

Considered at the Regular Council Meeting of July 25, 2023

563



# City of Port Moody

## Report/Recommendation to Council

Date: July 25, 2023  
Submitted by: Community Development Department – Development Planning Division  
Subject: OCP Amendment and Heritage Revitalization Agreement (Mixed-Use) – 2400 Block Clarke Street (Kyle and Clarke Holdings Ltd.)

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### Purpose

To present for Council consideration of OCP amendment Bylaw No. 3421 (**Attachment 1**), Heritage Revitalization Agreement (HRA) Bylaw No. 3420 (**Attachment 2**) which includes Zoning Bylaw amendments to facilitate a six-storey mixed-use development within two buildings separated by a public mews and the retention and restoration of the P. Burns Building within the 2400 Block of Clarke Street. The project includes 182 residential units, including 79 market-rental units, nine work-live units and 2,162.8m<sup>2</sup> (23,280ft<sup>2</sup>) of commercial floor space.

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### Recommended Resolution(s)

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 34, 2023, No. 3421 (2407-2419 Clarke Street, 85 Kyle Street, and 50 Queens Street) and City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) be read a first and second time as recommended in the report dated July 25, 2023, from the Community Development Department – Development Planning Division regarding OCP Amendment and Heritage Revitalization Agreement (Mixed-Use) – 2400 Block Clarke Street (Kyle and Clarke Holdings Ltd.);**

**AND THAT Bylaw No. 3421 and Bylaw No. 3420 be referred to a Public Hearing;**

**AND THAT the Public Hearing be scheduled following the submission by the applicant, and analysis by staff, of a pro-forma analysis of the project's inability to provide rental housing units at below-market rates.**

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### Executive Summary

This OCP amendment and HRA application would allow the restoration and relocation of the P. Burns heritage building to the corner of Queens Street and Clarke Street, the development of two, six-storey, U-shaped, mixed-use commercial/residential buildings separated by a pedestrian mews, and a residential unit mix that includes 103 strata units and 79 market-rental units and 2,162.8 m<sup>2</sup> (23,280 ft<sup>2</sup>) of commercial floor space.

## Considered at the Regular Council Meeting of July 25, 2023

564

To facilitate the proposal, the following are required:

- 1) an Official Community Plan (OCP) Amendment Bylaw, to allow for six-storeys for the majority of the site, which currently only allows for three-storeys; and
- 2) a Heritage Revitalization Agreement (HRA) Bylaw to establish the program for the relocation/restoration of the P. Burns Building, along with development control, usually established through zoning, with detailed architectural and landscape plans also forming part of the HRA Bylaw.

A Development Permit for Hazardous Conditions is also required and will be brought forward for consideration at such time as the Bylaws are considered for adoption.

### Background

Kyle and Clarke Holdings Ltd. has submitted an OCP amendment and HRA application for the properties at 2407, 2411, 2413, 2419, 2421 Clarke Street, 85 Kyle Street, and 50 Queens Street.

The following are the key milestones in the development review process to date:

- the application was accepted on October 5, 2022;
- Advisory Design Panel (ADP) consideration of the application took place on November 17, 2022;
- a Community Information Meeting was held on December 5, 2022;
- Land Use Committee (LUC) consideration of the application took place on December 12, 2022;
- Early Input from Council was provided at the Community Initiatives Planning Committee (CIPC) on January 17, 2023; and
- a second Community Information Meeting was held on June 21, 2023. A summary report of the meeting is provided as **Attachment 3**.

The application was presented to the ADP on November 17, 2022. The ADP recommended that the project be endorsed subject to the applicant addressing several items including the incorporation of green roofs, increased sidewalk widths, active cooling to complement passive cooling, further consideration of plant/tree selection, and the addition of a public art installation along the street. Detailed ADP meeting minutes are included as **Attachment 4**.

The application was presented to the LUC on December 12, 2022. The LUC recommended that the project is not appropriate due to deficiencies from a commercial perspective including: a lack of sufficient commercial floor space, commercial parking/loading, space for servicing the building, and business amenities. Detailed LUC meeting minutes are included as **Attachment 5**.

Discussion at the CIPC meeting included the following topics: the positive elements of the heritage retention and location of the building on the plaza, the proposed project density, the proportion of below-market rental units, building height of the western building and interface with the heritage building, project architecture, the number of work-live units and viability of commercial space, opportunities for green roofs, and amenity space provision both on-site and off-site. The comments from the above meetings, as well as those provided by staff have been

## Considered at the Regular Council Meeting of July 25, 2023

565

addressed as part of the applicant's resubmission and the key elements of the project will be discussed further below.

### Discussion

#### Property Description

The subject site, illustrated on **Attachment 6**, consists of 10 lots within the block bounded by Clarke and Spring Streets and Kyle Street and the Queens Street Plaza. The development parcel is presently occupied by several small commercial buildings, including, a shoe repair/boot sales business, a coffee shop in a building at 2419 Clarke Street which is a Protected Heritage Property (the former P. Burns Butcher Shop), an art studio, a craft shop and a restaurant. The easterly lot at Kyle and Clarke Streets is presently vacant but has most recently been used as a temporary plant and garden sales outlet. The abutting lot to the west is used for at-grade parking. The remaining lots are vacant as a result of a fire which occurred in 2019 and resulted in the destruction of another heritage building, the Roe and Abernathy Grocery Store. The site is 4,856.1 m<sup>2</sup> (52,270.6 ft<sup>2</sup>) in area and is generally flat east to west with a modest elevation change of about 2 m (6.6 ft) from south to north.

#### Land Use Policy: OCP

The OCP designates the development parcel as Mixed Use – Moody Centre, with a permitted building height up to six storeys on a portion of the site with the remainder of the properties limited to three storeys as shown on the OCP Map 11(**Attachment 7**). Map 11 also shows Kyle Street as a possible future location for an overpass to a future Oceanfront District development. It is not known if such an overpass will be required if such a development is approved.

The subject site is within Development Permit Area 2: Moody Centre and the Heritage Conservation Area; and also within two Evergreen Line Sub Areas: the Heritage Commercial District; and Spring Street Promenade and the project has been reviewed in the context of those guidelines. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of soil liquefaction during an earthquake event. A Development Permit will be required to address potential hazardous condition to ensure that the lands are safe for the intended use.

#### Zoning

The subject property is zoned General Commercial C3. Surrounding zoning is as follows

- North: the SkyTrain Line guideway and rail lines;
- East: a five-storey mixed-use commercial/residential building (CD62);
- South: commercial properties (C3) on St. Johns Street, including the Burrard Hotel;
- West: Queen Street Plaza, and beyond a variety of commercial uses (C3) within other heritage buildings.

The current Zoning Map is included as **Attachments 8**.

#### Heritage Revitalization Agreement

Section 610 of the *Local Government Act (LGA)* permits a local government to enter into an HRA for the purpose of preserving heritage property. An HRA is adopted by bylaw and registered in the Land Title Office. It has the ability to protect a heritage building and amend the

## Considered at the Regular Council Meeting of July 25, 2023

566

Zoning Bylaw. It also functions like a covenant to impose conditions that run with the title to the land. The OCP Policy states: The City will actively pursue the conservation of community heritage resources by implementing the appropriate legislative tools available for this purpose... and explore various incentive programs to foster heritage conservation and other ways to encourage the preservation of heritage buildings. HRAs are a special tool provided to municipalities to comprehensively facilitate heritage projects that include the retention of a heritage building with zoning variations/incentives.

### Heritage Significance

The P. Burns Building is listed on the City's Heritage Register and is also currently protected through the existing Heritage Conservation Area listing of buildings. A Statement of Significance is included as part of the Conservation Plan, which is an Appendix to the HRA Bylaw (**Attachment 2**). The P. Burns Building, constructed in 1908/9, is a two-storey wood frame commercial building, characterized by its "Boomtown" or "false-front" facade, paired projecting front bay windows, and large windows at grade as part of the commercial frontage. The building was built for Patrick Burns and Co and formed part of the company's extensive chain of retail butcher stores. The building contributes to the historic "downtown" Port Moody streetscape.

### Development Proposal

The application involves the proposed development of two, six-storey, U-shaped, mixed-use commercial/residential buildings separated by a pedestrian mews as well as the relocation of the heritage building. The protected heritage building at 2419 Clarke Street is proposed to be relocated to the northwest corner of the site at Clarke Street and Queens Street Plaza. This new location will reinforce the heritage streetscape with heritage buildings to the west.

The project contains a total floor area of 15,172 m<sup>2</sup> (163,303 ft<sup>2</sup>), which includes 182 residential units and approximately 2,162.8 m<sup>2</sup> (23,280 ft<sup>2</sup>) of commercial space. The residential unit total includes nine live-work units, with the 'work' portion of these units not counted in the commercial floor area total. Two storeys of underground parking are provided with access from Spring Street, adjacent to Kyle Street.

The residential component includes 103 strata units and 79 market-rental units, with 94 of the units being adaptable. The following table outlines the unit mix, which conforms with the City's Corporate Policy: Family-Friendly Units, which sets expectations around the provision of two- and three-bedroom units:

Unit Type	Strata	Market Rental	Total Number of Units	Percentage of Mix
<b>Studio</b>	0	26	26	14.2%
<b>One-Bedroom</b>	35	9	44	24.2%
<b>One-Bedroom + Den</b>	20	15	35	19.2%
<b>Two-Bedroom</b>	23	14	37	20.3%
<b>Three-Bedroom</b>	20	11	31	17.0%
<b>Live/Work</b>	5	4	9	0.5%
<b>TOTALS</b>	103	79	182	100%



## Considered at the Regular Council Meeting of July 25, 2023

567

Other details of the proposal include:

- An overall Floor Area Ratio (FAR) of approximately 3.14;
- indoor/outdoor amenity spaces in each building amounting to:
  - in the west, rental building, 365.8m<sup>2</sup> (3,938ft<sup>2</sup>) or, 4.63m<sup>2</sup> (49.8ft<sup>2</sup>) per unit;
  - in the east strata building, 480.2m<sup>2</sup> (5,169ft<sup>2</sup>) or, 4.66m<sup>2</sup> (50.2ft<sup>2</sup>) per unit,
- 258 vehicle parking stalls including, 183 residential and live/work spaces, 27 visitor spaces and, 48 commercial spaces, which represents a parking reduction of 22 spaces. Staff are supportive of the variance on the basis of the site's proximity to the Frequent Transit Network, the shared parking model for the commercial and visitor parking and the commitment to provide a car-share vehicle;
- 271 long term and short-term resident bicycle parking spaces and three short-term commercial spaces; and
- two loading spaces provided on-street on Kyle Street and Spring Street.
- the project will be built to Step Code 3 with a low carbon energy system plus the inclusion of air conditioning for all units, to ensure the livability of the units. The applicant is pursuing innovative energy solutions such as renewable natural gas. If those come to fruition, the HRA includes a provision for staff to accommodate alternatives to Step 3 with low carbon energy provided that the net environmental benefit is equal to or exceeds this. Staff are satisfied that this meets the City's BC Energy Step Code Rezoning Policy.

A project factsheet is provided as **Attachment 9** and architectural and landscape plans are included as appendices to the HRA Bylaw (**Attachment 2**).

### Design context

The architectural plans have been reviewed in the context of the relevant design guidelines, with particular attention to those that relate to the heritage character. The design of the western building steps down in height towards the P. Burns Building and Queens Street Plaza beyond. The façade of the building, particularly on Clarke Street has also been broken up into two- and three storey elements that reference heritage commercial building frontages, including typical building symmetry. The eastern building is of a more modern design, but includes bay window elements as a nod to the heritage style, and angular rooflines, which add visual interest to the built form.

### Key Changes

The below table summarizes some of the key changes to the project made as part of the resubmission and the applicant's response to comments received as part of the review of the initial submission.

## Considered at the Regular Council Meeting of July 25, 2023

568

ITEM	ORIGINAL SUBMISSION	CURRENT SUBMISSION	STAFF COMMENTS
FAR	3.22  15,648 m <sup>2</sup> (168,434 ft <sup>2</sup> )	3.12  15,172m <sup>2</sup> (163,303ft <sup>2</sup> )	The FAR has been reduced due to the reconfiguration of the project to incorporate stepping back of the western building at the interface with the heritage building, additional building setbacks and the relocation of the parkade to the western building.
Commercial Floor Area	2,267.3 m <sup>2</sup> (24,405 ft <sup>2</sup> )  13 Work/Live Units	2,162.8m <sup>2</sup> (23,280ft <sup>2</sup> )  9 Work/Live Units	Though the total square footage of commercial space has been slightly reduced, this is the result of more detailed plans that show the demising of units and define service areas on the ground floor of the building that commercial users would also use. It is further noted that additional commercial space has been added on the corner of Queens Street and Spring Street. Work/Live Units have been reduced to provide more viable/useable units, accommodate additional commercial uses and accommodate a relocated parkade access.
Interface with Heritage Building and Queens Street Plaza	6-Storey building interface with heritage building. Building service (blank building façade) located on corner Spring and Queens St.	Building further setback on storey 6 to result in a 5-storey interface with heritage building. Commercial units to wrap Spring and Queens St.	The changes to built form have resulted in a more sensitive transition with the heritage building and Queens Street Plaza.
Rental Unit Provision	74 units, including 14 below-market rental units, with rental rates undetermined.	Rental Unit Provision of 79 units, but with no below-market rental units.	The proposal no longer includes below-market units due to: <ul style="list-style-type: none"> <li>• reduction floor area (3.22 FAR to 3.12 FAR – which is equivalent to approximately 390m<sup>2</sup> or 4,200 ft<sup>2</sup>);</li> <li>• reduction in strata units from 110 to 103;</li> <li>• increase in market rental units from 74 to 79;</li> <li>• provision of air conditioning in all units (rental and strata) to address climate adaption; and</li> <li>• provision of larger/family units (37%).</li> </ul> The applicant has agreed to provide staff with a pro-forma analysis confirming these cost impacts. This will be provided to staff for analysis prior to the Public Hearing, as per the staff recommendation.

## Considered at the Regular Council Meeting of July 25, 2023

569

Additional changes to the project as part of resubmission have included:

- the refinement to the western rental building elevation, to include on the Clarke Street frontage, the break-up of the building to provide two- and three-storey building elements as a nod to typical commercial heritage frontages and to blend the project with the adjacent P. Burns Building.
- the relocation of the parkade access from the western end of Spring Street to the eastern end in order to further limit vehicular traffic in proximity to Queens Street Plaza.
- the relocation of loading spaces from the mews (Spring Street) in order to reduce the chance of conflict with pedestrian use. As part of this it has been agreed to allow for loading spaces to be provided on Kyle Street and Spring Street.

### Housing

The project does not meet the requirements of the Inclusionary Zoning Policy to provide 15% of units as below-market units. However, it is noted that the project does include heritage conservation and 79 market-rental units, which represents 44% of the total number of residential units. The applicant had previously proposed 14 below-market rental units as part of the development, though the rent rates were not determined. Since the initial submission and based on challenges created by inflation and the impact on construction costs and rising interest rates on project financing, the applicant has highlighted it is not viable for the project to provide below-market units.

It is noted that as part of the resubmission that the overall number of market-rental units increased from 74 to 79 and the number of strata units decreased from 110 to 103. Additionally, the FAR has been reduced from 3.22 to 3.14, or from 15,648 m<sup>2</sup> (168,434 ft<sup>2</sup>) to 15,172m<sup>2</sup> (163,303 ft<sup>2</sup>). Given the above and the other positive elements this project delivers, including the restoration and protection of a heritage building, the provision of employment generating uses, the provision of the publicly accessible mews and enhancements to Queens Street Plaza, staff remain supportive of the proposal as presented, subject to a pro-forma analysis which the applicant has agreed to provide prior to the Public Hearing.

### Amenity Spaces/Community Gathering Spaces

The project includes indoor and outdoor amenity spaces on the second storey/podium of both buildings, with programming including outdoor seating, urban agriculture, play space, etc. The site also includes a "Mews" which breaks up the block effectively and also allows for mid block pedestrian access and a potential community gathering space for commercial uses to spill out to the street. The "Mews", based on the landscape plans, includes a location for Public Art and a play space. Public Access through the "Mews" will be secured via a Statutory Right of Way/Covenant.

The site is adjacent to Queens Street Plaza and the project provides an opportunity for a reimagining and redesign of this space. It is envisaged that should this project proceed, the City will initiate a consultation on a redesign/reprogramming of the plaza works. Depending on timing, any reconstruction of the plaza may be able to take place at the same time as the construction of the proposed development. Part of the Community Amenity Contribution could be put towards this purpose. An additional contribution from this project towards the streetscape/plaza will be required based on typical pro-rated costs for frontage improvements.

## Considered at the Regular Council Meeting of July 25, 2023

570

The landscape plans are included as Appendix D - to the HRA Bylaw (**Attachment 2**). The HRA notes that changes to the landscape plans may be made, subject to the City's satisfaction. The purpose of this clause is to allow for the following:

- potential changes to the interface with Queens Street Plaza, based on any redesign/reprogramming of the plaza space;
- potential changes to the mews space, in order that programming for the plaza and the mews combined provide for the most effective programming of the two spaces.
- changes to the on-site plans to include additional urban agriculture plots and dog relief areas.

### Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 10**. The development proposal scores well in the cultural sustainability pillar as it provides for public art on top of the retention, restoration, and preservation a heritage building. The scoring is summarized below.

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	15	10	31	75
Economic Sustainability	93	15	36	42	54
Environmental Sustainability	172	23	91	58	40
Social Sustainability	165	5	97	63	40

### Implementation

OCP Amendment Bylaw: An OCP amendment is required for the project in order to allow for an increase in the maximum building height to six storeys over the entire site. Currently, only the eastern lot (2421 Clarke Street) allows for six-storey form. The OCP amendment would update Map 11 – Evergreen Line Sub Areas of the OCP to allow for six-storeys at 2407, 2411, 2413, 2419 Clarke Street, 85 Kyle Street and 50 Queens Street. A copy of the draft OCP amendment Bylaw No. 3421, is included as **Attachment 1**.

