PORT MOODY 2050

How will Port Moody evolve over the next 30 years?

ABOUT THE PROJECT

As part of Port Moody 2050, a process to gather public input and draft updates to our Official Community Plan (OCP), we'd like to hear your thoughts on land use scenarios for four Port Moody neighborhoods:

- **Moody Centre Transit-Oriented Development Area;**
- **Oceanfront District;**
- **Murray Street; and**
- **Seaview.**

Your feedback will help City staff determine community preferences and develop recommended land use scenarios to be considered by Council as part of the draft OCP update.

Do you need more information?

- 604.469.4540
- 2050@portmoody.ca
- engage.portmoody.ca

Provide your feedback in one of two ways to help us ensure our Official Community Plan reflects the shared values and goals of our diverse community.

Go to **engage.portmoody.ca** to learn more about this project and fill out the survey online.

OR fill out this paper survey and mail it back in the envelope provided

This survey closes **Sunday, June TBD, 2022.**

About you

Are you a Port Moody resident?   ❑ yes   ❑ no

▶ If yes, which Port Moody neighbourhood do you live in?

❑ April Road/Pleasantside   ❑ College Park/Glenayre/Harbour Heights/Seaview

❑ Coronation Park   ❑ Heritage Mountain/Heritage Woods/Twin Creeks

❑ Inlet Centre   ❑ Ioco (west of Roe Drive/April Road)

❑ Moody Centre   ❑ Mountain Meadows/Noons Creek

Do you own or operate a business in Port Moody?   ❑ yes   ❑ no

Year of birth: _____   Postal code: _____

Would you like to receive updates on various initiatives (including Port Moody 2050) from the City of Port Moody?   ❑ yes   ❑ no

▶ If yes, please provide your email: _____

WHAT IS A LAND USE SCENARIO?

A land use scenario shows potential uses (such as residential, commercial, industrial, parks and green space) for land in a particular area, as well the general height, shape, and placement of buildings that could support the potential uses. **It is not a development proposal**; it provides a general idea of what may be possible in a neighbourhood over many years.

The land use scenarios presented in this survey have been endorsed by City Council for the purposes of generating discussion, gathering feedback from the public, and determining community preferences. These scenarios have not been tested for financial feasibility.

DEVELOPING THE LAND USE SCENARIOS

We have received valuable input from the community via our project page at engage.portmoody.ca and our first two surveys (#1 OCP vision and goals and #2 exploration of key themes). Participants have shared their thoughts on the importance of managing growth, addressing increased traffic and congestion, and prioritizing parks, green space, and employment opportunities. The input we received informed the development of the land use scenarios presented here.

Key terms throughout this survey:

Complete community – offers a mix of housing to accommodate people at all stages of life, a range of jobs, easy access to shops and services to meet daily needs, and parks and open space within walking distance.

Transit-oriented development (TOD) – walkable, pedestrian-oriented mixed-use communities with access to shops, services, and basic needs centred around rapid transit.

Employment space – space where there is a concentration of jobs in sectors such as office, commercial, industrial, and institutional.

Daylighting – the process of removing obstructions (such as concrete or pavement) that cover a watercourse (such as a river, stream, creek, or drainage way) and restoring the watercourse to its previous condition.

Jobs to population ratio – the number of jobs per 100 residents

Ha – abbreviation of hectare, a square unit of measurement for an area. One hectare is equal to 10,000 square metres or 2.47 acres.

Community amenity contribution (CAC) – a voluntary financial capital contribution to the City collected from developers who request to rezone a lot. CACs are pooled to build amenities that service existing and new Port Moody residents (see the City's Community Amenity Contribution Program policy for details)

Density bonus contribution – a zoning bylaw requirement that allows the City to collect and pool capital funds from developers to build amenities that serve existing and new Port Moody residents.

Tax revenue from growth – estimated property taxes that would be collected by the City based on new residential and commercial floor area proposed for a specific land use scenario, if built incrementally over 30 years.

