

3060-3092 Spring Street, 80-85 Electronic Avenue, and a portion of the Electronic Avenue road right-of-way - OCP amendment & rezoning Development Application

UPDATE 1: Public input received on Engage Port Moody from Nov. 17, 2023 to Jun. 27, 2024

This encompasses the period from the day the project launched on engage.portmoody.ca to the date the report was prepared for Council First Reading. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been removed where indicated by “[omitted]”.

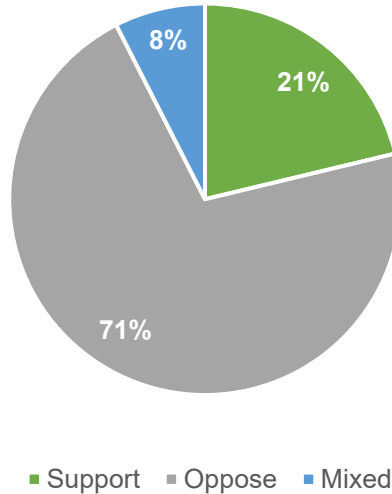
Engagement highlights

Highlights of project engagement to date:

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

What is your overall feedback on this development application?

	Support	Oppose	Mixed
From launch to First Reading: Nov. 17, 2023 to Jun. 27, 2024	17	57	6



Comments 1 through 44 were included in the first public engagement summary shared with Council at early input

Comments

1. I disagree with the proposed height of the development. The current OCP allows for 26 stories. This proposal would increase the height to 32, 34 and 38 stories, on top of a podium! The total height is not actually stated. When the OCP was revised the overall height for Port Moody centre was agreed to be 26 stories. This should be adhered to in my opinion. The proposal will prove to be a slippery slope to even higher buildings. Where will it stop?

Otherwise, I do not have an issue with the proposed development. I agree with the proposed number of parking stalls. Even though this development is close to transit, most families will still need a car for trips away from transit. The hope is that living next to transit will reduce the use of vehicles, but we cannot expect families to entirely give up their cars to live in Port Moody. The proposal should specify all residential parking has access to EV charger.

2. Hey I live in 50 electronic avenue and these buildings would remove literally all the sunlight my apartment gets all year, we might get a speck as it sets but we would not get any actual sunlight with those monstrosities behind us.
3. Opposed to the building of these high rises. Max 12 story building
4. This is Ridiculous project esp in this area of 5-6 floor wood frames embedded into environment. I understand that people want to make money but the architecture needs to follow basic esthetics and fit into surrounding. If that goes through it will def mean someone have taken money under the table.
5. I think this is going to be really great for the community of Port Moody. There is a need for more housing and newer developments. Why not bring more people out to discover the beauty that Port Moody has to offer! It is such an underrated city!
6. The proposed development does not suite the city of Port Moody. High rises should not be situated in this area as it will over shadow the beauty and nature of the area. It is an eye-sore and does not

represent the city of arts well. This is a building more catered to downtown and should not be built in a suburban city. I would like this proposal to be declined/denied.

7. This proposal needs to be denied. This tall tower is hazardous and dangerous to the area. It is not suited for the city of Port Moody and will not meet climate action or safety initiatives.
8. This building impacts me as it is in my neighbourhood i grew up in and does not fit Port Moodys initiatives. It does not match its surrounding and will not be part of the community. A much shorter building is suitable. Not a tall high rise. That is for the city downtown.
9. Reject proposal. Traffic jams off barnet onto Murray street and St. John's street are of major concern. There is no additional foot bridge between Murray street to the skytrain. High rises should only be built within a 100-200 m if the skytrain station.
10. I do not support building any towers greater than 15-20 floors in that area is warranted. I do believe that densification of the area needs to be done with addition of amenities, but I think tall towers of that size will be detrimental to the area and city.
11. High rises should only be 100m by the skytrain and no more. It is too dense in port moody and this area should be allocated green space.
12. Buildings of this size far exceed what is necessary in the area and will block nearly all natural sunlight to surrounding areas. Additionally, the infrastructure in this area cannot support this additional housing. Buildings should be capped at mid rise levels.
13. High rise buildings over 6 stories should only be located within 100 m of the skytrain station. This is ruining Port Moody.
14. This blocks 100% of sunlight of south facing units in the East wing of 3131 Murray st.
15. this space should be allocate to green space and nature. Port Moody is becoming too densified and losing it's culture and representation. If people need more housing, I suggest building closer to the city and situating high rises in those areas, where they are more common.
16. High rises are not needed in this area. They should be kept closer and within 100m of skytrains. This building will not fit the Port Moody's culture and atmosphere.
17. strongly oppose to this! not the right fit for Port Moody.
18. this is a safety hazard for the area.
19. The builds past electronic avenue should be kept as green space! There is not enough open area with that many hi-rises going up! Keep a designated green space at least!!
20. As a city Port Moody needs to maintain some sort of designated green space and open area for its community! Like Kyle center, parts of Port Moody need to be left as open space for the growing families to enjoy the outdoors! I am strongly opposed to build anything past 80-85 Electronic Avenue, and a portion of the Electronic Avenue road right-of-way. Strongly opposed!! Please consider open green space that is detached from any type of build! A community garden, community park, community playground etc!
21. I appreciate that the proposal includes public space at the ground floor. Port Moody needs to stop focusing on residential-only developments with no interesting architectural features like 50 Electronic Ave, and instead build complete communities like Newport which combine residential units with

