



Feedback Summary

City-Owned Lands Information Session



Lead Divisions: Finance & Technology, Planning and Development



December 2017



portmoody.ca/citylands

Information session details:

Open House: December 4, 2017

Venue: City Hall Galleria

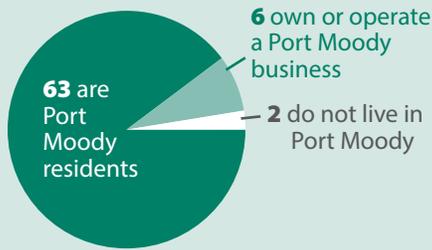
of attendees: 115

How we collected feedback:

Online survey Paper survey

of surveys completed: 65

Respondents self-identified their connection to the city, and could select more than one answer:



Communication tactics:

- Targeted stakeholder invitations
- Targeted email invitations
- Ads in the local newspaper
- Media release
- Posters in City facilities
- Display boards at event
- Project webpage & e-notifications
- Social media

Additional Notes

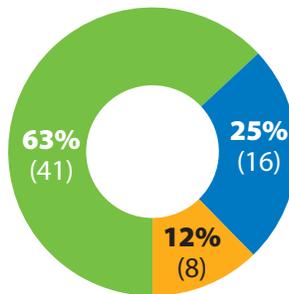
While public consultation and survey results provide the City with valuable information, please note the views expressed do not necessarily reflect the views of all Port Moody residents.

Background:

After considering extensive community input collected during a public consultation in 2016, Council directed staff to draft guidelines for the redevelopment of the former Fire Hall and current Works Yard sites. This process includes amending OCP policies and zoning for the two parcels of land to allow a mix of uses and public amenities, including multi-family residential, commercial, a new library, a public plaza, and seniors' housing. On Monday, December 4, 2017, the City hosted an information session as part of the Official Community Plan (OCP) and rezoning process for redevelopment of the two sites. The intent of the information session was to inform the public of the most recent plans for the sites, and to outline the proposed amendments.

Key Findings:

This is a summary of comments provided to Council through a feedback form following the information session. A total of **65 people** submitted feedback forms. All of the gathered feedback is presented verbatim starting on page 2 of this document.



63% (41) indicated support for the development of the sites
Of those 41, **9** indicated a preference for medium/low density; and **5** indicated a preference to sell one site and to keep one site

25% (16) indicated they did not support the development of the site
Of those 16, **8** prefer to retain the sites for civic use or park space

12% (8) did not indicate support or lack of support for the development of the sites

- 22% (14)** expressed concern about the impact of development on **traffic congestion and parking** in the area of the development sites
- 15% (10)** expressed the importance of the provision of **affordable housing** and **seniors housing** in the development of the sites
- 12% (8)** indicated a desire to include a **new library facility** in the development of the sites
- 9% (6)** expressed concern about the **environmental impact** from the development the sites
- 9% (6)** expressed concern about **losing Port Moody's "community feel"** or quality of life.

City-Owned Lands Information Session – Comments

Respondents were asked to provide comments on the City-Owned Lands to Council. Here are the complete responses received by the City. Comments are presented verbatim, including typos and grammatical errors. Personal information has been removed to protect the privacy of individual households.

