



Port Moody 2050 Community Survey #3 Summary – Land Use Scenarios

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 third community survey. In June/July 2022, we asked residents and business owners to share their thoughts on land use scenarios for four Port Moody neighborhoods:

- Moody Centre Transit-Oriented Development Area
- Oceanfront District
- Murray Street
- Seaview

The land use scenarios presented in the survey were endorsed by Council for the purposes of generating discussion, gathering feedback from the public, and determining community preferences.

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 1,271 responses collected, of which 644 were received as hard copy. This document 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.

The following is a high-level overview of the top themes for each neighbourhood.

Moody Centre TOD area

Responses suggest a preference for a mix of employment space, housing, and neighbourhood shops and services with a variation of building types. Comments received indicated that while many respondents agreed with Transit-Oriented Development at this location, others are opposed to high-rise

development and are concerned about losing the community feel of Port Moody. Respondents are most supportive of commercial/retail development, park space, and office spaces for this area.

Oceanfront District

Responses suggest a preference for park space in this area, and respondents were supportive of expanding Rocky Point Park. However, comments received highlighted the importance of balanced uses such as commercial/retail, and mid-rise residential development to make best use of the space. Respondents also noted the importance of protecting the waterfront (views, skyline, and natural beauty).

Murray Street

Responses indicate support for increasing entertainment opportunities in this area (nightlife, restaurants, breweries, cafes, events, music, etc.). Land use/building types that received the most support include commercial/retail, low-rise residential, and park space in this area. Comments received acknowledge the importance of industrial spaces for employment and the tax base; however, there is uncertainty if this is the best use for Murray Street.

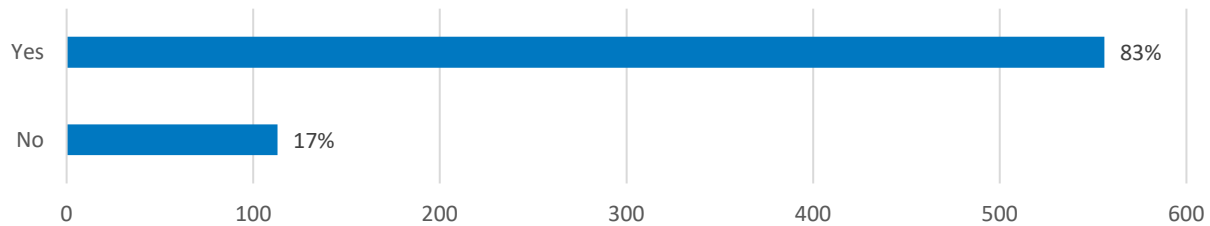
Seaview

Responses indicate that there is no clear land use scenario preference for the Seaview neighbourhood. Comments received expressed support for more development to increase amenities, housing stock, and employment opportunities. However, comments also indicate support for low rise development that maintains the existing family-friendly character of the community. There were some comments supporting a focus on higher density closer to transit.

Section 1: Demographics

The following are the demographic characteristics of a portion of survey participants. 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.

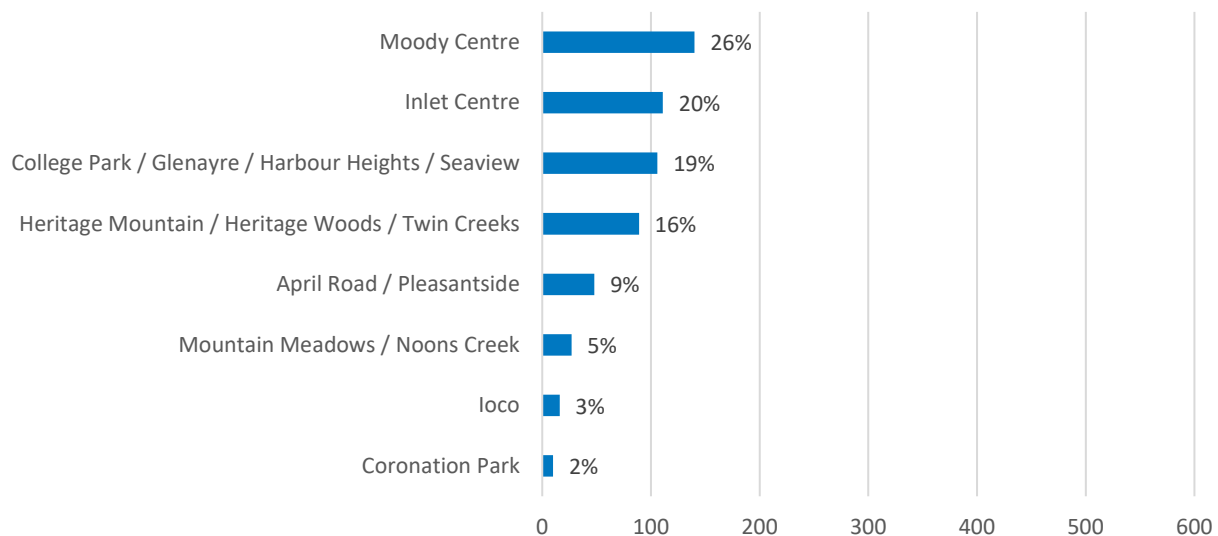
Question 1: Are you a Port Moody resident?



669/1271 respondents answered this question

The majority (83%) of those who answered this question are residents of Port Moody. Only 17% are not residents.

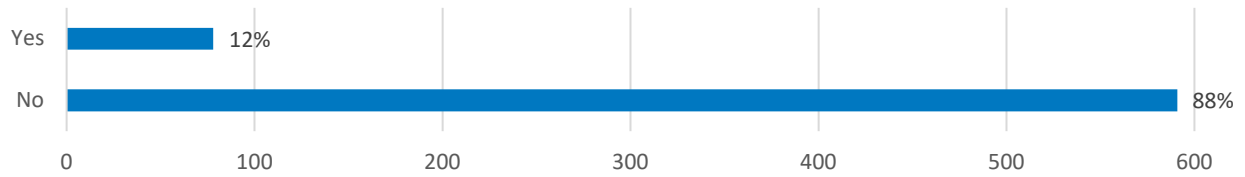
Question 2: Which Port Moody neighbourhood do you live in?



547/1271 respondents answered this question

Based on the data available, the neighbourhoods with the highest number of participants are Moody Centre (26%), Inlet Centre (20%) and College Park (19%). There are participants from all neighbourhoods, generally in relation to the population distribution. The response rate by neighbourhood is similar to Community Survey #1 and #2.

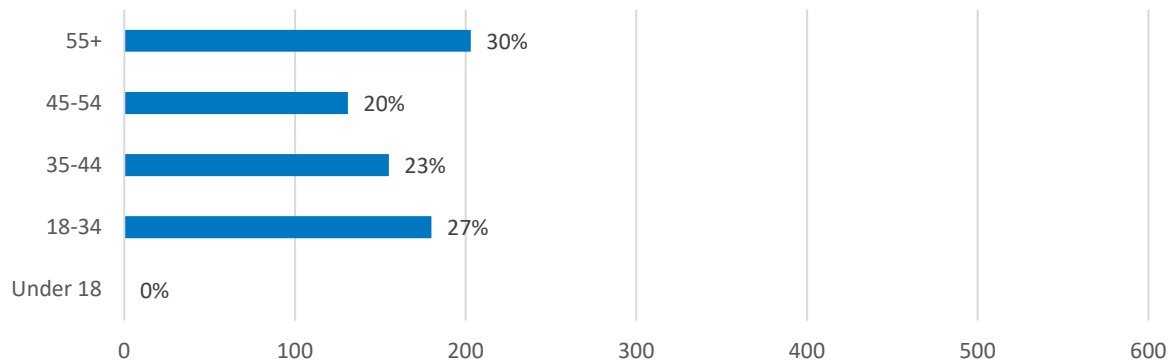
Question 3: Do you own or operate a business in Port Moody?



