

**OCP 2009 Focus Group Feedback
Kyle Community Centre
February 5, 2009**

Land Use Change #1

From : Mixed Use Commercial/Residential

To : Multi-Family Residential

This site is currently a car dealership surrounded by multi-family residential uses. The proposed change maintains consistency with the long-term land use designations for adjacent properties. This change is considered to be an appropriate future use for the site.

Agree: 46 Disagree: 2

Comments:

1-neutral. Keep low density.
Can improve visual impact of area. Would prefer a Neighbourhood store to east side of street.
We don't mind townhouses.
1 abstained.

Land Use Change #2

From : Single Family Low Density Form

To : Multi-Family Residential

The proposed change for this area is a continuation of the multi-family land use designation for neighbouring properties in the surrounding area. This proposed change would allow:
 a maximum of 3 storeys (34.5 ft.)
 a maximum 1.0 Floor Space Ratio
 a townhouse building form

Agree: 31 Disagree: 13

Comments:

Sky train station to be located on Andres site to serve Glenayre/College Park/Seaview; consider high rises on slopes that don't block surrounding views as expressed in Design Charette; concern with height of high rises in the Gateway area;
Higher density - allow more storeys (but not blocking views)
Leave Charles St (SF) as is unless all residents need change.
Likely that transit will go there. See where transit will go.
No more density. Keep "small community".
#3 & #2 should be included in a larger redevelopment plan - see comments on #3.

Hard to make decision on OCP without knowledge of ELRT & MCC. Traffic impact concern City facilities already overwhelmed.
Only approach City once there is a proposal. Leave as is. Access issues. Neighbourhood voting in neighbourhood.
Concerned about quality of development "slums" in future. Open space needed.

Land Use Change #3

From : Multi-Family Residential & Parks and Open Space

To : Mixed Use - Moody Centre

This proposed change recognizes this area as a western gateway into Port Moody which could support more dense mixed use commercial/residential development in the future.

This proposed change would allow:

- a maximum of 4 storeys
- a maximum of 3.2 Floor Space Ratio
- commercial at grade with residential above

Agree: 35 Disagree: 16

Comments:

Designation, of mixed use, extended to Andres site but also include high rise support Andres proposal shown at Land Use committee. Why does 2002 St. Johns get excluded? Should be included.
Agree group - 3 want more height & station. If Gateway - need quality & beautiful buildings (build higher- 3 said 12 storeys mid-rise). Inclusion of Andres wine site in this change. Want to keep consistent with surrounding multi-family area (3 said this). Densify gateway to allow more green space in other areas. Location of Evergreen Line station.
Need Hotel in that area. Gateway to Port Moody must be improved.
Would like to see urban forest. Wants to see townhouses. Keep consistent with neighbourhood. Infrastructure??
Need to consider larger area as a gateway with higher density - make it like a small community/village on its own "Albert or Barnet" eg. Proposed Peller Estates application. Include Andres site as part of redevelopment for this area. Whatever redevelopment there is needs to consider potential traffic impacts. Be mindful not to have new development that is 'jam-packed' in like yellow townhouses behind Craftsman collision.
Wants a "Western Gateway" that's green; treed and not buildings. Concern about traffic access. Wants to see specific heights in numbers. FSR is too high; 2.5 FSR preferred at a height of 10'-0"/storey for 4 storeys max.
Andre's left off map - would be part of gateway to PoMo. Murray Clark connector should be shown on map. No acceptance of OCP until more info - ELRT station home? Right direction - need more info
1 person = undecided. Gateway = idea (density not a great entrance feature). 3.2 could be high.
(2002 St Johns to be included). 3 on Marine's (?) Andres wine to be included as Gateway. Need 1-W (?)

Land Use Change #4

From : Mixed use Commercial/Residential

To : Multi-Family Residential

This proposed change creates a consistent multi-family residential area in this western portion of Moody Centre and maintains the low density character of the area.

This proposed change would allow:

- a maximum of 3 storeys (34.5 ft.)
- a maximum of 1.0 Floor Space Ratio
- a townhouse building form

Agree: 31 Disagree: 21

Comments:

Moody Center keep commercial all in one area. Keeping with Heritage feel & look for new buildings.
Along St John commercial is best.
Traffic concerns. No more growth. Questions too vague! Don't share City's "vision".
Leave as is. Any new development needs to be compatible with existing heritage bldgs. Have enough multi-family residential. Leave as mixed use commercial residential.
1 person wants to retain 'cute' existing character-type businesses in existing homes.
With concerns for character - Perry Roe building
Roe House. Church excluded.