- I believe after hearing what my neighbours and the residents of Inlet Centre are saying that the land should be left as city land and used for additional sports fields or left for expansion of city services. It should not be used for high density development because that is not what the community needs.
- I understand the city feels this sale is necessary to pay down debt and negotiate with developers to obtain benefits for the city. While debt reduction and amenities are important, I don't believe this is the right approach, and we need to think of other alternatives to selling public land, particularly in key areas of growth where we need our public land and parks. We need to identify other funding sources (and possibly scale back expectations to some extent). We need to carefully prioritize what is most important to meet urgent community needs. We also shouldn't be building high towers on land prone to soil liquefaction. Put me down as a NO.
- I believe that these 2 parcels of land can bring a fair amount of money to the city. Maximum value should be sought to help buy and develop other areas of land. One such development that should be highlighted in Inlet Field and it's resurfacing to allow for more tech spent for use in sports. I DO NOT believe that a seniors centre is needed here in such a busy intersection. Too much noise especially with Fire Hall No.1 right there! A facility for seniors, I believe are better suited at the loco Lands site or Flavelle site. Less noise, closer to waterfront. A highly developed, master planned mixed use, centred on technology and institution should be the priority. What I would like to see is a development that has some character as the Tri-Cities does not have anything iconic. We should not conform to the same identity as that of Suter Brook and Newport. A green built, LEED certified development will save money in the life cycle of the building(S) and just makes sense in this climate. Green space is a priority but doesn't mean it has to be at grade. Terraces and rooftop green spaces should be accessible to all. Access also needs to be accessible to all, young, old, chair bound, hearing and sight impaired as well. I also like the idea of a vertical farm that would show the commitment of the city to TRUE sustainable practices. This farm can provide local jobs, educational value and also provide fresh, healthy food to those in need in the immediate area as well as local restaurants and supermarkets. Top dollar, high density, sustainable aspect should be sought for this land. It's the heart of Port Moody. Anything less would be a great financial mistake. Thank you!
- Since the City of Port Moody owns relatively little land, we must absolutely maximize the financial and community benefits we derive from what we do have. The works yard should absolutely be sold for maximum attainable financial return. A significant portion of the proceeds should be used to acquire land elsewhere, such as the industrial properties that jut into Rocky Point Park on the north side of Murray Street, and in areas of the city that have been clearly identified as being deficient in park lands and facilities such as Moody Centre. Given the access challenges and factors of riparian setbacks at the old Fire Hall site, Council should seriously consider whether that portion of the lands is best retained for potential future expansion of Civic Centre facilities.
- As long as the building is presentable to the main corner of loco road, like the condos on opposite corner are, I am happy to get things started so we can remove that yellow fence with all the collection from the works yard behind it, which has been there forever. I have no preference to height as long as we can see the great firehall behind it.

- I would like to see the entire civic precinct (area from Noons Creek Bridge to loco Road to Murray Street to CP rail spur) explored as a master planned area to ensure that future service needs in the area can be accommodated as required. With regards to the city owned lands. I would like the city to explore development partnership opportunities and land/space swaps with owners of parcels of land located in the Moody Centre TOD area. I fully support the sale and development of the former Fire Hall and current Works Yard sites as I believe there are significant benefits that can be obtained for residents by doing so.
- I support the proposed sale of the old Fire Hall and current Works Yard site. We are in need of a new Library and more seniors space, as well as a new Works Yard, Inlet field and other amenities. I would be very disappointed if the development was anything other than a high density development. I live in Newport and a high density development fits with the area. Before the breweries, Port Moody was know for Newport and Rocky Point. If done well, we can continue the great developments of Newport, Suterbrook & Klahanie. Please make the best decision for our future. That DOES NOT include a park! Pioneer park is a stones throw away and is EMPTY! Thank you for listening to all opinions.
- Taller the better
- Increasing density needs to be done with synchronized investment in infrastructure and road networks in particular. No more towers without addressing traffic - especially the rocky point overpass congestion!
- I love Port Moody, especially Inlet centre and Newport and sutterbrook area down to rocky point. I love the community feel, the open space that welcomes everyone to come to this area for events, nature, community, shopping, dining socializing etc. please don't turn it into yaletown, metro town or downtown. Hold on to the beautiful land for all to enjoy. The roads o. This area can not accommodate more people and towers. If it must be developed, at least go with low density so we can preserve what we all love about Port Moody. If we sell all our land we have nothing left for our future.
- A few comments on the proposed amendments to the OCP for these two parcels of land: - Traffic congestion is my number one concern as I'm sure it is for many others who live in the area. I'm hopeful the proposed improvements to the flow of traffic on Murray St. mitigate increased congestion from future developments on the site. - I see that we are considering allowing towers up to 34 stories on the two parcels. I would prefer to see a lower height limit on the public works yard parcel. Building heights should cascade downward as they get closer to the waterfront. - A car share program (e.g. Modo) should definitely be a requirement for future development on the site. - The inclusion of purpose built rental housing should be a consideration in any development proposal for the site
- I do not support another highrise being built. Traffic would be even more difficult than it is now. Another restaurant, commercial low rise space or arts facility would be preferable
- These lands should be kept by the city to expand the recreation facilities. We do not have the facilities to handle the increase in population ie. rinks, we don't have a pool, rocky point park is overly busy now. All the great things about this area are being over run by high rises without building the public infrastructure that allow this community to be great for the people that live here.
- I would love to see a low-density complex, with mixed-use buildings that do not exceed 6 stories, and a new civic building that might incorporate a history museum, archives and library built into the complex. It would seem that hi-rises with more capacity would severely tax Murray and Clarke in terms of traffic flow.

