

**Public Hearing
July 28, 2020
Public Input**

Item Type	Date	Item No.	Item Name
Public Input – Ungarini, Alice	July 10, 2020 14h43	1.1	OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand)
Public Input – Fallahi, Fred	July 16, 2020 12h22	1.1	OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand)
Public Input – Lemond, Katharine	July 20, 2020 16h35	1.1	OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand)
Public Input – Wan, Heather and Tony	July 20, 2020 20h20	1.1	OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand)
Public Input – Askarian, Aram	July 21, 2020 14h24	1.1	OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand)
Public Input – Landry, Yves and family	July 22, 2020 15h19	1.1	OCP-Rezoning (Apartments) – Lots 17-20 Henry Street (Ankenman Marchand)

From: Alice Ungarini [mailto:]
Sent: July-10-20 2:43 PM
To: Clerks <Clerks@portmoody.ca>
Cc: Planning <Planning@portmoody.ca>
Subject: RE: Notice of Public Hearing July 28

I am a resident of [REDACTED] Terravista Pl. and will be directly affected by this re-zoning.
I have no problem with adding residential units in lots 17-20 **HOWEVER I strongly urge Council to limit the stories of the building to mid-rise or 5 stories max.**

An 11 story building would permanently block out all sunlight all day to both 3099 and 3033 Terravista place:

- This would reduce quality of life drastically for the current residents
- Reduce property value (e.g. my unit has a south-facing terrace which is an attractive asset) for these buildings
- Create more humidity issues due to lack of sunlight drying an area that is already quite humid due to it's proximity to the woods and creeks in the back
- 11 stories means 2-3 years (minimum) of intense construction noise, debris, dust. (Just look at the George Marcon project that is STILL shaking the walls of everyone living within a 3 block radius)
- Finally, do we seriously think these back roads that already get clogged up by parents picking up their children at Moody Middle, have the room for the traffic of an additional 173 units (i.e. an average of an extra 300 people)? Considering The entire George Marcon block hasn't even moved in yet?

I moved to Port Moody 6 years ago because this town is a Gem! Small town feel, nature, all in the middle of good transportation, close to cities and amenities, but still lots of room to enjoy its tranquility and beauty. The most attractive part was the city's efforts and willingness to retain its charm.

I voted for the current Mayor of Port Moody because I believe in his platform to avoid turning this city into a concrete jungle, to find the compromise between economic development and quality of life for the residents of this great city.

I believe in progress, I want this city to flourish, but please please please, let's measure it and be reasonable about it. Let's not place an 11 story concrete high-rise that permanently puts several buildings (including my own) in the dark for the rest of time.

Thank you for your time, thank you for all you do.

I urge you to please think of the loyal, law-abiding, taxpaying and proud residents of this area that adore this city so very much and do not want to move to avoid plummeting into darkness.

Thank you kindly,

Alice Ungarini

[REDACTED]

From: Fred Fallahi [mailto: [REDACTED]]
Sent: July-16-20 12:22 PM
To: Clerks <Clerks@portmoody.ca>
Subject: 3000 Henry

Dear Port Moody Mayor and All Council Members,

Recently I found out about the new construction is coming to Port Moody, and I got so excited. In my humble opinion, Port Moody is staying behind of getting more people coming to live in our beautiful and well recognize city in lower mainland.

As I have heard the new buildings will be constructed in 3000 Henry, and they will have some rent to own apartments and lots extra amenities. I had a pleasure talking to one of the person who is in charge of management of the project.

He provided me with these extra advantages which their company will provide for us(people of Port Moody). As far as I know not many companies will do these offers.

I am sure you all aware of these features that they are offering, but I do believe is worth mentioning it again:

1. Community benefits program proposal (RTO, Lock-off, and over \$2.5 million in CAC, DCC, ...)
2. Unique and beautiful architecture
3. Green roofs
4. Housing option for everyone in the community
5. 2 acres of park dedication
6. The density of only 0.99 (2/3 of the site being preserved in natural states)
7. Promoting green life:
 - a. Amenities such as Workshare Spaces for Residents to allow families to work remotely and reduce traffic,
 - b. Car share programs provided by the developer to discourage car ownership
 - c. Lead Silver Equivalent Rating meeting and exceeding greenhouse gas emission standards!
8. And many outdoor and indoor amenities
Some of the amenities: Rooftop garden, outdoor playground, and podium, 3 km of trails, work station(studio, offices, boardroom), bike storage and repair station, dog washing stations, open workout studio, more)

The developers have provided clear transparency, and there were very approachable, all the information above is listed on their website 3000henry.com

I have to mention I have 2 young adults' children, and when I talked to them and mentioned all the features of these units they fell in love and they want to apply and preregister for this buildings. As we all heard it is very hard and expensive for these young adults to find new home. They grow up in this neighborhood and they do not wish to live some other cities.

I would like to let you know as a member of the Port Moody city I will support this project. Please fill free to contact me if you require.

Thank you for your time and attention.

Fred
Computer Depot
[REDACTED] West 16TH St
North Vancouver, BC, V7P [REDACTED]
Tel: [REDACTED]
email: [REDACTED]

From: [REDACTED] [mailto:[REDACTED]]
Sent: July-20-20 4:14 PM
To: Clerks <Clerks@portmoody.ca>
Subject: FW: Please support Henry 3000

Good afternoon,
I am submitting the letter below as directed by Stephanie Ivall to the Clerk's Office for public record. Thank you.
Katharine Lemond
[REDACTED]
Klahanie Drive
Port Moody

From: Stephanie Ivall <sivall@portmoody.ca>
Sent: Monday, July 20, 2020 8:06 AM
To: [REDACTED] <[REDACTED]>; Council <council@portmoody.ca>
Subject: RE: Please support Henry 3000

Thank you for your email to Mayor and Council. Your email has been received by Council, however it will not form part of the public record. If it is your desire to have your correspondence form part of the public record for the Public Hearing scheduled for July 28, then it is required you submit it to the Clerk's Office by email at clerks@portmoody.ca.