HRA Bylaw: A HRA Bylaw will be used to establish the program for the relocation and restoration of the P. Burns Building, the key aspects of the project usually established through zoning and also detailed architectural and landscape plans.

Key aspects of the HRA Conservation Plan that will govern the restoration of the P. Burns Building include:

- the relocation of the historic structure to the northwest corner of the block;
- the preservation of surviving, original exterior character-defining elements of the historic structure;

## Considered at the Regular Council Meeting of July 25, 2023

571

- the preservation and/or restoration of original window openings, including surviving original wood window assemblies, and rehabilitation of later windows with historically appropriate wood window sashes and trims; and
- the sensitive modification of the west elevation to provide a side entrance facing Queens Plaza.

The mixed-use building form proposed is in conformance with the Mixed-Use land use designation for the properties. In terms of incentives associated with this HRA beyond the standard Six-Storey Mixed Use (CRM2) zone, the following variations are proposed:

- an increase in density (FAR) from 2.5 to 3.12; and
- a 22-space vehicle parking reduction from 280 to 258 spaces.

A copy of the HRA Bylaw No. 3420 is provided as **Attachment 2**. Also forming part of the Bylaw are the following:

- Schedule "A" – Heritage Revitalization Agreement, including:
  - Appendix A – P. Burns Building Conservation Plan;
  - Appendix B – Heritage Review of P. Burns Building within the redevelopment;
  - Appendix C – Architectural Plans; and
  - Appendix D – Landscape Plans.

As Architectural Plans and Landscape Plans are attached as part of the HRA, the HRA essentially acts as a form and character Development Permit for the project.

### Heritage Designation Bylaw

The P. Burns Building is currently a protected heritage property as part of a Heritage Conservation Area. The building will be restored and relocated as part of this application. The protection of the building will continue through the proposed Heritage Revitalization Agreement, and, once the development has been completed, a Heritage Designation Bylaw will be brought forward as further protection as a municipally designated heritage property. An amendment to the Heritage Conservation Area will also occur at a later date-reflecting the building's relocation.

### Concluding Comments

Staff are supportive of the application as proposed, as the project delivers the restoration and further long-term protection of the P. Burns building along with a built form that respects the relevant design guidelines, with a modern design that also references the heritage commercial district in its architecture. Furthermore, the project provides a mix of strata and market-rental units, as well as employment generating commercial and work/live units. The project also provides for potential enhancements to Queens Street Plaza and a mid-block mews that provides a pedestrian connection, but also for community use. Also significant is that this development realizes the potential of an underutilized block in the core of the Clarke Street commercial area and on the eastern edge of the Heritage Conservation Area.

## Considered at the Regular Council Meeting of July 25, 2023

572

### Other Option(s)

In the event that Council does not support the application moving forward to a Public Hearing, concerns could be expressed through the following resolution:

THAT the applicant address the following issues prior to second reading and referral to a Public Hearing:

- (list concerns).

### Financial Implications

If this project proceeds, the CAC amount will be established prior to consideration of Bylaw adoption, once the final residential floor area and any existing residential floor area on site is confirmed. It is envisaged at \$6.00/ft<sup>2</sup>, the contribution would be approximately \$950,000. Of that total, approximately \$313,500 would be directed to the Affordable Housing Reserve Fund, and the remaining \$636,500 would go towards general community amenities, which as mentioned above may be put towards a redesign/enhancement of the Queens Street Plaza.

### Communications and Civic Engagement Initiatives

A notification sign informing the public of the development application has been placed on the subject site in accordance with City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

As indicated in the Engage Port Moody summary report (**Attachment 11**), a total of 19 comments were received up to June 27, 2023. Of those comments, 10 were in support of the proposal, four were opposed, and five were mixed.

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, an opportunity for input from the general public and specific stakeholder groups was provided at two Community Information meetings. An initial Community Information Meeting was held by the applicant on December 5, 2022, 4:30-7:00pm at Port Moody Legion Club. A second meeting was held on June 22, 2023 from 4:00-7:00pm at the Arts Centre, with a Summary Report of this meeting provided as **Attachment 3**.

Should the application proceed through the approval process, there will be an additional opportunity for community input at a Public Hearing.

### Council Strategic Plan Objectives

The proposal is consistent with the Healthy Community Development and Resilient Natural Environment strategic priority areas in the 2023-2026 Council Strategic Plan focussing on objectives to: create complete and connected communities through balanced growth; and, enhance and expand parkland and open spaces.

Considered at the Regular Council Meeting of July 25, 2023

573

**Attachments**

1. Draft OCP Amendment Bylaw No. 3421.
2. Draft HRA Bylaw No. 3420.
3. Community Information Meeting Summary – 2400 Block Clarke Street.
4. ADP Meeting Minutes – November 17, 2022.
5. LUC Meeting Minutes – December 12, 2022.
6. Location Map – 2400 Block Clarke Street.
7. OCP Land Use Designation Map – 2400 Block Clarke Street.
8. Zoning Map – 2400 Block Clarke Street.
9. Project Factsheet – 2400 Block Clarke Street.
10. Sustainability Report Card – 2400 Block Clarke Street.
11. Engage Port Moody Summary Report – 2400 Block Clarke Street.

**Report Author**

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Senior Planner

Considered at the Regular Council Meeting of July 25, 2023

574

**Report Approval Details**

Document Title:	OCP Amendment and Heritage Revitalization Agreement (Mixed-Use) – 2400 Block Clarke Street (Kyle and Holdings Ltd.).docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment 1 - Draft OCP Amendment Bylaw, No. 3421.pdf</li> <li>- Attachment 2 - Draft HRA Bylaw, No. 3420.pdf</li> <li>- Attachment 3 - Community Information Meeting Summary - 2400 Block Clarke Street.pdf</li> <li>- Attachment 4 - ADP Meeting Minutes – November 17, 2022.pdf</li> <li>- Attachment 5 - LUC Meeting Minutes - December 12, 2022.pdf</li> <li>- Attachment 6 - Location Map - 2400 Block Clarke Street.pdf</li> <li>- Attachment 7 - OCP Land Use Designation Map - 2400 Block Clarke Street.pdf</li> <li>- Attachment 8 - Zoning Map - 2400 Block Clarke Street.pdf</li> <li>- Attachment 9 - Project Factsheet - 2400 Block Clarke Street.pdf</li> <li>- Attachment 10 - Sustainability Report Card - 2400 Block Clarke Street.pdf</li> <li>- Attachment 11 - Engage Port Moody Summary Report - 2400 Block Clarke Street.pdf</li> </ul>
Final Approval Date:	Jul 18, 2023

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Community Development - Jul 14, 2023 - 11:47 AM

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 14, 2023 - 1:54 PM

Lindsay Todd, Manager of Communications and Engagement - Jul 14, 2023 - 2:31 PM

Paul Rockwood, General Manager of Finance and Technology - Jul 14, 2023 - 2:32 PM

Kate Zanon, General Manager of Community Development, for Tim Savoie, City Manager - Jul 18, 2023 - 9:46 PM



Considered at the Regular Council Meeting of July 25, 2023

575

Attachment 1



# City of Port Moody

## Bylaw No. 3421

A Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to allow for a six-storey built form for the properties at 2407, 2411, 2413, and 2419 Clarke Street, 85 Kyle Street, and 50 Queens Street.

The Council of the City of Port Moody enacts as follows:

### 1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 34, 2023, No. 3421 (2407-2419 Clarke Street, 85 Kyle Street, and 50 Queens Street)”.

### 2. Amendments

- 2.1 Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended by changing the maximum number of storeys permitted from three storeys to six storeys on the below referenced lands:

2407 Clarke Street and legally described as Lot 11, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 011-450-673;

2411 Clarke Street and legally described as West Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 002-312-573;

2413 Clarke Street and legally described as East Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 011-450-592;

2419 Clarke Street and legally described as West 30 Feet Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 011-450-533;

85 Kyle Street and legally described as South 20 Feet Lot 7, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 009-609-695; and

50 Queens Street and legally described as Lot 12, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 000-640-778.

as shown on the attached Schedule “A” Map 11 – Evergreen Line Sub-Areas.

Considered at the Regular Council Meeting of July 25, 2023

576

Attachment 1

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule "A" – Map 11 – Evergreen Line Sub-Areas

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this \_\_\_ day of \_\_\_\_\_, 2023.

**Read a second time** this \_\_\_ day of \_\_\_\_\_, 2023.

**Read a third time** this \_\_\_ day of \_\_\_\_\_, 2023.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2023.

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M. Lahti  
Mayor

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S. Lam  
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3421 of the City of Port Moody.

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S. Lam  
City Clerk

Considered at the Regular Council Meeting of July 25, 2023

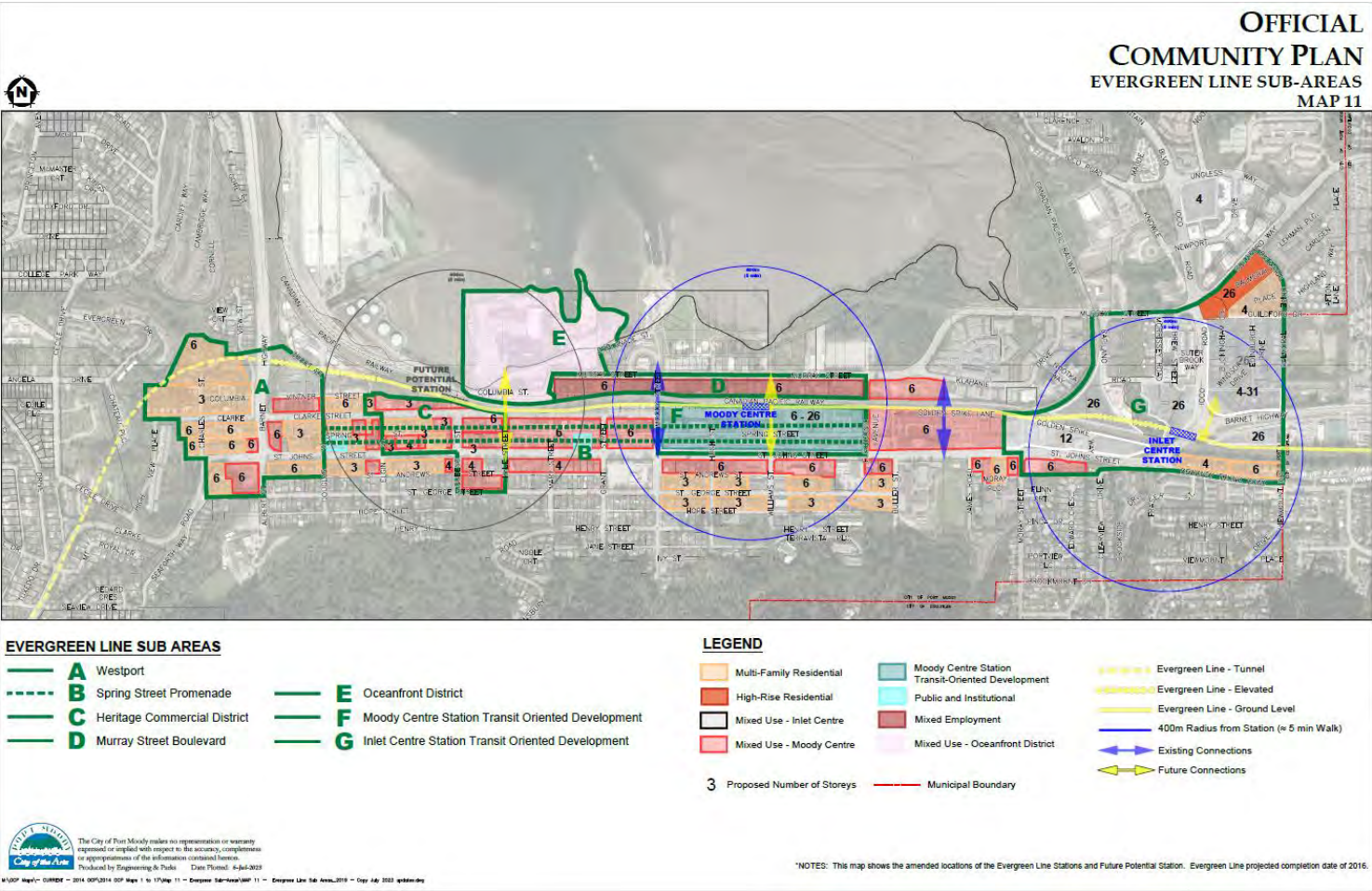
577

Attachment 1

Schedule A to Bylaw No. 3421

This is a certified true copy of the map referred to in section 2 of Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 34, 2023, No. 3421 (2407-2419 Clarke Street, 85 Kyle Street, and 50 Queens Street).

Corporate Officer



Considered at the Regular Council Meeting of July 25, 2023

578

Attachment 2



# City of Port Moody

## Bylaw No. 3420

A Bylaw to enter into a Heritage Revitalization Agreement with the Owner of the Heritage Property at 2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street.

The Council of the City of Port Moody enacts as follows:

### 1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street)”.

### 2. Definitions

- 2.1 In this Bylaw,

“**City**” means the Corporation of the City of Port Moody.

“**Heritage Revitalization Agreement**” means an agreement under the *Local Government Act* between the City and an owner of heritage property.

“**Land**” means the properties located within the City at:

- 2407 Clarke Street and legally described as Lot 11, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 011-450-673;
- 2411 Clarke Street and legally described as West Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 002-312-573;
- 2413 Clarke Street and legally described as East Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 011-450-592;
- 2419 Clarke Street and legally described as West 30 Feet Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72  
PID: 011-450-533;
- 2421 Clarke Street and legally described as The East 36 Feet Of Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72 and PID: 002-050-633, The West Half Of Lot 8 Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-641, Lot 7 Except: The South 20 Feet; Block 9 District Lot 201 Group 1 New Westminster

## Considered at the Regular Council Meeting of July 25, 2023

579

Attachment 2

District Plan 72 and PID: 002-050-731, The East Half Of Lot 8 Block 9  
District Lot 201 Group 1 New Westminster District Plan 72 and  
PID: 002-050-773;

- 85 Kyle Street and legally described as South 20 Feet Lot 7, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72 PID: 009-609-695; and
- 50 Queens Street and legally described as Lot 12, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72 PID: 000-640-778.

### 3. The Heritage Revitalization Agreement

- 3.1 The City is hereby authorized to enter into a Heritage Revitalization Agreement with the owner of the Land substantially in the form attached to and forming part of this Bylaw, as Schedule "A".

### 4. Attachments and Schedules

- 4.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Heritage Revitalization Agreement including:
  - Appendix A – P. Burns & Co Butcher Shop, 2419 Clarke Street, Port Moody, Conservation Plan, Donald Luxton and Associates Inc., dated October 2021;
  - Appendix B – Heritage Memo: Proposed Relocation of historic P. Burns & Co. Butcher Shop towards the northwest corner of the redevelopment along Clarke and Queens Street, Donald Luxton and Associates Inc., dated June 27, 2023;
  - Appendix C – Architectural Plans, GBL Architects Inc., dated June 14, 2023; and
  - Appendix D – Landscape Plans, LOCI Landscape Architecture + Urban Design, dated June 14, 2023.

### 5. Execution of Agreement

- 5.1 The Mayor and Corporate Officer are authorized on behalf of the City Council to sign and seal the Heritage Revitalization Agreement substantially in the form attached hereto as Schedule "A" and forming part of this Bylaw.

### 6. Severability

- 6.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Considered at the Regular Council Meeting of July 25, 2023

580

Attachment 2

**Read a first time** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**Read a second time** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**Public Hearing** held this \_\_\_\_ day of \_\_\_\_\_, 2023.

**Read a third time** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**Adopted** this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

M. Lahti  
Mayor

---

S. Lam  
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3420 of the City of Port Moody.

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S. Lam  
City Clerk

Considered at the Regular Council Meeting of July 25, 2023

581

Attachment 2

**SCHEDULE "A" to Bylaw No. 3420**

**HERITAGE REVITALIZATION AGREEMENT  
2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street**

**CITY OF PORT MOODY**

THIS AGREEMENT dated for reference the \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

AMONG:

**KYLE & CLARKE HOLDINGS LTD, INC. NO. BC1273194.**  
226 - 998 HARBOURSIDE DRIVE  
NORTH VANCOUVER, BC V7P 3T2

(**"K&C"**)

OF THE FIRST PART

AND:

**RAINER FELIX DANIELS  
HELEN PHYLLIS DANIELS**  
1029 TUXEDO DRIVE  
PORT MOODY, BC V3H 1L3  
As Joint Tenants

(**"Daniels"** and together with K&C, the **"Owner"**)

OF THE SECOND PART

AND:

**THE CITY OF PORT MOODY**  
100 Newport Drive  
Port Moody, BC V3H 5C3

(the **"City"**)

OF THE THIRD PART

**RECITALS**

A. WHEREAS a local government may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to section 610 of the *Local Government Act* R.S.B.C. 2015, C.1;

(the **"Agreement"**)

Considered at the Regular Council Meeting of July 25, 2023

582

Attachment 2

B. AND WHEREAS pursuant to s. 610 of the *Local Government Act*, a Heritage Revitalization Agreement with an owner of heritage property allows variations of and supplements to the provisions of a zoning bylaw, subdivision bylaw, development permit, and heritage alteration permit.

