

## 3180 St. Johns Street Development Application

Public input received on Engage Port Moody from Nov. 22, 2022 to Feb. 9, 2023

*This encompasses the period from the day the project launched on [engage.portmoody.ca](https://engage.portmoody.ca) to the date the report was prepared for early Council input. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been removed where indicated by "[omitted]".*

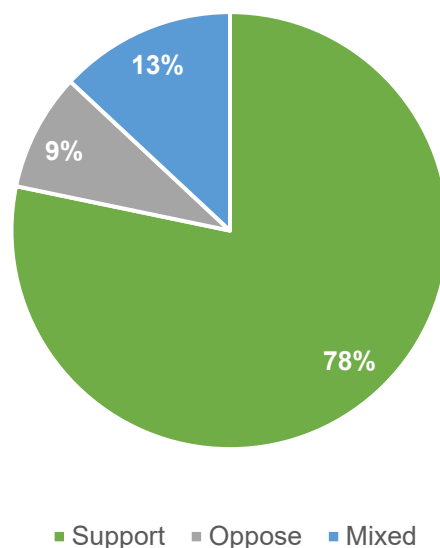
### Engagement highlights

Highlights of project engagement to date:

- **69 engaged participants** contributed to one or more feedback tools
- **153 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **459 aware visitors** viewed this project page

### What is your overall feedback on this development application?

	Support	Oppose	Mixed
<b>Prior to early Council input:</b> Nov. 22, 2022 to Feb. 9, 2023	<b>54</b>	<b>6</b>	<b>9</b>



## Comments

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1. I am a resident of Pinda Drive up the street. I appreciate the setback of the tower off of St Johns on the lower part of the property effectively reducing the visual impact of the building height of 12 stories. My preference would be to have active street front retail on St Johns side vs single use space for only certain groups to further liven up St Johns. I am not supportive of any at grade or above grade parking as the this completely defeats any street front presence on Moray side. All parking should be below grade as has become standard. I don't support any iteration of this proposal above 12 stories. Overall it is good to see this site being developed and renewed.  
Thanks

2. From the perspective of a no car household who often has to walk from Suterbrook to the other end of Port Moody.

What level of street engagement does this serve the local area.

Cultural center, sure, but that's very specific.

Can't it be a mix of that AND at least a couple decent cafe/retail spaces to connect the boring dots along the street and serve the new recruits to the area with some urban benefits around them?

St. John's is very spread out and exposed street and that portion of St. John's is super underserved for the perks of urban living (food/grocery/retail)

There's a lack of shopping, or anything to serve the immediate area around. It's gonna become dry, dull, lifeless, in a heart beat. Function over vibrancy.

It's getting boring all these developments that end up just being solely accommodation, or very basic/essential services. Law office, dentist, Chiro, accountant, nail salon... Zzzzz

where's the buzz? The vibrancy? The cafes? Retail?, Supermarkets? Restaurant spaces? Entertainment?

Give us a reason to WANT to WALK around this city. And give us a reason to not have to walk the full length of the city to stumble across a cafe or shop.

The goal is supposed to be a transit and pedestrian friendly hub, but people still stick to their cars cause it's impractical (rain/too hot/kids-in-tow/mobility issues)

Theres already the rentals across the street that offer no retail to the community.

Think of all those people we are adding to the area with no immediate or varied options for retail/food around them (aside from DQ, and shoppers)

The development is trying to push for bikes...there gonna need them just to get to the nearest cafe (10 minute walk to outpost. 15 minute walk to Kaffi, further for black sugar)

Are they gonna bike home with their groceries? Are the pedestrians expected to grocery shop at shoppers? What are their grocery options?

They can try to "activate" the street side of the building with seats etc in their design, but there is no reason to BE there to use them.

Activation, vibrancy, livability.

I'm for the development in general terms but not at its current dry/stale offerings. We can do better than that.

