

John and Carol Ann Hightower
[REDACTED] Henry Street
Port Moody, BC V3H [REDACTED]

May 6, 2019

City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Attn: City of Port Moody – Planning & Development

Re: **2723 Henry Street, Port Moody, B.C. – Development Application Rational**
File No. 6700-20-189, 6720-20-127, 3090-20-133, 3060-35-7

Port Moody Staff,

On April 4, 2019 we submitted a development application for [REDACTED] at 2723 Henry Street. The application includes: rezoning from an RS1 to RS1-S, subdivision and development variance permit for setbacks. This letter explains our intentions and rational for the application.

[REDACTED] is on the corner of Moody and Henry Streets with Jane Street at the back of the property. On the Moody side there is a wide boulevard. The house is a 1946 character home which we have restored over the last 18 years. Character elements of the interior include original oak floors with inlay, fir floors and mill work, cedar lined closets, leaded glass windows, plaster walls and coved ceilings. While it is not on the heritage registry, we feel the house's character is an asset to neighborhood.

To allow the retention of the existing character house, we are seeking setback variances to subdivide the property into two square RS1-S lots. The second house would be built at the Moody and Jane Street corner behind the existing house and would have a basement suite and a detached garage. The design of the house would be accessible and be in the form and character of the neighbourhood. The requested setbacks will also allow functional yards for both homes.

We have lived in Moody Centre for over 18 years and do not plan on moving. The second house will be built to accommodate our elderly parents allowing them age to in place near their daughter and grandchildren. In future, the house could allow our children to remain in the area. We have considered a laneway home but the investment is too high for the result (size, function and future potential) and economic risks involved.

We have followed closely Port Moody's council's discussions regarding small lot subdivisions. We support the council's desire to increase the housing units in the Moody Centre area with sensitive infill while retaining the character of the neighbourhood. We believe our application aligns well with Council's direction for our area.

If you have any questions or require further information, please feel free to contact us at [REDACTED].

Sincerely

FIPPA s. 21

John and Carol Ann (Carrie) Hightower