669/1271 respondents 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 and #2.

Question 4: What is your year of birth?

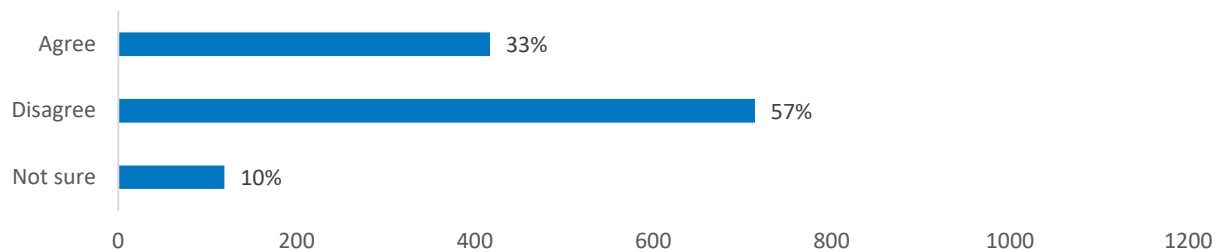


669/1271 respondents answered this question

The highest number of participants (30%), based on available data, are above the age of 55, and the second highest (27%) are between 18-34 years of age. Engage Port Moody registration is open to adults aged 18 or older.

Section 2: Moody Centre

Question 5: Port Moody's current OCP envisions the area around Moody Centre Station as a complete community focused on transit-oriented development with buildings up to 26 storeys. Do you agree or disagree with this vision?



1250/1271 respondents answered this question

Thirty-three percent (33%) of survey respondents agree with the vision for the area around Moody Centre Station. Fifty-seven percent (57%) of respondents do not agree, and 10% are unsure.

Question 6: If you agree or disagree with the current OCP vision for the Moody Centre TOD area, please tell us why.

Participants were invited to leave a long answer response. In total, 918 respondents commented.

Of those who agreed with the current OCP vision for Moody Centre TOD area, the top themes that emerged include the following:

Support for the level of development

- Agree with Transit-Oriented Development at this location (141)
- Support more growth and development (108)
- Opportunities for residential development (47)
- Support for mixed density development (19)
- Best use of the land (19)
- Support for increasing the population (16)

Agree with vision, but prefer less development

- Oppose high-rises (17)
- Preference for less density (8)

Community livability

- Prioritizes more amenities (28)
- Increased density could decrease traffic (25)
- Increases walkability (21)
- Increases affordability (20)
- Creates more vibrant spaces (19)
- Creates more complete communities (9)

Benefits to the economy

- More economic opportunities (jobs, offices) (35)
- Increases the tax base (8)

Of the respondents who disagreed with the OCP vision for Moody Centre TOD area, the top themes that emerged were:

Opposition to the level of development

- Oppose high-rises (362)
- Lose community feel (132)/lose character (19)
- Oppose population growth (48)
- Preference for less density (30)

Preference for more development

- Building heights should be higher (35)
- Need a stronger emphasis on Transit-Oriented Development (26)
- Prefer more mixed density (18)

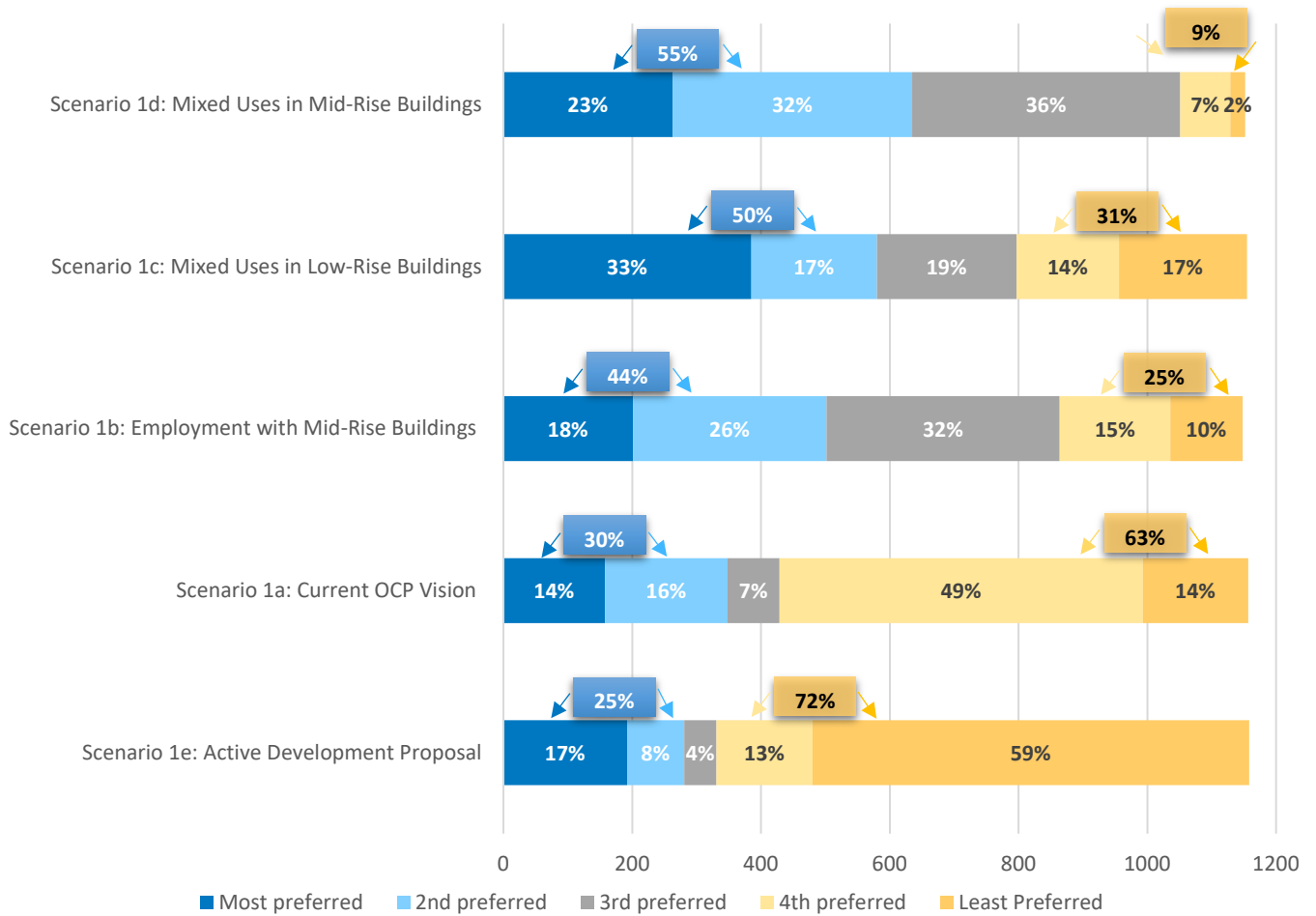
Community livability

- Negative impacts to traffic (68)
- Negative impacts to nature/the environment (27)
- Shadows (24)
- Need more open space/green space (20)

Challenges with community growth

- Strain on infrastructure (59)
- Need more community services and amenities (26)

Question 7: Please rank all five land use scenarios for the Moody Centre TOD Area in order of preference.



