces to congregate and gather
  - Port Moody is very rainy – include weather protection/shelter
  - Examples: “The Barn” in Pemberton; “The Shipyards” in North Vancouver
- Successful public realms are the product of a change in mindset, with more respect for public spaces and more tolerance of having people gathering outside and causing more noise, more smells
- Port Moody’s population is aging, and this demographic is growing as well – boomers need to be considered when designing Public Realm
- Netherlands Example: Seniors are matched up with university students who stay with them and provide companionship in exchange for housing

#### B. What principles are important to you to be included/reflected in Moody Centre

- Moody Centre should be a “Gateway” and function as the “welcome” to Port Moody
  - Alt. POV: It is not the gateway as it implies centre is elsewhere – Moody Centre should be the heart and hub of Port Moody.
- Would like to see inclusivity in supporting youth with public art
- Concerned that view of the Chines would be lost as anything above 6 stories will block the view of the Chines from Rocky Point Park.

- Bike paths are important to connect Moody Centre with Suter Brook, and other Port Moody Communities, along with SFU
- Providing opportunities for shade is an important consideration as summers grow hotter, to protect young children and seniors from the heat
- Could implement a shuttle or tram to reduce personal vehicle use, while allowing access for those with mobility challenges
- Visual cues, physical barriers are successful for traffic calming on pedestrian oriented streets, to create pinch points so it’s not a convenient shortcut through Spring
- Concerns expressed about keeping Spring Street as a mixed-use street
- Kids need to be able to walk down St Johns Street safely to get to the schools – coordination with SD43 needed
- Important to retain accessible parking close to the Moody Center TOD plaza and public transit station
  - Consult with the CNIB and the Rick Hansen foundation to ensure that efforts are included to facilitate movement throughout the public realm areas without creating impediments for those with disabilities or mobility challenges
- Incorporate art into the public spaces, not as freestanding pieces but as a holistic part of the design through incorporating artistic designs in the buildings, seating areas, and even in the type of materials used for the boulevards etc.

Perkins and Will then took the group through a series of precedent images and experiences for participants to provide feedback on, specifically focusing on what they liked or didn’t like, or thought could be improved. The guided exercise tasked everyone in the group to put a red dot on the “high priority” items they wanted to see reflected in the masterplan (*only 3 red dots provided per person*), and to use the yellow dots to identify which of the precedent images best represented how they would like to see that value reflected in the master plan concept.

VALUE	RED (High Priority)
A Destination	●●●● (4)
Sustainable	●●● (3)
Pedestrian Friendly	●●● (3)
Healthy	● (1)
Art	● (1)
Inclusive	● (1)
Diversity and Choice	● (1)
Connecting to Nature	● (1)
Playful	(0)

*\*See graphic below to see how participants used yellow dots to identify which of the precedent images best represented how they would like to see that value reflected in the master plan concept.*



The discussion roundtable then concluded, with thanks offered to all participants, and an update on next steps which would include a presentation to Mayor and Council and a second round of Community Open Houses in the first quarter of 2020.