Civic facility/service costs from growth – estimated costs associated with increased demand (from population growth over 30 years) for City services and facilities (including, for example, recreation, library, police, fire rescue, cultural/administrative services, but excluding infrastructure and utilities)

1 Moody Centre Transit-Oriented Development (TOD) Area
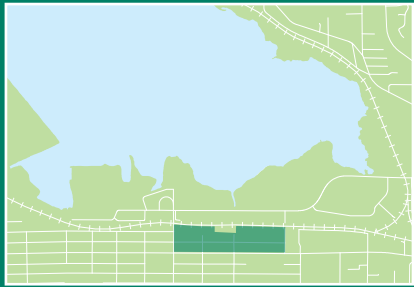
This area extends from the Canadian Pacific Railway line to St. Johns Street, and from Electronic Avenue to Moody Street. The focal point is Moody Centre Station (SkyTrain, bus, West Coast Express).

Q1: Port Moody's current Official Community Plan envisions the area around Moody Centre Station as a complete community focused on transit-oriented development. **Do you agree or disagree with this vision?**

❑ agree ❑ disagree ❑ not sure

Q2: Please tell us why you agree or disagree with the current OCP vision for the Moody Centre TOD Area.

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Before answering questions 3 through 6, please review the land use scenarios and information tables on pages 4–8 and consider your preferences. Please keep in mind that **a land use scenario is not a development proposal**; it provides a general idea of what may be possible in a neighbourhood over many years. Scenarios 1a through 1d have not been tested for financial feasibility.

For this neighbourhood, we have also included an active development proposal as one of the scenarios (Scenario 1e) so that you have an opportunity to consider it alongside other land use scenarios and share your feedback with City Council. Go to engage.portmoody.ca/moodycentre to learn more about this development proposal.

Q3: Please rank the five land use scenarios for the Moody Centre TOD Area in order of preference **(1=most preferred, 5=least preferred.).**

If you do not wish to express preferences for these scenarios, please skip questions 3-5 and go straight to question 6.

	Scenario 1a: Current OCP Vision
	Scenario 1b: Employment with Mid-Rise Buildings
	Scenario 1c: Mixed Uses in Low-Rise Buildings
	Scenario 1d: Mixed Uses in Mid-Rise Buildings
	Scenario 1e: Active Development Proposal

Q4: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

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Q5: Please tell us what you dislike about the land use scenario you ranked #5 (least preferred).

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Q6: If you skipped questions 3-5, please tell us why you did not respond.

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Scenario 1a

Current OCP Vision

Mix of housing, employment space, and neighbourhood shops/services in a range of low-, mid-, and high-rise buildings up to 26 storeys - includes daylighting of Dallas/Slaughterhouse Creek (value: $15M), plus small parks and pockets of green space.

Figure 1: aerial view

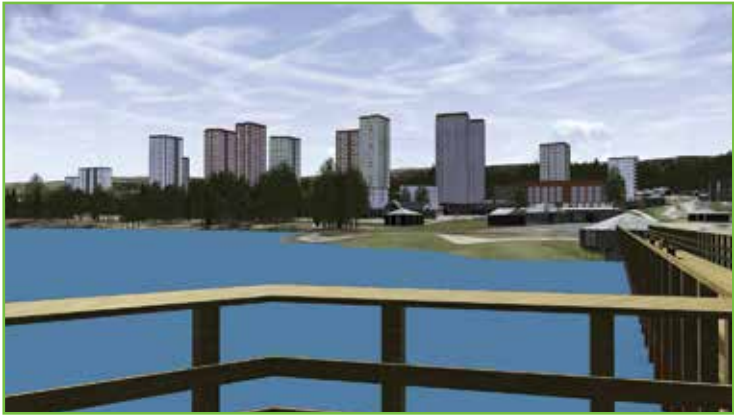
Figure 2: view from Spring St at Williams St, looking west

Figure 3: view from Rocky Point Park Pier

Figure 4: shadows in winter (February 1)

Figure 5: shadows in summer (August 1)

Figure 6: estimated scenario details (to 2050)	
Residential Units	2,100
Population	4,095
# of Jobs and Jobs to Population Ratio	1,400 and 0.34
Building Heights	up to 26 storeys
Buildings Above 12 Storeys	13
Green Space and Parks	1.2 ha

Numbers are based on a hypothetical scenario

Figure 7: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$4.4M
Density Bonus Contributions (one time)	$23.2M
Tax Revenue From Growth (over 30 years)	$58.7M
Civic Facility/Service Costs From Growth (over 30 years)	$14.3M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Find key terms defined on page 2

Scenario 1b
Employment with Mid-Rise Buildings

Broad mix of employment space, with limited housing and neighbourhood shops/services in low- and mid-rise buildings up to 12 storeys, plus small pockets of green space

