

**Public Hearing  
January 19, 2021  
Public Input**

<b>Item Type</b>	<b>Date</b>	<b>Item No.</b>	<b>Item Name</b>
Public Input – Sallovitz, Cristian	December 28, 2020 14h12	1.1	Rezoning Application (RS1-S) – 1136 Tuxedo Drive (Dillon Burgess)
Public Input – Lam, Caleb	January 2, 2021 20h04	1.1	Rezoning Application (RS1-S) – 1136 Tuxedo Drive (Dillon Burgess)
Public Input – Severs, Bob	January 11, 2021 14h50	1.1	Rezoning Application (RS1-S) – 1136 Tuxedo Drive (Dillon Burgess)

**From:** Cristian Sallovitz [mailto: ]

**Sent:** December-28-2022 12:12 PM

**To:** Clerks <Clerks@portmoody.ca>

**Subject:** City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 45, 2020, No. 3277 (1136 Tuxedo Drive)(RS1-S).

Hello.

I am writing in regards to the recent notice for the rezoning application #6700-20-202.

Our house ( Cecile Pl) is located behind & adjacent to the proposed rezone property.

We are very concerned with the proposed 4-lots subdivision and are against for several reasons such as:

- Potential impact to the ground / soil foundation since all properties are built on a slope.
- Further impact to the sanitary sewer system.
- Unknown impact to water creeks below the 1mt depth.
- Potential noise & disruption during multiple construction of properties.
- Aesthetics, line of sight directly to our property.
- Increase traffic in the back lane and increase pollution.

Since the toppling of massive trees that hit and shook the ground violently (all recorded on video), we noticed what looks like a spill of some sort coming from the sewer line or at least from that direction. See below pictures. This is on the side of our house. Do we need to be concerned?

The city sanitary sewer line nearby runs along all these properties (see finger pointing) and we are concerned that something may have been damaged as a result of the trees coming down so heavily on the ground.

The new owner of the Tuxedo property had total disregard for their neighbours while toppling some beautiful old trees about a year ago. More than (10) ten really old trees were sacrificed and destroyed in the process and a deserted empty lot was left behind.

It was pretty sad and outrageous to see how the City of Port Moody allowed this to happen and we really hope this time the city can address the neighbour's concerns in a timely fashion.

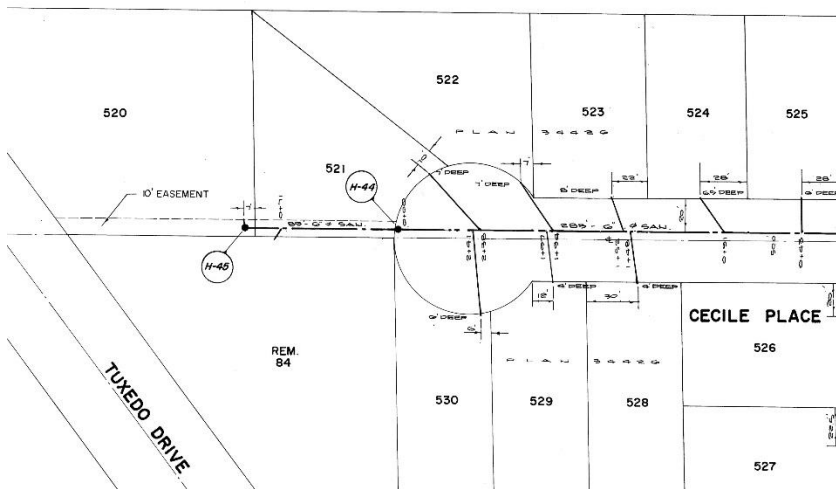
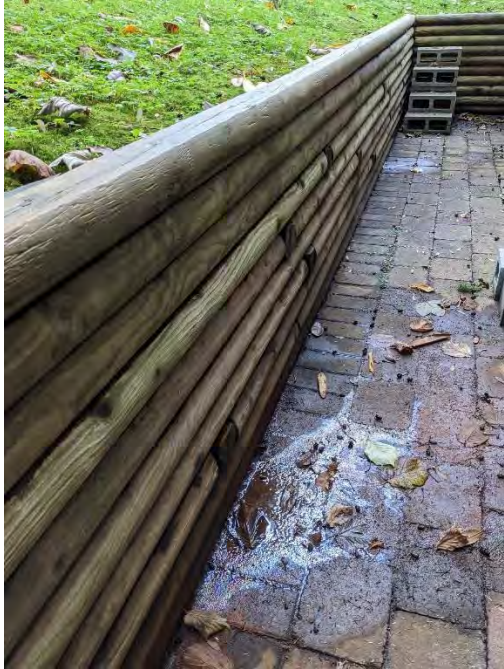
We believe a maximum of only (2) two lots should be allowed but we also request a well documented forest replanting of trees that ultimately will contribute to a strong soil foundation.