1055/1271 respondents answered this question

The order of the graph above is sorted by the combined totals for the two most preferred land use scenarios (in blue).

Based on the survey responses for Question 7, there is an indication of a preference for mixed uses and a mix of building forms/heights throughout the area. Respondents were less supportive of high rises but were supportive of providing more employment spaces and housing space in this area.

Question 8: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

385 respondents chose Scenario 1c: Mixed uses in Low-Rise Buildings as their preferred land use scenario. The top themes that emerged include the following:

Level of development

- Supportive of low-rise development (162)

- Fewer high-rises (86)
- Has less density (33)
- Fits in with the community (45)/protects the sense of community (17)
- Protects views (40)
- Protects the skyline (14)

Appropriate level of growth

- Less population growth overall (32)
- Modest/sustainable growth (11)
- A good balance (12)

Improvements to the community

- Support for the mix of uses and heights (27)
- More job/employment opportunities (14)
- Provides more shops and services (11)
- Opportunities for more residential development (9)

263 respondents chose Scenario 1d: Mixed Uses in Mid-Rise Buildings as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Supportive of mid-rise development (37)
- Fewer high-rises (33)
- Opportunities for more residential development (23)
- Supportive of low-rise development (22)

Appropriate level of growth

- A good balance (86)
- Support mixed use development (60)
- Modest/sustainable growth (38)

Improvements to the community

- More job/employment opportunities (40)
- Support more green space (28)/park space (20)
- Provides more shops and services (16)
- Will create a vibrant (12)/visually appealing community (9)

201 respondents chose Scenario 1b: Employment with Mid-Rise Buildings as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Fewer high-rises (26)
- A good balance of development (24)
- Supportive of mid-rise development (22)

- Modest/sustainable growth (20)
- Appropriate level of population growth (18)

Good economic/financial value

- Many job/employment opportunities (104)
- Good financial value for the City (29)

192 respondents chose Scenario 1e: Active Development Proposal as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Opportunity for residential development (50)
- Support more density (41)
- Support Transit-Oriented Development (45)
- Best use of the land (18)

Good economic/financial value

- Good financial value for the City (22)
- Many job/employment opportunities (18)
- It has been financially tested (17)

Improvements to the community

- More affordable options (24)
- Encourages Active Transportation (24)
- More green space (27)/park space (11)
- Creates more amenities (12)

158 respondents chose Scenario 1a: Current OCP Vision as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- A good balance of development (42)
- Support Transit-Oriented Development (30)
- Support for more density (22)
- Opportunities for residential development (25)

Improvements to the community

- Supportive of green space (17)

Question 9: Please tell us what you dislike about the land use scenario you ranked #5 (least preferred).

678 respondents chose Scenario 1e: Active Development Proposal as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the level of development

- The high-rises are too tall (211)
- Too many high-rises (155)
- Too much density (132)
- Ruins the community feel (52)
- Too many shadows (35)
- Ruins skyline (31)
- Ruins views (30)

Oppose the level of growth

- Too high of a population increase (86)
- Increases congestion (46)
- Strains infrastructure (10)

199 respondents chose Scenario 1c: Mixed uses in Low-Rise Buildings as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the level of development

- Too little density (114)
- Too little residential growth (13)

Other

- Not visually appealing (10)
- Fewer opportunities for affordable housing (8)
- Low tax revenue (6)

164 respondents chose Scenario 1a: Current OCP Vision as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the level of development

- Too many high-rises (61)
- Ruins views (10)
- Ruins community feel (10)
- Ruins skyline (7)
- Too little density (6)

Oppose the level of growth

- Too much population growth (15)
- Increases congestion (5)

Other:

- Not visually appealing (13)

112 respondents chose Scenario 1b: Employment with Mid-Rise Buildings as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the level of development

- Too little density (21)
- Too little residential growth (24)

Other

- Too employment-focused (27)
- Too little park space (14)

23 respondents chose Scenario 1d: Mixed Uses in Mid-Rise Buildings as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the level of development

- Too little density (7)
- Too much density/does not fit the community (6)

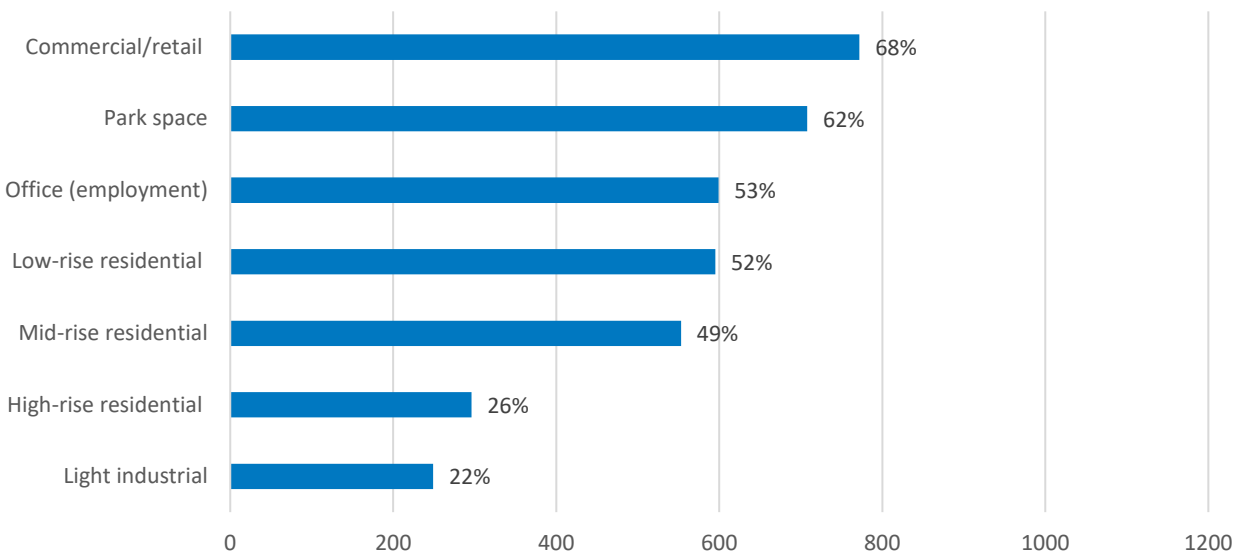
Question 10: If you skipped questions 7–9, please tell us why you did not respond.

If respondents skipped the previous three questions, they were asked to state why. In total, 105 people responded. The most common reasons include:

- Oppose all options/all growth (28)
- Information was confusing/was unsure of implications (7)
- Only want low rise development (5)
- Does not support this process (4)/this survey (3)
- No preference between the options (4)

Thirty-four (34) out of 105 respondents stated that this question did not apply to them as they had provided an answer or restated their previous answers.

Question 11: What land uses/building types do you think we should prioritize in the Moody Centre TOD Area?