commercial space at the ground floor. While this development will no doubt introduce some additional traffic, the effect can be decreased by encouraging people to walk to get their essentials rather than driving. The development is also close to a skytrain station so the density is appropriate.

22. I think this development would provide much needed density to the area around Moody Centre station, the area is currently woefully underutilized and I perfect for a development like this. I wouldn't support large towers everywhere in Port Moody, but here it just makes sense. It looks like it will contribute to a liveable, walkable community, and will support climate sustainability by allowing people to choose active transportation (e.g. it is right by the skytrain, centrally located in Port Moody, etc.)
23. This is exactly what the area around transit needs.
24. I strongly oppose this proposal and am very frustrated to see that it, along with the PCI's neighbouring proposal, significantly exceed our OCP in terms of density, FAR, and building heights. I could never support such significant increases to our OCP and/or TOD area(s). Please, City of Port Moody, stick to the density, FAR, and building height in our OCP, which us residents have spent many years helping shape. I am also very surprised, frustrated, and disappointed to see that both initial Moody Centre TOD proposals have asked for additional significant increases to our OCP, after the city granted such increases in 2014, 2017, and 2022.
25. I am 100% against this proposal and the PCI proposal, which are both way too dense, have FARs that are way too high, and which have building heights that are way too high. Please follow our OCP, which we have spent years, if not a decade, creating, which calls for much lower density, FAR, and building height, and which has already been significantly increased a few times over the years.
26. I oppose to building anything past 80-85 Electronic Avenue, and a portion of the Electronic Avenue road right-of-way. Port Moody as a community needs to maintain open communal spaces. That area should be designated as green space detached from any type of building that is open to the public. That area should not have a built and remain as a community garden, field, park etc.
27. There is too much congestion for this tight corridor which already has many issues with traffic. The light block will be an issue so height should be limited and a grocery store is a great addition to the area. Also need to include easy pedestrian access to Murray if anything gets developed in that area.
28. Concerned about the height of the buildings. We have no towers of this size along this street, so it will change the atmosphere, block views and cast shadows on others' homes. Infrastructure needs to improve to support increased traffic.
29. The height proposal for these buildings is absurd and not in keeping with surrounding buildings. Sunlight will be blocked from apartments in the 50 electronic apartment building. The building capacity will put a strain on the infrastructure of Port Moody. The trains running from Moody Centre are at capacity daily and there is no immediate future plan to extend the WCE service. Traffic on both St Johns and Murray street is already very busy. I'm not against development but why do the towers have to be so large?
30. We are worried that too many high-rise buildings are going to be approved near the Moody Centre Skytrain Station. We have spoken to lots of families in this area who share this fear. There is a responsibility to honour Port Moody's OCP. Knowing that the 60 Williams St, 3006/3010/3020 Spring St Development is already trying to obtain a size beyond what the OCP provides, it is sad seeing another massive proposal so close by. The OCP contains points which will help make sure Port Moody does not become overcrowded, such as requiring view corridors, limiting floors (26), and requiring slender designs. Most importantly, the OCP states that the area will "...transition to surrounding neighbourhoods, from a maximum height of 26 storeys around the station, to six (6)

storeys around the edge." We are worried that Mayor Lahti and the current City Council will approve far more tall buildings instead of following this tapering concept, largely disregarding Port Moody's OCP. Finally, it is irresponsible to increase Port Moody's population before proper infrastructure is funded in terms of schools, hospitals, roadways, and recreation centres. What Port Moody currently has will not withstand a large population boom. It is also reckless to simply say that some of these responsibilities belong to the Provincial Government. Plans for new infrastructure need to be financed prior to new high-rise buildings being approved, along with a plan to combat traffic along St Johns Street and Murray Street. We are counting on Mayor Lahti and City Council to protect Port Moody for families.

