

POTTINGER BIRD

COMMUNITY RELATIONS

Engagement Summary Report

3060-3092 Spring Street, 80-85 Electronic Avenue,
and a portion of the Electronic Avenue Road right-of-way & 2806 Spring Street
Applicant: Beedie Living

Version Date: April 10, 2024

EXECUTIVE SUMMARY

Beedie Living (“Beedie”) has submitted a rezoning application to the City of Port Moody (“City”) that includes an amendment to the Official Community Plan (“OCP”). The proposal aims to re-define Beedie’s two transit-oriented properties at 2806 Spring Street and 3060-3092 Spring Street & 80-85 Electronic Avenue, through the creation of a mixed-use development combining market and non-market housing with new employment spaces, alongside substantial enhancements to the public realm including the establishment of a community plaza.

At 3060-3092 Spring Street & 80-85 Electronic Avenue, the project includes three towers at 32, 34, and 38 storeys and includes 972 strata homes. At 2806 Spring Street, the project envisions 40 non-market rental homes rented through BC Housing’s Women’s Transition Housing Fund.

The proposal has been informed by over five years of extensive community engagement and collaborative work with City staff, local property owners, residents, the Province, TransLink, local businesses and community organizations.

In preparation for their Rezoning and OCP Amendment submission, Beedie launched a project website that shared information with the community about the proposal. Following the launch of the website, Beedie sent an email to all those who signed up for updates on the Moody Centre Transit Oriented Development (“TOD”) Master Planning Group (471 recipients) inviting those interested to sign up to receive updates or unsubscribe from the email list.

On February 1 and March 12, 2024, Beedie hosted Public Realm Workshops on their proposed Living Room Space at the Port Moody Arts Centre with ten (10) total participants between the two sessions.

Beedie hosted a Community Open House on Tuesday, February 13, 2024, to introduce the redevelopment concept, receive feedback, and answer questions from the community. The Open House was guided by City requirements in terms of notification, online presence, open house layout and project information presented. Members of the community were invited to provide comments on the proposal in-person at the Old Mill Boathouse, 2715 Esplanade Avenue, Port Moody.

Engagement as part of Moody Centre TOD Master Planning work (three phases between 2019-2021)

The following engagement opportunities are what provided insight into the evolution of Beedie’s Spring Street design:

- Nine (9) Roundtable Discussion Groups with 62 attendees,
- Five (5) Stakeholder Presentations with various attendance,
- Ten (10) Site Walking Tours with 40 attendees,
- Six (6) Public Open Houses with 604 attendees,
- One (1) Happy City Workshop with members of the public, and
- Countless one-on-one meetings, and telephone calls.

Engagement as part of Beedie’s Spring Street development application (starting 2023)

Starting in 2023, Beedie engaged in the following ways to ensure their project aligned with the information received during the Master Planning work undertaken in years previous:

- Launched a project specific website in December 2023,

- Two (2) Public Realm Workshops with various attendance,
- Two (2) postcards mailed to the surrounding community signifying thousands of touchpoints, and
- One (1) Community Open House with 57 attendees.

Cumulatively, there have been five (5) e-blasts on the TOD project and Beedie project promoting engagement opportunities since 2020 to thousands of subscribers.

For a fulsome summary of the TOD project engagement undertaken, please see **Appendix A**.

PROJECT OVERVIEW

For their sites at 2806 Spring Street and 3060-3092 Spring Street & 80-85 Electronic Avenue, Beedie Living (“Beedie”) has submitted a rezoning application to the City of Port Moody (“City”) to redevelop their properties into two transit-oriented developments through the creation of mixed-use buildings with market and non-market housing, new employment space, an enhanced public realm, and the creation of a community plaza.

The Moody Centre’s Transit Oriented Development (“TOD”) Area is a pivotal moment in Port Moody’s history, combining community aspirations with development potential led by Beedie. This project introduces three condo towers up to 38 storeys high, integrating retail spaces along Spring Street and creating a vibrant public domain, including the envisioned Living Room public plaza. It also supports the City’s TOD vision by increasing tower heights and expanding the TOD region eastward, offering diverse housing options, revitalizing public spaces, and fostering local employment.

The development embraces adaptable public spaces for community events and a broad housing spectrum, reflecting a commitment to quality and inclusivity. Additionally, Beedie will collaborate with BC Housing to address sheltered housing needs at 2806 Spring Street, catering to vulnerable populations.

The two sites, located in the Moody Centre neighbourhood of Port Moody, are located 300 metres or less from Moody Centre Station;

- i. **3060-3092 Spring Street & 80-85 Electronic Avenue:** This site is bound by the extension of Golden Spike Lane to the north, Spring Street to the south, a neighbouring development proposal to the west, and Buller Street to the east.
 - a. This site is proposed as a mixed-use market site made up of three towers at 32, 34, and 38 storeys. The ground floor hosts active retail/commercial units and offices intended to enhance the public realm surrounding the proposed community plaza, known as the Living Room.
- ii. **2806 Spring Street:** This site is bound by TransLink’s Park and Ride facility to the north, Spring Street to the south, and a single-storey warehouses to the west and east.
 - a. This site is envisioned as a 6-storey non-market rental building that will create 40 residential homes with deeper affordability. Beedie is exploring a partnership with BC Housing to operate these homes.

The application is requesting a Development Variance from the OCP for greater height and an extension of the TOD area one block east of Electronic Avenue. Aligned with the City’s TOD efforts and proximity to Moody Centre station, this project offers:

- Diverse housing,
- Expanded public spaces,
- Comprehensive and interactive public art contribution,
- Diverse employment space, and
- High-quality architecture.

MOODY CENTRE TOD CONTEXT

Following 18 months of working with design experts at Perkins and Will and the City Planning Department, the Moody Centre TOD Area Master Planning Group (“the Master Planning Group”) began a process to engage the community and receive early input on the preliminary masterplan concept for the Moody Centre TOD Station area.

The engagement program was designed to attract attention, discussion, and input from the wider community. In an effort to speak to as many people as possible about the proposal, between 2019 and 2021, our team hosted:

- Nine (9) Roundtable Discussion Groups with 62 attendees,
- Five (5) Stakeholder Presentations with various attendance,
- Ten (10) Site Walking Tours with 40 attendees,
- Six (6) Public Open Houses with 604 attendees,
- Countless one-on-one meetings, and telephone calls, and
- A project website which has experienced over 5,000 unique views since launching in November 2019.

The engagement program for the Moody Centre TOD Area has worked to ensure an open, transparent, and clear line of communication with the community via regular updates to our 450+ subscriber mailing list, publicly advertised events in the Tri Cities News, and via the project website. The feedback received from the community, City Staff, and Council has, in turn, directly informed this proposal by Beedie.

The following information is a summary of the three phases of community engagement from 2019-2021.

Phase One

2019

As the initial phase of public engagement on this masterplan, the Master Planning Group, with the assistance of Pottinger Bird and Perkins and Will, hosted a series of six (6) invitational, Stakeholder Discussion Groups with representation from local community organizations. In addition to the Stakeholder Discussion Groups, the Master Planning Group provided a presentation to the Tri Cities Chamber of Commerce Young Professionals Network to solicit early feedback on the preliminary concept.

In October and November 2019, the Master Planning Group hosted two (2) Community Open Houses to share the preliminary concept with the broader community and gather further feedback. The notification and execution of the Community Open Houses adhered to the City’s requirements and directives.

Date	Project	Type of Engagement	Number of Attendees
------	---------	--------------------	---------------------

September 2019	Moody Centre TOD	Letter to Head of Planning re: Community Engagement Commencement	N/A
September 23 – 26, 2019	Moody Centre TOD	Six (6) Stakeholder Discussion Groups <ul style="list-style-type: none"> • Environmental Interest • Transportation, Circulation and Public Realm • Housing • Economic Development • Community Associations • Non-Profit and Arts Organizations 38 members of the community participated <i>(People invited via community organizations, boards and committees)</i>	38 participants
October 17, 2019	Moody Centre TOD	Presentation to the Tri Cities Chamber of Commerce Young Professionals. 13 members of the community participated	13 participants
October 30 and November 2, 2019	Moody Centre TOD	Two (2) Community Open Houses <ul style="list-style-type: none"> • Advertised in the Tri City News (twice) • Mailed to 8,209 addresses in the community • 317 people attend the two Community Open Houses • 141 comment forms were received 	317 participants
November 3, 2019	Moody Centre TOD	Project Website Launched At a minimum: <ul style="list-style-type: none"> • 5,250 New Users • Over 10,374 Page views <i>(This counts multiple page viewings and visits)</i>	5,250 unique views

Phase Two

Late 2019 – Early 2020

To build on the public engagement work completed in Phase One, the Master Planning Group hosted a series of three (3) invitational Stakeholder Discussion Roundtables in December 2019, with members of the community who expressed interest during Phase One.

In January and February 2020, a second round of Community Open Houses was hosted, to share the evolving concept with the broader community and gather further feedback. The notification and execution of the Community Open Houses adhered to the City's requirements and directives and were consistent with those undertaken for Phase One.

Date	Project	Type of Engagement	Number of Attendees
December 2019	Moody Centre TOD	Three (3) Stakeholder Discussion Roundtables <ul style="list-style-type: none"> • Urban Architecture & Design • Public Realm & Art • Transportation & Circulation 24 members of the community participated <i>(People invited based on their responses on our comment cards)</i>	24 participants
December 2019	Moody Centre TOD	Request to Moody Centre Community Association to provide a presentation – <i>no response</i>	N/A

January and February 2020	Moody Centre TOD	Two (2) Community Open Houses <ul style="list-style-type: none"> Advertised in the Tri City News (twice) Mailed to 8,209 addresses in the community 204 people attend the two Community Open Houses 92 comment forms were received 	204 participants
February 27, 2020	Moody Centre TOD	Presentation to a collection of Environmental Stewardship organizations (through Mossom Creek Hatchery) (environmental interest)	11 participants
February 28, 2020	Moody Centre TOD	Presentation to the Port Moody Friendship Society (accessibility interest)	12 participants
April 15, 2020	Moody Centre TOD	Presentation to the SFU Student Society Board (student/ U35 interest)	4+ participants
July 23, 2020	Moody Centre TOD	Project Website Updated with Full Application Booklet	N/A

Phase Three

Mid 2020 – Mid 2021

In July 2020, the Master Planning Group submitted their formal Master Plan and OCP Amendment application to the City. The application envisioned a complete renewal of the 23-acre site to deliver a number of land uses and public amenities identified by and for the Port Moody community.