Stephanie Ivall
Executive Assistant to Mayor and Council
City of Port Moody
t: 604.469.4501 | f: 604.469.4550
www.portmoody.ca

From: [REDACTED] [mailto:[REDACTED]]
Sent: July-19-20 9:35 PM
To: Council <council@portmoody.ca>
Subject: Please support Henry 3000

Hello Council members for the City of Port Moody,
I am a private citizen living in Port Moody and I am writing this letter to request your support to move forward with the development of Henry 3000.
I have paid much attention to the ongoing development in our area and none of the projects currently moving to the building phase including the Clyde, The Sophia, The Grande or Electronic Ave have inspired me to seriously consider purchasing a new home before I retire in comparison to the project being proposed by the team behind Henry 3000. This building is not only beautiful but the work that has gone into creating a large capacity residential complex that is in tune with the nature around it, provides opportunities for financial support to buy in, work at home space and is removed from the congestion that is growing in the Suterbrook/Newport Village area while still allowing residents to take advantage of nearby transit.

I would be thrilled to be able to own a home in this complex should it be allow to move forward. Please help them to get this project off the ground and into the ground.
Thank you for the chance to share my thoughts. I appreciate the work you do to protect our wonderful community.

Sincerely,
Katharine Lemond
[REDACTED]

July 20th, 2020

Re: New Development on Henry Street

Dear Sir/Madam,

We live at the George development nearby the proposed building for Port Moody's Chines hillside and I am deeply concerned to be living near such a high-unit residence.

The 173 unit condo development was proposed prior to the Official Community Plan (OCP) Multi-Family Residential designation of up to six storeys in height ("City of Port Moody OCP" 2014, pg. 16). Although it will appear 6 stories from the east or west elevation, it would still have a significant negative impact on density.

The building will be located near Moody Middle School as well as the upcoming re-location of Moody Elementary School. We are concerned about traffic congestion near intersections where an abundance of children walk to school. One of the OCP's traffic initiatives was to ". . .reduce the negative impacts of regional through-traffic on the livability of the City" ("City of Port Moody OCP" 2014, pg. 14).

The 5000 sq. metre park proposal is too small and would be inadequate for the community. We believe this location is viewed as an "environmentally sensitive area" considering it is located across from the recently restored Dallas creek and will also be removing many trees from the area. We support low-medium density housing and environmental protection in Port Moody and therefore strongly oppose this project.

Sincerely,

FIPPA s. 22

Heather and Tony Wan

From: Aram Askarian [mailto:]
Sent: July-21-20 2:24 PM
To: Clerks <Clerks@portmoody.ca>
Subject: 3000 Henry Affordability plan

Good afternoon,

I would like to make a statement pertaining to the 3000 Henry Public hearing, but can't make it out as I'm a single parent of 3.

I am a Board Member and Chair of the Housing Committee at New View Society. We know first hand the struggles of providing housing to some of the most vulnerable members of our community. Securing housing is extremely challenging and can take many many years, for even an established organization such as New View.

While we wait, community members suffer and homelessness issues get worse. Coming from a small family owned development business that is active in and concerned about the community, I am very impressed with the 3000 Henry Proposal.

What other building in the Tri-cities offers Rent to Own, Lock-off Studios, & an offering for Non Profit units?

Innovative Private, Public & Non-Profit partnerships help maximize value to the community and most importantly create excellent models for others to follow. Cities need to take action and make impactful contributions towards housing, and what better opportunity than this!

Respectfully,

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Aram Askarian, BBA
Executive Vice President
[Noura Homes](#)

From: Yves Landry [mailto: [REDACTED]]

Sent: July-22-20 3:19 PM

To: Clerks <Clerks@portmoody.ca>

Cc: perla nohemi martínez < [REDACTED] >; ylandry < [REDACTED] >

Subject: Please confirm receipt-Our family strongly opposed the OCP amendment and rezoning application for lots 17-20 Henry Street

Our family strongly opposed the OCP amendment and rezoning application for lots 17-20 Henry Street! This will impact our property in that there will be even more traffic in the area and speeding vehicles are already a safety issue for all the families in the area! Vehicles already speed by the Chip Kerr playground. On July 8, 2020, I responded the sound of screeching tires, the loud noise of a vehicle collision and the sound of someone screaming on top of their lungs. A white Mercedes which had been going south on Williams Street and was going way too fast while trying to turn on Henry Street and ended up going over the sidewalk and took out a post right beside children playing in the area. Other people were at the adjacent Chip Kerr playground at the time of the incident.

This proposed development would also have a negative impact our property as it would result in the removal of a forested area in our neighborhood. The forested area, trails and green space is why we chose to move to this area this year!

There are many very old buildings between Henry Street and Hope Street east of Williams Street which appear to be at the end of their useful life and which pose safety concerns. New developments of these properties should be considered before even considering removing virgin forest for new developments. There are also many old homes and buildings in the several blocks around Moody Centre Skytrain Station for new developments before even considering removing virgin forest for new developments. We support new developments to replace old homes and old buildings. However, we strongly oppose the OCP amendment and rezoning application for lots 17-20 Henry Street!

Yves Landry and family

Residents of [REDACTED] St George Street, Port Moody