

**Public Hearing
October 5, 2021
Public Input**

Item Type	Date	Item No.	Item Name
Public Input – Paul M.	September 22, 2021 10h48	1.1	Rezoning (RS1-S) – 2330 Henry Street (Bhalla)
Public Input – Lee, Kirk and Tracey	September 27, 2021 10h22	1.1	Rezoning (RS1-S) – 2330 Henry Street (Bhalla)
Public Input – Stewart, Wayne and Diana	September 27, 2021 17h24	1.1	Rezoning (RS1-S) – 2330 Henry Street (Bhalla)

From: Paul M <[REDACTED]>
Sent: Wednesday, September 22, 2021 10:48 AM
To: Jason Tran <jtran@portmoody.ca>; Clerks <Clerks@portmoody.ca>
Subject: 2330 Henry St. Lot Subdivision Inquiry

Hello and to whom it may concern,

I have emailed in past regarding subdivision of lot 2330 and our opinion regarding this matter. Since the notice has been mailed out recently I will attach the original email again. Thank you.

We are owners of [REDACTED] Henry St, Port Moody. We would like to voice our opinion on the proposed subdivision of 2330 Henry St. We as a family really hope that this will not happen. After speaking with out neighbours we agree on the points below on why this plan should not go through.

By subdividing lot in to 2 will allow for 4 structures on one lot (including laneway/coach homes/rental suites) with potential to house 6 different families and their cars. We believe this will cause these negative effects:

- Henry & Hope St. are quite no-trough streets attached to green belt and are not as wide as other more suitable roads - our street will not handle higher than normal density and more traffic as there are moments of congestion already and there are small children who play on this street.
- Henry St. has only large single family homes - such a subdivision would be inconsistent with out street / neighbourhood look with addition of smaller unappealing structures.
- This lot would be better suited to built a new large "dream home" with a rental suite for a possible future owner.
- This subdivision will have a negative effect on ours and our neighbours property values.
- Possible negative effect on patio open air views for neighbouring houses from laneway homes.
- Our street is a lot narrower than other streets nearby where this is being allowed - thus we assume there is more suitable roads / land which will most likely be better suited and not face these issues - and already many various housing projects to accommodate density needs are being built all over Port Moody.

We really hope the city will reconsider allowing this lot to be subdivided into 2 lots and with the potential of allowing for an additional 2 laneway homes.

Thank you for your time to read this and hopefully your consideration of our points.

From: Transport Safety <[REDACTED]>
Sent: Monday, September 27, 2021 10:22 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Rezoning Application 2330 Henry St

Please find attached letter with concerns about the rezoning application for 2330 Henry St, Port Moody, BC.

Thank you,

Kirk Lee & Tracey Lee

City of Port Moody
Attention: Planning Department

To Whom It May Concern:

After recently learning that an application to subdivide the lot located at 2330 Henry Street has been submitted by a developer, we would like to voice our concerns regarding this application. With the current building bylaws, two single detached homes and two coach houses would be allowed to exist on the property, which currently consists of a single detached home without a coach house.

Our main concern is rezoning the larger lot into two smaller lots. Smaller lot sizes will result in less space between houses, giving the appearance of high density housing which is not consistent with the aesthetics of the neighborhood. This is concerning as the inconsistency will result in a decrease in property values.

Also given the narrow roadway and design of Henry Street, it currently cannot accommodate sidewalks nor adequate room for street parking. These factors combined, create a hazardous environment for residents, children, and regular traffic in the area.

By increasing the density, we believe it would be a detriment to the neighborhood and the safety of the residents, as Henry Street was not designed to be a high flow traffic area.

If coach houses were built fronting Hope Street, the risk to residents would be greatly increased as the roadway is designed as more of a lane than a street. Due to the narrow width of the roadway, two small to medium sized vehicles cannot safely pass each other while moving in opposite directions at the same time. This is also currently a hazard to residents who regularly walk this road with pets and/or small children.

Due to the lack of street lamp illumination on both Henry and Hope street, the potential for an accident would increase with the higher density of people and vehicles.

As both Henry and Hope street are abnormally narrow and are not through-roads, a current example of a hazard faced by residents regularly are that the garbage and recycle trucks can only drive up the street in the forward direction and must reverse out of the street, turn around, and reverse back into the street to collect refuse from the other side. As there is not enough room on either Hope or Henry street for either

of these vehicles to turn around, they are forced to reverse either up or down the street while watching for other cars, pedestrians, children, and animals that may be hidden by the steep incline of the road.

As residents of Port Moody for over two decades, we believe this is one of the best City's to live in and we continue to enjoy calling Port Moody home. We have proudly watched Port Moody grow and understand the City's goals to increase the density. However, we are certain that Henry and Hope street cannot support a higher density without increasing risk to the current residents. This is why we are recommending that you strongly consider opposing the developer's application. Currently, there are many areas of the city being developed to support a higher density, which show a much greater potential without increasing risk to the current residents and decreasing property values. We believe this type of development would be much better suited for a neighborhood which can better support the increased volume of traffic and people.

Thank you for your time and kind consideration regarding this matter.

Sincerely,

Kirk & Tracey Lee
[REDACTED] Henry Street
Port Moody, BC V3H [REDACTED]
Canada
[REDACTED]

From: Diana Stewart <[REDACTED]>
Sent: Monday, September 27, 2021 5:24 PM
To: Clerks <Clerks@portmoody.ca>
Cc: Wayne Stewart <[REDACTED]>; Diana Stewart <[REDACTED]>
Subject: Opposition to rezoning of 2330 Henry Street

Review application #6700-20-210

To Whom It May Concern:

My husband Wayne and I have lived at [REDACTED] Henry Street for the past 43 years. We have seen our once quiet neighbourhood evolve into mega mansions with non-stop traffic. The majority of these newer homes have an average of 3 to 4 vehicles, sometimes more per household due to the granting of secondary suites with these new additions. We have recently been advised that the owner of 2330 Henry Street is seeking permission to have the zoning changed from one home to two homes with basement suites as well as coach houses. Please, no!

Our dead end street has no sidewalks, no storm sewer service and two street lights. We have constant congestion with delivery trucks as well as local traffic. In winter, the snow plow has to back up the hill as there is no where for him to safely turn around. Just recently, I witnessed a fire truck backing down the hill because the Assistant Fire Chief advised the truck did not have adequate space to turn. Please consider the emergency access and egress of these vehicles. What will happen if we have another bad winter and the trucks can't back up? Too many vehicles will be parked on the street with the increased number of vehicles at this address.

We favour a single family main house with a suite above a garage at the rear (on Hope) as long as no damage is inflicted on the beautiful Pacific Madrone (Arbutus) tree.

Please come and visit our neighbourhood.

Sincerely,
Donald (Wayne) Stewart [REDACTED]

Diana Stewart [REDACTED]