

public engagement summary



± 3,411 unique visitors viewed project website



3 Public Information Meetings +
3 Resident Information Meetings



± 1,882 flyers sent to neighbouring residents
prior to each public information meeting



± 335 attendees at public information meetings



6 community groups & organizations were
provided with presentations on the proposal

what we heard & our response



support for rental housing
response: 132 market rental units added, in addition to
325 affordable non-market rental units



concerns around heights of towers & number of homes
response: heights reduced from 26-storeys down to 12-
storeys & strata homes reduced by 30% (615 homes)



desire for a larger grocery store & more child care spaces
response: grocery increased from 5,000 SF to 19,000 SF &
child care expanded from 37 to 93 spaces



concerns around traffic and access
response: Highview Place road realignment proposed



support for ESA protection, parks and open space
response: added park for a total of 2 new active parks

public engagement

4,700+ people participants engaged 3



policy alignment

OCP (2014)

- multi-family residential up to 6-storeys
- OCP amendment & rezoning to allow neighbourhood grocery, child care & additional height

Rental Housing Protection Policy (2018)

- consider **incentives** to encourage new rental & **affordable** housing
- incentives include **increased density** & **height** to deliver **affordable** housing

Tenant Relocation Assistance Policy (2018)

- greater than 1:1 replacement + first right of refusal for affordable units

Parks & Recreation Master Plan (2016)

- ±140,000 sf (3+ acres) of active parks + 1.5 km multi-use park trail within 16+ acres of publicly accessible open green space

policy

increased density & height for affordable housing 4



Transportation+Mobility

- **existing:** 180 bus route
- **proposed:** street & intersection network changes for future travel demands, bi-directional bike lanes, EV charging stations, e-bikes, car share

Schools

- **existing:** Seaview Elementary, Port Moody Secondary, Glenayre Elementary

Public Amenities

- **existing:** Horne Park, Westhill Park, Easthill Park, McGill Park, View Street Park, Hillside Park, Chines Park, Westhill Off-leash Park, Art Wilkinson Park, Westhill Centre & Pool, Glenayre Community Centre
- **proposed:** Woodland Park Child Care Centre, Hub Park, Cecile Bend Park, Multi-Use Park Trail

Commercial

- **existing:** Hilltop Market, St. John St., Clark St.
- **proposed:** Westport Village, Woodland Park Grocery + Cafe

well-served site

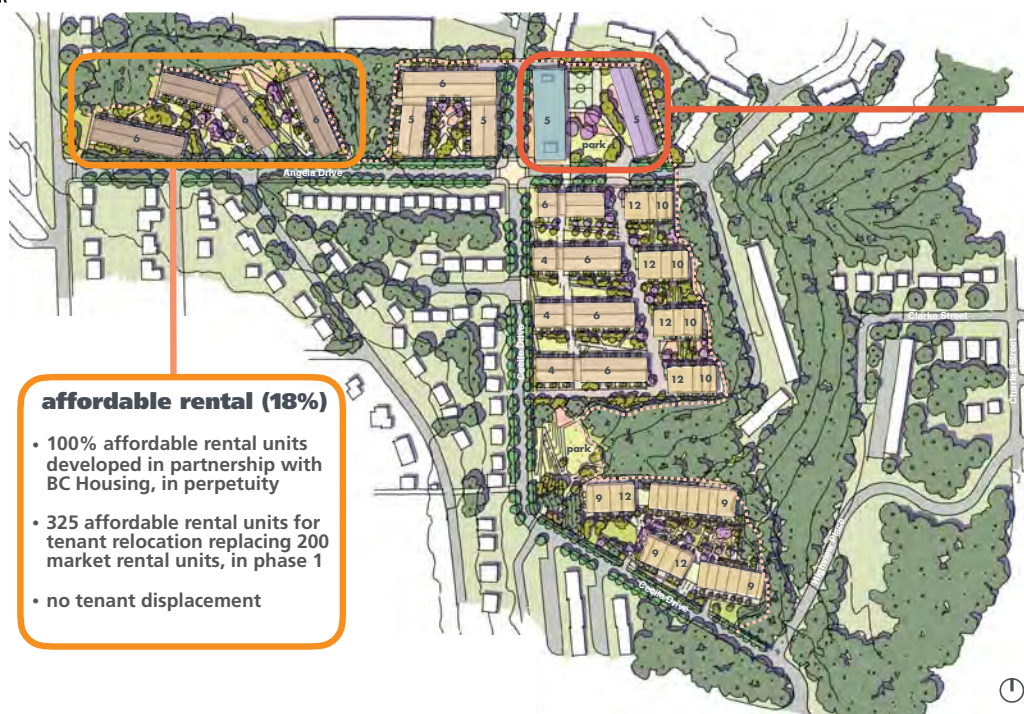
amenities & transit within a 10-20 minute walk 5



