

**Public Hearing
September 21, 2021
Public Input**

Item Type	Date	Item No.	Item Name
Public Input – Loh, Berkeley	August 31, 2021 12h46	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Dearborn, Heather	September 4, 2021 18h16	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Dy, Marie-Claire	September 7, 2021 15h54	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – McRae, Sharon	September 8, 2021 08h05	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Buchanan, Doug	September 8, 2021 10h30	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Pearce, Tyler	September 9, 2021 08h25	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Ilic, Vladimir	September 10, 2021 13h28	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Janko, Katalin	September 11, 2021 12h13	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Sztopa, Emil	September 11, 2021 12h14	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Herberts, Michael G.	September 12, 2021 18h56	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Wolanski, Brad	September 13, 2021 09h30	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Jensen, Leah	September 13, 2021 11h40	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Mazzone, Janice	September 13, 2021 12h00	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Jones, Rick	September 13, 2021 12h15	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Haqq, Evan	September 13, 2021 13h02	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Mahmoodani, Fatemeh and Dabir, Masoud	September 13, 2021 14h05	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Stutz, Linda	September 13, 2021 17h29	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Gunnarsson, Sara	September 13, 2021 19h03	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)

Public Input – Wong, Don	September 13, 2021 20h24	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)
Public Input – Pughe, Glen and Kostyra, Joanne	September 13, 2021 21h21	1.1	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments)

From: Berkeley Loh <[REDACTED]>
Sent: Tuesday, August 31, 2021 12:46 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015-3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I'm a future Port Moody resident living at 50 Electronic Avenue.

- I'm excited about what Mosaic has planned for this property on Murray Street.
- We need more housing in Port Moody and I know people who would like to buy a home like the ones Mosaic is proposing in this project.
- A walkable Murray Street with shops, cafes and businesses is a great change for this community. I also like that the industrial history of this neighborhood will be preserved with the light industrial spaces Mosaic has planned.
- I would consider locating my business in Port Moody if the type of light industrial and other commercial spaces Mosaic is proposing were available.

I hope that Mayor and Council will support Mosaic's proposal so that we see this project come to life.

Thanks for your time,

Berkeley

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Berkeley Loh

Tel: [REDACTED]

Email: [REDACTED]

From: Heather Dearborn <[REDACTED]>

Sent: Saturday, September 4, 2021 6:16 PM

To: Clerks <Clerks@portmoody.ca>

Subject: Public hearing 3015 3093 Murray Street

I would like to support Mosaic's new project on Murray Street in Pt. Moody. The vision that Mosaic has proposed for Pt. Moody checks all the boxes. From commercial spaces to rental apartments to new condos. This mixed-use proposal is exciting, relative and inclusive. And will be a welcome addition to the entire Pt. Moody community. Thank you, Heather Dearborn [REDACTED] Capilano Rd. Pt. Moody.

From: Marie-Claire Dy <[REDACTED]>
Sent: Tuesday, September 7, 2021 3:54 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015-3093 Murray Street

Dear Port Moody Mayor, Council and Staff,

I am in support of Mosaic's new project on Murray Street and I am excited about what Mosaic has planned for this property. They are also adding the much needed rental homes to the City of Port Moody.

I hope that Mayor and Council will support Mosaic's proposal so that we see this project come to life.

Best regards,

Marie-Claire

From: Sharon McRae <[REDACTED]>
Sent: Wednesday, September 8, 2021 8:05 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Fwd: 3015-3093 Murray Street (Mosaic Homes)

----- Forwarded message -----

From: Sharon McRae <[REDACTED]>
Date: Tue, Sep 7, 2021 at 9:31 PM
Subject: 3015-3093 Murray Street (Mosaic Homes)
To: <council@portmoody.ca>

Dear Mayor and Council Members

Mosaic Homes had applied to rezone a site in Port Moody for mixed-use buildings and this has been in the works for quite a long time. I found the renderings of these buildings really eye-appealing, and with the mixed use, it makes the project even more attractive. There is not enough variety of merchants in this area. It is an ideal location for this type of building, and they have allocated wonderful green space for this building's tenants. As such, I wish the City Council to know that I absolutely support this application.

Thank you, for your time and consideration.

Sharon McRae

Port Moody, BC.

From: Doug Buchanan <[REDACTED]>
Sent: Wednesday, September 8, 2021 10:30 AM
To: Clerks <Clerks@portmoody.ca>
Subject: [SUSPECTED SPAM] Re: Application #6700-20-204

As a long-time resident of the Nahanni neighbourhood, I am opposed to this further densification at least until the already problematic traffic flow situation in the area is dealt with through improved infrastructure. Thanks,

Doug

Doug Buchanan

[REDACTED]

From: Tyler Pearce <[REDACTED]>
Sent: Thursday, September 9, 2021 8:25 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015 - 3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I am, and have been a Port Moody resident for the last 5 and a half years at [REDACTED] Klahanie Drive.