I request a reply on the chemical spill to see if it is something that will require immediate attention.

Thank you.

Cris Sallovitz





**From:** HC L [mailto: ]  
**Sent:** January-02-21 8:04 PM  
**To:** Clerks <Clerks@portmoody.ca>  
**Subject:** Opposition to 1136 Tuxedo Dr Rezoning - #6700-20-202

Hi there,

I am a resident on Tuxedo Drive and would like to provide my concerns and staunch opposition to rezoning 1136 Tuxedo Drive from RS1 Zone (one lot) to RS1-S Zone (four lots).

This stretch of Tuxedo Drive has no sidewalk and has limited street parking. Given the narrow width of the street, absence of a sidewalk and number of vehicles parked on the street, drivers and pedestrians often converge head-on with oncoming traffic. The problem is further exacerbated by the slopes and hidden driveways on Tuxedo Drive, which limits the visual sight-lines of both pedestrians and drivers. Currently, this already poses extreme hazards and dangers for the safety of residents. I've witnessed more than several incidents where cars nearly struck pedestrians walking their dogs, children on their bikes, or crashed into oncoming traffic. (Woodland Park Townhomes is a neighbouring multiple residential unit with a large number of young families and children, and they often use Tuxedo Drive as well.)

Newly built detached homes are built with at minimum one or two additional rental suites, meaning that up to three families are living under one dwelling. Cars parked on the street will undoubtedly increase exponentially and worsen the problem.

A rezoning from one residential unit to four residential units not only mean an eight-fold to twelve-fold increase to the number of residents and pedestrians, but also an eight-fold to twelve-fold increase to the number of vehicles parked on the street. Quadrupling the number of units in this lot is irresponsible and excessive to the safety of both current and future residents in this neighbourhood.

I would urge the City of Port Moody to please strongly consider my comments and reject the rezoning application.

I can be reached at or if the City of Port Moody would like to further discuss.

Sincerely,  
Caleb

**From:** Bob severs [mailto: ]  
**Sent:** January-11-21 2:50 PM  
**To:** Clerks <Clerks@portmoody.ca>  
**Cc:** Cristian Sallovitz < >  
**Subject:** Fwd: Notice of public hearing. Application#6700-20-202. Bylaw 3277

Good Afternoon.

I am writing in regards to the recent notice I received by mail for the rezoning application #6700-20-202 for 1136 Tuxedo drive.

My house ( ) is located the proposed rezoning property.

I am concerned with the proposed 4-lot subdivision replacing a single family lot and I am against the proposal.

When these multiple 400' + tall trees started to be cut down on Saturday July 20th 2019 the neighborhood came out to see what was happening and the new land owner (applicant) stated nothing could be done as he had approval from the city. He wouldn't stop the cutting crew and being a Saturday and Sunday the city couldn't be reached which by Monday it was too late. I did not directly involve myself as it sounded like there were enough people making noise about it with the applicant outside at the time and then they followed up with the city. The neighbors showed the port moody bylaw to the applicant from the city website and that he needed approval and he said the city approved and he was proceeding.

I can't understand how someone (the applicant) who works for the City of Coquitlam for the past six plus years as an engineering technologist and an engineering technician with the city before that wouldn't think that cutting down such large trees (10 - 12) over 400 foot tall and various other trees over 100' - 200 tall wouldn't see an issue with this. I do not feel he deserves the benefit of the doubt at all, this was malicious and shouldn't be rewarded with the four lot application at the cost of the neighbors and nature if the single lot turns into four lots.

With the applicant's vast educational background who also works with the city of Coquitlam as an engineer, I feel this was all a plan from the start for financial gain.

If this was a proper legitimate request the applicant who should understand and respect the city building permit process, the applicant should have approached the port moody planning department before the trees hit the ground and present his proposal on what he wanted to do or find out what he can do on the site with the city so the city could approve the development first then direct which trees might come down to accommodate the new building structure(s) going in place of the old structures and had proper neighborhood input beforehand, not after the fact.

Since these trees have been cut down 1.5 years ago the property is a disaster and we as neighbors have to look at it daily, the only trees sections removed are the sections worth money to a mill and the balance of the lot left in a mess.