master plan summary

- **gradual growth**
- well-served community
- **affordable rental housing first**
- market rental housing
- **diverse mix of housing options**
- ground-oriented + family-oriented
- **environmental sustainability**
- enhanced & protected ESAs
- **sustainable building design**
- neighbourhood grocery + cafe
- **substantial child care**
- neighbourhood active parks + trails
- **extensive open green space**
- neighbourhood scale
- **local public art**
- bike & pedestrian upgrades
- **road improvements**

multi-phase gradual growth 6



market rental (7%)

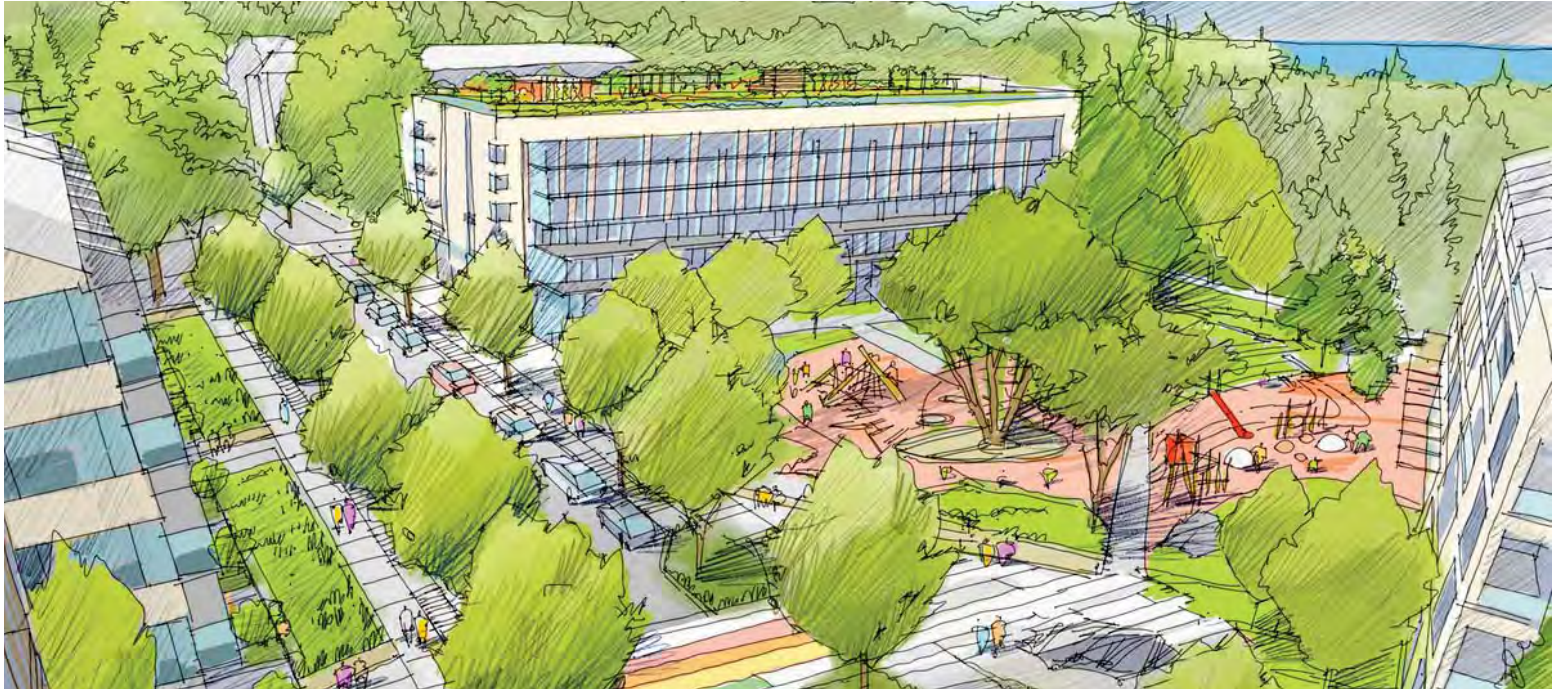
- 132 market rental units

- 292 ground-oriented townhomes
- 1404 strata units

- ## 1. policy
- **Rental Housing Protection Policy:**
"increased density & height to deliver affordable housing"
- ## 2. well served & appropriate
- **change:** 20% reduced residential density, no high-rises
300% increased amenity space + road improvements
 - **proposed:** well-served community within 10-20 minute walking distance of services & amenities
- ## 3. density
- **previous:** 2,019 market strata units
