

Memorandum

Date: September 22, 2021
Submitted by: Legislative Services Division
Subject: Council Input on Official Community Plan Survey No. 3

At the Special Council (Committee of the Whole) meeting held on September 21, 2021, Council considered a report dated September 1, 2021 from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey #3 – Land Use Scenarios (**Attachment 1**) and passed the following resolution:

CW21/101

THAT the report dated September 1, 2021 from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey #3 – Land Use Scenarios be received for information;

AND THAT an opportunity for Council to provide feedback on the land use scenarios be provided on September 28, 2021.

Results of the Official Community Plan Survey No. 2 are included as **Attachment 2** for Council's information. Council will be providing feedback on the land use scenarios at the Regular Council meeting of September 28, 2021.

THAT the memo dated September 22, 2021 from the Legislative Services Division regarding Council Input on Official Community Plan Survey No. 3 be received for information.

Attachment(s)

1. Report Considered at Special Council (COTW) Meeting of September 21, 2021.
2. Port Moody 2050 Community Survey No. 2 Results.

Considered at the September 28, 2021 Council meeting

421

Report Approval Details

Document Title:	Council Input on Official Community Plan Survey No. 3.docx
Attachments:	- Attachment 1 - Report Considered at Special Council (COTW) Meeting of September 21, 2021.pdf - Attachment 2 - Port Moody 2050 Community Survey No. 2 Results.pdf
Final Approval Date:	Sep 22, 2021

This report and all of its attachments were approved and signed as outlined below:

Tim Savoie, City Manager - Sep 22, 2021 - 1:33 PM

Considered at the September 28, 2021 Council meeting

422

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

59



City of Port Moody Report/Recommendation to Council

Date: September 1, 2021
Submitted by: Community Development Department – Policy Planning Division
Subject: Port Moody 2050 Official Community Plan Update – Community Survey #3 –
Land Use Scenarios

Purpose

To present key themes identified in Community Survey #2 and outline the draft land use scenarios and related questions to be included in Community Survey #3.

Recommended Resolution(s)

THAT the report dated September 1, 2021 from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey #3 – Land Use Scenarios be received for information;

AND THAT an opportunity for Council to provide feedback on the land use scenarios be provided on September 28, 2021.

Background

At the March 9, 2021, Regular Council Meeting, Council passed the following resolution:

RC21/122

THAT the updated OCP Project and consultation timeline be approved as outlined in the memo dated February 23, 2021, from the Community Development Department – Policy Planning Division regarding OCP Update Project Public Engagement and Project Timeline Update.

This updated timeline included an additional survey (Community Survey #2) focused on an exploration of key themes and topics based on the results of Community Survey #1 and other themes and topics identified by Council.

Considered at the September 28, 2021 Council meeting

423

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

60

At the March 30, 2021 Special Council Meeting, Council passed the following resolution:

CW21/025-026

THAT staff be directed to develop questions for the Port Moody 2050 OCP Update Community Survey No. 2 based on key themes and topics identified by Council, in addition to the themes from the Community Survey No. 1 results as outlined in the report dated March 17, 2021, from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey No. 2 – Key Themes and Topics;

AND THAT the following six topics be included in the survey:

- Economic development and employment;
- Community and recreation amenities;
- Development and urban planning;
- Moody Centre revitalization/TOD;
- Parks and greenspace; and
- Population growth.

Discussion

Community Survey #2 – Key Themes and Topics

The objectives of Community Survey #2 were:

- to obtain community feedback on key topics on which Council would like more community input;
- to have the survey prepared in both print and electronic formats with the property tax notice being the primary medium for the print survey;
- to increase the number of touch points with the community; and
- to provide an informed transition between the first survey on the 2014 vision and goals and the third survey focused on land use options for the designated neighbourhood study areas.

In addition to including the survey with the property tax mail out, print surveys were also mailed to all known rental households in Port Moody. In total, over 12,000 owner households and 2,116 rental households were mailed a print survey. A summary of the results of Community Survey #2 can be accessed at this [link](#)¹.

Key themes noted from the survey results include:

- top three business areas of priority are retail and professional services, innovation and technology, and entertainment;
- priority for business and employment opportunities to be located in Moody Centre near the SkyTrain station, followed by Clarke Street and Moody Centre – St. Johns Street Corridor;

¹ Summary of Community Survey #2 Results: <https://www.portmoody.ca/en/city-hall/resources/Documents/Reports-and-Publications/Port%20Moody%202050%20Community%20Survey%202%20Summary%202021-09-12.pdf>

Considered at the September 28, 2021 Council meeting

424

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

61

- top three concerns related to population growth are impacts on traffic and congestion, impacts on parks and greenspace, and impacts to walking/bike path and trails;
- most support for adding housing in these four neighbourhoods: Moody Centre around the SkyTrain Station, the Oceanfront District at the Flavelle Sawmill site, Moody Centre along the St. Johns Street Corridor, and Moody Centre near Kyle Centre;
- top three priorities for negotiating amenities and benefits as part of new residential development are parks and greenspaces, road network improvements, and space for local shops and services;
- top priorities for consideration when new development is being planned are preservation and enhancement of natural areas, maintaining maximum allowable building heights, and access to shopping/restaurants/services within walking distance;
- top six priorities for a revitalized Moody Centre around the Moody Centre SkyTrain Station are parks and green space, shops and services, pedestrian overpass to Rocky Point Park, community or recreation centre, hub for technology and innovation jobs, and car-free pedestrian areas;
- top priorities for parks and green space are the preservation and enhancement of natural areas, extension of waterfront walkway west from Rocky Point Park, and the expansion and improvement of Rocky Point Park; and
- highest priorities for community and recreation facilities are new and improved sports and recreation facilities, new and improved outdoor gathering spaces, and a new community centre to replace Kyle Centre.

Where applicable, these results have been used to inform potential land use scenarios for the four neighbourhood areas identified by Council: Moody Centre Transit-Oriented Development area, Seaview neighbourhood, Oceanfront District and Murray Street.

Community Survey #3 – Potential Land Use Scenarios

Below is a summary of the scenarios developed for each of the neighbourhood areas previously identified by Council. Conceptual 3D models are in development for each scenario to provide a general overview of potential building forms and their placement relative to other land uses such as green space. Images of these 3D models will be presented and discussed in more detail at the September 21, 2021, Special Council Meeting, with an opportunity for Council to provide feedback at an upcoming Council meeting on September 28, 2021.

Each of the scenarios will also be accompanied by estimates of related housing units, population, jobs, and green space. With the exception of the Seaview neighbourhood, one of the scenarios for each of the three Moody Centre study areas reflects the current OCP land use vision for the area. The project consultant will present the modelling of the scenarios for each study area at the September 21, 2021, Council meeting. Following is an outline of the land use scenarios that form the basis for the modelling that is being prepared for each study area.

Considered at the September 28, 2021 Council meeting

425

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

62

Moody Centre Transit-Oriented Development Area

Four potential land use scenarios:

- Scenario 1: meets 2017 OCP objectives and recent Council direction on jobs ratios, park space, affordable housing, and rental housing
 - Buildings up to 36 storeys with tallest towers located near the station and adjacent to daylight creek to reflect density transfer to provide for these amenities; highest density of the four scenarios.
- Scenario 2: meets 2017 OCP objectives and vision
 - building ranging from six to 26 storeys; includes all amenities outlined in 2017 OCP; job targets and affordable/market rental targets reflect what was desired in 2017; serves as a base line comparison for other scenarios.
- Scenario 3: reflects survey feedback calling for more green space and parks, view preservation, and reduced shadowing
 - buildings up to 38 storeys, and smaller podiums; job ratio is below the current goal, but has been maximised where possible; includes daylight creek and more park space than other scenarios (including a larger central park that can be programmed with community park level amenities); overpass removed to reflect less capacity to deliver on all desired amenities.
- Scenario 4: reflects survey feedback about concerns with high rises, increases in population, and traffic, as well as Council interest in mass timber construction and an employment centric area
 - building heights of 6-12 storeys; least amount of residential density; less park space due to larger podiums; green space where the daylight creek was contemplated to reflect less capacity to deliver on all desired amenities; exceeds current Council job ratio; affordable or market rental targets maximized where possible, but do not meet current targets.

Seaview Neighbourhood

Three potential land use scenarios:

- guiding principles - maintain, enhance, and connect existing ESAs; retain and enhance treed character, and sense of place; create new open space and active park space; respect existing topography
- Scenario 1: small increase in density in limited areas
 - replacing some single detached dwellings with townhomes or replacing existing townhomes with a modest increase in townhomes on the same multi-family sites; one site considered for change from townhome and single-family form to three six-storey apartment forms; amount of green space largely unchanged.
- Scenario 2: mid-range increase in density
 - additional areas being considered for a land use change from single detached dwellings to townhomes; introduction of more six-storey apartment forms in select areas; additional green space opportunities created through lot consolidation and taller building forms.
- Scenario 3: largest increase in density.
 - extends elements of the Woodland Park development application with an extension of hub park and commercial uses northward into the Evergreen Drive

Considered at the September 28, 2021 Council meeting

426

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

63

area; additional six storey apartment forms considered in select areas; largest increase in green space and potential park space.

