

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

**UPDATE 1:** Public input received on Engage Port Moody from September 1, 2023 to September 15, 2024

*This encompasses the period from the day the project launched on engage.portmoody.ca to the day the report was pulled for Council for first and second 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

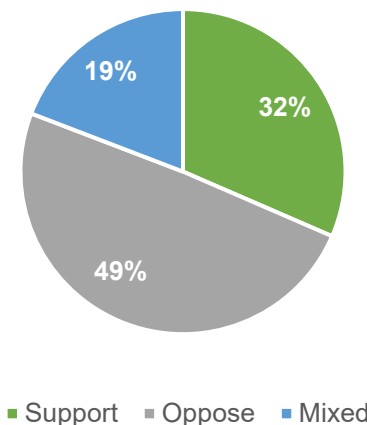
Highlights of project engagement to date:

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

## What is your overall feedback on this development application?

	Support	Oppose	Mixed
<b>From launch until report to Council for first/second reading: Sep 1, 2023 to Sep 15, 2024</b>	<b>23</b>	<b>36</b>	<b>14</b>

Total feedback



## Comments

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### Comments 1 through 19 were included in the first public engagement summary shared with Council at early input

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

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

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

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

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

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

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

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

9. Keep our community small.

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

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

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

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

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

Thanks for listening!

11. 26 storeys is high enough. I oppose 39 storeys. Another grocery store is a great idea - Whole Foods in particular would be a fantastic addition to Port Moody. Existing larger parking lot at Moody Centre should remain (unsure if this development application affects this parking lot).

12. If it brings a grocery store and additional parkspace, I will be very happy. The current "stroad" feeling of St Johns may be improved if these buildings tastefully add density and additional parkspace, even if it's just pocket parks.

13. Fantastic proposal. Really happy and excited to see this move forward. At this location, I am very supportive and really want to see the improvements for pedestrians including the transit place and overpass walkway to Murray st.

14. Too tall. Destroys what is the beauty of Port Moody.

15. Great

16. 39 stories?! Have you done the math? It already takes 45 minutes to get across from the barnet to the fire station in traffic jams every single day.

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

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

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

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

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

19. Scale back to the 26 stories - ugly out of place heights.

**Comments 20 through 73 have been received since the first public engagement summary was shared with Council at the November 21, 2023 meeting**

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20. 39 storeys is way too high. What is the point of an OCP if an amendment to the OCP is required seemingly for each new development? This development should not proceed until the guiding document (the new OCP) is completed.

21. Do not give permits for any towers at all, leave Port Moody the way it is please.

22. This is the right location for this sort of development. Market and below-market rentals are greatly needed. Port Moody will benefit from a grocery store and additional retail at this location, and from the pedestrian overpass to access Murray Street and Rocky Point from the south side.

23. I am writing to express my strong support for the development application #ORD00007, particularly the proposed pedestrian overpass from the Moody Centre SkyTrain Station to Murray Street. The overpass, with dedicated walking and biking lanes, is crucial for enhancing pedestrian connectivity and promoting active transportation. Unlike the opinion of some, the overpass is not redundant despite another being 400 meters away; the extra distance is a significant inconvenience, especially in adverse weather conditions, and deters the use of active transportation options.

The synergy between increased density and enhanced pedestrian connectivity around the Moody Centre Transit Station is vital. With ongoing residential developments along Murray and the concentration of social, tourist, and sporting venues across the tracks, a direct and user-friendly route is imperative. The proposed overpass will serve as a crucial link between residential, commercial, and social hubs, fostering a vibrant community, and supporting local businesses by drawing in more foot traffic.

24. I love love love the overpass aspect.

I saw in an newspaper article someone on council or the planning committee suggested not having the overpass because there is one 'only 400 meters away' (said like a true car owner), but that adds a kilometer of additional walking to your journey just to get to the same point on the other side of the tracks from the station. All with zero sun or rain protection. Then repeat that again for your return trip.

To remove the overpass as has been suggested to funnel the 16 million somewhere else is ridiculous. We are a town cut in half by a train track, and pedestrians have few options to get from the north side to the south side of town in a hurry.

Pushing away from pedestrian connectivity around a station is like trying to lean away from increased density around the station. The two should be hand in hand.

