

May 31, 2023

**Public Engagement Summary for 2804-2808 St George Street****Open House #1: March 9, 2023, Black Sugar Coffee House, 5:30-8:00pm****Open House #2: May 31, 2023, Black Sugar Coffee House, 6:00-8:00pm****Open House Attendees (Two Open House Events): 19****Comment Sheets Attached: 9****QUESTIONNAIRE RESPONSES**PROGRAM

**Question 1:** Most townhouse projects offer units with a narrow range of bedrooms. Considering this site's very close proximity to rapid transit, this project offers a variety of unit sizes. **Please let us know what you think of the type and range of units.**

Responses	Number of respondents	Percentage
Support the proposed unit mix	5	100%
Do not support proposed unit mix	0	0%

**Additional verbal comments**

10 of the 19 attendees 10 participants attended the open house to register for presales. 9 of the 10 prospective purchasers expressed an interest in the smallest units in Building 2, with consideration that these units will be more affordable. Only 1 of the 10 registrants was interested in a large, 1,497 sf unit in Building 1.

Transcribed Survey Comments

1. *"Personally anything that can let me enter the market as a 1<sup>st</sup> time buyer is what I want"*
2. *"Affordable housing is needed. Hopefully this will help"*
3. *"Type and range of units is good. I'd prefer 12-units, slightly smaller if necessary"*
4. *"Like the variety of floorplans. Typically bedrooms in townhouses are too small to use for anything but kids. Maybe work deal for installation of wall beds"*

SHARED AMENITIES AND COMMUNITY BENEFITS

**Question 2: What are your thoughts about the proposed community benefits?** (play equipment; accessible outdoor amenity space and designated parking stall for people with mobility challenges; 1 garden plot per unit; rainwater harvesting; shared seed bank and garden tools; private yard space for each unit; quality, family focused design; lush greenspace and native landscaping; public art).

Responses	Number of respondents	Percentage
Support the amenities proposed	7	100%
Do not support proposed amenities	0	0%

Transcribed Survey Comments

1. *"Looks great with green space and public art"*
2. *"We are currently living in a condo with absolutely zero community engagement. Our son would love to interact but never gets the chance to"*
3. *"I appreciate the ability to stay close to home so these are great for me"*
4. *"Seems reasonable"*
5. *"Please keep the garden plots! This is outdoor play for kids and adults. No sandbox! I don't see the need for child's playspace with closeness to park space"*
6. *"Garden plots are excellent!!! The outdoor amenity space is mediocre – I'd rather see a financial contribution to facilities in nearby parks. Benefit of this is shown by the massive success of 'pop-up' Kyle Park"*
7. *"I wouldn't bother with the playground with other nearby. Use space as dog bathroom or seating or BBQ space"*

PARKING AND SITE CIRCULATION

**Question 3: What are your thoughts about the proposed parking and site circulation?** (Single-point vehicle access; accessible visitor stall; 24 onsite parking stalls for 11 units; gated entries from fronting streets; pedestrian connectivity; increased sidewalk widths; new boulevard street trees; energy efficient heatpumps).

Responses (7)	Number of respondents	Percentage
Support proposed parking and circulation	6	86%
Prefer parking reduction	1	14%
Prefer increased onsite parking	0	0%

Transcribed Survey Comments

1. *"If the driveway can have both way in and out would be much better" (Applicant confirms single driveway access)*
2. *"Seems relatively safe, especially for outdoor play with kids. Very different from the 5 levels of underground I have to drive in my condos parking garage"*
3. *"From what I can see parking is fine. Public transportation is great"*
4. *"I don't own a car"*
5. *"Seems to be good for this type of project"*
6. *"Recent developments George, Will, Sutherland residents all park on the street, either 2 cars or use the garage for storage. Parking and circulation is good"*
7. *"Not all units require 2 parking spaces, this is still car-centric for a development so close to Skytrain"*

CONT'D ON NEXT PAGEDENSITY

**Question 4:** The maximum Floor Area Ratio (FAR) for at-grade townhouse developments is 1.0 FAR. Most comparable developments exceed that requirement. Our proposed development will increase residential density from 3 units to 11 units and offers a low FAR of 0.85. **Do you feel the proposed density is appropriate?**

Responses (8)	Number of respondents	Percentage
Support proposed density	6	75%
Expressed proposed density is too low	2	25%
Expressed proposed density is too high	0	0%

Transcribed Survey Comments

1. "Yes" (feels the proposed density is appropriate)
2. "I am eager to see how it will improve the aesthetic of the area and compliment Port Moody's natural scenery and heritage buildings. more housing = better community engagement"
3. "Amazing design and a perfect location. The density seems dead on"
4. "More density would be better. We need more housing desperately"
5. "Seems like more units are needed in this area. I like how close it is to Skytrain and Schools"
6. "I think we need more developments like this. My kids are leaving the area because it's too expensive here. With these housing (options) we can possibly keep them in the area"
7. "Proposed density is appropriate as long as units are livable for range of kids/adults"
8. "Density is a bit on the low side for proximity to Skytrain"

ADDITIONAL COMMENTS (ALL 4 TRANSCRIBED)

1. "Love the look of traditional timeless colours. I don't like overly modern styles. Great presentation"
2. "I am actually excited to see many of the unkept single family homes transformed into a beautiful community for young families. More realistic and affordable for the modern day family"
3. "Exactly type of development needed for Port Moody Centre – family friendly townhomes"
4. "Need some street trees that will grow to bigger than 22"

ATTACHMENTS

1. Signup Sheets (scanned)
2. Comment sheets (scanned)
3. Tri-City News tear sheets
4. Mailout notification boundaries and addresses
5. Postcard and ¼ page Tri-City News