

## 2914-2934 St. Johns Street Development Application

Public input received on Engage Port Moody from Feb. 1, 2025 to Mar. 26, 2026

*This encompasses the period from the day the project launched on engage.portmoody.ca to the date the report was prepared for Council First, Second, and Third 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:

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

### Comments

---

#### **Comments 1 through 5 were included in the first public engagement summary shared with Council at early input**

---

1. The proposed application seems very thought through and aligns with the city's OCP. We support this application. One of the many things that we like in this application are:
  - The setback of the tower
  - The retail space
  - The ground level community plaza connecting St. Johns with Spring St is the best use of that space
2. This is a good development for the community that will bring rental homes and retail services right at the doorstep of mass transit. The tower height of 26 stories fits within the OCP. Along with the other proposed developments in the Moody Centre TOD, these developments support each other well with homes and new services for the community.
3. The last thing we need are more high density developments. The people that moved their lives here were sold on a 'single family home' lifestyle which has since been ripped from their life.
4. This looks like a great addition to Moody Centre. As long as Council ensures consistency is maintained along the length of Spring Street, I'd say this is exactly what we need more of. I am in full support of this application
5. needs public park space

#### **Comments 6 through 12 were included in the public engagement summary shared with Council on January 27, 2026**

6. The rapid pace of growth around Moody Centre is unsustainable. This is another project that council will unfortunately push forward with any benefit to current residents. The infrastructure for this growth

is not in place. We lack schools, hospitals, medical/doctor offices, rec centres, libraries, park space, roads, etc. to push ahead 14 towers. It's sad and it makes me distrust this council given lack of future thought. I have two young children who I wanted to raise in the Port Moody I moved two and now I worry about their quality of education and the quality of life in Port Moody with this growth. These plans aren't necessarily bad but it's not a fit for our city. I'm sad that council have already decided to give themselves power to usurp the OCP despite the fact that the 2050 survey responses clearly showed the city residents didn't want this type of development. The ironic part is that the residents voted quite often for mid-rise development which suggests they understand low rise wouldn't be the only option and building to meet Canada and BC population growth needed but a middle ground. This is just another score for the pockets of developers (hopefully not our council's).

7. This is an excellent application. Its proximity to the Moody Centre Skytrain station means that the increased density will not have significant impacts on the road network, while still providing all of the environmental and housing benefits of increased density.
8. I understand the need for expanding the city and adding density around transit hubs, but adding 300 plus units in central port moody without addressing the constant traffic issues between Barnet hwy and ioco Rd would just make the city more congested for everybody. Traffic doesn't move from the hours of 3 pm till at least 7 pm.

Port Moody is jumping the gun on adding mid-highrise buildings without fixing issues that are well established already

9. I believe this follows the provincial legislation and OCP with increased density near the skytrain station of Moody Centre and providing more homes for Port Moody residents. As a nearby resident, I mostly look forward to having commercial retail (hopefully restaurants/bar/food) that is walking distance and the opportunity to bring some nature (landscaping, trees, etc) to this area.
10. Pocket parking is unnecessary, great build overall though.
11. As this development offers a lot of retail space for both the proposed development as well as the surrounding area, there should be a bridge over to Murray St to allow for residents in the vicinity to benefit from the commercial spaces being proposed.
12. TRAFFIC: Current traffic flow can't handle these new buildings. What is the plan to handle the thousands of future cars in and out of the Moody Centre TOD? Cars will have to be allowed to exit at more than just Williams Street, which can't handle more than 4-5 cars per each red light now.

COMMUNITY SPACE: Please don't allow Moody Centre to become a mashup of different developer buildings without an overall cohesive plan to provide amenities that will be useful to the community. We don't want Moody Centre to become Coquitlam Centre, where increasing numbers of drug users are loitering. Look at successful examples of community spaces.

AMENITIES: We need useful businesses, such as grocery stores, food/beverage stores, local restaurants, and banking. They should be given priority. Please no more insurance, dental, hair/nail salons on the ground floor.

RENTALS: Why are so many rental only buildings being approved? We want people invested in the community, and that's normally folks who buy in the area.

COMMUNITY: What has the developer agreed to provide to the city in order to build this building? I don't oppose Moody Centre redevelopment, or higher story buildings. But we don't want another Burquitlam or Coquitlam Centre, packed with high-rises, and no green spaces or amenities.