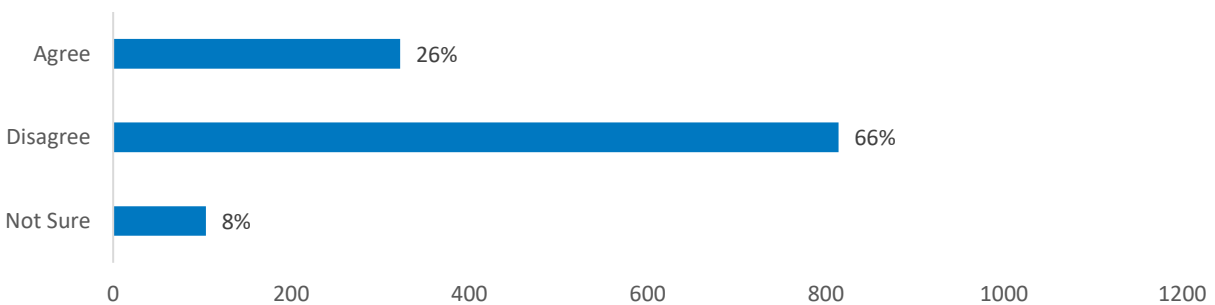
1201/1271 respondents answered this question

The top three most popular land uses/building types based on survey data include:

- Commercial/retail (68%)
- Park Space (62%)
- Office (Employment) (53%)

Section 3: Oceanfront District

Question 12: Port Moody's current OCP envisions the Oceanfront District as a high-density area with buildings up to 38 storeys and a mix of land uses, such as retail/commercial, residential, entertainment, light industrial, open space, and institutional/research facility. Do you agree or disagree with this vision?



1241/1271 respondents answered this question

Twenty-six percent (26%) of respondents to this survey agreed with this vision, while 66% disagreed.

Question 13: If you agree or disagree with the current OCP vision for the Oceanfront District, please tell us why.

Participants were invited to leave a long answer response. In total, 884 respondents commented. Of those who agreed with the current OCP vision for the Oceanfront District area, the top themes that emerged include:

Appropriate level of development

- Support increase in density (40)
- Appropriate location for development (28)
- Leverages diverse land uses (18)
- Opportunities for residential housing (17)

Improvements to the community

- Has more park space (14)
- Creates a more desirable community (12)

Suggestions for the plan

- Ensure park space is included (15)
- Need more residential housing (12)
- Need to improve roads (8)
- Could include fewer high-rises (8)

Of those who disagreed with this vision, the most prominent themes that emerged were:

Oppose the level of development

- Oppose level of density (135)
- High-rise options are too tall (132)
- Oppose high-rises (129)
- Ruins views (64)
- Preference for low-rise (25)/mid-rise (17)
- Ruins the shoreline (20)

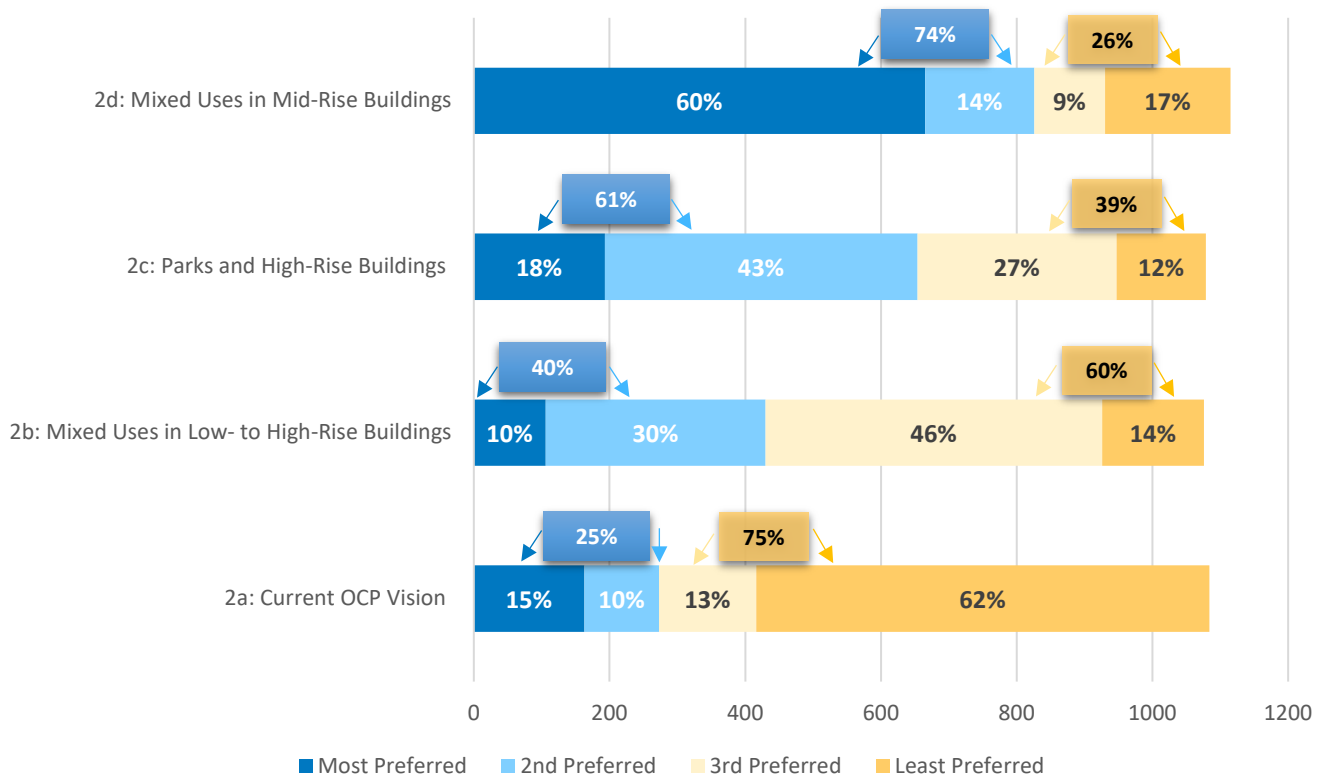
Oppose the level of growth

- Increases congestion (104)
- Need to improve roads (30)/strains infrastructure (8)
- Too much population growth (69)

Community livability

- Need more park space (125)
- Not sustainable/environmentally friendly (29)
- Not a visually appealing community (24)

Question 14: Please rank all four land use scenarios for the Oceanfront District in order of preference.



1115/1271 respondents answered this question

The order of the graph above is sorted by the combined totals for the two most preferred land use scenarios (in blue).

Based on the responses to Question 14, respondents noted an interest in having more park space but balancing this with other uses. Scenario 2d, which was the most preferred option, includes an extension of Rocky Point Park and pockets of green space, but also includes a mix of housing, employment space, and neighbourhood shops/services in a mix of building heights.