These land uses and public amenities include: housing that ranges in form, tenure and size; mixed uses including office, retail, and employment; community amenities including a large public transit plaza, additional internal plaza/ pocket park, public art, pedestrian and cyclist links; the daylighting of Dallas/Slaughterhouse Creek; a pedestrian/bicycle overpass connecting the area to Rocky Point Park and the creation of a new Spring Street promenade. Following the submission, the Master Planning Group began the third phase of public engagement.

Between August and November 2020, the Master Planning Group hosted ten (10) Walking Tours of the site, which had a total of 40 participants. In response to feedback received from presentations to the Community Planning Advisory Committee (“CPAC”) and Council, the Master Planning Group submitted a supplement to their original application in April 2021 which refined aspects of the proposed concept.

In May 2021, the Master Planning Group contracted Happy City as consultants to conduct a Wellbeing Audit of the plan, which involved a workshop with six (6) members of the public. In July 2021, the Group hosted a third round of two virtual Community Open Houses to present the supplementary submission and to solicit feedback.

Date	Project	Type of Engagement	Number of Attendees
July 23, 2020	Moody Centre TOD	Project Website Updated with Full Application Booklet	N/A
July 24, 2020	Moody Centre TOD	E-blast to Mailing List re: Application Submission and Website Update (300+ on the mailing list - 71%/192 people opened)	192 opened messages

August 18, 2020	Moody Centre TOD	E-Blast to Mailing List re: Community Walking Tours (350+ on the mailing list - 67%/ 227 people opened)	227 opened messages
October 6, 2020	Moody Centre TOD	E-Blast to Mailing List re: Launching Additional Walking Tour Dates (350+ on the mailing list - 53%/ 190 people opened)	190 opened messages
August – November, 2020	Moody Centre TOD	Moody Centre TOD Walking Tours <ul style="list-style-type: none"> • Ten (10) tours conducted • 40 attendees in total 	40 participants
September 29, 2020	Moody Centre TOD	Presentation to the Tri Cities Chamber of Commerce	11 participants
July 6 and 8, 2021	Moody Centre TOD	Two (2) Community Open Houses <ul style="list-style-type: none"> • Advertised in the Tri City News (twice) • Mailed to 8,033 addresses in the community • 83 people attend the two Community Open Houses • 94 questions and comments were received 	83 participants
July 15, 2021	Moody Centre TOD	Happy City Wellbeing Audit <ul style="list-style-type: none"> • Co-creative workshop with six (6) members of the public 	6 participants

Throughout 3-years of pre-application community engagement, the efforts undertaken have reached thousands of people in the community and solicited valuable feedback that has directly informed both the Master Plan and OCP Amendment for the Moody Centre TOD Station Area, and Beedie's subsequent proposal for their properties in Moody Centre.

The remainder of this report will address the additional community engagement undertaken for Beedie's Spring Street Rezoning and OCP Amendment Application.

BEEDIE SPRING STREET COMMUNITY ENGAGEMENT

JULY 2023 - ONGOING

CONSULTATION PURPOSE:

Leading up to and following Beedie's Rezoning Application submission for their Spring Street sites (made in October 2023), and building on the robust engagement program executed by the Moody Centre TOD Planning Group, Pottinger Bird identified and re-engaged key community stakeholders to:

- Provide information about the preliminary proposal for Beedie Spring Street and opportunities to participate in the public consultation process,
- Solicit input from the community on the proposal, particularly as relating to the public realm, the community benefits, and the vision for the Moody Centre neighbourhood,
- Respond to questions about the project and the application process.



Above: the sites are centrally located in Moody Centre, steps away from Moody Centre Station.

Please find more information below on the methods undertaken.

COMMUNITY ENGAGEMENT METHODS:

PROJECT WEBSITE & EMAIL ADDRESS [launched December 15, 2023]

Pottinger Bird drafted a website outlining the preliminary plans for Beedie Spring Street which included the project vision, an overview of project details, how the proposal reflects the OCP, highlighted the various project benefits, and where and when interested parties would have opportunities to provide input. The website can be found at springst.beedie.ca and screenshots have been provided in **Appendix B**.

With the project website, a dedicated project email was established. The email address is info@springstbybeedie.ca. The email has received no inquiries via the email address.

To date, the Project Team has received 8 inquiries via the online web comment portal.

NOTIFICATION OF REZONING

In order to ensure that, where possible, all neighbours were made aware of the Rezoning and OCP Amendment Application, the Project Team mailed a community postcard on December 22, 2023, with the project website and contact details for the Project Team. The postcard was mailed to 3,196 members of the community in the Moody Centre area.

Appendix C provides a notification of the flyer mailed to the community, the proof of mailing from Canada Post, and a radius map.

EMAIL TO MAILING DATABASE

In addition to the notification of rezoning postcard, the Project Team sent an email on December 18, 2023, to the existing Moody Centre TOD Planning Group database, established through the lengthy consultation period, with details of the application and website. The email was clear to offer recipients the opportunity to unsubscribe from this mailing list should they not want to receive emails from Beedie. The mailing list contains 454 individual email addresses.

COMMUNITY WORKSHOPS [FEBRUARY – MARCH, 2024]

Beedie hosted a series of two (2) Community Workshops to discuss the Public Realm area for their sites. A comprehensive summary of the minutes of these workshops can be found in **Appendix D**. Invitations were sent on January 4, 2024, to invitees, notifying them of the opportunity to participate in the workshops and inquiring as to their interest.

The following groups were invited through an expression of interest (**Appendix E**) in an effort to procure a broad-ranging selection of contributors to the workshop:

- Sonrisa Strata, neighbouring strata building
- The George Strata, neighbouring strata building
- PoMoArts
- Tri Cities Chamber of Commerce Young Professionals Network
- Port Moody Seniors Friendship Society
- Immediate Neighbours
- Moody Elementary PAC
- Ioco Players
- Accessibility Advocates
- *City of Port Moody Seniors Focus Committee**
- *City of Port Moody Youth Focus Committee**
- *City of Port Moody Inclusion, Diversity, Equity, and Accessibility (“IDEA”) Committee**

**In response to City of Port Moody feedback, the invitations to City Committees were retracted. The project team made an effort to identify and reach out to organizations (such as the Seniors Friendship Society) to provide similar points of view.*

The purpose of the workshops was to help evolve Beedie’s preliminary ideas for the space and better meet current community priorities. The first workshop was held on February 1, 2024, and was attended by 6 members of the public. The second workshop was held on March 12, 2024, and was attended by 4 members of the public.

COMMUNITY OPEN HOUSE [FEBRUARY 13, 2024]

Beedie hosted a Community Open House on Tuesday, February 13, 2024, to introduce the redevelopment concept, receive feedback, and answer questions from the community. The Open House was guided by City requirements in terms of notification, online presence, open house layout and project information presented. Members of the community were invited to provide comments on the proposal in-person at the Old Mill Boathouse, 2715 Esplanade Avenue, Port Moody.

57 members of the community attended the in-person Open House with 18 hard copy comment cards received.

Appendix F provides a report on the Open House and the feedback received.

APPENDICES

Appendix A – Moody Centre TOD Engagement

Appendix B – Project Website

Appendix C – Notification of Rezoning Details

Appendix D – Workshop Meeting Minutes

Appendix E – Workshop Expression of Interest


Appendix F – Open House Report

Appendix A

Date	Project	Type of Engagement	Number of Attendees
September 2019	Moody Centre TOD	Letter to Head of Planning re: Community Engagement Commencement	N/A
September 23 – 26, 2019	Moody Centre TOD	<p>Six (6) Stakeholder Discussion Groups</p> <ul style="list-style-type: none"> • Environmental Interest • Transportation, Circulation and Public Realm • Housing • Economic Development • Community Associations • Non-Profit and Arts Organizations <p>38 members of the community participated. (people invited via community organizations, boards and committees)</p>	38 participants
October 17, 2019	Moody Centre TOD	<p>Presentation to the Tri Cities Chamber of Commerce Young Professionals</p> <p>13 members of the community participated.</p>	13 participants
October 30 and November 2, 2019	Moody Centre TOD	<p>Two (2) Community Open Houses</p> <ul style="list-style-type: none"> • Advertised in the Tri City News (twice) • Mailed to 8,209 addresses in the community • 317 people attend the two Community Open Houses • 141 comment forms were received 	317 participants
November 3, 2019	Moody Centre TOD	<p>Project Website Launched</p> <p>At a minimum:</p> <ul style="list-style-type: none"> • 5,250 New Users • Over 10,374 Page views <p>(This counts multiple page viewings and visits)</p>	5,250 unique views
December 2019	Moody Centre TOD	<p>Three (3) Stakeholder Discussion Roundtables</p> <ul style="list-style-type: none"> • Urban Architecture & Design • Public Realm & Art • Transportation & Circulation <p>24 members of the community participated (People invited based on their responses on our comment cards)</p>	24 participants
December 2019	Moody Centre TOD	Request to Moody Centre Community Association to provide a presentation – no response	N/A
January and February 2020	Moody Centre TOD	<p>Two (2) Community Open Houses</p> <ul style="list-style-type: none"> • Advertised in the Tri City News (twice) • Mailed to 8,209 addresses in the community • 204 people attend the two Community Open Houses • 92 comment forms were received 	204 participants
February 27, 2020	Moody Centre TOD	Presentation to a collection of Environmental Stewardship organizations (through Mossom Creek Hatchery) (environmental interest)	11 participants