3.	<p>This is a very unique proposal mixing institutional with rental. It does meet the vision of the OCP for that area and goals of other policies. There are too many 1 bedroom and studios. We need below market rentals for families too. Would be nice to see 1/3 of each 1 bed, 2 bed and 3 bed. Traffic study is needed to understand how the facility is used at different times of day and week.</p>
4.	<p>I am against certain parts of this proposal. I think the above ground parking is a bad idea. This ideally would be underground. It's aesthetically better, also safer for the community to not have public parking above ground.</p> <p>Also, with below ground parking you can still have 12 stories. But now it's not overbearing.</p> <p>I am against having the mosque at that location. It should be commercial retail with the amount of residents moving here, amenities are required. We should make Port Moody economy grow. Let residents spend money where they live.</p> <p>Mosque could be in same property, just set back. Put parking underground and mosque above it.</p> <p>There's a lot of potential with this intersection and we should think long term regarding amenities.</p>
5.	<p>I currently live in The Moody Rentals and part of the reason we moved in where we did is we have a view of the mountains which this building would completely block out.</p> <p>The traffic in the area is already quite bad with all of the other developments going on causing significant congestion and sound pollution.</p> <p>The amount of vehicles coming and going from both a cultural centre and 128 unit building (assuming there is parking for every unit for at least 1 car if not more, this is a lot more potential congestion)</p> <p>I think my main point of contention with projects in the area is when you build them over 6 stories, it will end up looking like Burnaby which is just a mess of glass/concrete, traffic congestion, and an extremely high cost of living. Port Moody drew us to live here because it has a sort of small town charm which is fading quickly. We moved out of Vancouver because of exactly what is happening here. Port Moody is 10sq km which isn't really suitable for high density housing.</p> <p>We would like to buy property in Port Moody but if the development continues to grow at this rate, we will be moving away.</p>
6.	<p>It appears there will be capacity to park 274 bikes. To go where? I do not see bike lanes as part of the drawings.</p> <p>People would be more willing to support if alternate modes of travel were viable. The city needs to get serious about installing a cycling network. Am tired of being a prisoner to the car due to antiquated road design. This project will just add to more traffic in the meantime.</p>
7.	<p>With the amount parking as mandated from BL2937-C (6.3 Required Off-Street Parking), City (and public entities such as TransLink) should cover and subsidize the public parking area. City (and public entities) should also operate and maintain the public parking area due to 6.3. Development should at least scale back the development from Golden Spike Lane so there can be room provisioned by moving Golden Spike Lane south for adding an additional SkyTrain track on Golden Spike Lane side for at least bringing in express SkyTrain services, even if it means residential parking uses automated robotic parking similar to the Jameson House in Downtown Vancouver (e.g. <a href="https://youtu.be/jwc0T_MAzcA">https://youtu.be/jwc0T_MAzcA</a>) and other automated robotic parking facilities seen worldwide in countries such as Netherlands (<a href="https://youtu.be/Wzuo5YR2rus">https://youtu.be/Wzuo5YR2rus</a>), Japan (e.g.</p>

<p><a href="https://youtu.be/XsNExkl8leM">https://youtu.be/XsNExkl8leM</a>; <a href="https://youtu.be/kLKQd794g5M">https://youtu.be/kLKQd794g5M</a>; <a href="https://youtu.be/kqBID7aP56U">https://youtu.be/kqBID7aP56U</a>), Israel (e.g. <a href="https://youtu.be/_J0cNHQlym8">https://youtu.be/_J0cNHQlym8</a>), etc.</p>
<p>8. This seems reasonable. The 'screen' looks ugly in the render and it seems likely that it will be the quality of the 'screen' that will determine if this building improves the city or not since that will be the face of the building. The height is fine and it is good to add more housing near the skytrain stations.</p> <p>376 parking spaces seems excessive, I know it has the religious facility in it, which needs some spots, but still, 376 spots? Could cut that to 300 maybe and eliminate a level of above ground parking, although at least the above ground parking isn't facing St. John's, that would be a deal-breaker for me.</p> <p>Overall I would rate is as OK - it is a better, more intensive use of the land than the current occupants, it adds housing in the area where the city needs more housing, eliminating a St. John's curb cut so close to a major intersection is a win for safety/traffic flow/walkability and the cultural centre seems pretty cool, and needed. Biggest negative is too much parking - more parking = more driving, more cost, more climate impacts, and 376 spaces is a lot, especially for such a central location.</p>
<p>9. Absolutely amazing . We are looking forward to it.</p>
<p>10. In total agreement with the development</p>
<p>11. I think that is a great idea to have rental housing in Port Moody</p> <p>We do not have enough supply of rental property</p> <p>It will also be good economics for Port Moody</p>
<p>12. That is a very great idea fully in support</p>
<p>13. I support this plan</p>
<p>14. It will bring diversity to our community and much needed housing for young families</p>
<p>15. To council - please do not ignore the results of the comments that came back from the surveys. Residents want to see the area be activated and enhance the sense of community that Port Moody has and is proud of.</p> <p>The building in the rendering looks extremely cold and unfriendly. Not just because of the height but because of the overall design and materiality. It has zero character - even its modern features look dated.</p> <p>To the mayor (and council) - if you are worried about 6 story buildings creating a 'wall' effect you should look to Europe for inspiration. The best cities are full of 4-6 stories, are dense, and yet have a vibrancy, walkability, sense of community, and we are going to lose out on the opportunity to create that if we continue to encourage cheap and soulless design (I know, I have lived in them for many years). Human scale - design 101.</p> <p>AND - You cannot promise the public that 'added amenity space' is going to be given in lieu of height. Where's the amenity? As you look around the city a lot of these new amenity spaces are blocked from residents that aren't living in the development. That's no value add.</p>

