



### A Tradition of Awards & Firsts



### A Tradition of Working with the Community



## Taking pride in being 1<sup>st</sup>

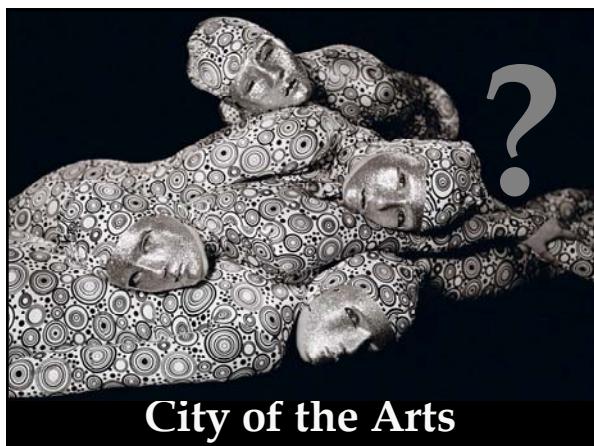
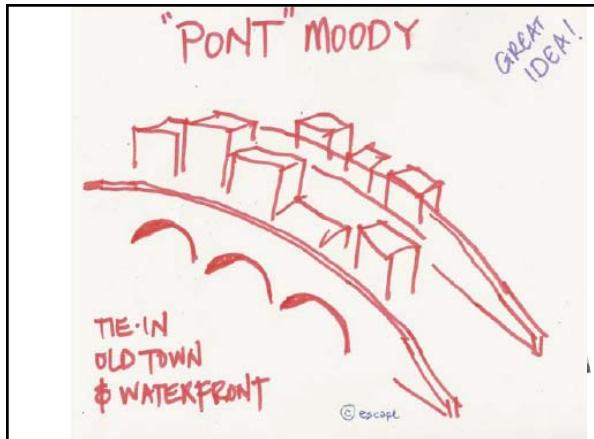
- 1<sup>st</sup> in Canada with Blue Bag Recycling
- 1<sup>st</sup> Bike Trials Park in North America
- 1<sup>st</sup> in Western Canada to ban the use of pesticides
- 1<sup>st</sup> in Canada to require the use of helmets when skateboarding
- 1<sup>st</sup> in BC to adopt Naturescape policy



Predictable  
Consistent  
Development  
Regulations



Concentrated Growth  
No Urban Sprawl  
High Property Values  
Sustainable Future

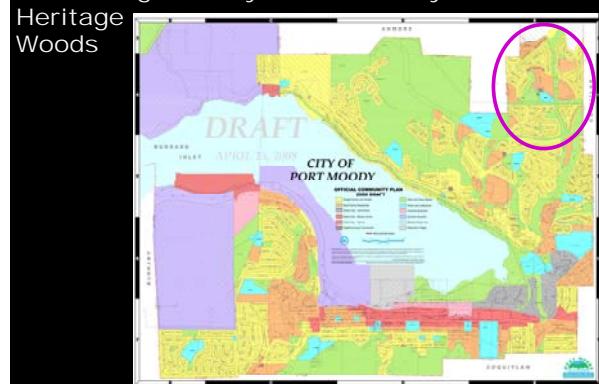




Typical suburban development (1970's - 80's):  
Mainly single-family on Heritage Mountain

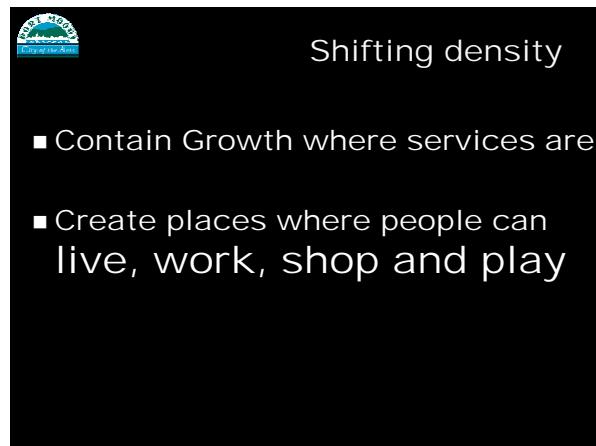
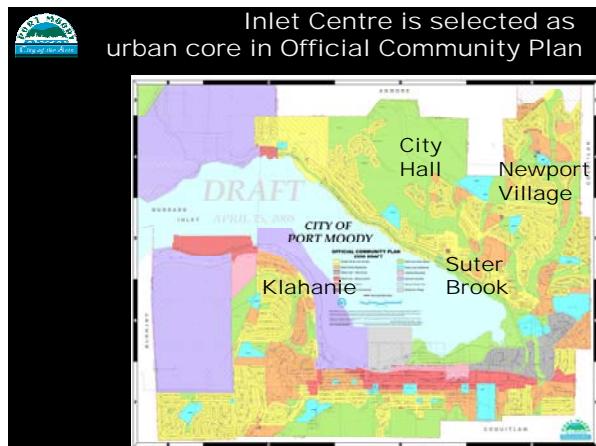