Oceanfront District

Three potential land use scenarios:

- Scenario 1: current OCP vision (modified slightly)
 - mix of uses in building forms up to 38 storeys in height; includes slight increase in parkland on the east and slight decrease in residential space; serves as a base line comparison for other scenarios.
- Scenario 2: employment focus
 - lower heights compared to Scenario 1, but with more employment space and reduced residential floor area and green space.
- Scenario 3: mixed use campus
 - light industrial uses on the western portion of the site extending along the north side of Murray Street; residential uses concentrated in the centre of site; extension of Rocky Point Park into the eastern portion of site.

Murray Street

Three potential land use scenarios:

- Scenario 1: preservation and intensification of light industrial uses
 - maintains and allows for intensification of current light industrial focus in building forms up to four storeys across the full extent of Murray Street.
- Scenario 2: current OCP vision
 - consistent zone across the full extent of Murray Street; six-storey mixed commercial/residential building forms, integrating light industrial elements, and extending the full length of Murray Street; includes daylighting Dallas/Slaughterhouse Creek; serves as a base line comparison for other scenarios.
- Scenario 3: mix of three zones
 - a) six-storey mixed commercial/residential building forms from Electronic Avenue to a daylighted Dallas/Slaughterhouse Creek (form and use consistent with current OCP vision); b) four-storey mixed commercial/residential building forms across from Rocky Point Park between the daylighted creek and the Moody Street overpass (uses could include breweries, studios/work space, residential, potentially hotel; entertainment uses); and c) preservation of light industrial uses in building forms up to four storeys west of Moody Street overpass.

Other Council Direction

Following the completion of Survey #2, a number of OCP related topic areas have been included in recent Council resolutions. This includes the May 4, 2021 resolutions related to the report on "Shaping the Next Port Moody - Seven Development Pitfalls and Seven Guidelines for Prudent Growth":

Considered at the September 28, 2021 Council meeting

427

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

64

(RC21/282) as amended (by RC21/283)

THAT staff be directed to incorporate the elements contained in the resolutions from item 5.1 as part of the OCP review process;

AND THAT these concepts be included as subjects for resident input.

As well as the May 18, 2021 resolutions related to the report on “Shaping the Next Port Moody – New Signature Park for South West Shore”:

CW21/068

THAT the report dated May 6, 2021 from the Offices of Councillor Diana Dilworth and Councillor Meghan Lahti regarding Shaping the Next Port Moody - New Signature Park for South West Shore be referred to staff for a report back on implications of considering a new park after the conclusion of the Request for Expression of Interest process;

AND THAT, as part of the OCP engagement process, the community be consulted on the concept of establishing a signature south shore park alongside other park expansion options and that alternative possible uses also be evaluated.

The focus of Community Survey #3 is on potential land use scenarios for the four neighbourhoods previously identified by Council. As Survey #3 is a robust survey focussed specifically on land scenarios in target neighbourhoods, staff do not recommend adding additional survey questions on other topics onto this survey; however, staff recognize the importance of consulting on other topics Council has been discussing over the past few months (e.g. growth principles and a southshore park). To address additional consultation interests, staff has identified two options: 1) add a fourth survey on topics identified by Council—this will extend the project timeline, budget, and delay presentation of a draft OCP; or 2) complete the draft OCP and during the draft OCP consultation process, specifically address topics around growth principles and park space and how the draft OCP responds to these topics. Staff recommend option 2 for the following reasons: a draft OCP 2050 can still be presented early in 2022, the public will be able to respond to key areas of interest with consideration to the comprehensive document, and consideration of these key topics should be easier to assess within the full community vision rather than as standalone concepts.

Launch of the survey is planned for late October to coincide with the delivery of the Fall Focus newsletter. As the consultant is presenting the graphics depicting the described land use scenarios on September 21, staff recommend that Council provide staff with feedback on survey #3 at the September 28, 2021 meeting to allow sufficient time for Council to fully consider the graphics before providing feedback.

Considered at the September 28, 2021 Council meeting

428

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

65

Other Option(s)

1. THAT staff be directed to proceed with Community Survey #3 based on the land use scenarios presented at the Special Council Meeting on September 21, 2021 and the related questions outlined in the report dated September 1, 2021 from the Community Development Department – Policy Planning Division regarding Port Moody 2050 Official Community Plan Update – Community Survey #3 – Land Use Scenarios.
2. THAT up to one page of additional questions be added to Community Survey #3 following the land use scenario questions to address OCP topic areas recently identified by Council.

Financial Implications

The next phase of community engagement in the Port Moody 2050 Update, which includes Community Survey #3, is consistent with the budget approved for this project.

Communications and Civic Engagement Initiatives

The Communications and Engagement Strategy for the OCP Update was approved by Council on October 20, 2020. In accordance with the Strategy, from December 2020 to January 2021, staff held visioning workshops and launched a community survey to gather feedback on the vision and goals outlined in the current 2014 OCP. In response to further Council direction, the engagement phases and associated timelines were revised to include an additional engagement (Community Survey #2) with the 2021 property tax mail out to be included as a communication medium. Community Survey #3 on potential land use scenarios is the next phase of engagement in the Port Moody 2050 Update. This survey will be available online at Engage Port Moody.

Council Strategic Plan Objectives

The OCP Update project is consistent with the following components of the 2019-2022 Council Strategic Plan:

- Strategic Priority: Community Evolution;
- Objective: Ensure future community growth is carefully considered and strategically managed; and
- Action: Review the Official Community Plan regularly to ensure it aligns with the community vision.

Report Author

Mary De Paoli
Manager of Policy Planning

Considered at the September 28, 2021 Council meeting

429

Considered at the Special Council (COTW) Meeting Held on September 21, 2021

66

Report Approval Details

Document Title:	Port Moody 2050 OCP Update - Community Survey No. 3 - Land Use Scenarios.docx
Attachments:	
Final Approval Date:	Sep 13, 2021

This report and all of its attachments were approved and signed as outlined below:

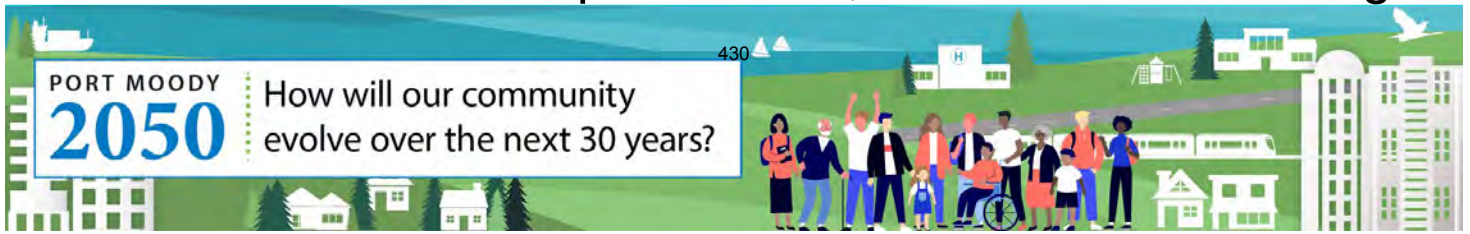
Kate Zanon, General Manager of Community Development - Sep 9, 2021 - 12:23 PM

Dorothy Shermer, Corporate Officer - Sep 9, 2021 - 5:34 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Sep 9, 2021 - 10:01 PM

Paul Rockwood, General Manager of Finance and Technology - Sep 10, 2021 - 8:19 AM

Tim Savoie, City Manager - Sep 13, 2021 - 3:47 PM



Port Moody 2050 Community Survey #2 Summary: Exploration of Key Themes

INTRODUCTION

In December 2020, the City of Port Moody launched Port Moody 2050, a one- to two-year process to gather public input and draft focused updates to the Official Community Plan (OCP), our long-term vision for the future. Through this process, we'll create a plan for the next 30 years that reflects the shared values and goals of our diverse community.

Port Moody's OCP is shaped by its residents, and we're undertaking a comprehensive community engagement process. Input received from the public will inform the OCP updates, as well as Council's future decision-making.

This document provides a summary of the results of the second community survey that we conducted in phase 5 (exploration of key themes) of our OCP review.

In Community Survey #2 we asked residents and business owners to share their thoughts on the following key themes identified by the public and City Council in [phases 2 and 3](#) of public engagement:

- economic development and employment
- population growth
- development and neighbourhood planning
- Moody Centre revitalization
- parks and green space; and
- community and recreation amenities

The survey was mailed to homeowners and occupants of known rental units in Port Moody with a mail-back envelope and it was also posted online at Engage Port Moody, the City's public engagement platform. The survey was promoted widely on the City's traditional and social media channels.