February 28, 2020	Moody Centre TOD	Presentation to the Port Moody Friendship Society (accessibility interest)	12 participants
April 15, 2020	Moody Centre TOD	Presentation to the SFU Student Society Board (student/ U35 interest)	4+ participants
July 23, 2020	Moody Centre TOD	Project Website Updated with Full Application Booklet	N/A
July 23, 2020	Moody Centre TOD	Project Website Updated with Full Application Booklet	N/A
July 24, 2020	Moody Centre TOD	E-blast to Mailing List re: Application Submission and Website Update (300+ on the mailing list - 71%/192 people opened)	192 opened messages
August 18, 2020	Moody Centre TOD	E-Blast to Mailing List re: Community Walking Tours (350+ on the mailing list - 67%/ 227 people opened)	227 opened messages
October 6, 2020	Moody Centre TOD	E-Blast to Mailing List re: Launching Additional Walking Tour Dates (350+ on the mailing list - 53%/ 190 people opened)	190 opened messages
August – November, 2020	Moody Centre TOD	Moody Centre TOD Walking Tours <ul style="list-style-type: none"> • Ten (10) tours conducted • 40 attendees total 	40 participants
September 29, 2020	Moody Centre TOD	Presentation to the Tri Cities Chamber of Commerce	11 participants
July 6 and 8, 2021	Moody Centre TOD	Two (2) Community Open Houses <ul style="list-style-type: none"> • Advertised in the Tri City News (twice) • Mailed to 8,033 addresses in the community • 83 people attend the two Community Open Houses • 94 questions and comments were received 	83 participants
July 15, 2021	Moody Centre TOD	Happy City Wellbeing Audit <ul style="list-style-type: none"> • Co-creative workshop with six (6) members of the public 	6 participants

Appendix B



Vision

Location

Proposal

Policy

Timeline

FAQ


Team


Contact

Spring Street, Port Moody

Beedie Living has submitted a Rezoning application to the City of Port Moody that includes an amendment to the Official Community Plan (OCP). This proposal aims to re-define their two transit-oriented properties at 2806 Spring Street, 3060-3092 Spring Street & 80-85 Electronic Avenue through the creation of a mixed-use development combining market and non-market housing with new employment spaces, alongside substantial enhancements to the public realm including the establishment of a community plaza.

Learn More





Vision

Location

Proposal

Policy

Timeline

FAQ

Team

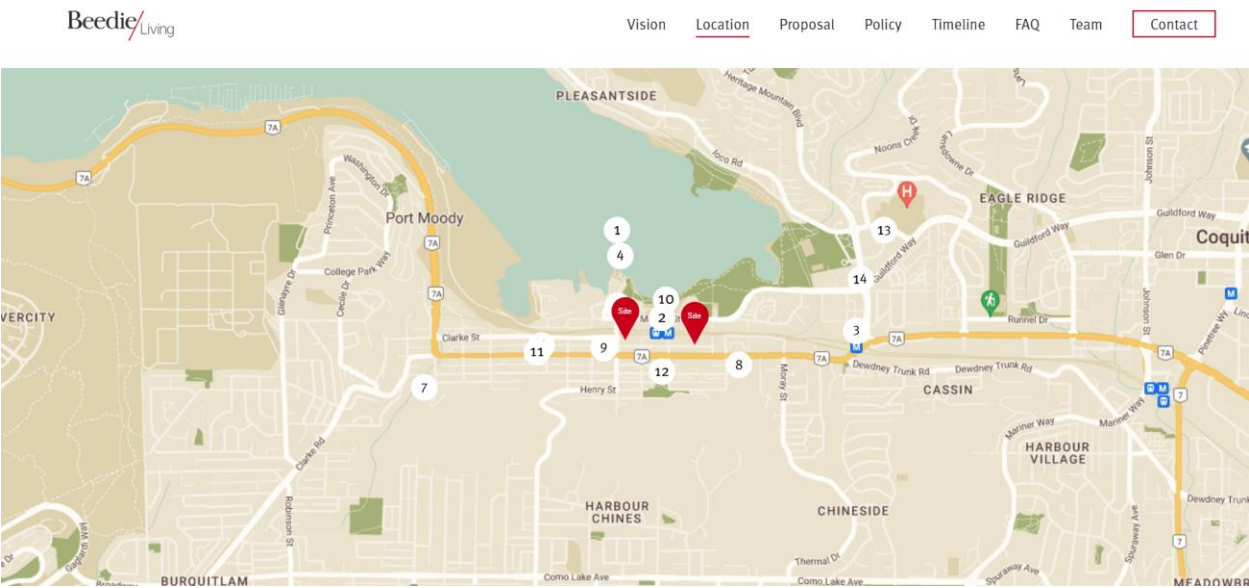
Contact

This project represents a visionary approach to family-centered living, promoting vibrant community interactions by blending public and private amenities that enrich and unite the fabric of the neighbourhood.

Location

The two sites, located in the Moody Centre neighbourhood of Port Moody, are located 300 metres or less from Moody Centre Station;

- i. **3060-3092 Spring Street & 80-85 Electronic Avenue:** This site is bound by the extension of Golden Spike Lane to the north, Spring Street to the south, a neighbouring development proposal to the west, and Buller Street to the east.
- ii. **2806 Spring Street:** This site is bound by TransLink's Park and Ride facility to the north, Spring Street to the south, and a single-storey warehouses to the west and east.



Our Proposal

The project is made up of two sites along Spring Street: 2806 Spring Street and 3060-3092 Spring Street & 80-85 Electronic Avenue.

i. **3060-3092 Spring Street & 80-85 Electronic Avenue:** Is proposed as a mixed-use market site made up of three towers at 32, 34, and 38 storeys. The ground floor hosts active retail/commercial units and offices intended to enhance the dynamic public realm surrounding the proposed community plaza, known as the Living Room. The housing is envisioned as market strata housing.

ii. **2806 Spring Street:** Is envisioned as a 6-storey non-market rental building that will create 40 residential homes with deeper affordability. Beedie is exploring a partnership with BC Housing to operate these homes.

The modest Development variance from the 2017 OCP outlined in our application includes greater height and an extension of the TOD area one block east of Electronic Avenue. Aligned with the City's TOD efforts and proximity to Moody Centre station, our site offers a substantial amenity package including: diverse housing, expanded public spaces, a comprehensive and interactive public art contribution, diverse employment space, and high-quality architecture.

This proposal has been informed by over four years of extensive community engagement and collaborative work with city staff, local property owners, residents, the Province, TransLink, local businesses and community organizations. Our application and the modest increase in development permissions that it requests is the means by which Moody Centre's vision will be realized.



- Vision
- Location
- Proposal
- Policy
- Timeline
- FAQ
- Team
- Contact

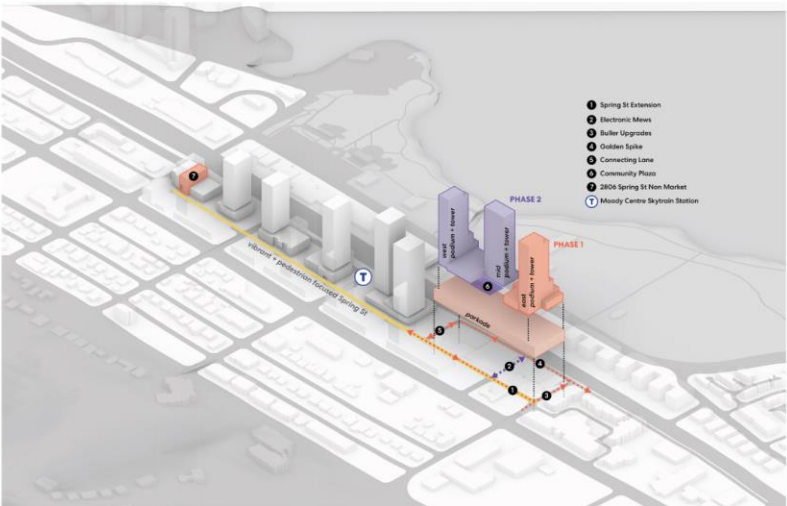
vision will be realized.

Project Statistics

	3060-3092 Spring Street & 80-85 Electronic Avenue	2806 Spring Street
Site Area	167,147 sqft	8,713 sqft
Total Homes	972	40
Height	32-38 storeys	6 storeys
Ground Oriented Employment Space	46,000 sqft	N/A