Land Use Change #5
From : General Industrial
To : Waterfront Village

Should the Mill and Timber site be redeveloped, the Waterfront Village land use designation has been created to provide direction for potential future land uses.

This proposed change would allow:

- a mix of residential, commercial, marina, industrial, institutional and public open space uses
- varying heights from low-rise, mid-rise and high rise
- a maximum of 2.5 Floor Space Ratio

Agree: 6 Disagree: 31

Comments:

Agree except high rises. NO high rise - concern about "green" image of PoMo & Moody Centre & view blocking from south (loco) & North. Marina, artist village - low rise. Should only be low-rise - up to 4 storeys or as high as existing industry on south side of site. BCBC Code change to 6 storey should not be adopted by PoMo. High rises in 5 should be moved to # 2 or #3 but 1 person questions are concerned with height.
Disagree - no high rise. NO HIGHRISE. Keep mall building & incorporate to keep the feel. Most agree with midrise (12 storeys).
No high rises. Nothing to be built to block views of residents to the South/Chines Area. 3 storey village. Public walkways waterfront.
2.5 stories/4 stories. Consistent esthetics. Nothing until Murray Clarke/skytrain anything better than heavy industry. Would make great marina.
Disagree with high rises. No to highrise but would like to see change. Public access to waterfront (ie.seawall, etc). Public amenities. Parking! New West Quay type theme (smaller rather than bigger!) Harbour front in Toronto - good model. No high density.
All of site should be park - maybe 1 storey building, like a restaurant. Would need to work out access issues before any redevelopment. Density should be at east or west gate of Moody Center, not in middle. Don't redevelop here - focus on other areas. Consider redevelopment of Murray Street rater than at Mill & Timber site. Would like to see it more like a Granville Island concept - would benefit to all of City - destination market/marina/art focus/Steveston concept. Consider maybe a market that isn't full time. Need to develop something unique & distinctive rather than try to duplicate others - find our own place in the world.
1-abstained. Totally disagree with Lonsdale Quay idea and access to water, e.g. marina, floating homes, etc. Totally against high-rises. Wants to remember heritage of the mill site (e.g. museum, art centre, plus). Good spot for density, just not high-rises, not a Newport Village - but to support businesses of Moody Centre. Too premature to discuss.
ABSOLUTELY NOT! NO HIGH RISES! Maintain public access to water. Transit/transpo info needed. Needs to strengthen Moody Center business. Less dense/more accessible. Livable but less density - need more info.
Should not be a waterfront village. Waterfront access: no highrises. Traffic. Marina okay. Residential okay. More parkland: trade density for waterfront. Public walkway. Village concept. 7 say yes. Connection to Moody Centre. Unanimous - no highrises.
evergreen line. Park space /trails. No highrise - some density waterfront access. (1/3?) park space. Complementary industrial.

Land Use Change #6

From : Public Institutional

To : Mixed Use - Moody Centre

A church is currently located on this property. Should the church use change in the future, a new land use designation of Mixed Use – Moody Centre would facilitate a mix of residential and commercial uses for this site. This change provides consistency with the surrounding land use designations. The change in land use designation does not prevent the current use from continuing.

This proposed change would allow:

- commercial at grade with residential above
- a maximum of 4 storeys
- a maximum of 3.2 Floor Space Ratio

Agree: 42

Disagree: 4

Comments:

No higher than 4 storeys!
Keep Heritage alive.
Keeping with character of existing neighbourhood.
5 - don't know. It has heritage value; keep it.
6 - Agree provided that height is specific; FSR is too high
Keep heritage house.
Ok as long as church amenable and if her house relocated.

Land Use Change #7, 10 & 11
From : Single Family Low Density Form
To : Multi-Family Residential

Proposed changes involve a land use designation change for portions of St. George St. from Single Family Low Density Form to Multi-Family Residential. This would provide a transition from the Mixed Use - Moody Centre designation along St. Johns St. to single family areas with modest impacts. This increase in residential density encourages a ground oriented, family friendly form of redevelopment in an area that is close to local schools and that helps support local commercial uses.

