

CORRESPONDENCE TABLE

| TYPE OF CONSULTATION | | Public Input – Written Submissions | |
|-------------------------------------------|----------------|-----------------------------------------------------------------------------------------------|-------------------|
| ADDRESS | | 3180-3190 St. Johns Street and 81-89 Moray Street | |
| CONSULTATION PERIOD (Oct 22, 2024) | | October 3, 2024 – 12:00pm October 22, 2024 | |
| MAIL OUT DATE | | October 3, 2024 | |
| CONSULTATION PERIOD (Nov 5, 2024) | | October 23, 2024 – 12:00pm November 5, 2024 | |
| MAIL OUT DATE | | October 23, 2024 | |
| COUNCIL MEETING DATE | | November 5, 2024 | |
| MEETING TYPE | | Public Hearing | |
| Correspondence # | Correspondent | Date Received | City of Residence |
| 1. | S. Ogilvie | October 15, 2024 | N/A |
| 2. | A. Ciolfitto | October 15, 2024 | Port Moody |
| 3. | S. Brennan | October 16, 2024 | N/A |
| 4. | S. Malhotra | October 16, 2024 | N/A |
| 5. | A. Sunderji | October 17, 2024 | Port Moody |
| 6. | A. Carniel | October 17, 2024 | Port Moody |
| 7. | A. & A. Esmail | October 17, 2024 | Port Moody |
| 8. | A. Lund | October 18, 2024 | Port Moody |
| 9. | V. Stancato | October 18, 2024 | Port Moody |
| 10. | M. Sunderji | October 18, 2024 | Port Moody |
| 11. | F. Kara | October 18, 2024 | N/A |
| 12. | A Premji | October 19, 2024 | Port Moody |
| 13. | L. Muir | October 19, 2024 | N/A |
| 14. | A. Bellano | October 20, 2024 | Port Moody |
| 15. | B. Marshall | October 20, 2024 | N/A |
| 16. | K. Nanji | October 21, 2024 | Port Moody |
| 17. | H. Chagani | October 21, 2024 | Port Moody |
| 18. | Z. Noorani | October 21, 2024 | Port Moody |
| 19. | D. Herberts | October 21, 2024 | Port Moody |
| 20. | P. Bickerton | October 21, 2024 | Port Moody |
| 21. | M. Jessa | October 21, 2024 | Port Moody |
| 22. | B-H Kim | October 21, 2024 Additional signatures received October 29, 2024 October 31, 2024 | Port Moody |
| 23. | T. Hughes | October 22, 2024 | Port Moody |
| 24. | K. Hughes | October 22, 2024 | Port Moody |

From: [REDACTED]
To: [City of Port Moody - Clerks](#)
Subject: Bylaw No. 3469 and No. 3463
Date: Tuesday, October 15, 2024 12:39:45 PM

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Hello;

With respect to the rezoning application above I am very disappointed to see so little employment space. This property is currently 100% employment space and accommodates light industrial uses which are becoming unavailable in our city. Light industrial space is where your neighbours local business is located.

As we significantly increase residential space in our community, I would hope we at least preserve our current inventory of commercial and light industrial space.

From a revenue perspective, I would like to know how eliminating employment space in our community is going to keep a diversified tax base. If we want to get people out of their cars and be consistent with the GVRD hub and spoke regional plan we need places for our residence to **work** in Pt. Moody.

I ask council to at the very least, preserve the overall sq.ft of employment as is currently being provided on these properties. Highest and best use of high exposure property on St. John's street is clearly employment space. Murray St. offers excellent access to Coquitlam and other areas of the Tri cities to support local businesses/ services.

Sincerely;
Sean Ogilvie

[REDACTED]

From: [Anthony and Michelle Ciolfitto](#)
To: [City of Port Moody - Clerks](#)
Subject: Anthem development
Date: Tuesday, October 15, 2024 5:49:19 PM

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Dear Port Moody City Council:

My name is Anthony Ciolfitto and I am a resident of Port Moody. I have resided in this wonderful city for 16 years and have worked in the Tri-Cities since 1997. My children have been students in Port Moody and continue to be attached to this community as young adults.

I write to you in support of the proposed Anthem development along St. Johns and Moray. As you are likely aware, our community reflects the multicultural and diverse nature of our residents. The amenities in our city have been attractions for many metro residents who enjoy Rocky Point, Inlet Trail, Brewery Row, and many other gems. In fact, many of my friends and family members residing in other cities often comment about wanting to live in Port Moody, but their access to housing is limited. Creating new and affordable housing is much needed in our community. There is relatively little supply for young people and young families to move into Port Moody or stay in Port Moody. I say this as my children look for their first apartments and are needing to look at developments outside of their home city because it is too expensive for them to live here.