Question 15: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

665 respondents chose Scenario 2d: Mixed Uses in Mid-Rise Buildings as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Fewer high-rises (176)
- Less density (47)
- Protects the views (39)
- Fewer shadows (29)

- Mix of uses for development (27)
- Maintains the community feel (27)
- Opportunities for residential development (24)
- Protects skyline (17)

Appropriate level of growth

- Less population growth (51)
- Modest/sustainable growth (66)
- A good balance of growth (44)

Parks and greenspaces

- Support the amount of green space (140)
- Support expanding Rocky Point Park (24)

193 respondents chose Scenario 2c: Parks and High-Rise Buildings as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Support more density (23)
- A good balance of growth (17)
- Fewer high-rises (10)

Parks and greenspaces

- Support the amount of green space (99)
- Support expanding Rocky Point Park (50)

163 respondents chose Scenario 2a: Current OCP Vision as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Opportunities for residential development (37)
- Support more density (32)
- A good balance of growth (22)
- Best use of the land (18)
- Potential to develop the waterfront (8)

Good economic/financial value

- Opportunities for jobs/employment (15)
- It has been financially tested (7)
- Most financial value for the City (7)

106 respondents chose Scenario 2b: Mixed Uses in Low-to High-Rise Buildings as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Fewer high-rises (16)
- Support the level of density (13)
- A good mix of development (12)
- Modest/sustainable growth (10)
- A good balance of growth (9)

Good economic/financial value

- Most financial value for the City (11)
- Opportunities for jobs/employment (9)
- Support industrial development (6)

Question 16: Please tell us what you dislike about the land use scenario you ranked #4 (least preferred).

668 respondents chose Scenario 2a: Current OCP Vision as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the level of development

- Oppose high-rises (157)
- Too much density (130)
- Ruins the waterfront (48)
- Ruins the character of the community (41)
- Shadows (26)
- Ruins views (14)
- Loses a sense of community (9)

Oppose the level of growth

- Too much population growth (89)
- Impacts to traffic (31)
- Strain on infrastructure (15)
- Increase in congestion (5)

Parks and greenspaces

- Less park space (42)
- Less expansion of Rocky Point Park (19)
- Negative environmental impacts (9)
- Intrudes on Rocky Point Park (7)

185 respondents chose Scenario 2d: Mixed Uses in Mid-Rise Buildings as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the level of development

- Limits growth (46)
- Fewer opportunities for residential development (34)
- Not the best use of the land (26)
- Development is too tall (11)
- Promotes sprawl (8)

Less economic/financial value

- Fewer financial benefits (13)
- Not economically viable (12)

150 respondents chose Scenario 2b: Mixed Uses in Low-to High-Rise Buildings as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Oppose high-rises (32)
- Oppose industrial development (14)/oppose industrial on waterfront (9)
- Too much density (7)

Parks and greenspaces

- Less park space (14)
- Less expansion of Rocky Point Park (10)

Less economic/financial value

- Fewer financial benefits (10)

132 respondents chose Scenario 2c: Parks and High-Rise Buildings as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Oppose high-rises (47)
- Too much density (9)
- Ruins views (5)
- No character/sense of community (5)

Less economic/financial value

- Fewer jobs/employment opportunities (14)
- Not economically viable (10)
- Not enough financial value (4)

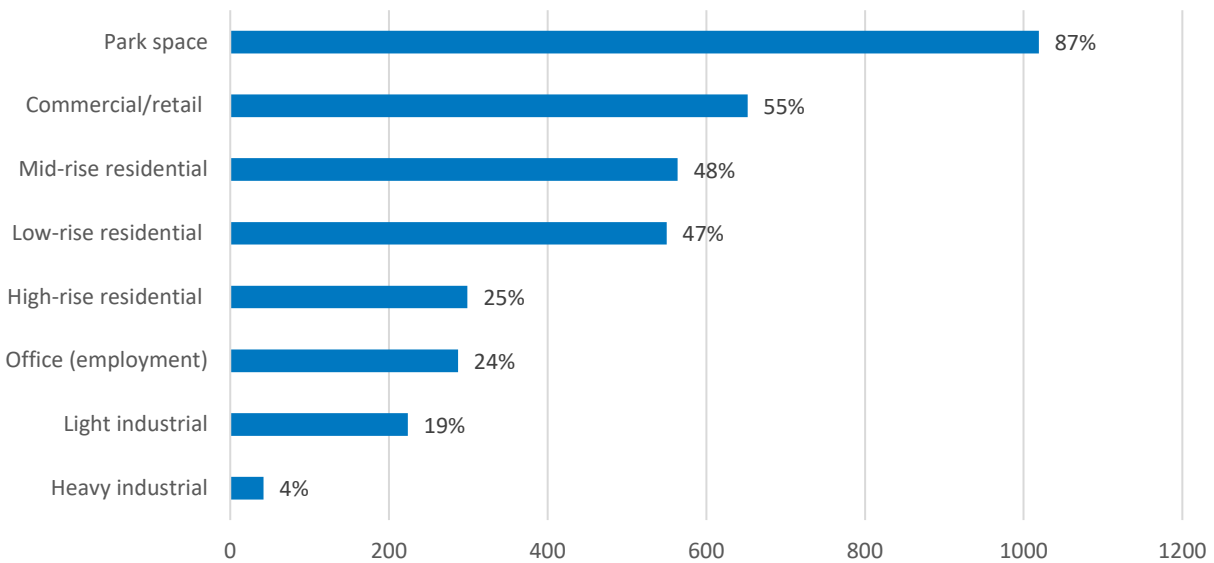
Question 17: If you skipped questions 14-16, please tell us why you did not respond.

If respondents skipped the previous three questions, they were asked to state why. In total, 156 people responded. The most common reasons include:

- Do not support any of the options/the level of growth (92)
- Do not support the process (5)
- No preference between the options (4)

Thirty-one (31) of 119 respondents stated that this question did not apply to them as they had provided an answer or restated their previous answers.

Question 18: What land uses/building types do you think we should prioritize in the Oceanfront District? Review the options below and then indicate your preferences



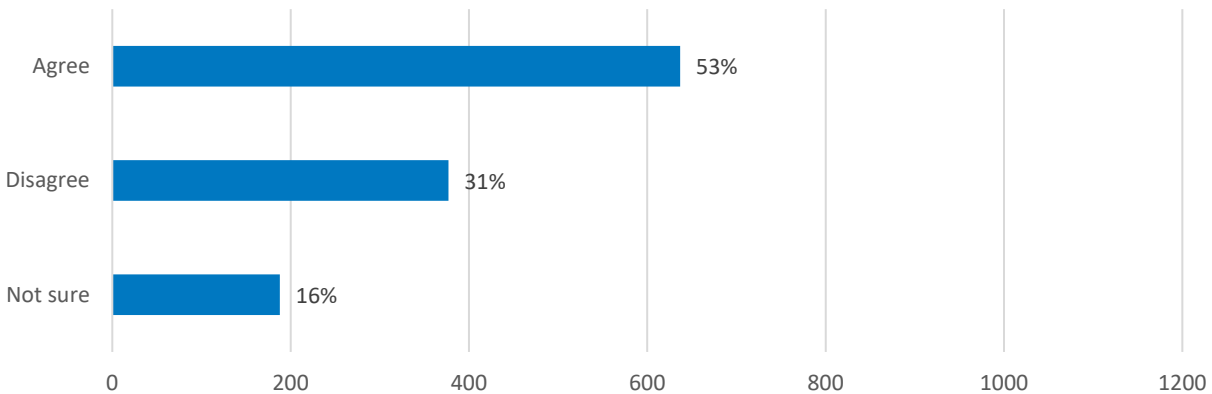
1176/1271 respondents answered this question

The top three land uses/building types based on this survey data include:

- Park Space (87%)
- Commercial/Retail (55%)
- Mid-rise Residential (48%)

Section 4: Murray Street

Question 19: Port Moody's current OCP envisions a focus on employment along this part of Murray Street with buildings up to 6 storeys and a mix of land uses such as light industrial, commercial, office and residential. Do you agree or disagree with this vision?



1202/1271 respondents answered this question

Over half (53%) of survey respondents agree with this vision, while 31% disagree.