 - **change:** 30% reduction of strata units (615 units)
 - **proposed:** 1,404 market strata units (79 units/acre)
low (4 - 6 storeys) to mid rise (9 - 12 storeys)
population increase \pm 3,654 **achievable under OCP**
- ## 4. housing mix
- **previous:** 14% rental (affordable)
 - **change:** added market rental, increased affordable rental
 - **proposed:** 25% rental (affordable + market)
family-oriented: 73% (includes 294 ground-oriented THs)
- ## 5. transportation upgrades
- **change:** Highview Place road realignment + land gift
 - **change:** meets road capacity & reduces slope to 12%
- ## 6. amenities
- **previous:** 5K sf community facility + 37 child care spaces
 - **change:** added grocery store and increased child care
 - **proposed:** 19K sf grocery, cafe + 93 child care spaces +
19K sf rooftop community gardens
- ## 7. neighbourhood parks
- **previous:** 10% park + trail
 - **change:** added neighbourhood park (5%)
 - **proposed:** 15% parks + trail (3+ acres)

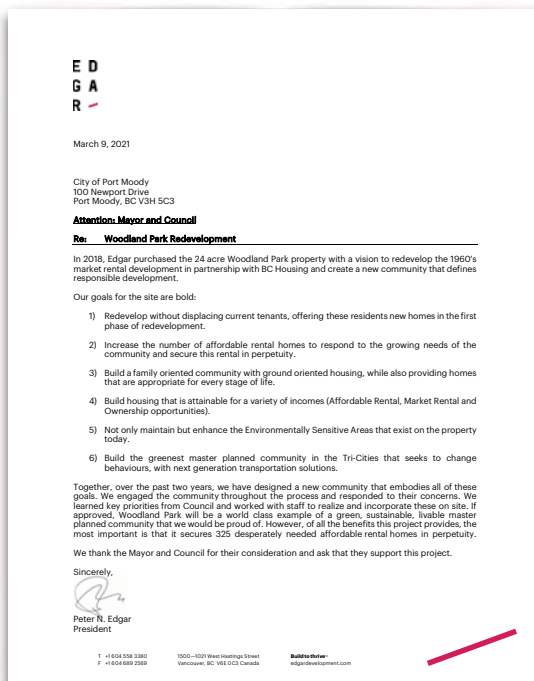
response to public, staff & council comments 7