What I really appreciate about the Anthem development is the connection to culture. The Jamat Khana building with the mashrabiya screening is both an attraction that will add to the aesthetics of the city, as well as a symbol of inclusivity and connection. Furthermore, having a cultural and spiritual location for the Ismaili community to gather is much needed as the community has been seeking a new gathering location since the closure of their previous building a few years back.

Thank you for your consideration of this development.

Anthony Ciolfitto

From: [Scott Brennan](#)
To: [City of Port Moody - Clerks](#)
Subject: Bylaw No. 3469 and No. 3463
Date: Wednesday, October 16, 2024 1:51:14 PM
Attachments: [image001.png](#)

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Hi

I believe my residence will be impacted by this new zoning and development.

The last thing this city needs is another high along St Johns.

I lived here for a few years around 2010. Then Coquitlam, then down in Yaletown. I bought into this new building on what my memory was of Port Moody. I deeply regret coming back. This city is a filthy comparison of what it used to be.

I am not a tin hat, conspiracy type person. But who is benefiting from this zoning? Someone is getting their pockets lined. No one could look at St Johns and say 'what this area needs is another high rise'. Its insanity. The infrastructure is not here to handle more high rises. The traffic is untenable. The sidewalks are filthy. I moved out of Yaletown to get away from garbage lining the streets. Take a walk in front of the school on st johns in the indented sidewalk in front of the school. Its covered in garbage. I had friends in for a football pool. They couldn't believe how dirty port moody is. We've had two dozen orange pilons sitting on St Johns in front of my building for a full year now. The garbage bins are always overflowing (or damaged) with stuff just discarded beside it.

Commercial space? Are you kidding me? Walk St Johns. If you can go a block that has commercial space and don't see a vacancy let me know.

Anyway, thanks for reading. Just my two cents.

Scott Brennan
Kirkwood & Brennan Mortgage Group
Broker/Owner

FOIPPA s. 22 Personal Information

www.kbmortgages.ca

From: [Samir Malhotra](#)
To: [City of Port Moody - Clerks](#)
Subject: Port Moody Jamatkhana and housing development
Date: Wednesday, October 16, 2024 3:41:24 PM

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Dear City Clerk,

I am writing to you as an 45 year resident of Port Moody/ Coquitlam & express my support for the redevelopment project on St. Johns that aims to rebuild the Ismaili Muslim mosque, which was previously damaged due to a neighboring development. This project not only restores an important place of worship but also contributes to equity, diversity, community connection and affordable housing. I hope the council will continue to support this valuable initiative.

Sincerely,
Samir Malhotra MD FRCPC

From: [Aly Sunderji](#)
To: [City of Port Moody - Clerks](#)
Subject: Jamat Khana and Rental Housing Project
Date: Thursday, October 17, 2024 10:46:34 AM

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To the City of Port Moody,

I'd like to take this opportunity to introduce myself. I'm Aly Sunderji, and I've been a resident in Port Moody for over 14 years. My wife and I built our home in Heritage Woods and since then have had s.22(1) Personal Privacy. We still live in this home up at the peak of the mountain.

I'm a developer, business owner and operator within the Tri Cities, and abroad. You will be most familiar with our highly acclaimed development city block development in downtown Port Coquitlam which also is the home of SAMZ PUB and LIQUOR STORE.

We, as a family, are proud to be a part of the Shia Ismaili Community and are long awaiting the rebuild of the Jamat Khana in Port Moody. Not only will this space be a significant religious, cultural, recreational and social centre for our people, it will serve beneficial to the wider Port Moody community also. Furthermore, this centre will be a striking improvement to the corner of St. Johns and Moray with its beautiful architecture and attractive layout. It will provide affordable housing options for the local workforce, first responders, teachers, and young members of our community who cannot afford to buy a house in Port Moody.

I sincerely appreciate your time, attention and consideration to this important matter, as this decision to implement the project would have an impact for many stakeholders in and out of the Port Moody community.

Kind regards,
Aly Sunderji

FCIPPA s. 22 Personal Information

Regards,

Aly Sunderji

From: [Andrew Carniel](#)
To: [City of Port Moody - Clerks](#)
Subject: Port Moody Jamatkhana (PMJK) & housing development
Date: Thursday, October 17, 2024 11:26:19 AM

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Hi there,

my name is Andrew Carniel and I have been a Port Moody resident for the past 38 years. My wife and I have lived in Port Moody our entire adult lives and feel privileged to have been able to raise our two children here. There is no other place in the lower mainland that we would prefer to call home.

I wanted to take a moment to express my support for the project. The rebuild of the Jamat Khan is of course important to the Ismaili community, but more than that, the opportunity to add 128 units of rental housing is critical to the greater Port Moody community. Our children are now in their FOIPPA s. 22 Personal Information and are facing the stark reality of not be able to afford to stay in the community they have called home their entire lives. The project presents an opportunity to add more affordable housing and better utilize a currently underutilized area.