I would love to see the proposed development at 3093 Murray Street be approved as it will be a great benefit to our developing community in that area.

Many friends and family I have spoken to show great interest in this area, providing rentals for many who can't afford to buy, low income rentals, and quality built homes for purchase.

I myself, see purchasing another home in Port Moody a goal of mine, especially in this area where we can turn a sore spot in our community, to a bridge from Klahanie, Suterbrook to the Rocky Point area. The light industrial zoning of the commercial space proves to be a great asset to the area and touches on the original uses of the land. I would also consider moving my small startup custom furniture company to this area as Port Moody struggles to accommodate such areas.

I would like to speak at the upcoming Public Hearing 3015 to be in support of approving this project.

I hope the City Council, and the Mayor support this proposal, so we can turn this bare land into a great community asset.

Tyler Pearce

From: Vladimir Ilic <[REDACTED]>
Sent: Friday, September 10, 2021 1:28 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015-3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I'm a City of Port Moody resident living at [REDACTED] Clarke rd.

I'm writing in support of the Mosaic project on Murray Street. As long time residents we would like to support this growth and opportunity for more housing in the area.

We also know from other Mosaic projects that it would be a very appealing project in the neighbourhood.

Vladimir Ilic
[REDACTED] Clarke rd
Port Moody, BC
V3H [REDACTED]

From: Katalin Janko <[REDACTED]>
Sent: Saturday, September 11, 2021 12:13 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015 - 3093 Murray Street

September 11, 2021

Dear Port Moody Mayor, Council and Staff,

I'm a City of Port Moody resident, living at [REDACTED] Newport Drive.

I am happy to give my support to the Mosaic project on Murray Street, for the following reasons:

- It would add more housing, including much needed rental homes to the City of Port Moody.
- Condos to purchase would be geared towards young people and those trying to enter the housing market.
- The transformation of Murray Street to a walkable street with shops, cafes and businesses would be a great change for this community.
- The industrial history of this neighborhood would be preserved with the light industrial spaces Mosaic has planned. In addition, this would add more jobs to Port Moody.

I hope that Mayor and Council will support Mosaic's proposal, so that we will see this project come to life.

Sincerely,
Rev. Katalin Janko

From: Emil Sztopa <[REDACTED]>
Sent: Saturday, September 11, 2021 12:14 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015 - 3093 Murray Street

Subject: **Public Hearing 3015 - 3093 Murray Street**

September 11, 2021

Dear Port Moody Mayor, Council and Staff,

I'm a City of Port Moody resident, living at [REDACTED] Newport Drive.

I am happy to give my support to this project, and excited about what Mosaic has planned for this property on Murray Street, for the following reasons:

- It would add more housing, including much needed rental homes to the City of Port Moody.
- Condos to purchase would be geared towards young people and those trying to enter the housing market.
- The transformation of Murray Street to a walkable street with shops, cafes and businesses would be a great change for this community.
- The industrial history of this neighborhood would be preserved with the light industrial spaces Mosaic has planned. In addition, this would add more jobs to Port Moody.

I hope that Mayor and Council will support Mosaic's proposal, so that we will see this project come to life.

Sincerely,

Dr. Emil Sztopa

From: [REDACTED] <[REDACTED]>

Sent: Sunday, September 12, 2021 6:56 PM

To: Clerks <Clerks@portmoody.ca>

Subject: re: Murray Street Project Proposal

SEE ATTACHED

Dear City Staff, Mayor and Council:

September 12, 2021

I would like to convey my support for the proposed Mosaic Project located at 3015-3093 Murray Street. The proposed project provides much needed housing, (both market and rental) along with a unique incorporation of storefront light industrial/ commercial which will only add to the attractiveness and popularity of the Brewers Row along Murray Street.

I would urge council to not delay further and grant third reading for this proposed project. I would also urge staff and council to encourage further similar development for Port Moody which will not only provide much needed housing but also the opportunity to reside near our transit hubs and provide affordable ownership of street level "storefront" mixed use commercial type space. These spaces are in demand and allow entrepreneurial opportunities with ownership rather than restrictive leasing. The potential job creation by bringing in businesses at the same time as housing assists in ensuring there is sufficient population to support the businesses from the outset. We cannot expect businesses to come in without seeing that they have enough population base to sustain them.

Sincerely,

Michael G. Herberts B.Sc., DMD

[REDACTED] Alderside Road

Port Moody, BC

From: Brad Wolanski <[REDACTED]>
Sent: Monday, September 13, 2021 9:30 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015-3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I am a City of Port Moody resident living at [REDACTED] Capilano Road.

