



Public Information Meeting — Summary Report

Placemaker Communities: Mary Anne's Place (2400 Block Clarke St) Development Application

Event date	Wednesday, June 21, 2023
Time	4:30-7:00 pm
Location	PoMoArts (Port Moody Arts Centre)
Attendance	19 attendants
Comment forms	8 online comment forms submitted

Meeting purpose and overview

The purpose of the Public Information Meeting was to present development application materials for the development at 2400 Block Clarke St, Port Moody. The meeting was an opportunity for the community (largely Moody Centre residents and the general public) to:

- 1) Learn details about the new development and site;
- 2) Ask questions about the project; and,
- 3) Share input on the direction and design elements of the public realm (including the pedestrian mews space at Mary Anne's Place and the adjacent Queens Street Plaza).

The meeting was two and a half hours long and was held from 4:30-7:00 pm at the PoMoArts (Port Moody Arts Centre) at 2425 St John's in Port Moody. The meeting was held in a drop-in format for members of the public to learn about the project, share input on public realm, and ask questions of the project team and City of Port Moody staff.

The meeting was organized with 17 open house boards that shared a range of project details. A majority of the boards presented project information—from development principles guiding Placemaker, to the heritage significance of the project, as well as site context, building character, and architectural details.

Three of the boards shared direction on the public realm spaces (including the pedestrian mews and the Queens Street Plaza) and welcomed participants to share their input. These boards invited participants to indicate their priorities for high level direction on the theme of the two public spaces and on particular design elements that may be suitable for the sites.

The Public Information Meeting followed guidance laid out in the City of Port Moody's requirements for consultation, also referred to as community information meetings, as per Development Approval Procedures Bylaw 2012, No. 2918.

Attendance

Nineteen members of the public attended, a majority of whom identified themselves as neighbours of Mary Anne's Place and residents of the Moody Centre community. Zero members of the public chose to sign in. However, several participants verbally identified as local business owners directly impacted by the new development.

The following City staff and project team members were in attendance:

- Kevin Jones, City of Port Moody
- Hesam Deihimi, Placemaker Communities
- Rachel McCarthy, Placemaker Communities
- Sawra Dar Santos, Placemaker Communities
- Arash Askarian, Placemaker Communities
- Joey Stevens, GBL Architects
- Vivian Lim, GBL Architects
- Leah Karlberg, Happy Cities



Notification

Site sign

Site signage for the development application at Mary Anne’s Place was overseen by City of Port Moody senior planner, Kevin Jones, who is assigned to the file. This included two 48x72” signs installed on the site at 2400 Block Clarke St with sandbags.

Mail invitations

Mail invitations (approved by Kevin Jones) were distributed within ten days of the Public Information Meeting to every residence within 120 metres of the site at Mary Anne’s Place, as shown below.

Public Information Meeting

Placemaker Communities (Clarke) Limited Partnership has recently submitted an application with the City of Port Moody to develop a new mixed-use community named Mary Anne's Place. The proposed development is set to occupy the entire 2400 Block between Clarke and Spring Street, and between Kyle and Queen Street.

This exciting transit-oriented development will offer residents the convenience of being a 10 minute walk away from Moody Centre Skytrain Station.

Join us to learn more about the proposed development, meet the team, and share your valuable feedback.

When:
Wednesday, June 21
4:30 to 7:00 p.m.

Where:
Port Moody Arts Centre
2425 St. Johns Street

You're Invited!

Proposal Details

- Two, 6-storey, mixed-use residential and commercial buildings, separated by a vibrant pedestrian mews.
- Diverse housing with a total of 181 residential units: 98 strata apartments, 5 strata live-work units, 74 rental apartments, and 4 live-work rental units.
- Revitalization and relocation of the P.Burns heritage building at 2419 Clarke St. (currently home to Grit Studio) to the corner of Clarke St. and Queens St. Plaza, to increase its prominence and integrate this iconic building with the revitalized Queen St. Plaza.
- Over 24,000 sq. ft. of commercial space.

Contact:
For more information, or to request accommodations, please contact:
Rachel McCarthy
778.262.1610
rachel@placemakergroup.ca

Can't join? Provide your comments online:

PlacemakerCommunities.com/Mary-Anne

Social media posts

Eye-catching graphics were posted by Placemaker Communities to promote the Public Information Meeting via Facebook, LinkedIn, and Twitter. These graphics were subsequently shared by Hesam Deihimi on a Facebook group called "I Love Port Moody Page." The accompanying visuals can be seen below.