Thank you for your time and consideration.

Sincerely,

Andrew Carniel.

From: [Amina Esmail](#)
To: [City of Port Moody - Clerks](#)
Subject: Project Development- Rental Housing & Jamatkhana
Date: Thursday, October 17, 2024 1:41:32 PM

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October 17, 2024

Dear Members of the Port Moody City Council,

My name is Amina Esmail, and I've had the privilege of calling Port Moody home for the past 34 years. I live here with my family (my husband and 2 young adult children). Over the years, we've grown deeply connected to the fabric of this community. We love Port Moody not just for its natural beauty but for its strong sense of inclusion and local pride that makes it a truly special place to live.

As a working professional, I understand the importance of nurturing spaces that serve both the local workforce and the broader community. That's why I am particularly excited about the redevelopment of the Jamatkhana. It will be a welcoming hub where people from all walks of life can come together, celebrate, and engage in religious, cultural, and recreational activities. The sense of community that the Jamatkhana will foster is precisely the kind of enrichment that strengthens Port Moody's identity. It will allow the young and old who may be facing challenges of loneliness and isolation to come together and engage with fellow community members allowing them to feel a sense of belonging which in turn helps increase their mental well-being and sense of belonging.

Additionally, the proposed rental tower will bring much-needed housing options to the city. I believe this development will provide an invaluable opportunity for individuals to stay rooted in the community they love. As my children are graduating university, I see how difficult it is for them to find housing and still stay close to their parents and grandparents who all live in Port Moody.

I'm particularly impressed with the architecture of the project, which blends modern design with traditional elements. In my view, this project is more than a redevelopment, it is an investment in the future of Port Moody. I strongly encourage the Council to support this proposal and recognize the positive impact it will have on our community.

Thank you for your time and consideration.

Sincerely,

Aryn & Amina Esmail

FOIPPA s. 22 Personal Information

Port Moody, BC

FOIPPA s. 22 Personal Information

From: [Adam Lund](#)
To: [City of Port Moody - Clerks](#)
Cc: [Shana Jamani Lund](#)
Subject: Support for Jamatkhana Development on Barnet
Date: Friday, October 18, 2024 10:51:19 AM

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Hello,

I am writing in support of the development plan for the Ismaili Community's Jamatkhana on Barnet.

My name is [Dr. Adam Lund](#), and I have been a resident of Port Moody since 2003 when I finished my Residency in Emergency Medicine. I worked for 20 years as an emergency physician at Eagle Ridge and Royal Columbian Hospitals and spent 10 of those years in support of the provincial ambulance service as an online support physician. I'm currently working as the Director of Occupational Health for Netflix in North America.

My relationship to the Ismaili community is pretty close! My wife, Shana Jamani Lund and I met at [REDACTED], and we got married in [REDACTED]. We are happily married with two Ismaili children [REDACTED]. **FOIPPA s. 22 Personal Information**
[REDACTED] In addition, both of Shana's parents who are devout Ismailis live in one of the towers in Newport Village.

Shana and I have every intention of remaining in our Port Moody home indefinitely. Port Moody is the ideal community to live in, with literally the best that the Lower Mainland has to offer. We hope that our [REDACTED] will have the option to return to Port Moody to rent and then ultimately buy homes if they choose to do so.

When the original Jamat Khana was threatened by the adjacent excavation work a few years ago, it was a massive disruption to our family. It's the location that my mother-in-law, [REDACTED], attended essentially daily and where our younger [REDACTED] was baptized. Both [REDACTED] attended BUI (e.g., similar to a 'Sunday School' in other faiths) at that location.

The new project will be an improvement and a new centre of the Ismaili community in the Tri-Cities area and beyond. It will be a draw from around the Lower Mainland. From what I've heard, it will be a beautiful building as well and will add additional character to the location. I'm also thrilled to hear of the plans to include 128 residential rental units, including the protection of 13 secured affordable rental homes.

I hope that the Council will review this project and find a way to support its approval.

Sincerely,

Adam (he/him/his)

"If you want to go fast, go alone. If you want to go far, go together." - African Proverb

Adam Lund, BSc, MD, MEd, FRCPC (Emergency)
Director of Occupational Health, Netflix
Clinical Professor, Department of Emergency Medicine, UBC
Adjunct Professor, School of Nursing, UBC

[Book a Quick Connect Meeting with me](#)

From: [Vincent Stancato](#)
To: [City of Port Moody - Clerks](#)
Subject: JAMAT KHANA & RENTAL HOUSING PROJECT (3180-3190 St Johns Street)
Date: Friday, October 18, 2024 11:52:14 AM

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Dear City Clerk,

Thanks for the opportunity to write a submission in support new JAMAT KHANA and associated rental housing project in Port Moody at the corner of St. John's and Moray Streets.