- Vision
- Location
- Proposal
- Policy
- Timeline
- FAQ
- Team
- Contact



BeedieLiving

Vision

Location

Proposal

Policy


Timeline

FAQ

Team

Contact

Application Highlights



Market Housing


+

Non-Market Housing

+

Amenities

+



BeedieLiving

Vision

Location

Proposal


Policy

Timeline

FAQ

Team

Contact



Public Benefits


+

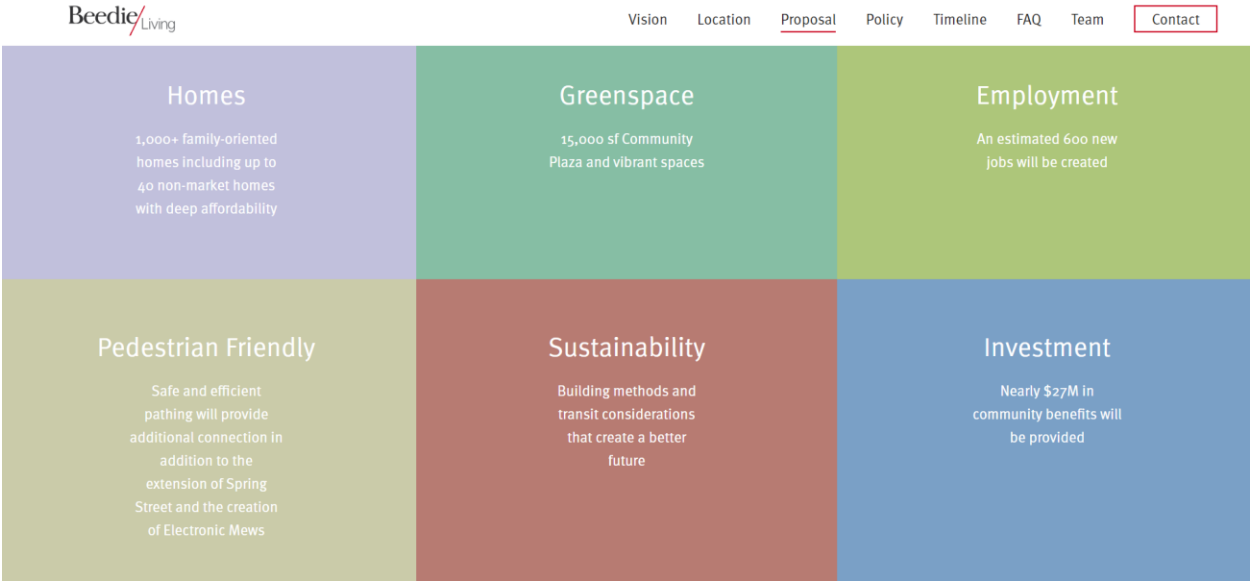
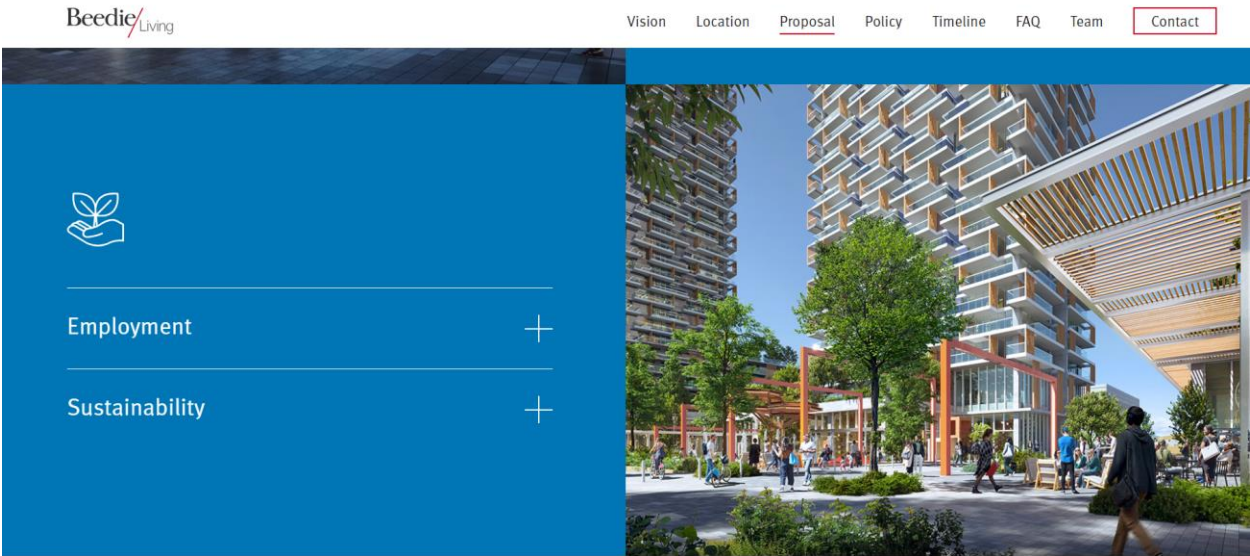
Public Realm

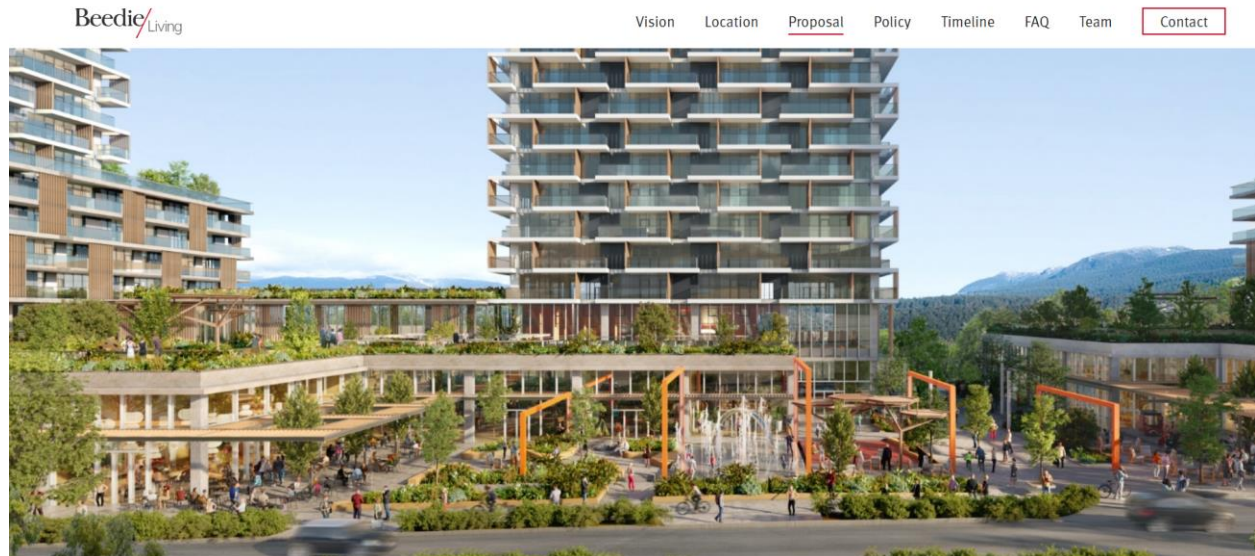
+

Public Art

+







OCP & Moody Centre TOD Framework

After years of community consultation and work with City Staff in conjunction with a partnership with the Ministry of Transportation and Infrastructure (MoTI) and PCI, we have developed a comprehensive OCP Framework as a fundamental component of our application.

This framework is designed to be uniformly applicable to all three forthcoming rezoning applications, collectively known as Moody Centre TOD Phase 1. Although each individual parcel will submit its unique rezoning application and OCP Amendment, there exists a cohesive approach and a shared set of values that align with the guiding principles presented in the application.

Building on the Phase One OCP Summary, this OCP Amendment proposal addresses:

- A decrease in tower separation (from 60m to 25m)
- Increasing tower heights to a maximum of 39 storeys to accommodate fully underground parking and non-market rental housing components
- The integration of 80 Electronic Avenue into the Moody TOD area to allow for the extension of Spring Street to Buller Street, which in turn will provide a pedestrian mews on Electronic Avenue achieved through a land-swap with the City of Port Moody
- Increasing minimum tower floor plates from 7,500 square-feet to 8,300 square-feet
- Defining the character of the neighbourhood through a variety of unique open spaces, and the activation of Spring Street through a continuous pedestrian-oriented streetscape with 1-2 storey podiums and retail components that seamlessly integrate into the public realm.

BeedieLiving

Vision

Location

Proposal

Policy

Timeline

FAQ

Team

Contact

BEEDIE SITES

Public Open Space	Building Height and Density	Job Space	Housing Diversity	Spring Street	Social and Environmental Sustainability
<p>Phase 1 is committed to providing a unique grouping of public spaces with a variety of amenities which integrate local art guided by Port Moody's Art and Culture Masterplan.</p> <p>Each site offers a unique open space that is publicly accessible:</p> <ul style="list-style-type: none">Transit PlazaDaylit CreekPedestrian MewsCommunity CourtyardCommunity Garden	<p>A total of seven towers are distributed across Phase 1, with a maximum height of 39 storeys and a floorplate of approximately 8,300 square feet. The additional building density (28+ storeys) results from the provision of outstanding amenities and public open space including:</p> <ul style="list-style-type: none">Transit PlazaDaylit CreekCommunity CourtyardCommunity GardensPedestrian Mews	<p>Phase 1 will bring over 700 jobs to Moody Centre.</p> <p>Types of industry include:</p> <ul style="list-style-type: none">OfficeArtist StudiosGroceryCRUDaycareHealth & Financial ServicesLocal Retail	<p>Phase 1 is committed to delivering approximately 2,400 units of housing through a diverse range of tenures informed by the City of Port Moody's Housing Needs Assessment, including:</p> <ul style="list-style-type: none">Market Rental homesMarket Strata homesAffordable Rental <p>Affordable housing strategies include Below Market and Non market.</p>	<p>Phase 1 honours the approach to a pedestrian-friendly Spring Street by ensuring a human-scale streetscape and offering mid-block pedestrian links (3.4.9 & 3.4.11) on all sites.</p> <p>Loading access from Golden Spike Lane and Hugh Street keeps trucks off of Spring Street to ensure a safe environment for pedestrians and cyclists (3.4.7 & 3.4.9).</p>	<p>Phase 1 puts the Happy City Principles (4.11) at the forefront, keeping focus on the Well Being of Moody Centre residents through a thoughtful approach to human-centred design.</p>

BeedieLiving

Vision

Location

Proposal

Policy

Timeline

FAQ

Team

Contact

Policy

- Inclusionary Zoning - Affordable Rental Units, 2022
- Family Friendly Units Policy, 2022
- MetroVan Regional Growth Strategy
- TransPort Moody Master Transportation Plan, 2017
- Public Art Policy, 2017
- BC Energy Step Code Rezoning Applications Policy, 2022
- Climate Action Plan, 2020
- Parks and Recreation Masterplan, 2015

Beedie/Living

Vision

Location

Proposal

Policy

Timeline

FAQ

Team

Contact

FAQ

What is Beedie Living proposing?

▼

Where is the site located and what is currently onsite?

▼

Does this project achieve what is set out in the Official Community Plan?

▼

What are variances from the current OCP?

▼

Are you providing a Community Amenity Contribution (CAC)?

▼

There are other landowners that Beedie Living has been working with...

▼

What type of housing options are being provided by this proposal and why?

▼

Is there demand for this type of housing?

▼

What is your reasoning for moving ahead in advance of the finalized OCP update?

▼

Do you have any parties interested in the retail you're providing?

▼

Beedie/Living

Vision

Location

Proposal

Policy

Timeline

FAQ

Team

Contact

Is there demand for this type of housing?

▼

What is your reasoning for moving ahead in advance of the finalized OCP update?

▼

Do you have any parties interested in the retail you're providing?

▼

What kind of retail will it be?

▼

What kind of residential amenities will you have?

▼

Will these amenities be open to the public?

▼

How are you contributing to the existing green space?

▼

Will you be acknowledging Port Moody as a "City of the Arts" through this project in any way?

▼

How long will construction take?

▼

What transportation impact strategies are being implemented?

▼

How can I provide my input?

▼

Team

Developer/ Land Owner

Beedie Living creates accessible and vibrant communities across Metro Vancouver, our homes are a testament to our 70-year legacy of providing value, quality and integrity.



Architecture

Perkins and Will believe that design has the power to positively transform people and the planet. To assist the team, world renowned architects, Perkins and Will, have been engaged to lead the design process for the application.



Transportation Planning

Bunt is the leading transportation planning and engineering consulting firm in Western Canada, with five offices located in Calgary, Edmonton, Kelowna, Vancouver, and Victoria. Bunt's team of transportation engineers, planners, technologists, and support staff are fully committed to providing exceptional services.