- Don't sell city land to developers. Council will ignore this and do it anyways. Look forward to voting you guys out if you do it!
- Financially, the best way to get maximum revenue and capital asset for the city is to enter into a long term lease. City will not have to spend capital up front, will get revenue for duration of the lease and own the land and asset at the end of the lease - take the long view.
- As I stated in my original comments (2 years ago) when we need more facilities i.e. larger city hall, social rec centre, ice rink, outdoor fields - where is the land coming from if we sell off both of these properties. I believe we should keep the old firehall property for future civic development! Go high density with the works yard property now.
- We hope Port Moody doesn't lose its village style character. There should be enough shops, restaurants, children's play grounds and other amenities to support all these residential buildings.
- Sound pollution in designated area is most important issue and seriously expected the developers use sound proof windows. - number of accommodations need to be announced by OCP at least approximate. - is any consideration for senior citizens that have
- No new information at this meeting tonight but continue to support the high density proposal as outlined in the on-site showing.
- I continue to support high density of this area and hope to see some affordable housing included as part of this development.
- There is really no new information in this presentation. I continue to support high density development on the old firehall and city works yard property.
- I still have serious concerns about councils' drive to maximize residential occupancy in the former firehall and works yard parcels. I feel that despite feedback from the community the end game is to sell these parcels to the highest bidder with little or no concern as to how the buyer intends to maximize their profit from the development. This will lead to high density toners that will push existing boundaries with respect to density, building height, etc. As developers provide the necessary inducements/facilitation payments so council can automatically enact a density bonus program. One only needs to take a look at what is happening with Onni and their well planned strategy to push boundaries W.R.T. to the final phase of Suterbrook Village development. The new "amended" proposal (which I firmly believe has their plan all along) is being promoted along with the required "inducements". In short, whatever the community may want will ultimately fall foul to whatever best fills the pocket of the developer. I trust council will be very mindful of this so that we can at least minimize the growth of what many of you have already referred to as "the concrete jungle".
- I think this city is over reaching. Not considerate of the public and catering to developers. The city should stick to its plan! You are welcome to contact me to discuss.
- I am concerned about the height of highrises at the public works property. I would like to see affordable housing options for families. I would not vote in favour of highrises in either of the sites.
- New Library & Senior Centre in the same building. Suggestion: 60 per highrise to preserve green space should be looked at/considered - must be different.

- Needs density - 26 storey not low/mid rise; lots of light between buildings; up not wide; walkway to Rec/Library/City Hall area. Overpass to Suterbrook & Newport - seniors do not travel fast.
- - in reporting previous feedback: preferring sale/lease may have been the most frequent response, but a majority of respondents (57%) did not choose this option. It is very misleading to write "sale/lease of lands was preferred by respondents." Shame o
- The greatest asset that the City of Port Moody has is its public shoreline and the associated city-owned lands that stretch all the way from the Old Mill Boathouse to Old Orchard. The community's outstanding access to the water's edge is a key reason many people cite for choosing to live in Port Moody. The nearshore land can only increase in value both monetarily and environmentally as will the public's desire for public waterfront access. Public park space at the shoreline is already at a premium in Port Moody. Plans to continue to grow the population of the city will put greater and greater pressure on Rocky Point Park in particular. Selling these lands, correctly called 'iconic' by city staff, removes the possibility of changes to land use in the far future. Transit-oriented development is already magnifying the demand for public park spaces. TOD brings with it the concern that high-rise towers could significantly shade the park and inlet. It is highly commendable that a previous council had the great foresight to lease rather than sell the property on which the Old Mill Boathouse Restaurant sits. Where is this foresight now? Experience has shown that developers will surely negotiate for concessions and variances to the OCP guidelines during the permitting process and they may also fail to honour commitments to manage their properties to the highest environmental standards. To that point, I offer the aside that it should not be up to the stewardship volunteers to be the watchdogs who notice and demand remedial action after the fact. It is my impression that local residents may not be aware of the great loss to city autonomy that a decision to sell those lands could entail. I have read criticism of the opinion poll that was undertaken and would suggest that further public consultation be undertaken. I have heard from several residents that they would gladly accept a tax increase if it meant keeping those lands in public hands. Why not consider a long term lease that would ensure that the city maintains control of these lands in perpetuity? I would like to see a broader and farther-seeing approach to development planning in Port Moody, especially along the shoreline. It is with great concern that I see several distinct and massive projects on the books but cannot find an overall plan that links these developments and takes into consideration integrated shoreline planning. I commend the environmental and planning staff for certain aspects of the current proposal. It is good that the riparian areas along Suterbrook Creek and its tributary will remain in city ownership and will be protected and enhanced. This is a waterway that has chum, coho, and cutthroat and thus has the foundation species that support robust biodiversity. I agree with maintaining and improving the existing trail that parallels the creek since it provides a good distance over which one can experience the creek and will serve a different purpose than the proposed pond or ponds that could be constructed on the tributary and be viewed from the raised pathway. Thank you for this opportunity to comment.
- Priority: Building a (1) new library, (2) seniors centre (replace Kyle) (3) seniors building including assisted living and complex care. Huge need for people to be close to complex care when the need arises. Hopefully this would be funded gov't beds, not private expensive beds. Traffic will always be an issue. However, we need high density so more people get housed. It will always be a trade off. Mix of living units if possible, some low income included. Consulting with the community is necessary but realize that most citizens have no expertise in areas such as how things should be financed over the long term. We hire experts to keep us citizens assured that best practices are done. Timing of this information meeting - December possibly not the best time to be asking people to come out for information meeting.
- Where is the green space for each high rise project? This plan is not including any ecological increase! For every new building there must be added green space!