This proposed change would allow:

- a townhouse building form
- a maximum of 1.0 Floor Space Ratio
- a maximum of 3 storeys, or 34.5 feet. This is the same height provision currently allowed under the RS1 (one family residential) zone

Agree: 29 Disagree: 18

Comments:

Great option is to have laneway housing where a lane exists. Ensure heritage design in Moody Centre. Land swap with Legion to move seniors away from Legion site on Clarke St.
Leave as is.
Disagree - 50/50. Lot @ Kyle & St George (behind bank) part of Culture precinct. Traffic calming required.
No change!!! Small town community. Sensitive to heritage theme. Urban forestry. Enforce RS1 Zoning - many new SFD with multiple suites. Bring back Design Panel.
2 - don't know. Is there a need for this? Need creative/innovative design.
Changes the character of Neighbourhood, namely areas 7 & 10; ruins the open space of neighbourhood. Too much traffic pressure on St George. I'd agree, if owners of properties agree. Want density increase through infill and not this townhouse form.
If good, neighbourhood design guidelines - yes.....because of distrust. Control of form/character. Need Design Panel - yes, if Design Panel in place. Need good design guidelines.
Sidewalk. Traffic issues: 3. No more building. Some people don't want multi-family =transitional. Unfair. Leave as it is. Mix with carriage home. Lack of character. Defeating mix character.
Heritage character complementary.

Land Use Change #8
From : Industrial Business
To : Mixed Use - Moody Centre

This proposed land use change considers the future use of this site for mixed use commercial/residential purposes. Part of this site is currently being used as a parking lot and existing industrial buildings.

This proposed change would allow:
 commercial at grade with residential above
 a maximum of 4 storeys
 a maximum of 3.2 Floor Space Ratio

Agree: 41 **Disagree: 8**

Comments:

Question - which side of tracks Evergreen (will it be on). Support commercial - need to think about businesses.
Parking?
Parking garage 3/4 storeys? Or 3 storeys
Keep parking - need more.
Concern with loss of parking with any redevelopment. If redeveloped, keep same or more parking spaces. Agree with the proviso that it remains a West Coast Express station. Continue multi-use along Murray between Electronic & Williams streets.
Agree group (3 people) - what happens to parking? & only if height is 40'-0" (or 4 storeys)
Where is the station? Don't go higher.
Other - 1. Note Single Family Zoning.
(specialty) Parking maintained or increased. Several floors - business parkade money (like New West).

Land Use Change #9 & 12
From : Multi-Family Residential
To : Mixed Use - Moody Centre

Proposed land use designation to Mixed Use – Moody Centre looks to the future use of these areas for mixed commercial and residential purposes in keeping with the surrounding land use designations on St. Johns St. This proposed change would create a continuous mixed use commercial and residential land use designation for St. Johns St., east of Queens St.

This proposed change would allow:
 commercial at grade with residential above
 a maximum of 4 storeys
 a maximum of 3.2 Floor Space Ratio

Agree: 44 Disagree: 7

Comments:

No concern with commercial along St Johns
Variety in height more appealing (up to 6 storeys). Keep limit to 4 storeys.
Encourage small business & provide parking (underground?). Don't lose heritage homes. Sustainability. Maximum 3 storey with commercial at grade.
Needs to be something more creative than a box; innovative in terms of design. Underground parking is needed. Choose commercial tenants carefully.
5 people - Agree group if & only if, max 40' height. 2 people - Disagree group -reduce 3.2 to 2.5
Disagree unless 3 stories (1 person). In agreement if max 3 stories.
4 storey - no votes, 3 storey - 2 votes

Land Use Change #13

From : Single Family Low Density Form

To : Multi-Family Residential

This proposed change reflects a potential future use of this area for multi-family residential housing, and is consistent with neighbouring properties.

This proposed change would allow:

a maximum of 3 storeys (34.5 ft.)

a maximum 1.0 Floor Space Ratio

a townhouse building form

Agree: 40

Disagree: 2

Comments:

Very close - walking to future station. Future developments shouldn't complain about noise (any development along tracks) - or give them Gordon Lightfoot's Trilogy in COVENANT.
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Would like to see bike land to reduce congestion. Leave as it (SFD). Would like to see off-leash.

1-would like to see higher building form - midrise up to 18 storeys due to its proximity to the eastern portal of Evergreen Rapid transit line. Leave as is and then relook when know where Evergreen line is. 6 - agree with change to 4 storey multi-family.
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But should be higher density & consistent with context.

