

Public Information Meeting — Summary Report

Placemaker Communities: Kyle + Clarke (2400 Block Clarke St) Development Application

Event date	Monday, December 5, 2022
Time	4:30-7:00 pm
Location	Legion Club 119 (2529 Clarke St, Port Moody)
Attendance	13 attendants
Comment forms	2 online comment forms submitted

Meeting purpose and overview

The purpose of the Public Information Meeting was to present development application materials for the proposed development at 2400 Block Clarke St, Port Moody. The meeting was an opportunity for the community (including key stakeholders, Moody Centre residents, and the general public) to:

- 1) learn more about the proposal;
- 2) share comments on the proposal; and,
- 3) ask questions about the proposal.

The meeting was two and a half hours long held from 4:30-7:00 pm at the Legion Club 119 in Port Moody. The meeting was organized drop-in format for members of the public to learn about the project, share comments, and ask questions of the project team and City of Port Moody staff. The meeting was organized with 14 open house boards sharing a range of project details — from development principles guiding Placemaker, to the heritage significance of the project, as well as site context, building character, and architectural details.

The Public Information Meeting followed guidance laid out in the City of Port Moody's requirements for consultation, also referred to as community information meetings, as per Development Approval Procedures Bylaw 2012, No. 2918.

Attendance

Thirteen members of the public attended, a majority of whom identified themselves as neighbours of Kyle + Clarke and residents of Moody Centre community. Six members of the public chose to sign in (see attached Guest List as appendix). Notably, in attendance was a heritage consultant and a member of the Heritage Society.

The following City staff and project team members were in attendance:

- Kevin Jones, City of Port Moody
- Hesam Deihimi, Placemaker Communities
- Rachel McCarthy, Placemaker Communities
- Iman Rahmim, Placemaker Communities
- Joey Stevens, GBL Architects
- Carolina Pouchard, GBL Architects
- Vivian Lim, GBL Architects
- Jim Dema-ala, LOCI Landscape Architecture & Urban Design
- Leah Karlberg, Happy Cities

Notification

Site sign

Site signage for the development application at Kyle + Clarke was overseen by City of Port Moody senior planner, Kevin Jones, assigned to the file. This included two 48x72” signs (created by Ryan Smith at Coquitlam Signs) installed on the site at 2400 Block Clarke St with sandbags.

Invitations

Postcard invitations (created by Happy Cities and approved by Kevin Jones) were distributed to every residence within 140 metres of the site at Kyle + Clarke within ten days of the Public Information Meeting. The design was sent for distribution to DataCore (a direct partner of Canada Post) on November 21st.

Public Information Meeting

Placemaker Communities (Clarke) Limited Partnership has submitted an application with the City of Port Moody to revitalize and build a new mixed-use development at 2400 Block between Clarke and Spring Streets. This transit-oriented development is a convenient 10-minute walk to Moody Centre Skytrain Station.

Join us to learn more about the proposed development, meet our team, and share your valuable feedback.

When:
Monday, Dec. 5, 2022,
4:30 to 7:00 p.m.

Where:
Port Moody Legion
Club 119, 2529 Clarke
St.

Proposal details

- Two, 6-storey, mixed-use residential and commercial buildings, separated by a vibrant pedestrian mews
- Diverse housing with a total of 184 residential units (110 strata units, 60 market rentals, 14 below-market rental homes) and 13 live/work units
- Revitalization and relocation of the heritage building at 2419 Clarke St. (currently home to Grit Studio) to the corner of Clarke St. and Queens St. Plaza, to increase its prominence and integrate this iconic building with the revitalized Queen St. Plaza
- Approximately 25,000 sq. ft. of commercial space

PlacemakerCommunities.com/kyle-clarke

Contact:

For more information, or to request accommodations, please contact:

Rachel McCarthy
778.262.1610
rachel@placemakergroup.ca

Can't join? Provide your comments online:

Eye-catching graphics were posted by Placemaker Communities to promote the Public Information Meeting (via Facebook, Instagram, LinkedIn, and Twitter) and shared on the “I Love Port Moody” Facebook group page (on November 30 and December 3rd). Comments left on the Facebook post included “looks like a great mix - lots of 2 bdrms which are harder to find”, “thanks for sharing Hesam Deihimi”, and “great project”.