Figure 8: aerial view

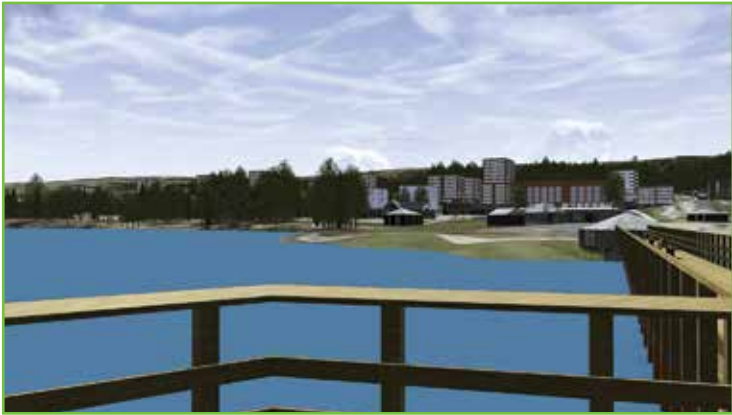Figure 9: view from Spring St at Williams St, looking west

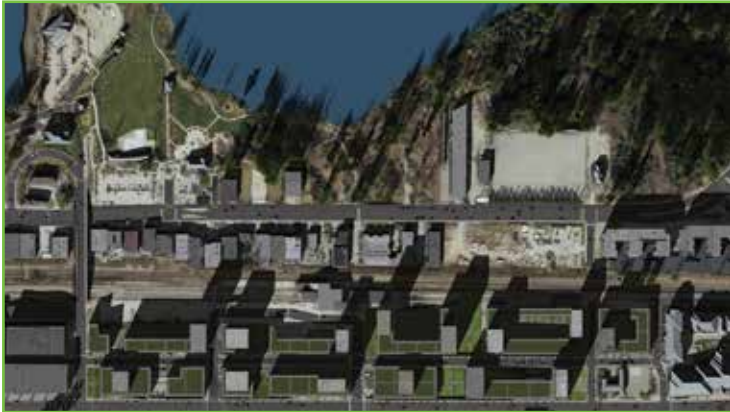Figure 10: view from Rocky Point Park Pier

Figure 11: shadows in winter (February 1)

Figure 12: shadows in summer (August 1)

Figure 13: estimated scenario details (to 2050)	
Residential Units	1,000
Population	1,950
# of Jobs and Jobs to Population Ratio	3,200 and 1.64
Building Heights	4 to 12 storeys
Buildings Above 12 Storeys	0
Green Space and Parks	0.9 ha

Numbers are based on a hypothetical scenario

Figure 14: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$3M
Density Bonus Contributions (one time)	n/a
Tax Revenue From Growth (over 30 years)	$64.3M
Civic Facility/Service Costs From Growth (over 30 years)	$6.8M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Scenario **1c**
Mixed Uses in Low-Rise Buildings

Mix of housing and neighbourhood shops/services in low-rise buildings up to 8 storeys, plus small pockets of green space

Figure 15: aerial view

Figure 16: view from Spring St at Williams St, looking west

Figure 17: view from Rocky Point Park Pier

Figure 18: shadows in winter (February 1)

Figure 19: shadows in summer (August 1)

Figure 20: estimated scenario details (to 2050)	
Residential Units	1,100
Population	2,145
# of Jobs and Jobs to Population Ratio	1,500 and 0.7
Building Heights	4 to 8 storeys
Buildings Above 12 Storeys	0
Green Space and Parks	1.0 ha

Numbers are based on a hypothetical scenario

Figure 21: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$3.2M
Density Bonus Contributions (one time)	n/a
Tax Revenue From Growth (over 30 years)	$39.1M
Civic Facility/Service Costs From Growth (over 30 years)	$7.5M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Find key terms defined on page 2

Scenario 1d
Mixed Uses in Mid-Rise Buildings

Mix of employment space, housing, and neighbourhood shops/services in low- and mid-rise buildings up to 14 storeys, plus a neighbourhood park and pockets of green space