31. towers are extremely tall and out of place- they should be reduced in height. also too many luxury condos- more rentals both at market and non-market are required (at least 50% should be rental units), overall needs to be scaled down and provide more rental housing
32. These towers are too high and do not align with the vision for the neighborhood. Traffic is not addressed, and these towers will negatively impact the enjoyment of thousands of people in the area. Height should be restricted/reduced.
33. This development is far too large and awful for our city of Port Moody. We have NO INFRASTRUCTURE in place to handle this type of housing.

NO doctors, No nurses, No sewer, No traffic control, No roads, No hospitals, No schools or teachers, No community center big enough. NO MONEY to upgrade it all without dumping the costs into our taxes and making them increase.

You are not ready to increase density. When you have taken care of infrastructure, then you can think about something, but never this.

WAKE UP DOWN THERE.

34. Too many high rise buildings!!! Most families move further out to Port moody and don't want to live in high rises! Why are there not more low rises and townhouses for families here? There are over crowded schools and an over crowded hospital already! We need more housing that provides an environment that people want to live in long term! We also need affordable commercial rent for businesses!
35. We just moved to Port Moody for the beauty, light traffic and small town feel. Having 3 major sky scrapers within a bunch of low rise building will completely change the landscape and look so out of place. Traffic cannot handle this many buildings. Our trails will become way to busy to enjoy. We moved here wanting to start a family in a safe, low - medium density area. I'm all for redeveloping the area to new homes, but the MAX amount of floors should be 8. Please don't destroy Port Moody for developer gain. People who live in Port Moody came to Port Moody for a reason. Please, I want to continue making Port Moody home but if this goes through, we will move elsewhere. We are two young, educated adults who pay a significant amount in taxes who strongly oppose this move.
36. I strongly oppose having anymore than a 10 storey building. Driving on St Johns won't be beautiful anymore, the streets will become packed with cars, won't be safe for our Children or dogs to go out. The fact that our council is even CONSIDERING having multiple high rises disgusts me. Traffic will be horrid, the Port Moody life people have lived before won't be the same. Development of the area is a great idea, anything more than 8-10 stories would be a tragedy. Do not do this. Please.
37. We believe this project will have a very negative impact on the area of Port Moody in several ways. Aesthetically it would tarnish the beauty, the infrastructure is not able to accommodate the traffic,

mental health of residents due to overcrowding and loss of privacy and sunlight, property values, and the sense of community will be destroyed.

We fell in love with Port Moody due to its small town feel, charming neighbourhoods and unobscured natural beauty. It seems that no matter where you are in Port Moody everyone has the opportunity to look out a window to view mountains, trees or water and also access these without too many crowds to compete with. This hugely influences our well being and mental health, not being able to enjoy solitude and a sense of space at our parks and is very upsetting.

To be in an area where we will be shaded by skyscrapers and never feel the sun shine through our windows and also lose the privacy with apartments towering over you is very unsettling. To forever change the horizon of trees we see and replace it with 38 stories is devastating.

Residents of Port Moody are friendlier and happier on average than other areas of greater Vancouver as we are tucked away and shielded from the madness of the bigger cities. We are on a good thing here and want to protect it at all costs, there will be no coming back from a decision like this as the soul of the city will be ruined and the natural beauty changed forever.

Having lived in big cities before with many high-rises, it brings anxieties and stresses which Port Moody will not be able to cope with and residents who should not have to. Road rage and dangerous driving becomes more prevalent as commutes become longer and more frustration and risk taking takes place. We already have very limited ways in during the evening and are backed up bumper to bumper trying to get home for the evening. Adding all these units will intensify these issues.