With 50 Electronic Avenue now under construction, I am excited to see that Mosaic Homes has plans to build on the adjacent site. The transformation of Murray Street into a walkable high street with shops, cafes, and retail opportunities on ground level with the addition of much needed rental housing, affordable homes, and new supply of entry-level homes is an excellent change for the community. I feel this project will really help link the Suterbrook / Klahanie area with Rocky Point Park and Brewery District, establishing a dynamic corridor in the community where I have chosen to raise my family.

I hope that the Mayor and Council will support Mosaic's proposal so that we see this project come to life.

With kind regards,

Brad Wolanski
E [REDACTED]
T [REDACTED]

From: Leah Jensen <[REDACTED]>
Sent: Monday, September 13, 2021 11:40 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015 - 3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I'm a City of Port Moody resident living at # [REDACTED] Brew St

I am writing this email in support of what Mosaic has planned for property on Murray Street. Being a renter myself and loving living in Port Moody I see the need to add more rental homes. On the other side I see myself living in Port Moody long term and we need more housing available for people like myself who would like to buy a home like the ones Mosaic is proposing in this project.

Making Murray Street even more walkable with the addition of shops, cafes and other businesses will keep the community thriving and I like the idea of including the industrial history with the light industrial spaces that Mosaic has planned. I am currently a personal trainer at a gym in Coquitlam and I would perhaps consider locating my business in Port Moody with the type of industrial/commercial spaces that Mosaic is proposing were available.

Thank you for taking the time to read my email. I hope that Mayor and Council will support Mosaic's proposal so that we see this project come to life.

Leah Jensen

From: janice <[REDACTED]>

Sent: Monday, September 13, 2021 12:00 PM

To: Clerks <Clerks@portmoody.ca>

Cc: [REDACTED]

Subject: Re: Support for Murray Street Proposal - Public Hearing September 21

Dear Port Moody Mayor, Council and Staff;

RE: Public Hearing for 3015 - 3093 Murray Street

I am a resident of Port Moody residing at [REDACTED] Alderside Road and would like to express my support for the proposed Mosaic development project on Murray Street.

The City of Port Moody needs more housing, including rental homes, like the ones Mosaic is proposing - the architecture is attractive and very well designed by a leading architect. I believe that many people will find this project to be very desirable and will consider locating their homes and businesses to Port Moody.

A walkable Murray Street with cafes, shops and businesses will be a welcome addition to our beautiful community. I also really like that Mosaic is seeking to preserve the industrial history of this neighbourhood with their planned light industrial spaces.

I hope that Mayor and Council will support Mosaic's Murray Street proposal so that we can see this project come to life.

Yours truly,

Janice Mazzone

From: Rick Jones <[REDACTED]>

Sent: Monday, September 13, 2021 12:15 PM

To: Clerks <Clerks@portmoody.ca>

Subject: Support for Murray Street Proposal - Public Hearing September 21

Importance: High

Dear Port Moody Mayor, Council and Staff;

RE: Public Hearing for 3015 - 3093 Murray Street

I am a resident of Port Moody residing at [REDACTED] Alderside Road and would like to express my support for the proposed Mosaic development project on Murray Street.

The City of Port Moody needs more housing, including rental homes, like the ones Mosaic is proposing - the architecture is attractive and very well designed by a leading architect. I believe that many people will find this project to be very desirable and will consider locating their homes and businesses to Port Moody.

A walkable Murray Street with cafes, shops and businesses will be a welcome addition to our beautiful community. I also really like that Mosaic is seeking to preserve the industrial history of this neighbourhood with their planned light industrial spaces.

I hope that Mayor and Council will support Mosaic's Murray Street proposal so that we can see this project come to life!

Yours truly,

Rick Jones

Rick Jones CFP

President, Rick Jones Financial

#301-220 Brew St

Port Moody, BC. V3H 0H6

Cell: [REDACTED]

Office direct: 604-917-0392

Fax: 604-917-0401

From: Evan Haqq <[REDACTED]>
Sent: Monday, September 13, 2021 1:02 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015-3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I'm a City of Port Moody resident living at [REDACTED] Klahanie Drive and emailing in support of the proposed project by Mosaic.

The architectural aesthetic is very appealing and something we don't have yet along Murray street. It has a good mix of an industrial and a residential feel that will fit in nicely with the surrounding area. It will really boost the look of that street front. It will be great to have more walkable shops and businesses in the area as well. The ability to walk to Suter Brook, New Port and down to Rocky Point for grocery, dental, and recreation is one of the things that I love most about the area and having more options even closer to home would be great.

I also have friends, currently renting, that are very keen to make the move to Port Moody as they've been visiting the area more and more with me living here. More rental options, especially down on Murray Street would be great to have and very enticing for a lot of young people who appreciate what the area has to offer.

