

2331–2335 St. Johns St. Development Application

UPDATE 1: Public input received on Engage Port Moody from August 8, 2023 to June 26, 2024

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

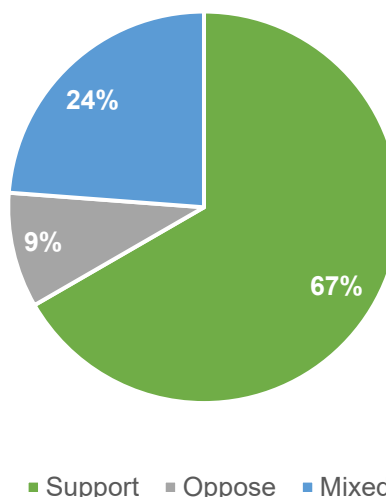
Engagement highlights

Highlights of project engagement to date:

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

What is your overall feedback on this development application?

	Support	Oppose	Mixed
From launch until second reading: Aug 8, 2023 to June 26, 2024	14	2	5



Comments 1 through 13 were included in the first public engagement summary shared with Council at early input

Comments

1. Fully support this development
2. Looks Great and a retail food store is needed for this area.
3. This proposal should be approved as is. It meets the long term vision of OCP and suspect the new OCP will have higher density/storeys on St. John's street. The City should consider changing St. Andrews street to one way westbound direction. This would discourage the rat runners that use it when traffic is backed up on St. John's and encourage residents of this development to use future light at elgin. This section of St. Andrew is currently very dangerous for two way traffic due to blind hill and parked cars.
4. Overall I am in favour of this development application. There are a few things I would like to point out:

1) How has the developer and/or the city evaluated how this may impact the traffic flow along St. Andrews Street, in particular from Kyle Street? The street goes through a parking lot for the PoMo Arts Center/Kyle Center and increased traffic will make this area unsafe. Even with the current traffic volume, it can be a bit sketchy walking from the parking lot to the Arts Center. Albeit, this is only during certain times of the day (such as when a class or camp is about to begin or end) it increases the risk for patrons.

2) Accessibility concerns

a) The report shows that there will be 2 disability stalls for the residential building and 1 disability stall for the retail space. Is this enough? With an aging community, there will be more individuals with the needs for disability stalls. Will you be able to add more after the fact? How will this be addressed?

b) The concept drawings of the building from St. Johns' street looks amazing. I understand that there will be stairs so that people can access the store from the street level. Will there be a slope for those with mobility issues or with strollers? Or are these individuals expected to get into the store from the parking lot from which there is direct store access (I understand that it is easy to access the parking lot from the store with a shopping buggy so I am assuming it is accessible). If there is no slope, and individuals with mobility scooters/wheelchairs/strollers are supposed to use the parking lot entrance, is this area going to get busy or congested with shoppers and cars? Will it be safe for them? It just doesn't seem as convenient for them and thus seems like they are an after thought rather being completely inclusive and barrier free for them.

Thank you for taking the time to read this.

5. Love the idea of Bosa moving in and a few cafes what I don't want to see are Canibus stores nor SRO housing I am ok with this provided the structures are not higher than six stories i worry with all this development mountain views will be gone

To add has anyone considered things like an already too busy hospital? With all this development happening with this new council have you considered the fact we already have hospital doctor shortages ?

6. ABSOLUTELY NO WAY SHOULD THIS GO FORWARD, WE ARE EXPLODING AT THE SEAMS AS IT IS. FIX THE INFRASTRUCTURE FIRST!
7. This proposal is exactly the kind of development needed in downtown Port Moody. It addresses the housing shortage in the region by building homes. Moreover, it is walking distance from Moody Centre Station, and adds more retail to the area, allowing people to live car-free or car-light, which is an essential response to the current climate emergency. Including bicycle parking in the proposal is a nice feature.
8. Good addition to this neighbourhood as it needs a grocery store in vicinity. Also like the rental apartments aspect of this development.
9. This area desperately needs a greengrocer, not another boutique drygoods shop that will compete with local european and latin markets. There are many people in this area who need to drive to buy fresh fruit and vegetables, and the inclusion of a greengrocer would make a big positive impact on the area's status as a "fresh food desert".
10. Have you done the math? It already takes 45 minutes to get across from the barnet to the fire station in traffic jams every single day.

Most people drive to work, and hoping people might one day take the train is ridiculous. They all drive to get groceries and other activities. The traffic is already insane.

Please don't make us have to move out of Port Moody because the traffic is worse here than in Toronto.
11. I love the plan and I think it will make Port Moody more lively and attractive.
12. This area is on a busy road near the Skytrain and higher density makes sense here. I would rather higher density here than on the shireline
13. Very much need the grocery store - dislike the cinder block style - slender towers better

Comments 14 through 21 have been received since the first public engagement summary was shared with Council at early input

14. I think this is a great idea commercial space for example grocery / food store etc in this building. Port Moody is down to one real grocery store Thrifty's Very disappointed IGA has moved out
15. This looks great. Appropriately sized in the neighbourhood with a much needed ammenity.
16. I think it is an excellent application.

The use is perfect - retail on ground floor and apartments above.

Architecture is nice. Symmetry and balance is appreciated, will improve the streetscape a lot.

Well done!

17. Great to have a grocery store in an area where there has not been previously and greatly needs...however...we do NOT need a specialty shop....We need a proper grocery store where people can WALK to for all grocery needs.
18. I do not think this proposal meets the goals for affordable housing. I like the building design and the mixed-use with commercial on the bottom. However, there are no below-market units included in this building. That is not appropriate and does not fit with what the community needs. Also, the proposed 400 sq ft studios are inappropriately small, that is not a real living space. They have tried to cram too many units into the building.
19. Looks good! Big fan of mixed use development. We need more affordable / non-market housing, though. Also the parking space is excessive.
20. I think that this proposal adds value to the community because it provides access to groceries for people in this area of St. Johns. I also think that it enriches the cultural community by having an ethnic grocery store that focuses on real, fresh foods and not junk food. I like the look or the building. More parking would be my only tweak to this proposal.
21. The area/community desperately needs a grocery store.