Question 20: If you agree or disagree with the current OCP vision for this part of Murray Street, please tell us why.

Participants were invited to leave a long answer response. In total, 708 respondents commented. Of those who agreed with the current OCP vision for this part of Murray Street, the top themes that emerged were:

Appropriate level of development

- Support mid-rise (61)
- More opportunities for residential development (55)
- A good variety of development (43)
- Best use of the land (21)
- Support mixed use buildings (17)
- Support Transit-Oriented Development (14)

Appropriate level of growth

- Maintains the community feel (39)
- Support the level of growth (23)
- Modest/sustainable growth (21)

Economic opportunities

- Has more opportunities for jobs/employment (80)
- Protects light industrial development (49)

- Has more commercial development (31)

Community livability

- Opportunities for entertainment (24)
- Support park space (19)
- Fosters entertainment (15)
- Support the breweries (9)
- Traffic management is needed (9)
- More opportunities for walkability/Active Transportation (7)
- Promotes arts (6)

Of the respondents who disagreed with the current OCP vision for Murray Street, the most prominent themed that emerged were:

Oppose the level of development

- Fewer opportunities for residential development (35)
- Oppose high-rises (21)
- Does not match the community feel (18)
- Not the best use of the land (17)
- Too much density (10)
- Need more of a variety of development (10)

Oppose the level of growth

- Too much population growth (44)
- Will increase issues with traffic (26)
- Strain infrastructure (10)

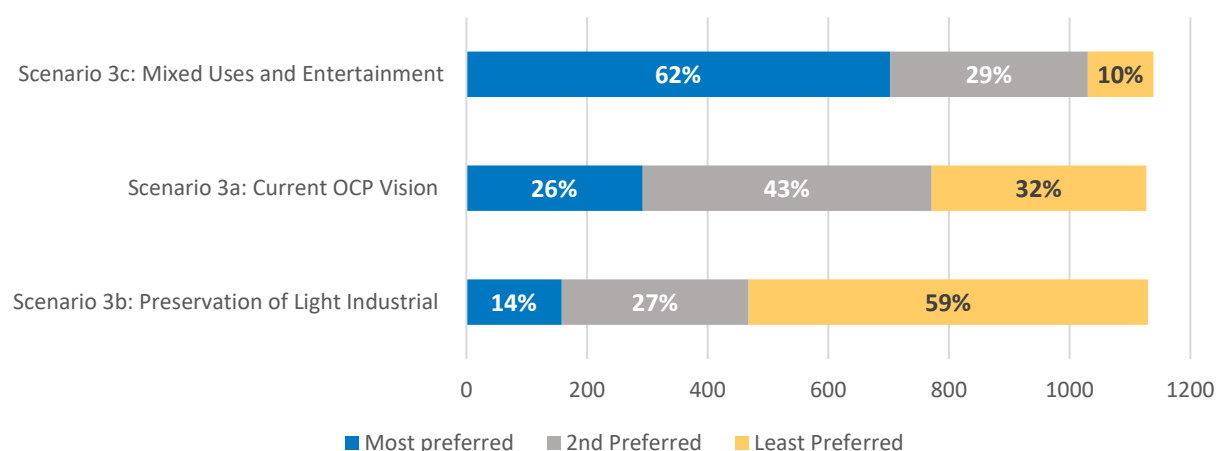
Economic opportunities

- Need to protect industrial development (42)
- Need more jobs/employment opportunities (23)
- Oppose industrial development (19)
- Need more commercial development (8)

Community livability:

- Should prioritize more entertainment (68)
- Need to support the breweries more (19)
- Foster more arts and culture (10)
- Plan is boring (10)

Question 21: Please rank all three land use scenarios for Murray Street in order of preference.



1139/1271 respondents answered this question

Scenario 3a: Current OCP Vision and Scenario 3c: Mixed Use and Entertainment both include similar building types and height (6 storeys); the results show a preference for increasing entertainment uses with a modest amount of light industrial use in this neighbourhood area.

Question 22: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

703 respondents chose Scenario 3c: Mixed Uses and Entertainment as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Support mixed use development (88)
- Good variety of development (55)
- Opportunities for residential development (51)
- Has less density (8)/less population growth (20)
- Support low-rise (16)
- Best use of the land (13)
- Development makes sense close to the park (8)

Arts and entertainment

- Support more entertainment (240)/nightlife (32)
- Support the arts (67)
- Prioritize the breweries (27)
- Support more culture (13)

Economic opportunities

- Protect industrial development (111)

- Good financial value for the City (50)
- Provides jobs/economic opportunities (37)
- Opportunities for retail (20)

Community livability

- Creates a vibrant community (33)
- It supports a sense of community (31)
- Support more green space (26)
- Promotes walkability (15)
- Creates a livable community (12)
- Attracts visitors (10)

292 respondents chose Scenario 3a: Current OCP Vision as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Opportunities for residential development (53)
- Good variety of development (25)
- Support more density (24)
- Support mixed use development (17)
- Support low-rise (13)
- Good balance of development (9)
- Best use of the land (8)

Economic opportunities

- Opportunities for jobs/employment (20)
- Good financial value for the City (19)
- Support light industrial (14)

Community livability

- Opportunities for entertainment (13)
- It supports walkability (8)

158 respondents chose Scenario 3b: Preservation of Light Industrial as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of growth

- Less population growth (20)
- Support low-rise (12)

Economic opportunities

- Support light industrial (43)
- Opportunities for jobs/employment (32)
- Good financial value for the City (17)

Question 23: Please tell us what you dislike about the land use scenario you ranked #3 (least preferred).

662 respondents chose Scenario 3b: Preservation of Light Industrial as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Need more residential development (57)
- Not enough variety of development (50)
- Not the best use of the land (28)
- Preference for more density (11)

Economic opportunities

- Oppose industrial development (173)
- Need a stronger tax base (16)
- Need more opportunities for jobs/employment (15)
- Support some industrial (10)

Less community livability

- Need more green space (37)
- Boring (33)
- Creates dead zones after hours (13)
- Need more entertainment (12)
- Need more arts (9)

Other

- Not enough change from the status quo (23)

356 respondents chose Scenario 3a: Current OCP as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Too strong of a focus on residential development (58)
- Oppose high-rises (37)
- Too dense (25)
- Not enough variety of development (16)
- Ruins views (10)

Oppose the level of growth

- Oppose level of population growth (58)
- Traffic management will be needed (28)
- Strain on infrastructure (17)

Community livability

- Boring (27)
- Need more green space (16)
- Need more entertainment (16)

Economic opportunities

- Need to protect industrial development (23)
- Need more jobs/employment opportunities (22)
- Oppose industrial development (10)

109 respondents chose Scenario 3c: Mixed Uses and Entertainment as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Too dense (10)/overcrowded (10)
- Strain on infrastructure (9)
- Would lose the feel of the area (4)

Arts and entertainment

- Oppose entertainment (noise, crime) (31)
- Entertainment district may harm breweries (4)