C. AND WHEREAS the K&C is the registered owner of all and singular the parcels of land and premises situated in the City of Port Moody, in the Province of British Columbia, located at 2407 Clarke Street, 2421 Clarke Street, 85 Kyle Street, and 50 Queens Street and legally described as:

- 2407 Clarke Street and legally described as Lot 11, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011 450-673;
- 2421 Clarke Street and legally described as The East 36 Feet Of Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 002-050-633, The West Half Of Lot 8 Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-641, Lot 7 Except: The South 20 Feet; Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-731, The East Half Of Lot 8 Block 9 District Lot 201 Group 1 New Westminster District Plan 72 and PID: 002-050-773;
- 85 Kyle Street and legally described as South 20 Feet Lot 7, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 009-609-695; and
- 50 Queens Street and legally described as Lot 12, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 000-640-778;

(collectively, the "**K&C Land**");

D. AND WHEREAS the Daniels is the registered owner of all and singular the parcels of land and premises situated in the City of Port Moody, in the Province of British Columbia, located at 2411 Clarke Street, 2413 Clarke Street and 2419 Clarke Street and legally described as:

- 2411 Clarke Street and legally described as West Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 002-312-573;
- 2413 Clarke Street and legally described as East Half Lot 10, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011 450-592;
- 2419 Clarke Street and legally described as West 30 Feet Lot 9, Block 9, District Lot 201, Group 1, New Westminster District, Plan 72, and PID: 011 450-533;

(collectively, the "**Daniels Land**", and together with K&C Lands, the "**Land**");



Considered at the Regular Council Meeting of July 25, 2023

583

Attachment 2

- E. AND WHEREAS the Owner has presented to the City a proposal for the use, development and preservation of the Land (the Development) and has voluntarily and without any requirement by the City, entered into this Agreement pursuant to s. 610 of the *Local Government Act*;
- F. AND WHEREAS the Land, as defined above, contains a heritage building (the P. Burns & Co. Building (the “**Heritage Building**”));
- G. AND WHEREAS the Owner of the Land has requested the City of Port Moody to enter into the Agreement and has agreed to undertake measures, as set out in this Agreement, to conserve the heritage value of the P. Burns Building, individually, a “**Heritage Building**” in exchange for certain zoning variances;
- H. AND WHEREAS the Owner and Council agree that the Heritage Building has sufficient heritage merit to justify their conservation through the use of certain zoning variances;
- I. AND WHEREAS Council and the Owner have agreed to certain terms and conditions respecting the conservation of the Heritage Buildings on the Land in exchange for zoning variances described in this Agreement;
- J. AND WHEREAS a local government must hold a Public Hearing on the matter before entering into, or amending, a heritage revitalization agreement if the agreement or amendment would permit a change to the use or density or use that is not otherwise authorized by the applicable zoning of the Land and for these purposes Division 3 [*Public Hearing on Planning and Land Use Bylaws*] of part 14s of the *Local Government Act* applies;
- K. AND WHEREAS within thirty (30) days after entering into, or amending, a Heritage Revitalization Agreement the local government must file a notice in the Land Titles Office in accordance with s. 594 of the *Local Government Act* and give notice to the Minister responsible for the *Heritage Conservation Act* in accordance with s. 595 of the *Local Government Act*;

NOW THEREFORE in consideration of the terms contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1.0 Heritage Revitalization**

- 1.1 Pursuant to s. 610 (2) of the *Local Government Act*, the parties agree that the Heritage Building has heritage value, deserving of protection and conservation and the Owner specifically agrees to maintain, preserve, and protect the heritage character of the Heritage Building, in accordance with this Agreement.

## Considered at the Regular Council Meeting of July 25, 2023

584

Attachment 2

- 1.2 Pursuant to s. 610 (2) and (3) of the *Local Government Act*, the parties agree that the Land may, notwithstanding the provisions of the City of Port Moody Zoning Bylaw requirements related to the existing General Commercial (C3) zoning on the Land, be consolidated from seven (7) legal parcels into one (1) legal parcel as shown in Appendix C, to be used for and developed in the following manner, and in accordance with the provisions of this Agreement:

### 1.2.1 Permitted Uses

#### (a) Principal Use

The permitted use of Land as shown in Appendix “C” shall be a Mixed-Use Development, which includes the Heritage Building (P. Burns Building), and will allow for the following principal uses:

- i. Apartment
- ii. Artist Studio – Type A
- iii. Assembly
- iv. Child Care
- v. Civic
- vi. Commercial Athletic and Recreation
- vii. Community Care
- viii. Entertainment
- ix. Hotel
- x. Office
- xi. Personal Service
- xii. Restaurant
- xiii. Retail Food Service
- xiv. Retail
- xv. Townhouse
- xvi. Work-Live

#### (b) Secondary Use

- i. Home Occupation – Type A in accordance with section 5.23 of the Zoning Bylaw No. 2937

#### (c) Development Regulations

- a. The buildings will substantially comply with the density, lot coverage, siting, height, off-street parking, off-street loading, adaptable housing, landscaping, and general appearance as they are referenced in the Architectural Plans and Landscape Plans attached to this agreement as Appendix “C” and “D”.

## Considered at the Regular Council Meeting of July 25, 2023

585

## Attachment 2

- 1.3 Pursuant to s. 610 (2) of the *Local Government Act*, the Owner agrees to restore the Heritage Building in accordance with all other terms and conditions of Appendices “A”, “B”, “C”, and “D” and which are attached to this Agreement. Following the restoration of the Heritage Building the exterior appearance of the historic buildings are to be maintained as outlined by the text, drawings, illustrations, photographs, and plans of Appendices “A” and “C” which are attached to this Agreement. If there are conflicts or ambiguities in the interpretation of the Heritage Conservation Plan, the interpretation of the City’s General Manager of Community Development (the “GM”), acting reasonably, shall prevail.
- 1.4 Pursuant to s. 610 (2) of the *Local Government Act*, and further to the terms and conditions of Appendices “A”, “B”, “C”, and “D”, the Owner agrees to the following terms and conditions:
  - 1.4.1 All construction, maintenance, repair, and conservation work shall be done at the Owner’s sole expense;
  - 1.4.2 All reasonable measures are to be taken by the Owner to protect the historic Heritage Building including their improvements and features noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which are attached to this Agreement as Appendix “A” respectively, from exposure to environmental elements during construction and from acts of vandalism or foreseeable accidental damage;
  - 1.4.3 The Owner shall commence and complete the development of the subject property in accordance with the Plans and Elevations attached hereto as Appendix “C” and “D”. If there are conflicts or ambiguities in the interpretation of the Plans or Elevations, the interpretation of the City’s GM, acting reasonably, shall prevail;
  - 1.4.4 The Owner agrees to take all reasonable measures to ensure the protection, conservation, and restoration of the improvements and features of the Heritage Building noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plans, which is attached to this Agreement as Appendix “A”. In the event that such an improvement or feature having heritage value is deemed to be in a state of repair such that it cannot be conserved and restored, the Owner must have a report prepared by a suitable professional to demonstrate the need to deviate from the Conservation Plans, as well as propose a suitable alternative that is to be approved in consultation with the City and a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;

## Considered at the Regular Council Meeting of July 25, 2023

586

Attachment 2

- 1.4.5 The owner agrees that during the restoration process, that prior to any changes being made which are not envisaged in the Conservations Plans, Architectural Plans and Landscape Plans, which are attached to this Agreement as Appendix "A", "B", and "C" respectively, and that would impact the external appearance of the Heritage Building or the Land upon which they are located, the Owner must propose a suitable alternative that is to be approved in consultation with the City and, as necessary, a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals;
- 1.4.6 The Owner is to ensure that only qualified trades people with oversight by professionals with proven experience in projects of similar scope are responsible for carrying out the work, including the removal, salvage, cleaning, repair, and installation of the improvements and features of the Heritage Building noted to have heritage value as outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plan;
- 1.4.7 The Owner agrees to apply for and obtain all necessary permits and licences from the City, including pay required fees and charges, prior to the commencement and completion of work on the Heritage Building, and the City may at its sole discretion issue or refuse to issue Building Permits for the any portion of the work until such has been completed;
- 1.4.8 The Owner agrees to provide a final report stating that the Development has been completed in accordance with this Agreement from a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals prior to an Occupancy Permit being granted for any building within the Land.

### **2.0 Municipal Heritage Designation**

- 2.1 Pursuant to s. 611 of the *Local Government Act*, the Owner, through this Agreement, irrevocably agrees to the designation of Heritage Building (P. Burns Building) located on the Land as a municipal heritage site, and concurrently with the authorization for the City to enter into this Agreement releases the City from any obligation to compensate the owner in any form for any reduction in the market value of the Land and all improvements that may result from the designation.

### **3.0 Heritage Alteration Permits**

- 3.1 The improvements on and heritage character of the Heritage Building which both the Owner and the City desire to conserve and which constitute the heritage value of the Land are outlined by the text, drawings, illustrations, photographs, and plans in the Conservation Plan. The Statement of Significance contained in the Conservation Plan further identifies, detail and describes the character, extent, and nature of the improvements on and heritage character of the Heritage Building that has heritage value;

## Considered at the Regular Council Meeting of July 25, 2023

587

Attachment 2

- 3.2 Following the completion of the work in accordance with this Agreement, the Owner shall not alter the heritage character or exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City;
- 3.3 To the extent that the text, drawings, illustrations, photographs, and plans constituting the Conservation Plan require interpretation, the City's GM, acting reasonably, shall determine the matter and section 23.0 (Inspection) of this Agreement shall apply;

### **4.0 Owner's Obligations to Conserve and Maintain**

- 4.1 The Owner covenants and agrees that:
  - 4.1.1 No improvement as identified in the Conservation Plan as having heritage value or as being a part of the heritage character of the Heritage Buildings, shall be altered, replaced, or replicated including alterations required or authorized by this Agreement, except pursuant to a heritage alteration permit issued by the City;
  - 4.1.2 Each section of restoration, rehabilitation, replication, repair, or maintenance, required by the Conservation Plan shall be commenced and completed in accordance with the phasing, timing, standards and specifications set out in this Agreement and the attached appendices;
  - 4.1.3 All improvements to Heritage Building as identified in the Conservation Plan as having heritage value shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Maintenance Plans which are attached to this Agreement as part of the Conservation Plan; and
  - 4.1.4 The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions as are necessary to ensure that the restrictions and requirements provided in subsections 4.1.1, 4.1.2, and 4.1.3 of this Agreement are observed to the satisfaction of the City's GM, acting reasonably, and the Owner shall not do, cause or allow to be done, anything that would be in breach of the restrictions herein.

### **5.0 Discretion**

- 5.1 Wherever in this Agreement a heritage alteration permit is required, the City or its delegates maintains discretion to approve, refuse, or issue such permit; and
  - 5.1.1 Such exercise of discretion relating to the issuance of the heritage alteration permit shall be made by the City or its delegates acting reasonably in accordance with sound municipal heritage and conservation practice; and
  - 5.1.2 Such exercise of discretion, including any terms and conditions imposed shall be consistent with the *Local Government Act*, and with the intent, terms, conditions, and guidelines of the Conservation Plan.

## Considered at the Regular Council Meeting of July 25, 2023

588

Attachment 2

### 6.0 Application of this Agreement

- 6.1 Unless otherwise stated, the terms and conditions of this Agreement respecting the Heritage Building apply only to the structures and exteriors of the buildings, including without limitation the foundations, walls, roofs, and all exterior doors, windows, and architectural ornamentation.

### 7.0 Construction and Maintenance of Works

- 7.1 Pursuant to s. 610 and s. 617 of the *Local Government Act*, wherever the Owner is issued a Heritage Alteration Permit, to restore, rehabilitate, replicate, repair, replace, maintain, or in any way alter improvements on, or features of the Heritage Building, identified in the Conservation Plan as having heritage value, or to construct or maintain other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense in accordance with the terms of this Heritage Revitalization Agreement to the satisfaction of the City's GM, acting reasonably, and any Heritage Alteration Permits so issued and all plans and specifications forming part thereof and shall be diligently and continuously maintained in good repair and efficient operating condition, less reasonable wear and tear, by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage, and conservation practice.

### 8.0 Landscaping and Servicing Requirements

- 8.1 The Owner agrees to undertake and maintain landscaping on the Lands in general accordance with the Landscape Plans attached hereto as Appendix "D" that forms part of this Agreement (the "**Landscaping**"), noting that final programming for the on-site and off-site landscaping and programming within the Mews, as shown on the Landscape Plans, may be altered subject to the agreement of the City and the submission of a final landscaping plan. Furthermore, the Owner agrees to enter into a Section 218 *Land Titles Act* Right of Way and Section 219 *Land Titles Act* Restrictive Covenant to allow public access to and through the Mews.
- 8.2 The Owner agrees to provide and pay for all Works and Utilities Requirements in relation to the proposed development of the Land and to provide required bonding and levies for the same. Such servicing works and services are to be completed in compliance to the requirements of the "City of Port Moody Subdivision and Development Services Bylaw, No. 2831" and shall be established by entering into a Development Servicing Agreement prior to final approval of the subdivision.
- 8.3 The Owner agrees to work with City on the finalization of a design for Queens Street Plaza, as shown on the Landscape Plans, and contribute financially towards the redevelopment of Queens Street Plaza as part of off-site servicing works and also through the community amenity contribution that the owner has committed to providing for such amenities.

## Considered at the Regular Council Meeting of July 25, 2023

589

Attachment 2

### 9.0 Commencement and Completion

- 9.1 The Owner agrees to commence the work, Landscaping, and utilities requirements outlined in this Agreement, following the adoption of City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) and to complete the above no later than two (2) years following the adoption of Bylaw No. 3420.

### 10.0 Security

- 10.1 The Owner will not apply for and the City will not be obligated to receive a building permit for the Development until the Owner has provided to the City, security (the “**Security**”) for the completion of items related to landscaping. The security shall be calculated based on 100% of the total cost of hard and soft landscaping (on-site and off-site) and include GST, a 10% contingency and 5% for inflation. The Security, in the form of a letter of credit, shall be made out to the City to ensure that the development is carried out in accordance with the terms and conditions set out herein and if for any reason the Permit holder neglects or otherwise fails to complete the works, within four (4) years of the date of issuance of this Agreement, the City may, in its sole discretion, provided it has given the Owner thirty (30) days written notice, complete the works or any portion thereof and all costs incurred in so doing shall be deducted by the City from the amount of the Security and on final completion to the satisfaction of the City as evidenced by the issuance of a Certificate of Completion, the City shall thereafter refund the remainder of the monies, except for ten (10) percent of the monies, which shall be released after the maintenance period lasting one (1) year from the date of completion for the Landscaping.
- 10.2 Portions of the Security may be returned to the Owner, or reduced, as stages of the works are completed, to the satisfaction of, and at the sole discretion of the City’s General Manager of Community Development.
- 10.3 As a condition of issuance of this Agreement, the Owner shall pay to the City an on-site landscaping review fee of two-point-two (2.2) percent of the cost of on-site Landscaping and four-point-four (4.4) percent of the cost of off-site Landscaping, which is to be paid by cash or certified cheque.

### 11.0 Damage or Destruction

- 11.1 In the event that the Heritage Building is damaged, the parties agree that the Owner may repair the Heritage Building, in which event the Owner shall forthwith obtain a heritage alteration permit and any other necessary permits and licences and, in a timely manner, shall restore and repair the Heritage Building to the same condition and appearance that existed before the damage occurred to the satisfaction of the City’s GM .

## Considered at the Regular Council Meeting of July 25, 2023

590

Attachment 2

11.2 If, in the opinion of the City's GM, acting reasonably, the Heritage Building is substantially destroyed and the Owner intends to construct a replacement building on the Land, the Owner must, by way of a Heritage Alteration Permit issued pursuant to s. 617 of the *Local Government Act*, construct a new building in compliance with the City's Zoning Bylaw, as varied by this Agreement, in a heritage style that is acceptable to the City and substantially similar in design to the Heritage Building in question, as shown and described in Appendix "A", and "C", as the case may be.

### 12.0 Breach

12.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach to the extent it is able and shall remedy the breach within 30 days of receipt of the notice or such longer time period as may be approved by the City's GM in writing. In the event that the Owner fails to remedy the breach within the time allotted, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by s. 464 through s. 470 of the *Local Government Act*, cancel this Agreement whereupon all use and occupation of the Land shall thenceforth be in accordance with the City's Zoning Bylaw and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

### 13.0 Amendment

13.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

13.1.1 With the consent of the Owner and the City and by adoption by City Council of an amending bylaw, which would amend Heritage Revitalization Agreement Bylaw, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site; or,

13.1.2 By Heritage Alteration Permit, issued pursuant to s. 617 of the *Local Government Act*.

### 14.0 Minor Changes to the Plan

14.1 Minor changes, additions, deletions, variations, alterations, or adjustments to the Plans, Elevations, and Conservations Plans attached hereto as Appendices "A", "C", and "D" may be made by mutual agreement of the parties provided that the restoration, repair, conservation, and maintenance of the Heritage Building remain in substantial accordance with Appendices "A", "C", and "D" and that it can be demonstrated that they have been approved in consultation with a Heritage Consultant who is a member of the Canadian Association of Heritage Professionals.



## Considered at the Regular Council Meeting of July 25, 2023

591

Attachment 2

- 14.2 Minor Changes to the Site Plan and Buildings, not including the Heritage Building, including additions, deletions, variations, alterations, or adjustments to the Plans and Elevations may be made by mutual agreement of the parties.
- 14.3 The Owner has agreed to construct the building to Energy Step Code Level 3 with a Low Carbon Energy System. An alternative energy system that meets or exceeds these environmental benefits may be proposed by the Owner for consideration by the GM. Any alternative energy system must be approved by the GM in writing, at their sole discretion.

### 15.0 Representations

- 15.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises, or agreements expressed or implied, other than those expressly contained in this Agreement.