My name is Vincent Stancato, and I am a proud Port Moody resident; having lived in the city since 1996. I grew up in East Vancouver and recall moving to Port Moody as a "stepping stone" to build equity and hopefully move back to my old neighborhood in East Vancouver. However, it took about 6 months for my spouse (Anna) and I to come to the realization that we would never leave this beautiful city. We have 2 University aged children that grew up in Port Moody, now both living on their respective campuses in Toronto and at UBC. Not only do my spouse and I plan to live in Port Moody for the rest of our lives, we have also been fortunate enough to continue to invest in the city in order to entice our children to make Port Moody their long term permanent home.

I can't recall ever writing into the City regarding a proposed project, but I feel compelled to do so in this instance.

I strongly believe in the new Jamat Khana and associated rental housing project in Port Moody for a number of reasons:

1. It will offer a great physical improvement to the area which has had the same, dated structure since I moved to Port Moody in 1996. This intersection is a busy, very visible area in Port Moody and a natural connector to Coquitlam. This new design offers striking architecture and beautiful Mashrabiya screen wrapping around the buildings podium. This will be the first of its kind in the City. Residents and visitors who view the structure will be left in awe by its artistic beauty thereby further impressing upon Port Moody's reputation as forward thinking when it comes to the arts!
2. Port Moody is an open community that has been, and ought to continue to be open and inviting to people from all ethnicities and religions; this will be an exciting and long-awaited place of gathering for the strong Ismaili community in Port Moody.
3. The project will offer 128 new, affordable rental home options for individuals in Port Moody. As we all know, Port Moody is an incredibly desirable community and a PLACE WHERE PEOPLE WANT TO LIVE. At the same time residential options are few and certainly not affordable for many (including seniors). This project will open our doors to people who otherwise would never be able to see Port Moody as a viable home base.

Please do the right thing for our wonderful city and approve this application.

Vincent Stancato

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Port Moody, BC

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From: [Mahmud Sunderji](#)
To: [City of Port Moody - Clerks](#)
Subject: Proposed Development
Date: Friday, October 18, 2024 1:28:34 PM

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Hello Mayor and Council,

My name is Mahmud Sunderji of [FOIPPA s. 22 Personal Information](#), Port Moody. My wife, Rishma, and I, along with our daughters [FOIPPA s. 22 Personal Information](#), have been proud residents of Port Moody for over 14 years. During this time, we have found the community to be a safe and nurturing environment in which to raise our family.

As a family engaged in the hospitality and development sectors, we own and operate several businesses in Port Coquitlam and Surrey, as well as hotels in Pitt Meadows and Alberta, and housing developments in Maple Ridge.

We would like to express our strong support for the proposed Jamat Khana and Rental Housing development. This project would bring much-needed rental and affordable housing to Port Moody, creating opportunities for more individuals and families to live and thrive in our vibrant community. The Ismaili residents can once again have their place of worship. The architectural design is visually appealing and would enhance the aesthetic of the corner of St. Johns and Moray Street.

Our family wholeheartedly supports this development, and we hope the Council will give it favorable consideration.

Thank you for taking the time to read our support for this development.

Regards,

Mahmud Sunderji

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Mobile: [FOIPPA s. 22 Personal Information](#)
Office: [FOIPPA s. 22 Personal Information](#)
Office: [FOIPPA s. 22 Personal Information](#)

From: [Port Moody Physiotherapy and Sports Injury Clinic](#)
To: [City of Port Moody - Clerks](#)
Subject: Public hearing comments for 3180-3190 St. Johns
Date: Friday, October 18, 2024 7:03:10 PM

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My name is Fahim Kara and I am a Port Moody small business owner.

I have been working in Port Moody as a physiotherapist for the past 10 years and I am currently a small business owner (physiotherapy clinic) in Port Moody for the past 5 years. It has been a pleasure working in this community and watching Port Moody flourish over the past 10 years.

As a young professional and small business owner, this project would be very beneficial for my business and staff. This development would bring additional traffic to my business but more importantly provide additional housing capacity for my staff to live and work in this community. With the cost of living these days, having the ability to live close to where you work is becoming a choice in choosing an employer and this project is needed. I am very excited about this development and the support it would bring to my business and our overall Port Moody Community.

I look forward to seeing this project develop and thrive in Port Moody. Thank you for your time.