In my opinion, if you are going to allow height on this one you have to ensure that the developer is actually going to give something with value, ensure the building is designed (aesthetically, spatially) so that people experience it in a positive way for many years to come and that it isn't just designed to fit in with the dealerships at its side. You must not set this as a precedent for others. We can do better.
16. [omitted]
17. it will fit well with OCP 1. "A community plan must also include policies with respect to affordable housing, rental housing "2. "City policies relating to social needs, social well-being and social development; "
18. This plan supports the community growth with appropriate housing needs which meets the OCP requirement
19. I have lived in Port Moody and agree and support for local support of communities living in Port Moody to engage in activities within the area
20. I think it fits well with Port Moody's development plan.
21. This project would be an asset to the community
22. Asset to community
23. it fits well with the OCP and city of Port Moody's Plans
24. It is befitting to the OCP and city of Port Moody's Plans
25. I think this fits very well with the OCP plan
26. Love this new project idea.
27. It fits well with the OCP and plans of the City of Port Moody
28. It fits very well with the OCP as it will provide rental housing and fits in with community vision.
29. Great proposal.
30. This is much needed for the Ismaili community.
31. This would be a great amenity for the City of Port Moody.
32. The proposed building is magnificent and will add to the changing character of St. John's Street. The availability of market and below market housing is in line with the City's goals. I will support the development.
33. This height of building will cast a shadow on my home at 301 Klahanie Drive
34. Wow. Outstanding! This would be a welcome addition to the Port Moody and Tri City Community.

35. My name is [omitted]. I am 55 years old and have been living with my wife and twin boys in Port Moody since 2012. I am proud to call Port Moody my home. I fully support this proposal for a cultural centre as not only does it add rental homes to our city, it is truly a beautiful piece of architecture in line with what Port Moody stands for as a City of Arts.
36. As a resident of the Tri-cities I welcome and fully support the project as it will benefit the community in many ways.
37. As a longtime resident, I think this development will be an asset to the city. I am glad this will also add more affordable housing which is needed.
38. My family has resided in Port Moody for over 12 years. I am a business owner in the Tri Cities area.  We fully support this development. This will be great for the City and I would encourage more projects that provide community space and residential housing.
39. What an outstanding project concept. I am a Port Moody resident of 27 years and I fully support this development. It absolutely fits within the long term vision outlined in the Official Community Plan.  Its the first development that I have seen that proposes a 50/50 split of market and below market rental units with the additive institutional space for religious and educational services and programs which this City currently lacks. As we know it is becoming increasingly difficult to buy a property in Port Moody and the development of 128 new spaces for rent (especially 50% below market) is finally a step in the right direction and will allow people that can not afford to buy here, but want to enjoy all the City has to offer, an opportunity to do so!!!
40. I believe that Port Moody needs more projects like this as there is such a limited supply of rental properties.
41. i think Port Moody needs some more aesthetically pleasing density. This development provides a variety of homes - parking for both vehicles and bikes - and it's on the main drag - use of transit and updating some tired current buildings. I support
42. Great design concept for multi-use residence and commercial building ideally located beside skytrain station.
43. Fantastic development. Something Port moody is very much need of.
44. As a 25 year plus Port Moody resident, I'm happy to see the St. John's area renovated. Not just the aesthetics, but functionality of the space!
45. This would be a great and much needed development for port moody. I strongly support this and any and all developments like it in port moody. Thank you [omitted]
46. For Port Moody to grow, we as a small city, require new developments. Both residential and commercial . Both types of development will assist in maintaining our financial responsibilities and help pay down our cities debts.
47. Love the idea. Looks well planned Out!