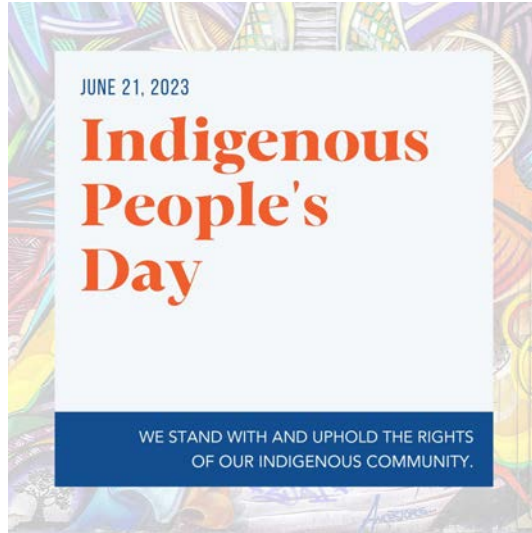
You're Invited! >>>

Public Information Meeting >>>

When:
Wednesday, June 21
4:30pm - 7:00pm

Where:
Port Moody Arts Centre
2425 St Johns Street
Port Moody

On the "I Love Port Moody" group post, six individuals liked the post and a comment was made about the meeting date coinciding with National Indigenous Day. We demonstrated our respect by acknowledging this day on social media and displaying a sign at the event (see below) accompanied by playing "Indigenous Now" radio.



Newspaper ads

Two newspaper ads were posted in Tri City News two weeks prior to the Public Information Meeting to promote the meeting. The ads, shown below in an excerpt from the newspaper, were issued on June 8th and 15th, 2023.

Public dialogue

Public Information Meeting

The majority of the feedback received about the project was generally inquisitive and/or supportive. A few questions and comments that indicated concern (mainly around local businesses impacted by upcoming construction).

The following themes were heard from public comments at the Public Information Meeting:

- General question on details of the proposal (unit size, workuse) included:
 - Residential unit size, type, and location
 - Potential uses and future businesses of retail space and live-work units
 - The relocation of the P. Burns heritage building
 - The new proposed loading space location
- General comments of support for the proposal included:
 - The revitalization and relocation of the P. Burns heritage building
 - The design and activation of the public realm (both the pedestrian mews and the Queens Street Plaza)
 - The potential for Queens Street Plaza revitalization and the community benefits associated
 - The revised design and choices in colour palette and stepping; integrating well with the old and new
 - Increase in commercial spaces and how it would revitalize the neighbourhood
- General comments of concern for the proposal included:
 - Loss of the heritage Boot Shop building
 - Impact on local businesses, such as Grit Studio cafe
 - Spring Street being bi-directional (a resident felt it would be better to have one-way access to improve pedestrian safety)

Public spaces

As per direction from City of Port Moody staff, Placemaker and Happy Cities also posed questions at the Public Information Meeting around the two public realm spaces:

- 1) Pedestrian mews within Mary Anne's Place
- 2) Queens Street Plaza

Attendees at the Public Information Meeting were encouraged to interact with three boards, answering questions around their priorities for high level direction as well as specific design features for these public spaces.

Public spaces: Concept direction

The two high level options that were presented include “commercial concept” and “celebration concept”. The “celebration concept” was characterized by colour, shapes, interaction, and playfulness. The “commercial concept” was characterized by seating, businesses, patio lights, and social connection.

Celebration concept

Do you think the celebration concept resonates more with the pedestrian mews, with the Queens Street Plaza, or both?

Resonates more with the pedestrian mews ●	Resonates more with the Queens Street Plaza	Resonates with both ● ● ● ●
--	---	--------------------------------

Commercial concept

Do you think the commercial concept resonates more with the pedestrian mews, with the Queens Street Plaza, or both?