I really hope that the Mayor and Council will support Mosaic's proposal so that we see this project come to life.

Evan Haqq

From: Maddie Mahmoodani <[REDACTED]>
Sent: Monday, September 13, 2021 2:05 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Rezoning application at 3015-3093 Murray St.

Dear City of Port Moody,

I would like to write regarding the Rezoning application at 3015-3093 Murray St.

My husband and I have been living in Port moody for about two years and we notice the area is getting more crowded and busier and we believe that our property and our area is affected by new residential constructions. The traffic jam is getting heavier as many visitors come for Rocky Point and the brewery located in Murray St. Finding a car park spot is getting impossible on the street and Rocky Point park.

We are worried that the area will get busier and everything will get worse when the new residential constructions like two high rises in Suter Brook and many low rises in Port Moody area will be occupied by residents.

We really believe that Port Moody needs more street and road layout needs to be improved before building more residential in that area as the streets are limited and are not designed for that growing population. For example, there are only two ways to connect south to the north of Port Moody which is loco Rd and the tiny bridge which connects Murray St to Moody St which has traffic most of the time.

We really would like to stop more residential construction in Port Moody before improving road layouts. For example, the Lougheed highway which is the main road for people to commute to work is really busy and mostly because of too many traffic lights located in the highway. More residential construction not only in Port Moody, but in other cities like Coquitlam makes commuting from this highway a headache. I work in Maple Ridge and it takes about 40 min to go to work, this is the same time that my colleague spent coming from Richmond.

We think Port Moody needs more grocery stores as there is only Thrifty food, better roads and streets and places for kids rather than more residential places.

Thank you for letting us bring our concern about this rezoning to the City of Port Moody.

Fatemeh Mahmoodani and Masoud Dabir

From: Linda Stutz <[REDACTED]>
Sent: Monday, September 13, 2021 5:29 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015-3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I'm a City of Port Moody resident living at [REDACTED] Seaview Dr, Port Moody and I am writing in support of Mosaic Property Development's planned project on 3015-3093 Murray Street.

My partner and I spend lot's of time on Murray street, visiting the breweries and Rocky Point Park, and we would be in favour of a development with commercial shops and cafes that we can visit while in the area.

I think the design that Mosaic has put together will blend very nicely into the neighbourhood. I hope that the city of Port Moody will support Mosaic's proposal so that we can see this project come to life.

Thank you for your consideration,

Linda Stutz

Port Moody Resident

From: [REDACTED] <[REDACTED]>

Sent: Monday, September 13, 2021 7:03 PM

To: Clerks <Clerks@portmoody.ca>

Subject: Public Hearing 3015 - 3093 Murray Street

Dear Port Moody Mayor, Council and Staff;

I'm a City of Port Moody resident living at [REDACTED] st George street.

I'm excited about what Mosaic has planned for this property on Murray Street. I hope that Mayor and Council will support Mosaic's proposal so that we see this project come to life.

/ Sara Gunnarsson

From: Don Wong <[REDACTED]>
Sent: Monday, September 13, 2021 8:24 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Public Hearing 3015 - 3093 Murray Street

Hello.

I'm a City of Port Moody resident and am excited about what Mosaic has planned for this property on Murray Street.

We need more housing in Port Moody and I know people who would like to buy or rent a home like the ones Mosaic is proposing in this project.

More importantly to me personally are more shops, cafes, and businesses on Murray Street. This includes the light industrial spaces Mosaic has planned that would benefit myself as a homeowner in terms of property taxes versus just more condos.

I hope that Mayor and Council will support Mosaic's proposal so that we see this project come to life. Thanks.

Regards.

*Don Wong
[REDACTED] Darney Bay
Port Moody. BC*

[REDACTED]

Sent from my iPhone

From: Joanne Kostyra <[REDACTED]>
Sent: Monday, September 13, 2021 9:21 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Re: Application for Zoning Bylaw

Regarding the application for the property at 3015-3093 Murray Street to amend the zoning bylaw.... (Application #6700-20-204 by Mosaic Homes), we are writing to oppose this rezoning application. My husband and I, (Glen Pughe and Joanne Kostyra) have been residents of Port Moody for the past 20 years, and we are now living in the Klahanie neighborhood. We have seen exponential growth and development in Port Moody during this time, and we are concerned that the infrastructure will not support further growth and development. We are most concerned about the congestion of traffic and population on Murray Street, and we DO NOT support further development. We are therefore opposed to the application by Mosaic Homes for an amendment to the zoning bylaw.

Sincerely, Glen Pughe and Joanne Kostyra, residents at # [REDACTED] Klahanie Drive

Sent from my iPad