25% rental & 70% family-oriented housing 8



Woodland Park

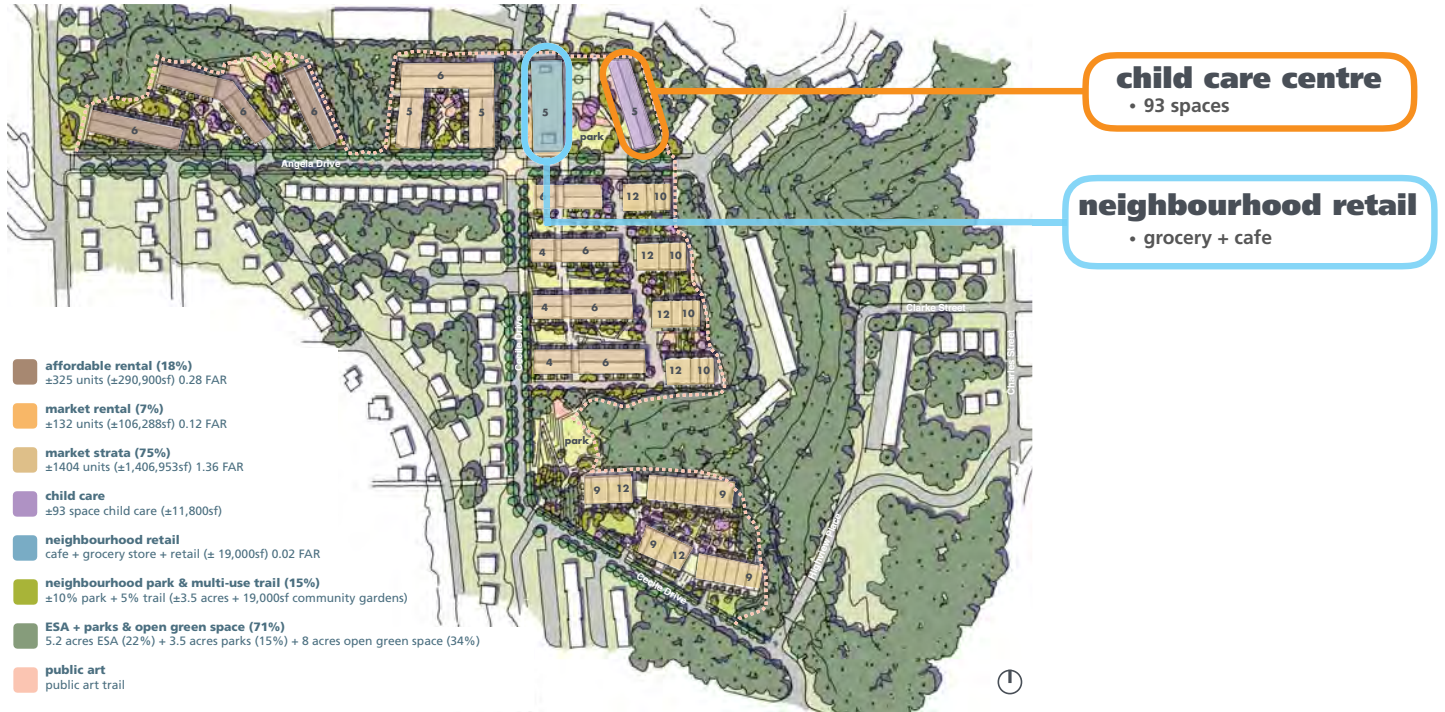
1030 Cecile Drive | Rezoning



EDGAR + BC Housing partnership



secured affordable rental housing 2



amenities

neighbourhood grocery + child care 9



- ESA + urban forest (5+ acres)**
 - ESA enhanced and protected
 - existing buildings removed from high ESA
 - new buildings to be located outside of high ESA
 - tree canopy equal or greater than existing
 - significant trees retention
- parks & multi-use trails (3+ acres)**
 - Hub Park
 - Cecile Bend Park
 - multi-use park trails
- open green space (8+ acres)**
 - publicly accessible open green space between buildings instead of paved streets and sidewalks

environment

16+ acres of publicly accessible open green space 10



ESA (5+ acres)

