

Resident 1

Hi Dave,

Thank you for your email. It will be added to the staff report being presented to Council on November 26, 2019. This report will be available on the City's website on November 22, 2019.

To provide some additional information in response to your concerns I can offer the following comments. The City was not approached prior to Suncor entering into an agreement with SD43, therefore we did not have the ability to recommend alternative parking locations. Once the City was made aware of the parking we advised SD43 that this was not a permitted use and they would have to apply for a Temporary Use Permit for Council's consideration.

It is our understanding that the Suncor facility is undergoing repairs and could not accommodate the staff and contractor parking. SD43 was in communication with the College Park School Watch Committee to advise them of the temporary parking use, an email in May and a follow up letter in August. A copy of the August letter is attached.

Lastly the proposed temporary use is intended to be completed by the end of December. If you have any additional questions or wish discuss further please feel free to contact me directly.

Thanks,

Dejan Teodorovic, BURPI.

Planning Technician, City of Port Moody

604-469-4740 (t) 604-469-4533 (f)

dteodorovic@portmoody.ca | www.portmoody.ca

From: Dave Matheson

Sent: November-18-19 10:31 AM

To: Planning <Planning@portmoody.ca>

Subject: Temporary Use Permit 300 Princeton College Park Elementary

Thank you for providing residents with an opportunity to voice the opinions about whether the City of Port Moody should allow the business side of SD43 to continue to temporarily transform a school yard, a public open space whose design function is to support physical activity, into a parking lot. Although I know that the school has been dormant for close to a decade, the fact remains **it is a playing field not a parking lot**. Although I recognize that the SD43 see this as being a creative revenue stream, I just think it is inherently wrong visually and ethically to cover such a space 5 days a week with pick up trucks.

As you are probably aware, the owners of these trucks are working for Suncorp on some poorly advertized upgrade project off the Barnet Highway which necessitates bussing the workers to and from College Park each day bringing this unnecessary stream of additional traffic to our forest-like neighbourhood. Why was the playing field chosen over other alternatives or were they even considered by the Suncorp staff?

1. They seems to be lots of parking on the Suncorp property by the worksite by the Barnet.
2. Rent part of the Barnet Marine Park parking which is relatively unused this time of year.
3. Use the eastern entrance off Glenayre to access grassland park on the eastern reaches of the Suncorp property like has been done each time there has been an LPGA golf tournament at nearby Vancouver Golf Club.

Thank you for consideration of my thoughts. I oppose 'extending' the temporary use permit that has turned our school yard into a parking lot.

Someone should write a song about it.

Dave Matheson
[REDACTED] Yale Road



Resident 2

Hi John,

Thank you for the additional commentary and questions. In response to your first point; Suncor is not the applicant so they have not provided any proof of a lack of parking. We do not believe a company would pay for additional lands for parking and hire a shuttle service if they had adequate parking on site, generally the City assumes that landowners/applicants are truthful. I have attached a copy of the School Board's Letter of Intent which outlines their rationale for the request.

That is correct the use is only intended to last until the end of the year, the temporary parking use was not brought to the attention of City staff until recently. In order to rectify the temporary use the City requested that an application be made regardless of how much longer the use will exist. The permit would allow the school district (not Suncor specifically) to use the all-purpose field for temporary parking of vehicles for up to 3 years, Council has the ability to reduce the length of the permit should they choose to do so.

The school board does not currently have a permit for temporary parking on the all-purpose field, while the use has been occurring for some time the matter was not brought to the City's attention until recently. Once the item was brought to our attention we confirmed that temporary parking was not a permitted use which led to this application.

being filed. It is our understanding that the school board was dealing directly with residents, a copy of the August 1st letter provided by the board that was issued to Mr. Robert Smith c/o College Park School Watch Committee was included with their application and is attached.

The City is happy to provide additional information to residents upon request. It is not unlikely to send out in excess of 500-1000 notices for an application therefore we do tend to keep the information on notices to a minimal and provide our contact details should additional details be required. I hope this provides the additional clarity you were looking for but feel free to contact me should you have any further questions.

Thanks,

Dejan Teodorovic, BURPI.
Planning Technician, City of Port Moody
604-469-4740 (t) 604-469-4533 (f)
dteodorovic@portmoody.ca | www.portmoody.ca

From: John McMahon
Sent: November-12-19 11:54 PM
To: Dejan Teodorovic <dteodorovic@portmoody.ca>
Cc: Doug Allan <doallan@portmoody.ca>; André Boel <aboel@portmoody.ca>; Chris Jarvie <CJarvie@portmoody.ca>
Subject: Re: TUP #08-3080-20-10 - 300 Princeton

Thank you for the quick response. A few follow up questions based on your reply, and some additional commentary.