With the additional housing and density being built along Murray and a lot of the towns social, tourist and the new sports field being across the tracks, it makes sense to more directly connect it rather than walk 10 minutes in the wrong direction only to double back.

As for the design of the buildings, could be more inspired. Seem pretty basic, but the lower levels and plaza could be cool, and the extra options for shops and eateries.

25. These towers are way too tall for Port Moody. I don't care what amenities this density would provide, I could never support this tower height in our city. Please bring the tower height back down to Port Moody's 26-storey, maximum standard.
26. I strongly oppose 39-storey buildings in Port Moody, and hope that the city will stick to development plans for lower density and lower tower height - the vast majority of Port Moody residents have expressed this time and time again.
27. Before considering construction, traffic ways need to be improved to support the people that is moving in
28. Concerns with congestion in the area which is already really bad during rush hour. Grocery store would be a great addition, and overpass to Murray street is a must!
29. 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.

In support of the grocery store and other public retail and amenities.

30. DO not do this. Keep all of the area to be low rise, max 8-10 stories. This is a ridiculous plan that will haunt Port Moody and all the traffic that will come with it. Please, do not allow for such tragedy take place.
31. 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 39 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.

32. While it is good that this application has some below market rental, will provide a grocery store and other amenities, I still strongly oppose the project. 39 storey buildings have no place in Moody centre, let alone Port Moody as a whole. They will make the city feel claustrophobic, and dark. Not to mention, the traffic on St. Johns during rush hour is horrendous and I don't see this addition of residents improving the situation. I hear the argument "A grocery store will never be built if we don't develop Moody Centre". I believe this is untrue. All we really need is a produce store, and somewhere residents can buy bread, eggs, butter. The population of Moody centre is large enough already to support a small food store. We have countless yoga studios, coffee shops, dentists, beauty parlours, and I don't see why a small food store would not be successful. I believe that 4-6 storey residential/commercial buildings are much more suitable for this area, with maximum 8 storeys. A large priority for the city should also be to have more green space and trees in its centre.
33. If you thought traffic on St. John's was bad before - it's going to be outrageous with towers this large. While I applaud more rentals, as owning a home is out of reach for about half of the working public, of the 857 units, even if only half of those drive to work, that's an additional 400 plus vehicles twice daily PER building. Putting rentals right beside a transit line I understand, but this also puts people immediately beside a rail line that is loud. I note that it's rentals, and not for sale properties going immediately beside a rail line. Feels a bit like the renters don't matter as much.
34. This project looks solid. We desperately need more rental housing, and having a small number of affordable rental housing mixed in is a plus.

The area really needs an affordable grocery store. A short train ride away, there is a Safeway and a Thrifty Foods, but those are quite pricy. Would love to see a No Frills.

35. In many ways the development is a great fit. It adds a pedestrian link to the park. It also adds a grocery store that will be needed.

I think that the height of the buildings is out of line with Port Moody and will crowd the area. It should not exceed 26 stories.

36. The government only calls for 20 storeys in this area so let's NOT go over that. Traffic is crazy enough in Port Moody.
37. Do not do this. I strongly oppose this development. I acknowledge we need to densify and the need for rental suites, however this is not a good option. We should be looking at 6-8 story timber builds, not these massive sky scrappers. Look at the North Shore, there is no tall sky scrappers like this in Lower Lonsdale. We aren't Burnaby, New West, Vancouver. This is a smaller community who is welcoming, however not 8+ story sky scrapers right beside a beautiful inlet. This is to put money in councils / developer pockets. Do the right thing for tax payers / people who actually love the community.
38. 39 storeys is almost double the government's mandate of 20 storeys, complete overkill and detrimental to what little sunlight we receive with its excessive overshadowing. This will make the current traffic congestion in the area even worse. How about building a couple of 20 storey office towers instead to help strengthen our tax base? This location would allow people from all over Metro Van to easily transit to Port Moody for work, strengthening our local economy. The lower heights would also help us retain sunlight along Murray St and in Rocky Point Park.

39. This application saddens me as it is simply too much for our beautiful city.

40. Too high, too dense. FAR ridiculous.

75% studio or one-bed is ridiculous, not what is most needed. But rental units - good.

Below market % not good enough.