- ESA enhanced and protected
- existing buildings removed from high ESA
- new buildings to be located outside of high ESA

urban forest (35-45% canopy coverage)

- tree canopy equal or greater than existing
- significant tree retention

watercourse

- enhance watercourse habitat

ESA + urban forest

enhanced and protected forest and creek habitats 11



hub park



cecile bend park



multi-use park trail

parks (3+ acres)

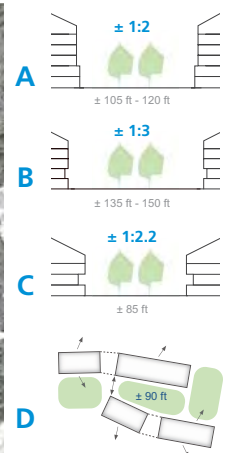
Hub park, Cecile Bend park + multi-use park trail 12



typical open green space between buildings



master plan predominantly open green space



ratio of building height to open space

green space (8+ acres)

extensive open green space between buildings 13



community integration

objective: enhance community amenities & ecological environments

1. enhancing diversity in housing income & options

2. protecting ecologically sensitive areas

3. pedestrian connectivity

4. light pollution management

- enhanced rainwater management
- rainwater retention and reuse
- reduction in potable water demand & consumption

5. transportation demand management

- level 2 electric vehicle charging infrastructure
- enhanced cycling facilities
- car-share program
- enhanced path and trail systems

6. waste management

- construction waste management
- enhanced waste diversion

sustainability

enhanced community integration 14



resiliency

objective: to limit the demand for resources and contribution to climate change

1. energy performance

- BC Energy Step Codes

2. low-carbon energy systems

- decentralized interconnected system
- low-carbon electricity energy source

3. future energy production

4. water management

- enhanced rainwater management
- rainwater retention and reuse
- reduction in potable water demand & consumption

5. food assets

- rooftop agriculture

sustainability

enhanced resiliency & low-carbon energy 15



rainwater management

objective: three tiers for rainwater to flow with every feasible opportunity for infiltration

tier 1 (riparian & disturbed environments)

- rainwater flow & infiltration in line with natural hydrological process

tier 2 (on grade environments)

- existing soils with limited depths out of line with natural hydrological process

tier 3 (collection zones)

- collection areas for rainwater detention & reuse systems

- tier 1 - riparian / forest
- tier 1 - disturbed
- tier 2 - on grade
- tier 3 - collection zones
- rainwater transfer zones

sustainability

multi-tiered rainwater management 16



fast



less waste



efficient



quiet



less trucking



clean



low ghg

sustainability

potential for mass wood: low-carbon clean & quiet 17



transportation improvements

- Highview Place realignment
- through-traffic signal at Clarke St. & Barnett Highway junction
- new traffic signal at Clarke St. & Seaview Drive
- left-turn closure exiting Cecile Drive
- interconnecting multi-use trail system
- bi-directional bike lane at Cecile Drive & Angela Drive
- e-bicycle provision
- car-share provision

transportation

comprehensive street & intersection network upgrades 18



enhanced public realm, bike lanes & sidewalks

- improved pedestrian connectivity with sidewalk, path & trail upgrades
- interconnecting multi-use trail system
- bi-directional bike lanes
- e-bicycle charging stations
- e-vehicle charging stations
- landscaped boulevards
- internal "woonerf" shared traffic mews



