

60 Williams St., 3006/3010/3020 Spring St. Development Application

Public input received on Engage Port Moody from September 1 to November 3, 2023

This encompasses the period from the day the project launched on engage.portmoody.ca to the day the report was pulled for 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]”.

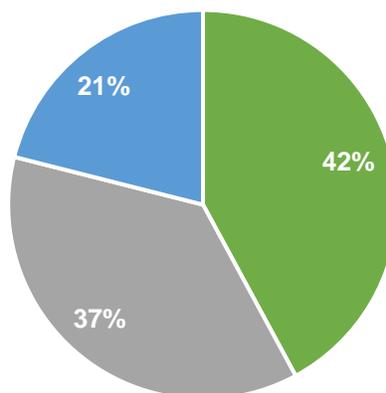
Engagement highlights

Highlights of project engagement to date:

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

What is your overall feedback on this development application?

	Support	Oppose	Mixed
Prior to early Council input: Sep 1 to Nov 3, 2023	8	7	4



■ Support ■ Oppose ■ Mixed

Comments

1. Comment is concerning the high rise proposal at Williams Street'

I am not opposed to a six story building nor to a smaller scale development in this area,.....think Whistler and how well that area and Squamish were done (still taking in the views but also nice pedestrian pathways and trees , cafes , shops restaurant and low rise housing . i am VERY opposed to high rises , and to anything like Metrotown etc . Also have you considered the infrastructure and the fact that hospitals all over are taxed as isnot to mention more cars and more pollutionplease do not say build overhead freeways...I really feel what is needed is housing that fits in the space and in the environment not high rises like this

Opposed to all high rises - not opposed to up to 6 story developments provided you have considered the infrastructure of the city and do not make so many condos that the city cannot even keep up (overcrowded hospitals , lack of Doctors, overcrowded health care in general , no space for cars , no freeways please as a solution etc) look at Squamish or Whistler where development was done well at least in my view - then look at the nightmare of Metrotown

2. Purpose built home right beside rapid transit is going to be a huge bonus for the community. More retail such as a grocery store is a major bonus for the neighbourhood, for existing residents and the future 800+ homes being built as part of this proposal. Having a grocery store here will eliminate the need for residents to drive to a grocery store, as there are none in this area.
3. ABSOLUTELY NO WAY SHOULD THIS GO FORWARD, WE ARE EXPLODING AT THE SEAMS AS IT IS
4. As a long time resident of this neighborhood I am not desirous of having tall apartment buildings blocking the view of the mountain and oceans and overwhelming the old city centre's infrastructure. I am okay with buildings 5 stories or less.
5. I support this application. Port Moody is in desperate need of new housing amidst a housing crisis across Metro Vancouver. Moreover, the project supplies the city with rental homes and below market units for those struggling to afford a place to live. I also commend the developer for daylighting a stream and providing space for a major grocer. A major grocer is needed in Moody Centre, of that I am a resident. If this project gets approved, I will be able to walk to this grocer to get groceries, instead of needing to take a car or transit, making my neighbourhood more accessible and enjoyable to live in.
6. It fits the OCP for Port Moody. Let's get density next to public transit ASAP.
7. This proposal is exactly the kind of development needed in downtown Port Moody. It addresses the housing shortage in the region by building far more homes than could be built if the area stayed at the density of single family homes. Moreover, it is walking distance from Moody Centre Station, allowing people to live car-free or car-light, which is an essential response to the current climate emergency.

The new pedestrian overpass from the SkyTrain station to Murray St is an incredible feature of this proposal, as it makes Rocky Point Park and Brewer's row far more transit accessible.

8. This application has a few flaws to be addressed:

- 1) does not sufficiently address infrastructure needs of the community including road usage
- 2) the height should be reduced to lessen the negative impact to the community/environment.

Port Moody has a duty to ensure a sustainable community which supports the high traffic the density further contributes to, and as well needs to maintain the wellness and quality of life of minimizing the negative impact on the environment and the region's enjoyment thereof."

9. Keep our community small.
10. Q: "How well do you think this proposed development fits with the long term vision outlined in the Official Community Plan?"

A: This is impossible to determine because the other proposed variation to Moody Centre TOD OCP (within which this project falls) is "not open to public input" as per this website. Therefore, how can any ratepayer provide substantive feedback about how this project fits within an OCP that is itself awaiting input not from the public but from the developer?

As to the remaining questions posed on this website's guidance for my comments:

1. At face value this development looks good and I like the inclusion conceptually of a major grocery store as currently the TOD is a grocery desert. I also like the pedestrian overpass *unless* that overpass is dependent on the proposed mass timber development at 3005 Murray, to which I am completely and utterly opposed (as would anyone with any common sense - imagine purposefully adding density along that stretch of Murray St, given it's organic destiny as a entertainment and park district.)

2. How exactly will this development contribute to the retirement of Spring St as an automobile right of way? Spring St has huge potential as a pedestrian and micromobility right of way and cultural spine for the TOD. Does this development support and contribute to that?

Thanks for listening!

11. 26 storeys is high enough. I oppose 39 storeys. Another grocery store is a great idea - Whole Foods in particular would be a fantastic addition to Port Moody. Existing larger parking lot at Moody Centre should remain (unsure if this development application affects this parking lot).
12. If it brings a grocery store and additional parkspace, I will be very happy. The current "stroad" feeling of St Johns may be improved if these buildings tastefully add density and additional parkspace, even if it's just pocket parks.
13. Fantastic proposal. Really happy and excited to see this move forward. At this location, I am very supportive and really want to see the improvements for pedestrians including the transit place and overpass walkway to Murray st.
14. Too tall. Destroys what is the beauty of Port Moody.
15. Great
16. 39 stories?! Have you done the math? It already takes 45 minutes to get across from the barnet to the fire station in traffic jams every single day.

Adding 857 more homes == well over 1200 more cars. Most people drive to work, and hoping people might one day take the train is ridiculous. They all drive to get groceries and other activities. The traffic is already insane.

Please don't make us have to move out of Port Moody because the traffic is worse here than in Toronto.

17. High density around the Skytrain makes sense and I would rather something upmarket and amenity rich that's higher density than lower density which doesn't help the city financially.

We are lucky that the cities haven't been forced to amalgamate as they did in the GTA in Ontario.

18. Meets some of the OCP but no non-retail employment and height exceeds the OCP. Would like to see some affordable rentals, maybe since they will get 100% GST back they can drop the height or have affordable rental. 39 storeys is not my vision of Port Moody. Also the booklet takes about transfer density from the plaza to another site and is vague on details. That shouldn't be hidden in the booklet.
19. Scale back to the 26 stories - ugly out of place heights.