Day-lit creek, pedestrian bridge should not enable less cash to city. Seems strange for creek daylighting to be of much real value when it stops for train tracks and other land in the way before the inlet.

Might appreciate this more if scaled back by 50%.

How can the city use this new TOD framework that has never gone to the public for comment, but was produced by consultants after talking with TOD applicants? How can there even be a TOD framework before OCP is completed?

Too much for a small city. Greedy.

41. Looks great and is a sensible area to add density to existing plans to meet housing needs for the region
42. Looks good, build it!
43. This proposal is totally out of scale for the community.
44. I welcome this development. It will bring much needed rental homes to Port Moody. The thing I am excited for most would be a massive grocery store! I would be able to walk and get groceries, something I've been wanting for a long time.

45. Looks great! More daycare space would be nice. Love the pedestrian overpass.
46. 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.
47. Absolutely disgusted with the way Port Moody is going.

To many towers going to tall!!!

48. This is a wonderful development for the area. More housing and amenities are needed close to transit.
49. I strongly support all development in the Moody Centre TOD area.

Pros of this application: I appreciate the redesign of the transit plaza area, the inclusion of a grocery store / community retail space, and the new pedestrian overpass. These are things that our community is sorely in need of, and I feel that the additional height of the towers is a worthwhile trade-off for these amenities (if a tower is going in, I don't personally feel it makes a difference whether it is 20 stories or 40 stories - so I would prefer that Council and Staff err on the side of allowing additional height in exchange for community benefits). I support the reduction of parking spaces to ensure that parking is underground.

Cons of this application: I wish the design of the towers better reflected the environment. Port Moody is a beautiful city surrounded by nature, but the design of the towers and the plaza area are missing a connection to these elements and feel very generic. I would like to see the City encourage the developer to provide more ""connections to place"" in the aesthetic design aspect of their proposal (wood tones, greenery, ocean blues...). I would also like to see the City request that more of the single-bed units be replaced with three-bedroom units, addressing the need for ""missing middle"" housing.

50. Totally 100% against this development!!!!

What are you doing to this city?

51. I think yes we absolutely need more housing and this is the perfect area for new builds. However, I do worry if these higher towers will block the sun for Rocky Point Park. If this has been taken into consideration and the sun will never be blocked (important in ALL seasons) then the new height seems fine to me. Also there should be ZERO industrial in these new builds. We need COMMUNITY facilities; daycares, shops, grocery stores, coffeeshops, restaurants etc.
52. 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.
53. Too tall! Max 25 stories
54. No to the towers!
55. We have too much congestion NOW in feb 2024. We cannot get our kids to the rec centre from college park for 5pm practices without leaving 40min ahead of time to go less than 8km! We don't book docitr's appointments or haircuts or a ything between 3-6 pm becuase st john is clogged and so



is clarke st. Stop this insanity by adding more housing that brings more bodies and more cars without traffic considerations and real solutions. The quality of life in port moody is declining over traffic!

56. As a member of the port moody community Facebook page [omitted] and respond with my feedback about this development.

It was very clear from [omitted] was intentionally supporting and attempting to influence negative support AGAINST this development by misrepresenting facts and attempting to misrepresent what [omitted] believes is the "majority's" opinion.

Development around a transit area like port moody is needed. Development that is centered and based near our skytrains and main transit routes.

We have hundreds of square kilometers of park lands that will likely never be touched. We have never even entertained the idea of densification of the Mc-mansion portions of port moody (pleasantside).

EVERY community needs to grow with time. The majority of current council seems in support of growth where it makes sense to grow. [Omitted] seems to actively oppose ALL growth!

[Omitted]

57. Too high!! It does not fit with the area! Everything is overcrowded. Build infrastructure to address the current needs.

58. This development is a NIGHTMARE for Port Moody residents.

This development is being fostered upon us by council members who are working for the developers. This development will not provide low cost housing, will not provide anything creditable back to the community like a new ice rink or indoor swimming pool. This will jack our taxes up exponentially bringing city services to the site. This site will make Port Moody look like Metrotown, a sea of "ice cube tray" condo towers. It will increase traffic to GRID LOCK EVERY DAY. AND HOW IDLING CARS HELPS THE ENVIRONMENT YOU ARE NUTS. And thinking people will ride the drug addicted and criminal mess of public transportation instead of using cars, you are total idiots. It pours rain 3/4 of the year in Port Moody, and seniors do not like it. This development will push our population to breaking point in terms of hospitals, doctors, nurses, medical clinics, schools and teachers and the list goes on and on. We cannot provide for the existing residents!!!! Are you PEOPLE AWAKE DOWN THERE OR WHAT?

