

An aerial sketch of a park development. In the center, a large white rectangular box with a yellow border contains the text "Welcome to the Woodland Park Online Open House" in bold black font. The background is a detailed architectural sketch showing a park with various trees, a playground with colorful equipment, a paved path with a rainbow-colored section, and modern multi-story buildings. A car is parked on a street in the lower right. The overall style is a hand-drawn architectural rendering with soft colors and visible sketch lines.

Welcome to the Woodland Park Online Open House

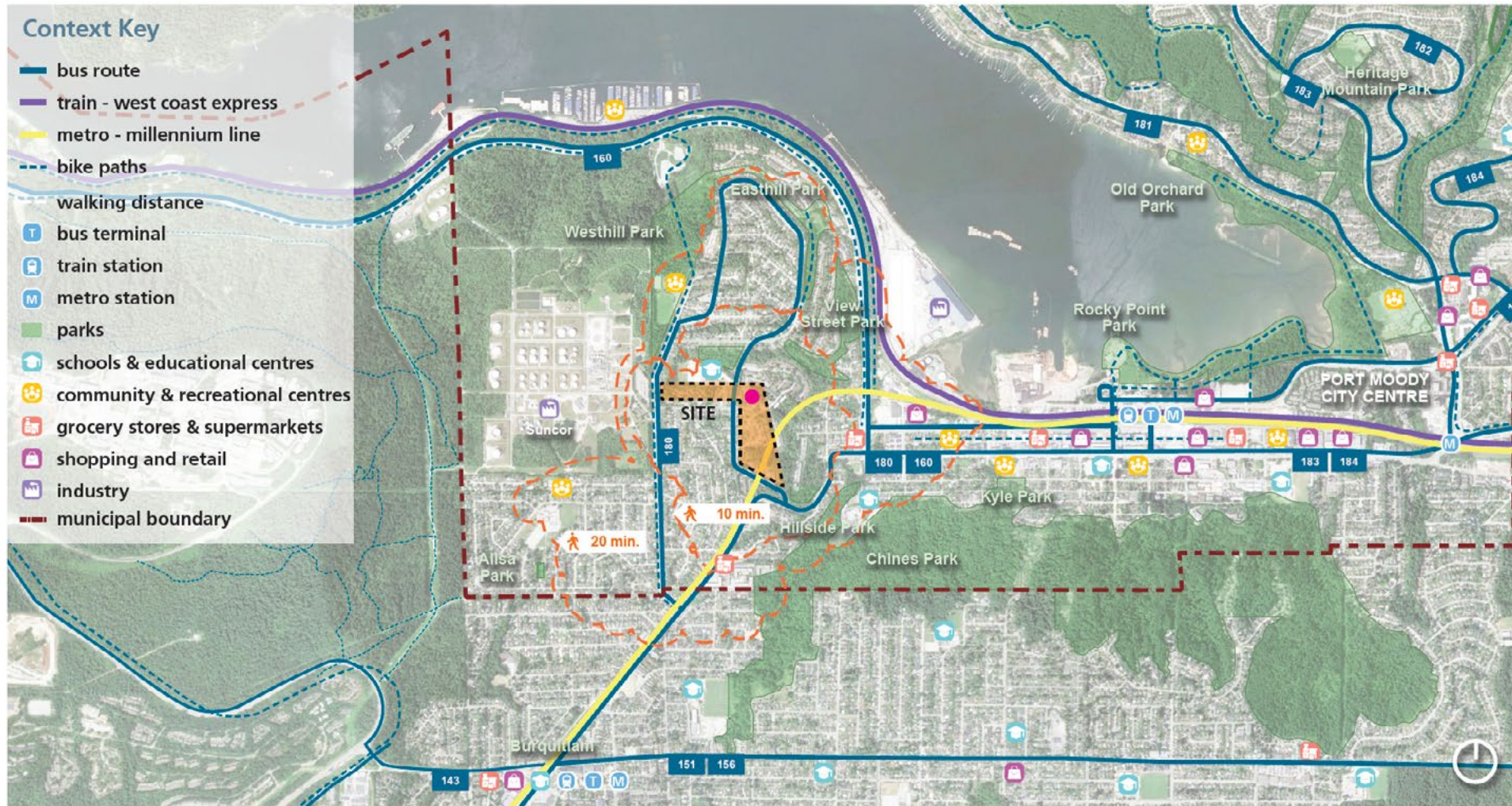
Housekeeping & Community Guidelines

- Attendee mics & cameras are disabled
- If you can't hear: make sure your audio is turned on and volume up. Check zoom settings to ensure audio is connected.
- Thoughtful questions are welcome – lead with kindness and curiosity
- To ask a question, click Q&A button at the bottom bar - we will answer questions at the end
- If you've asked a question, ensure that new voices are heard before you contribute again
- If we don't get to all questions or you want further information, please contact us at Maureen@poonigroup.com