### 16.0 Statutory Authority

- 16.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order, or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Lands.

### 17.0 Modification

- 17.1 If the Owner, in fulfilling the responsibilities and obligations pursuant to this Agreement, perceives or becomes aware of any reasonable risk or injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced, or eliminated except by measure that would be a breach of the restrictions, requirements or obligations herein, the Owner shall notify the City in writing, within 30 days, of the nature and extent of the risk and of the measures the Owner proposes to undertake at the Owners' sole cost to reduce, alleviate, avoid, or eliminate the risk.
- 17.2 Upon being notified, in writing, of an existing risk and the proposed measures to deal with such risk, the City shall, within 90 days, notify the Owner in writing whether it approves or does not approve of the measures being proposed. In the event that the City does not approve the proposed measures, the Owner shall have 30 days in which to propose alternate measures, and the City shall have a further 90 days within which to approve or disapprove the proposed measures. In the event that:
- 17.2.1 the City does not respond within 90 days to either the first or second set of proposed measures;
- 17.2.2 the City disapproves both the first and second sets of proposed measures;
- or

## Considered at the Regular Council Meeting of July 25, 2023

592

Attachment 2

17.2.3 the Owner fails to notify the City of a risk or potential loss and/or submit proposed measures to deal with the risk or loss within 30 days as provided in this section 17.1;

the matter shall be submitted to arbitration on the terms set out in section 21.0.

### **18.0 Indemnity**

18.1 The Owner hereby releases, indemnifies, and saves the City, its officers, employees, elected officials, agents, and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts, and demands whatsoever by any person, arising out of or in any way due to:

18.1.1 The existence, effect, or enforcement by the City of this Agreement or of any of the restrictions or requirements contained herein;

18.1.2 The breach or non-performance by the Owner of any term or provision of this Agreement;

18.1.3 Any work or actions of the Owner in performance of its obligations hereunder; or

18.1.4 Any wrongful act or omission, default, or negligence of the Owner, save and except to the extent it is directly or indirectly due to the negligence or wilful misconduct of the City or its officers, employees, elected officials, agents, and assigns.

18.2 In no case shall the City be liable or responsible in any way for:

18.2.1 Any personal injury, death, or consequential or pure economic damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or

18.2.2 Any loss or damage of any nature whatsoever, howsoever caused to the Land or any improvements or personal property thereon belonging to the Owner or to any other person;

18.2.3 The Owner's compliance with the restrictions and requirements herein;

18.2.4 The wrongful or negligent failure or omission of the Owner to comply with the restrictions or requirements contained herein;

18.2.5 The refusal, omission, or failure by the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition, or provision of this Agreement, save and except to the extent it is directly or indirectly due to the negligence or wilful misconduct of the City or its officers, employees, elected officials, agents, and assigns.

## Considered at the Regular Council Meeting of July 25, 2023

593

Attachment 2

### **19.0 Alternative Remedies**

19.1 Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement, including out of any heritage alteration permit issued out of this Agreement, may be exercised fully in accordance with the *Local Government Act*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference herein to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

### **20.0 No Waiver**

20.1 No restrictions, requirements, or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing, or overlooking by the City on previous occasions of any default, or any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies by the City.

### **21.0 Statutory Authority and Proprietary Rights**

21.1 Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled, and no permissive bylaw enacted by the City, or permit, licence, or approval, granted, made, or issued there under, or pursuant to Statute, by the City shall stop, limit, or impair the City from relying upon and enforcing this Agreement in its proprietary capacity as the Owner of an interest in the Land.

### **22.0 Compliance with Laws**

22.1 Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations, and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended, but only to the extent and for the time that such mandatory law, regulation, or order is inconsistent with compliance with the said restrictions or obligations.

## Considered at the Regular Council Meeting of July 25, 2023

594

Attachment 2

### **23.0 Inspection**

23.1 Without limiting the City's power of inspection conferred by statute and in addition thereto, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.

### **24.0 Headings**

24.1 The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

### **25.0 Appendices**

25.1 All appendices to this Agreement are incorporated into and form part of this Agreement.

### **26.0 Interpretation**

26.1 In this Agreement, the "Owners" shall mean the registered owner in fee simple of the land and all improvements, or a subsequent registered owner in fee simple of the land and all improvements, as the context requires or permits.

### **27.0 Severability**

27.1 If any section, subsection, clause, or phrase of this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.

### **28.0 Successors Bound**

28.1 All restrictions, rights, and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants, and agreements herein on the part of the Owner.

28.2 The City shall file a notice with the Land Title Office, as provided for in the *Local Government Act*, and upon registration of such notice, this Agreement, and any amendment to it shall be binding on all persons who acquire an interest in the land affected by the Agreement.

### **29.0 Other Documents**

29.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to this Agreement.

Considered at the Regular Council Meeting of July 25, 2023

595

Attachment 2

**30.0 No Partnership or Agency**

30.1 The parties agree that nothing contained herein creates a partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF THE Owners and the City have executed this Agreement as of the date first above written.

SIGNED by the Owner in the presence of:

\_\_\_\_\_ )  
 )  
 Signature )  
 )  
 \_\_\_\_\_ )  
 Name (Printed) )  
 )  
 \_\_\_\_\_ )  
 Street Address )  
 )  
 \_\_\_\_\_ )  
 City, Province, Postal Code )  
 )  
 \_\_\_\_\_ )  
 Occupation )  
 )

IN WITNESS WHEREOF THE Corporate Seal of the City was hereunto affixed in the presence of:

\_\_\_\_\_ )  
 )  
 MAYOR )  
 )  
 \_\_\_\_\_ )  
 CITY CLERK )

Considered at the Regular Council Meeting of July 25, 2023

596

Attachment 2

**APPENDIX A**

**P. Burns & Co Butcher Shop, 2419 Clarke Street, Port Moody, Conservation Plan,  
Donald Luxton and Associates Inc.**

Considered at the Regular Council Meeting of July 25, 2023

597

Attachment 2



2419 CLARKE STREET, PORT MOODY

## CONSERVATION PLAN

OCTOBER 2021



Considered at the Regular Council Meeting of July 25, 2023

598

Attachment 2



*2419 Clarke St p. Burns & Co. Butcher Shop . page 26. Donald Luxton & Associates. Published 1999.*



Considered at the Regular Council Meeting of July 25, 2023

# TABLE OF CONTENTS

<b>1. INTRODUCTION</b> .....	1
<b>2. HISTORICAL CONTEXT</b> .....	2
<b>3. STATEMENT OF SIGNIFICANCE</b> .....	9
<b>4. CONSERVATION GUIDELINES</b>	
4.1 General Conservation Strategy .....	11
4.2 Standards and Guidelines.....	12
4.3 Conservation References .....	13
4.4 Sustainability Strategy .....	14
4.5 Alternative Compliance.....	15
4.6 Site Protection .....	17
<b>5. CONDITION REVIEW AND CONSERVATION RECOMMENDATIONS</b>	
5.1 Site .....	19
5.2 Form, Scale, and Massing .....	21
5.3 Foundation .....	22
5.4 Exterior Wood-Frame Walls.....	23
5.4.1 Wood Trim.....	25
5.4.2 Entablature and Parapet Cap Flashing .....	25
5.5 Fenestration .....	27
5.5.1 Windows .....	27
5.5.2 Doors .....	28
5.5.3 Storefronts .....	29
5.6 Roof .....	30
5.6.1 Chimneys .....	30
5.7 Signage .....	31
5.8 Colour Schedule .....	33
<b>6. MAINTENANCE PLAN</b>	
6.1 Maintenance Guidelines .....	34
6.2 Permitting.....	34
6.3 Routine, Cyclical and Non-Destructive Cleaning .....	34
6.4 Repairs and Replacement of Deteriorated Materials .....	35
6.5 Inspections .....	35
6.6 Information File .....	35
6.7 Exterior Maintenance .....	36
<b>APPENDICES</b>	
A Research Summary .....	39



Considered at the Regular Council Meeting of July 25, 2023

600

Attachment 2

# 1 INTRODUCTION

<b>BUILDING NAME:</b>	P. Burns & Co. Butcher Shop
<b>HISTORICAL BUILDING NAME:</b>	P. Burns Co. & Butcher Shop
<b>CIVIC ADDRESS:</b>	2419 Clarke Street
<b>LEGAL DESCRIPTION:</b>	Plan NWP72, Block 9, Lot 9
<b>YEAR OF CONSTRUCTION:</b>	1908-1909
<b>ORIGINAL OWNER(S):</b>	Patrick Burns
<b>ARCHITECT/DESIGNER:</b>	Unknown
<b>BUILDER:</b>	P. Burns & Co.

The P. Burns and Co. Butcher Store survives in virtually original condition and has been completely and authentically restored, and provides an important link to the early commercial history and development of Port Moody. It is a two-storey wood-frame commercial building that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.

The store is of value as a rare surviving example of a 'Boomtown' or false-front commercial building. Built with an extended front parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada.

The store is significant as part of a successful western Canadian industrial and retail empire. Built for P. Burns and Co. circa 1908-09, it formed part of the company's extensive chain of retail butcher stores.

The primary intent is to preserve the existing historic structure and includes the relocation, restoring and rehabilitating the historic mixed-used structure towards the southwest corner of the redevelopment.

The relocation seeks to preserve and restore the last remaining example of a 'Boomtown' false-facade commercial all-wood structure along Spring Street and Queens Plaza.

The major proposed interventions of the overall project are to:

- Relocation of the historic building to the southwest corner along Spring Street Promenade and Queens Plaza;
- Preservation of surviving, original exterior character-defining elements of the historic mixed-use P. Burns & Co. Butcher Shop on the front (north), west, east and south side elevations;
- Restoration of exterior character-defining elements that have been altered or damaged over time;
- Restoration of window assemblies and storefront;
- Rehabilitation of non character-defining internal structure, rear (south) elevation, and side (west) elevation; and
- Construction of a new adjacent multi-unit residential development on surrounding site.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

## Considered at the Regular Council Meeting of July 25, 2023

601

Attachment 2

## 2 HISTORICAL CONTEXT

**HISTORIC CONTEXT****MOODY CENTRE**

The P. Burns and Co. Butcher Store is located in Moody Centre, one of Port Moody's two Heritage Conservation Areas (HCA); the other being the Loco Townsite. Encompassing the south shore of Burrard Inlet, and located adjacent to the Canadian Pacific Railway (CPR) tracks, Moody Centre was Port Moody's historic commercial and residential downtown. The main commercial area of Moody Centre includes Clarke Street, where the P. Burns shop is located, and St. Johns Street, which run east-west and parallel to one another. The residential community of Moody Centre was developed immediately south of the commercial areas and extends up the Chines escarpment, a steep forested slope, which is still home to a plethora of wild flora and fauna. The character of the area is augmented by superb views to the north and by many mature landscaping elements.

Port Moody was originally surveyed by the Royal Engineers who arrived in British Columbia in 1858. The detachment was created by an Act of British Parliament and commanded by Colonel Richard Moody, after whom the area is named. Among the Royal Engineers was John Murray, who accepted the Crown's offer to sappers such as himself of 150 acres of land if they remained in British Columbia following their assignment; Murray is known today as one of Port Moody's first settlers. Following the surveying work, development in Port Moody began to increase. Settlement and construction in the area reached a new height when the CPR named Port Moody as the western terminus of the Company's cross-country line.

By 1880, the area witnessed substantial construction in anticipation of the arrival of the railway. Infrastructure to support the impending arrival was quickly established, along with the construction of hotels, stores, offices, and houses. On July 4, 1886 the first cross-Canada train, Engine 371, arrived in Port Moody. However, shortly following this momentous event, the CPR began construction on the extension of the rail line that would see Vancouver become the ultimate western terminus, effectively halting the rapid development of Port Moody. Still, development

did not permanently cease. Due to its position on the CPR rail line, its location on Burrard Inlet, its variety of industries, and its proximity to Vancouver, Port Moody remained an attractive and desirable place to settle.

Many of the houses in Port Moody's historic centre were built during the Edwardian era boom, along with many of the early businesses and industries which supported commercial activity in the community. A sawmill had opened in the area in 1905, employing 125 men, followed by several oil refineries. Industrial development was followed by commercial development, particularly along Clarke Street and St. John's Street, with grocers, shops and other services on offer. The P. Burns and Co. Butcher Store was constructed between 1908 and 1909, forming part of the company's extensive chain of retail butcher shops. The continued growth of Port Moody was furthered in 1915, when the Imperial Oil Company established a large development just outside of the Port Moody city boundary, attracting labourers and their families to the area. The lumber industry continued to grow and dominate Port Moody, peaking in the 1920s, when the area was occupied by many private homes and several general stores.

Considered at the Regular Council Meeting of July 25, 2023

602

Attachment 2

## 2 HISTORICAL CONTEXT



Top: 1910(ca.) Timms, Philip. Clarke Street, Port Moody [VPL 7040]

Bottom: 1910s(ca.) Clarke Street before fire [PMHS 1971.036.001]



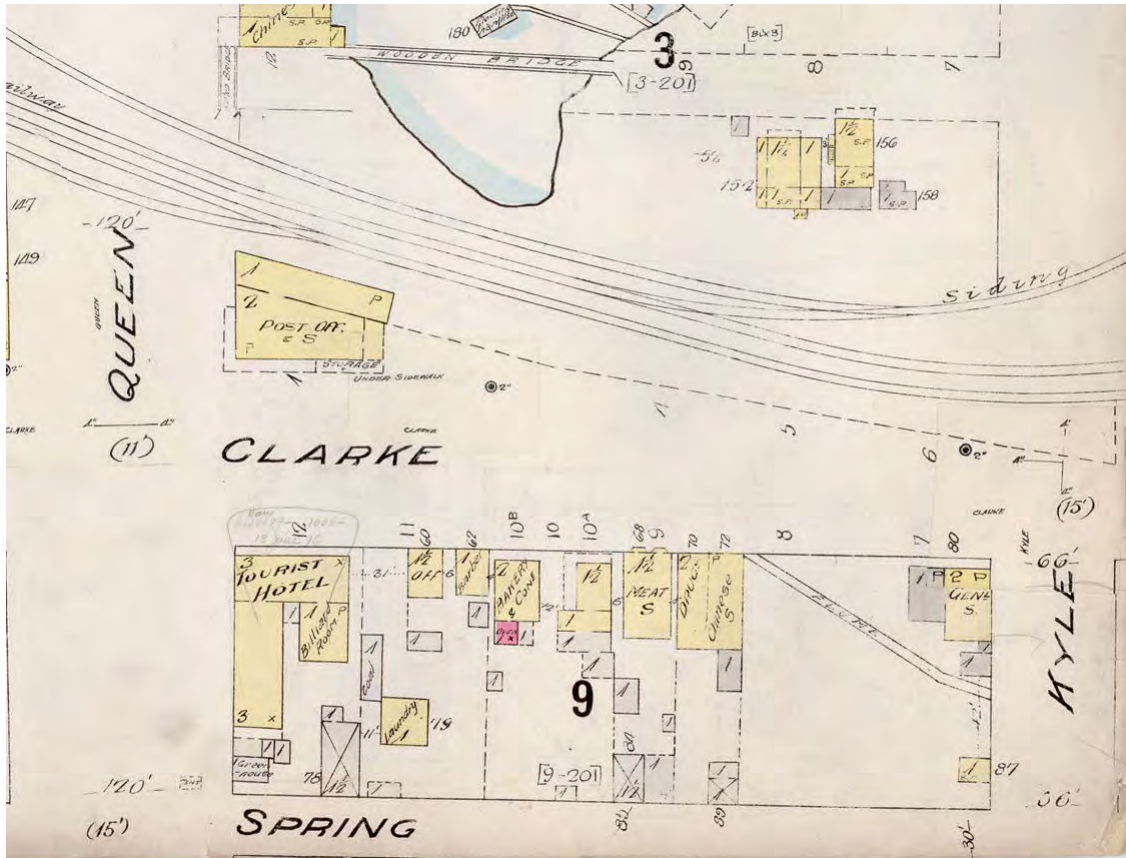


Considered at the Regular Council Meeting of July 25, 2023

603

Attachment 2

2 HISTORICAL CONTEXT



1915. Port Moody [Fire Insurance Plan]. Chas. E. Goad, 1907 (rev. 1915) Sheet 03 [LAC] Detail of Block 9

**PATRICK BURNS AND THE P. BURNS AND CO.**

P. Burns and Co. was founded in Calgary in 1890 by original owner and rancher, Patrick Burns. Born in Oshawa, Ontario in 1856, Burns and his brothers made the move west beginning in 1878. As their journey was prior to the transnational railway system, the brothers travelled by steamship and then by foot before settling in Minnedosa, Manitoba. Burns found success running a mobile slaughterhouse, which he operated as a contractor to the ever-expanding railway – providing meat to the labourers as the line was extended across the country.

Burns settled in Calgary, Alberta in 1890, the same year he started his packing house, which was then expanded into extensive ranch operations; he would go on to open packing houses in other major western Canadian cities including Vancouver, Edmonton, and Regina. As his business grew, Burns turned his attention to his private life, marrying Eileen Ellis in 1901 and hiring renowned architect, Francis Rattenbury to design his grand house in Calgary.

In 1912, Burns, along with A.E. Cross, A.J. McLean, and George Lane (known collectively as the 'Big Four') started the Calgary Stampede. By the time the first Stampede was held, in September 1912, Burns was among the most successful people in western Canada,

Considered at the Regular Council Meeting of July 25, 2023

604

Attachment 2

## 2 HISTORICAL CONTEXT



1943(ca.) Evelyn G. Clark with Blitz on steps of Post Office and her home (B) [PMHS 2011.050.010, Collection of Valerie Julian]

eventually opening abattoir and packing facilities as far away as Australia and Great Britain. From the early 1900s to 1914, Burns was the principal meat supplier for the workers during the construction of the railways and, during the First World War, was a critical part of the supply chain, providing meat to Canada's overseas troops.