Newspaper ads

Two newspaper ads were posted in the Tri City Newspaper to promote the Public Information Meeting. The ads, shown below in an excerpt from the newspaper, were issued on November 17th and 24th, 2022.

2015 • ACTIVITIES

PROGRESSIVE COMMUNITY DEVELOPMENT • JULY 2015 • 27

Call goes out for creative holiday card designs

Kids, put your creative on display. The City of Fayetteville is once again calling for artwork for the city council's holiday cards.

Each teacher or student is coming up with a submission to be judged by the city council members by Nov. 27.

City officials are seeking designs to design holiday cards for the city to be sent to friends, family, and business groups, and to members of the city council.

Decorations by children will be displayed around the city to promote the holiday theme.

And after this, submissions are due to the city council by Nov. 27. Submissions are due to the city council by Nov. 27. Submissions are due to the city council by Nov. 27.

Holiday cards for the City of Fayetteville can help display the holiday spirit and creativity of Fayetteville's children.

Submit Christmas

The artwork can be a drawing, painting, cut, or handwritten note, for example. All artwork must be submitted by Nov. 27.

To submit submit a high-quality print of your child's artwork to one of the following sites:

For more information, visit www.cityoffayetteville.com or call 910-437-1133. Visit www.cityoffayetteville.com for more details.

Public Information Meeting

Placomaker Communities is inviting you to learn more about Kyle • Clarke — a transit-oriented, mixed-use rental and market development located on the 2400 Block of Clarke Street.

When:

Monday, Dec. 5, 2022,
6:30 to 7:00 pm

Where:

Port Moody Legion
Club 119
2579 Clarke St.

Contact:

Rachel McCarthy (778) 262 1810 / rachel@placomakergroup.ca
Can't join in person? Provide your comments online: PlacomakerCommunities.com/kyle-clarke

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STEPHANIE BERNAS

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

CANDACE MAY

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

JEFF CAMPBELL

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

ALLISON YOUNG

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

NICOLE HUNTER

CCRP, Hearing, Vision, Hearing, Vision, Hearing, Vision

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Public dialogue

Public Information Meeting

The majority of feedback received about the project was generally inquisitive and/or supportive, with a few questions and comments that indicated concern (mainly around height or density).

The following themes were heard from public comments at the meeting:

- General question on details of the proposal (height, density, use)
 - To clarify height, including confirmation that the buildings will not be higher than proposed
 - To clarify details of the proposal, including number of units proposed and location of proposed components (including public mews, the P. Burns Building, etc.)
 - To clarify potential uses and future businesses of retail space and live-work units
 - On the retention process of the heritage building
 - On the feasibility and retention of the Boot Shop building
 - On how the project meets housing affordability goals (through mid-market units)
- General comments of support for the proposal
 - On the revitalization of the P. Burns heritage building
 - On the design and activation of the public realm
- General comments of concern for the proposal
 - On height and massing of the building

Online comment response form

Four public responses were received via online comment form on Placemaker's website (open online from November 17 to December 19, 2022):

What are the top priorities you would like to see for this development?

Resident 1: Green certified, blend into heritage area aesthetically, no more salons in retail

Resident 2: Heritage protection and design, affordable rental, public realm

Resident 3: Rent and ownership, housing options

Resident 4: Shops, heritage style, urban plaza

Overall, do you support the Kyle + Clarke proposal?

Resident 1: Neutral

Resident 2: Yes

Resident 3: Yes

Resident 4: Yes

Do you have any other general thoughts or comments about this project?

Resident 1: It needs more personality. Looks like every other condo building

Resident 2: Loading space is an issue and is enough depending on the type of CRUs and live work. The renderings show colors as too pastel whereas heritage colors in Port Moody are bold. Don't like white. Nice mix of rentals and condos.