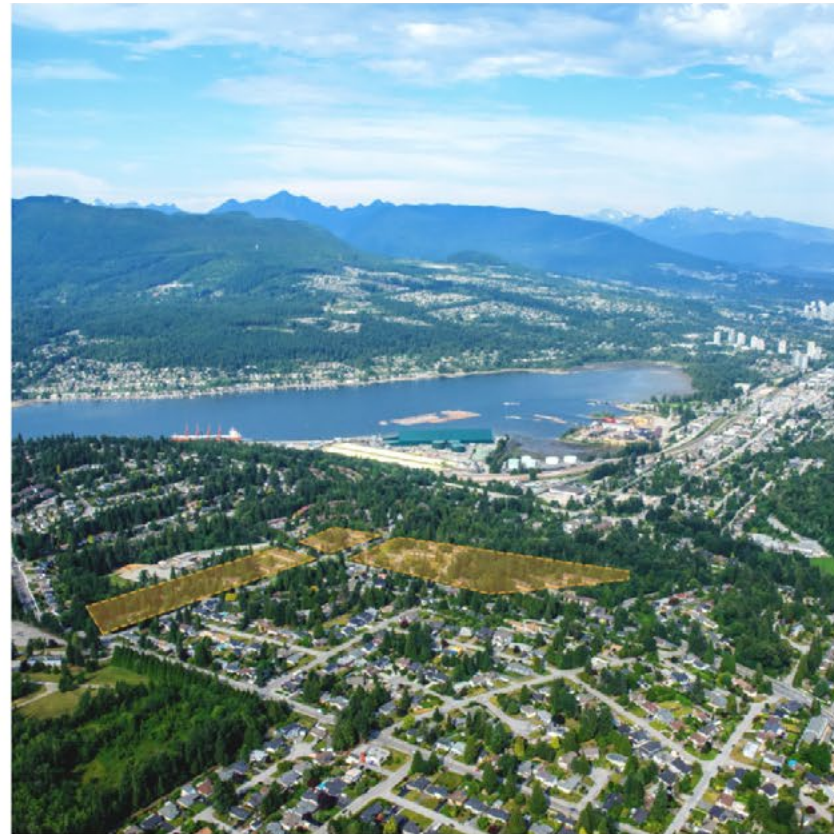
Agenda

- Introductions
- Context
- Proposal
- Next Steps
- Q&A

Neighbourhood Context



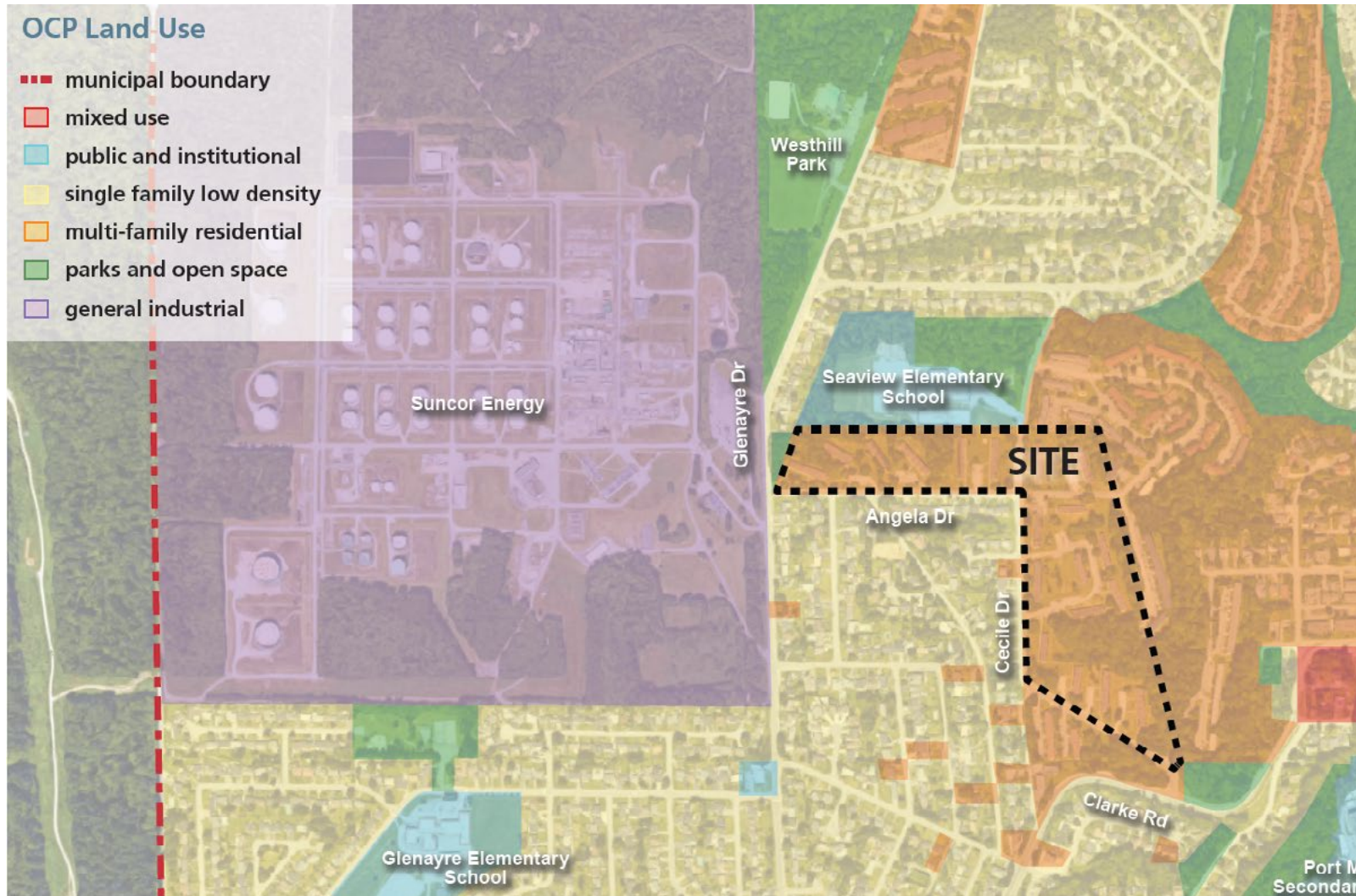
Site Context



- 23.4 acre site
- Built in 1960s
- 20 buildings
- 10 parking lots
- 200 market rental
- Cecile Dr to Clarke - 100 ft. vertical drop
- 22% of site is ESA



Policy Context



City of Port Moody Official Community Plan (2014)

Woodland Park is designated multi-family residential in the OCP allowing up to 6-storeys. An OCP amendment and rezoning is being sought to allow for new uses and additional height at Woodland Park.

Policy Context

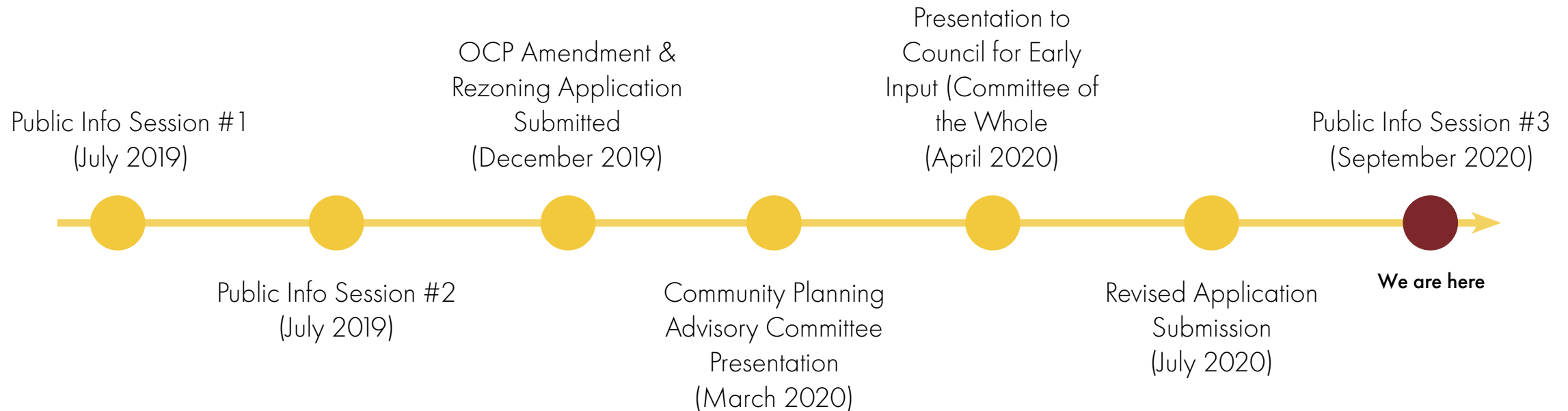
Rental Housing Protection Policy (2018)

- Replacement of rental units
- Projects undergoing rezoning are required to contribute to the provision of affordable housing
- Policy recommends considering the use of incentives (such as increased height and density) to encourage the provision of new affordable housing
- The proposal seeks additional density and height as part of the overall strategy to deliver 325 affordable rental homes and 132 market rental homes

Tenant Assistance Policy (2018)

- Policy aims to guide developers, the community, Council and staff to provide guidelines for tenant assistance as a result of redevelopment of existing residential housing.
- We've developed a Tenant Assistance Plan that meets the policy, which provides all tenants with the right of first refusal to move to the affordable rental housing
- Unique opportunity to minimize tenant displacement

Where We Are



Public Engagement Summary.