Sustainability & Engineering

Introba is the coming together of Integral Group, Ross & Baruzzini, Elementa Engineering, and Elementa Consulting. Introba provide innovative engineering and design services through digital transformation and sustainable systems.





- Vision
- Location
- Proposal
- Policy
- Timeline
- FAQ
- Team
- Contact

Landscape Architecture

Perry and Associates Landscape Architecture is a versatile landscape architecture and site-planning firm offering a wide variety of design services. The range of our experience gained over 35 years of consulting includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities.



Community Relations

Pottinger Bird Community Relations is a real estate consultancy firm specializing in development-related community relations.



- Vision
- Location
- Proposal
- Policy
- Timeline
- FAQ
- Team
- Contact

Contact

We want to hear from you! Sign up below to receive updates from the project team.

First Name

Last Name

Email

Phone Number

Comment

☒ Yes, Beedie Living may contact me on the Spring Street project and other Beedie Living communities. You may withdraw your consent any time.

Submit

Appendix C

LEARN MORE! NEW PROPOSAL IN MOODY CENTRE

Beedie Living
2806 Spring Street, 3060-3092 Spring Street and 80-85 Electronic Avenue
Port Moody, BC

SCAN ME



Beedie Living has applied to rezone and amend the Official Community Plan for their properties in the Moody Centre TOD Area. The project includes market housing, below market housing, large community plazas, active retail, extensive improvements to the public realm, and employment space. **Join our mailing list to learn more about this exciting project!**





If you would like more information about the project, please contact 778.839.4772 or email info@springstbybeedie.com

www.springst.beedie.ca

Your Targeting Report

Mailing Campaign Details

12-19-2023

HONEYCOMB DIRECT MAIL INC

Mailing ID E6TBB112767635349927



Thank you for taking advantage of our targeting service - a one stop solution designed to help you get the most out of your Smartmail Marketing™ campaigns.

- Anonymous Precision Targeter users will have their reports saved and accessible for 30 days from the day the report has been generated.
- Signed-In Precision Targeter users will have their reports saved and accessible for 13 months from the day the report has been generated.

Inside, find comprehensive insight into your selected trade area, including:

Variables	
Address Attributes	Houses, Apartments, Farms and Businesses
Number of Mail Pieces	3196
Urban / Rural	All
Estimated Delivery Cost	\$562.5
Delivery Mode (Route Type)	Letter Carrier (LC), Rural Route (RR), Suburban Service (SS), General Delivery (GD), Lock Box (LB), Call For (CF), Motorized Route (MR), Direct (DR)
Valid for Mailings From	23-12-15 To 24-01-11
Householder Types	Consumer's Choice

Not only does the attached report provide an in-depth look at your chosen trade area, it also harnesses the power of data analytics to help maximize your return on investment (ROI) by providing you with:

- A Route Ranking report that prioritizes your postal route selections based on your demographic criteria, enabling you to deliver your message to the people most likely to respond;
- A Postal Station Summary report that indicates the facilities responsible for your mailing;
- Maps, Impact Assessment, and many other campaign-enhancing resources.

Do you want to further improve your Smartmail Marketing™? Take advantage of our suite of data and targeting solutions:

Canada Complete Lists	Data Management Services	Analytics
Canada Complete lists provide one of the largest reach in Canada, drawing from Canada Post's mail delivery database of over 13 million residential addresses and close to a million business addresses. With our additional targeting filters, supplement your list by pinpointing specific audiences that best match what your best prospects look like.	With the help of Canada Post's Data Management Services, you can improve your address accuracy, identify movers, and suppress duplicate records. This will ensure clean, current, and accurate mail files - in doing so, you will have less undeliverable mail and an improved ROI.	Our analytics experts will work with you to ensure your consumer data delivers optimal results. For example, we can help identify highest-potential customers and prospects through penetration analysis, location intelligence, segmentation, modeling and profiling.

Questions? Contact your Canada Post Sales Representative or our Commercial Service Network at 1-866-757-5480.

Copyright © Canada Post Corporation, 2019.
 Source: Derived from Statistics Canada, 2019 Census Profile and 2014 Census Dissemination Area Boundary File.
 No confidential information about an individual, family, household, organisation or business has been obtained from Statistics Canada.
 Canada Post Confidential - This report is provided for use in accordance with the terms of use available at <http://www.canadapost.ca/cps/mc/personal/help/legal.jpf>. Any other use is strictly prohibited. This report is provided "as is" and Canada Post disclaims any warranty whatsoever. All rights not expressly granted are reserved by Canada Post and its licensors. This report may be used only during the validity period noted above and must be destroyed following the expiry of such validity period.

1

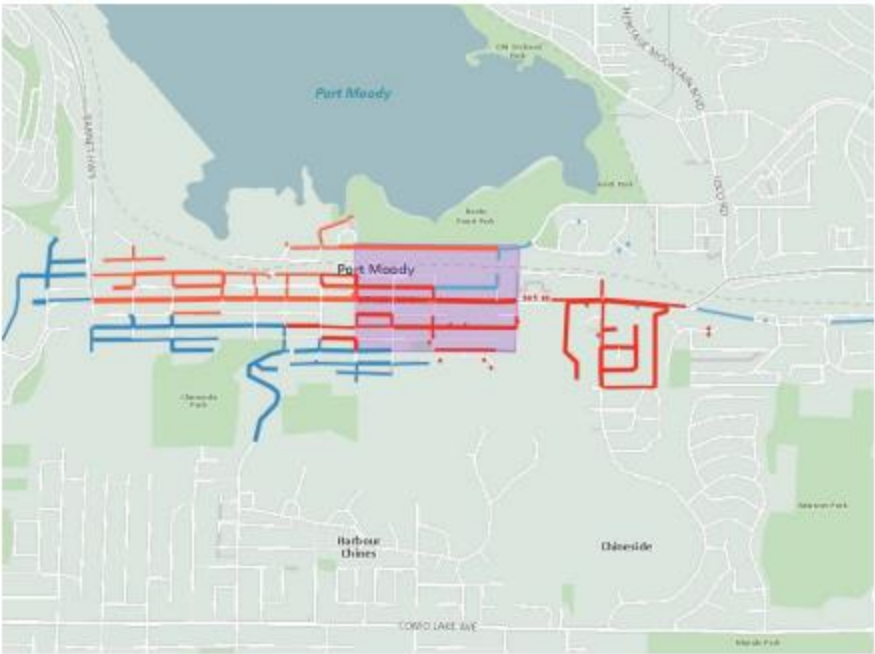
Your Targeting Report

Route Ranking Report

CANADA POST POSTES CANADA

From anywhere... to anyone

Reaching the right people with the right message is a key driver of campaign success. The map below shows your selected trade area and the routes that make up your coverage. The routes are colour coded according to the penetration of your selected demographic variable(s) to show how closely it matches your ideal prospect.



Your Targeting Report

Postal Station Summary

CANADA POST POSTES CANADA

From anywhere... to anyone

To avoid transportation charges, you may want to deposit your Neighbourhood Mail™ directly at each postal station responsible for your mailing. The table below provides you with a list of post offices where you need to induct your mailing, and how many pieces must be deposited at each location.

	HOUSES	APARTMENTS	FARMS	BUSINESSES	TOTAL POINTS OF CALL
COQUITLAM LCD PORT MOODY820 RODERICK AVE COQUITLAM BC V3H 2A0					
TOTAL	906	1940	0	300	3146
PORT MOODY RPO ROCKY POINT3215 ST. JOHNS ST PORT MOODY BC V3H 2E0					
TOTAL	32	0	0	18	50
GRAND TOTAL	938	1940	0	318	3196

Appendix D

Workshop #1



Beedie Spring Street – Public Realm Workshop #1

February 9, 2024

Summary of Event

On February 1, 2024, Beedie hosted their first of two Public Realm Workshops on their proposed Living Room Space at the Port Moody Arts Centre (2425 St Johns St, Port Moody).

Attendees

Community	Project Team
1. Laura Dick (LD), Local Resident/ Neighbour	1. Nathaniel Stuart (NS), Beedie Living
2. Deanna Kayne (DK), PoMoArts Executive Director	2. Jeremy Golden (JG), Beedie Living
3. Tracey Shaeffer (TS), PoMoArts Board Director	3. Johannes Petzel (JP), Perry and Associates
4. Rick DeHart (RH), Local Resident	4. Tarek Zeidan (TZ), Perkins + Will
5. Gerry Nuttall (GN), Senior's Friendship Society	5. Virginia Bird (VB), Pottinger Bird
6. Mariko Baerg (MB), Tri Cities Chamber Young Professionals Network.	6. Zoë Boal (ZB), Pottinger Bird

Overview of Discussion

With regard to presentation **Slide 7: Building on Known Values**, the group were asked if they thought anything was missing or had further comments to share:

- DK: Sees alignment with the community values they hold true. Likes inclusivity, playfulness – interested to see how this space will be pedestrian friendly and how it will transform a light industrial area into a cozy, family area.
- TS: Spring street is supposed to be the artist area. Interested to see how these folks will be able to stay in the area. Notes that, historically, artists have been priced out of communities like this and are continually searching for space. Would love to see art space included in the plan.
- RH: What assurances are there to ensure there is a continuous pedestrian experiences / promenade along Spring Street?
 - NS: The application is building off the existing OCP framework which builds that in. The city is also working with Perkins + Will, who are the same architects as the Moti, PCI and Beedie proposals, to create a design standard that will set precedent for future applications as well.
- LD: Will that carry over to the south side of Spring Street as well?
 - NS: Yes.
- GN: Going back more than one OCP, Spring Street was intended to be an entertainment area. That's what would draw them in, in the evening (drawing people in from as far as Vancouver).
 - NS: agree that there is a ton of opportunity on this site to do this. Beedie will be the long-term landowner, therefore they have a large incentive to make it a successful space.

POTTINGER BIRD

COMMUNITY RELATIONS

With regard to presentation **Slide 17 and 18 The Living Room: Precedents** the group were asked if they thought anything was missing or had further comments to share:

- DK: Please note that there is a complicated history with “Golden Spike”.
- TS: What other than the living room would draw people into the space?
 - TZ: The commercial retail units and retail spaces are planned to be very active. Diversity of retail will be important.

VB: Asked the group what kind of spaces do they like in Port Moody, or elsewhere in the world, and what attracts you to these spaces?

