

POTTINGER BIRD

COMMUNITY RELATIONS

Community Information Meeting Summary Report

February 13, 2020
6:00pm – 8:00pm
Marcon Developments
2025 St Johns Street, Port Moody

Final Version Date:
March 4, 2020

Summary

Marcon Developments hosted a Community Information Meeting regarding the proposed redevelopment of 2025 St. Johns Street on February 13, 2020. The purpose of the meeting was to share the plans for redevelopment and gather community feedback.

A turnout of 32 members of the community garnered a total of 10 comment sheets during the duration of the Information Meeting. 1 additional comment card, and 1 email comment was received following the event, for a total of 12 comments.

Community Notification

An official letter of notification (**Appendix A**) was mailed to property owners within a 140m radius of the subject site as directed by the City of Port Moody. The mailing addresses provided by the City included approximately 265 property owners. The Community Information Meeting was also advertised in the local paper, the Tri City News, for its January 30th and February 6th circulations (**Appendix B**). In addition, notifications were sent to various local community group representatives.

Summary of Pre-Application Open House

Date: February 13, 2020

Location: Old Mill Boat House, 2715 Esplanade Avenue, Port Moody

Hours: 6:00pm-8:00pm

Registered Attendees: 27

Unregistered Attendees: 5

Comment sheets submitted at Open House: 10

Comments submitted following the Open House: 1 (+1 email comment)

The Community Information Meeting followed an informal format with 21 project boards on display (**Appendix C**), with the applicant team present to answer questions. No formal presentation was made. Comment sheets were available for participants to privately record their feedback on the proposal. All comments received at the Open House have been transcribed exactly as they appear (no corrections of spelling or grammar have been made) and are included in this report. Scanned copies of the comment sheets received, as well as comments received following the meeting (**Appendix D**), and the sign-in sheets (**Appendix E**) are attached herein.

Comment Sheet Results and Quantitative Analysis

Of the 27 that attended we have received 12 comments and determined that:

- **(6 respondents) voiced support** for the project;
- **(4 respondents) voiced concern** for the project;
- **(2 respondent) voiced neutral** comments toward the project.

Key areas of support and concern were determined if raised by 3 comment cards or more. Of the 12 comments received, we have determined that:

Key Areas of Support:

- **(7 respondents)** expressed support for the environmental considerations of the proposal;
- **(5 respondents)** expressed support for the proposed height, massing, and building form;

Key Areas of Concern:

- **(3 respondents)** expressed concern regarding school traffic;

Key Suggestions:

In addition, a number of suggestions were expressed through the comment cards received, these included: *(where cited more than once in the comment card feedback)*

- buildings should be taller than allowed in Official Community Plan to allow for artistic expression in architecture;
- retail component should include cafes and grocery stores;
- corner plaza should utilize more innovative landscaping and design;

Below provides an overview of the comments received. Please note that comments are transcribed verbatim and have not been corrected, altered, or censored. Blank space has been left where an answer was not provided.

1. Tell us a little about yourself. Check those applicable to you:

(please note, some attendees noted more than one answer)

- **10 respondents (83%)** people identified with “I live in the area”
- **0 respondents (0%)** people identified with “I rent my home”
- **5 respondents (42%)** people identified with “I frequent activities and services in the area”
- **2 respondents (17%)** people identify with “I work in the area”
- **7 respondents (58%)** people identified with “I own my home”

2. Are there elements of the proposed plan that you like? If so, what are they?

Transcription of Comments:

1 Like lower heights, creek set backs as creek has fish.

- 2
- Green spaces very nice.
 - Pretty nice design

	<ul style="list-style-type: none"> - Really quite a benign project - like alignment of buildings.
3	<p>Any development will be an enhancement. I like the positioning of the buildings, not facing each other.</p>
4	
5	<ul style="list-style-type: none"> - Height of buildings; visual elements - courtyard - plan to address invasive plants in ESA adjacent to site + replant with native vegetation – maintaining large trees - possibility of roof top gardening as seen on one panel
6	The environmental concerns are good.
7	<p>Good to have colours in the design but using too much red + green will make it look like Christmas. I like that it's environmentally sensitive I like that there are electric chargers for each unit – for electric cars</p>
8	<p>Better to have homes here than an empty weedy lot. The height is good. Some commercial is good</p>
9	I like the idea to protect + enhance the stream
10	<p>No.</p> <p>I live on St. George street kiddy corner to this project. It is totally not appropriate to the neighbourhood to build apartments for 240 units – the car traffic is already horrendous especially at 3:00pm when parents pick-up students & 3:00 → 6:30 traffic jams on St. John's – everyone speeds up Albert St – turns left & speed along St. George.</p>