There were 1,802 responses collected, of which 1,139 were received as hard copy. Demographic data was collected for online respondents through the engagement platform. Paper surveys included demographic questions; however, these were not mandatory and therefore the demographic results presented are not representative of all respondents. The following is a summary of what we heard through the survey. Written comments are summarized for themes expressed by more than one person. In some cases, respondents have provided comments that include more than one theme. For a detailed breakdown of each theme, see Appendix 1.

ENGAGEMENT ACTIVITIES

Since the project page launched publicly, until the close of Community Survey #2, it has been viewed more than 4,000 times. The public has had a variety of opportunities to provide their input and ask questions. Visit these links to see what community members have to say:

[ASK A QUESTION](#): responses to individual questions posted publicly for the benefit of other community members.

Considered at the September 28, 2021 Council meeting

431

2

SHARE YOUR STORY: Port Moody residents are invited to share their 'Port Moody story' on the Port Moody 2050 project page.

LEAVE A COMMENT: through this tool community members have the opportunity to share their thoughts on any aspect of Port Moody 2050 or the Official Community Plan.

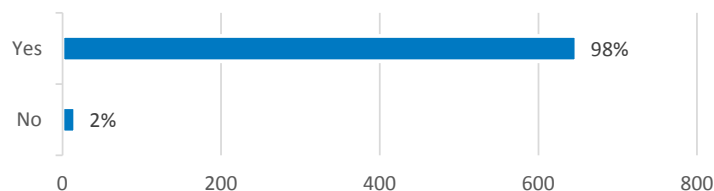
COMMUNITY PARTNER WORKSHOPS: view a summary of input from two workshops that were held with community partners on November 25 and 26, 2020.

SURVEY: view a summary of the results from Community Survey #1 that was conducted in January and February of 2021.

COMMUNITY SURVEY #2: DEMOGRAPHICS

The following are the demographic characteristics of a portion of survey participants. Demographic information was only available for those registered on Engage Port Moody.

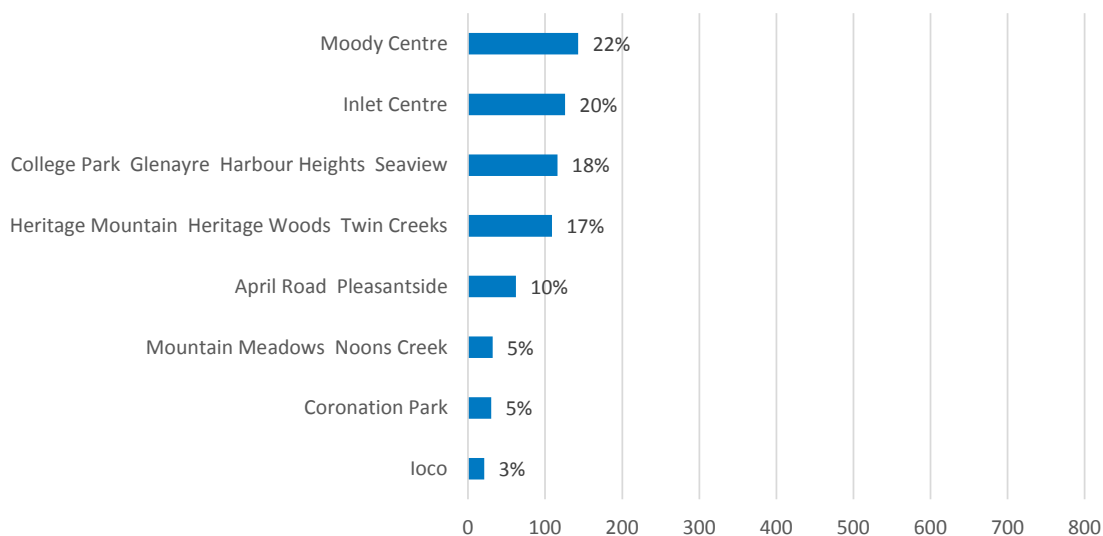
Question 1: Are you a Port Moody resident?



663/1802 participants answered this question

The majority (98%) of those who answered this question are residents of Port Moody. Only two percent (2%) are not residents.

Question 2: Which Port Moody neighbourhood do you live in?



639/1802 participants answered this question

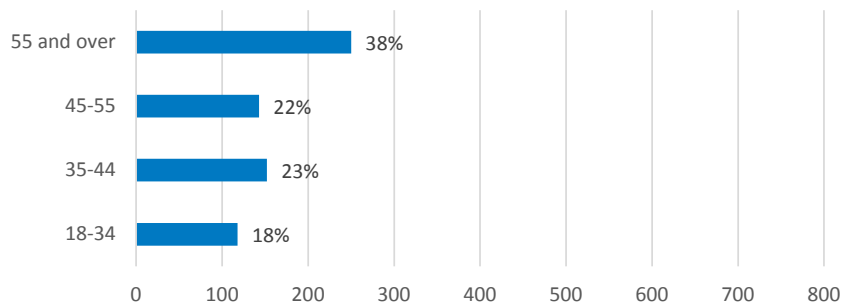
Considered at the September 28, 2021 Council meeting

432

3

Based on the data available, the neighbourhoods with the highest number of participants are Moody Centre (22%), Inlet Centre (20%) and College Park (18%). There are participants from all neighbourhoods, generally in relation to the population distribution. The response rate by neighbourhood is similar to Community Survey #1 with the main variation being fewer participants from Coronation Park in this survey.

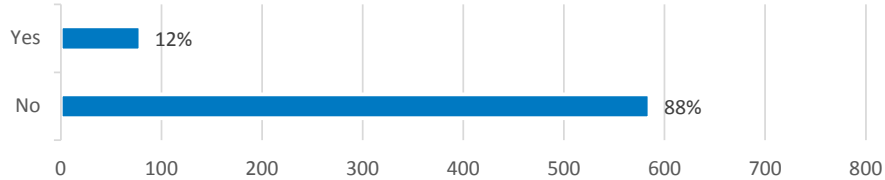
Question 3: What is your Age?



663/1802 participants answered this question

The highest number of participants, based on available data, are above the age of 55, whereas approximately one quarter are between 35-44 years of age. Only those 18 years or older can register at Engage Port Moody.

Question 4: Do you own or operate a business in Port Moody?

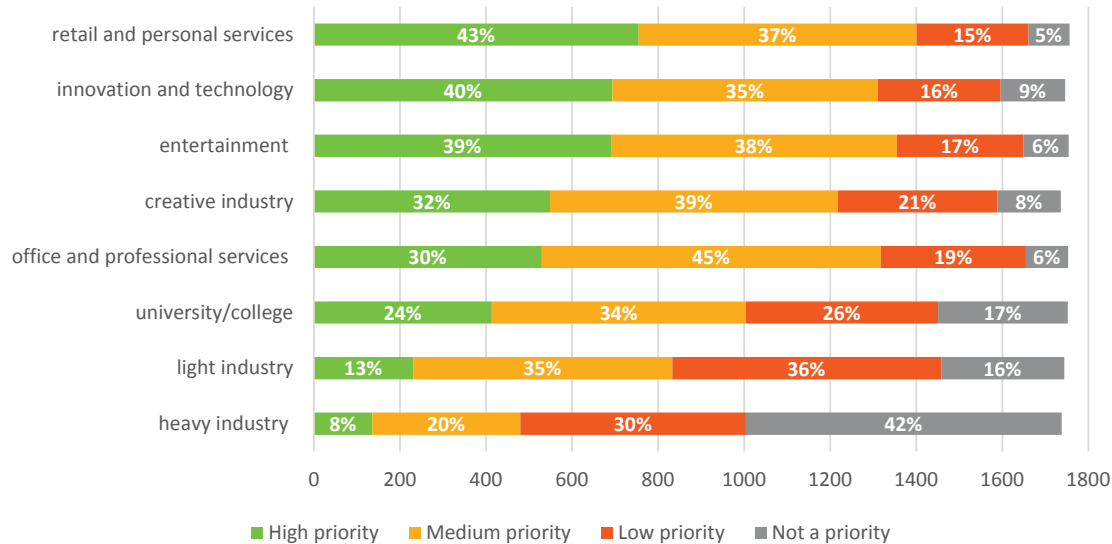


663/1802 participants answered this question

Based on available data, 12% of participants own a business in Port Moody. This percentage is the same as Community Survey #1.