• cycle facility concept cross section

transportation

enhanced cycling & pedestrian infrastructure 19



Jeppie Heiri, Modified Social Benches, 2019. Charlottenlund, Denmark



Yayoi Kusama, Hymn of Life: Tulips, 2007. Los Angeles, CA



Mehmet Ali Uysal, Skin 2, 2012. Chaumont Park, Liege, Belgium



Alice Rehak, Units of Potential, 2011. UIR Academy, Dublin, Ireland



Jaume Plensa, Heart of Trees, 2007



James Tapscott, Arc Zero - Nimbus, 2017. Omachi, Japan

public art

substantial public art program 20



gradual transition of scale

4 to 6 stories

9 to 12 stories

siting & orientation

open to street

appropriate development

low-rise open street fronts 21



V1 Angela Drive



V2 Angela Drive



V3 Cecile Drive



V4 Cecile Drive



V1 Angela Drive



V2 Angela Drive



V3 Cecile Drive



V4 Cecile Drive

appropriate development

street views show little change in character 22



V5 Cecile Drive



V6 Cecile Drive



V7 Cecile Drive



V8 Valour Drive



V5 Cecile Drive



V6 Cecile Drive



V7 Cecile Drive



V8 Valour Drive

appropriate development

street views show little change in character 23



5 distinct neighbourhoods
inspired by **5 unique landscapes**,
built gradually over **7 phases**

- 1** the **CREEK**
- 2** the **GARDENS**
- 3** the **HUB**
- 4** the **MEWS**
- 5** the **TERRACES**

neighbourhoods

gradual incremental growth 24



the Creek

- 325 affordable rental homes in partnership with BC Housing
- tenant replacement housing
- 73 ground-oriented townhomes
- ESA enhancement, creek & forest protection + open green space
- Multi-Use Park Trail
- 300 construction jobs (peak workforce)
- estimated completion: 2024

neighbourhoods

the Creek surrounded by ESA & Melrose Creek 25



the Gardens

- 220 strata homes
- 43 ground-oriented townhomes
- ESA enhancement, creek & forest protection + open green space
- active multi-use park trail
- 200 construction jobs (peak workforce)
- estimated completion: 2026

neighbourhoods

the Gardens south-facing courtyard 26



the **Hub**

- 132 market rental homes
- 93 child care spaces
- grocery + cafe
- Hub Park (active play)
- active multi-use park trail
- 200 construction jobs (peak workforce)
- 56 long-term jobs
- estimated completion: 2028

neighbourhoods

the Hub at the heart of the community 27



the **Mews**

- 734 market strata homes
- 120 ground-oriented townhomes
- active multi-use park trail
- generous open green space
- 700 construction jobs (peak workforce)
- estimated completion: 2030-32

neighbourhoods

the Mews with substantial open green space 28

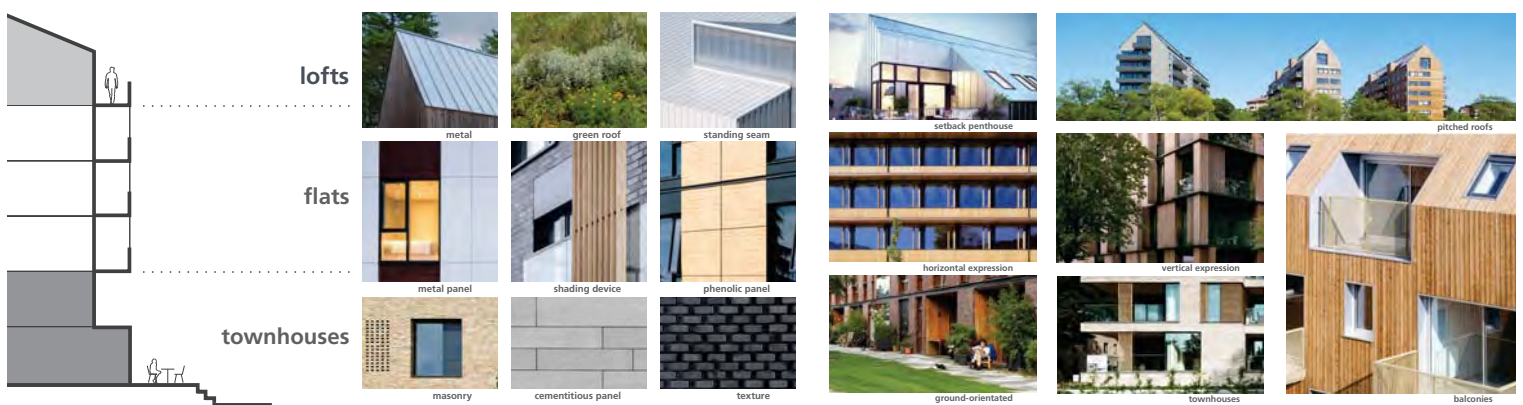


the Terraces

- 450 market strata homes
- 58 ground-oriented townhomes
- ESA enhancement, creek & forest protection
- active multi-use park trail
- generous open green space
- 600 construction jobs (peak workforce)
- estimated completion: 2036