Figure 22: aerial view

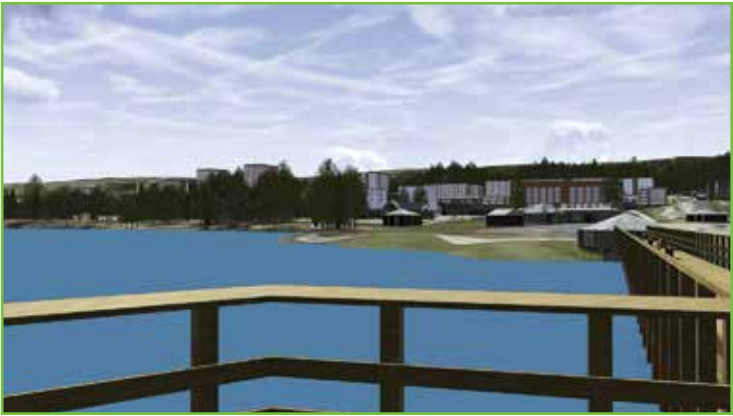Figure 23: view from Spring St at Williams St, looking west

Figure 24: view from Rocky Point Park Pier
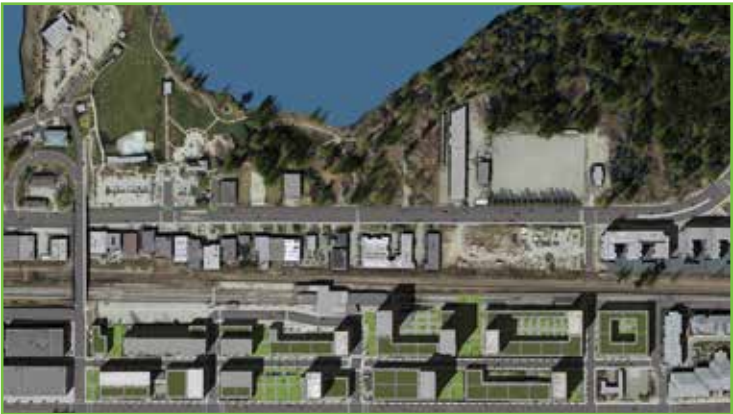

Figure 25: shadows in winter (February 1)

Figure 26: shadows in summer (August 1)

Figure 27: estimated scenario details (to 2050)	
Residential Units	1,100
Population	2,145
# of Jobs and Jobs to Population Ratio	2,850 and 1.33
Building Heights	4 to 14 storeys
Buildings Above 12 Storeys	3
Green Space and Parks	1.1 ha

Numbers are based on a hypothetical scenario

Figure 28: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$3.4M
Density Bonus Contributions (one time)	n/a
Tax Revenue From Growth (over 30 years)	$60.7M
Civic Facility/Service Costs From Growth (over 30 years)	$7.5M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Scenario 1e
Active Development Proposal*

Mix of housing, employment space, and neighbourhood shop/services in one low-rise and multiple high-rise buildings up to 36 storeys - includes a pedestrian overpass at Moody Centre station, a central plaza, and daylighting of Dallas/Slaughterhouse Creek, (combined value: $40M), affordable housing, and other amenities such as a neighbourhood park

Figure 29: aerial view

Figure 30: view from Spring St at Williams St, looking west

Figure 31: view from Rocky Point Park Pier

Figure 32: shadows in winter (February 1)

Figure 33: shadows in summer (August 1)

Figure 34: estimated scenario details (to 2050)	
Residential Units	3,000 to 3,200
Population	5,850 to 6,240
# of Jobs and Jobs to Population Ratio	1,785 to 2,285 and 0.35-0.42
Building Heights	up to 36 storeys
Buildings Above 12 Storeys	12
Green Space and Parks	1.4 ha

Based on development application submitted in April 2021

| Figure 35: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$4.9M
Density Bonus Contributions (one time)	$52.8M
Tax Revenue From Growth (over 30 years)	$87.6M
Civic Facility/Service Costs From Growth (over 30 years)	$21.2M

Estimates based on applying the same methodology used for other land use scenarios. This provides an average estimate of what the related costs and revenues could be. Actual financial impacts will depend on what is approved in the future.

2 Oceanfront District
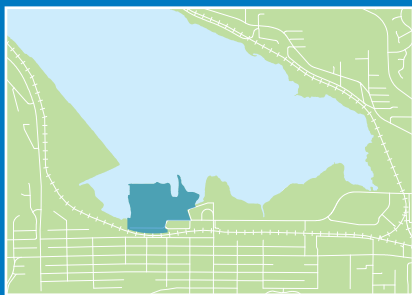
This area, formerly the site of the Flavelle sawmill, extends from the Burrard Inlet shoreline to Columbia Street, and from Rocky Point Park to Pacific Coast Terminals.

