



PORT MOODY
2050

Seaview Neighbourhood Workshop



Port Moody 2050 OCP Update

Seaview Neighbourhood Workshop Summary

March 2023

Developed by MODUS Planning, Design and Engagement
Inc. on behalf of the City of Port Moody

WORKSHOP OVERVIEW

The Seaview Neighbourhood Workshop was hosted on March 4th at the Glenyare Community Centre. This workshop gave community members the opportunity to discuss what is most important to them about their neighbourhood, what might be improved, and a collective vision as Seaview continues to grow and develop. Feedback will inform specific planning directions for the neighbourhood as part of the OCP Update.

67 community members attended the event.

The workshop followed three rounds of activities. In groups, attendees first participated in a community mapping exercise to understand Seaview's current conditions. Participants shared their favourite places and neighbourhood features, as well as what is needed and areas for improvement. The room then came back together for a collective visioning activity facilitated through an online platform (mentimeter) and a vision board where participants could add their ideas and comments. In the final activity, participants broke out into groups to discuss how Seaview may achieve this vision through future OCP policies and directions.

WHAT WE HEARD

This section reports on what we heard in each round of conversation. The summary is organized by workshop activity and topic. See [Appendix C](#) for all recorded comments from each workshop activity.

Community Mapping: Seaview Now

What works well?

Participant shared a love for Seaview's:

- Natural environment, including its mature trees and creeks, and spaces to enjoy nature like trails and open space;
- Community feel, noting that the neighbourhood is safe, quiet, and has a "small town, community feel within a busy region";
- Balance of family housing options; and,
- Walkability of the neighbourhood, which contributes to a strong sense of community as people enjoy seeing neighbours outside

What is missing?

We heard Seaview could benefit from:

- A clearly defined 'neighbourhood heart' – a gathering place for residents to see each other
- Safe walking and cycling connections. This included road crossings, complete sidewalks, and traffic calming. We heard challenges related particularly to the topography, traffic speed, and connections on Clarke Rd, Glenayre Dr, Cecile Dr, Angela Dr, and St Johns St.
- Improved transit connections.
- Improved in and out vehicle access, particularly for emergency services.



OCP Topic Discussion: How We Plan for Seaview

Neighbourhood Character

Key policy considerations include:

- Preserve tree canopy and greenspaces, as they add to the neighbourhood's quiet and peaceful feel.
- Promote walkability.
- Plan for a mix of housing, including townhomes, mid and high-rise. Some participants prefer to preserve low-density housing, while others would like to promote higher-density development.
- Maintain the neighbourhood's residential (non-commercial) feel.
- Promote art installations.
- Protect views to the East.
- Think beyond the neighbourhood's boundary (e.g., connections to Glenayre).

Community Amenities

Key policy considerations include:

- Promote places for gathering and recreation (e.g., outdoor barbeque and play areas, sports courts, recreation centres, maker space, community gardens, etc.).
- Enhance existing amenities (e.g., improve senior and children's programming).
- Ensure accessibility of all community amenities.
- Plan for improved infrastructure needed to support increased density (e.g., fire station, schools, and childcare).

Parks and Open Space

Key policy considerations include:

- Maintain mature trees, protect waterways, and promote green space alongside new development.
- Improve signage, wayfinding, and lighting, and promote trail connections.
- Improve park amenities, including washrooms, gazebos, and educational signage.
- Increase children play areas and off leash dog parks.
- Consider pocket parks.

Transportation and Mobility

Key policy considerations include:

- Improve safe pedestrian and bike connections, including to St Johns St and across Clarke St, among others.
- Improve bus servicing and connections to the Skytrain.
- Promote bike and care share programs.
- Enhance traffic calming, including the use of roundabouts, lights, one-way residential streets, and turning lanes on higher-traffic roads.
- Improve emergency access to the neighbourhood.

Housing

Key policy considerations include:

- Increase diverse and affordable housing supply. Suggestions include social and cooperative housing, market rental, and senior and multi-family housing.
- Balance a mix of housing, including retaining ground-oriented, family housing and higher-density mixed-use developments that support office space.



- Encourage sustainable building practices.
- Encourage density through quicker approval processes.

Economic Development

Key policy considerations include:

- Promote small-scale businesses that are consistent with the neighbourhood feel.
- Improve access to daily needs, particularly groceries, coffee, and medical services.
- Consider increasing office space in part of new developments.