59. I am supportive of this direction for Moody Centre.

60. Difficult to evaluate this rental development without info about the rental rates. Only 5% at below market level. Would prefer 50% at below market level since rents are high in PM. Commercial development sounds good, we need more of that and a grocery store.

61. I like that this development is attached to/adjacent to the skytrain station and includes a grocery store which is very much needed in the area. The density being so close to transit in my mind will be more likely appeal to people who plan to use transit as their primary source of transportation, and if this is true then this increased density might not further increase traffic negatively in the area which is problematic. The pedestrian overpass to Murray street is a very attractive component of their plan, as are increased commercial/retail spaces on the lower levels. I do think with a development of this size it would be ideal if part of the space was reserved for use by a childcare facility given the shortage we already have, if we are planning to increase density in that area. Can the development plan/zoning require an area to be used that way?

I do like that they have the creek on their plans, but don't see much in the way of other natural landscaping or significant efforts to make the development more "green". A huge factor in my relocating to port moody from Vancouver had to do with the amount of green space and the feeling that I was outside of the concrete jungle so the speak and closer to nature - I do not want that aspect of the city to become obsolete.

62. I believe that it's important to densify the area around Moody Skytrain Station. This has been a great failure in the past - the lack of density at Skytrain stations (a good case is 22nd Street Skytrain). I hope that these buildings put a greater importance in ensuring housing is AFFORDABLE. Affordable for young couples to purchase as a first home. If it's just another opportunity for investors to charge young couples extremely high rent, it won't solve any issues we're having.

In summary - I support the higher density, but would want to see more emphasis put on affordability of units.

63. There should be no towers anywhere exceeding 20 stories.

There is no infrastructure to support such massive growth, and regardless, total gridlock is inevitable. The only ones benefitting from such insanely dense developments are investors, realtors and of course developers and their cronies.

The mayor and counsel should listen to the majority of its citizens and not give in to the few loud voices of the ""Dense Developers Defenders (DDD) Group"

64. I think more housing is great as long as roads and infrastructure are built to support this many people and cars. No I don't think everyone will take public transport. A large part of the population rely on cars for their livelihood and family activities.
65. I fully support moving this project forward as quickly as possible. We desperately need the housing and especially the grocery store, and this area is ideally suited.
66. I support densification. The enduring myth, peddled by profiteering developers and plodding city councillors, is to think that that has to equal "condo towers."

These proposed monstrosities are hideous, generic, architecturally dead, dehumanizing blights on the landscape that should be send packing as the abominations they are. Absolute garbage.

67. I am really supportive of high density around transit and glad to see this happening in Port Moody. Also a big fan of the pedestrian overpass and the grocery store! I hope these kinds of developments can be delivered to meet demand and not get caught up in bureaucracy. My only other gripe is that a lot more affordable housing is needed than what is proposed - only 5% is quite disappointing.
68. I oppose this massive development. Traffic is bad enough, skytrains are packed with no place to sit, parks have no space to park a vehicle, community center programs are filled within minutes leaving residents empty handed; this is not helping with the quality of life of the average resident of Port Moody.
69. As a resident and also someone who works in Port moody more large towers are not a good fit. Congestion, lack of health care spaces to care for more residents, reduction in view and a poor feel to the community. A low rise project would be more suitable.
70. No towers around Moody Centre please. Allow for packing up the areas where towers already exist. PLEASE DON'T RUIN THE HERITAGE PORT MOODY NEIGHBOURHOOD around ROCKY POINT!

71. These buildings are too tall. They will decrease sunlight exposure and will dwarf our beautiful skyline. Tall building above 6 stories should not be allowed in the area of the inlet. Large buildings should stay in the Suterbrook area.

72. Fully support!

73. Great plan. However, does this mean less sunshine in the park?

Will we limit more buildings being built? As capacity of so many people will be taking the train will not make it challenging for everyone to take the train ? Does the train have the capacity? Maybe have few floors of office space? So more jobs in Port Moody.