As Burns' reach increased across Canada, he purchased multiple tracks of land in various locations, including Vancouver. With the intent of utilizing the Vancouver land for cattle grazing, Burns soon realized some of the lots were actually wetland, which were unsuitable for grazing. That area, now known as Burns Bog, remained in its wetland state until peat harvesting began in the 1940s. In order to service his Vancouver market, Burns had a building constructed along West Hastings Street (18 West Hastings), which acted as both his regional head office and one of the

company's retail locations in the Lower Mainland. As part of his retail store expansion, the Port Moody shop was constructed between 1908 and 1909.

By the 1920s, Patrick Burns had become one of Canada's wealthiest and most successful businessmen; boasting over 100 retail shops within British Columbia and Alberta alone. In addition to his abattoirs and retail meat shops, Burns also established creameries, cheese factories, and fruit houses.

Burns Foods was sold to Dominion Securities in 1928 for \$15,000,000 for \$15 million; the sale allowed Burns himself to focus on his ranches, located mainly in southern Alberta, and the company was renamed Burns & Co. Ltd. In 1932, Vancouver's Sterling Food Markets Ltd. Purchased 31 of the Burns company retail stores, including the Port Moody location along Clarke Street.



Considered at the Regular Council Meeting of July 25, 2023

605

Attachment 2

## 2 HISTORICAL CONTEXT

### BURNS RETAIL STORES SOLD

Sterling Food Markets Limited of this city have purchased 31 retail meat markets of Burns & Co. and will take them over on July 4, according to an announcement made today by Blake M. Wilson, who is resigning as assistant manager and superintendent of retail stores for Burns & Company Limited.

Burns & Company Limited, because of the change in retail merchandising conditions, are retiring from the retail business in Vancouver in order to concentrate on their large wholesale and export business.

Five stores are at present being operated by Sterling Markets Limited. Thirty-six markets in all will come under the company's control following the change in ownership. Operations of the enlarged firm will be confined to Vancouver, North Vancouver, New Westminster, Coquitlam, Port Moody and Langley Prairie.

The new company will handle all the nationally advertised packing house products. Buying in an open market, they will make a feature of prices and value, at the same time retaining the high quality standards established by the Burns Company in the past.

No change will be made in the managements of the individual Burns stores, under the new management.

The new Sterling stores will be uniform in appearance following out a black and white color treatment.

Sterling Food Markets Limited is a local concern, operated by local men, and purchasing B. C. products wherever possible. Directors of the new company are George A. Martin, president of Gillespie, Hart & Co., and Arthur Procter, C.A., with Blake M. Wilson acting as president and general manager. Offices of the new company are in the Shelley Building.

**B. C.**  
• 48 •  
**MARKETS**



**ALBERTA**  
• 17 •  
**MARKETS**

THANK YOU / VANCOUVER

**OUR FIRST ANNIVERSARY**

The Sterling Food Markets Limited appreciate the co-operation and patronage received from the households of Vancouver during the past 12 months.

The Sterling Food Markets Limited is positively a Canadian organization, buying Canadian products and employing Canadian labor. It contributes to the purchasing power of Vancouver districts with a payroll of approximately \$18,000 per month.

Our system of buying allows us to give you the finest quality meats and provisions at the lowest possible prices. Since the inauguration of this company we have practiced a policy of giving our patrons the advantage of the market and the finest quality it offers. The success of this company is attributed to this policy and the kindness of the Vancouver public to realize this. This policy will be continued by us, and it is hoped that you will continue to support it as you have done in the past.

Once more The Sterling Food Markets Limited THANK YOU!

**1932**

**1933**

**EFFECTIVE TWO DAYS • ANNIVERSARY SPECIALS • FRI., SAT. JULY 14-15**

VALUES NEVER SEEN BEFORE

<p style="font-size: 0.7em;">MILK FED</p> <p style="font-size: 1.2em; font-weight: bold;">VEAL</p> <p>SHOULDER ROASTS, lb. 8<sup>c</sup></p> <p>LOIN ROASTS, lb. 16<sup>c</sup></p> <p>RUMPS, lb. 14<sup>c</sup></p> <p>LEGS, lb. 12<sup>c</sup></p> <p>Veal Stew 3 lbs. . . . 20<sup>c</sup></p>	<p style="font-size: 0.7em;">NO. 1 STEER</p> <p style="font-size: 1.2em; font-weight: bold;">BEEF</p> <p>BLADE RIBS, lb. 7½<sup>c</sup></p> <p>ROUND BONE, lb. 7½<sup>c</sup></p> <p>CROSS RIBS, lb. 12½<sup>c</sup></p> <p>RUMPS, lb. 15<sup>c</sup></p> <p>Boneless Stew 3 lbs. . . . 25<sup>c</sup></p>
---	--

EXTRA VALUES IN BRANDED PRODUCTS

<p style="font-size: 0.7em;">FLETCHERS</p> <p style="font-size: 1.1em; font-weight: bold;">No. 1 Bacon</p> <p style="font-size: 0.7em;">By the Piece Sliced</p> <p>15<sup>c</sup> 18<sup>c</sup></p> <p style="font-size: 0.7em;">lb. lb.</p> <p style="font-size: 0.7em;">No. 1 HAMS</p> <p style="font-size: 0.7em;">Half or Whole</p> <p>13<sup>c</sup></p>	<p style="font-size: 0.7em;">• BURNS •</p> <p style="font-size: 0.7em;">SMOKED</p> <p style="font-size: 1.1em; font-weight: bold;">PICNICS</p> <p style="font-size: 0.7em;">5 to 6 lbs. Average, lb.</p> <p>10<sup>c</sup></p> <p style="font-size: 0.7em;">NEW STYLE — BAKED VIRGINIA HAM</p> <p style="font-size: 0.7em;">Sliced; lb. . . . . .</p> <p>35<sup>c</sup></p>
--	---

Sterling Quality

LAMB

Choice Cuts

LEGS, . . . . . 24<sup>c</sup> Shoulders 14<sup>c</sup>

SUPERIOR •

LOAF, 20<sup>c</sup>

Sliced by the piece. A delicious treat, especially adapted for your picnic.

LOCAL—MILK-FED

POULTRY

FRESH KILLED DRY PICKED

FRYING CHICKEN 25<sup>c</sup> EACH

2000 PLUMP YOUNG FOWL

Small 50<sup>c</sup> Larger 65<sup>c</sup>

Size Ea Birds Ea.

STERLING COMET SPECIAL



SMALL LINK CAMBRIDGE SAUSAGE

lb. 10<sup>c</sup>

WEEK-END PICNIC SPECIALTIES

VEAL LOAF Sliced, lb. . . . . . 20<sup>c</sup>

Variety Loaf Sliced, lb. . . . . . 25<sup>c</sup>

Fletcher's Honey Ham, lb. 20<sup>c</sup>

GAINER'S BACK BACON BY THE PIECE, lb. . . . . . 20<sup>c</sup>

MUSHROOMS 1/2-lb. Each, 25<sup>c</sup>

BACON, 1/2-lb. Each, 25<sup>c</sup>

Left: 1933-07-14 Vancouver Sun pg.11  
 Right: 1932-06-30 Vancouver Sun pg.12

Considered at the Regular Council Meeting of July 25, 2023

606

Attachment 2

2 HISTORICAL CONTEXT

Then Prime Minister of Canada (and good friend of Burns), Richard Bedford (R.B. Bennett, 1930-1935) appointed Patrick Burns to the Senate of Canada in 1931. Burns remained on the Senate until 1936 when he stepped down due to ill health; he passed away the next year at the age of 80. Upon his death, Burns left his estate to his nieces and nephews, as well as many charities – he had been predeceased by his wife and son. Interestingly, the tax on Burns’ estate was high enough that it offset Alberta’s deficit and balanced the provincial budget. Due to the estate of one man, the Social Credit Party chose to permanently eliminate the provincial sales tax.

In addition to his vast career accomplishments, Burns was a well-known philanthropist, contributing money and supplies to emergencies in both Alberta and British Columbia (including the 1903 rockslide in Frank, Alberta and the 1908 fire in Fernie, British Columbia). Additionally, Burns provided support to churches across Alberta, even when they were outside of his own Catholic denomination, as well as toward educational pursuits including contributions that lead to the establishment of Western Canada College (now Western Canada High School in Calgary), the construction of St. Joseph’s College at the University of Alberta in Edmonton, and the expansion of

**BURNS SALE**

# NO LAYOFFS PLANNED

## Maple Leaf Foods takeover of Burns is finalized

**MEL DUVALL**  
Calgary Herald

Maple Leaf Foods Inc. still has no plans to lay off staff or close any of its western Canadian operations following the finalization of its takeover of Burns Foods of Calgary.

Michael McCain, president of Toronto-based Maple Leaf Foods, said in a phone interview Tuesday that the company is hopeful it can expand business in the West — not cut operations to save costs.

“It’s still early days, but what we do know is that we’re committed to the region and committed to growing the business,” he said.

“There are a number of opportunities — particularly in Japan — that we have yet to exploit.”

Maple Leaf announced its acquisition of the fresh pork and prepared meat operations of Burns Foods on Sept. 16.

The deal marked the end of an era for the private company, which was founded by Senator Pat Burns in 1890 and grew to become a pillar of corporate Calgary.

The sale became final Tuesday after receiving regulatory approval. Financial details have not been released.

McCain announced that Larry Harding, the former president of Burns Meats, will continue on as president of Maple Leaf’s Burns and Gainers divisions.

The company is also rolling out its Signature Pork program, which was launched in Ontario earlier this year, throughout its western operations.

The program is designed to reward farmers who consistently produce hogs which meet a set of quality ratings and specifications. Producers are rewarded with financial incentives and long-term contracts.


McCain said the program helps producers predict long-term cash flow so they can expand their operations and invest in new technology.

“Consumers benefit from improved pork quality and more competitive prices.”

Maple Leaf is Canada’s largest food processing company, with annual revenues of about \$3 billion. Under the sale, it acquired a Burns hog plant in Winnipeg, a prepared foods plant in Tuelon, Man., a small beef slaughterhouse in Lethbridge, and the Gainers division, with plants in Edmonton and North Battleford, Sask.

Those plants had combined annual sales of about \$600 million.

Burns still maintains a head office in Calgary and continues to operate food distributor Scott National, trucking company TCT Canada, and Snowrest Packers, a B.C. fruit and vegetable business.



Tannis Tooney, Calgary Herald

**SALE FINAL: Maple Leaf president Michael McCain with Burns founder Senator Pat Burns in painting**

**■ Schneider chopping 600 jobs at Ontario plant D4**

1996-10-30 Calgary Herald pg.D4



Considered at the Regular Council Meeting of July 25, 2023

607

Attachment 2

## 2 HISTORICAL CONTEXT

Vancouver's Vancouver College. Burns' will left one third of his estate to the Burns Memorial Fund, which was bequeathed to three groups: widows and orphans of Calgary's police force; widows and orphans of Calgary's fire brigade; and children of Calgary in need of support and care. The fund exists today and is comprised of the Children's Fund and the Police Fund and the Fire Fund. In 2008, Burns was named Alberta's greatest citizen.

In 1996, Maple Leaf Foods took over the Burns Foods empire.

The P. Burns and Co. shop was one of the early commercial businesses in Port Moody, constructed during the pre-war construction boom and is associated with one of the most successful and well-known Canadians of the early twentieth century.



nd. 2419 Clarke Street [PMHS 2018.019.025]



1999(ca.) 2419 Clarke Street [DLA. Heritage Inventory. City of Port Moody, 1999]

## Considered at the Regular Council Meeting of July 25, 2023

608

Attachment 2

## 3 STATEMENT OF SIGNIFICANCE

**P. BURNS & CO. BUTCHER SHOP  
2419 CLARKE STREET, PORT MOODY, B.C.****Description of the Historic Place**

The P. Burns and Co. Butcher Store is a two-storey wood-frame commercial building that stands in a grouping of similar small-scale commercial buildings along Clarke Street, the original commercial and retail centre of Port Moody.

**Heritage Value of the Historic Place**

The P. Burns and Co. Butcher Store has community value for its association with the early commercial activity of the city, and for its ties to a prominent retailing chain. It is of historical importance as it served a growing population drawn by an economy that stabilized around the lumber industry at the turn of the nineteenth century and was part of the growing commercial area that serviced the community at the time.

The store is significant as part of a successful western Canadian industrial and retail empire. Built for P. Burns and Co. circa 1908-09, it formed part of the company's extensive chain of retail butcher stores. Patrick Burns (1856-1937) was born in Oshawa, Ontario, and with little formal schooling, he began to freight goods from Winnipeg and trail neighbours' cattle to the Winnipeg market. By 1885, he was buying cattle full-time. His business grew with the railway boom and he expanded his interests into ranching, packing, and the retail meat trade. In 1890, he settled in Calgary and built an abattoir, supplying it with beef from his own ranches. He expanded into British Columbia in 1895. By the time of the First World War he was established internationally and had become one of Canada's most successful business people. Burns was appointed as a Canadian senator in 1931.

The store is of value as a rare surviving example of a 'Boomtown' or false-front commercial building. Once typical, there are now few intact examples in the Lower Mainland of British Columbia. Built with an extended front parapet to increase the apparent size of the building and to provide increased opportunity for signs, these vernacular structures proliferated in early communities throughout western Canada. This is a very sophisticated example of the style, with paired

projecting front bays on the second floor that increase the scale and prominence of the building, and side gable wall dormers that open onto a second floor residential suite. The large storefront opening uses the maximum amount of glazing both to increase display space and also take advantage of natural lighting.

The P. Burns and Co. Butcher Store survives in virtually original condition and has been completely and authentically restored, and provides an important link to the early commercial history and development of Port Moody

**Character-Defining Elements**

Key elements that define the heritage character of the P. Burns & Co. Butcher Shop are its:

- landmark siting at the edge of a remaining cluster of historic commercial buildings along Clarke Street
- two storey form, with relative scale increased through the use of a false-front parapet and paired second floor projecting front bays
- mixed uses, with retail at ground level and residential above
- inset central storefront entry; offset entry to upper floor
- front gable roof with side gable wall dormers
- original exterior features such as lapped wooden siding, cornerboards and trim
- double-hung wooden-sash 1-over-1 windows on the second floor
- rectangular storefront opening with maximum glazing including transom windows
- surviving original interior features such as wooden floors and wooden door and window trim

Considered at the Regular Council Meeting of July 25, 2023

609

Attachment 2



*Top: South side of 2400 2400 Block, Clarke Street, looking East (Port Moody Station Museum #971.36.1). Note P. Burns & Co. Butcher Shop is the second building from the left on the original mercantile strip of Port Moody.*

*Bottom: South Side of Block 2400 Facing East Circa WW2 (Collection of Valerie Julian). Concrete sidewalk has replaced the original wood decking that existed along Clarke Street. Note the presence of painted signs on all of the commercial buildings advertising their businesses, typical of the era.*



## Considered at the Regular Council Meeting of July 25, 2023

610

Attachment 2

## 4 CONSERVATION GUIDELINES

**4.1 GENERAL CONSERVATION STRATEGY**

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

In line with the City of Port Moody's 2000 Official Community Plan, the P. Burns & Co. Butcher Shop has been identified as one of the remaining original commercial structures that saw the rise of the city's original commercial and residential downtown core

**Proposed Redevelopment Scheme**

The development scheme for this property has been prepared GBL Architects, and includes the relocation, restoring and rehabilitating the historic mixed-used structure towards the southwest corner of the redevelopment. The relocation seeks to preserve and restore the last remaining example of a 'Boomtown' false-facade commercial all-wood structure along Spring Street and Queens Plaza.

The major proposed interventions of the overall project are to:

- Relocation of the historic building to the southwest corner along Spring Street Promenade and Queens Plaza;
- Preservation of surviving, original exterior character-defining elements of the historic mixed-use P. Burns & Co. Butcher Shop on the front (north), west, east and south side elevations;
- Restoration of exterior character-defining elements that have been altered or damaged over time;
- Restoration of window assemblies and storefront;
- Rehabilitation of non character-defining internal structure, rear (south) elevation, and side (west) elevation; and
- Construction of a new adjacent multi-unit residential development on surrounding site.

**Relocation of Historic Building**

The relocation of an historic building on an existing lot is the least intrusive relocation approach with regards to loss of historic context and invasive work to the structure. The following **Relocation Guidelines** should be implemented for the relocation of the P. Burns & Co. Butcher Shop:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the historic building.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the [include character-defining elements that require retention and preservation. For brick chimney(s): Preserve the original brick chimney(s) projecting vent in situ and relocate with the main structure if possible. Alternatively reconstruct chimney with salvaged bricks to match historic appearance, if unable to relocate with the historic building due to structural reasons.]
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.



## Considered at the Regular Council Meeting of July 25, 2023

611

Attachment 2

## 4 CONSERVATION GUIDELINES

## 4.2 STANDARDS AND GUIDELINES

The P. Burns & Co. Butcher Shop is a municipally designated and protected building, and is a significant historical resource in the City of Port Moody. Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the P. Burns & Co. Butcher Shop includes aspects of preservation, restoration, and rehabilitation.