48. I am a long time resident of Port Moody. This is a great project! I fully support this initiative.
49. I'm a resident and business owner in port moody, I feel that this would benefit the community
50. I am a resident of the tri-cities, Port Moody in particular, and I feel this project would be a great development for the City. I believe that the area needs more projects that provide community space, residential, rental housing, and affordable housing.
51. Looks fantastic.
52. I think this is a fantastic idea. Port Moody needs an addition of this sort. I feel this will be an asset to the community and will benefit many. I am a resident of Port Moody and feel the area needs more affordable housing and rental housing.
53. I've lived in Port Moody for most of my life and from what I see about rezoning 3180 St John Street to affordable rental units below market price will help many people.  What a great idea.....
54. Supportive of development. Port Moody should engage in more high density development, particularly with third party partners. The low density development in Port Moody is an inefficient use of land and reduces corridors and public space opportunities.
55. There is much to like about this proposal. Glad to see reference to CPTED reflected in the proposal. I like that much of the amenity space will be open to the broader public. I like that this will bring the Somali community back to Port Moody since they have had to meet elsewhere due to the damage to the building they had been using.  I wish there was more conversation around EV and Car-sharing options. Perhaps I've just missed that.
56. Nice looking project. It should make the residents of Pt Moody happy, more rentals, market and below market, an increase in density near the sky train station.  Maybe a few more floors would be great.
57. This would be great for Port Moody
58. I think the combination of institutional space along with both at market and low cost housing is a good blended strategy. I'm pleased to see a generous amount of parking allocated.
59. Some of businesses located within the current complex have been there for over 10+ years. The majority of these businesses are not only thriving but positively contribute to the identity that the City of Port Moody has as "City of the Arts". By developing this area, you are forcing these businesses to relocate. Having looked at commercial lease prices within the Tri-Cities, Port Moody has the highest price per sqft/yr as compared to the two neighbouring cities, which means that these business will most likely have to relocate outside of our city. Without some of these businesses the artistic identity of Port Moody will begin to diminish and it's not long before the remainder of the arts businesses as well as other long standing businesses will also have to relocate and potentially leave Port Moody because of urbanization. Lastly, St.John's street is already a highly congested and travelled route during morning and evening rush hour. Adding an

additional residential building to this area with 128 residential units will bring an influx of cars to a road that already deals with congestion problems.
60. I would like to see the parking impacts of the prayer hall reduced - is this a regional or local facility? What can the users do to reduce their parking need?
61. Concerned about increased car traffic in an area that already sees heavy use particularly west-bound in the morning and east-bound in the afternoon (commuter traffic). A significant help would be adding bridges over the rail tracks to make access to transit and bike paths easier and more feasible. More bike and walking options are significantly encouraged. Car traffic increases here are not sustainable.
62. I think this proposed plan is directly aligned with the official community plan.
63. I think we don't need more rental properties. I think we are going overboard now. Ultimately, this will downgrade this area
64. Densification will increase traffic problems on St Johns and add more usage pressure on already crowded Rock Point Park - needs some scaling back.
65. This will be a beautiful addition to Port Moody's "City of The Arts". I especially love the Non-Profit component and added below market rental units this will add to Port Moody. As a long time PM resident, I would be proud to have such a development in our city.
66. This is not a good location for a church. St Johns corridor needs more options for retail and food stores with all of the additional residents moving into the area.
67. A religious centre on a main road and artery of port moody is a bad idea. The traffic congestion this causes during religious events will only add to the already busy and congested nature of the street. I have seen other religious institutions on main streets that have resulted in the need for policing and stopping traffic as a steady stream of cars attempts to come or leave at the same time (as people need to congregate at the same start and end times).
68. This project is a banger and should be approved without delay. I live nearby and often walk near this site on the way to shoppers. I think this proposal will provide a visually striking cultural amenity to a faith community in need of upgraded space. The rental and in particular, the below-market rental housing is exactly the type of thing we need close to transit. We need to maximize the province's investment in transit and renters living near stations is the best way to do that. This proposal will not displace any existing rental and transforms a car dealership into sustainable living. Talk about a win.
69. support the rental housing, however the residential building having religious emblems and designs is strange, should be more neutral, many religious spaces that have created housing have adopted neutral design without any symbols, etc. should be more neutral.