Q7: Port Moody's current Official Community Plan envisions the Oceanfront District as a high-density area with a mix of land uses such as retail/commercial, residential, entertainment, open space, and institutional/research facility. **Do you agree or disagree with this vision?**

❑ agree   ❑ disagree   ❑ not sure

Q8: Please tell us why you agree or disagree with the current OCP vision for the Oceanfront District.

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Before answering questions 9 through 12, please review the land use scenarios and information tables on pages 10–13 and consider your preferences. Please keep in mind that a land use scenario is not a development proposal; it provides a general idea of what may be possible in a neighbourhood over many years. These scenarios have not been tested for financial feasibility.

Q9: Please rank the four land use scenarios for the Oceanfront District in order of preference **(1=most preferred, 4=least preferred).**

If you do not wish to express preferences for these scenarios, please skip questions 9-11 and go straight to question 12.

	Scenario 2a: Current OCP Vision
	Scenario 2b: Mixed Uses in Low- to High-Rise Buildings
	Scenario 2c: Parks and High-Rise Buildings
	Scenario 2d: Mixed Uses in Mid-Rise Buildings

Q10: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

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Q11: Please tell us what you dislike about the land use scenario you ranked #4 (least preferred).

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Q12: If you skipped questions 9-11, please tell us why you did not respond.

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Scenario 2a
Current OCP Vision

Mix of housing, employment space, and neighbourhood shops/services in buildings up to 38 storeys, plus the smallest extension of Rocky Point Park, shoreline walkway, and pockets of green space

Figure 1: aerial view

Figure 2: view from Rocky Point Park Pier

Figure 3: shadows in winter (February 1)

Figure 4: shadows in summer (August 1)

Figure 5: estimated scenario details (to 2050)	
Residential Units	3,397
Population	6,624
# of Jobs and Jobs to Population Ratio	2,100 and 0.32
Building Heights	4 to 38 storeys
Buildings Above 12 Storeys	13
Green Space and Parks	4.8 ha

Numbers are based on a hypothetical scenario

Figure 6: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$11.6M
Tax Revenue From Growth (over 30 years)	$97.3M
Civic Facility/Service Costs From Growth (over 30 years)	$23.2M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Find key terms defined on page 2

Mixed Uses in Low- to High-Rise Buildings

Mix of industrial and other employment uses, neighbourhood shops/services, and housing in low- to high-rise buildings up to 38 storeys, plus the smallest extension of of Rocky Point Park, shoreline walkway, and pockets of green space

Figure 7: aerial view

Figure 8: view from Rocky Point Park Pier

Figure 9: shadows in winter (February 1)

Figure 10: shadows in summer (August 1)

Figure 11: estimated scenario details (to 2050)	
Residential Units	2,400
Population	4,680
# of Jobs and Jobs to Population Ratio	3,700 and 0.79
Building Heights	6 to 38 storeys
Buildings Above 12 Storeys	9
Green Space and Parks	4.5 ha

Numbers are based on a hypothetical scenario

Figure 12: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$7.9M
Tax Revenue From Growth (over 30 years)	$116.6M
Civic Facility/Service Costs From Growth (over 30 years)	$16.4M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Scenario 2c
Parks and High-Rise Buildings

Maximizes extension of Rocky Point Park and shoreline walkway by concentrating high-rise residential buildings (with neighbourhood shops/services) up to 27 storeys on a portion of the site, plus a neighbourhood park and pockets of green space

Figure 13: aerial view

Figure 14: view from Rocky Point Park Pier

Figure 15: shadows in winter (February 1)

Figure 16: shadows in summer (August 1)

Figure 17: estimated scenario details (to 2050)	
Residential Units	2,800
Population	5,460
# of Jobs and Jobs to Population Ratio	600 and 0.11
Building Heights	6 to 27 storeys
Buildings Above 12 Storeys	12
Green Space and Parks	6.9 ha

Numbers are based on a hypothetical scenario

Figure 18: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$9.1M
Tax Revenue From Growth (over 30 years)	$64.2M
Civic Facility/Service Costs From Growth (over 30 years)	$19.1M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Find key terms defined on page 2