Resident 3: I look forward to continued discussions on how the development will preserve and honour the heritage of the original city centre of Port Moody.

Resident 4: I don't feel the design of the new building matches the tone of what is "old town". Places like district 1881 in Chilliwack, or Osprey Village in Pitt Meadows are good examples of how new developments have leaned in to the history of an area with a mix of historical/modern style that would help to thematically enhance this historic area of town making it a landmark street, a destination.

Emails

No emails were submitted to City staff or to the Placemaker Communities project team.

Building on early opportunities for public input

The Public Information Meeting built on past opportunities for public engagement, notably interviews with community stakeholders and a celebration-style pop-up event conducted over the course of the past year.

Interviews with community stakeholders

Placemaker Communities and Happy Cities met with key community members who represented the Land Use Committee, the Heritage Society, and Shop Local Port Moody. Stakeholder meetings were conducted over summer 2022. These conversations explored the potential impact (both positive and negative) of the new development within the Moody Centre context. Generally, there was support for outdoor amenity space, heritage preservation, and small-scale commerce to support Moody Centre as a "complete community".

- Land Use Committee — Priorities include providing a development that works for people of all ages and abilities; providing amenities that are missing from the area (businesses like a small grocer, outdoor spaces like parks); and the importance of community spaces for arts and culture programming.
- Heritage Society — Priorities include support for daytime commerce that's lacking in the area (gap analysis should be done to inform retail spaces and tenants); the goal of Moody Centre becoming a destination and not just through-way; and delivering accessible units, amenities, and public spaces that cater to a diverse and aging population in one of the flattest and most accessible neighbourhoods in Port Moody.
- Shop Local Port Moody — Priorities include clear communication with and opportunity to retain existing businesses on site; providing a variety of retail unit sizes and tenures (rent, own, rent to own, co-op) in the new development to allow for a greater diversity of new businesses (not just chains); encouraging active modes of transportation and connection through Moody Centre; providing community amenities (such as public space and revitalizing the Queen St Plaza) that allow Moody Centre to be more of a "complete community" and destination for visitors and residents alike.

Pop-up event at Kyle + Clarke

Placemaker Communities and Happy Cities organized a public-facing pop-up on Saturday, June 11, 2022 to activate the site at Kyle + Clarke, to showcase project details, and to hear community priorities for the development as well as public realm elements. The pop-up was promoted through a series of social media posts as well as six larger posters installed across the Moody Centre and Inlet Centre neighbourhoods. A total of 140 people attended the pop-up, many of whom shared general support for the proposal and appreciation for the early opportunity to learn more and give input.

Overall, widespread support for the project was heard from those who attended, with very few negative comments received. In particular, the public shared support toward:

- The mixed-use aspect of the proposal;
- Housing affordability;
- Accessibility;
- Heritage revitalization of the P. Burns building (with appreciation expressed for the current tenant Grit Studio);
- High quality public realm, specifically the design of the public mews and the potential of the project to animate the adjacent Queens Street Plaza;



Conclusion

The purpose of this Public Information Meeting was to present the Moody Centre community with the opportunity to learn about the proposed development at Kyle + Clarke, and share their comments and questions. The meeting format and length followed City of Port Moody guidance on public meetings in order to provide advance notification and sufficient time and information for the public.

At the meeting, the public shared support for the revitalization of the heritage P. Burns building (home to the Grit Cafe) and the design and animation of the public realm (including the public mews and building amenity space). The public asked questions about the details of the project, including proposed uses and retail space, and voiced limited concern over the height of the proposed buildings.

As an opportunity for public input, Placemaker Communities is committed to answering the community's questions and listening to their priorities. At a follow-up Public Information Meeting anticipated for the spring of 2023, Placemaker Communities will share updates to the development application — including how public input has guided the project.



QUEST LIST. Clarke & Kyle Dec 05 2022

Number	Name	Phone No.	Address	Email
1	Helen			
2	Brian			
3	Fred			
4	Keen (Planner)			
5	San Stauact Heritage Committee			
6	Pat Johnson			
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