

TAX BILL QUESTIONNAIRE GATHERING COMMUNITY INPUT FOR OCP UPDATE

Draft 1.0

1. **The current OCP envisions that Port Moody's population should grow from 35,000 today to a 50,000 in 2041, an increase of about +50%. Do you support this population increase or prefer something different?**
 - a. No population increase from today
 - b. Increase population +25%
 - c. Increase population +50% (the current OCP growth target)
 - d. Increase population +75%
 - e. Increase population +100% or more
 - f. Don't know/don't care

2. **If Port Moody redevelops its downtown areas, what changes would you prioritize?**
(Rank order from 1 = highest. Ties ok.)
 - a. ____ More residential condo units for sale
 - b. ____ Improved Port Moody economy/business district/local jobs in growing industries
 - c. ____ More rental apartment units
 - d. ____ Increased choices for local shopping and entertainment
 - e. ____ More affordable rental units for lower-income residents
 - f. ____ Enhanced city amenities (e.g. better parks, library, recreation)
 - g. ____ Don't know/don't care

3. **The outgoing Community Plan mostly limits new tower heights to 26-storeys in the neighbourhoods of Moody Centre TOD, Inlet Centre (including Suter Brook and Coronation Park), and the "Oceanfront" district at the Flavelle mill site. What building forms would you prefer to see in these locations?**
 - a. Don't build any more high-rise towers, build low- and mid-rise structures (up to 12 storeys)
 - b. Ok with more towers up to 20 storeys, no higher
 - c. Ok with more towers up to 26 storeys, no higher
 - d. OK with more towers up to 40 storeys, no higher
 - e. OK with more towers over 40 storeys
 - f. Don't know / Don't care

4. In 2017 the Community Plan was changed to add a “Moody Centre TOD” neighbourhood plan that envisioned a high-density urban village featuring mixed uses and multiple high-rise towers (City’s diagram shows one example of possible massing).



4a) Overall, do you approve of this vision for this part of town?

- a. Strongly support
- b. Somewhat support
- c. Neutral/neither support nor disapprove
- d. Somewhat disapprove
- e. Strongly disapprove
- f. No opinion/don't know

4b) What, if anything, would you change about this neighbourhood vision?

(Check all that apply.)

- a. ☐ I like this vision, no changes
- b. ☐ Make it less dense
- c. ☐ Make it more dense
- d. ☐ Make building less tall
- e. ☐ Make buildings taller
- f. ☐ Mainly new residential condos
- g. ☐ Mainly new retail shopping & entertainment district
- h. ☐ Mainly modernized business district/jobs spaces
- i. ☐ Expansion of park space
- j. ☐ Don't know/don't care

5. In 2017 the Community Plan was changed to include a future “Oceanfront District” on the then-Flavelle mill site, envisioning a high-density urban village with mixed uses and multiple towers up to 38-stores tall.



5a) Do you approve of this vision for this part of town?

- a. Strongly support
- b. Somewhat support
- c. Neutral/neither support nor disapprove
- d. Somewhat disapprove
- e. Strongly disapprove
- f. No opinion/don't know

5b) What, if anything, would you change about this neighbourhood vision?

(Check all that apply.)

- a. ☐ I like this vision, no changes
- b. ☐ Make it less dense
- c. ☐ Make it more dense
- d. ☐ Make buildings less tall
- e. ☐ Make buildings taller
- f. ☐ Keep this land for industrial uses
- g. ☐ Mainly new residential condos
- h. ☐ Mainly new shopping & entertainment district

- i. ____ Mainly modern business district/jobs spaces
- j. ____ Pull back buildings to expand Rocky Point Park on shoreline
- k. ____ Rehabilitate land to restore and expand natural areas/shoreline

6. For the Murray St./Clarke St. corridor, would you support developing this area as the city's main arts & entertainment district to feature breweries and eateries, galleries, shops, and performance spaces?