Mixed Uses in Mid-Rise Buildings

Mix of housing, employment space, and neighbourhood shops/services in low- and mid-rise buildings up to 16 storeys, plus a mid-sized extension of Rocky Point Park, shoreline walk, and pockets of green space

Figure 19: aerial view

Figure 20: view from Rocky Point Park Pier

Figure 21: shadows in winter (February 1)

Figure 22: shadows in summer (August 1)

Figure 23: estimated scenario details (to 2050)	
Residential Units	1,600
Population	3,120
# of Jobs and Jobs to Population Ratio	1,500 and 0.48
Building Heights	4 to 16 storeys
Buildings Above 12 Storeys	7
Green Space and Parks	5.5 ha

Numbers are based on a hypothetical scenario

Figure 24: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$5.8M
Tax Revenue From Growth (over 30 years)	$51.3M
Civic Facility/Service Costs From Growth (over 30 years)	$10.9M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

3 Murray Street
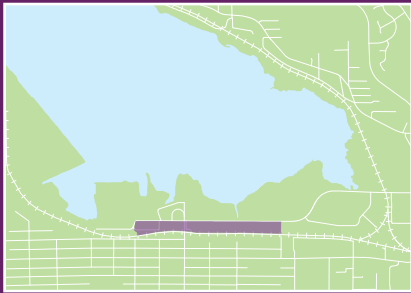
This area extends from Murray Street to the Canadian Pacific Railway line, and from Electronic Avenue to Columbia Street.

Q13: Port Moody's current Official Community Plan envisions a focus on employment along this part of Murray Street with a mix of land uses such as light industrial, commercial, office, and residential. **Do you agree or disagree with this vision?**

❑ agree   ❑ disagree   ❑ not sure

Q14: Please tell us why you agree or disagree with the current OCP vision for this part of Murray Street.

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Before answering questions 15 through 18, please review the land use scenarios and information tables on pages 15 and 16, and consider your preferences. Please keep in mind that a land use scenario is not a development proposal; it provides a general idea of what may be possible in a neighbourhood over many years. These scenarios have not been tested for financial feasibility.

Q15: Please rank the three land use scenarios for Murray Street in order of preference **(1=most preferred, 3=least preferred).**

If you do not wish to express preferences for these scenarios, please skip questions 15-17 and go straight to question 18.

	Scenario 3a: Current OCP Vision
	Scenario 3b: Preservation of Light Industrial
	Scenario 3c: Mixed Uses and Entertainment

Q16: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

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Q17: Please tell us what you dislike about the land use scenario you ranked #3 (least preferred).

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Q18: If you skipped questions 15-17, please tell us why you did not respond.

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Aerial view of Murray Street

Figure 1: Murray Street as it is today, for your reference as you consider the land use scenarios.

Scenario 3a
Current OCP Vision

Mix of employment space and housing in buildings up to 6 storeys, plus small parks

Figure 2: view from Murray Street at Columbia Street, looking east

Figure 3: estimated scenario details (to 2050)	
Residential Units	750
Population	1,425
# of Jobs and Jobs to Population Ratio	550 and 0.39
Building Heights	6 storeys
Green Space and Parks	0.5 ha

Numbers are based on a hypothetical scenario

| Figure 4: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$1.8M
Tax Revenue From Growth (over 30 years)	$19.5M
Civic Facility/Service Costs From Growth (over 30 years)	$5M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Scenario 3b
Preservation of Light Industrial

Maximizes light industrial uses in buildings up to 2 storeys

Figure 5: view from Murray Street at Columbia Street, looking east

Figure 6: estimated scenario details (to 2050)	
Residential Units	0
Population	0
# of Jobs and Jobs to Population Ratio	550 and n/a
Building Heights	2 storeys
Green Space and Parks	0 ha

Numbers are based on a hypothetical scenario

Figure 7: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	n/a
Tax Revenue From Growth (over 30 years)	$3.9M
Civic Facility/Service Costs From Growth (over 30 years)	n/a

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Scenario 3c
Mixed Uses and Entertainment

Light industrial at one end of the street transitioning to entertainment uses (e.g. artist studios, nightlife, dining, marketplace, live events) and then mixed employment space and housing (in buildings ranging from 2 storeys in the west to 6 storeys in the east); plus small parks