Website Summary

Since website launch in July 2019

1,720

Unique
visitors

1,092

Online
Engagement
page views

5,890

Page views

63

Subscribers



Social Media



44 followers of
Woodland Park Living



26 page likes



Community Presentations

Tri-Cities Housing and
Homelessness Task Force Group
(July 2020)

College Park Community
Association
(Sept 2020)



Video Engagement

3

Videos published to
website



Over 7,600
people reached



Over 100
Reactions, Comments, & Shares



Open Houses/Information Sessions

2

Public Information
Sessions hosted

2

Resident Information
Sessions hosted (in-person)

1

Resident Presentation
(Online)

400

People attended these
events*

Resident Info Session
(May 2019)

Public Info Session
(July 2019)

Public & Resident Info
Session (Dec. 2019)

Resident Presentation
(Online) (July 2020)

Public Presentation
(Online) (Sept. 2020)

We are here



Public Information Session (July 2019)



Public Information Session (Dec. 2019)



Video #1: Introduction to Proposal

What We've Heard & Our Response



Support for rental housing

Response: 132 market rental units added, in addition to the 325 affordable non-market units



Concerns around heights of towers and number of homes

Response: heights (from 26 down to 12-storeys) and number of units reduced (30% reduction of strata units)



Desire for a larger grocery store and more child care spaces

Response: Grocery store (from 5,000 SF to 19,000 SF) and child care expanded (from 37 to 93 spaces)



Concerns around traffic and access

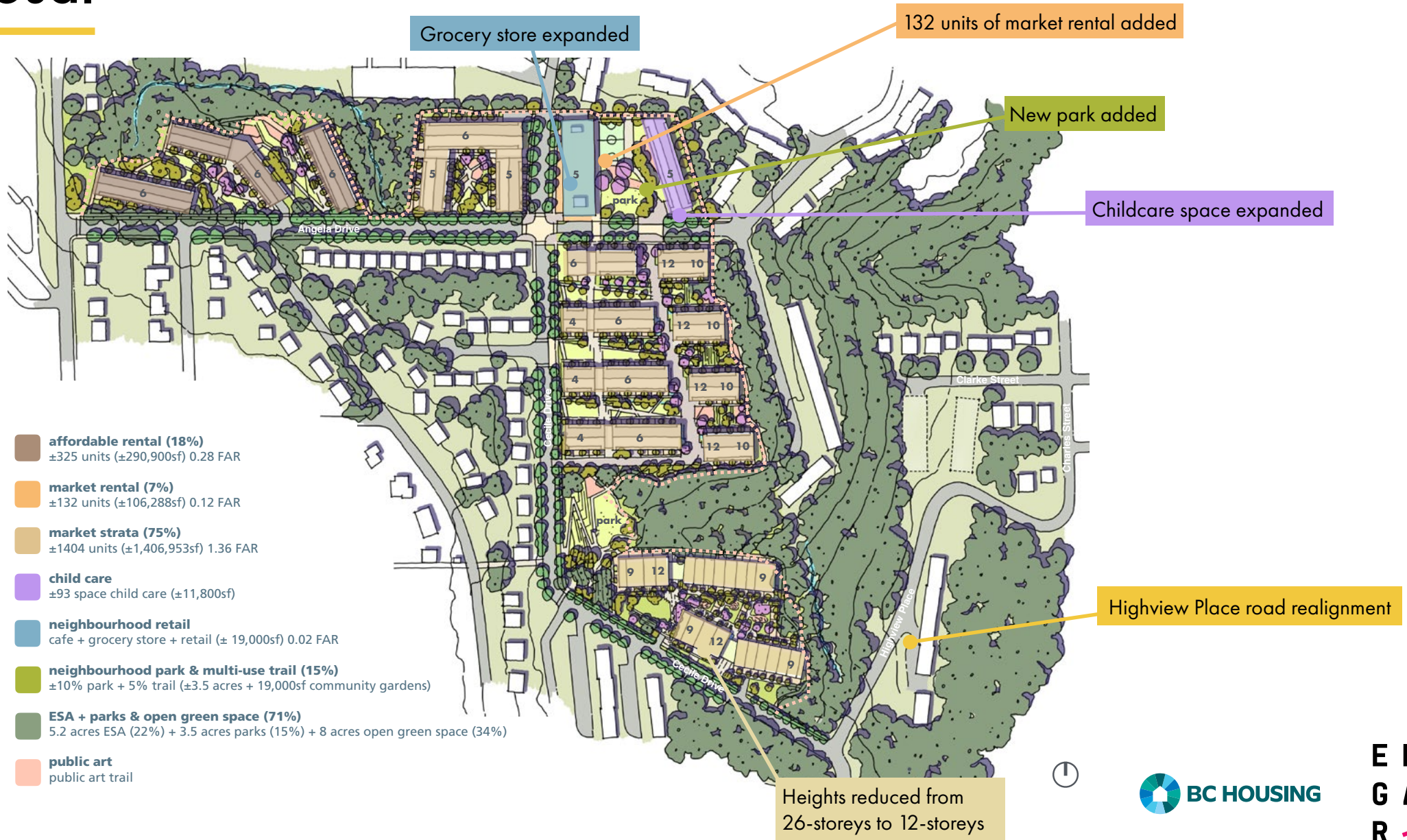
Response: Highview Place road realignment proposed