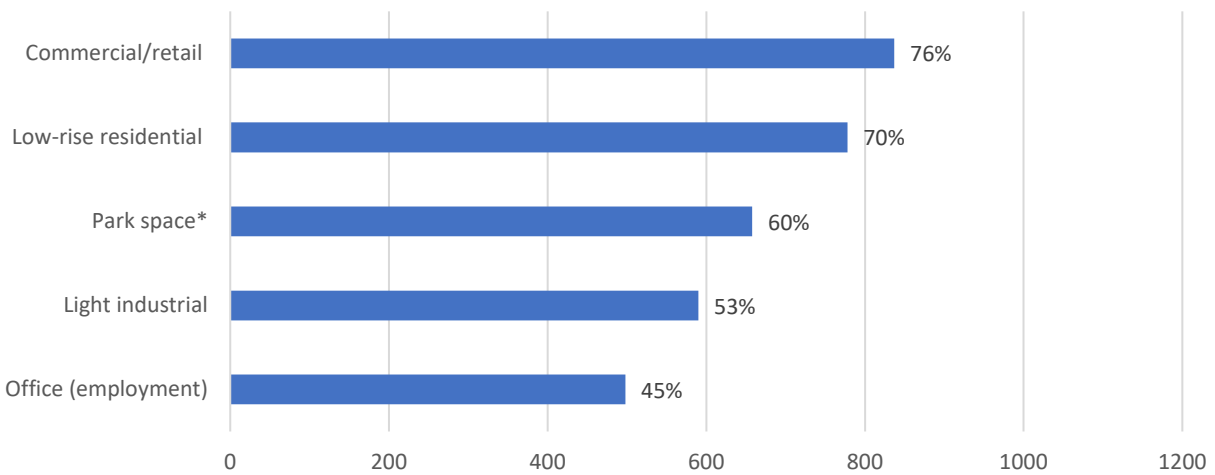
Question 24: If you skipped questions 21-23, please tell us why you did not respond.

If respondents skipped the previous three questions, they were asked to state why. In total, 179 people responded. The most common reasons include:

- Oppose all options/level of growth (69)
- Oppose industrial development (31)
- Unsure/confused (6)
- No preference between the options (4)
- Would prefer more growth (4)
- No time (2)

Forty-three (43) of 179 respondents stated that this question did not apply to them as they had provided an answer or restated their previous answers.

Question 25: What land uses/building types do you think we should prioritize for Murray Street?



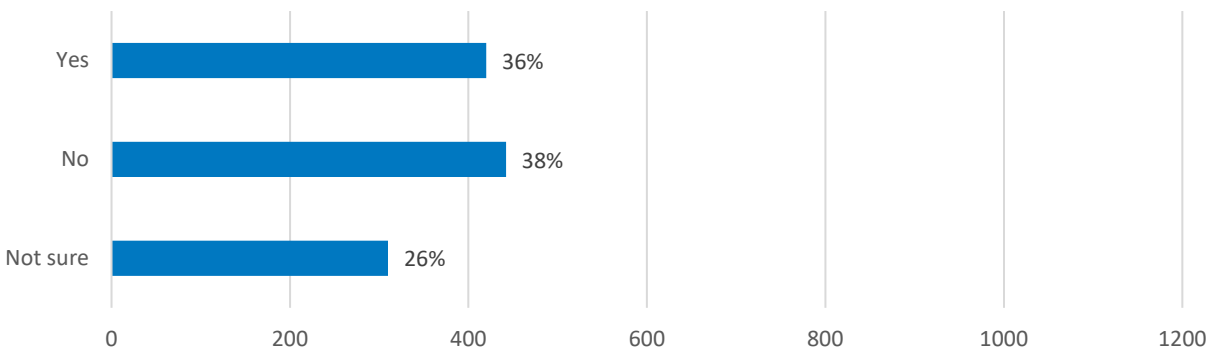
1105/1271 respondents answered this question

Respondents to this survey preferred the following land uses/building types:

- Commercial/Retail (76%)
- Low-Rise Residential (70%)
- Park Space (60%)

Section 6: Seaview

Question 26: 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?)



1172/1271 respondents answered this question

36% of survey respondents agreed that they would like to see more development projects approved in Seaview that have a similar mix of uses to Woodland Park. However, 39% did not support this type of development.

Question 27: If you answered yes or no to question #26, please tell us why.

Participants were invited to leave a long answer response. In total, 650 respondents commented. Of those who supported more development projects approved in Seaview, the most prominent themes that emerged were:

Appropriate level of development

- Opportunity for residential development (37)
- Support mid-rise development (37)/support townhouses (9)/oppose single family housing (11)
- It is the right location for more development (33)
- Support mixed use development (23)
- Area is underdeveloped (23)
- It would maximise the use of the land (13)

Appropriate level of growth

- Support growth (36)
- Opportunity to add more amenities (21)/services (24)
- Opportunity to encourage more services in the area (24)
- Opportunity to bring more shops (26)/more commercial growth (7)
- Creates more affordable housing (13)

Of those who were opposed to more development projects in Seaview, the most prominent themes that emerged were:

Oppose the type of development

- Oppose high-rises (93)
- Prefer low-rise development (63)
- Support for single family homes (26)
- Prefer Transit-Oriented Development in other neighbourhoods (14)
- Ruins the character (23)

Oppose the level of growth

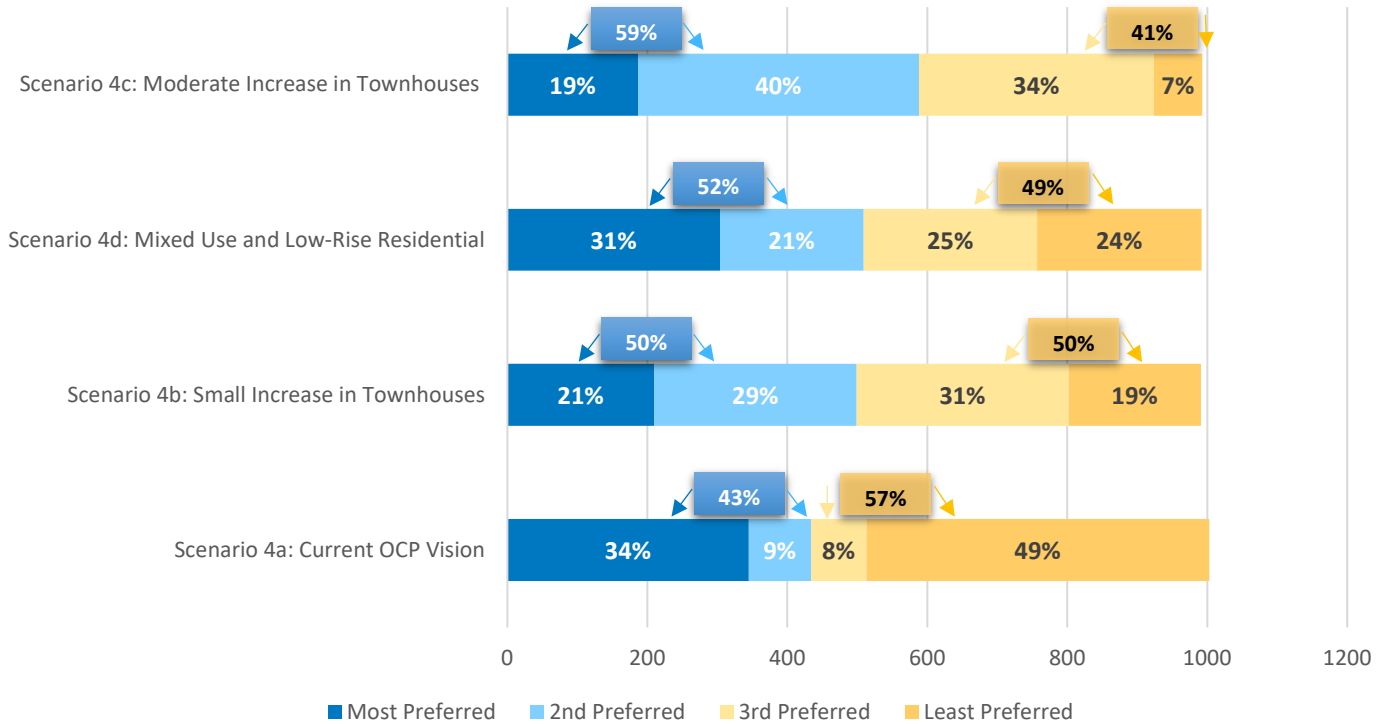
- Require more amenities (14)/services (16) before population increase
- Too much population growth (29)
- Strain on infrastructure (22)