1. Suncor has two facilities with employees frequently working at both facilities. Due to construction on one of their properties they were unable to accommodate parking for their entire staff. I assume they have submitted something to back up that claim. It would be good to see the justification as it seems a tad unbelievable that they couldn't find anywhere on their own lands to park cars. As I said, a simple review of the air photo shows lots of room for them to park cars, whether that is on vacant grass covered lands, alongside internal road ways, or even within their own parking lots just to name the obvious ones...
2. The all-purpose field is being used as the school parking lot is reserved for School District staff as well as training programs for police departments. Absolutely true, but this is also a relatively rare occurrence.
3. The parking lot at Westhill Park is owned by the City of Port Moody, the City was never approached by Suncor about providing temporary parking. Noted, and as I said I don't think it is any more appropriate than a school playground, but by comparison, it is at least a parking lot...
4. Temporary Use Permits are issued for a period of 3 years, however the applicant has indicated that the use is intended to be finished by the end of this year. The City of Port Moody Official Plan allows council to pass a temporary use permit for a use which is not otherwise permitted through the zoning by-law, temporary uses are evaluated on a case by case basis and no temporary use permits have been issued to date. It is standard practice for the municipality to publish Council Agendas and Staff Reports on the Friday ahead of a meeting. The notices are circulated early in the process to allow residents to provide their comments which are included in the staff report. I am not sure I understood your first comment. If the applicant intends to be finished by the end of the year, that is next month and this won't even be heard by Council until the end of Nov. Why is this even an issue if it is going to end in a month? Providing a 3 yr permit would allow them to use the site at will for the next 3 years...? Similarly, if I am reading your next statements correctly, they do not currently, and have never had a TUP for all the time they have already been using the field. That at least answers another question about what happened with the first permit, as we do not recall being notified the first time. They just started up with a few cars and then in a short period of time it was packed.

Thank you also for summarizing how and when Council agendas are published, but that does not preclude providing additional information related to an application prior to the Council agenda being posted. I have no direct specific experience with the Port Moody TUP process. However, in my general experience, providing advance information is often a good idea in situations where public feedback is being sought on an issue which could reasonably be foreseen as

contentious, if only to try to reduce and prevent the potential for public push-back due to any perceived impression of trying to "hide" something. I am not suggesting this is the case, but it is an easy thing to prevent with more advance notice.

In speaking with the school board they have indicated that they have staff who regularly maintain the site and remove any refuse or debris which may be found. I will also be conducting a site visit myself to inspect the site and take photographs. I hope that this answers your questions but feel free to contact me if you wish to discuss these matters further. As

They do clean up, but it is obviously not a constant thing, and nor should it be, though a little more regular clean up would be nice. They have limited resources the same as most public institutions and this should not be their first priority. Notwithstanding that, the current use is compounding the frequency of deleterious materials on the site, and I would assume as part of any TUP there would be conditions applied that would require the user to do their own regular clean up.

While we appreciate the quick response, we are still interested in seeing the justification submitted by Suncor for using the site in the first place, as well as the staff evaluation of the appropriateness of the use. I assume this information would have been necessary before this matter would even have been scheduled to go to Council? I would like to note, that while we are expressing interest, that does not preclude the fact that this information should be readily available to anyone, though in particular to the people that you have sent notices to, and who might reasonably see the notice posted on site.

We look forward to seeing the relevant information as noted above, as well as any other additional background you can provide.

Cheers,

John

On Tue, Nov 12, 2019 at 4:24 PM Dejan Teodorovic <dteodorovic@portmoody.ca> wrote:

Hi John,

Thank you for your email, in response to your questions please see my answers below:

1. Suncor has two facilities with employees frequently working at both facilities. Due to construction on one of their properties they were unable to accommodate parking for their entire staff.
2. The all-purpose field is being used as the school parking lot is reserved for School District staff as well as training programs for police departments.
3. The parking lot at Westhill Park is owned by the City of Port Moody, the City was never approached by Suncor about providing temporary parking.
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In speaking with the school board they have indicated that they have staff who regularly maintain the site and remove any refuse or debris which may be found. I will also be conducting a site visit myself to inspect the site and take photographs. I hope that this answers your questions but feel free to contact me if you wish to discuss these matters further.

Thanks,

Dejan Teodorovic, BURPI.

Planning Technician, City of Port Moody

604-469-4740 (t) 604-469-4533 (f)

dteodorovic@portmoody.ca | www.portmoody.ca

From: John McMahon

Sent: November-10-19 7:50 PM

To: Planning <Planning@portmoody.ca>; Stephen Judd <sjudd@portmoody.ca>

Subject: TUP #08-3080-20-10 - 300 Princeton

Good evening,

We recently received a notice of intention regarding the above noted TUP.