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Transcription of Comments:

1	
2	<ul style="list-style-type: none"> - Public space a little small - I always ask for bigger amenity space
3	Not sure about the retail space. I hope it brings shops that residence would use daily to reduce reliance on cars. Is anything being done to address the added traffic?
4	The traffic arrangements are completely unacceptable. Adding the number of car movements to the bottom of Clark before the junction with the Barnet, and especially to Albert approaching the junction will cause chaos beyond what already exists. At 8:15AM

Albert is stopped in both directions – adding another traffic stream turning left out of the development across two lanes of stopped traffic will be next to impossible. The traffic situation at 3PM, as school is letting out is not much better. While traffic into the development or this time is only travelling a short distance up Albert, there is the possibility of it backing up on Clark will just add on extra complication.

Given the city’s prohibition on an entry off Clark/St. John hill, and the development behind this one being separate from this one. (If they were a single development, there would be the possibility off Seaforth Way), I don’t have any suggestions on how to improve the traffic arrangements. However, what is being proposed will cause (further) traffic chaos at certain times of day.

5 Suggest approaching Moody Service Staff or SD43 staff as to how to achieve some connectivity and examine possibilities for students to be involved in planting and/or monitoring of revegetated area over time.

Facilitating safe access at one point for students field work on Schoolhouse creek south. I realize this is not on Marcon property.

6 I think a more walkable space with a Tim Hortons or grocer would be an unfortunate missed chance. It would always be packed with customers.

7 The design would be more interesting – it’s the entrance to Port Moody and should be striking. It would be great if the building had solar panels, recycled rainwater collection.

8 There could be more amenities

- a mini-grocery store (for walk-ins – not catering to cars)
- a coffee shop/café

No more “wellness”!

Please make sure you maintain the trail up to St. George – even though it’s steep – to connect with new ‘Bold’ residents.

9 I am glad it is not higher. Why not lawns & specimen trees with shady area to enjoy the stream? Right now people could be fenced off from its best features. It could be noisy from traffic - try to minimize this

10

- Instead of so many apartment units there should be amenities & little shops. Art Gallery, café, corner store etc – Commercial space should include
- The trail up the hillside should be kept.
- We will need a traffic light at Elgin & Douglas.
- The one exit from the apartments is ludicrous as the traffic on Albert St will be Far worse than it is now.

4. Do you have any other comments you'd like to share with us?

Transcription of Comments:

1	<p>The construction worker parking? Dump truck access to site. Traffic flow to St. George St Could parking be combined with development next door to allow more access to Clark via 2100 BLK St. George St</p>
2	
3	
4	
5	<p>- We (Mossom Creek Hatchery) will be releasing 33,000 pink salmon fry late on Monday, Feb 17th onto Schoolhouse Creek South near the Trans Canada Trail Crossing bridge crossing.</p>
6	<p>I'm not personally crazy about the art pieces, specifically the bird house & the wall things that looks like the screensaver from 90's computers. There's also no bus bump out so traffic would be stopped.</p> <p>I also think given the area it could be higher. I think even the old hotel was higher. That's one of the few spots in Port Moody that a tower maybe 20ish stories would be allowed. I'm not super in favour of this a whole, feels too safe</p>
7	<p>I would like to see a market and Tim Hortons in the commercial area to serve the high school and local residents.</p> <p>The house art is not exciting - especially on the entrance to Port Moody. The environment + sustainability is a #1 concern - it would be wonderful to have a building showing the latest in environment awareness as part of the design. How about solar panels as part of the design. How about solar panels as part of the design, roof tiles can also be solar (Tesla makes them)</p>
8	<p>Our main concern is for residents on this lot who will be coming & going via Albert street – it's going to be incredibly frustrating for them. I can't see how to mitigate the number of parents picking up their kids from school. For years now we've avoided driving West on St. George to Albert to exit our neighbourhood – it's impossible to turn left on Douglas. Between 3 & 6 pm.</p>
9	<p>I hope your condo designs have a touch of class too! → ?? Not obvious. Ensure it is a quiet residence.</p> <p>Enhancing habitat for salmon is very important, create spawning ones!! [illegible]</p>
10	

The below is a transcription of the comment card received after the Information Meeting (**Appendix G**):

2. Are there elements of the proposed plan that you like? If so, what are they?

Transcription of Comments:

- 1 The development does seem to pay specific attention to the environmental conditions that surround the site.