Community livability

- Concerns over the increase in traffic (59)
- Community is not accessible to transit (30)

- Prioritize park space (20)

Question 28: Please rank all four land use scenarios for Seaview in order of preference



1003/1271 respondents answered this question

The order of the graph above is sorted by the combined totals for the two most preferred land use scenarios (in blue).

Based on the results of this survey, respondents were divided on development in the Seaview neighbourhood. Many felt that this neighbourhood has opportunities to increase housing stock and amenities. Others felt that more development could strain traffic in an area as there are less services within walking distance and transit options are more limited.

Question 29: Please tell us what you like about the land use scenario you ranked #1 (most preferred).

345 respondents chose Scenario 4a: Current OCP Vision as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Opportunities for more residential development (43)
- Support more density in this area (41)
- Support variety of development (14)
- Best use of the land (14)
- Support single-family homes (10)

- Support less density (11)
- Support townhouses (8)
- Support mix of housing types (6)

Appropriate level of growth

- Less population growth (14)
- Support more growth (12)

Community livability

- Support more green space (27)
- Less change to the community (18)

304 respondents chose Scenario 4d: Mixed Use and Low-Rise Residential as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Support mixed use options (72)
- Opportunities for more residential development (44)/options for low-income housing (5)
- Support low-rise (32)
- Support for more density (26)
- Support townhouses (24)

Economic opportunities

- Support more commercial development (17)
- More jobs/employment opportunities (14)

Community livability

- Support more green spaces (59)
- Support more amenities (6)
- Creates a livable area (5)

210 respondents chose Scenario 4b: Small Increase in Townhouses as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Support townhouses (47)
- Opportunities for residential development (15)
- Support more density (11)
- Maintains the character of the area (11)
- Support low-rise (9)
- Oppose all development in the area (7)

Appropriate level of growth

- Less population growth (39)
- Modest/sustainable growth (19)

Community livability

- Support more green space (16)

187 respondents chose Scenario 4c: Moderate Increase in Townhouses as their preferred land use scenario. The top themes that emerged include the following:

Appropriate level of development

- Support townhouses (96)
- Opportunities for residential development (22)
- Support more density (16)
- Support low-rise (8)

Appropriate level of growth

- Modest/sustainable growth (10)
- Remains family-friendly (7)
- Support growth (6)

Question 30: Please tell us what you dislike about the land use scenario you ranked #4 (least preferred).

490 respondents chose Scenario 4a: Current OCP Vision as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Oppose high-rises (126)
- Too much density (64)
- Need more density growth (30)/density (24)
- Will lose the community feel (16)
- Fewer opportunities for residential development (14)
- Need better transit access (14)/not conducive to Transit-Oriented development (5)
- Less opportunities for affordable housing (8)

Oppose the level of growth

- Too much population growth (63)
- Issues with traffic and neighbourhood access (23)
- Strain on infrastructure (7)

Parks and green spaces

- More parks needed (45)

- Negative impact on nature (wildlife, forests) (11)

Community services and amenities

- Community needs more services first (health care, mental health) (13)
- Community needs more amenities first (grocery, recreation, schools) (5)

235 respondents chose Scenario 4d: Mixed Use and Low-Rise Residential as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Too much density (37)
- Retain single-family housing (22)
- Support townhouses (13)
- Not conducive to Transit-Oriented development (10)/need better transit access (8)
- Oppose mixed use development (11)
- Ruins community character (9)
- Not the best use of the land (8)
- Fewer opportunities for affordable housing (7)
- Oppose high-rises (6)

Oppose the level of growth

- Too much population growth (25)
- Issues with traffic and neighbourhood access (24)

189 respondents chose Scenario 4b: Small Increase in Townhouses as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Need more opportunities for residential development (30)
- Need more density (28)/growth (24)
- Not the best use of the land (10)
- Support more townhouses (7)
- Oppose single-family housing (7)
- Need to prioritize affordable housing development (7)

Less financial value

- There is less financial value for the City (9)

69 respondents chose Scenario 4c: Moderate Increase in Townhouses as their least preferred land use scenario. The top themes that emerged include the following:

Oppose the type of development

- Too strong of a focus on residential (5)
- Oppose townhouses (4)

- Need more mixed-use development (3)
- Development is too condensed (3)

Oppose the level of growth

- Too much population growth (8)

Economic opportunities

- Need more jobs/employment opportunities (5)

Question 31: If you skipped questions 28-30, please tell us why you did not respond.

If respondents skipped the previous three questions, they were asked to state why. In total, 228 people responded. The most common reasons include:

- Don't know the area very well (54)
- Oppose all options (32)
- No preference between the options (10)
- Not impacted (8)
- Confused (8)
- Support all options (3)

Question 32: Please share any additional comments related to the topics covered in this survey.

In total, 595 respondents left a comment. The most prominent themes that emerged include:

Comments about the survey

- Thank you for the opportunity (22)
- Leading questions (15)/skewed against development (7)
- Desire to comment on Coronation Park (12)
- Too complex/confusing/inaccessible (10)
- Prefer less Council involvement (7)

Comments about development

- Oppose high-rises (88)
- Prefer Transit-Oriented development (25)
- Protect views (23)
- Avoid over developing (21)
- Prefer mixed-use development (19)
- Support opportunities for residential development (18)
- Support low-rise development (14)

Support for growth

- More density needed (32)
- Support for population growth (20)

- Support high-rises, but away from the water (15)

Concerns over increased growth

- Too much population growth (57)
- Protect the community feel of Port Moody (86)/can create a unique path (15)
- Strain on infrastructure (55)
- Need more amenities (61)/services (29) before growth
- Support modest/sustainable growth (26)
- Less density (28)
- Prioritize people over developers (15)/require more from developers (10)

Community livability

- Concerns about the increase in traffic (163)
- More entertainment (23)/Arts (22)
- Concerns about affordability (42)
- Better community transportation systems needed (35)
- Greater focus on active transportation needed (35)
- More holistic planning needed (less piecemeal, long-term vision) (28)
- Prioritize walkability (26)
- Investments needed in schools (26)
- Create family-friendly communities (25)
- More recreation opportunities needed (23)
- Prioritize a vibrant waterfront (17)
- Better urban design needed (12)

Green space and environment

- Need more green space/current green space is congested (128)
- Protect nature (44)
- Consider climate change in future planning (air quality; sea level rise; GHG emissions) (24)
- More community trails (15)

Economic opportunities

- Greater focus on employment opportunities (38)
- More shops (21)
- More commercial opportunities (16)
- Grow tax base (12)