- LD: Byrant Park in NYC: Fluid and very flexible in terms of what it can be and host.
 - NS: Maybe there is an idea to open up the space. Less programmed so there is room for more flexibility i.e. water feature can be turned off and flipped into a seating area.
- LD: Don't want to see more dentist or hairdressers, rotary (agreed to by others in the group).
 - GN: if you want to develop an artist entertainment area – this would not be the right place for dentists etc.

NS: Asked the group what kind of businesses would you want to see?

- Various suggestions from the group included: bookstores (LD), arts store (LD), dance school (TS), restaurants and cafes and other family-oriented business (TS), specialty / gourmet foods and unique dining experiences will draw people in (RH), pop up spaces for artisan use (TS).
- RH: A great example is the Puerto Vallarta's ArtWalk: art blocks and pop-up galleries that take people through the site.
- DK: A small theatre space. Building a space to create experiences for all ages and at all parts of the day (i.e. kids performance space, teens, adult shows).
- GN: Where will people park to access the site?
 - NS: there will be some street parking, but given the site's location in the TOD, we will encourage people to take the train, walk or cycle. That said, P1 will be a full level of parking for site visitors. We are interested in minimizing as much street parking as possible.
- RH: Outdoor seating will be the most popular location in town. Suggest having other covered areas that aren't associated with CRUs.
- RH: No brushed concrete sidewalks, want something more interesting.
 - GN: considering seniors and visually impaired as well.
- RH: Suggests tasteful use of lighting would be great (in pools and puddles) without blinding residents
- RH: How much of the living room is hard scape vs. soft scaping?
 - JP: No firm percentages. But trying to add in as much soft scape as we can.

POTTINGER BIRD

COMMUNITY RELATIONS

With regard to presentation **Slide 19: Focused Discussion & Ideas**, the group were asked their thoughts on what would make this a successful and engaging space:

TS:

- If your looking to create a space for kids, there need to be places with sun protection.
 - TZ: the design does consider shading and provided an explanation that the orange trestles are designed to be flexible (i.e. add shade sails).
- Play/Park by City Centre would be perfect for this area. In New Westminster there is a large tree play structure that children play under.
- Can you create a natural garden that will require less maintenance?
 - NS: Beedie are working with Parks Department to opportunities we can integrate.

DK:

- "Wild space" is important. We tend to get really manicured when designing outdoor spaces and then we lose out. Wild space offers ecological benefits and creates spaces that are really unique. RH agreed and noted PCI's daylight creek component near the site.
- Consider the parent perspective: create a play space on the interior of the space.
- Likes the water feature and more grass, more earth. GN agreed.
- Opportunity to add chargers (for both vehicles and phones) to encourage people to stay awhile.
- What is the space like when it's dark and rainy? Need to consider fire, heat etc. How can we make it inviting when it's wet and cold?
 - TS: Opportunity to look at innovative ways to create that heat i.e. heat powered by someone riding a bike.

DK - Additional Feedback Received Following the Workshop

- *The living room feels constructed/blocky and I'd like to see more of a nature scape. Have the river running through the space rather than a lake section. Bring in wild nature as much as possible.*
- *Play areas can be treed, running, movement/accessible for wheels, climbing, slides, swings, ropes (Mundy Park playground and Queenston Park in Coquitlam did this well)*
- *Utilize the arching beams more: include the sail/canopy capacity for shade and rain proofing, include water capacity (misting for the heat, combine with lighting for visual effect/design feature/water-light show), as you planed light features, structures for hanging fabrics/acrobatics, provide heat and coveroqe when the rain comes for a rainy-day festival.*
- *Space or flexibility to put in sculptures/platforms that the temporary art can be rotated and refreshed over time; storytelling in the community over time.*
- *Please take out the sad scary spikes as a visual, bring in nature and livability*
- *Programable and livable for all seasons*

GN:

- Don't see a dog park here, would be a great addition. RH agreed and suggested a watering station.
- Could include a walking track around the site, with marked distances (agreed to by the entire group)

POTTINGER BIRD

COMMUNITY RELATIONS

- What is being planned for the roofs? There is an affordable housing site near VGH that has a rooftop with green-housing, community garden, BBQ spaces – would be great here too.
 - NS: Amenity spaces for residents which will be programmed. These spaces will also offer noise mitigation. Beedie are looking to create a social and engaging space for residents to complement what's going on at the ground level.

MB:

- Suggested “teamLab” in Osaka Japan as a great example of something to be implemented here (on a smaller scale). Would help bring people into the space and would link well with the walking track idea.
- Suggest having actual branding like “The Living Room”, like “Shipyards” (North Vancouver) like “The Kitchen” (Toronto).
- Would also be great to have an art piece that links to the community here

LD:

- How will noise be dealt with from the Living Room?
 - NS: Buildings will be set back to leave breathing space which will help minimize noise. Beedie want the space to activated into the night, without disrupting residents above. Windows of the buildings will be triple pane glass and Beedie will also be looking into other solutions to mitigate noise.

RH:

- Curating who the commercial and retail tenants are will be key to the success of this space (agreed to by the entire group).

Next Steps

At the conclusion of the Workshop, the project team shared more information about the upcoming Community Open House on February 13, 2024 and advised that further communication would be circulated to coordinate the second and final Workshop.

Above minutes to be circulated amongst those in attendance.

END

Workshop #2



Beedie Spring Street – Public Realm Workshop #2
March 12, 2024

Summary of Event

On March 12, 2024, Beedie hosted their second, and final, Public Realm Workshops on their proposed Living Room Space at the Port Moody Arts Centre (2425 St Johns St, Port Moody).

Attendees

Community	Project Team
1. Laura Dick (LD), Local Resident/ Neighbour	1. Nathaniel Stuart (NS), Beedie Living
2. Deanna Kayne (DK), PoMoArts Executive Director	2. Jeremy Golden (JG), Beedie Living
3. Rick DeHart (RDH), Local Resident	3. Johannes Petzel (JP), Perry and Associates
4. Gerry Nuttall (GN), Senior's Friendship Society	4. Tarek Zeidan (TZ), Perkins + Will
	5. Virginia Bird (VB), Pottinger Bird
	6. Zoë Boal (ZB), Pottinger Bird
	7. Ciara Mooney (CM), Pottinger Bird

Overview of Discussion

- How long is expected for construction/ shovels in the ground?
 - o Project Team: Expecting construction to be complete in 2031, but we have been working on this since 2016.
- How much did the previous Mayor and council delay the project?
 - o Project Team: 3-4 years would be a typical rezoning for a project like this – we’re in year 6. Public Hearing is a significant milestone because it will allow us to get into detailed conversations and solidify the exact project details. This feeds into the feedback at these workshops and helping form those ideas early so we can submit Development Permit soon after Public Hearing.

With regards to precedent images

- Mentioned a walking track and dog park at the last workshop but this was not shown in the images, why?
 - o Project Team: Not incorporated in the submitted package but certainly an idea we are exploring as we look to revise the application in response to all the feedback we’ve received.
- Regarding comments on the inclusion of a dog park: Good to consider that not everyone likes having their dog outside. It can be smelly if used a lot (lots of by-product).

POTTINGER BIRD

COMMUNITY RELATIONS

- With regard to sustainable and resilient wilding: when not maintained, it can deteriorate. Don't think we have enough space in this location for a truly wild area. Perhaps a vertical space could be a better take on it?
- Regarding weather coverings: sails from elevated structures that can be changed or removed would be better than hardscaping structures as these are permanent and don't allow as much flexibility. General comment that there seems to be a lot of stuff being crammed in to cover everyone's ideas – maybe not the best approach.

With regards to the landscape plan

The project team walked through changes that are being considered already as a result of feedback (while drawing on the landscape plan).

- With regard to the commercial retail units (CRU), small merchant spaces would be great. Wouldn't want to see one tenant take up one big chunk of the CRU space. Smaller tenants bring
- Project Team: Agreed. We want to create nodes around the food and beverage, arts etc. – aligning the plaza and then family service on the edges.
- Is the CRU a single floor?
 - o Project Team: We have added a second level of commercial space to complement the ground level commercial. Tiered approaches, matching the podiums across. Trying to keep the living room as open and active as possible so as not surrounded by podiums.
- Then would it allow for two story merchants (i.e. bookstore who wants to have two levels / mezzanines etc.)?
 - o Project Team: Yes, provides flexibility & allows CRU's to change and evolve with the community over time. Tenant mix is a big consideration in making it all work. Beedie is excited to progress this.
- With regard to the second floor amenity space. How many residents are expected in full project?
 - o Project Team: There are 972 total units, so we are generally looking at ~1400-1500 new people.
- With regard to the shared workspace ideas – "Fountain Head Network Co Working space could be a great group to connect with to find out more about their model for shared workspace. This is a group already working in the community so could share information regarding use and demand.
- Could have it run as a membership based – creating an actual commercial space.
- Will the project include something like a library for students to study?
 - o Project Team: That would be the co-working space in the amenity offering.

POTTINGER BIRD

COMMUNITY RELATIONS

- Very excited about wild landscaping. When I think of natural wilding, I also think interactive. Look at nature vs. being in nature = the meaningful aspects will be from actually being in nature.
- Tried that with another park in Port Moody and cautioned that it can get out of control.
 - o Project Team: Need to look at the whole master plan area as a whole because not everything needs to be delivered or makes sense to be delivered on Beedie's site. Parceling of the sites, allows them to have a different character.
 - o Project Team: City wants to shut down Spring from Electronic. This leaves potential for a great pocket/urban park. Could create another opportunity for more natural parks.
- How are you defining passive play?
 - o Project Team: we would likely be calling it informal/integrated play. Water feature and other features we have in mind aren't necessarily prescriptive play.
- Play structures always have a place, but balancing it out with flexible spaces (climb, run, sit etc.) are also really important. It lets people be creative which is something in our prescriptive world, we start to lose. Creates an important break from our urbanized world.
 - o Project Team: Yes, for example, seating areas don't just need to be seating areas. But also, caregivers are not always parents (could be grandparents) therefore they might need somewhere to sit in the shade. Trees are excellent for this as they provide shade when you want it and, in the winter, they provide warmth.
- Loves the lighting ideas, so important in the winter areas.
 - o Project Team: Working with a company called "Think L". The idea was to have lighting features on the orange beams. Opportunity to integrate lighting in space that can also be programmed (i.e. St Patrick's = green lighting etc.). We agree that there is an appropriate sort of lighting for different days of the week, events etc. (while preventing light pollution) so the lighting will be customized for certain events, milestones etc.
- Are you going to have projection opportunities? Could use the side of a building.
 - o Project Team: Part of the adjustments to the plan is opening up the living room space which would allow projections on the floor. 100% something we want to integrate, but not sure where it will be integrated yet.
- How far away is the riparian area and the dog area?
 - o Project Team: Other side of the lane, quite a distance. Absolutely the riparian area needs to be protected. From an access perspective, the connecting lane is a necessary route for traffic to exit the area.
- Is the water park being removed?
 - o Project Team: The waterpark would have flexibility to turn it off and it's just a plaza.