Regards,
Fahim Kara

Port Moody Physiotherapy & Sports Injury Clinic

Suite D- 2624 ST. John's Street
Port Moody, BC V3H 2B6
604-931-7122 Fax: 604-931-7168

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From: [Al Premji](#)
To: [City of Port Moody - Clerks](#)
Subject: RE: Redevelopment Application – Jamatkhana & rental housing unit consideration
Date: Saturday, October 19, 2024 11:56:47 AM

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October 20, 2024

Alnashir & Rozina Premji

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Port Moody, BC

RE: Redevelopment Application – Jamatkhana & rental housing unit

To who it may concern at Port Moody City Council,

I am writing to you today as residents of Port Moody for the past 30+ years. We have lived in this lovely city for over 3 decades and have been proud to call this our home. We immigrated to Canada 50 years ago and have raised our 4 children in Port Moody. We recently downsized from our large family home in College Park to Suterbrook as we did not want to leave this city. When we heard of the new redevelopment of the Port Moody Jamatkhana and rental housing tower being within walking distance from our home, we were very pleased and excited.

The transformation of this space will be magnificent and will add a cultural aspect that the city would most definitely benefit from. As grandparents, we welcome different ways to engage the youth in the community and find that this place would keep them connected and learn to embrace and accept different cultures and communities. As seniors, we see the value in having a place to congregate with other seniors as well as to connect with the youth to teach them and learn from them.

Unlike other developments in the city, this unique development is not just about densification, it also incorporates so much more and offers true value to this diverse and growing city. The architecture is so calming and exceptionally well designed which adds charm and character. The rental housing component will benefit so many individuals and families that are struggling with high home prices to still live in the community they grew up in and continue to raise their family here. We see this as an investment in the future generations of our community.

We humbly request you approve this redevelopment to make our city even more beautiful and welcoming.

Yours sincerely,

Alnashir & Rozina Premji

Please feel free to contact us at  FOI/PPA s. 22 Personal Information

From: [Linda Muir](#)
To: [City of Port Moody - Clerks](#)
Subject: Two new projects
Date: Saturday, October 19, 2024 9:53:36 PM

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So what are the plans for amenities for these residents and schools ? There is no discussion on these issues - and it seems all available space now has apartments or condos on it !! And where will shoppers park to access any commercial development ? St. John's is now narrowed for commuters so no parking !
Where are the green spaces ?Port Moody is no longer a gem !!

From: [Antonio Bellano](#)
To: [City of Port Moody - Clerks](#)
Subject: Port Moody Jamatkhana (PMJK) & housing development
Date: Sunday, October 20, 2024 8:59:43 AM

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To whom it may concern,

My name is Antonio Bellano and I've lived in Port Moody for over 21 years. I'm married with 2 children in [FOIPPA s. 22 Personal Information](#). In my opinion, Port Moody is one of the most desirable areas to live in Canada with its natural beauty, diversity and community spirit.

As an Executive Vice President of Real Estate Development for Cactus Restaurants Ltd, I've had extensive experience with development projects throughout North America. I feel the rebuilding of the Jamat Khana has significant cultural importance and solidifies Port Moody as a welcoming, diverse community. In addition, the creation of affordable rental units is long overdue in this market.

On a personal note, I have many friends in the Ismaili community and welcome any endeavor that benefits both their community and the Port Moody community as a whole.

Best regards,

Antonio Bellano

From: [Brad Marshall](#)
To: [City of Port Moody - Clerks](#)
Subject: Support for the Jamat Khana project
Date: Sunday, October 20, 2024 9:02:48 PM

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I am Brad Marshall, former 25 year Port Moody resident and current business owner of Rocky Point Physiotherapy in Port Moody. I wish to voice my enthusiastic support for the rebuilding of the Jamat Khana on St. Johns St. The combination of the religious and cultural centre for the Ismaili community and the planned rental units will enhance the fabric of the city. The multipurpose complex, with its proximity to public transit, will enhance the livability of the neighbourhood. I also look forward to having more affordable rental homes available in our community to help meet the needs of the many Port Moody residents that struggle to find suitable housing.

Sincerely,

Brad Marshall
Physiotherapist
Rocky Point Physiotherapy

From: [Karim Nanji](#)
To: [City of Port Moody - Clerks](#)
Subject: Port Moody Jamatkhana (PMJK) & housing development
Date: Monday, October 21, 2024 10:08:11 AM

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Attention: City Clerk, Port Moody

Hello,

My name is Karim Nanji. I am the CEO of a Vancouver-based Financial Technology company and have lived in Port Moody since 2010. My wife and I raised our three children in Heritage Woods. [FOIPPA s. 22 Personal Information](#)

[FOIPPA s. 22 Personal Information](#) Port Moody
has been home for my family for the last 14 years and we love it here.

Please accept this email as my support for the Port Moody Jamatkhana (PMJK) & housing development .

The rebuilding of the Jamat Khana is not only an exciting and important initiative for the Ismaili community in Port Moody; but the project contributes significantly to the broader Port Moody community, as well. The centre will offer cultural, recreational, and social facilities for the general population and also contribute 128 new units of much needed rental housing in Port Moody.

Having facilities like this in addition to the additional housing offers options to young adult children to remain in the community they grew up in.