It is almost beyond belief - and heartbreaking - that Port Moody would consider 39 stories. I understand it will be located near the skytrain and in a make believe world you could position it as reducing the need for cars on the roads, but this is a false reality. With so many young families with kids in this area, cars are an essential part of life and will simply not be replaced by transit.

Keeping a smaller tight knit community of 6-8 stories will protect Port Moody property values, and more importantly the sense of community that we love. We currently have 26 stories at Suterbrook or Nookta way which would be much more reasonable and would keep a sense of proportionality and avoid creating a huge eyesore in such a beautiful city.

Not to mention that the bigger the city, the more disconnected people become and more fractures appear in the social fabric. Port Moody residents are open and friendly as it is a smaller scaled city. We left Metrotown & Brentwood due to all the rezoning and expansion. This created a concrete jungle with no soul, and the hustle and bustle left us with no sense of community among all the residents.

Let's keep Port Moody a beautiful, friendly and community driven city by continuing to build 6-8 stories and townhomes. Let's protect our resource so that residents can enjoy the parks around them without adding excessive traffic and overcrowding.

38. Too tall, too dense, will ruin the historic vibe of the core. Should incorporate better design, be shorter, and have more rental units, NOT just luxury condos
39. This project does not provide housing that average Canadians need (proper living space) or can afford. 1) Continuing to build over-priced properties that are out of the reach of average Canadian citizens who desperately need housing does not serve the people. Compare the income of Port Moody (and surrounding) residents, consider 5, 10, or even 20% down payment. What income level is required to afford mortgage payments on these units? Affordable housing is a critical need.

2) Will this project require taxpayers to upgrade infrastructure to support this? Other projects like this have substantially increased taxes, and stress on our local services that are not yet funded to facilitate another large influx of people.

40. These towers would be a big reason for me leaving Port Moody. The beloved green space that we have along the Shoreline trail would be shaded out by these towers. Port Moody centre will begin to feel claustrophobic, with the hills to the South and towers to the North. If we want to densify the city, I believe we should build more apartments like in Europe (ie: 4-6 storey apartment buildings). This would be at a much more human and liveable scale. What is being built in Burquitlam, Lougheed and Brentwood, is not something I would like to see in Port Moody. Just because other municipalities are doing it, doesn't mean we need to do the same.
41. This is not a sufficient or appropriate number of below market units. The towers are also too tall. I am completely opposed to this proposal unless each building includes below-market units.
42. I think the towers are too high and will be too tight. It will create a wall of towers right at the edge of the park leading to the ocean. Why would they not be further back and keep lower towers closer to the park?
43. A good project for Moody Centre development. The buildings can improve the way they look, so that Moody Centre skyline does not seem monotonous but I don't think rezoning should be stopped for that.
44. too tall/dense will absolutely destroy the character and vibe of Port Moody. Should be much shorter with better design that fits into our city

Comments 45 through 83 have been received since the first public engagement summary was shared with Council at early input

45. These are hideous monstrosities that take away any character that Port Moody has. We are not Brentwood and don't want to be. It would be nice to have a building code to allow for views and take global warming and the need for more trees and greenspaces. When I see this it makes me want to move away from Port Moody big time. My instinct says to run!
46. Really excited and supportive of this project. As a resident of the inlet centre area, I am happy to see redevelopment move forward and want the city to know that this is the right direction for the area. More density, more transit oriented neighborhoods to get us out of our cars please!
47. The government mandate is that 20 storeys must be approved so I am not sure why we are entertaining applications of this magnitude as they will only ruin what we love about Port Moody. I am very disappointed in this council so far.
48. Incredible way to revitalize the area.
49. Three towers up to 38 storeys containing 972 residential units with a Floor Area Ratio (FAR) of 5.26 and over 1200 parking spaces is overkill, especially with the government mandating only 20 storeys. This overbuilding will add to our already terrible traffic and the shadowing to the north will be excessive. How about more job space and less residential?
50. This application saddens me as it is simply too much for our beautiful city.
51. Part of this area is outside of the TOD area. Area close to Electronic is up to 6 storeys.

It's too much. Too tall, too dense. (Except for the women's transition building.) Too much for a small city with traffic jams, not enough area parkland, and other infrastructure deficits. Heights and density exceed OCP by up to 50%. Prefer 12 storeys or less.