**Preservation:** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

**Restoration:** *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

**Rehabilitation:** *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the P. Burns & Co. Butcher Shop should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

### Standards & Guidelines: Conservation Decision Making Process

#### UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**  
An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**  
On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

#### PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE & SUSTAINABLE USE**  
Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**  
Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**  
While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**  
The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

#### INTERVENING

- **UNDERTAKE THE PROJECT WORK**  
Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**  
The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

## Considered at the Regular Council Meeting of July 25, 2023

612

Attachment 2

## 4 CONSERVATION GUIDELINES

**STANDARDS****Standards relating to all Conservation Projects**

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

**Additional Standards relating to Rehabilitation**

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

**Additional Standards relating to Restoration**

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

**4.3 CONSERVATION REFERENCES**

The proposed work entails the Preservation/Restoration/Rehabilitation of the exterior of the P. Burns & Co. Butcher Shop. The following conservation resources should be referred to:

## Considered at the Regular Council Meeting of July 25, 2023

613

Attachment 2

## 4 CONSERVATION GUIDELINES

**Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.**

<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

**National Park Service, Technical Preservation Services. Preservation Briefs:**

*Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

*Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

*Preservation Brief 9: The Repair of Historic Wooden Windows.*

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

*Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

*Preservation Brief 11: Rehabilitating Historic Storefronts.*

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

*Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.*

<http://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm>

*Preservation Brief 25: The Preservation of Historic Signs.*

<http://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>

*Preservation Brief 31: Mothballing Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>

*Preservation Brief 32: Making Historic Properties Accessible.*

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

*Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.*

<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>

*Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.*

<http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm>

*Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.*

<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

*Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

*Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.*

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

*Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

*Preservation Brief 49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement.*

<https://www.nps.gov/tps/how-to-preserve/briefs/49-decorative-metal.htm>

**4.4 SUSTAINABILITY STRATEGY**

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation

## Considered at the Regular Council Meeting of July 25, 2023

614

Attachment 2

# 4 CONSERVATION GUIDELINES

and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

*These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

### 4.5 ALTERNATE COMPLIANCE

As a listed building on the Municipal Heritage Register / municipally designated site, the P. Burns & Co. Butcher Shop may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

#### 4.5.2 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation



## Considered at the Regular Council Meeting of July 25, 2023

615

Attachment 2

# 4 CONSERVATION GUIDELINES

and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the “Alternative Compliance Methods for Heritage Buildings.”

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

### 4.5.3 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about “Energy Efficiency Considerations.”

### 4.5.4 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance

was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warrantied for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and
2. clarification of the definition of ‘substantial reconstruction.’ The latter clarification explains that 75% of a home must be reconstructed for it to be considered a ‘new home’ under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The P. Burns & Co. Butcher Shop falls into the second category, as the proposed project involves

Considered at the Regular Council Meeting of July 25, 2023

616

Attachment 2

# 4 CONSERVATION GUIDELINES

retaining a high degree of the original structure and less than 75% of the building will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of original fenestration, siding and woodwork.

## 4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the P. Burns & Co. Butcher Shop is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors, or if they have been removed temporarily, or the structure is left elevated for any period of time. Security measures may include mothballing the historic property and/or hiring a security guard for the duration of the work. Generally, once a heritage property is no longer undergoing conservation work and is under occupancy of its owners, lockable doors and lower level windows and continued monitoring by the owners should be adequate protection. A comprehensive site protection plan should be developed in discussion between owner, contractor and/or architect. Plan may be reviewed by Heritage Consultant, is desired.

In the event that the P. Burns & Co. Butcher Shop is damaged or destroyed, the owner will be required to pay the damages and may face additional fines. Section 21.2 under the Preservation Intervention category of the Heritage Conservation Act states “if the minister considers that property protected under section 13 (2) is subject to damage or deterioration and is being unreasonable neglected by the owner, the minister may order the owner, on terms and conditions and to specifications that the minister considers appropriate, to preserve the property at the expense of the owner or at the expense of the owner and the government on a cost sharing basis”.

The P. Burns & Co. Butcher Shop is currently vacant and the structure should be temporarily closed up to protect it from the weather and to prohibit unauthorized access.

The following checklist will ensure that work items for the protection during the temporary mothballing of the historic structure are not inadvertently omitted and the listed heritage resource secured:

### Moisture

- Is the roof watertight?
- Is exterior cladding in good condition to keep water out?
- Is the site of the temporary location properly graded for water run-off?



Four Pillars of Sustainability [City Plan 2030 - City of Norwood

### Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

## Considered at the Regular Council Meeting of July 25, 2023

617

Attachment 2

# 4 CONSERVATION GUIDELINES

### **Pests**

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

### **Security**

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- Is the site securely fenced and regularly patrolled?
- Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?

The aforementioned items will assist in protecting the listed heritage resource that is currently unoccupied during the planning process until actual site work commences.

## Considered at the Regular Council Meeting of July 25, 2023

618

Attachment 2

# 5 CONSERVATION RECOMMENDATIONS

A condition review of the P. Burns & Co. Butcher Shop was carried out during a site visit in June 2021. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façade are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and recommended conservation strategies for the P. Burns & Co. Butcher Shop based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

### 5.1 SITE

Once the historic town centre, this protected city-registered heritage structure is located on Clarke Street which is in the Moody Centre Heritage Conservation Area.

Current urban design trends along Clarke Street has shifted towards large, mixed-use developments which has made the P. Burns Butcher Shop's

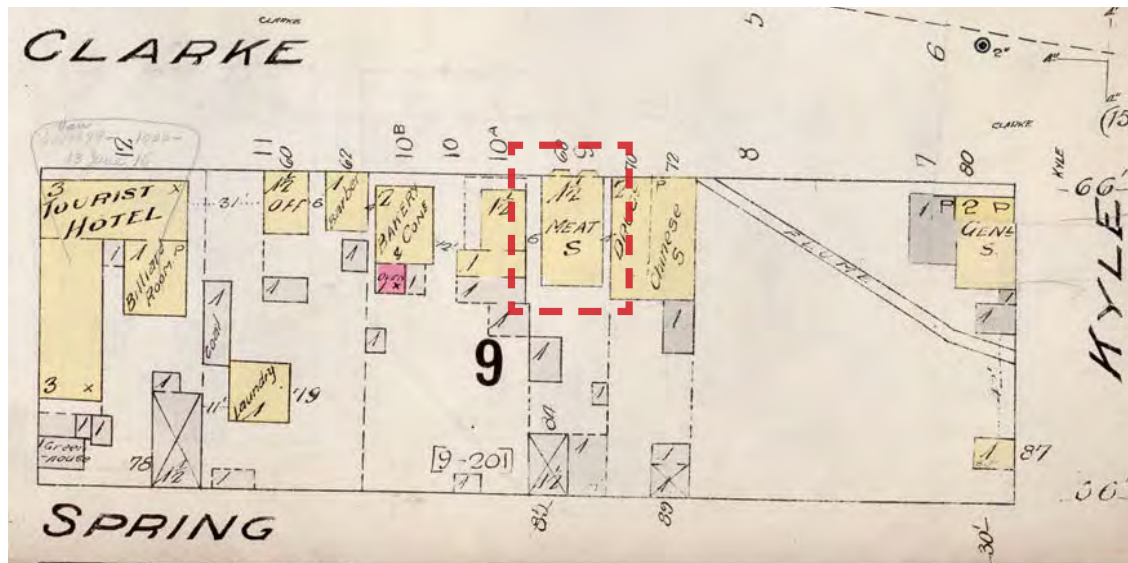
building, out of scale and context in its existing environment. If left in its current location, light and ventilation will be diminished as larger buildings encroach.

The historic building is to be relocated from its current location on Clarke Street to the nearby proposed Springs Street Promenade, adjacent to Queens Street Plaza. This southwest corner location align the P. Burns & Co. Butcher Shop along a proposed pedestrian path and strategically relocates the heritage structure in a mews environment, where its significance is maximized.

All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection & Stabilization for further information.

#### Conservation Strategy: Relocation and Rehabilitation

- Relocate historic building to southwest corner of the redevelopment facing Spring Street Promenade.
- Rehabilitate surrounding site to accommodate proposed development while remaining appropriate to the historic residential context.



Detail close-up of City Block No. 9 and outline of P. Burns Butcher Shop. 1915 Port Moody (Fire Insurance Plan) Chas. E. Goad, 1907 (rev. 1915) Sheet 03 [LAC].jpg



Considered at the Regular Council Meeting of July 25, 2023

619

Attachment 2



*Last surviving heritage commercial structure along Clarke Street, the P. Burns & Co. Butcher Shop was built in 1908 to 1909 by Patrick Burns & Co., Calgary, as part of their extensive chains of butcher stores. It remains as the only surviving example of a 'Boomtown' false-facade. This was achieved by which the front of the building rises to form a parapet (upper wall) above the roof line which makes for a more impressive facade.*



## Considered at the Regular Council Meeting of July 25, 2023

620

Attachment 2

# 5 CONSERVATION RECOMMENDATIONS

- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Design new infill structures that are “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.

false-front facade with an extended parapet that increases the height of the building to provide more prominence and opportunities for larger signages. Behind this false-facade is a two-storey rectangular building, with front / rear roof gables and a pair of side dormers on the east and west elevations.

### 5.2 FORM, SCALE & MASSING

P. Burns & Co. Butcher Shop features a commercial form, scale and massing as expressed by its

#### Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic false-front facade with its storefront at its base; side entry to the upper



Existing facade of P. Burns & Co. Butcher Shop August 2021.

*“This building is in virtually original condition, and has been completely and authentically restored including the reconstructed upstairs suite.”*

*Excerpt from the book, Heritage Inventory for the City of Port Moody, by Donald Luxton & Associates, 1999. Page 26.*

Considered at the Regular Council Meeting of July 25, 2023

621

Attachment 2



*August 2021 East Elevation of building features a stepped poured-in-place concrete foundation following the slope of the site. The intent is to relocate the heritage building to its new location on Spring Street corner Queens Street.*



level and two projecting bay windows on the upper level should be retained along with the side and rear elevations.

constructed. Careful attention should be executed to ensure the exterior walls above grade, particularly the front façade, are not damaged during relocation and rehabilitation work.

### 5.3 FOUNDATIONS

The heritage building sits on an original concrete foundation, which was not inspected at time of review.

The existing foundation will be demolished as part of the relocation plan and new foundations will be

#### Conservation Strategy: New

- New foundations are required at proposed location of house. Concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a



## Considered at the Regular Council Meeting of July 25, 2023

622

Attachment 2

# 5 CONSERVATION RECOMMENDATIONS

course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

### 5.4 EXTERIOR WOOD-FRAME WALLS

The exterior elevations features wood frame construction with original sidings and trims. The Edwardian-style design features include drop wood siding on the all elevations which appear to be original to the building. Exposed original drop wood siding is in varying degrees of condition ranging from fair to poor with evidence of degradation and moisture damage, though appears to be mostly sound.

In general, the exterior wood-frame walls appear to be in good condition with signs of minor deterioration in the form of discolouration and staining, broken or missing pieces, and holes from redundant fasteners. The exterior walls also show biological growth in localized areas, which indicate moisture retention, and potential water ingress

particularly in areas where sun exposure is limited. Further investigation is required to determine extent of damage and condition of original material. Original material will be retained while altered or damaged material will be replaced in-kind.

#### Conservation Strategy: Preservation and Restoration

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Preserve original siding on all elevations, if possible, and clean surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more

*Right: South facing weathered original drop wood siding of false-front facade in varying states of deterioration. Visible signs of pest infiltration is clearly evident on sections of the exposed sidings. Warping and buckling as a result of excessive moisture us visible. Overall exposure to weather and time has exposed all surfaces and is in need of proper maintenance.*





Considered at the Regular Council Meeting of July 25, 2023

623

Attachment 2



*Current state of drop wood sidings on east and north elevations of the building. August 2021. Evidence of cracks, splitting, breaking of wood is visible. Peeling flaking and staining of paint on the facade after decades of exposure to the elements.*

## Considered at the Regular Council Meeting of July 25, 2023

624

Attachment 2

# 5 CONSERVATION RECOMMENDATIONS

intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

### 5.4.1 WOOD TRIM

The historic building features original wood trim and is extant on the exterior elevations, including corner boards, and parapet. All trims appears to be in fair to good condition and should be preserved and repaired, as required. Further investigation is required to determine condition of each wood trim element. Any missing trim should be reinstated to match original.

#### Conservation Strategy: Restoration

- Any existing trim should be preserved, and new material that is visually physically compatible with the original should be reinstated when original fabric is missing. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable



### 5.4.2 ENTABLATURE & PARAPET CAP FLASHING

The existing entablature and metal flashing over the false-front facade's appears to have been replaced since it was built. Deterioration of the wood coping and metal flashing due to exposure of its underside to rain and water was noted during visual inspection from the ground level. Crown mouldings have been removed on either ends of the entablature.

No access to the roof during the site visit was possible and further investigation on its condition will be made at a later date to determine the appropriate interventions to its conservation.

#### Conservation Strategy: Rehabilitation

- Evaluate the overall condition of the parapet cap flashing to determine whether more than protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surface.
- Repair or replace deteriorated flashing, as



Current state of entablature and metal flashing on left and right sides of the false-front 'Boomtown' facade. Note missing crown mouldings on the returns.

Considered at the Regular Council Meeting of July 25, 2023

625

Attachment 2



*Two sets of extant roof dormers on the East and West elevations of the building with one-over-one, double-hung wood windows appear to have been restored and preserved. Further investigation to determine its condition to be done when possible.*



*Two extant projecting hexagonal bays above the storefront with three operable double-hung, one-over-one extant wood windows appear to have been restored and preserved.*



## Considered at the Regular Council Meeting of July 25, 2023

626

Attachment 2

# 5 CONSERVATION RECOMMENDATIONS

required. Repairs should be physically and visually compatible.

- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

*appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.*

*– Standards and Guidelines for the Conservation of Historic Places in Canada.*

### 5.5 FENESTRATION

*“Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function – providing light, views, fresh air and access to the building – their arrangement and design is fundamental to the building’s*

#### 5.5.1 WINDOWS

Two projecting hexagonal bays above the storefront facing Clarke Street have three original framed double-hung all wood window assemblies. Extant double-hung windows were also observed on the roof dormers by the east and west elevations.

### SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are *not* acceptable
- The use of finger-jointed wood is *not* acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
  - Heads and Jambs: solid flat grain Douglas Fir
  - Stops: solid vertical grain Douglas Fir
  - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an *integral part* of the side sash. Pinned or glued-on horns are *not* acceptable.

### SPECIFICATIONS FOR NEW WOOD STOREFRONTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood storefronts to match the appearance and character of the original storefronts.
- Wood to be solid kiln dried Douglas Fir.
- Each part of the storefront will be made from one piece of wood; splices are *not* acceptable
- The use of finger-jointed wood is *not* acceptable.

## Considered at the Regular Council Meeting of July 25, 2023

627

Attachment 2

# 5 CONSERVATION RECOMMENDATIONS

Typical of 'Boomtown' false facades of the era, projecting bay windows extended the scale and proportion of a one-storey building by giving it vertical emphasis and prominence from the ground level. The use of window dormers on either sides of the building's upper level also employed this technique while bringing in more light and air.

### Conservation Strategy: Restoration and Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

### 5.5.2 DOORS

Twin wood-framed glass doors with double action spring saloon door hinges are original to the storefront's central entrance and a similar single wood-framed glass door for access to the upper level remain extant on the east side of the front elevation. A rear door on the south elevation has been observed but not reviewed at the time of this review and will have to be verified.



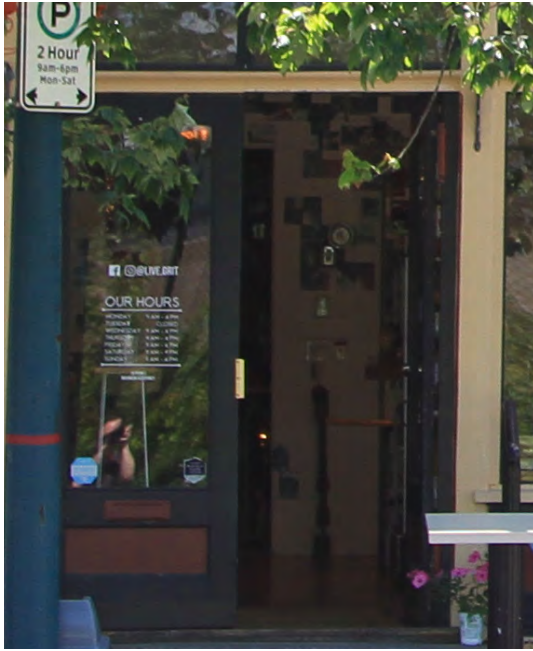
*Original door opening on east side of the front elevation provides direct access from Clarke Street. Note metal mail slot, door hardware original to the paneled combination 2/3 glass and (3) Three panelled door.*

Considered at the Regular Council Meeting of July 25, 2023

628

Attachment 2

## 5 CONSERVATION RECOMMENDATIONS



Existing double swing doors of main level commercial space facing Clarke Street. Note original metal mail slot on left paneled combination 3/4 glass and (1) One paneled door.

All extant door assemblies original to the heritage structure should be refurbished, repaired and restored as part of the conservation.

### Conservation Strategy: Preservation and Restoration

- Retain the door openings in their original locations, and preserve and repair all original door in kind.
- New doors should be visually compatible with the historic character of the building.

### 5.5.3 STOREFRONT

The existing false-front storefront retains original fine woodworking details still evident on all its vertical and horizontal wood framing. The centrally located double doors and are framed by two large display windows with a solid base and overhead transoms. Adjacent to the commercial storefront towards the east is the entry doorway that leads to the upper level. The residential doorway is framed by an overhead transom. All window glazing appears to have been replaced with new.



Existing Storefront wood elements: Tapered central posts with chamfered edges flanking main doorway, transom window horizontal banding across entire building facade equally divided into 8 panels, 3 of which are operable; 2 oversized window displays over paneled storefront base; 2 corner end posts and signage banding over transoms framing the main level units.