- City Owned Lands Feedback: How does one value these civic held properties? I know that the things that I value are not traded in the marketplace. A mother walking with her stroller and tot in the local park, protection of habitat for some threatened birds, amphibians and fish, or the value to a visitor to Port Moody to stroll in a park and have a craft beer. All of these city lands that are mini-parks and green spaces contribute to our social well being, yet they do not contribute directly into the city's accounts receivable. I see the role of parks and recreation as an essential one in conservation of our public lands for all future generations. Why is it being left to the stewardship groups to help council recognize the importance of accounting for non-market sources of value in decision making? Neither I, nor many other stewards can quantify, let alone monetize the flow of ecosystem services and other non-market values from public lands. Developers make it easy to focus on some things observable, such as the local real estate market. Its happening throughout metro and is easy to calculate the value per square meter for a tower. It is easy for a councillor to say they will keep taxes down; but at what cost to the future generations of residents of the city? The debate on how to use public land will be more fruitful is we can focus at least some of our attention on improving social well being. Isn't the council and administration responsible for creating spaces that illuminate the value of neighbourhood parks? When one promotes and creates a vision to improve public land management we will see people wanting to work in their city, raise children in Port Moody and the result will be sustainable economic prosperity. So conservation and preservation of public lands should not be seen as opposing economic prosperity. The council needs to do some research on "Assessing the economic value of public lands". In a moment on the internet, these assessment criteria can be researched. We must not get into the mind-set that these public lands are "little more than a real estate deal they can hastily undertake to cash a one-time cheque"...we have to stand up to attacks on our public lands that would hand them over to private interests". (Sturges, The Economics of Public Lands). What taxpayer doesn't usually vote in a knee-heck response to any initiative that will reduce their taxes or at least lessen the burden immediately? But are these same taxpayers charged with the responsibility for the strategic development of their city? What will the city be like in 50 or 100 years? How valuable will an iconic city centre space be near the waterfront? Do I have to show that return on investment in public lands can be truly staggeringly great? If so, on behalf of BIMES I would like to present a unique "Salmon in the City" viewing, enhancement, educational and recreational opportunity on a small piece of public land, the Shirk property. We can demonstrate on a small piece of a local site that it can provide residents:

- outdoor recreation, an endeavor that grows even through recessions
- a highly popular nature site to visit in Port Moody, perhaps even unique in the metro area..
- the demonstrable value of public lands, something that Canadians and in particular, west coasters hold dear.
- that wildlife-based recreation is big business. Bird watching a fastest growing 'sport'.
- and the city is becoming a 'destination Community'...these parks are necessary now that the skytrain is here.
- that it isn't a tax burden; public, private, business contributors are lined up to get on board.
- destination viewing of salmon, eagles, herons, osprey and martins are increasing in parks.