POTTINGER BIRD

COMMUNITY RELATIONS

- Inlet United have a labyrinth pattern to encourage people to walk around the pattern. Kids will also use it as well as hopscotch.
- Has the walking track idea been discounted?
 - o Project Team: No, not at all. Still an idea that's been considered/worked on.
- Should include lighting and water stations then. People who don't want to walk down to Rocky Point Park, then they can walk on the site. Adding benchmarking so ppl know how far they've walked.
- People in the community often say look at the towers at Brentwood etc. Suggests there will be big traction when we come forward with detailed designed building. Something really interesting and interest would help ensure people can understand this will be different to Brentwood.
- Agree. Buildings should be part of the art! Like how Westport has incorporated vines down the building.
 - o Project Team: A big thing that will help deliver this is space between buildings – which is what we are already considering here.
- When coming out to the public, avoid images of a glass wall. Doesn't help the story because people don't necessarily understand that it's not how the project will look. Then the whole conversation becomes about the big block etc.
- Likes the conversation that's happening. A lot of focus needs to be on things that talk about building a community that can be self-sufficient. Important that the people who live in the units have a place to walk their dog, get groceries, and go outdoors (they don't need to go to Rocky Point Park or drive their car) Should highlight this more in our conversations.
- Applies for multi-generational groups too (everyone wants to walk somewhere for a variety of reasons – builds community feel).
- Will there be elevators large enough to move your couch in?
 - o Project Team: Yes, moving elevators also for deliveries etc. Loading areas for parking as well.
- Clarification sought on the proposed housing tenure.
 - o Project Team: Explanation of housing offering across both sites (+ quick overview of PCI and Moti sites).
- When is the transition house construction happening?
 - o Project Team: Phase one.
- Who have you been working with to get info on transition housing?
 - o Project Team: We are working with YWCA now in Coquitlam and talking with local operators as well.
- We do have the Tri Cities Transition House as well for information.

POTTINGER BIRD

COMMUNITY RELATIONS

- Has Beedie thought about what might happen on the rooftops? (i.e. observation area etc.)
 - o Project Team: We haven't looked at amenity space up there yet. Would likely be mostly mechanical.
- Reiterates the importance of designing a space that will keep people here. Make it as self-contained as we can.

Photos from Workshop #2



Next Steps:

- The project team shared their appreciation for the feedback received and their excitement to take the proposal to the next level.
- Members of the group shared their overall support for the direction of the plan and appreciated the opportunity to provide feedback.
- The project team shared that they will be working to refine the plan and resubmit with the City in mid-April.

END

Appendix E

RE: EXPRESSION OF INTEREST FOR 1-2 REPRESENTATIVES TO PARTICIPATE IN OUR PUBLIC REALM COMMUNITY WORKSHOPS

Dear NAME,

As you may know, Beedie Living has submitted a rezoning and Official Community Plan (OCP) amendment application to redevelop the properties at 2806 Spring Street, 3060-3092 Spring Street and 80-85 Electronic Avenue (near Moody Centre Station) into a mixed-use market and below market residential package. The application is a continuation of nearly four years of public process on the overall Moody Centre TOD Masterplan and input received from the community through various engagement forums and meetings.

As part of the application, Beedie has proposed 26,264 square-feet of outdoor community courtyard space, to be known as the "Living Room". The "Living Room" community courtyard concept is envisioned to be a place where the public (including residents) can gather to relax, play, eat and intends to provide flexibility for community event planning.

To help evolve Beedie's preliminary ideas for the space and better meet current community priorities, we will be hosting a series of invitational Community Workshops (2) to facilitate a discussion with local residents and stakeholders to gain local insights and early feedback, which will inform a refined public realm plan.

As an important voice in the community, we would like to invite 1-2 representatives from Moody Elementary Parent Advisory Committee to join the discussion.

Please consider the following information and let us know by **January 15, 2023**, if you'd like to participate.

Objective: <i>To identify findings to assist in developing strategies that will activate the plaza space in a meaningful and lasting way.</i>	
MEETING ONE	MEETING TWO
<ul style="list-style-type: none"> • When: February 1, 2024 (4:30pm start) • Time Commitment: 90 minutes. • Location: Port Moody Arts Centre (tbc) • Participants: 8-10 local Port Moody representatives. • Focus: <ul style="list-style-type: none"> ○ Welcome + Project Overview ○ Discussion of ideas (i.e. landscaping, public art, potential programming, wayfinding & inclusion, diversity, equity, and accessibility. 	<ul style="list-style-type: none"> • When: Early March 2024 (4:30pm start) • Time Commitment: 90 minutes. • Location: Port Moody Arts Centre (tbc) • Participants: 8-10 local Port Moody representatives. • Focus: <ul style="list-style-type: none"> ○ Review of feedback from workshops and Community Open House ○ Reflection and discussion on findings, incorporating ideas, potential programming and evolving community needs/ priorities.
<i>Meeting minutes to be circulated after each meeting.</i>	

Should your organization be interested in participating, please email Zoe Boal at zoe@pottingerbird.com who will be in touch further to coordinate the workshops.

We appreciate your interest and participation in helping to make this project the best it can be!

Sincerely,
Virginia Bird

Community Relations
On behalf of Beedie Living

Appendix F

POTTINGER BIRD

COMMUNITY RELATIONS

Community Open House Summary Report

**2806 Spring Street, 3060-3092 Spring Street & 80-85 Electronic Avenue,
and a portion of the Electronic Avenue road right-of-way**

Beedie Living

Report Version Date: February 15, 2024

Executive Summary

Beedie Living (“Beedie”) has submitted a rezoning application to the City of Port Moody (“City”) that includes an amendment to the Official Community Plan (OCP). The proposal aims to re-define Beedie’s two transit-oriented properties at 2806 Spring Street, 3060-3092 Spring Street & 80-85 Electronic Avenue, through the creation of a mixed-use development combining market and non-market housing with new employment spaces, alongside substantial enhancements to the public realm including the establishment of a community plaza.

At 3060-3092 Spring Street & 80-85 Electronic Avenue, the project includes three towers at 32, 34, and 38 storeys and houses 972 strata homes. At 2806 Spring Street, the project envisions 40 non-market rental homes rented through BC Housing’s Women’s Transition Housing Fund.

The proposal has been informed by over five years of extensive community engagement and collaborative work with City staff, local property owners, residents, the Province, TransLink, local businesses and community organizations.

In preparation of their Rezoning and OCP Amendment submission, Beedie launched a project website that shared information with the community about the proposal. Following the launch of the website, Beedie sent an email to all those who signed up for updates on the Moody Centre TOD Master Planning Group (471 recipients) inviting those interested to sign up to receive updates or unsubscribe.

Beedie hosted a Community Open House on Tuesday, February 13, 2024, to introduce the redevelopment concept, receive feedback, and answer questions from the community. The Open House was guided by City requirements in terms of notification, online presence, open house layout and project information presented. Members of the community were invited to provide comments on the proposal in-person at the Old Mill Boathouse, 2715 Esplanade Avenue, Port Moody.

57 members of the community attended the in-person Open House with 18 hard copy comment cards received.

Below provides a more in-depth summary of the Open House and the feedback received.

ENGAGEMENT DETAILS

Project Website

Beedie launched a project website on December 15, 2023, which provided an overview of the application, detailed plans, and contact information for the team. Following the confirmation of the Open House event details, a pop-up was added to the website detailing the date, time, and location of the consultation.

[Appendix A](#) provides a full overview of the website pages.

Notification

Canada Post Mail Notification

An official notification postcard with details of the Open House was mailed via Canada Post on January 22, 2024, to land in mailboxes two-weeks prior to the Open House event. The notification was mailed to all properties within a 140m radius with mailing addresses confirmed and provided by the City. It is noted that this list included a total of 1760 addresses.

[Appendix B](#) provides a copy of the notification flyer mailed to the community, the mailing addresses provided by the City, and receipt of mailing from Canada Post.

Email to Mailing List

On February 6, 2024, an email was sent to the existing mailing list and all who had signed up through our website detailing the Open House date, time, and location.

[Appendix C](#) provides a copy of the email sent to the mailing list.

Newspaper Notification

In addition to the Canada Post notification, a running online newspaper ad was published by the Tri City News advertising the Open House. The notification was geotargeted to Port Moody residents and ran from January 26 – February 13, 2024 (2 weeks).

[Appendix D](#) provides a copy of the newspaper publications.

Comment Card

At the in-person Open House, attendees were provided with a physical comment card to share their views of the proposal. A total of 18 comment cards were submitted at this event. Details of the comments received are below.

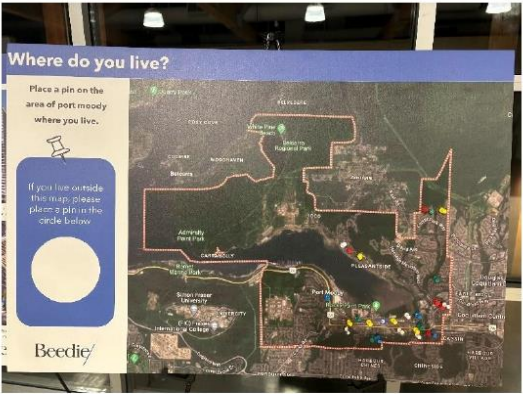
[Appendix E](#) provides a copy of the comment form.