COMMUNITY SURVEY #2: SURVEY RESULTS

Question 1: The City would like to attract more economic development and employment opportunities. Which business areas are a priority for you in Port Moody? Please indicate your priority rating for each of the following:



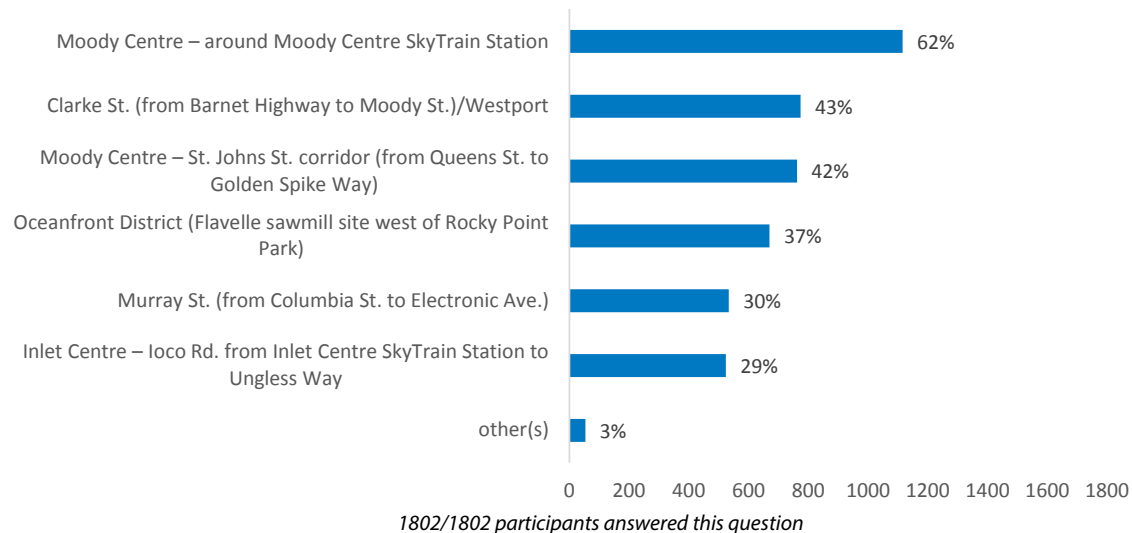
1738-1756 participants answered this question

The top three business priorities for survey participants are retail and personal services (43% selected high priority), innovation and technology (40% selected high priority), and entertainment (39% selected high priority).

Participants were invited to **provide comments regarding any other business priorities**. The number in the brackets denotes the number of people who mentioned each theme:

- Theme 1: General (117 mentions)
- Theme 2: Community Programs and Services (82 mentions)
- Theme 3: Arts and Entertainment (80 mentions)
- Theme 4: Green Businesses and New Technologies (35 mentions)
- Theme 5: Tourism (26 mentions)
- Theme 6: Local Focus (20 mentions)
- Theme 7: Community Growth and Development (9 mentions)

Question 2: Which neighbourhood areas should we prioritize for business and employment opportunities? (Each respondent could select up to three neighbourhoods.)

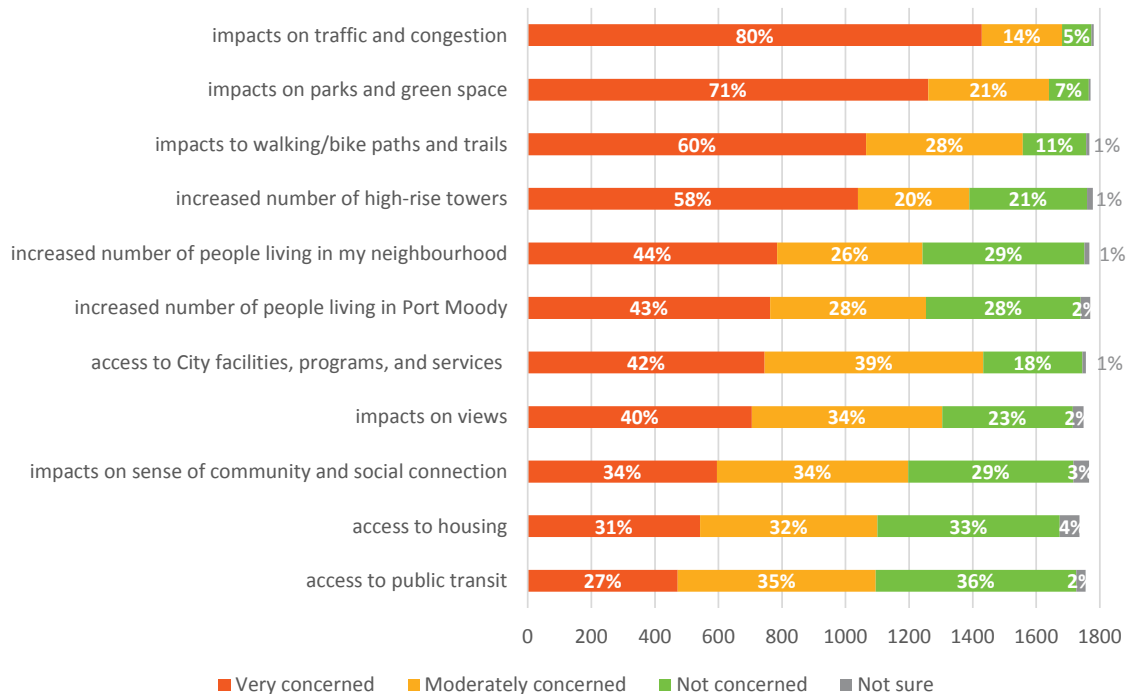


Over half of participants (62%) stated that Moody Centre near the SkyTrain Station should be prioritized for business and employment opportunities, followed by Clarke Street (43%) and Moody Centre- St Johns Street Corridor (42%).

Participants were invited to **suggest any other neighbourhoods they felt should be prioritized**. The number in the brackets denotes the number of people who mentioned each theme:

- | | |
|---------------------------------|---------------------|
| Manage traffic first (6) | Burrard Thermal (3) |
| loco Townsite (5) | St. Johns (3) |
| Near Barnet Highway (4) | College Park (2) |
| Coronation Park (3) | Clarke Street (2) |
| Allow home-based businesses (3) | Woodland Park (2) |

Question 3: Over the next 30 years, the population of Port Moody is expected to grow. As our population grows, how concerned or unconcerned are you regarding the following:



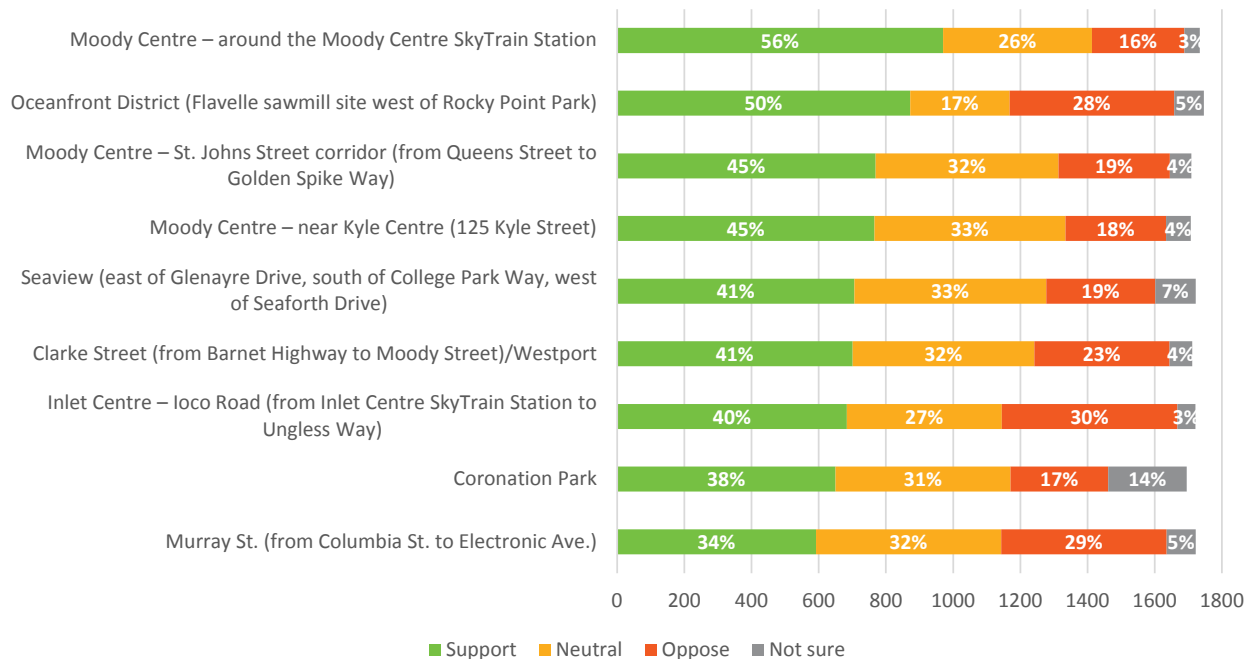
1736-1781 participants answered this question

Based on survey responses, the top three concerns related to population growth are impacts on traffic and congestion (80% are very concerned), impacts on parks and greenspace (71% are very concerned), and impacts to walking/bike path and trails (60% are very concerned).