The City of North Vancouver recently got a slim majority approval to purchase an iconic piece of land at their waterfront city centre. It was a visual corridor. They begrudgingly paid \$6.3 million for the property in 2016. This same property is now valued at over \$12 million.. If developers want the land so badly, they can enter into a time limited lease agreement, like the city did with the Boathouse Restaurant. In this arrangement doesn't the city get a share of the profits, and even get the land back in twenty years? Developers want this land so badly, they can amortize a development over this time period. We are not making any more land. Especially in this location. It is virtually priceless. Selling these lands is not going to be the source of revenue for the City. Selling unique land in the current real estate market for a one-time amount simply doesn't make sense. Think of the growth coming to Port Moody and what these parcels will shortly be worth. Please protect our children's future and not ransom it for an athletic field improvement or vehicle works parking site.

- I would like to give my support to the thoughts behind leasing the land rather than selling one or both parcels. My comments are based on both ecological values and financial questions. Having lived in Jasper National Park I can attest to the foresight of maintaining control over ecologically valuable land for decades. As environmental conditions, knowledge and research changes the national parks have retained the ability to reverse leases as it deems necessary. Those situations have occurred in both Jasper and Banff National Parks. Selling public property is a major land use change and will be a one-time financial windfall. I believe there is a difference between the financial assessment of land and the value of land as a civic property. The City of Vancouver's waterfront, nature and recreation strategy is coming to terms with the present cost of with trying to attain public lands. The public works yard is bordered by Suterbrook Creek, an important fish bearing creek, and is also valuable in it's connectivity to the foreshore of Port Moody. Do we fully understand how conditions, knowledge and research might change for this riparian area over the next decades? Do we have full confidence that a developer will have the knowledge or inclination to protect this area? Speaking from the experience of living in a strata property the decisions made by strata councils are entirely dependent on the views and priorities of the council. When it comes to financial decisions the owners frequently prioritize the condition of the buildings and, in order to keep strata fees down, delay or reduce expenditures on exterior amenities, landscaping and nature scaping. The Boathouse Restaurant sits on leased land in an important oceanfront location. Having this land revert back to the city may prove to be an important strategic plan as the importance of the foreshore property and ecological values change. I have many questions about the financial options that were presented during the public open house and outlined under City Land Strategies, September 2016. The land values were tagged to the sale of the land under different options. In contrast, there were not clear indications of what monies leasing would provide to the community or how those leasing agreements would work in the future. If both parcels of land are sold and a public plaza, a civic library and a senior's centre are built who will own the land those properties sit on? Who will own those buildings? Will we be paying rent to the developers? Based on one of the options that the sale could provide \$40 million to the city there is a calculation that \$4 million of this would be used as debt repayment. Given the current debt load for the city I have questions about the low amount (10%) to reduce our debt. Should this amount be doubled or tripled in order to pay down our debt faster? What will the impact be on the taxpayer if the debt load continues to be high? If the debt repayment amount is increased will this mean that the projects targeted for completion (new works yard, new sports fields, new library, the Kyle centre, a seniors centre) have to be delayed or substantially changed? I am hoping the decision to sell or lease these lands will be delayed until further dialogue and information is presented to the community. The decision to sell or lease these lands deserves more scrutiny.
- I am deeply disappointed in the priorities stated for these lands. Last on the list is "seniors' housing". No seniors' centre, no seniors residences/assisted living. Yes, the need for a new library has emerged in the past few years - the need for a seniors' residence has existed for more than 10 years and the city continues to be deaf. A separate issue is the form/process of the information gathering on 04 Dec. It needed an ongoing organizer - to move people away from the display stands - visitors stood in groups with their backs to the displays, obstructing access and view of other visitors who wanted to study them. (I am on a mobility scooter - I twice had to ask people to move away). Someone should have an overview, watch for visitors who buttonhole and monopolize a member of city staff while remaining in front of a display board that others wanted to see. I waited at the side of the display (depicting traffic patterns) for a good 5 minutes while a young woman and staff member talked on and on standing closely in front of the display. I could not see the display, I could no hear what was said - something about "the 4 towers"? I was completely ignored. finally I became so angry that I did not trust myself to be polite, so I left. I appreciate the city's commitment to communicate, the awareness of/necessity to protect Suterbrook and its attention to the many considerations regarding the development of these 2 parcels of land. In my view, the priorities and the presentation process are greatly flawed.