- a. Do not support – don't change from today.
- b. Do not support – prefer more light industry there.
- c. Do not support – prefer residential development there.
- d. Somewhat support A&E district on Murray/Clarke
- e. Strongly support A&E district on Murray/Clarke
- f. A&E concept is good, but pick different location
- g. Don't know/don't care

7. In 2018 the current Community Plan added a vision for high density in the Westport Village area (on the former Andre Wines site), but has otherwise not envisioned adding significant density to the west side of the city, including Glenayre and College Park, other than low-rise multi-family dwellings.

In general, how much more residential densification in Port Moody's westside neighbourhoods would you support beyond what is currently allowed?

(Check all that apply.) [DISPLAY MAP OF WESTERN NEIGHBOURHOODS]

- a. No changes from what is allowed today
- b. Prefer mostly single-family homes
- c. OK with more high-rise multi-family buildings (up to 26 storeys) in Westport Village area
- d. OK with more high-rise multi-family buildings (up to 26 storeys) in all areas
- e. Ok with more mid-rise multi-family buildings (up to 12 storeys)
- f. Ok with more low-rise multi-family dwellings, apartment blocks, townhouses, etc.
- g. OK with more sensitive in-fill, laneway homes, secondary suites
- h. OK with shift from home ownership to more rentals
- i. OK with addition of significantly more affordable, below-market rentals
- Don't know/don't care

8. As a precondition for adding more density to the Glen Park and/or Westport Village neighbourhoods, how important do you consider creating improved road access and public transit (e.g., third Skytrain station) in the vicinity?

- a. Not at all important
- b. Not very important
- c. Neutral importance
- d. Somewhat important
- e. Very important

9. If the City permits dense residential development within walking distance of Rocky Point Park, this could result in a substantial increase in daily Park visitors and wear on the Park, and might leave less room for others to enjoy the Park.



What, if anything, do you think the City should do to address this concern?

- a. Accept this additional impact on the Park and just make room for more users.
- b. Add a park reservation system.
- c. Limit how much additional residential density can be added downtown near the Park.
- d. Expand Rocky Point Park through property acquisition
- e. Make dedication of additional parkland a precondition to approve adjacent land development (e.g., Oceanfront).
- f. Don't know / Don't care

10. To maintain Port Moody's current quality of life and civic services as our population grows, the City would need to fund a significant expansion of facilities, amenities and services, and the capital costs alone could total \$140M if our city stays on plan to reach 50,000 residents in 2041; as much as \$250M if our city grows to 70,000 residents or more. Development would pay for part of this, some grants could be found, but the rest must be funded by taxpayers and/or debt.

Growth could require City to expand facilities and services by 2041

<i>Total Pop. reaches..</i>	<i>Increased demand</i>	<i>City capital projects</i>
50,000	+15,000	+ \$140 million
60,000	+25,000	+ \$200 million
70,000	+35,000	+ \$250 million

How would you prefer the City to approach this challenge? *(Check all that apply.)*

- a. Let quality of life and civic services decline somewhat as population grows, rather than spending to keep pace with population growth.
- b. Increase taxation to maintain service levels despite growing population.
- c. Block increases over today's population that would necessitate major expansion of civic services & amenities.
- d. Limit population growth to no more than the OCP target of 50,000 total by 2041.
- e. Increase development fees and payments to cover more/all of the capacity expansion and amenity enhancements triggered by their projects.
- f. Don't know/don't care

11. Do you think the city should accept additional traffic congestion along St. John, Ioco Rd. and/or the Murray/Clarke corridor during peak commuter hours in order to permit dense residential development near public transit (Moody Ctr. Station, Inlet Station)?

- a. No, do not permit downtown development to add congestion to current rush hour delays.
- b. Would accept up to 10% more congestion.
- c. Would accept up to 25% more congestion.
- d. Would accept up to 50% more congestion.
- e. Would accept up to 100% more congestion.
- f. Require any new downtown residential building to *reduce* net congestion.
- g. Don't know/don't care