

# MOSAIC

April 27, 2021

Wesley Woo  
Development Planner, City of Port Moody  
100 Newport Drive  
Port Moody, BC V3H 5C9

Dear Wesley,

**RE: Neighbour Soil Concerns and Council Motion at TUP Hearing**

The neighbours at 3011 Murray St requested soil abutting their building along our west property line be removed by Mosaic. In response to these concerns, we proposed to remove up to 125 tonnes of soil on our property adjacent to the building and to install a temporary swale drain to mitigate run off and drainage from our property. The neighbours did not specify an exact amount or depth of soil to remove, but Mosaic will remove as much soil as possible/appropriate pending approval from the City of Port Moody and guidance from our Geotechnical Engineer. As an act of goodwill, Mosaic has also offered to paint the neighbours affected building wall.

To conduct the contemplated work, a soil permit application was submitted to the City of Port Moody March 11<sup>th</sup>, 2021 (for our properties 3015, 3033, 3093 Murray Street). As part of the application requirements, a Geotechnical Engineer (GeoPacific Consultants Ltd) is engaged to provide detailed drawings and supervision of excavation as necessary. We are still working with Port Moody Engineering to receive soil permit approval.

Our intent is to start this work early May pending permit approval. We have communicated to the neighbours the proposed work plan and provided them with drawings/diagrams of the tentative work plan which are pending City approval. Find attached for reference an email communication sent to the neighbours dated March 31<sup>st</sup> 2021.

We feel the above work plan and actions to date respond appropriately to Council's motion. Please advise if further information is required.

**Mosaic Murray Master LP**  
**By its GP**  
**Mosaic Murray Master Holdings Ltd.**

Sincerely,



Adrien Herberts  
VP, Land & Development  
Mosaic Homes  
604.685.3888

**From:** FIPPA s. 22  
**To:** FIPPA s. 22 FIPPA s. 22 FIPPA s. 22  
**Subject:** Update Regarding Request for Soil Works  
**Attachments:** [21.03.30 Temporary Drainage Swale West Property DRAFT.pdf](#)  
[Strata Building 3011 Murray St - West Wall Exterior Side View With 3015 Murray St Earth Fill Elevation Curve Updated 3.31.21.pdf](#)

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Barry, Steve, Tracey:

I promised Barry an update to a conversation we had together onsite March 4<sup>th</sup> about resolving the soil conditions left by the previous owner. We're waiting on approvals from the City of Port Moody. When we have heard back from the City I can reach out again with further details. Please find further information below which I believe captures the discussion to date and has new information:

- Anticipating onsite earthwork (on Mosaic's property) to start between April 19-30, pending City soil removal permits.
- Mosaic will remove earth/fill against the PL approximately per Barry's diagram. If you have specific direction on desired depth of excavation, please let us know. We'll coordinate before work starts. If you desire your building's foundation drainage exposed, let us know.
- Mosaic will build a temporary drainage swale on 3015 Murray Street to capture stormwater runoff both today and throughout the temporary Home Store use (pending City approval). This condition will be in place until construction/excavation for the project begins. We can separately discuss the long-term drainage design for the shared PL.
- While onsite doing earth/soil removal along the west PL we will be conducting other unrelated earth/soil works on site as permitted by the City.

Thank you,

Adrien.

**Adrien Herberts**

Vice President, Land & Development



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SEDIMENT CONTROL HOLDING TANK FOR SITE RUNOFF TEMPORARY STORAGE. SITE WATER TO BE DISPOSED OFFSITE VIA A HYDROVACUUM TRUCK. EXACT LOCATION OF TANKS TO BE DETERMINED IN THE FIELD. CONTRACTOR TO ENSURE THAT WATER INSIDE THE TANK DOES NOT EXCEED 80% HOLDING CAPACITY AND SHOULD REVIEW WATER LEVELS AS FREQUENTLY AS POSSIBLE. PRIOR TO WEEKENDS, CONTRACTOR TO ENSURE TANKS HAVE SUFFICIENT CAPACITY TO STORE SITE WATER IN CASE OF AN UPCOMING HUGE RAINFALL EVENT. A COMPLETE TREATMENT SYSTEM MAY BE REQUIRED IN CASE SITE WATER IS TO BE DISCHARGED TO THE CITY MAIN SYSTEM.

PROP. 1050# SUMP FOR SUBMERSIBLE PUMP TO BE PUMPED TO SEDIMENT CONTROL HOLDING TANK (EXACT LOCATION TO BE DETERMINED BY CONTRACTOR)

PROP. SALES CENTRE

NWS1353

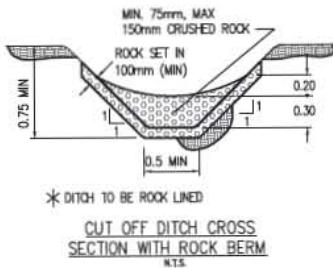
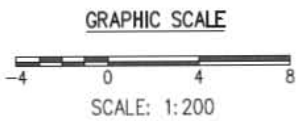
CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARDS SWALE & AWAY FROM BUILDING WEST OF PROPERTY LINE (FOUNDATION EXCAVATION & ALL STORM RUNOFF FROM SITE TO BE PUMPED THROUGH SEDIMENT CONTROL SYSTEM)

EXCAVATION EXTENTS

SWALE/CUTOFF DITCH PER DETAIL THIS SHEET

(3015 MURRAY ST.)

CANADIAN PACIFIC RAILWAY



South End

Side Elevation - 3011 Murray St. Building View is looking west from the 3015 Murray St. Property .

North End

