

**Public Hearing
May 25, 2021
Public Input**

Item Type	Date	Item No.	Item Name
Public Input – Windecker, Jeff	May 6, 2021 11h37	1.1	OCP, Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street
Public Input – Windecker, Jeff	May 6, 2021 11h48	1.1	OCP, Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street
Public Input – Kwan, Jeannie	May 11, 2021 11h32	1.1	OCP, Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street
Public Input – Greene, Molly and Morten, Aaron	May 12, 2021 09h56	1.1	OCP, Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street
Public Input – Evelyn, Scott	May 13, 2021 17h22	1.1	OCP, Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street

From: Jeff Windecker [mailto: [REDACTED]]
Sent: May-06-21 11:37 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Rezoning Application #6700-20-198

Hello,

I am writing in regards to the Rezoning Application #6700-20-198 and how it will negatively affect my family and life. I am very much against this project, as it would kick my wife and I out of our home at [REDACTED] St George Street with no replacement rental that will be in the same affordability range as we're currently paying. We are disgusted at the idea that this classic heritage home that we have worked hard at to maintain will be torn down to build more apartments that will be left vacant. We've lived on St. George throughout all the Marcon developments, watched them sit vacant, go up for sale numerous times by different agents, and it's abundantly clear that the only people buying these developments are offshores investors who eventually end up renting them for high prices that attract multiple families to a single unit, creating traffic headaches, a line of Uber, Skip the Dishes and other delivery drivers who consistently block my driveway (driving around the new barrier on St. George like it doesn't mean a thing). The fact that only 6/197 Units will be "not-for-profit rental units" that are proposed to be built will do nothing to the displaced families in our neighbourhood. My wife and I were planning on starting our family here, as it's close to excellent schools and parks, but we will sadly be priced out of town even if we could find a potential replacement to our home. These developments are detrimental to the soul and character of Port Moody, a city I fell in love with while I attended SFU in the mid 00's, and seems like the current administration doesn't care about this being the "City of the Arts" anymore; instead, it wants to become the city to commute into Vancouver from, tearing down heritage homes and ruining beautifully landscaped yards with old-growth trees to build another ugly building to cram as many people into the area as possible. This is going to have such negative affects on Rocky Point Park, the trail systems in the area (which are already now getting covered in garbage and dog waste from new residents who don't respect the area), the regional parks in the area, and turn Port Moody and Anmore into a glorified parking lot. St. John's traffic is already insane; adding 197 families to the area will hurt even more. I plead with you, please do NOT accept this rezoning proposal! These developments are ruining the lives of long-term residents and I will do everything in my power to fight this proposal to be able to stay in our home! We will not be priced out, we will not move, we will fight this tooth and nail and cause every single bit of delays that we possibly can. This is my first message but certainly won't be my last.

Thank you,

Jeff Windecker
[REDACTED] St. George Street
[REDACTED] - [REDACTED] - [REDACTED]

From: Jeff Windecker [mailto: [REDACTED]]
Sent: May-06-21 11:48 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Rezoning Application #6700-20-198

Hello Again,

I wanted to follow up with my last e-mail to ask a few questions: the proposal is allowing for 197 Units, 44 which are supposed to be "market rental units" and six "not-for-profit" units. My question is this: are the current residents of the homes you're proposing to tear down going to be given first option at these units, so that we can remain in the area where we live? Are they going to be market value as to what we were currently paying to live on St. George? And are the six not-for-profit units going to be offered to current residents first as well? Do you think it's fair for 50+ people to get displaced from their homes (many who have lived here long-term) and only offer 25% of the new proposed units to be rented? The low income "not for profit" rentals only account for 3% of all the new proposed properties - are these going to be offered to current tenants first? And how do you plan on accommodating the displaced families while the project is being built if current tenants are given first opportunity at the "market value" and "not for profit" rentals?

This is destroying lives and forcing low-income people out of Port Moody. Expect much more blow-back on this situation. We will for sure be talking to a lawyer, the RTB and the media about this.

Thanks,

Jeff Windecker
[REDACTED] St George Street
[REDACTED] - [REDACTED] - [REDACTED]

From: J Kwan <[REDACTED]>
Sent: Tuesday, May 11, 2021 11:32 AM
To: Clerks <Clerks@portmoody.ca>
Subject: Application #6700-20-198 May 25th Public Hearing

Hello,

I am a resident of one of the townhomes located at 3105 St George Street and writing an email as I cannot attend the public hearing on May 25th. I would like to see the maximum allowed height to stay as three storeys.