Support for parks and open space

Response: Additional park added for a total of 2 new active parks

The Proposal



A Plan for Gradual Growth

- Five pedestrian-oriented neighbourhoods built over 7 phases (estimated through to 2036):
 1. The Creek
 2. The Gardens
 3. The Hub
 4. The Mews
 5. The Terraces



The Creek



- \pm 325 affordable rental homes
- Tenant replacement housing
- \pm 73 ground-oriented townhomes
- ESA enhancement, creek & forest protection + generous open green space
- Multi-use park trail
- ***Estimated completion: 2024***



The Gardens



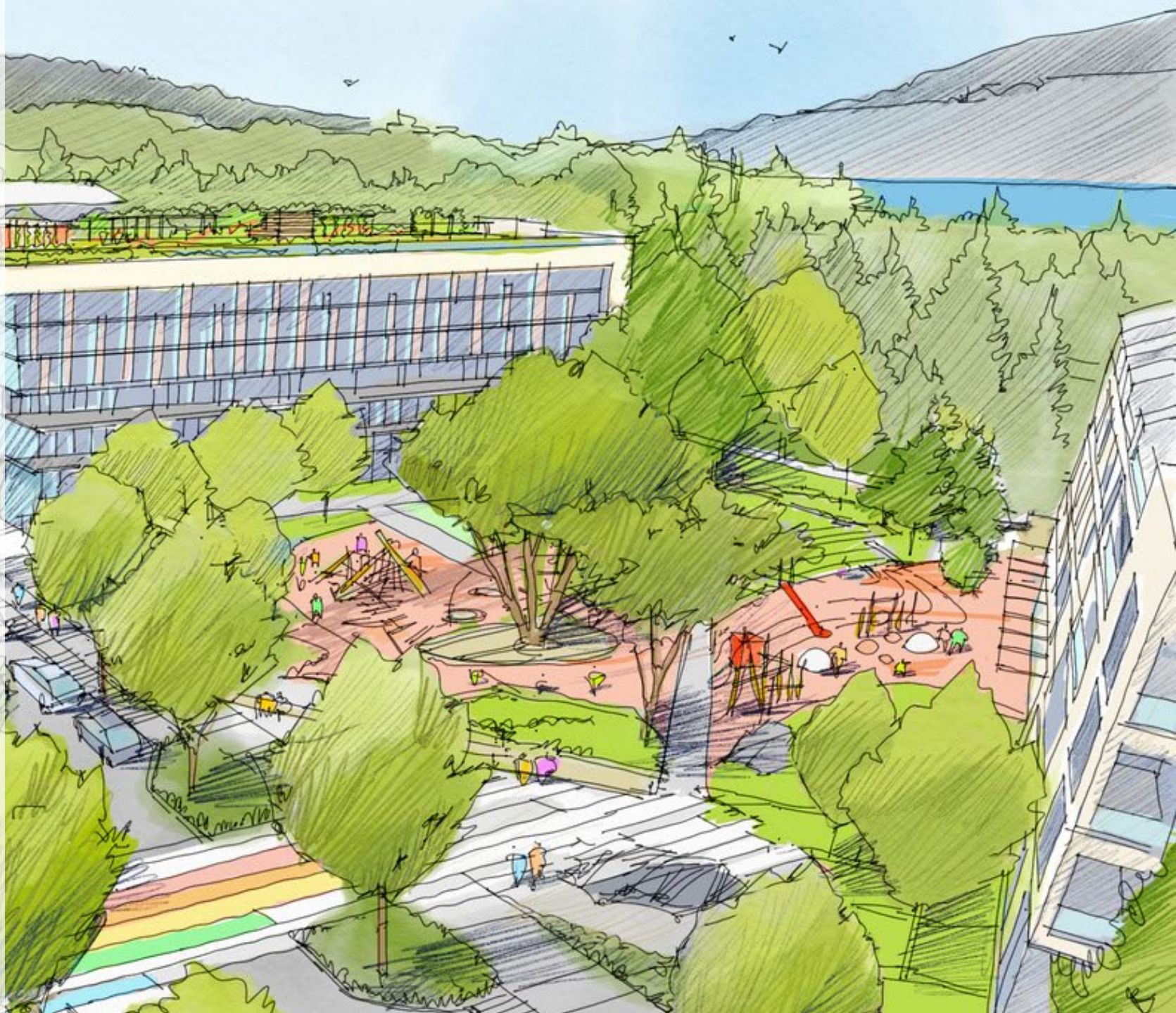
- ± 220 market strata homes
- ± 43 ground-oriented townhomes
- Generous open green space + mature tree protection
- Multi-use park trail
- *Estimated completion: 2026*