Sincerely,
Karim Nanji

From: [Haneef Chagani](#)
To: [City of Port Moody - Clerks](#)
Subject: Bylaw No. 3469 and No. 3463
Date: Monday, October 21, 2024 10:29:20 AM
Importance: High

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Dear Sir/Madam,

I am the owner of a property at FOIPPA s. 22 Personal Information. I have lived in Port Moody for over 20 years and I support the proposed development by Anthem and the Ismaili Community at the corner of St. John's and Moray Streets. This project will greatly enhance the location with a new architecturally attractive building and most importantly provide new housing options for seniors as well as young families.

Best wishes,
Haneef

Haneef Chagani

FOIPPA s. 22 Personal Information

From: [Zafrin Noorani](#)
To: [City of Port Moody - Clerks](#)
Subject: Anthem Project: Jamat Khana & Rental Housing at 3180-3190 St. Johns Street and 81-99 Moray Street
Date: Monday, October 21, 2024 3:38:20 PM
Attachments: [image001.png](#)

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Hello,

My name is Zafrin Noorani and I live at [FOIPPA s. 22 Personal Information](#) in Port Moody.

The purpose of my email is to communicate my full support to the Anthem Project: Jamat Khana & Rental Housing at 3180-3190 St. Johns Street and 81-99 Moray Street.

I have lived in Port Moody for a total of 16 years and I have three children [FOIPPA s. 22 Personal Information](#)

[FOIPPA s. 22 Personal Information](#) We love Port Moody, contribute to the community, and plan on residing in Port Moody for years to come. My husband coached for both the girls and boys soccer teams for over 6 years. Port Moody is a place we call home for many reasons. The community is inclusive, family-oriented and we all look out for each other's well-being. As a Human Resources professional at Simon Fraser University, I recognize the significance of consultation and diversity as strength, and I very much appreciate being heard regarding this Jamat Khana project. This Jamat Khana is long awaited by the Ismaili community in the Port Moody and the wider Tri Cities area. This important social center will serve to bring together many people for both religious, cultural and recreational services. It will be a beautiful addition to the city and will no doubt broaden and deepen the communities it will serve.

Now, perhaps more than ever before, affordable housing is an absolute necessity. The 128 new units including 13 secured rental homes will bring relief and assistance to many many families and professionals who give back and work in the community, and to those new home owners, as well as to those who may be considering downsizing. The Ismaili community is known for its kindness, generosity, compassion and humility amongst other things. Holding the Jamat Khana within this beautiful building is a clear match.

The architecture and tranquility will provide substantial improvement to the corner of St. Johns and Moray street. Having a Jamat Khana in Port Moody will enhance Port Moody in ways that cannot be placed into words. Moreover, the Ismaili Community in BC has a track record of being highly positively impactful to business, real estate, politics and private the public sectors. The belief in giving back, and taking care of others somehow comes back to serve the people in a grand scale and my hope is that we can demonstrate this once again with the approval of this Project.

Once again, thank you for accepting this email as part of the consideration towards the project moving forward to the next stage.

Regards,

Zafrin Noorani

Zafrin Noorani ([she, her, hers](#))

Strategic HR Business Partner | People, Equity and Inclusion
Simon Fraser University | Strand Hall 2170

8888 University Drive, Burnaby, B.C. V5A 1S6
sfu.ca/hr



I respectfully acknowledge the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish), sə́ilwətaʔt (Tseil-Waututh), qí́cəy (Katzie), kʷikwə́ləm (Kwikwetlem), Qayqayt, Kwantlen, Semiahmoo and Tsawwassen peoples on whose traditional territories our three campuses reside.

From: [Daphne Herberts](#)
To: [Council](#)
Cc: [City of Port Moody - Clerks](#)
Subject: Letter of Support / Anthem Properties (2)
Date: Monday, October 21, 2024 5:33:13 PM

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Dear Mayor, Councillors,

This letter is one of support for the final reading for the Anthem Properties. Each project is unique and I believe adds value to the community in a variety of ways.

Particularly impressive is the project built in union with the almost 46 thousand foot Ismaili Cultural Centre. This Centre is designed to be an inclusive gathering spot; boasting multi use rooms for different community groups. With the availability of parking and the need for gathering spaces in all corners of the city , this is a wonderful opportunity for Port Moody.

Thank you ,
Daphne Herberts
FOIPPA s. 22 Personal Inform
Port Moody

Sent from my iPhone

From: noreply@esolutionsgroup.ca
To: [City of Port Moody - Clerks](#)
Subject: New Council Written Public Input via Web Form
Date: Monday, October 21, 2024 9:27:25 PM

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Hello,

Please note the following Port Moody Council Written Public Input has been submitted at Monday October 21st 2024 9:23 PM with reference number 2024-10-21-032.