- One issue that I have is about the lack of schools available to our ever growing city. My daughter is 6 months and I am worried about there being enough room in her current school if we keep build the way the plans are coming out. I really hope I don't end up having to drive her somewhere out of the way cause the schools are full. I also would like to say that I moved here to PoMo cause it has a small town feel. I hope we don't loose that as high rises bring a different type of people to the community. I would know I loved downtown for 15 years.
- I strongly suggest the city keep this resource for themselves! With the amount of growth projected for our city it seems wrong to give such valuable land over to developers without any place to extend the city's current worksyard. I am also highly concerned about the amount of traffic another residential community in this space would put on our already strained roads.
- I am concerned about the height of this proposal. It make sense to step down Port Moody building height closer to the water. In addition, highrises will not fit in with Inlet Park. I strongly prefer medium or low height and density in this location.
- While I support the expansion to the T.O.D., It is important that the new development is very respectful to the parkland and civic facilities. The new buildings should also feel a part of the neighborhood and of the natural surroundings. There must be a transition to the high-rises across the streets. Height should step up as it moves from the water. Towers taller than the ones in Suter Brook and Newport would be unacceptable. 4 30-storey towers so close to each other here would be completely inappropriate. Medium density is the appropriate solution at the new development area. Views to buildings should be buffered from the very natural setting of the inlet park. The inlet trails including the ones feeding from Guildford should be kept pristine. I note that the public response favored approx 1/3 high density, 1/3 medium density, and 1/3 low density. Yet the City seems to be going with a high density solution. This seems to be overzealous and irresponsible, and the City should be careful to not approve something that would be regrettable in the future."
- Very disappointed to hear that there is a plan to build high rises on the current Port Moody Works yard site. This should be used completely for public services and public space. Once this pristine, amazing space so close to the Burrard Inlet is sold, we can never get it back. Please take a step back and consider not selling this property. It is never going to get less valuable, so why sell it?
- Thank you for collecting public feedback. With the rapid development of residential and commercial areas around the inlet, soon the city will face lack of parking places in this area. One good idea would be using the land for a modern and automated multilevel parking building with intelligent elevators for parking cars, not ramp. This brings a continuous revenue for the city by charging the parking hours. Other ideas is a plan to attract cleantech and more students to the city which is in harmony with art, keeps the city clean, and is a kind of economic growth for the city. My proposal is to build a highrise on the place of works yard and try to attract UBC and a highly reputed European university to open a vertical campus here. A few stories can be allocated for start-up companies that will be initiated by the universities here in clean tech. I, with more than 10 years of academic background, can help realizing these ideas. Thank you
- 1. Sell the property. 2. I know we all think ""green"" but lets not get too carried away. 3. Senior housing and ""lower"" rental housing very important. 4. Library - we know that Port Moody has a growing population but I see that bookstores are almost extinct and movie/video/audio stores are basically a thing of the past. Yes people use the library for internet, studying, etc. but should the taxpayers be responsible for providing these personal needs or personal space because they live in small residences.