Negatives outweigh any positives unless project is scaled back significantly. Benefits to city don't justify the ask. Not enough money to city. Staff say ""there are a number of issues associated with the financial

contributions (cash and in-kind) and credits that Beedie is proposing."" I agree. Contributions are mainly to support project, not city as a whole.

52. Looks good, build it!
53. This kind of density is unsustainable and uncalled for.
54. I would like to see some aspect of affordable housing added. It should not only be market condos only - that is grossly unfair to most folks wanting to enter the housing market.
55. Looks good. It would be nice to see more market rentals/low income units incorporated
56. While the plan to develop and densify the area is needed. The proposed additional stories of the towers are beyond what this council should approve. The towers are turning into walls. There will be no sun north of St. John's in the winter. It is frankly a money grab at the expense of our city's livability and beauty.
57. Horrible city planning, please don't destroy Port Moody with these towers
58. This is a wonderful development for the area. More housing and amenities are needed close to transit
59. I am very much in favour of this proposal. I think Beedie has done an excellent job designing a set of towers that feel connected to our beautiful nature, considering what is required for a new ""main street"" area of the City, connecting with our Indigenous heritage, and reflecting the family-friendly nature of Port Moody in its public space design. I hope that Staff and Council hold the other TOD area developers to this standard of consultation (particularly with our local Indigenous nations) and design in their proposals for the TOD area.

Similar to my feedback on other development proposals, I would suggest that staff and council request changing some of the single bed units into three-bed units to address ""missing middle"" housing needs. For a development that is marketing itself as family-friendly, having 93 three-bed units versus 442 single-bed units feels incredibly misallocated. I think this is a more-than-reasonable request in the face of the increased density proposed, and more aligned with the current demographic makeup of Port Moody.
60. Much too tall, will destroy character of Port Moody, add to traffic, and be unaffordable for all.
61. Too much height, will block all the sunlight. Please have 20 stories maximum in Moody Centre. Plus, the new businesses will probably be more banks, dentist offices and development offices, or chain restaurants. Rent in these new buildings is too expensive for small businesses, therefore no charm and vibrancy is added to the community. Don't want another Burquitlam or Brentwood in Port Moody. Many European cities have high density without towers like these. Also, why is there no below market rate housing in this location? And why are there no green space. The amenity space is all concrete, with a few stick trees.

62. It would be better if these builds were lower, just like the current builds on Electronic Ave. Also all these buildings 10000% need to include multiple daycares. And please for the love of everything holy take inspiration from European plazas/communities. We need multiple cafes/restaurants with a shared plaza where everyone can enjoy sitting outside - AWAY from any traffic. I dont know what these orange constructions are on the vision pictures but PLEASE - MAKE IT MORE EUROPEAN.

63. Absolutely not!!! We do not have the infrastructure to accommodate this.

It will make a long commute even longer. It will away what Port Moody is.

64. I am against such a project. We have already saturated the St Johns with cars. I like that Port Moody remains a medium-sized town of people. There will not be enough services for a growing population (schools, hospitals, etc.) and if services increase, we will have to pay more taxes.

65. No to the towers

66. St.johm is a parking lot between 3:30-6pm daily. We cannot handle any more cars. Our life revolves around traffic now in 2024 without the addition of more towers full of people who drive! This is not feasible!

67. See previous comments regarding the misleading and disingenuous intentions behind [omitted]'s Facebook post imploring for negative feedback on this development.

68. Too high! No infrastrucrure to support the current needs and furturi developments,

69. I fully support the project

70. Currently our commuter cannot handle the volume of traffic during rush hours and it has only worsened with the nested developments. The current infrastructure simply cannot handle mega towers.

71. I am supportive of this application for Moody Centre.

72. Project looks good, I'm hoping there will be stores, groceries, restaurants, offices and other essential services in the commercial units so that residents in the area have things to walk to instead of having to drive everywhere. Port Moody needs to step up the development process and quickly so that businesses can stay in the area knowing what the future brings instead of moving to Coquitlam and Port Coquitlam.

73. I do not support this proposal. I prefer the alternate development proposal that includes 2 towers and below market rentals versus this one that includes 3 towers and separate transition housing.

For the overall demographics of port moody and our aging population I feel general below market housing meets a greater number of people's needs than a specific women's transition building. Often transition homes will welcome residents from other municipalities based on demand or safety concerns and while I know this is important I don't feel it is going to serve as many of our residents as more general below market rentals would.