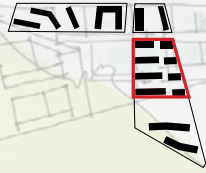
The Hub



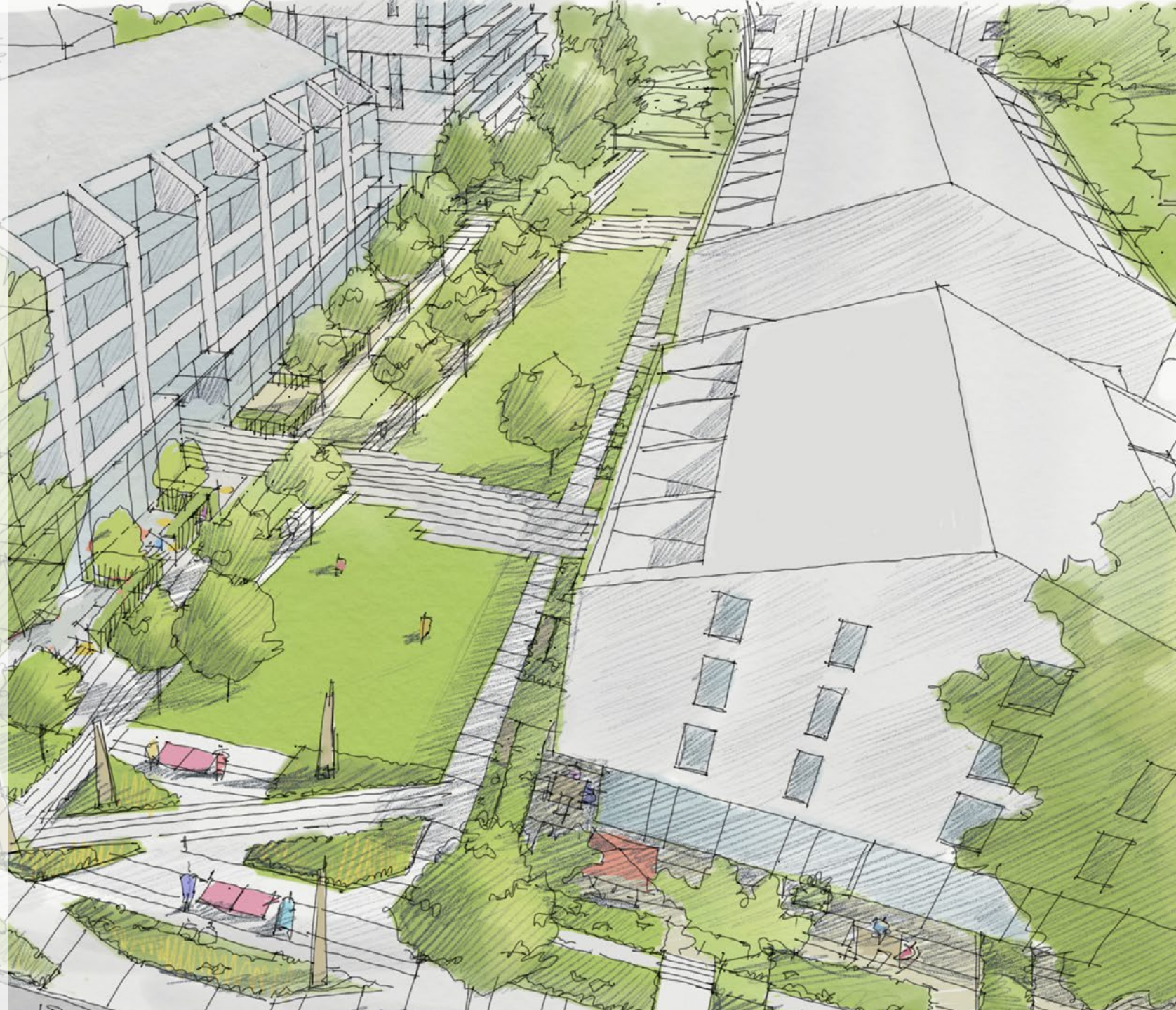
- ± 132 market rental homes
- Childcare (expanded from 37 spaces to 93 spaces)
- Grocery store (expanded from 5,000 sq.ft. to 19,000 sq.ft.)
- 1.2 acre park added + active play node
- Rooftop garden
- Dog run
- ***Estimated completion: 2028***