- 1. Selling the 2 sites together is a big mistake, limits buyers to 4 or 5 super big companies. they will discount price for holding a period. Sell one in 2018 and other in 2021. 2. All realized funds should go into a ""Heritage fund"" and only be used for capital project funding with full community input. 3. Any requirement to provide non-market creates a huge discount. Developer cannot mix subsidized retail with market. 20,000 sq ft library means 20,000 () retail/commercial which costs developer approx. \$10 million. Better to get the extra \$10m and build library on other land. 4. Seniors Housing - what do you mean? Specialized field for assisted living, etc. and not typically high rise - very few providers. 5. Fire Hall site should have a Seniors Centre instead of Kyle Centre. Way more convenient. 6. Works Yard site should be towers at grade, no podium, no low rise. Maintain green space, possible () at ground level. Higher and thinner the better. Highest return to developer is 'view'. Therefore we get most money from height. 7. Fire Hall development should be on podium. Roof of podium should be for seniors centre outdoor activities - pickleball, putting, serenity garden, etc. Set back podium from corner and create mini parks there.
- Please consider that those who live in Port Moody may have chosen to do so due to its vast green space, lower density and community feel. That site is in an already dense area with no alternative route for traffic congestion, parking congestion, and nearby park use being over capacity. I would ask, as a resident of Port Moody for almost 20 years, to slow down on development of towers. Show us plans for improved traffic flow and if selling our green space to developers is a must - consider small, affordable single family housing instead to keep the community feel and attract young families. Many of whom don't intend to raise their children in condos.
- Suggest limited amount of towers and Coal Harbour style residential development. Avoid more retail space which is generally not well used. As population increases in Inlet Centre, the lack of nearby elementary school (especially) and daycare provision becomes critical. Consider this in zoning. Suggest max 34 stories for firehall site, lower tower (eg 24 story) on western most site (towards inlet...we should set back tower development from the inlet. More walkability needed (crosswalks) as well as regular bus transport between stations (eg) to Moody Centre. Roundabout critical at loco and St. Johns/Barnet; it would solve the traffic problem at that junction during rush hour and save enormous amounts of energy greenhouse gas emissions.
- I understand the desire to increase density around sky train stations. I also understand the desire to generate revenue/ mitigate tax increases. I am very afraid that the character of Port Moody will be damaged in the process. It would be a tragedy to see Port Moody become a sea of high-rises like Metrotown or the Brentwood area. Port Moody is a beautiful city - a lot of highrises is sure to destroy the ambience. I recommend the rezoning of the firehall lot to high density and the works yard as 'public and institutional' land. Improved park land and additional parking would be ideal. There is already a lack of parking spaces in the area. Please do not make it worse!
- Please do not sell to Onni Group. I work in the new Onni building at Suterbrook Village and we have problems all the time with the elevator, HVAC, etc. I prefer a low rise with a few high rise towers. I do not support having a lot of towers. Some low rise wood frame is preferred. I prefer low to mid-rise density. I support building a new library in the old Fire Hall site. I support the walkway connecting Knowle Street to Murray Street where the old Fire Hall site was. I support pedestrian and bike friendly areas. Please consider building an office building to bring jobs. Last but not least, please consider the environment!

- Do not sell all of the available land to developers that do not care about the community nor do good construction work such as Onni. Get Bosa, or another reputable contractor in the city. Build the library too! Medium to low density is the only way we will keep Port Moody, Port Moody. Do not over build high rise towers!
- Inlet Station needs to have more commercial activities so Douglas students may feel more safe to commute and make a stop there. Library expansion is a good idea. In proportion to population growth.
- Wish list for site - prefer lower rise buildings less than 10 storeys with possibly 1-2 towers (similar to Klahanie) - better street scaping (i.e. trees, separated bike lane) - mandated community gardens (1 per tower) - mandated rental accommodation - definitely need a designate pedestrian/bike access to inlet centre/rec centre/city hall complex - 2-3 levels of underground parking (like Suterbrook) - if library is moved to site, then I'd like to see more facilities for younger adults since most programming is focused on children and seniors - graduated heights of buildings away from road (i.e. low rise at road, high rise at back) - street level commercial with reasonability triple nets, so local businesses can afford it - parking for car-shares - rather not have super high rise building...Thanks!"
- I think senior housing would fill a need and be most popular - a reasonable idea to "retire" in your own community. A win-win for both the resident and family visiting. Many seniors have family living in or near the tri-cities.
- I like the concept of the proposal and support it in principle - I agree with changes in the OCP.
- Traffic issues concern me greatly. Appreciate the increased tax potential - but a what cost?
- Concerned about lack of infrastructure (health, schooling, road access), which is already lacking. Emergency waiting periods @ Eagle Ridge Hospital are 6 hours, schools are full with no room for new children, and access is a mess during peak hours.
- Need a hotel!
- I am not in favor of high density development in this site. There will be too much concentration in such a small space. Medium density housing is more preferable. High rise development would impact on my current residence in Suterbrook and decrease its worth should such development occur. As Murray Street is a major artery for commuter traffic, this development will impact and slow down traffic flow in the area. More congestion translates to more opportunity for accidents. Is it necessary to sell city owned land which deletes any opportunity in the future to develop for the benefit and enjoyment of all Port Moody residents? This development is not necessary at this time and there is no urgency for the city to dispose these city assets.
- I like exactly in front of the land. I really don't like sound of constructions and again buildings on beautiful green landed. Please stop many housing and leave the land empty. Thank you.
- Love to see a public square or plaza. P
- I attended the City's information session on December 4, 2017. I believe we have an obligation to maximize density as close to the rapid transit system as is possible. I support integrating Suter Brook Village and adjacent lands including the fire hall and public works yard into an integrated Transit Oriented Development (TOD) area. Suter Brook including the ONNI request to rezone a portion of their Suter Brook lands can be the key to TOD goals.