## Considered at the Regular Council Meeting of July 25, 2023

629

### Attachment 2

Further investigation is necessary to verify the condition of entire storefront and its components in order to determine the best approach for its conservation.

#### Conservation Strategy: Restoration

- Preserve original storefront elements, as possible, including posts, mouldings, trim and cladding.
- Rehabilitate storefront system, where required.
- Integrate commercial signs and new lighting systems as required.

### 5.6 ROOF

The two storey mix-use building features a simple front-gabled roof that is also reflected on the rear elevation and two dormers on opposite sides of the building. The existing roof is clad in asphalt and is not original to the time it was constructed. The traditional material for pitched roofs would have been cedar shingles and its reinstatement is encouraged.

#### Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its existing pitched roof and dormers.
- If required, roofing membrane and cladding

system may be rehabilitated. Cedar shingles are the preferred material.

- Retain the original bargeboards and fascia boards, as well as the soffit any exposed roof elements.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.

#### 5.6.1 CHIMNEY

The building features two internal brick chimneys. Access was not available at the time of investigation, and further inspection is required. Condition and structural integrity of both original chimneys are unknown. Visual observation from the ground level shows extensive biological growth on both chimneys; possible structural failure; in need of cleaning; remortaring and repointing.

Chimney may be rehabilitated or dismantled and re-built as per relocation requirements, and should replicate historic original as per archival photos, as possible.



## Considered at the Regular Council Meeting of July 25, 2023

630

Attachment 2

### Conservation Recommendation: Rehabilitation

- Preserve the chimneys in its original configuration, if possible.
- Both chimneys may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.



*Extant chimney on the northeast side of the roof towards front of the building at the apex of the gable roof*

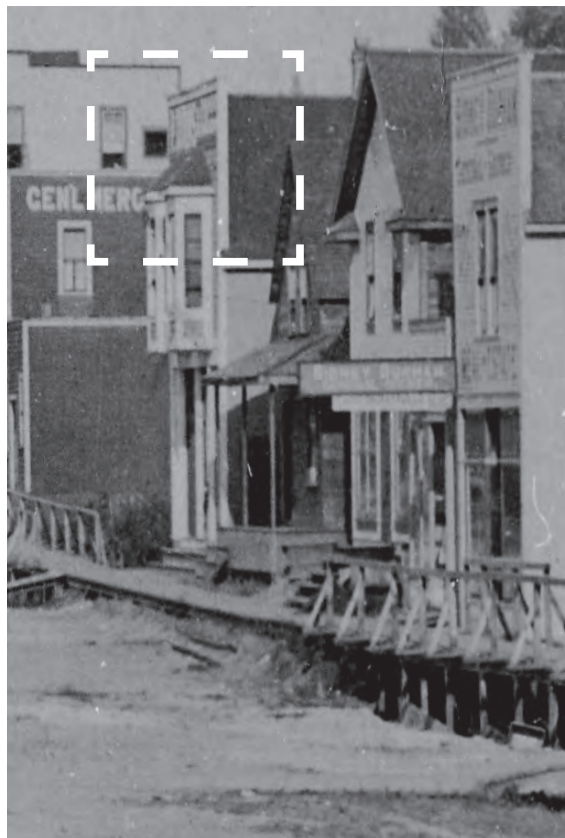


*Extant chimney on the southwest side of the roof at the rear of the building.*

### 5.7 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

As part of the redevelopment, the facade fronting Clarke Street would benefit from a paint analysis to uncover painted ghost signs of the past that might have been original to the structure at the time it was built.



*Dashed lines of painted 'P. Burns & Co.', above projecting bay windows advertising their business.*



## Considered at the Regular Council Meeting of July 25, 2023

631

Attachment 2

### **Conservation Strategy: Restoration and Rehabilitation**

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that “new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building”.

- New painted signs can be inspired by signs from an earlier era that are original to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.

## Considered at the Regular Council Meeting of July 25, 2023

632

Attachment 2

## 4 CONSERVATION GUIDELINES

## 5.8 EXTERIOR COLOUR SCHEDULE






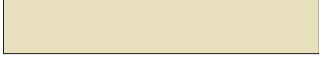
Part of the conservation process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Further on-site analysis is required for final colour confirmation once access is available.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

**Conservation Strategy: Preserve / Rehab / Restore**

- Restore with appropriate historic colour scheme for exterior painted finishes, as per colour table.
- Alternate options to be reviewed by heritage consultant.

**PRELIMINARY COLOUR TABLE: P. BURNS & CO. BUTCHER SHOP, 2419 CLARKE STREET, PORT MOODY, B.C.**

Element	Colour*	Code	Sample	Finish
Front Facade: Window Frames	Black	VC-35		Gloss
Window Sashes	Harris Green	VC-21		Gloss
Front Facade: Door	Black	VC-35		High Gloss
Storefront: Transom frames & Sashes, wood mouldings	Oxford Ivory	VC-1		High Gloss
Horizontal drop wood sidings	Strathcona Red	VC-27		Semi-Gloss
Corner trims, watertable board	Oxford Ivory	VC-1		Semi-Gloss

\*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

## Considered at the Regular Council Meeting of July 25, 2023

633

Attachment 2

# 6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the P. Burns & Co. Butcher Shop. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the P. Burns & Co. Butcher Shop is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

### 6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

*Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require

less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

### 6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

### 6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

## Considered at the Regular Council Meeting of July 25, 2023

634

Attachment 2

# 6 MAINTENANCE PLAN

### 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

### 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action

can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

### 6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

#### 6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.

## Considered at the Regular Council Meeting of July 25, 2023

635

Attachment 2

# 6 MAINTENANCE PLAN

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

### 6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

#### 6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the P. Burns & Co. Butcher Shop, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

#### EXTERIOR INSPECTION

##### Site Inspection:

- Is the lot well drained? Is there pooling of water?
- Does water drain away from foundation?

##### Foundation

- Does pointing need repair?
- Paint peeling? Cracking?
- Is bedding mortar sound?
- Moisture: Is rising damp present?
- Is there back splashing from ground to structure?
- Is any moisture problem general or local?
- Is spalling from freezing present? (Flakes or powder?)
- Is spalling from sub-fluorescence present?
- Is damp proof course present?
- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?
- Are foundation crawl space vents clear and working?
- Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- Deflection of lintels?

##### Masonry

- Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- Is spalling from freezing present? Location?
- Is efflorescence present? Location?
- Is spalling from sub-fluorescence present? Location?
- Need for pointing repair? Condition of existing

## Considered at the Regular Council Meeting of July 25, 2023

636

Attachment 2

## 6 MAINTENANCE PLAN

- pointing and re-pointing?
- Is bedding mortar sound?
- Are weep holes present and open?
- Are there cracks due to shrinking and expansion?
- Are there cracks due to structural movement?
- Are there unexplained cracks?
- Do cracks require continued monitoring?
- Are there signs of steel or iron corrosion?
- Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- Does the surface need cleaning?

**Wood Elements**

- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- Is wood in direct contact with the ground?
- Is there insect attack present? Where and probable source?
- Is there fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- Is any wood warped, cupped or twisted?
- Is any wood split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements? Source?

**Condition of Exterior Painted Materials**

- Paint shows: blistering, sagging or wrinkling, alligating, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Paint cleanliness, especially at air vents?

**Windows**

- Is there glass cracked or missing?
- Are the seals of double glazed units effective?
- If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- If the glass is secured by beading, are the beads in good condition?

- Is there condensation or water damage to the paint?
- Are the sashes easy to operate? If hinged, do they swing freely?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Are drip mouldings/flashing above the windows properly shedding water?
- Is the caulking between the frame and the cladding in good condition?

**Doors**

- Do the doors create a good seal when closed?
- Do metal doors show signs of corrosion?
- Is metal door sprung from excessive heat?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- If glazed, is the glass in good condition? Does the putty need repair?
- Are door frames wicking up water? Where? Why?
- Are door frames caulked at the cladding? Is the caulking in good condition?
- What is the condition of the sill?

**Gutters and Downspouts**

- Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- Are downspouts complete without any missing sections? Are they properly connected?
- Is the water being effectively carried away from the downspout by a drainage system?
- Do downspouts drain completely away?

**Roof**

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well seated?
- Are metal joints and seams sound?
- If there is a lightning protection system are the cables properly connected and grounded?
- Does the soffit show any signs of water dam-

## Considered at the Regular Council Meeting of July 25, 2023

637

Attachment 2

## 6 MAINTENANCE PLAN

- age? Insect or bird infestation?
- Is there rubbish buildup on the roof?
  - Are there blisters or slits in the membrane?
  - Are the drain pipes plugged or standing proud?
  - Is water ponding present?

**INTERIOR INSPECTION****Concealed spaces**

- Is light visible through walls, to the outsider or to another space?
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts that pass through concealed spaces leak?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- Infestations - are there signs of birds, bats, insects, rodents, past or present?

## 6.7.2 MAINTENANCE PROGRAMME

**INSPECTION CYCLE:****Daily**

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

**Semi-annually**

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

**Annually (Spring)**

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.

- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

**Five-Year Cycle**

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

**Ten-Year Cycle**

- Check condition of roof every ten years after last replacement.

**Twenty-Year Cycle**

- Confirm condition of roof and estimate effective lifespan. Replace when required.

**Major Maintenance Work (as required)**

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.



Considered at the Regular Council Meeting of July 25, 2023

638

Attachment 2

## APPENDIX A: RESEARCH SUMMARY

### RESEARCH SUMMARY

#### SOURCES:

- City Directories
- Fire Insurance Plans
- DLA. Assessment Roll Search, Port Moody, 1999 [PMHS]
- DLA. Port Moody Statements of Significance. City of Port Moody, 2004
- Heritage Register. City of Port Moody, 2015
- MacEwan, G. Pat Burns - Cattle King. Western Producer Prairie Books, 1979
- Norton, D.M. Early History of Port Moody. Hancock House Publishers, 1987
- Pat Burns fonds [Archives and Special Collections, UofC F0315]
- Tracks in Time. Port Moody Heritage Society, 2012
- Soldiers of the First World War: <http://www.bac-lac.gc.ca/eng/discover/military-heritage/first-world-war/first-world-war-1914-1918-cef/Pages/canadian-expeditionary-force.aspx>

#### NEWSPAPER ARTICLES:

- 1904-04-07 Vancouver Daily Province pg.01
- 1932-06-30 Vancouver Sun pg.12
- 1932-08-23 Nanaimo Free Press pg.01
- 1932-09-02 Nanaimo Free Press pg.01
- 1933-07-14 Vancouver Sun pg.11
- 1940-02-26 Vancouver Daily Province pg.05
- 1996-10-30 Calgary Herald pg.D4

Considered at the Regular Council Meeting of July 25, 2023

639

Attachment 2

**APPENDIX B**

**Heritage Memo: Proposed Relocation of historic P. Burns & Co. Butcher Shop towards the northwest corner of the redevelopment along Clarke and Queens Street, Donald Luxton and Associates Inc.**

## Considered at the Regular Council Meeting of July 25, 2023

640

Attachment 2



Tuesday, June 27, 2023

ATTN: Hesam Deihimi, Principal  
Placemaker Communities Inc.  
407 – 221 Esplanade W  
North Vancouver, BC V7M 3J3  
[hesam@placemakergroup.ca](mailto:hesam@placemakergroup.ca)

**HERITAGE MEMO 2: Proposed relocation of historic P. Burns and Co. Butcher Shop towards the northwest corner of the redevelopment along Clarke and Queens Street.**

*(PMO-0925 – 2419 Clarke Street)*

This heritage memo has been prepared by Donald Luxton and Associates in response to the on-going redevelopment proposal studies of GBL Architects, to relocate P. Burns & Co. Butcher Shop, an existing municipally protected heritage property along Clarke Street, towards the northwest corner along Clarke Street and Queens Plaza. After consultations with the City of Port Moody Planning Department, a revised development proposal has been drafted to incorporate the comments and suggestions brought forth in those meetings.

As noted in the Heritage Conservation Plan, the primary intent is to preserve the P. Burns & Co. Butcher Shop, and to rehabilitate the site by constructing (2) Two six-storey mixed-use buildings detached from the historic structure (to the east and south). The proposal includes, but not limited to, the following:

- Relocation of the historic structure to the northwest corner of the redevelopment within the property lines;
- Preserve surviving, original exterior character-defining elements of the historic structure;
- Preserve and/or restore original window openings, including surviving original wood window assemblies, and rehabilitate later windows with historically appropriate wood window sashes and trims; and
- Rehabilitate the west elevation to provide a side entrance facing Queens Plaza.

In the context of the ongoing redevelopment process, it was determined that the existing 1908 structure, is the only surviving example of a 'Boomtown' or false-front commercial building, after the loss of the Roe & Abernethy Grocery Store, another false-front building, to a fire a few years back. As the building sits in isolation along Clark Street, its proposed relocation to the northwest section of the redevelopment would be in line with the City of Port Moody's Heritage Conservation revitalization goals. The northwest section of the redevelopment, which has been redesigned with a lower density as the building form steps back as it increases in height, would enhance and be more sympathetic to the form, scale and massing of the heritage building. This location would give the P. Burns & Co. Butcher Shop more visibility along Queens Plaza and while preserving its original location along Clarke Street.

The following is an assessment of the intervention to the site, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Standards 11 and 12 for rehabilitation:

**DONALD LUXTON AND ASSOCIATES INC.**

1030-470 GRANVILLE STREET, VANCOUVER BC, V6C 1V5  
[info@donaldluxton.com](mailto:info@donaldluxton.com) (604) 688-1216 [www.donaldluxton.com](http://www.donaldluxton.com)

Considered at the Regular Council Meeting of July 25, 2023

641

Attachment 2

Page 2 of 2

**Standard 11:** Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

**Comments:** *The (2) Two proposed, six-storey mixed-use buildings, are physically and visually compatible through the use of sympathetic materials. The overall design is complementary, as expressed by an appropriate form, scale, and massing. It is characterized by related but adapted vocabulary that does not mimic the P. Burns & Co. Butcher Shop.*

*The relocation of the historic P. Burns & Co. ButcherShop within the redevelopment site will retain its historic neighbourhood context, and retain its prominence, as visible from both Clarke Street and Queens Plaza.*

**Standard 12:** Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

**Comments:** The rehabilitation to the west elevation facing Queens Plaza to provide access into the main level of the P. Burns & Co. Butcher Shop does not diminish the integrity of its historic character, and can also be removed in the future. Overall, the project conforms to this Standard.

This memo is prepared in support of the planned redevelopment and its rehabilitation approach consistent with the conservation recommendations in *Standards and Guidelines for the Conservation of Historic Places in Canada*.

If you have any questions or require further clarification, please do not hesitate to contact our office.

Sincerely,



Donald Luxton, FRAIC  
Principal, Donald Luxton & Associates Inc.

**DONALD LUXTON AND ASSOCIATES INC.**

1030-470 GRANVILLE STREET, VANCOUVER BC, V6C 1V5  
info@donaldluxton.com (604) 688-1216 www.donaldluxton.com

Considered at the Regular Council Meeting of July 25, 2023

642

Attachment 2

**APPENDIX C**

**Architectural Plans, GBL Architects Inc.**

Considered at the Regular Council Meeting of July 25, 2023

643

Attachment 2



**PROJECT TEAM**

**DEVELOPER | Placemaker Group**  
Hesam Deihimi | hesam@placemakergroup.ca

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**TRAFFIC ENGINEER | CTS Traffic Engineering Specialists**  
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Mitchell Reardon | Mitchell@happycities.com

**SUSTAINABILITY | KANE Consulting**  
Daniel Roberts | dan@kane-consulting.ca

**PUBLIC ART | Ballard Fine Art**  
Jan Ballard | janballard@fineart.com

**DRAWING LIST**

- A-0.01 STATISTICS
- A-0.02 SITE PLAN
- A-0.02a FD ACCESS PLAN
- A-0.03 CONTEXT ANALYSIS
- A-0.04 CHARACTER ELEMENTS
- A-0.05 SITE PLANNING RATIONALE
- A-0.06 DESIGN RATIONALE
- A-0.07 STREETS CAPES
- A-0.08 MATERIALS
- A-0.09 3D VIEWS
- A-0.09a 3D VIEWS
- A-0.10 LOADING & WASTE STRATEGY
- A-0.11 SUSTAINABILITY
- A-0.12 RESIDENTIAL AMENITIES
- A-1.01 P2
- A-1.02 P1
- A-1.03a L1 - FAR
- A-1.04a L2 - FAR
- A-1.05a L3 - FAR
- A-1.06a L4 - FAR
- A-1.07a L5 - FAR
- A-1.08a L6 - FAR
- A-1.11 L1 - RENTAL
- A-1.12 L2 - RENTAL
- A-1.13-15 L3-L5 - RENTAL
- A-1.16 L6 - RENTAL
- A-1.17 ROOF - RENTAL
- A-1.21 L1 - MARKET
- A-1.22 L2 - MARKET
- A-1.23-26 L3-L6 - MARKET
- A-1.27 ROOF - MARKET
- A-2.01 ELEVATIONS
- A-2.02 ELEVATIONS - RENTAL
- A-2.03 ELEVATIONS - RENTAL
- A-2.04 ELEVATIONS - MARKET
- A-2.05 ELEVATIONS - MARKET
- A-2.06 ELEVATIONS - MARKET
- A-3.01 SECTIONS
- A-3.02 SECTIONS
- A-4.01 UNIT PLANS - RENTAL LIVE-WORK
- A-4.02 UNIT PLANS - RENTAL
- A-4.03 UNIT PLANS - RENTAL
- A-4.04 UNIT PLANS - RENTAL
- A-4.05 UNIT PLANS - RENTAL
- A-4.06 UNIT PLANS - RENTAL
- A-4.07 UNIT PLANS - MARKET LIVE-WORK
- A-4.08 UNIT PLANS - MARKET
- A-4.09 UNIT PLANS - MARKET