Participants commented on **other concerns regarding Port Moody's growing population**. The number in the brackets denotes the number of people who mentioned each theme:

- Theme 1: Transportation Infrastructure (304 mentions)
- Theme 2: Parks and Greenspaces (163 mentions)
- Theme 3: Housing and Density (147 mentions)
- Theme 4: Concerns About Community Services (135 mentions)
- Theme 5: Concerns about Growth (118 mentions)
- Theme 6: Supportive of Growth (83 mentions)
- Theme 7: Community Livability (42 mentions)
- Theme 8: Arts and Culture (16 mentions)
- Theme 9: Economic Growth (13 mentions)

Question 4: What is your perspective on adding housing in the following neighbourhood areas?



1695-1746 participants answered this question

Participants expressed the most support for adding housing in these four neighbourhoods: Moody Centre around the SkyTrain Station (56% support), the Oceanfront District at the Flavelle Sawmill site (50% support), Moody Centre along the St. Johns Street Corridor (45% support), and Moody Centre near Kyle Centre (45% support).

Participants were invited to provide their **thoughts related to adding housing in other neighbourhoods**. The number in the brackets denotes the number of people who mentioned each theme:

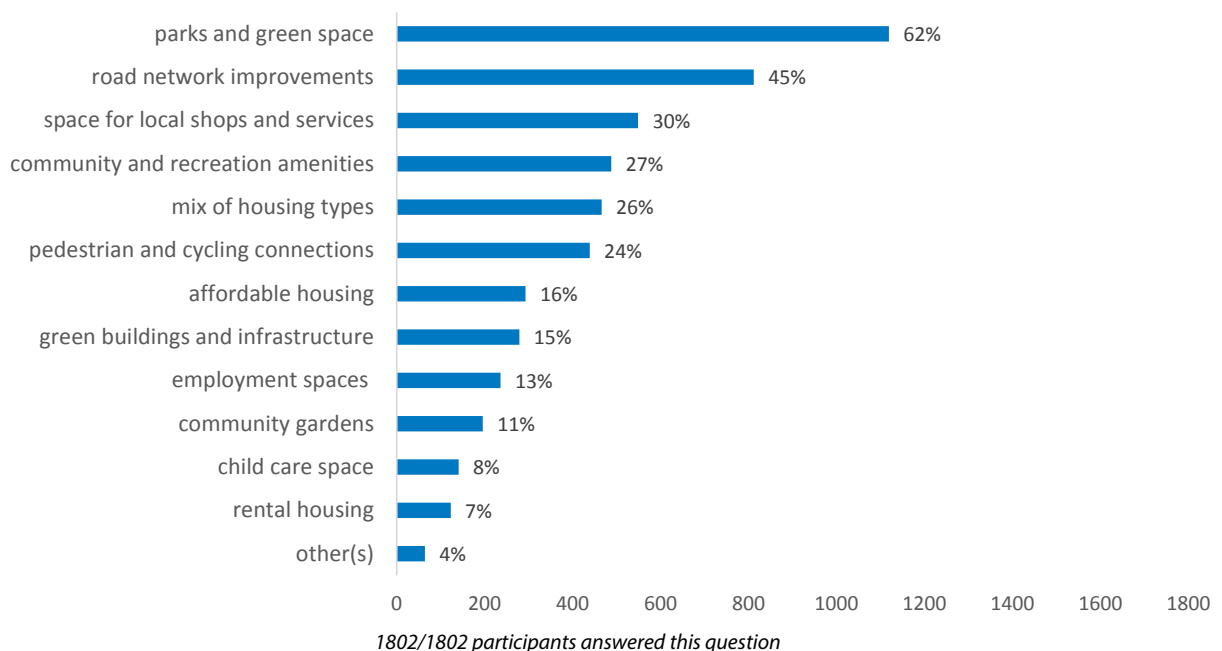
General Themes

- Theme 1: Concerns with Development (161 mentions)
- Theme 2: Support for Housing Options (58 mentions)
- Theme 3: Support Density and Development (42 mentions)
- Theme 4: Access to Greenspace (34 mentions)
- Theme 5: Community Accessibility and Livability (30 mentions)
- Theme 6: Access to Amenities and Services (15 mentions)
- Theme 7: Support Economic Growth (9 mentions)

Themes Related to Neighbourhoods

Oceanfront (40 mentions)
Coronation Park (14 mentions)
Moody Centre (13 mentions)
loco Lands (12 mentions)
Murray Street (12 mentions)
Seaview (11 mentions)
St. John's Street (4 mentions)
Clarke Street (3 mentions)
College Park (3 mentions)
Pleasant side (3 mentions)
Glenayre (2 mentions)
Inlet Centre (2 mentions)
Woodland Park (2 mentions)

Question 5: When the City is negotiating for amenities and benefits as part of new residential development projects, what are your top priorities? (Each respondent could select up to three from the following list).



The top three priorities based on survey responses are parks and greenspaces (62%), road network improvements (45%), and space for local shops and services (30%).

Considered at the September 28, 2021 Council meeting

438

9

Participants were invited to provide **other suggestions for priorities in negotiations**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Community Services and Amenities (25 mentions)

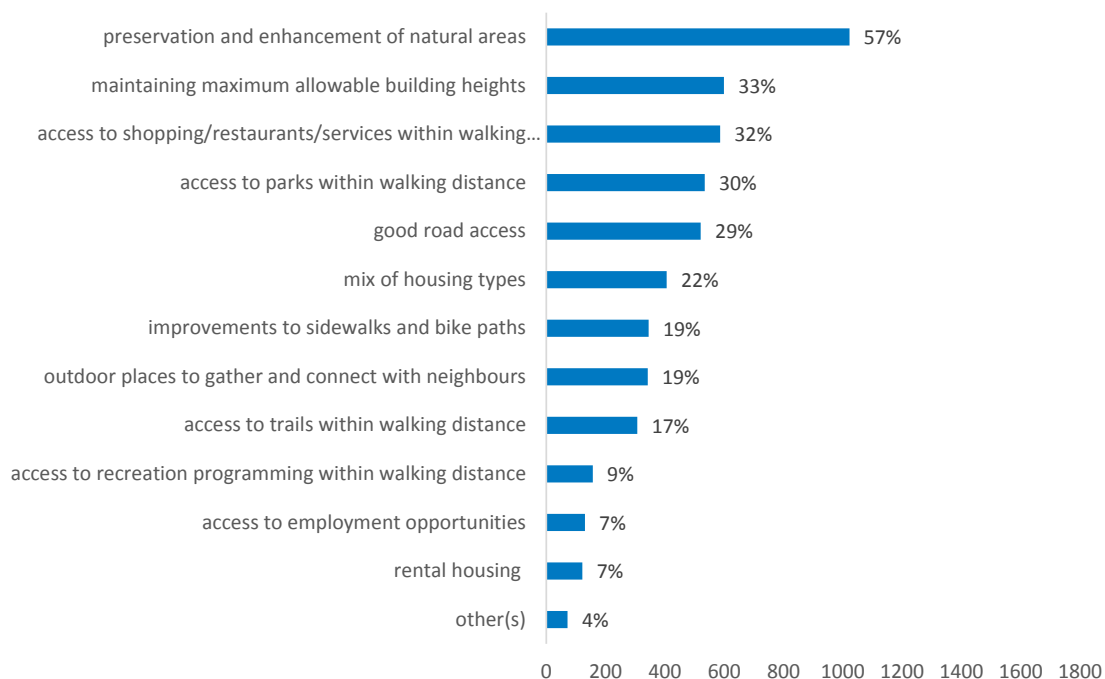
Theme 2: Concerns Around Development (10 mentions)

Theme 3: Transportation Infrastructure (10 mentions)

Theme 4: Parks and Greenspaces (6 mentions)

Theme 5: Other (7 mentions)

Question 6: Imagine a new development is being planned for your neighbourhood. What would your top priorities be? (Each respondent could select up to three from the following list.)



1802/1802 participants answered this question

The top priorities for participants when new development is being planned in their neighbourhoods are preservation and enhancement of natural areas (57%), maintaining maximum allowable building heights (33%), and access to shopping/restaurants/services within walking distance (32%).