Figure 8: view from Murray Street at Esplanade Street, looking east

Figure 9: estimated scenario details (to 2050)	
Residential Units	500
Population	950
# of Jobs and Jobs to Population Ratio	500 and 0.53
Building Heights	2 to 6 storeys
Green Space and Parks	0.5 ha

Numbers are based on a hypothetical scenario

Figure 10: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$0.8M
Tax Revenue From Growth (over 30 years)	$15M
Civic Facility/Service Costs From Growth (over 30 years)	$3.3M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Find key terms defined on page 2
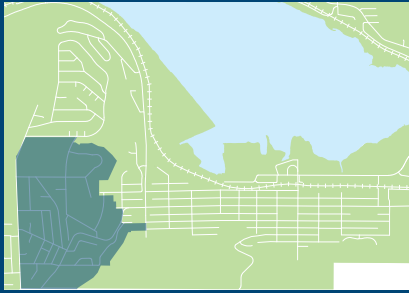
4 Seaview

This area extends from College Park Way to Ingersoll Street, and from Seaforth Way to Glenayre Drive.

Q19: Today, the Seaview neighbourhood contains mostly single detached houses and townhouses. In December 2021, City Council approved a development application for Woodland Park (at Cecile Drive and Angela Drive) which, when completed, will include 18 buildings ranging in height from 6 to 19 storeys and a mix of uses such as housing, neighbourhood shops/services, and neighbourhood parks. **Would you like to see more development projects approved in Seaview that have a similar mix of uses?**

❑ yes   ❑ no   ❑ not sure

Q20: Please tell us why you answered yes or no to question #19.

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Before answering questions 21 through 24, please review the land use scenarios and information tables on pages 18 and 19 and consider your preferences. Please keep in mind that **a land use scenario is not a development proposal**; it provides a general idea of what may be possible in a neighbourhood over many years. For your reference, the approved Woodland Park development, which has not been built yet, is shown in each scenario.

Q21: Please rank the four land use scenarios for Seaview in order of preference **(1=most preferred, 4=least preferred).**

If you do not wish to express preferences for these scenarios, please skip questions 21-23 and go straight to question 24.

	Scenario 4a: Current OCP Vision
	Scenario 4b: Small Increase in Townhouses
	Scenario 4c: Moderate Increase in Townhouses
	Scenario 4d: Mixed Use and Low-Rise Residential

Q22: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

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Q23: Please tell us what you dislike about the land use scenario you ranked #4 (least preferred).

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Q24: If you skipped questions 21-23, please tell us why you did not respond.

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Scenario 4a
Current OCP Vision

Current neighbourhood mix of single detached houses and townhouses plus the recently-approved Woodland Park development. Woodland Park includes housing and neighbourhood shops/services in low- to mid-rise buildings up to 19 storeys, plus parks and trails. In this scenario, no other growth is contemplated.

Figure 1: aerial view

Figure 2: Woodland Park details	
Residential Units	2,053
Population	3,900
# of Jobs and Jobs to Population Ratio	80 and 0.02
Building Heights	3 to 19 storeys
Green Space and Parks	1.2 ha

Numbers are based on approved Woodland Park development application

Figure 3: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time, received)	$6M
Tax Revenue From Growth (over 30 years)	$38.6M
Civic Facility/Service Costs From Growth (over 30 years)	$13.6M

Community amenity contributions are based on approved Woodland Park development application. Other dollar amounts are estimates.

Scenario 4b
Small Increase in Townhouses

Mix of single detached houses and townhouses with an increase in the number of townhouses, primarily in existing multi-unit areas, plus low-rise residential buildings near St. Johns Street. In the areas proposed for growth, new units will replace existing units.

Figure 4: aerial view
□ townhouses   ■ low-rise residential

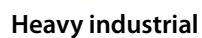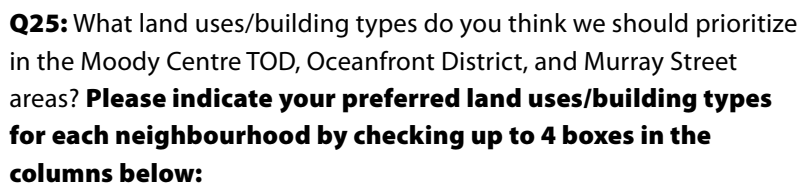| Figure 5: estimated scenario details (to 2050)	
Townhouses	468
Low-rise Residential Units	240
Population	1,813
# of Jobs and Jobs to Population Ratio	0 and n/a
Building Heights	3 to 6 storeys
Green Space and Parks	5.6 ha

Numbers are based on a hypothetical scenario. Unit counts are based on estimates for new residential units.