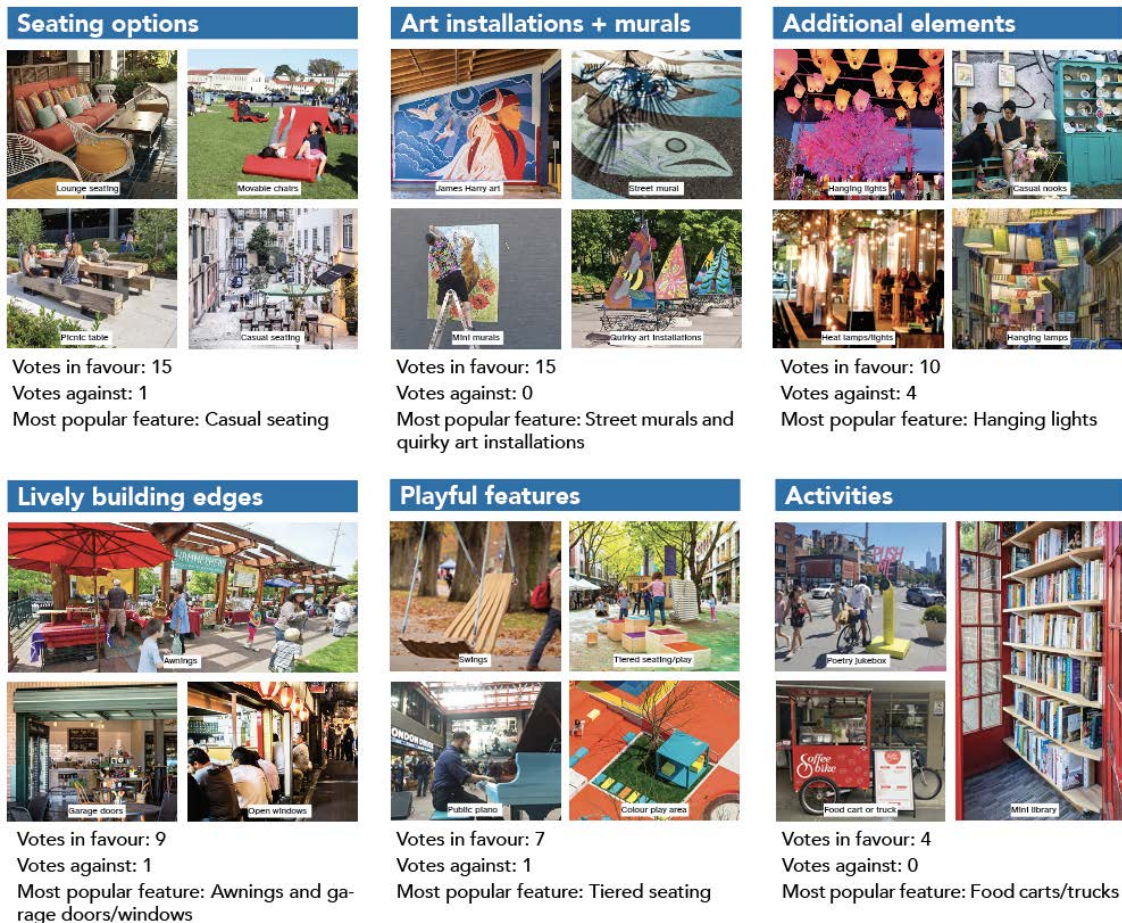
Resonates more with the pedestrian mews ● ●	Resonates more with the Queens Street Plaza ● ●	Resonates with both
--	--	---------------------

By a small margin, the “celebration concept” resonated most closely with the public at both sites. In particular, people shared that they liked the colour and installation pieces (including lights and umbrellas).

The “commercial concept” was also supported, although it received only half the amount of support as “celebration” for each site. In particular, people shared that they liked the local retail shops, places to gather, and pedestrian friendly space.

Public spaces: Design elements

The top three design elements were “seating options”, “art installations and murals” and “additional elements”. The below graphic shows the degree of support shared by the public for the following design elements and identifies the most popular feature within each category.



Public spaces: Additional comments

At the Queens Street Plaza, people also mentioned activation of public spaces through events, such as music and outdoor movie nights.

At both public spaces, a general concern is the need for regular maintenance and care—whether by the City or by private businesses who take ownership over spaces.

Online comment response form summary

Eight public responses were received via an online comment form on Placemaker’s website (open online from June 7th to June 23rd, 2023). All eight respondents identified as local residents, one of whom was also a local business owner.

Generally, the online comments reflected the sentiment and comments received at the in-person Public Information Meeting. Themes included support and space for local businesses, affordable rental units, and enhancing the public realm—through greenery, public space, and walkable and bikeable infrastructure. The new development received support from seven out of eight respondents, as well as one neutral response. Additional comments included the need to mitigate negative impacts of construction—on traffic and on local businesses—and heritage preservation of the existing Boot Shop.

Online comment response form verbatim comments

Question 1: What are the top three priorities you would like to see for this development?

Respondent 1: residential , small business, green building

Respondent 2: keep all the trees, honor the heritage district, make it bike and pedestrian friendly

Respondent 3: Useful amenities, EV ready parking, A/C

Respondent 4: Below market rental units

Respondent 5: Make this area a "town square" for port moody - untapped potential, would love to see affordable space for small retail businesses; Walkability, cycling access, and secure bike parking; Traffic flow along Clarke / St Johns - short/medium/long term impacts of development here; Affordability for residents

Respondent 6: low cost housing, rentals and recreation space

Respondent 7: Grocery store, convenience store; Gelato ice cream shop

Respondent 8: Retail that fills a gap in the surrounding area (groceries, late evening restaurant/cafe); Ground-level public space (extend the plaza into the site maybe); Heritage preservation while modernizing

Question 2: Overall, do you support the Mary Anne's Place proposal?

Respondent 1: Yes

Respondent 2: Yes

Respondent 3: Yes

Respondent 4: Neutral

Respondent 5: Yes

Respondent 6: Yes

Respondent 7: Yes

Respondent 8: Yes

Question 3: Do you have any other general thoughts or questions about the proposal?

