

2806 Spring Street - OCP amendment & rezoning Development Application

UPDATE 2: Public input received on Engage Port Moody from Nov. 17, 2023 to Nov.14, 2024

This encompasses the period from the day the project launched on engage.portmoody.ca to the date the report was prepared for Council Second Reading. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been redacted.

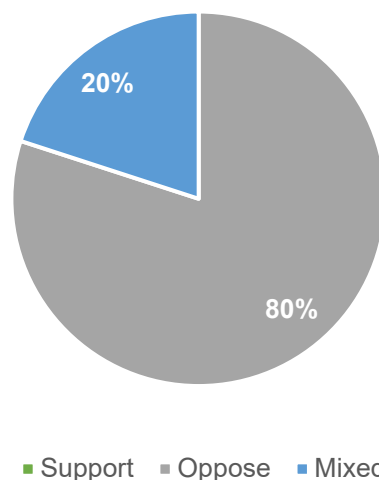
Engagement highlights

Highlights of project engagement to date:

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

What is your overall feedback on this development application?

	Support	Oppose	Mixed
From launch until second reading: Nov. 17, 2023 to Nov. 14, 2024	0	8	2



Comments 1 through 8 were included in the first public engagement summary shared with Council at early input

Comments

1. strongly oppose to this! not the right fit for Port Moody
2. This space is prime real estate for it being a block away from Moody centre station. It would be a complete waste to build such a small development on this land. I do not see this being a good long-term plan for this area. If this plan is approved, it means the small lot West of this proposed development would be limited to a very small development as well. The best plan for this whole block next to the SkyTrain station would be to become high-rise towers with commercial on the ground level. This proposed development is way too small for what should be done with the space.
3. This proposal seems like a missed opportunity to increase density this close to a mass transit hub. Long term, it looks like the neighbouring property to the west is on a small plot of land and will not be able to increase density, versus if it was amalgamated into this property.

The purpose and concept of how the building would be used is great to see.

It's unfortunate that this proposal doesn't have increased density this close to mass transit."=

4. Absolutely hideous\boring\plain design. There is nothing exciting or "City of the Arts" about this drab building. For a woman's transition housing, I don't understand why that can't be appealing and fit in more to the other surrounding buildings....Instead residents will feel institutionalized instead of transitioning to normal living. Support transition housing for women, do not support this building or the attention it will draw. Back to the drawing board.
5. Only 6 parking spaces? I think we also need more general non-market housing units to assist in lowering rents but can't say I am fully aware of the needs for women's transition housing.
6. This building is so grey, needs more colour! I like the artwork on the walls. Needs more parking. It is good that this building provides below-market housing for women. It is unclear if there would be commercial space, but I believe it would be beneficial in this location! Overall, I oppose this application, because of the applicant's desire to build towers with 972 market units in another location.
7. Great project, but we need to capitalize on underground parking AS MUCH as possible right now especially on Spring. 6 spaces for that many residents is going to be a parking frenzy and will only place more vehicles parked on the street. I know this is to "encourage" people to go car-free but that narrative is a pipe dream in BC at this point; transit is accessible from this location but it does not mean residents won't need to drive for other reasons. If we're taking the time to demolish the existing structure and then dig for a new space, let's take the time to get those additional vehicles underground and leave the street space for active transportation.
8. I like this building a lot. However, in combination with the proposed towers, this is a laughable proposal and is insulting to the community. 6 parking spaces is a ridiculous proposal for a building of 40 units.

Comments 9 through 10 were received since the first public engagement summary was shared with Council at early input

9. This will very quickly become an unsafe place with dangerous and violent people coming and going. it will also become an "eyesore" to our community. Is this just another umbrella for drug addicts and safe injection sites? So in addition to the following reasons no, this should not go ahead here at all. 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?

In addition to the regular comments I made previously to the overall development not being in our interests, I also contacted your Planning Department and spoke to them to get a clarification on the actual description for the use of "Women's Transition Housing". They replied back: "I checked in with the Planner handling this application, and they noted the following regarding what is meant by "Women's Transition Housing":

"Women's transition housing provides temporary shelter and support for women who are leaving difficult or abusive situations like domestic violence, homelessness, or unsafe living conditions. These places create a safe and nurturing environment where women can rebuild their lives, become independent, and aim for stability in the long term. Along with accommodation, they offer counseling, advocacy, job training, childcare, and other resources to help women overcome challenges and build a better future. Unfortunately, there's a severe shortage of these services in the TriCities area. Women in dangerous situations often face long waitlists, which can be costly and risky while they're in danger."

And this is what I wrote back to your planning department:

Women in danger, dangerous situations, risky while in danger! Where do you think the danger comes from? It comes from their spouses or ex spouses. And they track them down and attack them around these shelters. These are very violent situations than can involve all kinds of nasty things like stabbings, gun violence, hostage taking etc. They also can become involved with drugs and this also follows them to the area. [redacted] And dealt with all the joy that can come with these sites. It is sad but the truth.

And another thing that you could see should one of these awful events take place once the building is inhabited, is a MAJOR police presence required around the perimeter or proximity of the building. That area happens to be one of the ONLY TWO traffic hubs we have getting people in and out of Port Moody center. If you have a major police event there, the traffic will BE A NIGHTMARE. EVEN MORE THAN IT ALREADY IS AT RUSH HOUR. And that can go on for HOURS.

And while I am very supportive of these homes, feel desperately for those who need these supports and wish them all the best that our tax dollars can provide, having them in the middle of a community with day cares a block away and schools down the street, is NOT an APPROPRIATE LOCATION. So you should do your homework well on this before you think it is a good idea to bring it into our

community there. Put these into an area like an industrial zone without these normal residential concerns around it.

So I sure hope you are listening, and don't say you haven't been warned either.

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

10. The two larger buildings should not be approved so this building will not be built as result.

No comments have been received since the second public engagement summary was shared with Council at first reading.