With spring coming soon, this will be the second spring since the trees are down and the animals are without that section of forest to enjoy. We were having bears, deer, woodpeckers, eagles etc.... coming around the properties which now doesn't happen with all the tree / habitat loss.

I have attached four photos for your reference;

Img 2903 is from the first day of tree cutting on July 20th 2019, as there was more than one day of destruction.

This is a screen shot from a 1.5 minute video I took showing the tree cutting in progress and you can hear some neighbors yelling to stop and car horns blaring using my neighbors house as a reference and you

can't really see the actual house on the property even with a small of the smaller trees down already in the yard.

Img 2898 is from the same spot from my deck using the neighbours house as a reference that shows how many trees are gone and that the house is now clearly seen. I have lived at this address now for 18 years and only since the trees have come down did I notice a house there. I thought it was all forest since the trees were so thick.

Img 2904 shows part of the applicants lot with the tree stumps. I have a full video but needed to screen shot as the video was too large to send in this email.

Img 0730; A photo (June 28th 2017) of a full grown deer that used to come up through our culdassack and stop amongst the trees on the lot in question and the neighboring lots before moving on up the hill.

I have videos and more photos if you want anything from me and I know the neighbors all around the lot have various photos as well which may have come to the city in other submissions.

Some points for saying no to this proposal;

- The blatant disrespect for the neighbors, city and nature as these were 400 foot tall trees coming down. When these trees were coming down one at a time my house shook and every time a chill went up my spine knowing this wasn't right what was happening and nothing likely would be done about it. A sad case of greed and coercion in my opinion.
- Impact to the ground / soil foundation since all properties are built on a slope and no longer are large amounts of water being soaked up from all those large trees and roots which leaves my last section of my property saturated which now may endanger the tall 400' trees I have that is next to the lot as the ground is loose with all the water and they are not protected like they were when all the trees worked together as a windbreak and sponge.
- Noise, dust & disruption during multiple construction of four homes instead of just one.
- Aesthetics, line of sight directly from my property is ruined with all the trees gone, I have planted four new trees which will take a while to grow tall enough to help block the clear cutting mess that has occurred.
- Increased traffic and increased pollution.
- A major development around the corner from this lot is being approved or is approved now by the city for 100's of new homes that will be replacing the existing townhome structures along Heather st. and Cecile drive, so adding three more homes at the cost of these trees was not needed. We will have enough dust and construction traffic with this other development for years to come.

It is pretty sad and outrageous if the City of Port Moody allowed this to happen. The trees are down but letting the lot owner be rewarded for his ignorance and lack of respect towards the neighbors etc.. shouldn't happen. The trees along Tuxedo on city property should NOT come down and add to this misery. Whatever is being built should have to work around where the trees are, enough damage already.

I believe a maximum of only (2) two lots should be allowed if any, but I also request a well documented forest replanting of trees that ultimately will contribute to a strong soil absorption with some sort of 20' tall minimum tree shrubbery along the neighboring property line(s) in some way to help block the view of the lot so we don't have to look at the mess and for when the construction starts for whatever is eventually approved. At least in time some of the smaller critters will get their homes back. The small critters would go across the upper tree canopy which goes across multiple homes and is now broken up with squirrel / bird nests gone.

I watched the City of Moody council meeting from Nov.10th 2020 and really believe if all council members went to the actual site they would agree this was a tragedy that definitely could have been prevented. I bet the one counsuller that does not approve of this application went to the site or at least spent the time to understand the tragedy. The neighborhood still talks about this and doesn't have much faith in how the city will address this so all pictures and videos are being held onto in case other avenues are explored.

I appreciate the mayor not wanting cash in lieu for the trees as that is just a cheap disguised fine and that he also inquired on how big the trees actually were as nobody seemed to realize this was a forest that was destroyed. All trees that were cut should be replaced and stay on the lot they came down from and not somewhere else in the city with the replacement trees being a minimum size of 20' +, tall to start to create a forest-like setting sooner than 100 + years that it took the first time around.

I generally don't get involved as I have gone under the belief this was all premeditated and the applicant knew what he was doing and doesn't plan on living on the property at all and was always planning to clear the land, get approval to build four lots and then sell the lots to someone else to build and sell the new homes.

I am supplying my input only to express how wrong this was, it's all about making money at the cost of nature and the neighbours. Ignorance is not an excuse.

Regards,  
Bob Severs  
18 year resident of Port Moody.  
[REDACTED]