- I liked the proposed traffic changes. I don't like the idea of potentially having four >30 storey towers. Isn't possible flooding going to be a problem? Whatever goes into the space where old firehall used to be should contain a 'decent' restaurant - and a couple of notches above what we currently have (e.g. Romers, Irish pub). Something like the 'Flying Pig' which has very good, inexpensive food, but is definitely not a 'pub'."
- I am in favour of developing the old Firehall site, but not with a 30-34 story building. I would much rather see low to medium density construction (3-9 story), preferably for seniors. I hope they do not build all the way up to the sidewalk line. Our view of Newport will be blocked. This plan for high-rises will drop many people into Port Moody; traffic is already congested along Murray and St. John's, and the Skytrain is packed in the morning. This seems more like a developer's dream than an addition to our community. I hope that the Council will oppose any tall buildings. I thought the view would be protected by all the houses on the Coronation Park side, but that view will apparently go as well. I moved to Port Moody for the ocean, trees, mountains. I do not want to live in Metrotown - a collection of towers and pretend parks - and that seems to be the direction Port Moody is taking, sadly. What makes Port Moody special is it's village feel. Meanwhile, St. John's could use some renovation. I am very much in favour of the 6 story building on Electronic Avenue. Couldn't we keep the development to that scale of project? I work at SFU, and have watched UniverCity go up, but they have respected the long-term character of the site by sticking with 6-story or less buildings. We should protect Port Moody's relative quiet. It's the nature that makes it beautiful, not the towers. I'd rather we break even than make a profit on the economic side, so we can have high quality of life, and not feel surrounded by city buildings when we moved here to be out in the countryside.
- My preference is sell these parcels and pay down city debt first. Any remaining funds will be directed to next priority.
- Man the firehall site is quite limited. I have no issue with a high rise there but it will have to be damn creative. Think City may have to take a little less money in order to get a nice building there.
- I attended the Information session and completed a feed back form but would now like to expand on my thoughts. This is a bit of a philosophical submission, but worthy of thought I think. The lands are owned by the citizens of Port Moody and therefore any revenue arising belongs to them. So any decrease in such revenue would be a negative on those same people. Effectively the people of Port Moody would be giving a charitable donation to the proposed rental housing, library, seniors housing etc. Now, any requirements for anything less than the highest possible density of market housing will result in a loss. Such requirements may well not be bought into by the Port Moody citizens. For instance, rental housing subsidies while a laudable goal are not something I want to make a charitable donation to. A new library is strongly proposed by your library board, but does it have the buy in of the citizens to the tune of \$10 million less in revenue to the city. I believe the city should sell for the highest possible market price and then with citizen input use the funds to further their goals, whether it is to build a library, subsidize housing, build a seniors centre, or improve the Inlet field. Asking the developer to do these things will cost way more. Moving away from the philosophical I have a real problem with the lack of detail in the proposed zoning bylaw. It invites developers to wheel and deal. It makes an open transparent bidding process impossible. We should be way more specific about height, site coverage, parking, green space, and building siting. I don't understand what is so magical about 34 stories. Tall and thin is way better than short and fat. The developer is buying view and that's what we need to give him/her, to maximize our return. Thanks for opportunity to comment
- I do not support the sake of these lands. The city should reconsider the need for amenities and reduce the list to essentials. It makes no sense to sell a secure and appreciations asset to pay for temporary depreciations assets like a soccer field. Where will the city get the funds to replace and repair these amenities when they reach the end of their useful lives. The plan is akin to selling your home to buy an RV.

- I would like some understanding of how you intend to handle the extra traffic coming into the area. The city is already at near-gridlock so adding significantly more residential capacity without updating the road system will make an already bad system even worse.
- I am very concerned about the sale of this land for housing development. With all the additional population that Port Moody seems determined to bring in, there will be an increased need for recreational facilities, library facilities and parkland. It seems to me that it would be much easier to redeploy existing City-owned lands for these purposes rather than try to buy privately-owned land later, which will be much more expensive. These sites are an obvious choice for an expansion of library and recreational facilities, given their proximity to the existing complex. They are also an obvious choice for an expansion of the Shoreline Trail, Suter Brook and Pioneer Park trail network. Please don't sell this land to greedy developers for yet another batch of high-rise towers. Thanks!