- **First Name:**
Penny
- **Last Name:**
Bickerton
- **City of Residence:**
Port Moody
- **Email Address (Optional)**
FOIPPA s. 22 Personal Information
- **Phone Number (Optional)**
FOIPPA s. 22 Personal Information
- **Date of Council Meeting for Public Input:**
October 22, 2024
- **Agenda Item:**
Public Hearing Agenda Items 4.1, 4.2
- **Submit your input to Council here:**
To: Mayor Lahti and Councillors,
I am very excited about these developments in Port Moody. Both are rental apartments with one having some affordable housing. Both have adequate parking and will be roughed in for EV. Commercial space is included at the street level. They are walkable to the skytrain station.

The Jamat Khama and Rental has increased its height. I do not have a problem with this. The property slopes down towards the skytrain and has separate parking for the residents. With this, the rental units will now be able to look over the skytrain , instead of below it.

The Jamat Khama is an Ismaili Centre meaning "the house of the community." I am familiar with the Ismaili Community and welcome the building of this centre that can be used for all. Since losing their previous centre, I am honoured to have them build this along with a Mashrabiya screen. These screens date back to the 12th Century. The Aga Khan Foundation is directly involved with the design and will work with the Architect and the Ismaili community to design it. One that is unique and one-of-a-kind in Port Moody. An architectural wonder!

The James Road Rental project complies with the OCP, along with lots of amenity space developed for tenants , including families to use. This was the previous site of the Ismaili Centre and I thank them for the new use of the property.

We need to move forward with the Plans that the city has before them. Let us get on with it.

Regards,
Penny Bickerton

[This is an automated email notification -- please do not respond]

From: Mehb Jessa
To: City of Port Moody - Clerks
Subject: Port Moody Jamat Khana & Rental Housing project: St. John's St and Moray St
Date: Monday, October 21, 2024 10:31:14 PM

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Attention: City Clerk, City of Port Moody

Dear Sir/Madam,

I am Mehb Jessa, a proud resident of Port Moody for nearly 25 years, living at [redacted], Heritage Mountain. My wife, Laila, and I feel fortunate to be part of this remarkable community. Our children, who attended [redacted], have been shaped by the values and spirit of Port Moody, which continues to influence their growth into conscientious individuals.

As dedicated members of the Ismaili community, we have been following the proposed Jamatkhana & Rental Housing project with great anticipation. This initiative aligns perfectly with Port Moody's growth and responsible evolution over the last couple of decades. This project would not only serve as a hub for recreational, social, and faith-based activities, but it also offers a solution to one of the most pressing issues facing our beautiful Province - housing.

As we all know, Port Moody, like many cities in the Lower Mainland, is experiencing a significant shortage of affordable rental housing. This project's inclusion of rental units will directly address this need by providing quality housing options that will benefit both current and future residents. It will continue to make our community more inclusive and support the diversity that has always been central to Port Moody's identity. By integrating this much-needed housing with a vibrant community space, the project offers a thoughtful and sustainable solution that enhances both the social and infrastructural fabric of our city.

Port Moody is my home, and I look forward to living here for many more years, and I would be honored to see this beautiful, community-serving project come to fruition. I would be happy to discuss this matter further at your convenience. You can reach me at the phone number below.

Thank you for your time and consideration.

Sincerely,
Mehb Jessa

Mehb Jessa | Chief Financial Officer

FOIPA / FOIA

Kasian Architecture Interior Design and Planning Ltd

1500 West Georgia Street, Suite 1655
Vancouver, BC, Canada | V6G 2Z6

[redacted]

www.kasian.com



October 19, 2024

Re: Public Hearing on Bylaw No. 3469 & Bylaw No. 3463

The undersigned objects to the application made by a proponent to amend the Official Community Plan with the City of Port Moody for the following reasons:

1. The St. Johns Street and Moray Street intersection has been a frequent site for automobile collisions and has sometimes involved pedestrians over the years, more frequently recently.
2. The traffic congestion on St. Johns Street and Moray Streets are extremely bad especially during morning and afternoon rush hours.
3. Adding 317 additional parking spaces at the location will make traffic congestion far worse than it is at present.
4. Introducing additional residents by building a 12 storey apartment will increase the population density in our immediate neighborhood. This will, unfortunately, lead to increased crime and vandalism.
5. The Official Community Plan is a valuable planning tool that prevents unnecessary over development in the City of Port Moody – the City of Arts.
6. As long-time homeowners and property taxpayers in Port Moody, we strongly oppose the OCP change request made by Anthem Properties Group. This is a slippery slope; once the requested changes are allowed, many high-rise apartments will be built on St. Johns Street.
7. It will decrease our property value and diminish the natural beauty of our neighborhood.

In conclusion, we strongly request that the City of Port Moody Council reject the Official Community Plan revision.