Respondent 1: name although for a person seems old like a seniors place , building not boxy

Respondent 2: try to reduce traffic blockages during construction please

Respondent 3: No response

Respondent 4: No

Respondent 5: Impacts on local businesses - are retail spaces affordable?

Respondent 6: need to learn more about proposal

Respondent 7: Develop the property

Respondent 8: It would be great if some of the other buildings (i.e., the boot shop) could be preserved. Rotating the cafe building to face the Queen Street plaza might also do more to activate the plaza.

Emails

No emails were submitted to City staff or to the Placemaker Communities project team.

Building on early opportunities for public input

This Public Information Meeting built further on past opportunities for public engagement over the past year, including a past Public Information Meeting, interviews with community stakeholders, and a celebration-style pop-up event.

Public Information Meeting (December 5, 2022)

In the Fall of 2022, Placemaker Communities hosted a Public Information Meeting to present development application materials for the proposed development. The meeting was an opportunity for the community to learn more about the proposal, share comments on the proposal, and ask questions. Thirteen members of the community attended, a majority of whom identified as neighbours and residents of Moody Centre.

At this meeting, the majority of the feedback received was inquisitive and/or supportive (mainly around business spaces, residential units, heritage preservation, and activation of the public realm). A few questions and comments indicated concern (mainly around height, density, and heritage conservation efforts).

In advance of the meeting, four public responses were received via an online comment form on the Placemaker Communities website—largely echoing the comments received in-person.

Interviews with community stakeholders

Placemaker Communities and Happy Cities met with key community members who represented the Land Use Committee, the Heritage Society, and Shop Local Port Moody. Stakeholder meetings were conducted in summer 2022. These conversations explored the potential impact (both positive and negative) of the new development within the Moody Centre context. Generally, there was support for outdoor amenity space, heritage preservation, and small-scale commerce to support Moody Centre as a “complete community”.

- Land Use Committee — Priorities include providing a development that works for people of all ages and abilities; providing amenities that are missing from the area (businesses like a small grocer, outdoor spaces like parks); and the importance of community spaces for arts and culture programming.
- Heritage Society — Priorities include support for daytime commerce that's lacking in the area (gap analysis should be done to inform retail spaces and tenants); the goal of Moody Centre becoming a destination and not just a through-way; and delivering accessible units, amenities, and public spaces that cater to a diverse and ageing population in one of the flattest and most accessible neighbourhoods in Port Moody.
- Shop Local Port Moody — Priorities include clear communication with and opportunity to retain existing businesses on site; providing a variety of retail unit sizes and tenures (rent, own, rent to own, co-op) in the new development to allow for a greater diversity of new businesses (not just business chains); encouraging active modes of transportation and connection through Moody Centre; providing community amenities (such as public space and revitalizing the Queen St Plaza) that allow Moody Centre to be more of a "complete community" and destination for visitors and residents alike.

Pop-up event at Mary Anne's Place

Placemaker Communities and Happy Cities organized a public-facing pop-up on Saturday, June 11, 2022 to activate the site at Mary Anne's Place, to showcase project details, and to hear community priorities for the development as well as public realm elements. The pop-up was promoted through a series of social media posts as well as six larger posters installed across the Moody Centre and Inlet Centre neighbourhoods. A total of 140 people attended the pop-up, many of whom shared general support for the proposal and appreciation for the early opportunity to learn more and give input.

Overall, widespread support for the project was heard from those who attended, with very few negative comments received. In particular, the public shared support with regards to the proposal's:

- Mixed-use units;
- Housing affordability;
- Accessibility;
- Inclusion of heritage revitalization of the P. Burns building (with appreciation expressed for the current tenant, Grit Studio);
- High quality public realm, specifically the design of the public mews and the potential of the project to animate the adjacent Queens Street Plaza;

Photos from the pop-up event at Mary Anne's Place on July 11, 2022.



Conclusion

The purpose of this Public Information Meeting was to present to the community of Moody Centre the opportunity to learn about the new development at Mary Anne's Place, share their comments and questions, and give input on the public realm direction and design details. The meeting format and length followed the City of Port Moody's guidance on public meetings in order to provide advance notification and sufficient time and information for the public.

At the meeting, the members of the public shared support for the project, particularly for the addition of residential units, commercial spaces for local businesses, and improved public realm spaces (including the public mews and City's consideration to improve the Queens Street Plaza). The public asked questions about the details of the project, including proposed unit sizes, location, and use. Limited concern was voiced, with the ones raised mainly being over the impact of the development on existing local businesses.

As with their past engagement sessions, Placemaker Communities showed commitment to answering the community's questions; listening to their priorities, especially around public spaces; and showcasing how past engagement opportunities with the community have positively shaped the design of Mary Anne's Place.