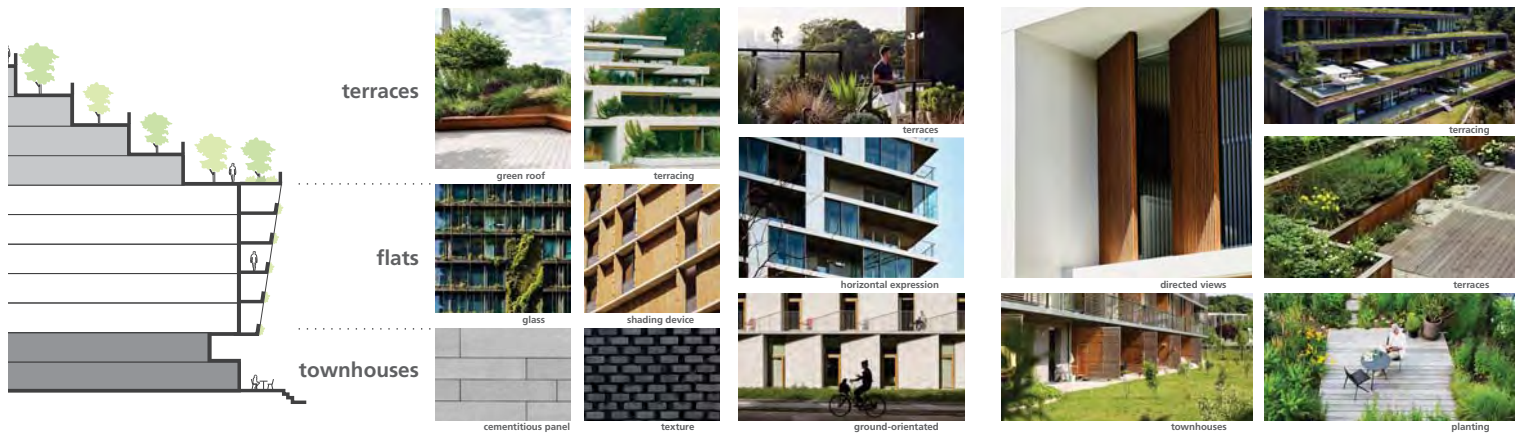
neighbourhoods

the Terraces stepping down the slope 29



architectural character

thoughtful contemporary design & materiality 30



architectural character

thoughtful contemporary design & materiality 31



landscape character

considerate design & materiality 32



rental housing

- 25% rental housing
- 325 affordable rental homes
- **land gift (\$21.2M) to BCH***
- 132 market rental homes
- 70% family-oriented and ground-orientated homes



neighbourhood retail + child care

- neighbourhood retail (grocery store + cafe)
- child care centre



ESA, parks and green space

- 70% (16+ acres) open green space
- **5+ acres of ESA protected & enhanced forest & creek habitat (\$24.5M)***
- **3+ acres of public parks: two active neighbourhood parks & 1.5km active multi-use park trail (\$24.9M)***
- 8+ acres of publicly accessible open green space



public art program

- estimated \$2.9M for public art



public realm & utility upgrades

- new sidewalks, bi-directional bike lanes & landscaping
- engineering utility upgrades



transportation improvements

- multimodal transportation improvements for pedestrians, bikes & vehicles
- intersection & street network upgrades
- **Highview Place road realignment (\$4.5M)***
- **5-acre land gift (\$25M)***