Firstly, we were surprised that the application was for Suncor employees. We know the old school site has been used for the last few months as a temporary parking site, but we had assumed it was for the Fortis work that has been ongoing for a good part of this year. As there would have been significant local parking stress due to the need for staff working on the project to park near their construction site, it made sense to try to find somewhere somewhat local to use as a base. As it was a short term project with an out of town contractor, we were somewhat accepting even though there was some disruption to the site, the local neighbourhood, and traffic congestion during the periods when the workers are dropped off to their cars at the end of the day. There have been anecdotal reports of longer delays turning from side streets onto Glenayre during these points in time and unfortunately, people taking more chances when turning due to the lack of gaps. We also noticed that there are traffic volume counters currently placed along Glenayre. I have cc'd the Engineering Dept in case they are not aware of the use of the school site as a parking lot so when they are reviewing the results they will understand there is a current traffic pattern use that is inconsistent with normal levels. While I wouldn't expect the daily totals to be significantly swayed, I would anticipate the hourly totals and peak levels will be skewed.

If the current use is actually by Suncor employees, we are interested in understanding the logic behind the original application as well as this current permit. Using an all weather sports field adjacent to a playground where local children regularly play as a parking lot, is an obvious disconnect. Besides the inappropriate use of a playground/sports field, there are environmental and societal issues. It is well known that cars drip oil and other contaminants which will soak into the ground. A quick walk this morning also identified a number of other issues associated with this use that negatively impacts the use of the area even when the cars are not there, never-mind the inability to use the field when the cars are there. A few examples include the field being littered with cigarette butts, a package of cigarettes that I assume had fallen out of a pocket, lighters, some discarded boots and shoes, the warning sign for the pipeline that used to be attached to the temporary fencing was lying folded on the ground in tire ruts, and there was even a package of Cialis. This is a playground that many children use, and prior to the cars first being parked there, it had daily use.

Four specific questions come to mind without even seeing the background information:

1. Why are Suncor employees needing any space offsite. The Suncor site is quite large with lots of unused land that could be utilized for parking? Brief review of the air-photo suggests that the school field would be less than 1% of the surface area available within the Suncor property?
2. If there is sufficient justification to use the site, why is the field used rather than the parking lot on the site. It may not be able to hold all the cars, but it has not been used at all during the most recent use?
3. If there is a justified need for parking, why not also permit use of the northern most part of the Westhill Park site to augment the need for parking, as it is not significantly used during the daytime. Note, I am NOT suggesting this is an appropriate use of a public parking lot, but it would be better than using a sports field/playground if for some reason it is necessary.
4. How long is the temporary permit being applied for. The notice provided no information related to duration of the temporary permit, justification, extent of areal use, hours of use during the day/week,etc. I suggest future notices would be far more useful if there was some accompanying information. I tried to look on Port Moody's website, but there is no reference to the application at all? The notice says to look online after Nov 22 for a Nov 26 meeting. Four days does not provide sufficient time to reflect and gather community feedback. Why would the information not be posted earlier or at least at the same time as notices were sent out and a sign was posted.

I look forward to hearing back about the application in general, and regarding the comments and concerns presented above.

Sincerely,

John McMahon

■ Carleton Dr,

Port Moody

Resident 3

Hi David,

Thank you for your email regarding the TUP. The planning department has noted your concerns and will include this correspondence in our staff report going to Council on November 26, 2019.

We have also brought this matter to the attention of our by-law division who has in turn forwarded your concerns to Sargent Chris Thompson of the Police Department. Mr. Thompson has indicated that they will look into the complaint and bring this matter up at the next Traffic Review and Coordination Committee meeting. It is also worth noting that the applicant has indicated that the temporary parking use is only intended to last until the end of this year.

Should you have any additional questions or comments please feel free to reach out directly to me.

Thanks,

Dejan Teodorovic, BURPI.

Planning Technician, City of Port Moody

604-469-4740 (t) 604-469-4533 (f)

dteodorovic@portmoody.ca | www.portmoody.ca

From: david evenson
Sent: November-08-19 6:05 PM
To: Planning <Planning@portmoody.ca>
Subject: Permit # 08-3080-20-10

To whom it may concern,

As a resident of [REDACTED] Westhill Place, I wish to voice my concerns regarding excessive vehicle speed by workers coming from and going to College Park Elementary School.

I, and other residents have had to tell, many of the workers to slow down in our neighborhood. Princeton Street is a 30kph zone. Glenaire is a 50kph zone.

I have witnessed many vehicles coming to and from the school in excess of 50kph, some racing up to 60-70kph on Princeton St.

I have contacted Port Moodys finest regarding this issue.

This is a quiet neighborhood of families with children, seniors, and dogs. The residents here are not accustomed to vehicles racing around at high speeds, and therefore may become tragic statistics if this speeding issue is not curtailed, and laws enforced.

I have spoken to a number of neighborhood residents who are as concerned and unhappy about this situation as am I.

I would hope that this formal letter of complaint is acted upon.

I feel we as residents, have been quite patient about this. Please have the police act now to prevent any tragedies, because it certainly wouldn't go well for any driver who ran down a Senior or child or dog.

Let's just act proactively, and preventatively, and get the police on top of this thing.

Thank You.
DS Evenson