Participants were invited to comment on any **other priorities for new development**. The number in the brackets denotes the number of people who mentioned each theme:

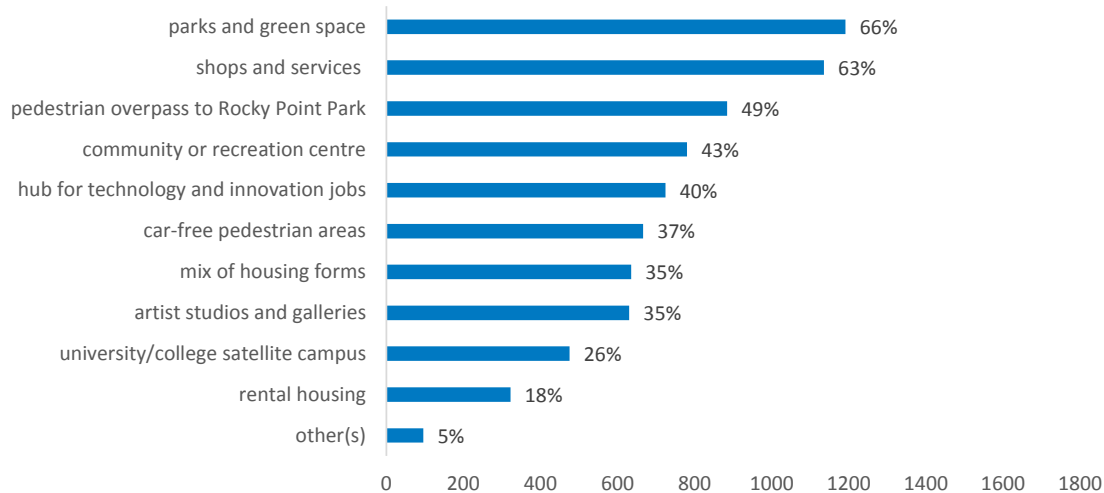
Considered at the September 28, 2021 Council meeting

439

10

- Theme 1: Transportation Infrastructure (26 mentions)
- Theme 2: Concerns about Development (25 mentions)
- Theme 3: Access to Community Services and Amenities (8 mentions)
- Theme 4: Support for Development (6 mentions)
- Theme 5: Parks and Greenspaces (6 mentions)

Question 7: What are your top priorities for a revitalized Moody Centre around the Moody Centre SkyTrain Station? Each respondent could select up to six from the following list.



1802/1802 participants answered this question

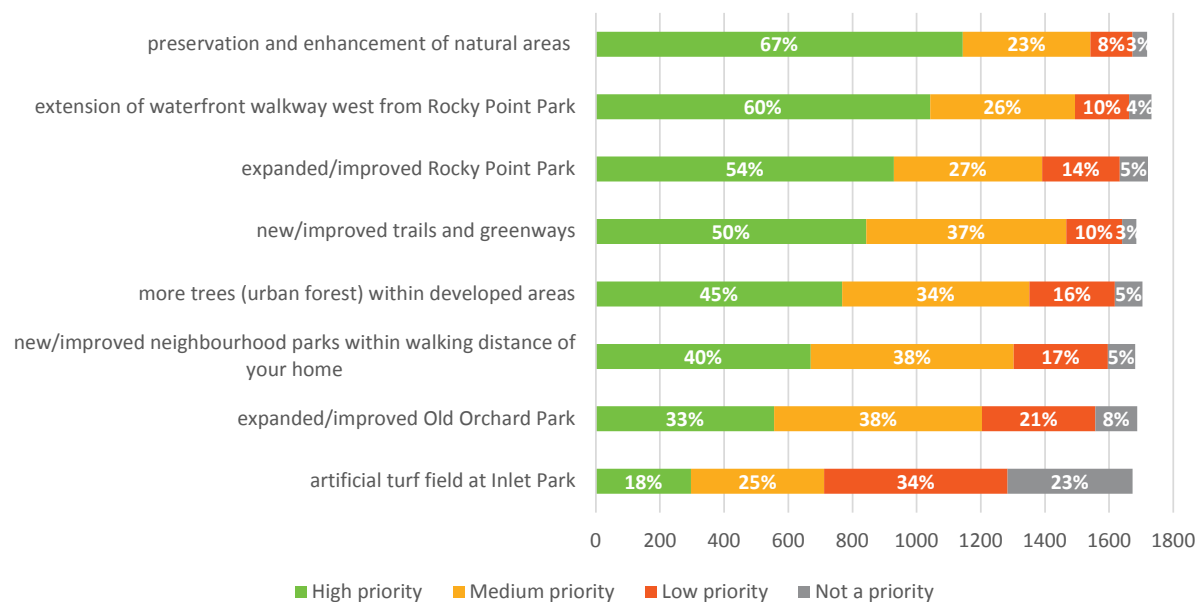
The top six priorities based on survey responses are parks and green space (66%), shops and services (63%), pedestrian overpass to Rocky Point Park (49%), community or recreation centre (43%), hub for technology and innovation jobs (40%), and car-free pedestrian areas (37%).

Participants were invited to comment on any **other priorities for a revitalized Moody Centre**. The number in the brackets denotes the number of people who mentioned each theme:

- Theme 1: Transportation Access (131 mentions)
- Theme 2: Greenspaces and Environment (111 mentions)
- Theme 3: Access to Amenities and Community Services (77 mentions)
- Theme 4: Arts and Culture (55 mentions)

- Theme 5: Concerned with Growth (49 mentions)
- Theme 6: Support Growth (48 mentions)
- Theme 7: Community Design (39 mentions)
- Theme 8: Economic Growth Opportunities (37 mentions)
- Theme 9: Affordability and Access (37 mentions)
- Theme 10: Other (5 mentions)

Question 8: What are your priorities for parks and green spaces? Please indicate your priority rating for each of the following:



1673-1732 participants answered this question

The top priorities for parks and green spaces based on the survey responses are the preservation and enhancement of natural areas (67%), extension of waterfront walkway west from Rocky Point Park (60%) and the expansion and improvement of Rocky Point Park (54%).

Participants were invited to provide comments regarding **any other priorities for parks and greenspaces in Port Moody**. The number in the brackets denotes the number of people who mentioned each theme:

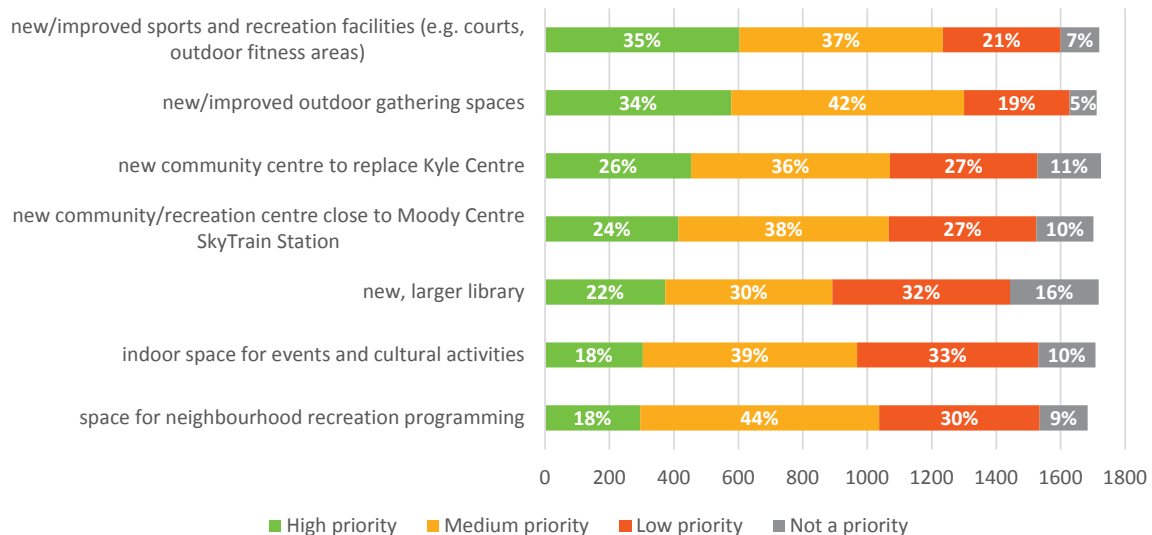
- Theme 1: Expand Current Park / Trail Systems (162 mentions)
- Theme 2: Develop and Maintain More Greenspaces (123 mentions)
- Theme 3: Updates and Features Needed (100 mentions)

Theme 4: Accessibility (99 mentions)

Theme 5: Environment (71 mentions)

Theme 6: Other (21 mentions)

Question 9: What are your priorities for community and recreation facilities? Please indicate your priority rating for each of the following:



1684-1725 participants answered this question

The highest priorities for community and recreation facilities are new and improved sports and recreation facilities (35%), new and improved outdoor gathering spaces (34%), and a new community centre to replace Kyle Centre (26%).

Participants were invited to suggest **other priorities for facilities in Port Moody**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Sports and Recreation Facilities (222 mentions)

Theme 2: Parks and Greenspaces (55 mentions)

Theme 3: Concerns about Future Growth and Infrastructure (36 mentions)

Theme 4: Community Amenities (33 mentions)

Theme 5: Accessible Options (31 mentions)

Theme 6: Arts, Culture, and Entertainment (26 mentions)

Theme 7: Other (11 mentions)

Question 10: Do you have any additional comments?

Participants provided the following **additional comments**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Concerns about Growth and Development (130 mentions)

Theme 2: Transportation Infrastructure (78 mentions)

Theme 3: Environment, Parks, and Greenspaces (64 mentions)

Theme 4: Services and Facilities (63 mentions)

Theme 5: Local Government Concerns and Ideas (51 mentions)

Theme 6: Community Livability (48 mentions)

Theme 7: Survey (46 mentions)

Theme 8: Support for Growth (36 mentions)

Theme 9: Culture and the Arts (36 mentions)

APPENDIX 1:

FULL THEME BREAKDOWN



Considered at the September 28, 2021 Council meeting

444

15

Question 1: The City would like to attract more economic development and employment opportunities. Which business areas are a priority for you in Port Moody?