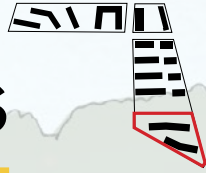
The Mews



- ± 734 market strata homes
- ± 120 ground-oriented townhomes
- Mature tree protection
- Generous open green space
- Multi-use park trail + active play node
- ***Estimated completion: 2030 - 2032***



The Terraces



- ±450 market strata homes
- ± 58 ground-oriented townhomes
- ESA enhancement, creek & forest protection + generous open green space
- Multi-use park trail
- *Estimated completion: 2036*



Transportation Study



Existing Conditions & Context

- Road Network, Transit Service, Data Collection, Land Use & Policy

Future Conditions

- New Trips generated by the development
- Establish a horizon year and align expected trip growth rates
- Assess the impacts to the network for future scenario
- Identify mitigation measures, where necessary

Master Plan Site Review

- Site Access, overall circulation, travel patterns
- Parking & Loading needs
- Sustainable Transportation review
- Infrastructure Improvements & timing

Transportation Next Steps



- Continue to collect feedback from project stakeholders and refine the transportation assessment
- Work closely with City Staff to resolve key issues and develop agreement on solutions
- Engage with TransLink on long-term plans to further encourage transit use and active transportation options
- Establish clear expectations on the delivery of infrastructure with the gradual build out of the site*:

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7
Upgrade of Phase 1 frontage on Angela Dr	Upgrade of Phase 2 frontage on Angela Dr	Upgrade of Phase 3 frontage on Angela Dr	Upgrade of Phase 4 frontage on Cecile Dr	Upgrade of Phase 5 frontage on Cecile Dr	Upgrade of Phase 6 frontage on Cecile Dr	Highview Pl realignment (further delay acceptable)
	Bike lane on Angela Dr	Upgrade of Phase 3 frontage on Cecile Dr				Upgrade of Phase 7 frontage on Cecile Dr
	Barnet Hwy / Clarke St signal	Clarke Rd / Seaview Dr signal				Bike lane on Cecile Dr
	Clarke Rd / Cecile Dr turning restriction					

*Phasing proposed and still to be confirmed by staff.

Housing

- 25% of the site's housing will be rental housing (457 homes)
- ±325 will be affordable rental homes (provided in first phase)
- ±132 market rental housing homes (provided in third phase)
- ±1,404 strata homes
- 73% of the site's housing will be family-oriented homes
- ±292 ground-oriented townhomes



18% affordable rental (~325 units)



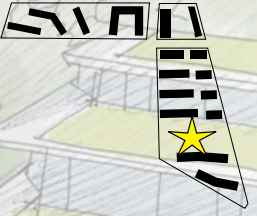
7% market rental (~132 units)