Name

Address

Signature

Kyung Soon Kim

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FOIPPA s. 22 Personal Information



Attachment 6

IHN SEUK SONG

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FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

PI-22

FOIPPA s. 22 Personal Information

Chong Hyo Kim

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

Bong-Hwan Kim

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

PI-22

Drew Longmuir

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

Liezl de Ridder

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

GORDON BEICHER

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

~~Bylaw # 3469 & Bylaw # 3463~~

Attachment 6

Two additional signatories

PI-22

FOIPPA s. 22 Personal Information

Yong Choon Park

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

FOIPPA s. 22 Personal Information

Carole Patrick

FOIPPA s. 22 Personal Information

October 30, 2024

Re: Public Hearing on Bylaw No. 3469 & Bylaw No: 3463

Name

Adress

Signature

Ho Sun YOO

FOIPPA s. 22 Personal Information
[Redacted]

FOIPPA s. 22 Personal Information
[Redacted]

Port Moody, BC

FOIPPA s. 22 Personal Information
[Redacted]

From: [thom hughes](#)
To: [City of Port Moody - Clerks](#)
Subject: Bylaw 3469 and No. 3463 Concerns with the Proposed Development along St Johns Street
Date: Tuesday, October 22, 2024 5:08:50 PM

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To whom it may concern,

I am reaching out regarding the proposed multiple new developments along St Johns Street in Port Moody in general with my, and many others concerns.

As a resident of Port Moody, specifically residing along St Johns Street, I applaud the city's dedication to growth and progress (I decided to move to Port Moody knowing it will continue to grow & develop, I'm not ignorant to that as others can be). I do look forward to many of the suggested projects, in all honesty.

However, I believe it is crucial to carefully reconsider this project (St John's St & Moray St intersection), especially given our current zoning restrictions. While I understand the provincial directive to increase housing density, I do not believe this particular area should be the focal point. With the forthcoming development plans for Inlet District and Flavelle, adding another high-rise building to this already congested and bustling road seems unnecessary.

For the case of the building application proposed for St Johns St & Moray St, a 12+ story will be so out of place it's silly. At most, keeping it in line with other recent developments of 6 stories makes sense, or at most 8 stories. Above that is simply ridiculous with all the other proposed developments within the city limits.

Considering the 2800 planned residential units in Inlet District, as well as the upcoming developments along Brewery Row and Moody Center, it is challenging to comprehend the reasoning behind adding yet another building (over 6 floors) without a well-defined plan for how it will benefit the city and avoid further congestion/issues. I do not have the luxury of working from home, and experience significant daily congestion first hand each day of the week (weekends included, especially Summers with extra traffic for the local nature walks, lakes, etc..).

Not everyone can rely solely on public transit, especially with the uncertainty surrounding transit funding and the lack of expansion planning for the West Coast Express.

I also urge council members to take into account the potential impact on residents' quality of life, including the loss of sunlight, privacy, and valued views within the community. Not to mention the effect it will have on existing properties value's, when the restricted light and view to the outside is replaced by a tower standing out like a sore thumb. It is paramount to prioritize the well-being of current

residents as the city navigates through its growth.

Kind regards,
Thom Hughes

From: [Kristina Hughes](#)
To: [City of Port Moody - Clerks](#)
Subject: Bylaw 3469 and No. 3463
Date: Tuesday, October 22, 2024 5:18:54 PM

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Hi there,

I am writing concerning the new lot proposed along St Johns Street.

As a resident of Port Moody, I appreciate the city's commitment to growth and development, but I believe this project warrants careful reconsideration. While I completely understand the provincial mandate to increase housing density in Port Moody, this is absolutely not the area that needs to be targeted. Given the upcoming plans for increased development around Moody Center and at Inlet District, there is not a need for yet another high rise building along this already congested and busy road.

With the 2800 planned residential units in Inlet District, along with the upcoming developments along Brewery Row and Moody Center, I struggle to see the rationale of yet another building without a well thought out plan on how this will positively impact the city and not cause additional congestion. I am lucky enough to work primarily from home, so traffic is not a major concern for me personally. However, it is very disheartening to look outside my window everyday and see such a massive congestion for hours at the end of each work day. I understand that the hope is for people to take transit, but that is simply not a realistic expectation of everyone, especially with the funding uncertainty of the transit system, and lack of planned expansion of the West Coast Express. The city also seems to be struggling with maintaining a proper level of cleanliness, especially around St Johns Street. Each day, there seems to be a massive build up at garbage bins along every block, so I have serious concerns about how this will be managed with an ongoing list of new projects.

Additionally, I urge council members to consider the potential effects on residents' quality of life, including loss of sunlight, privacy, and views that are valued by the community. It's important to prioritize the well-being of current residents as we navigate growth.

Thank you for your consideration.
Kristina