Participants were invited to **provide comments regarding any other business priorities**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: General (117 mentions)

New grocery stores (46)	Film industry (8)
Retail (20)	Industry and manufacturing (4)
General business development (13)	Professional businesses (3)
Port-based businesses (8)	Fitness Industry (3)

Theme 2: Community Programs and Services (82 mentions)

Healthcare (24)	Senior's care (12)
Child care (22)	Community services (6)
Recreation (18)	

Theme 3: Arts and Entertainment (80 mentions)

Arts (36)	Entertainment (12)
Restaurants (24)	Coffee shops (8)

Theme 4: Green Businesses and New Technologies (35 mentions)

Green business (19)	Technology (16)
---------------------	-----------------

Theme 5: Tourism (26 mentions)

Hotel (15)	Tourism (11)
------------	--------------

Theme 6: Local Focus (20 mentions)

Local businesses (12)	Local food systems (8)
-----------------------	------------------------

Theme 7: Community Growth and Development (9 mentions)

Development and construction (5)	Complete communities (4)
----------------------------------	--------------------------

Question 3: Over the next 30 years, the population of Port Moody is expected to grow. As our population grows, how concerned or unconcerned are you regarding the following

Participants commented on **other concerns regarding Port Moody's growing population**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Transportation Infrastructure (304 mentions)

Concerned about increased traffic (176)	Support increased walkability (8)
Concerned about meeting infrastructure needs (e.g., roads, services) (97)	Support more options and infrastructure to support Active Transportation (e.g., cycling and walking) (7)

Considered at the September 28, 2021 Council meeting

445

16

Support alternative transportation (e.g., co-ops, ride shares, technology improvements) (9)

Support improvements to transit (e.g., infrastructure, access, service) (7)

Theme 2: Parks and Greenspaces (163 mentions)

Concerned about amount of park space available (66)

Concerned about amount and access to green spaces (47)

Concerned about natural environment (37)

Support Port Moody as a Green City (13)

Theme 3: Housing and Density (147 mentions)

Do not support high-rise towers (50)

Concerned about affordable housing (27)

Support housing diversity (17)

Support for higher density (17)

Concerned about access to views and sunlight (11)

Do not support increase in density (8)

Prefer to reduce tower heights (8)

Do not support high-rise towers at Flavell (3)

Support mid-rise buildings (3)

Support mixed use (3)

Theme 4: Concerns About Community Services (135 mentions)

Concerned about availability of services for a growing population (41)

Concerned about amenities (28)

Do not want to see any change in Port Moody (20)

Concerned about number of schools and access to education (15)

Concerned about providing enough seniors' housing and services (12)

Concerned about access and availability of Recreation activities and facilities (9)

Concerned about waste management (5)

Concerned about healthcare (3)

Concerned about childcare (2)

Theme 5: Concerns about Growth (118 mentions)

Growth should be managed (62)

Do not support population growth (56)

Theme 6: Supportive of Growth (83 mentions)

Support population growth (50)

Support Transit Oriented Development growth and principles (33)

Theme 7: Community Livability (42 mentions)

Concerned about access (to parks, facilities, traffic, etc.) (22)

Concerned about safety (18)

Concerned about quality of life (2)

Theme 8: Arts and Culture (16 mentions)

Support heritage (6)

Support entertainment (4)

Support diversity and inclusivity with population growth (3)

Support arts (3)

Considered at the September 28, 2021 Council meeting

446

17

Theme 9: Economic Growth (13 mentions)

Support higher taxes (7)

Concerned about employment opportunities (6)

Question 4: What is your perspective on adding housing in the following neighbourhood areas?

Participants were invited to provide their **thoughts related to adding housing in other neighbourhoods**. The number in the brackets denotes the number of people who mentioned each theme:

General Themes

Theme 1: Concerns with Development (161 mentions)

Concerned about development (41)

Concerned about traffic (33)

Do not support high-rise towers (25)

Concerned about infrastructure (roads, servicing) (18)

Do not support development (11)

Concerned about views (11)

Limit the number of and heights of high-rise towers (8)

Do not support monster homes (6)

Need to manage growth (5)

Concerned about parking (3)

Theme 2: Support for Housing Options (58 mentions)

Support affordable housing (17)

Support housing diversity (13)

Support family-oriented housing (e.g., ground-oriented, townhomes) (11)

Support rental housing (5)

Support low-rise development (4)

Concerned about seniors housing (2)

Support low-density housing outside SkyTrain areas (2)

Support mixed-use residential (2)

Maintain single-family home areas (2)

Theme 3: Support Density and Development (42 mentions)

Support Transit Oriented Development (29)

Support increases in growth/density (7)

Support development (4)

Support sustainable growth in Port Moody (2)

Theme 4: Access to Greenspace (34 mentions)

Concerned about amount and access to parks (16)

Provide more green space (11)

Protect the natural environment (e.g., wildlife, tree preservation etc.) (5)

Support Port Moody as a green city (2)

Theme 5: Community Accessibility and Livability (30 mentions)

Support livable neighbourhoods (7)

Concerned about access (to recreation, parks, traffic etc.) (4)

Concerned about accessibility (3)

Concerned about safety (3)

Concerned about walkability (3)

Support complete community principles (3)

Concerned about waterfront access (3)

Concerned about recreation access and availability (2)

Expand pedestrian and cycling infrastructure (2)

Considered at the September 28, 2021 Council meeting

447

18

Theme 6: Access to Amenities and Services (15 mentions)

Concerned about amenities (11)

Concerned about services (2)

Concerned about recreation access and availability (2)

Theme 7: Support Economic Growth (9 mentions)

Support business development (5)

Support more industry (2)

Support technology improvements and jobs (2)

Themes Related to Neighbourhoods

Oceanfront (40 mentions)

Prioritize recreation and green spaces/ parks (11)

Support development (10)

Do not support development (7)

Prefer low-rise instead of high-rise (6)

Maintain accessibility (3)

Focus on businesses (3)

Coronation Park (14 mentions)

Support development (6)

Support low density development (4)

Do not support development (4)

Moody Centre (13 mentions)

Prioritize employment (4)

Do not support development (4)

Housing options (3)

Support development (2)

loco Lands (12 mentions)

Support development (but maintain character) (8)

Do not support development (4)

Murray Street (12 mentions)

Focus on entertainment / breweries (4)

Support residential development / low-rise (4)

Seaview (11 mentions)

Support development (4)

Concerned about increased density, traffic, and amenities (3)

Concerned about access challenges (2)

Do not support (2)

St. John's Street (4 mentions)

Support development (2)

Concerned about transportation infrastructure (2)

Clarke Street (3 mentions)

Support development (3)

College Park (3 mentions)

Support re-development (3)

Considered at the September 28, 2021 Council meeting

448

19

Pleasantside (3 mentions)

Support development (diverse options, prefer low-rise) (3)

Glenayre (2 mentions)

Support housing diversity (2)

Inlet Centre (2 mentions)

Support transit oriented and family-oriented development (2)

Woodland Park (2 mentions)

Do not support development (2)

Question 5: When the City is negotiating for amenities and benefits as part of new residential development projects, what are your top priorities?

Participants were invited to provide **other suggestions for priorities in negotiations**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Community Services and Amenities (25 mentions)

Recreation facilities (6)

Support for senior living / care (4)

Community benefits / infrastructure (3)

School infrastructure (3)

Creative spaces / Music spaces (3)

Increased safety services (2)

Hotels (2)

Medical facilities (2)

Theme 2: Concerns Around Development (10 mentions)

No high-rises (8)

Oppose development (2)

Theme 3: Transportation Infrastructure (10 mentions)

Road improvements (6)

Transit improvements (2)

Active transportation infrastructure (2)

Theme 4: Parks and Greenspaces (6 mentions)

Dog parks (3)

Accessible parks and greenspaces (3)

Theme 5: Other (7 mentions)

Money (3)

Waterfront access (2)

Maintain heritage (2)

Question 6: Imagine a new development is being planned for your neighbourhood. What would your top priorities be?

Participants were invited to comment on any **other priorities for new development**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Transportation Infrastructure (26 mentions)

Transit (11)

Parking spaces (3)

Considered at the September 28, 2021 Council meeting

449

20

Walkability (6)
Traffic management (4)

Road infrastructure (2)

Theme 2: Concerns about Development (25 mentions)

Prefer low-rise, not high rise (8)
No development (7)

Maintain building height restrictions (7)
Prefer low density only (3)

Theme 3: Access to Community Services and Amenities (8 mentions)

Accessible trails (3)
Safety services (3)

Child care (2)

Theme 4: Support for Development (6 mentions)

More density (4)

High quality design (2)

Theme 5: Parks and Greenspaces (6 mentions)

Protect nature (4)

Prioritize parks and recreation (2)

Question 7: What are your top priorities for a revitalized Moody Centre around the Moody Centre SkyTrain Station?