** 6 said 8 stories ok. 8 said 4 storeys ok.
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Land Use Change #14

**From : Parks and Open Space & Public and Institutional
To : Mixed Use - Inlet Centre**

This proposal is for the two parcels on the left to be changed from Public and Institutional to Mixed Use - Inlet Centre, and for the parcel on the right to be changed from Parks and Open Space to Mixed Use - Inlet Centre. This proposed change provides a continuation of the high density, pedestrian-oriented mixed use development envisioned for Inlet Centre.

This change would allow:

- a maximum of 26 storeys (260 feet)
- a maximum 2.5 Floor Space Ratio
- a mix of commercial, residential, office, retail, institutional and recreational uses

Agree: 4 Disagree: 46

Comments:

Views on this site are a concern from Elgin. Would be ok withsame height as existing trees. Need parking - Thrifty's parking is a pain. Need firehall. Traffic congestion in this area is a BIG concern too bottleneck. Change in height could cause city a lot problems.
Keep green space. Blocking of views of existing developments. (the idea) move this type to the western 'gateway' end.
No high rises. Leave Worksyard where it is.
Spread out economic activity. NO more towers. Andres dev would better balance out city. More in Moody Ctr.
Residents don't share same vision. No to highrises - high density. No more people. Discourage all development. Concerns re: environmental impact. Population maxed out. Rebuild Firehall on existing property. Turn into extension of Rocky Point Park. Leave Works Yard where it is.
Would like to see Arts Centre & new library incorporated into these areas - put new library or Works Yard here. Arts Centre on Firehall site. Make a signature arts center/plaza for "City of Arts". Synergize with theatre to having Arts centre in this area. No towers.
Firehall should stay; ideal location. Firehall should be added to green space. NO highrises; enough already, none north of Murray st. Good for seniors housing.
Dependent upon public transit. Makes sense to group density. Low to mid rise only.
No highrise. Keep green space. Works yard to park. Traffic. Views of highrises. Low level seniors. Must keep plans. What about Police station empty? Firehall? Or Works Yard? Landfill site - Works Yard Red Zone.
9 said no development. Traffic/parking concerns. Firehall good location now. No highrise in front of highrise. Views & open space. Development to go to gateway. Bad unsafe intersection - loco Murray Guildford - pedestrian crossing. "Bookend" Gateway except for industrial interface. Good now, don't change. Crowded & dangerous. 2 storey parkade Rec Centre site.

Land Use Change #15

From : Mixed Use Commercial/Residential

To : Mixed Use - Inlet Centre

This proposed change would allow a similar form of development as proposed by Land Use Change #14. This proposed change provides a continuation of the high density, pedestrian-oriented mixed use development envisioned for Inlet Centre.

This change would allow:

a maximum of 26 storeys (260 feet)

a maximum of 2.5 Floor Space Ratio

a mix of commercial, residential, office, retail, institutional and recreational uses

Agree: 23

Disagree: 29

Comments:

Why are we being asked this? Look to feedback from developer's open house. If they can make it work without ruining any views....limited height to ?? Rather here than on # 5. Same comment for # 1 & # 4.
Disagree group of 4 people (mid rise 12 storeys max). 26 storeys too high ...18-20 storeys max. Blocking sunlight for low- mid rise building surrounding in Newport. Consultation with neighbouring residents to see how they feel. Feel mid rise would be appropriate (12 storeys).
No highrises - do low rises like Bosa.
NO MORE HIGHRISES - ANDRE SITE FOR HI RISE. 4 storey mixed use.
No high density- no highrises! Maintain small town community. Small town stripmall acceptable. No change.
Keep building form consistent with what is currently permitted under existing zoning. Do not want to have towers. Traffic concerns - increased emissions. Okay with higher building forms on north end of property - northeast corner; could even be 12 storeys. Concern with increased density & traffic that comes with it. Land use for site should be in harmony with design of Newport Village.
Densify Newport though prefer buildings of varying heights.
No highrise. Too much density in one place. Tie in with Newport - okay. Step back from street level.
Not opposed to the lower part & Newport. No highrises. Unanimous.
9 people - Agree group with a max of 4 storey. Disagree group (1 person) said no 26 storeys. Need commercial use there; traffic concerns; parking concerns.

Land Use Change #16

From : Public and Institutional

To : Parks and Open Space

The proposed change for this site to a Parks and Open Space designation reflects the fact that this site is no longer being considered as a future site for a Middle School. The proposed designation is consistent with neighbouring properties.