In-Person Open House Format

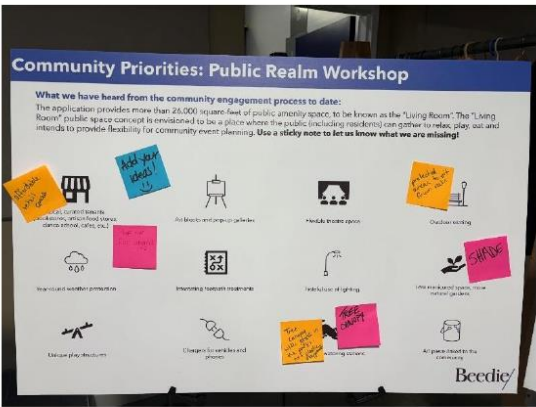
On February 13, 2024, an in-person Open House was hosted between 5:00pm and 7:00pm onsite at the Old Mill Boathouse, 2715 Esplanade Avenue, Port Moody.

The Open House displayed 26 passive project boards and the applicant team was present to answer questions. No formal presentation was made. **Appendix F** provides a copy of the project boards displayed. Six (6) of the boards were interactive in nature, as detailed below.

One (1) board asked participants to place a pin where they live in Port Moody. The image below shares the results.



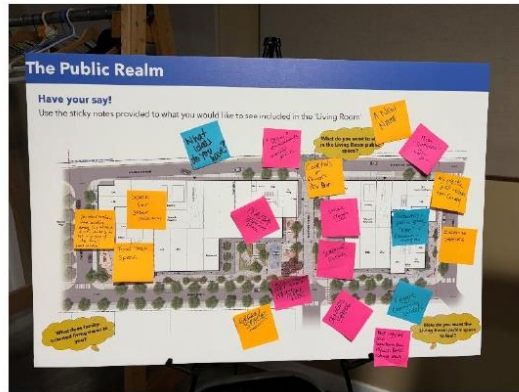
One (1) board reported on the feedback from the Public Realm Workshop hosted by Beedie on February 1, 2024, and asked the public to add their ideas and indicate what was missing. The image below shares the results.



Transcription of image

- Affordable retail spaces
- Pop up for charities
- Protected areas to site from rain
- Shade
- Tree canopy
- Tree canopy with grass in the parks not plastic playgrounds

One (1) board shared an image of the site plan and requested participants share their ideas for the Living Room. The image below shares the results.



Transcription of image

- You need to show the loading zones (e.g. For move in-out) which is in use ~10-20% of the time! (and delivery)
- Food Truck Space
- Space for street musicians
- Piazza gathering space
- "open" restaurants – outdoor patios
- All ages play area (think older kids)
- Green Space
- Cocktails + Dreams Patio Bar
- A new name
- Small stages
- Seasonal events
- Seniors spaces
- Think shipyards in North Van
- No plastic just nature trees canopy
- Restaurants + public space "vibe" (Suterbrook is missing this)
- Veggie community gardens
- Not ugly art deco...something that reflects PoMo's natural beauty
- Exercise stations

Three (3) boards shared concept images of potential features in the "Living Room" and asked participants to indicate which resonated with them. The images below shares the results.





Hard copy comment forms were available for participants to privately record their feedback on the proposal.

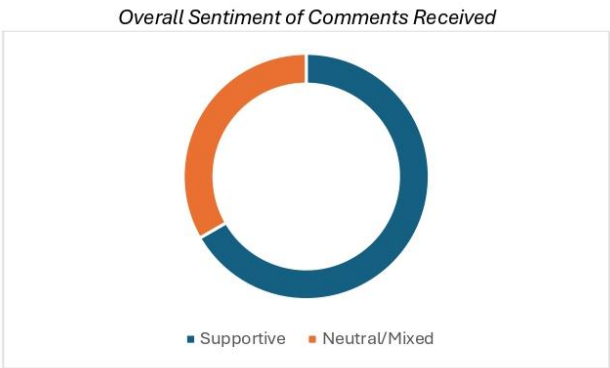
57 people attended the in-person Open House (54 who registered on the sign in sheet and 3 who did not). A scanned copy of the sign-in sheet is available in [Appendix G](#).



Above: Photos from the Open House hosted on February 13, 2024

Feedback Received

18 comments were submitted during the official comment period. Of the 18 comment cards received, we have determined that 6 shared neutral comments on the proposal, and 12 provided supportive comments on the proposal.

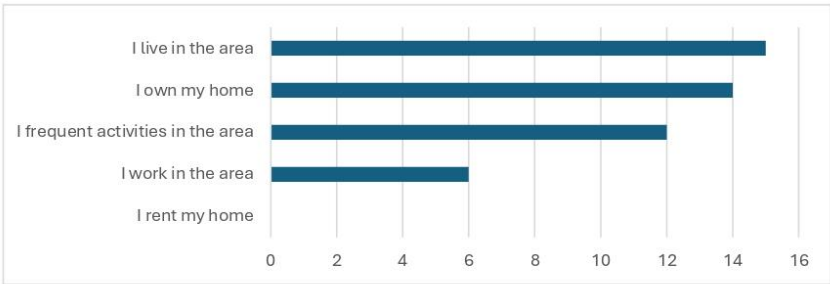


Appendix H provides a copy of all comments received.

The quantitative data from the comment forms received during the official public input period are outlined below.

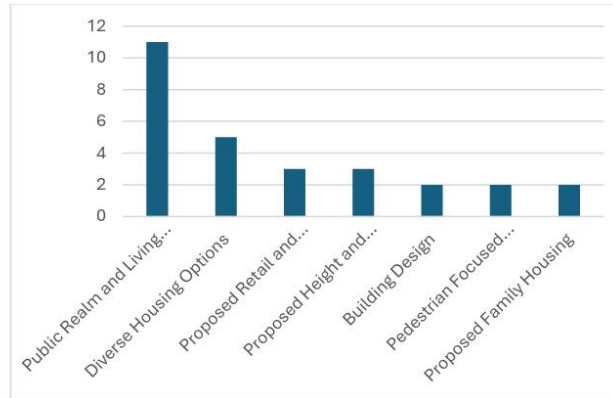
Q1. Tell us a little about yourself. Do you: *(respondents were able to choose multiple answers)*

- **15 respondents indicated:** I live in the area
- **14 respondents indicated:** I own my home
- **12 respondents indicated:** I frequent activities in the area
- **6 respondents indicated:** I work in the area
- **0 respondents indicated:** I rent my home



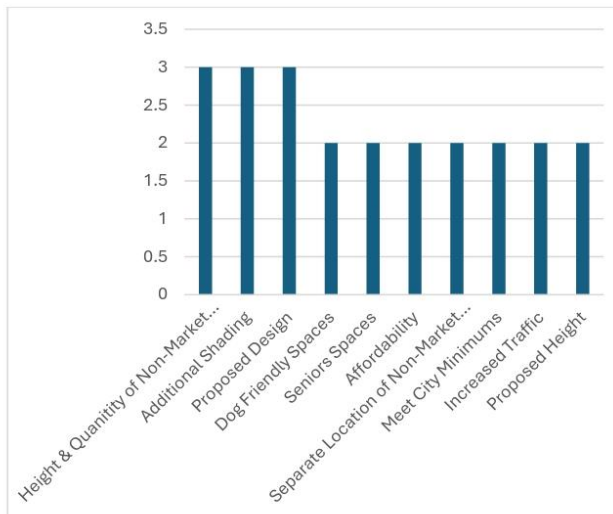
Q2. Are there elements of the proposed plan that you like? If so, what are they? (when raised by 2 or more respondents)

- **11 respondents indicated:** the public realm and Living Room
- **5 respondents indicated:** diverse housing options
- **3 respondents indicated:** the proposed retail and commercial space
- **3 respondents indicated:** the proposed height and density
- **2 respondents indicated:** the building design
- **2 respondents indicated:** a pedestrian focused Spring Street
- **2 respondents indicated:** the proposed ratio of family housing



Q3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved? (when raised by 2 or more respondents)

- **3 respondents indicated:** the proposed height and quantity of non-market housing too small
- **3 respondents indicated:** the need for additional shading
- **3 respondents indicated:** the proposed building design
- **2 respondents indicated:** the need for dog friendly spaces
- **2 respondents indicated:** the need for seniors spaces
- **2 respondents indicated:** the affordability
- **2 respondents indicated:** the separate location of the non-market housing
- **2 respondents indicated:** the need to meet City minimum requirements (for ex. 3 bedroom units)
- **2 respondents indicated:** concern for increased traffic
- **2 respondents indicated:** the proposed height is too tall

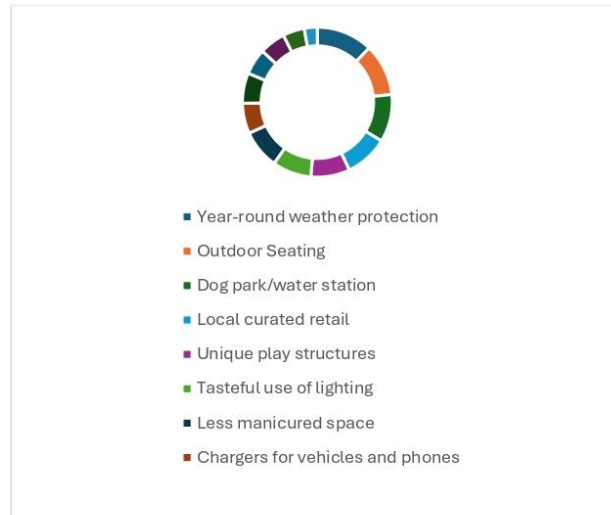


Q4. Do you have any other comments to share with us?

Please see [Appendix H](#) for further details

Q5. This application provides more than 26,000 sq.ft of public amenity space, “The Living Room”. Which of the following ideas resonate with you as potential features of this public space? Check all that apply.

- **13 respondents chose:** Year-round weather protection
- **12 respondents chose:** Outdoor seating
- **11 respondents chose:** Dog park/watering station
- **10 respondents chose:** Local, curated retail
- **9 respondents chose:** Unique play structures
- **9 respondents chose:** Tasteful use of lighting
- **9 respondents chose:** Less manicured space, more natural gardens
- **7 respondents chose:** Chargers for vehicles and phones
- **7 respondents chose:** Interesting footpath treatments
- **6 respondents chose:** Art piece linked to the community
- **6 respondents chose:** Flexible theatre space
- **5 respondents chose:** Art blocks and pop-up galleries
- **3 respondents chose:** Other
(*suggestions: outdoor cocktail bar, shade, freeze free/refillable water station*)



END