Participants were invited to comment on any **other priorities for a revitalized Moody Centre**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Transportation Access (131 mentions)

Increased pedestrian infrastructure & walkability (45)
Concerned about traffic (32)
Increased cycling infrastructure (21)
Support Transit Oriented Development (9)

Concerned about transit access and improvements (9)
Bike friendly areas (6)
Concerned about transportation (4)
Designated car free areas (3)
Provide more EV charging (2)

Theme 2: Greenspaces and Environment (111 mentions)

Do not support high-rise towers (38)
Prioritize park space (30)
Prioritize green space (26)
Protect the natural environment (e.g., wildlife, tree preservation) (8)

Prioritize climate change adaptation / mitigation (6)
Prioritize sustainability (3)

Theme 3: Access to Amenities and Community Services (77 mentions)

Would like to see new grocery store (27)
Prioritize recreation access, facilities and services (13)
Concerned about access and availability of community services (10)

Concerned about childcare (4)
Concerned about education (e.g., new schools) (4)
Would like to see more schools (3)
Support new or expanded library facilities (2)
Support new university campus (2)

Considered at the September 28, 2021 Council meeting

450

21

Concerned about healthcare (e.g., new hospital and access) (7)
Provide senior services (5)

Theme 4: Arts and Culture (55 mentions)

Prioritize entertainment (restaurants, retail) (33)

Incorporate arts and culture (22)

Theme 5: Concerned with Growth (49 mentions)

Concerned about parking (16)
Do not support growth/density (14)

Support mixed-use residential and commercial (7)

Theme 6: Support Growth (48 mentions)

Support higher density/towers (23)
Support low-mid rise housing (18)
Concerned about safety (7)

Concerned about view corridor (3)
Manage growth (2)

Theme 7: Community Design (39 mentions)

Focus on aesthetics (11)
Incorporate complete community principles (11)
Protect and incorporate heritage (8)

Recommendations of other cities as planning examples (4)
Focus on street-level activation (e.g., vibrant streets) (3)
Do not want to see billboards (2)

Theme 8: Economic Growth Opportunities (37 mentions)

Support business development (10)
Support technology (e.g., tech hub and jobs) (9)
Focus on employment (5)
Prioritize green employment (3)

Focus on tourism (3)
Support light industrial zones (3)
Support commercial business (2)
Support Dallas Creek daylighting (2)

Theme 9: Affordability and Access (37 mentions)

Support affordable housing (9)
Incorporate local food systems (e.g., farmers markets) (8)
Concerned about access (7)
Prioritize livability (4)

Concerned about accessibility (3)
Provide access to waterfront / marine recreation (3)
Reduce municipal taxes (3)

Theme 10: Other (5 mentions)

Include First Nations (3)

Prioritize maintenance (2)

Considered at the September 28, 2021 Council meeting

451

22

Question 8: What are your priorities for parks and green spaces? Please indicate your priority rating for each of the following:

Participants were invited to provide comments regarding **any other priorities for parks and greenspaces in Port Moody**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Expand Current Park / Trail Systems (162 mentions)

Expand parks and trail system (including cycling/pedestrian infrastructure, connectivity) (104)

Improve/expand Rocky Point Park (56)
Support concept of a super park (2)

Theme 2: Develop and Maintain More Greenspaces (123 mentions)

Protect natural environment (preserve trees, shade, biodiversity, wildlife conflicts, natural areas) (62)
Provide green space (29)

Maintenance of existing parks / amenities / infrastructure (28)
Importance of prioritizing parks and green space post-covid (4)

Theme 3: Updates and Features Needed (100 mentions)

Maintain and improve amenities at Bert Flinn Park (22)
Provide more dog areas and management (19)
Provide more amenities (18)
Provide playgrounds (14)

Provide gardens (9)
Concerned about safety and lighting (8)
Support new artificial turf and improve access to playing fields (8)
New indoor swimming pool (2)

Theme 4: Accessibility (99 mentions)

Concerned about transit and parking (improve access) (37)
Concerned about waterfront access and recreation (31)

Support increased accessibility (28)
Improve development of and access to mountain bike trails (3)

Theme 5: Environment (71 mentions)

Protect natural environment (preserve trees, shade, biodiversity, wildlife conflicts, natural areas) (62)

Support climate change mitigation (3)
Do not support artificial turf (e.g., for environmental reasons) (6)

Theme 6: Other (21 mentions)

General concerns/feedback about development (e.g., no density or high-rise towers, maintain view corridors, etc.) (18)

Permit liquor consumption in parks (3)

Considered at the September 28, 2021 Council meeting

452

23

Question 9: What are your priorities for community and recreation facilities? Please indicate your priority rating for each of the following:

Theme 1: Sports and Recreation Facilities (222 mentions)

- | | |
|--|--|
| Build a new indoor pool (69) | Provide outdoor fitness facility (e.g., outdoor gym) (7) |
| Build new recreation centre(s) (34) | Provide squash courts (6) |
| Improve availability and access to recreation facilities and programming (indoor/outdoor) (27) | Provide new and improve existing soccer facilities (4) |
| Provide pickleball courts (20) | Provide new and improve existing tennis courts (3) |
| Support access to marine and water recreation (13) | Provide new and improve existing basketball courts (3) |
| Maintain existing facilities (12) | Support new pump track (2) |
| Support new artificial turf field and improved access to playing fields (11) | Concerned about lighting in outdoor recreation areas (2) |
| Provide more outdoor pools (9) | |

Theme 2: Parks and Greenspaces (55 mentions)

- | | |
|---|--------------------------------------|
| Expand parks and recreation sites (21) | Provide more off-leash dog areas (3) |
| Provide more green space (14) | Support new community gardens (2) |
| Protect the natural environment (forest preservation, wildlife conflicts, shade, etc.) (11) | Maintain and expand trail system (4) |

Theme 3: Concerns about Future Growth and Infrastructure (36 mentions)

- | | |
|--|--------------------------------------|
| Concerned about parking and traffic (19) | Concerned about waste management (2) |
| General concerns/feedback about development (15) | |

Theme 4: Community Amenities (33 mentions)

- | | |
|--|--|
| Support expanded library facilities (i.e., new locations, digital technology) (26) | Provide more amenities in developments (4) |
| | Library expansion is not a priority (3) |

Theme 5: Accessible Options (31 mentions)

- | | |
|---|----------------------------|
| Provide seniors facilities and programming (18) | Concerned about safety (2) |
| Focus on accessibility (11) | |

Theme 6: Arts, Culture, and Entertainment (26 mentions)

- | | |
|--|--------------------------|
| Focus on arts (12) | Incorporate heritage (2) |
| Prioritize cultural facilities and activities (12) | |

Theme 7: Other (11 mentions)

- | | |
|--|---|
| Prioritize cycling infrastructure (connectivity, pathways) (9) | Support sustainable building design (2) |
|--|---|

Considered at the September 28, 2021 Council meeting

453

24

Question 10: Do you have any additional comments?

Participants provided the following **additional comments**. The number in the brackets denotes the number of people who mentioned each theme:

Theme 1: Concerns about Growth and Development (130 mentions)

Concerned about growth, development or density (110)	Maintain building heights (e.g., towers) (3)
Do not support oceanfront development (7)	Concerned about noise (6)
Concerned about views (4)	

Theme 2: Transportation Infrastructure (78 mentions)

Concerned about traffic (44)	More cycling / pedestrian infrastructure (13)
Concerned about parking (14)	Improve transit access and services (7)

Theme 3: Environment, Parks, and Greenspaces (64 mentions)

Provide more Parks, Greenspace and Outdoor Recreation (31)	Permit liquor consumption in public parks (2)
Focus on Green City planning, climate change, environmental protection (31)	

Theme 4: Services and Facilities (63 mentions)

Improve services, infrastructure, and maintenance (36)	Improve amenities and facilities (18)
	Support new seniors' services / facilities (9)

Theme 5: Local Government Concerns and Ideas (51 mentions)

Complaint about Council (25)	Look to other cities for planning ideas (4)
Concerned about budget and tax base (22)	

Theme 6: Community Livability (48 mentions)

Support concept of complete communities and transit-oriented development (16)	Support concepts of a healthy City (e.g., childcare, healthcare, programming) (11)
Support affordability in the community (12)	Support accessibility (6)
	Concerned about safety (3)

Theme 7: Survey (46 mentions)

Thank you for conducting the survey (32)	Complaint about survey design (14)
--	------------------------------------

Theme 8: Support for Growth (36 mentions)

Support growth (23)	Prioritize local business development (3)
Focus on the Waterfront and Port Moody as a Port City (5)	Support development of Coronation Park (3)
	Support oceanfront development (2)

Theme 9: Culture and the Arts (36 mentions)

Change <i>City of the Arts</i> slogan (6)	Provide entertainment (e.g., restaurants, retail) (3)
Support heritage in the city (6)	
Support arts in the city (5)	