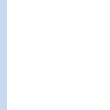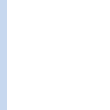| Figure 6: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$2.6M
Tax Revenue From Growth (over 30 years)	$14.8M
Civic Facility/Service Costs From Growth (over 30 years)	$6.3M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Find key terms defined on page 2

Scenario 4c
Moderate Increase in Townhouses

Mix of single detached houses and townhouses with fewer single detached houses and more townhouses compared to Scenario 4b, plus low-rise residential buildings near St. Johns Street and Evergreen Drive. In the areas proposed for growth, new units will replace existing units.

Figure 7: aerial view

☐ townhouses   ■ low-rise residential

Figure 8: estimated scenario details (to 2050)	
Townhouses	654
Low-rise Residential Units	321
Population	2,506
# of Jobs and Jobs to Population Ratio	0 and n/a
Building Heights	3 to 6 storeys
Green Space and Parks	6.8 ha

Numbers are based on a hypothetical scenario. Unit counts are based on estimates for new residential units.

Figure 9: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$4M
Tax Revenue From Growth (over 30 years)	$21.1M
Civic Facility/Service Costs From Growth (over 30 years)	$8.8M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Scenario 4d
Mixed Use and Low-Rise Residential

Fewer single detached houses and townhouses and more low-rise residential buildings compared to Scenario 4c, with mixed-use buildings near Evergreen Drive and a commercial building on Clarke Road. In the areas proposed for growth, new units will replace existing units.

Figure 10: aerial view

☐ townhouses   ■ low-rise residential
■ mixed-use   ■ commercial

Figure 11: estimated scenario details (to 2050)	
Townhouses	466
Low-rise Residential Units	761
Population	2,797
# of Jobs and Jobs to Population Ratio	100 and 0.04
Building Heights	3 to 6 storeys
Green Space and Parks	8.3 ha

Numbers are based on a hypothetical scenario. Unit counts are based on estimates for new residential units.
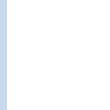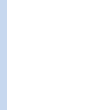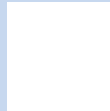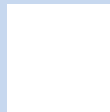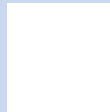
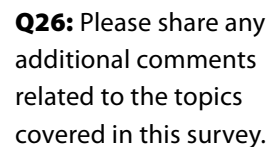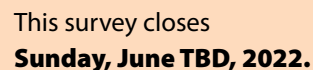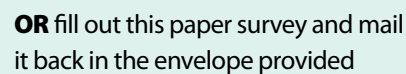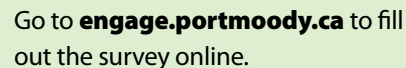| Figure 12: estimated potential financial impacts (to 2050)	
Community Amenity Contributions (one time)	$3.9M
Tax Revenue From Growth (over 30 years)	$24.9M
Civic Facility/Service Costs From Growth (over 30 years)	$9.8M

Dollar amounts are based on a hypothetical scenario. Actual financial impacts will depend on developments proposed and approved in the future.

Q25: What land uses/building types do you think we should prioritize in the Moody Centre TOD, Oceanfront District, and Murray Street areas? **Please indicate your preferred land uses/building types for each neighbourhood by checking up to 4 boxes in the columns below:**

	Moody Centre TOD Area	Oceanfront District	Murray Street
Light industrial	☐	☐	☐
Heavy industrial	N / A	☐	N / A
Commercial/retail	☐	☐	☐
Office (employment)	☐	☐	☐
High-rise residential	☐	☐	N / A
Mid-rise residential	☐	☐	N / A
Low-rise residential	☐	☐	☐
Park space*	☐	☐	☐

* Substantial expansion of park space in any of these neighbourhoods could require the purchase of privately-held land.

Q26: Please share any additional comments related to the topics covered in this survey.

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Go to **engage.portmoody.ca** to fill out the survey online.

OR fill out this paper survey and mail it back in the envelope provided

This survey closes **Sunday, June TBD, 2022.**

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