More compact development (1990's - 2000's)  
Mix of single-family & multi-family in  
Heritage Woods





Referendum to stop sprawling development  
Dedication of Bert Flinn Park - 1999





## Onni – Suter Brook

- 22 acres mixed use
- 6 acres dedicated green space
- Creation of new urban core



## Onni – Suter Brook

- 1,250 residential units
- 95,000 s.f. commercial
- 45,000 s.f. office
- 138,000 s.f. hotel & convention centre
- 32,250 s.f. indoor amenity
- **310,250 s.f. of non-residential use**



The City's goal was to secure economic development & jobs



Today's retail:  
big box, drive-to, sterile



Today's retail:  
cookie-cutter  
design.  
Building are  
billboards.



Superstore  
Coquitlam, BC



Typical large box retail



Typical large box retail



Hidden box retail



Hidden box retail



Innovative  
residential  
development  
above  
grocery store  
& commercial  
space

An urban core as envisioned by Port Moody



Better than this



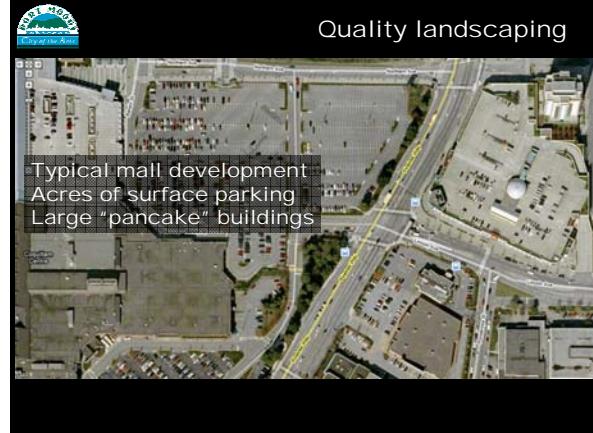
Quality architecture



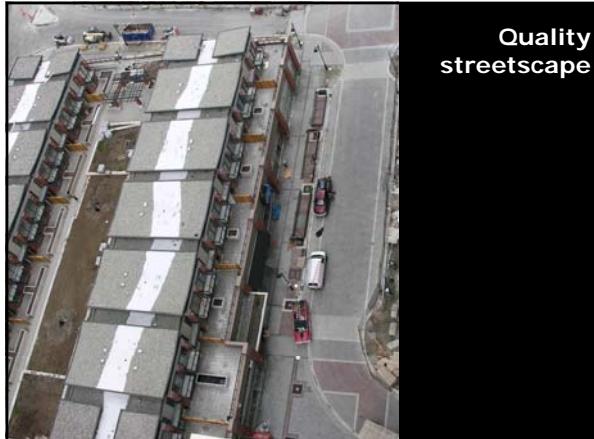
Quality architecture



Quality landscaping

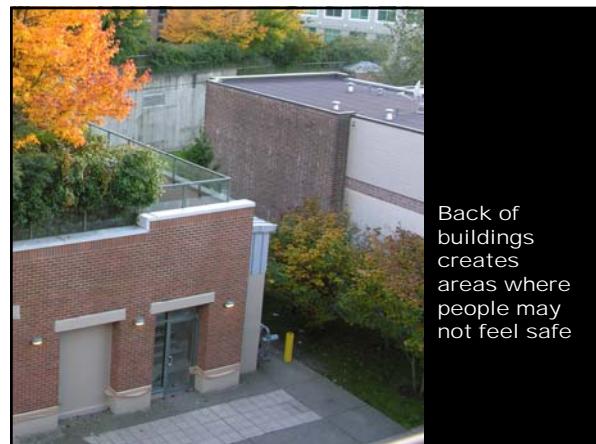
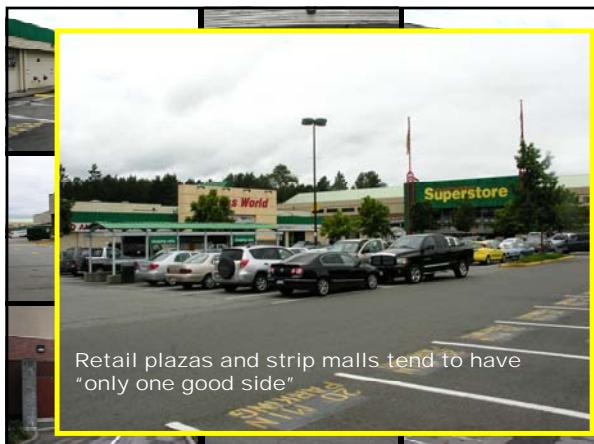
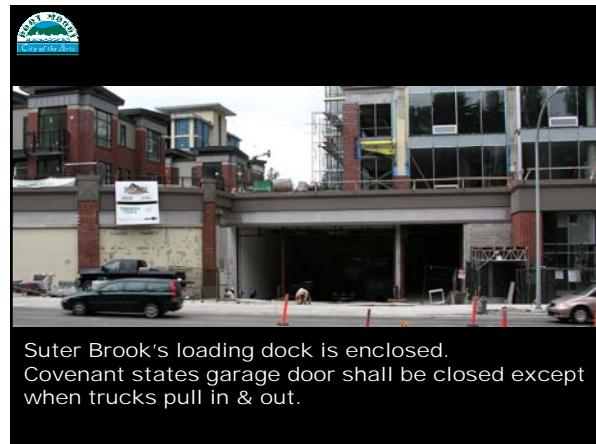