Parks & Open Space

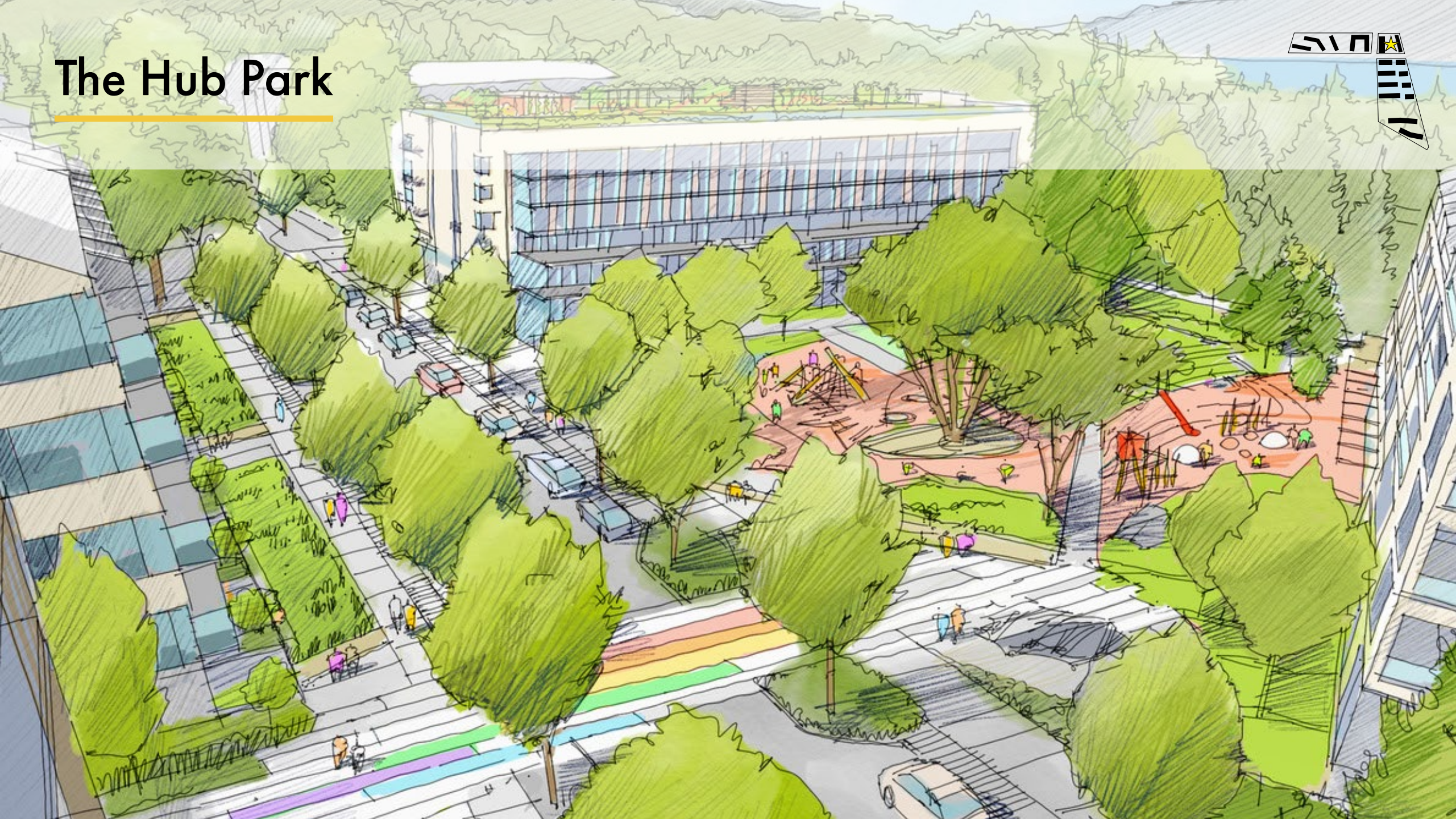
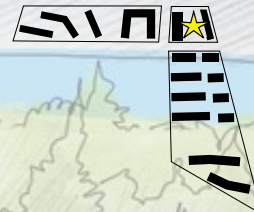
- 70% of the site will be open space
- 15% of the site will be parks space (two new publicly accessible parks and multi-use trail)
- 22% of the site maintained as environmentally sensitive area



Cecile Bend Park



The Hub Park



Multi-use Trail



A Well-Served Community



Childcare

For use by residents and the wider community, located adjacent to the Hub Park, the proposal includes a 11,800 square foot, 93-space childcare and washrooms.



Neighbourhood Retail

The proposal will provide a 19,000 sq.ft. retail component to accommodate a grocery store and cafe.

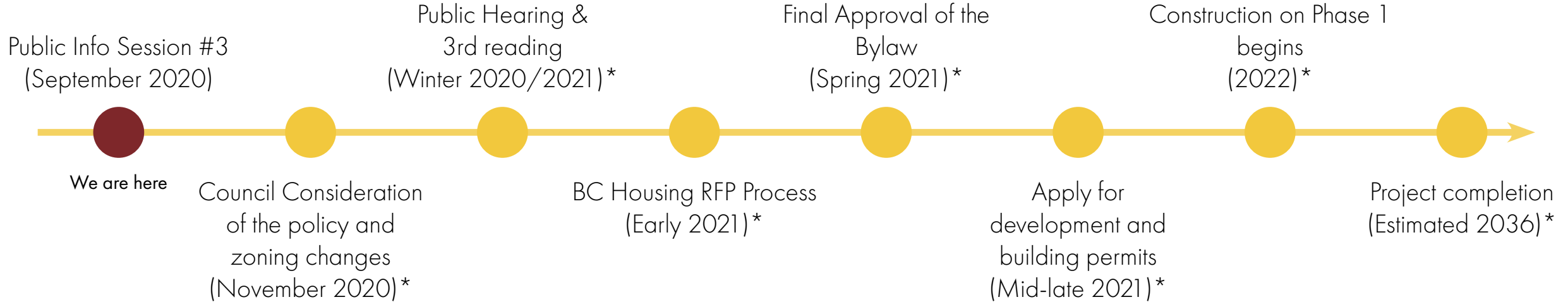


Public Art

A public art budget of \$2.8 million* will provide public art throughout the site, strengthening Port Moody's character as the "City of the Arts".

*Current estimate subject to change based on final project proposal, decisions and budget.

Proposed Next Steps



* Dates are to be confirmed and subject to change

Q&A

Enter your questions in the Q&A section



If we don't get to your question or you would like to discuss further, please contact Maureen at Pooni Group:
maureen@poonigroup.com