There is already traffic congestion Monday to Friday during school drop off/pick up times. Getting to the rear of my driveway is already a challenge at those times.

There are already ongoing developments within a few blocks of St John's Street and Buller Street:

3000 Henry Street is set for construction in the fall of 2021 for a 11 storey condo already. That itself when finished, is going to greatly increase the traffic on Buller Street.

The Moody rentals located at 3131 St John's Street is going to add 142 suites.

I believe the City needs to focus on infrastructure before expanding more storeys. The only walkable "grocery" store is Shoppers Drug Mart located at 3215 St John's Street. The area is expanding too fast without even meeting the needs of its residents.

Jeannie Kwan

Molly Greene and Aaron Morten
[REDACTED] S. 22(1) Personal Privacy
Port Moody, BC [REDACTED] S. 22(1) Personal Privacy

May 12, 2021

Dear Members of Port Moody City Council,

We write in regards to application #6700-20-198 for the properties located at 3101-3103 St. John's Street, 3104-3112 St. George Street and 123-129 Buller Street. We live on [REDACTED] S. 22(1) Personal Privacy Street, [REDACTED] S. 22(1) Personal Privacy and have concerns regarding the proposed amendments to the OCP and rezoning. In summary, we strongly oppose increasing the height allowance on St. George Street to 6 storeys and further oppose a development of the proposed size.

First of all, we will note that we have no issues with the proposed mixed-use building on St. John's Street. The inclusion of a daycare space and community space is much needed and appreciated in an already underserved community.

This leads to our first concern regarding the proposed development, a serious lack of infrastructure in Port Moody, and especially in the Moody Centre area. For example, there is no grocery store within walking distance of our home. There is a huge lack of services in this area, which this development does not propose to improve. There is also a concern regarding what could be an enormous influx of school-aged children into the area. Do the current schools in Moody Centre have the ability to handle that? Will children who live in the area be able to attend their local schools? This is a very real problem that can currently be seen playing out in the Olympic Village/Mount Pleasant area of Vancouver, where there was massive development and densification without consideration of increased infrastructure and services to provide for the neighbourhood. To be frank, there isn't the infrastructure to support adding another development of the proposed size to our neighbourhood.

There is also a concern regarding traffic. Buller Street is already congested and the intersection of St. George and Buller is "messy" to put it lightly. Further, St. George is a bike street and is traffic quieted. You can no longer turn right from Buller to St. George. Having a parkade entrance on St. George Street does not accord with it being a traffic quieted street with limited access.

This leads to the overall concern of rapid densification of this neighbourhood. There has already been a 6-storey development approved for the corner of St. John's and Buller. There is a proposed massive development on Henry and Buller. There are obvious traffic concerns and concerns regarding infrastructure when you are adding what could be thousands of people to one corner of a neighbourhood. We urge City Council to take a measured approach to development to avoid over densifying.

Lastly, St. George Street is a residential street. It is not St. John's and there should not be any further buildings approved above the current limit of 3-storeys. We understand the developer has proposed to "step-back" the upper storeys of the building facing St. George – however, this does not address our concerns. We don't want this area to turn into an Olympic Village or Cambie Corridor. We need to preserve what makes Port Moody feel like the community of Port Moody. People move here to get away from the dense feeling of Vancouver. Please strongly consider preserving that.

Development of the area is not generally a bad thing. We would welcome a proposal for the building facing St. George Street of an appropriate size within the current OCP 3 storey limit.

Thank you for considering our concerns and comments.

Sincerely,

Molly Greene and Aaron Morten

From: Scott Evelyn <[REDACTED]>
Sent: Thursday, May 13, 2021 5:22 PM
To: Clerks <Clerks@portmoody.ca>
Subject: Application #6700-20-198

Hi my name is Scott Evelyn and I own unit [REDACTED] at 3018 St George Street Port Moody V3H [REDACTED] and I received the application for properties at 3101-3103 St Johns Street, 3104-3112 St George Street and 123-129 Buller Street application #6700-20-198. While I understand them wanting to put this in This is another huge project and my main concern is this will further make the traffic along St Johns even worse than it already is. What's going to be done to improve the traffic congestion which is already terrible. I heard the city council say they weren't going to allow more buildings until the traffic issue was solved so what is their plan?

Thanks Scott