I understand the density requirements near sky rains but would prefer two higher towers over 3 slightly lower ones so that we can retain more green space, trees, etc.

I moved to port moody from Vancouver in large part to get closer to nature based on port moody's green spaces and proximity to the inlet and parks and prefer developments that allow for as much of that to be retained as possible, to avoid the feeling of a "concrete jungle". This development plan

does not promise much in the way of supporting nature or highlighting any of the natural features of the area.

I live very close to these developments and have significant concerns about the amount of traffic and congestion these will add to our roads. I already have a very hard time coming and going from my home during peak periods and feel this will make things worse. Particular thought and attention needs to be focused on how ingress and egress from these developments should be planned and what impacts that I will have on existing residents.

74. Please consider affordability in this development.

75. There should be no towers exceeding 20 stories anywhere in the city. None of these insanely dense developments will solve the housing crisis, but rather will continue to fill the pockets of developers, realtors and investors.

The infrastructure is already seriously lacking and total gridlock is inevitable if these and other highly dense developments will be approved. It is obvious that the current council (with one exception) and the mayor have no interest in listening to the majority of its citizens but rather continue to support developers and their cronies plans. What happened to responsible development?

76. More housing is great as long as roads and infrastructure to support that many new people is built in conjunction with this development. No I don't think people will be able to rely solely on public transportation. A large portion of the public will still require the use of cars for employment and family activities.

77. I fully support moving this project forward as quickly as possible. The city needs to place high density near our rapid transit stations. I would like to see the applicant incorporate more jobs, and possibly studio units with no parking. I believe the proposed transition house should be a minimum 20 stories.

78. Astonishingly, these are even more unspeakably hideous than the Williams street proposals.

Densification, yes. Generic condo tower monstrosities, no.

Enough with proposal to turn Port Moody into a Death Star trench. Send these and related proposals packing until a developer shows up who has some sense of human scale, appealing architecture, and cities fit for habitation by human beings instead of drones. The only inoffensive feature of this egregiously unacceptable proposal is the 40 below-market units that are apparently indexed to it. Maybe if the ratio of affordable-to-profiteering was inverted from 4: 96 to 96:4, I'd be willing to endure the grotesque blight on our city. As it stands, this is a farcically token nod to affordability at the cost of bludgeoning our town for generations to come with these abominations. NO.

79. Absolutely against this application, it is way too big, does not fit into our plans or our long term vision. Goes against almost every residents opinion and desires for our neighborhood. Too much traffic, no infrastructure, idling cars are not good for the environment and that is all you will get here. Not enough beaches, parks, schools, recreation centers, hockey rinks. Improvements are to can the whole project.

80. Hello;

It is proven that shared residential visitor and commercial parking does not work. The residence themselves as well as the intended visitors will dominate the parking. The amount of parking (183 stalls) proposed for this segment is just under the industry standard of 4 stalls per 1,000 sf of rentable area. If additional residential visitor parking is added the commercial space will be much more functional.

With retail vacancy at its lowest levels since 2007, please push back on the employment space. People need a place to work. Suburban office space is stable, especially in the Tri Cities, not to mention the need for services and small institutional uses. The livable region plan contemplates people working, living, and paying in areas like the TOD. No better way to get people out of their cars than not having to go anywhere out of necessity.

Sincerely; [omitted]

81. A good project for Moody Centre development. The buildings can improve the way they look, so that Moody Centre skyline does not seem monotonous but I don't think rezoning should be stopped for that.

82. PLEASE DON'T DO THIS!!!

Port Moody has a space for high rises already - why not placing all of them around the inlet area? Why do we need to ruin what's a wonderful, heritage area around Moody Centre and turn it into yet another glass & steel, soulless, community-less condo zombie-town?

It's such an amazing neighbourhood, please don't ruin it :(

83. These towers are an eyesore. Nothing beyond 20 stories should be allowed so close to Rocky Point, which is the jewel of the city. Port Moody's mall town feel and suburban charm is totally ruined and we do not have the infrastructure for this many people moving into the neighborhood at the same time. Are they going to build a hospital underneath these buildings for the residents? I doubt it. What about a school for all of the additional students to attend? These massive towers are not a good idea.