*** \$100.1M of community benefits provided in lieu of CAC & DCC (\$29.1M)**

community benefits

community benefits = 3 times CAC + DCC 33



transportation upgrades

- 5-acre land assembly **achieved** for Highview Place realignment
- \$4.5M street upgrades for vehicles, bikes & pedestrians
- \$25M land gift to Port Moody

added public benefits

highview place road realignment & land gift 34

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1030 Cecile Drive "Woodland Park"	2110-2136 Clarke St "Westport Village"	2318 St John's "The Springs"	2400 Murray St "Flavelle Mill"	2513-19 Clarke St "The Strand"	2505 George St "Kyle Park"	2725 Clark St "Platform"	St John's St "Moody Centre"	3010 George St "	3000 Henry St "	3103 St George "Buffalo"	50 Electronic Ave "	3136 St John's St "Sonrisa"	Nooka Way "Klahanie"	3227 St John's "Clyde"	300 Montney "Suter Brook"	Barnet Highway "Coronation Park"	200 Newport Dr "NewPort Village"	3370 Dewdney "
4 & 9-12 storeys (120')	2-31 storeys (310')	4 storeys (40')	6-38 storeys (380')	5 storeys (50')	6 storeys (60')	6 storeys (70')	25-38 storeys (380')	6 storeys (60')	11 storeys (110')	6 storeys (60')	6 storeys (60')	4 storeys (40')	28 story (280')	6 storeys (60')	26 story (260')	26 story (260')	26 story (260')	6 storeys (60')
1.85 units	464 units	55 units	3,307 units	84 units	148 units	104 units	3,300 units	252 units	173 units	197 units	363 units	280 units	1,148 units	117 units	1,005 units	2,800 units	1,474 units	229 units
23.40 acres	4.99 acres	0.99 acres	33.11 acres	2.24 acres	1.87 acres	0.79 acres	22.98 acres	4.32 acres	1.35 acres	3.37 acres	4.20 acres	4.20 acres	28.00 acres	0.92 acres	13.50 acres	15.00 acres	22.00 acres	1.73 acres
1.78 FAR	3.33 FAR	2.38 FAR	3.61 FAR	2.81 FAR	2.82 FAR	3.06 FAR	5.5 - 5.75 FAR	2.62 FAR	1.82 FAR	2.80 FAR	2.30 FAR	2.80 FAR	1.96 FAR	2.3 FAR	2.3 FAR	4.40 FAR	2.66 FAR	2.78 FAR
79.5 unit/acre	50.0 unit/acre	79.7 unit/acre	116.0 unit/acre	37.5 unit/acre	79.1 unit/acre	131.6 unit/acre	143.8 unit/acre	40.0 unit/acre	146 unit/acre	156.0 unit/acre	66.7 unit/acre	41.0 unit/acre	127.2 unit/acre	76.0 unit/acre	188.7 unit/acre	67.0 unit/acre	132.4 unit/acre	132.4 unit/acre
18% Affordable Rental	38% Market Rental	100% Affor. Rental	-	-	15% Affor. Rent.	-	14% Affordable Rental	1% Affor. Rental	1% Affor. Rental	3% Affor. Rental	8% Affor. Rental	-	-	2% Affor. Rental	9% Affor. Rental	6% Affor. Rental	-	2% Affor. Rental
7% Market Rental	15% Park Space	38% Market Rental	2% Market Rent.	85% Market Rent.	12% Market Rent.	-	12% Market Rental	10% Market Rental	4% Park Space	22% Market Rental	-	-	-	6% Market Rental	5% Market Rental	7% Park Space	97% Market Rental	-
15% Park Space	Approved July 2019	Construction	OCP Amend. + RZ	Completed	OCP Amend. + RZ	Approved	OCP Amend. + RZ	Approved	3rd Read Jul 2020	Under review	Completed	Completed	Completed	Approved	Approved	Submitted Jul 2020	Approved	Approved

Woodland Park: lowest density proposed along Skytrain line



comparative analysis

lower density & height 35



Woodland Park

1030 Cecile Drive | Rezoning