

Moody Centre TOD Area Stakeholder Discussion Roundtable: Urban & Architectural Design

5:00pm – 6:30pm

December 2, 2019

3010A Spring Street, Port Moody

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

Community Representatives: Two representatives from Simon Fraser University
Five residents of Moody Centre
One resident of Coronation Park

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 Urban & Architectural Design 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 urban and architectural design. Discussion was then guided by a series of questions, as detailed below.

A. What is great architecture and urban design to you?

- Need to add an educational component to Moody Centre with a potential post-secondary institution partnership
- Need an iconic piece of Public Art that becomes synonymous with Port Moody – City of the Arts
 - Example: Chicago’s Cloud Gate (“Bean” sculpture)
 - Seabrook, WA has an endowment fund to support its artists in creating individual work. It was suggested that perhaps this is more meaningful than art pieces.
- Pedestrian overpass should be an architectural feature of the new neighbourhood (e.g. the Peace Bridge over the Bow River in Calgary)
- Incorporate some outdoor gallery space that could host the work of local artists on a revolving basis.
- The area needs a unique identity, emphasizing that Port Moody is not Coquitlam, North Vancouver or any other community
- What is the essence of Port Moody?
 - “High Tech” is not it
 - Moody Centre has always been a family neighbourhood with children running about; we’ve lost some of this, and this redevelopment is an opportunity to bring it back
 - Jobs are important but need to ensure that there is animation and activation in the evenings, which would not happen with a tech hub
- The whole area is dead after 5pm, and is depressing because of a lack of life
- Suggestion to extend Brewery Row south – has all the foundations of a destination, just need to be built upon and supported
- It was shared that the most exciting thing to happen in the neighbourhood was the opening of a new pizza place – “this is sad”
- Institutional use brings very diverse users – students, faculty, families
- Great success with heritage protection and retention, but not so much with the arts

- It is frustrating to see brand new Skytrain stations surrounded by single family homes – missed opportunity
- Area at present does not seem worthy of the name “Moody Centre”

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

- Would not like to see Suter Brook replicated here – useful, but not welcoming
- Want height to achieve the required number of homes without taking up much space – efficient.
 - Better sightlines, more light on public spaces
- No one walks around looking straight up – height, if designed right, will not negatively impact the pedestrian experience
- Should include ground level townhomes for those who don’t like height
- Housing diversity and affordability is important
- Height at 26 storeys is no issue – firefighters have an easier time fighting high-rise fires with modern equipment vs older stick frame which do not
- Plaza need to be designed to be animated 18/hrs a day or useless; need the right services on the edges.

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 (<i>High Priority</i>)
Sustainable	●●●● (4)
A Destination	●●● (3)
Multigenerational	●● (2)
Affordable	● (1)
Diverse	● (1)
Pedestrian Friendly	● (1)
Visionary	(0)
Healthy	(0)
Inclusive	(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.