Agree: 33

Disagree: 7

Comments:

Keep as Parkland.

Keep green; keep bike trails.

Height – Barnet Hotel Site

The draft OCP proposes a change in height from the site that is often referred to as the Barnet Hotel site. The land use designation has not changed.

This change would allow:

- A mid-rise form of 12 storeys with a maximum 2.5 FST
- Low rise form of 4 storeys with a maximum 3.2 FSR

Agree: 21

Disagree: 11

Comments:

Agree (5 people) but not to 12. Highrises on Andres Site would block the views from this site & this should be disclosed to Barnet Hotel site owner but still do Andres site as high rise. See 1st floor at street level of Albert St - need to show exact height - demonstrate.
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Change area (3) should be consistent with this height change.

2 had no opinion. This land would be best for Evergreen; traffic is BAD. Need to see Evergreen 1st.

Infrastructure - intersection. Horse before cart. Leave as is - maintain present height.
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If you want to go tall, this is this site. We want to go tall but should be part of larger plan for western gateway. Include as part of larger redevelopment plan, include # 2 & # 3.

Agree group (5 people) - if heights were specified; (about 10' /storey) - 1 said. Disagree group - disagree with 12 storeys.
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1 person - Agree with 12 storeys. Set back.

Traffic issues; Albert street school. Access issues. Low rise residential - viable commercial. Commercial might be ok - privacy view issues.
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Height – St Johns Street

The draft OCP proposes 4 storeys for all Mixed Use – Moody Centre designated sites on both sides of St Johns St. Currently four storeys are only permitted on the north side of St. Johns St.

Agree: 22

Disagree: 12

Comments:

Keep consistent. Loss of view from Henry St homes - concern need to determine impact.
Agree that is it good for the neighbourhood as a whole but as individuals are more hesitant to increase in height.
Would help increase density on St Johns /Moody Ctr. Makes sense as down hill.
Setbacks? Problem with empty retail. Include some residential. Market. Parking - open spaces. 3 storeys.
Need to talk about it in terms of height of roofline; specifically feet.

Other Comments

Evergreen station at Westend ie.east of Barnet & Albert & St.Johns. Between Douglas & Barnet then at Westcoast express. Plasco proposed site - City landfill site to be designated for PARKS & OPENSACE. Need city-wide infrastructure - transportation. Concerned that we haven't seen transportation to meet increased density. Water taxi @ # 5- Bridge - extend David into Belcarra & bridge to Barnet Marine Park & solve congestion problem at loco & St Johns. Cultural precinct should be discussed with Jakes Crossing for a cultural plaza from Kyle park to water & be site of destination for tourism. Efficiencies by bundling all transport infrastructure - MCC & Evergreen & Express.
Include Andres site as part of (3) - western gateway. Clarke street - keep heritage & in fill on both sides (Queen Street to Barnet). Change to Mixed Use - Moody Centre. "Art & Culture Corridor". Pedestrian friendly. Light industrial to Murray.
Do something with city buildings on Moody & St John. High crime/fire/vermin. Also Rose's tear down bldgs!
Support City's tree retention policy - want to see changes to keep more trees. Sewer system overloaded! Roadways overloaded. No parking. Traffic calming measures on St George, 2500 block, are needed. Need to see design panel re-instated. Would like to see PM stay as a natural tourist destination. Keep PM green & population down. keep our heritage & distinctiveness. Maintain small town community.
Concern with traffic impacts with any increased density. Need adequate infrastructure in place to accommodate increased density. e.g. wider roads, bike lanes/cycle paths, more frequent West Coast Express/expanded schedule. Designated community parking for businesses e.g .see Hastings St parking areas - short term parking. Hospital needs to grow as tri-cities grows. Make sure large trees on St Johns are protected with any older. Plant younger trees now - succession planning - for when older trees die. Consider more landscaping - beautify St Johns street. More thought into Murray Street corridor. e.g. possibly higher density, artistic lofts, something unique, transition between Rocky Point Park & Moody Centre.
It's frightening that decisions are based this way on this process - don't feel informed, sufficient. Shouldn't be forced to make these decisions without Translink's info.
Need more information. MCC, ELRT & no ref (??) to Andres.
Moody Centre executive ask - postpone until skytrain is coming - connector is identified. Letter to follow. Traffic on St Johns. Connector - wait & see. Notification of property owners.