Quality  
streetscape



Quality  
public spaces







No backsides to Suter Brook buildings.  
All sides of all buildings have windows and/or terraces to provide "eyes on the street".  
A safer, more pedestrian-friendly environment



### Sustainability Plan

- Energy
- Site Planning
- Transportation
- Environmental Protection
- Water
- Indoor Air Quality
- Waste Management
- Education

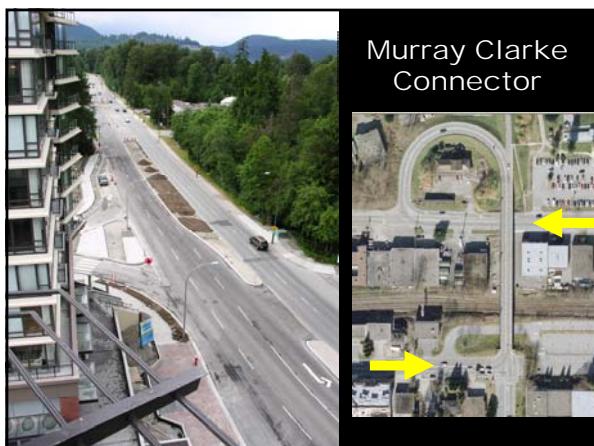
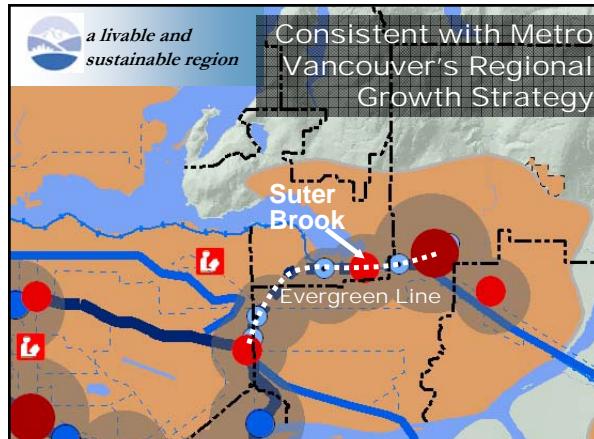


How do you create pedestrian-friendly space?  
put cars underground.  
Suter Brook parkades: 3,027 cars  
surface parking: 50 cars



**Convention & community space**  
Hotel with

- 11 meeting rooms (many with outdoor terraces)
- Ballroom (396 seats banquet / 500+ seats theatre style)  
high ceilings for live performances
- 6,600 sf. patio (up to 350 seats for outdoor reception)
- 7,000 sf of green roof
- 138 guest rooms



Murray Clarke Connector



Rocky Point Park Restaurant



## Gap Analysis

- Grocery and Drug retail
- Boutique retail
- Medical & Dental
- Galleries and Framing
- Strata-titled office space



## Adaptive Re-Use

- Heritage restorations
- Residential to art gallery transition
- Innovative heritage preservation projects



## Fiscal Imbalance



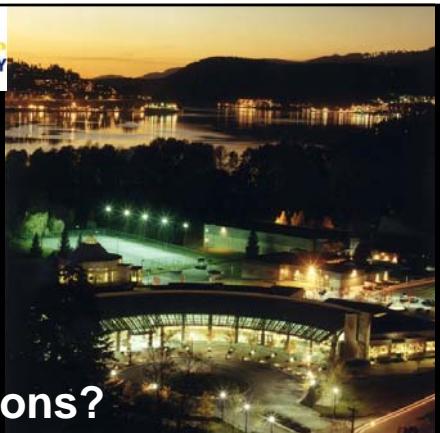
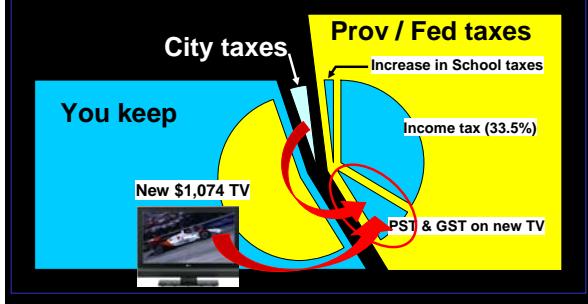
Canadian Tax Freedom Day  
Monday June 20, 2008



Municipal Tax Freedom Day: January 14



What happens to a  
\$2,000 wage increase:



Questions?