I am not as impressed with the plans for the developed portion of the site.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Transcription of Comments:

- 1 Keeping the building heights within the OCP guideline is restricting the creativity that could be achieved with having a more varied site line for the buildings. The corner building as one of three should be a lower profile with possibly one or two stories added to building 2 & 3. I believe a close comparison for the number housing units could be achieved. I am not convinced that the complex warrants any CRU's

What is the justification for these? A lower height "V" shape for building 1 could be more visually appealing.

The buildings look very 'ordinary' and could be located in any mid-level community where older structures have been renovated with new material.

The corner of St. Johns and Clarke is a prominent entry to Port Moody. The proposed 'Plaza and Art' and its size is minimal for what should be a major visual attraction and gathering location – especially considering major transit location that is at the corner.

4. Do you have any other comments you'd like to share with us?

Transcription of Comments:

- 1 The image for the proposed 'Public Art' suggestive of another art piece on a pole. Is this is what was imagined

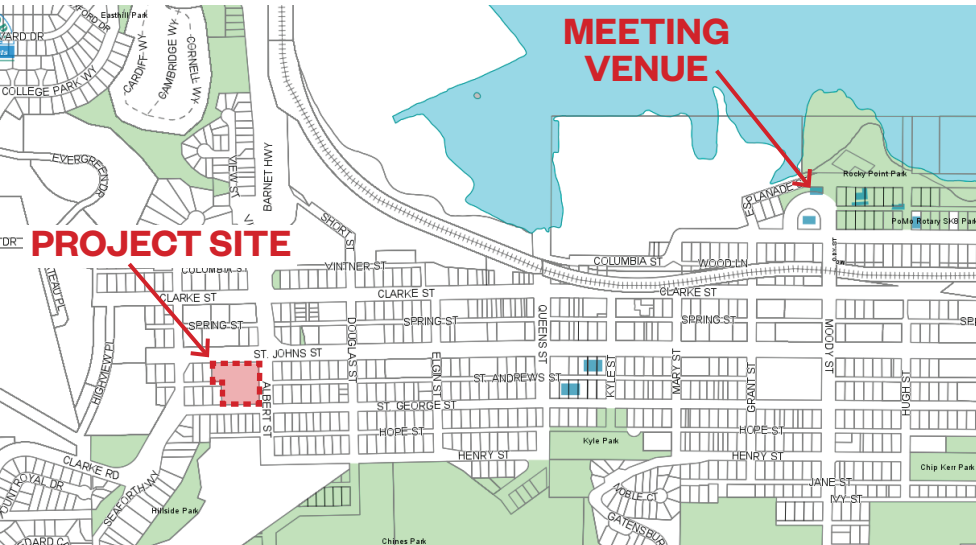
The below is a transcription of the post open- house email comments (**Appendix G**):

- 1 Hi Virginia,
- I wanted to give you my thoughts on the Marcon Development proposal for 2025 St Johns.
- This prominent property is ideally situated to be an inspirational welcome to the City of the Arts. The proposal presented at the Open House on Feb 13 falls quite short of what I had expected. A few thoughts:
- The plaza at the corner feels like little more than a wide sidewalk. How great would it be to have a sculpted, landscaped, multi-use true plaza that welcomed people to enjoy the space. I don't mean a flat concrete space, but something innovative, interesting and visually appealing.
 - The building design feels dated and generic. The coloured balconies were likely a nod to City of the Arts, but reads, at least on the presented panels, as a throwback to the fifties. Ideally, the design would truly push the envelope towards artistic architecture, or would also work well in my opinion if it were a true west coast design. Frankly it just feels boring.
 - I would like to see the building at the corner pushed back from the corner to allow for a welcoming plaza space. I understand the reality of maximizing units for return on investment. I would prefer that buildings 2 and 3 increase in height, and the front building develop an interesting design.
- Thanks for listening. I believe our City deserves great design and inviting spaces.

Appendices:

- **Appendix A:** Official Open House Notification
- **Appendix B:** Tri-City News Ad
- **Appendix C:** Project Display Boards
- **Appendix D:** Copy of Comments Received
- **Appendix E:** Copy of Open House Registration

COMMUNITY INFORMATION MEETING



Marcon invites you to a Community Information Meeting to discuss the future of 2025 St. Johns Street.

Marcon is pleased to present a rezoning and development permit application for a six-storey mixed-use development with approximately 7,900 sf of commercial space and 242 multi-family residential units.

Please join us, your comments and feedback are welcome.

Meeting details:

Date: Thursday, February 13th, 2020
Time: 6:00pm to 8:00pm (drop-in)
Venue: Old Mill Boathouse
2715 Esplanade St., Port Moody

For more information please contact:

Tim Schmitt: tschmitt@marcon.ca
Marcon Albert (GP) Ltd.