**MARY ANNE'S PLACE**

2400 CLARKE STREET

HRA / DP REVISION | June 14, 2023

Considered at the Regular Council Meeting of July 25, 2023

644

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gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.736.1156  
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REGISTERED ARCHITECT  
BRITISH COLUMBIA

NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
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03	Jun. 14, 2023	HRA / DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

STATISTICS

DATE	4/16/2023 4:38:56 PM
DRAWN BY	-
CHECKED BY	-
SCALE	As indicated
JOB NUMBER	20040

A-0.01

### AREA

SITE AREA: 52,269.1 SF (4,855.96 m<sup>2</sup>)  
BUILDING COVERAGE: 39,467.2 SF (3,666.62 m<sup>2</sup>)  
SITE COVERAGE: 75%  
FAR EXCLUSIONS: ALL BELOW GRADE SPACE  
RESIDENTIAL AMENITY  
L1 GARBAGE ROOM  
2 m<sup>2</sup> PER ADAPTABLE UNIT

LOT COVERAGE DIAGRAM  
1" = 100'-0"

GROSS AREA		FAR AREA		
TYPE	AREA	TYPE	FAR AREA	FAR
<b>BUILDING 1</b>				
COMMERCIAL	7,494.2 SF	COMMERCIAL	7,494.2 SF	0.14
COMMERCIAL CIRCULATION	1,123.3 SF	COMMERCIAL CIRCULATION	1,123.3 SF	0.02
RESIDENTIAL AMENITY	2,074.2 SF	RESIDENTIAL CIRCULATION	7,353.6 SF	0.14
RESIDENTIAL CIRCULATION	7,353.6 SF	RESIDENTIAL RENTAL UNIT *	43,660.9 SF	0.84
RESIDENTIAL RENTAL UNIT	44,500.6 SF	SERVICE	828.1 SF	0.02
SERVICE	828.1 SF	WORK-LIVE UNIT	3,336.5 SF	0.06
WORK-LIVE UNIT	3,336.5 SF		43,796.6 SF	1.22
	66,710.5 SF	<b>BUILDING 2</b>		
COMMERCIAL	12,054.7 SF	COMMERCIAL	12,054.7 SF	0.23
COMMERCIAL CIRCULATION	1,531.1 SF	COMMERCIAL CIRCULATION	1,531.1 SF	0.03
RESIDENTIAL AMENITY	2,746.5 SF	RESIDENTIAL CIRCULATION	11,518.6 SF	0.22
RESIDENTIAL CIRCULATION	11,518.6 SF	RESIDENTIAL UNIT *	67,736.1 SF	1.30
RESIDENTIAL UNIT	68,920.3 SF	SERVICE	750.4 SF	0.01
SERVICE	750.4 SF	WORK-LIVE UNIT	3,761.1 SF	0.07
WORK-LIVE UNIT	3,761.1 SF		97,352.1 SF	1.86
	101,282.8 SF	<b>EXISTING</b>		
COMMERCIAL - HERITAGE	1,077.5 SF	COMMERCIAL - HERITAGE	1,077.5 SF	0.02
RESIDENTIAL RENTAL UNIT	1,077.1 SF	RESIDENTIAL RENTAL UNIT	1,077.1 SF	0.02
	2,154.6 SF		2,154.6 SF	0.04
<b>TOTAL</b>	<b>170,147.8 SF</b>	<b>TOTAL</b>	<b>163,303.3 SF *</b>	<b>3.12</b>

\* 2 m<sup>2</sup> (21.53 SF) deducted from each adaptable unit

### UNITS

#### UNIT MIX - MARKET

UNIT TYPE	COUNT	%
B: 1-BR	35	34.0%
C: 1-BR+Den	20	19.4%
D: 2-BR	23	22.3%
E: 3-BR	20	19.4%
WORK-LIVE	5	4.9%
<b>TOTAL</b>	<b>103</b>	

#### UNIT MIX - RENTAL MARKET

UNIT TYPE	COUNT	%
A: STUDIO	26	32.9%
B: 1-BR	9	11.4%
C: 1-BR+Den	15	19.0%
D: 2-BR	14	17.7%
E: 3-BR	11	13.9%
WORK-LIVE	4	5.1%
<b>TOTAL</b>	<b>79</b>	

#### ADAPTABLE UNITS

BUILDING	COUNT	EXCLUDED AREA
BUILDING 1	39	839.7 SF
BUILDING 2	55	1,184.2 SF
<b>TOTAL</b>	<b>94</b>	<b>2,023.8 SF</b>

### AMENITIES

Refer to A-0.12

### PARKING

#### PARKING - RESIDENTIAL MARKET REQUIRED

UNIT TYPE	COUNT	RATIO	STALLS REQ'D
B: 1-BR	35	1	35
C: 1-BR+Den	20	1	20
D: 2-BR	23	1.5	35
E: 3-BR	20	1.5	30
	<b>98</b>		<b>120</b>

#### PARKING - RESIDENTIAL RENTAL REQUIRED

UNIT COUNT	(1 / UNIT)
75	75

#### PARKING - WORK-LIVE REQUIRED

UNIT COUNT	(1 / UNIT)
9	9

#### PARKING - VISITOR REQUIRED

UNIT COUNT	(0.20 / UNIT)
182	36.4

#### PARKING - COMMERCIAL REQUIRED

AREA	AREA (m <sup>2</sup> )	(1/40m <sup>2</sup> )
20,626.5 SF	1,916.3 m <sup>2</sup>	47.9

**TOTAL STALLS REQUIRED: 288**

#### PARKING - COMMERCIAL LOADING REQUIRED

AREA	AREA (m <sup>2</sup> )	444.5m <sup>2</sup> to 2,322.5m <sup>2</sup> (25,000 SF)
23,280.9 SF	2,162.9 m <sup>2</sup>	2.0

#### PARKING PROVIDED BY TYPE

STALL TYPE	COUNT	%
ACCESSIBLE	9	3.5%
SMALL	67	26.0%
STANDARD	182	70.5%
<b>TOTAL STALLS</b>	<b>258</b>	

\*Refer to sheets A-1.01 & A-1.02 for parking stall sizes used.

#### PARKING PROVIDED BY USE

USE	COUNT
COMMERCIAL	48
RESIDENTIAL	186
VISITOR	24
<b>TOTAL STALLS</b>	<b>258</b>

### BIKES

#### BIKES - WORK-LIVE REQUIRED

UNIT COUNT	BIKES REQ'D (1 / UNIT)
9	9

#### BIKES - RESIDENTIAL REQUIRED

COUNT	BIKES REQ'D (1.5 / UNIT)
75	112.5
RESIDENTIAL RENTAL UNIT	
RESIDENTIAL UNIT	147

#### BIKE - COMMERCIAL REQUIRED

AREA	STALLS REQ'D (1/750sm)
19,548.9 SF	2.4

**TOTAL STALLS REQUIRED: 271**

#### BIKES PROVIDED

STALL TYPE	COUNT
<b>RENTAL BIKE</b>	
STACKED	52
STACKED W/ EV	12
VERTICAL (L)	53
	117

#### MARKET BIKE

STACKED	136
STACKED W/ EV	16
	152

#### COMMERCIAL BIKE

HORIZONTAL	2
	2
<b>TOTAL STALLS</b>	<b>271</b>

\*Refer to sheets A-1.02 for bike parking stall sizes used (width relaxation requested).

FSR AREA PLAN

- ADAPTABLE UNIT
- COMMERCIAL
- COMMERCIAL - HERITAGE
- COMMERCIAL CIRCULATION
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL RENTAL UNIT
- RESIDENTIAL UNIT
- SERVICE
- WORK-LIVE UNIT

1 | STATS - L1  
1" = 50'-0"

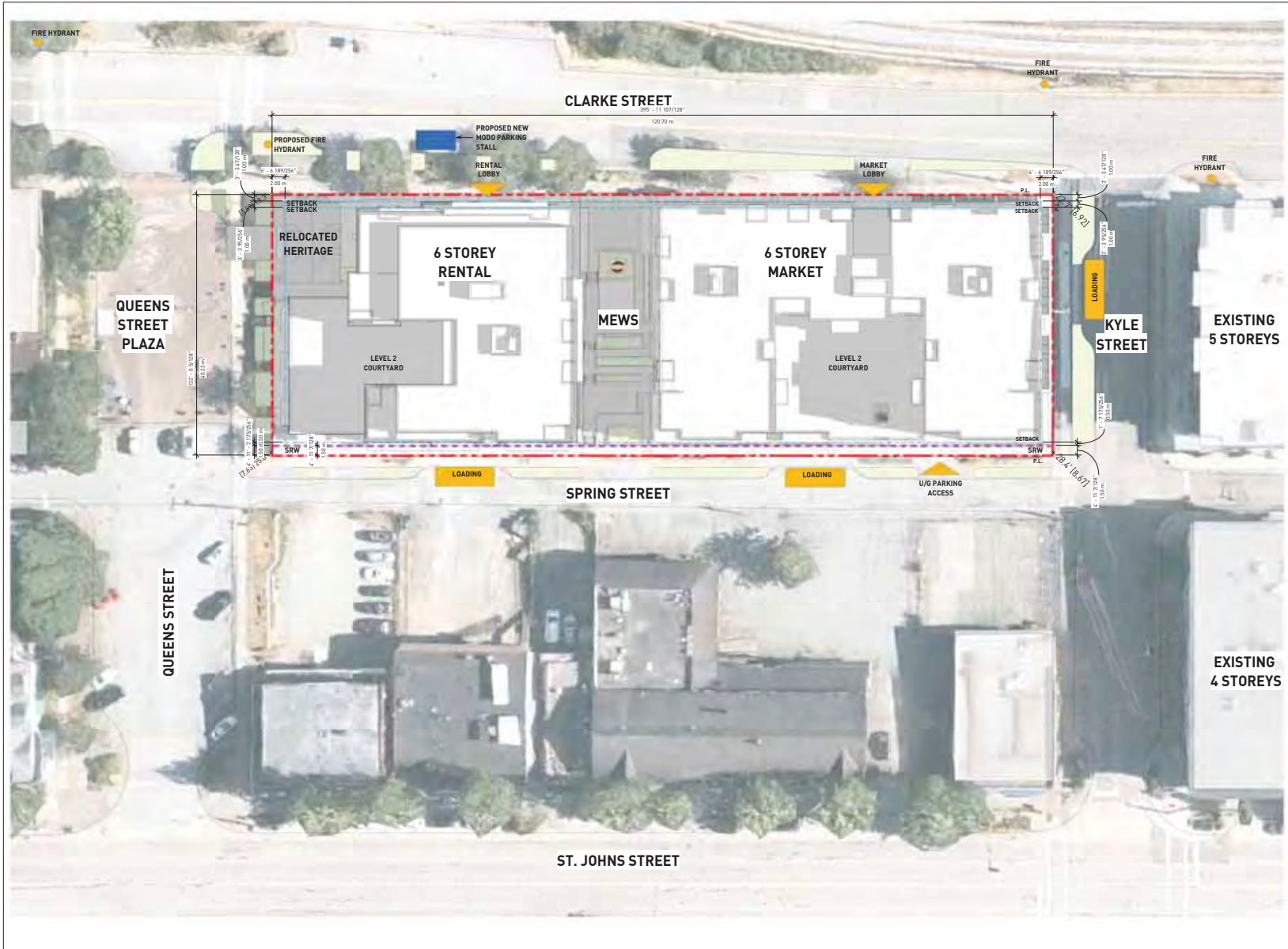
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5 | STATS - L5  
1" = 50'-0"

6 | STATS - L6  
1" = 50'-0"



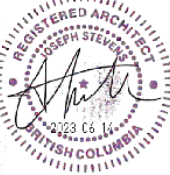
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gbl ARCHITECTS INC.  
 300-226 WEST 8TH AVENUE TEL: 604-736-1156  
 VANCOUVER, BC CANADA V6Y 1N6 FAX: 604-731-3279



NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
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03	Jun. 14, 2023	HRA/DP Revision



MARY ANNE'S PL  
 2400 CLARKE ST

HRA / DP REVISION

SITE PLAN

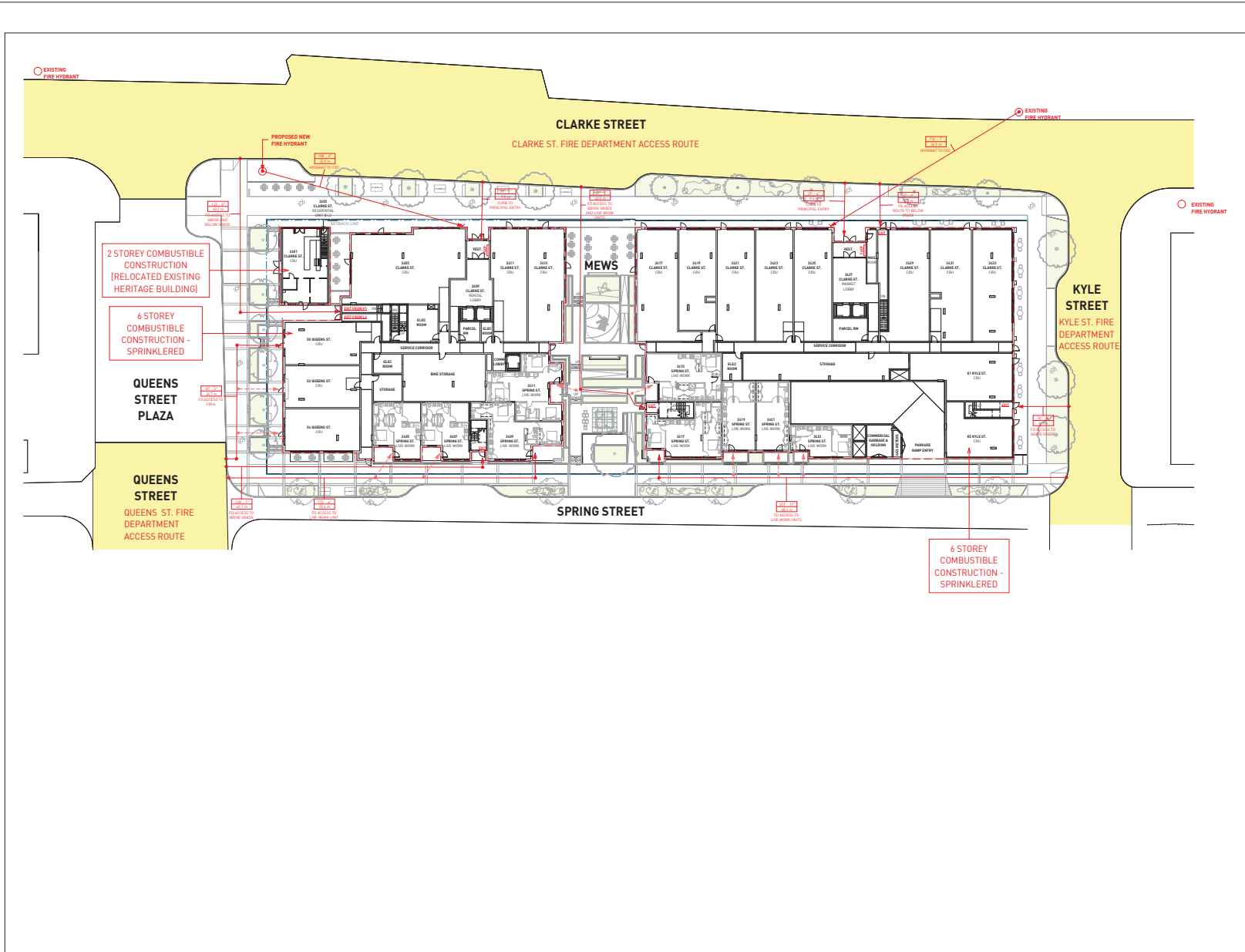
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CHECKED BY	Checker
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JOB NUMBER	20040

A-0.02

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646

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MARY ANNE'S PL  
2400 CLARKE ST

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FD ACCESS PLAN

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SCALE	3/64" = 1'-0"
JOB NUMBER	20040

A-0.02a

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647

Attachment 2

### HERITAGE COMMERCIAL DISTRICT

- Objective is to preserve existing heritage buildings and ensure sensitive integration with new development.
- Encouraged retention of heritage character buildings
- Building heights up to four storeys
- Residential, retail, industrial & institutional uses
- Attractive & eclectic mix of boutique style retailers
- Residential component considered vital to supporting local businesses

### EXISTING

Zoning: C3  
 Max. FAR: N/A  
 Max. Height: 9.5m / 3 storeys  
 Front Setback: N/A  
 Side Setback: 3m  
 Rear Setback: N/A  
 Lot Coverage: N/A

### PROPOSED

FAR: 3.12  
 Max. Height: 23m / 6 storeys  
 Front Setback: 1m (Commercial)  
 2m (Residential)  
 Side Setback: 2m  
 Rear Setback: N/A  
 Lot Coverage: N/A

### MOODY CENTRE

- Building heights up to six storeys
- Close proximity to Sky Train station
- Vibrant & enhanced pedestrian environment
- Residential, retail, industrial & institutional uses

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Placemaker COMMUNITIES

NOTES

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MARY ANNE'S PL  
 2400 CLARKE ST

HRA / DP REVISION

CONTEXT ANALYSIS

DATE: 4/14/2023 4:59:12 PM  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 SCALE:

JOB NUMBER: 20040

**A-0.03**



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**HERITAGE COMMERCIAL DISTRICT CHARACTER DEFINING ELEMENTS**

The site's unique location within Moody Centre at the transition between an emerging transit-oriented city centre and a vibrant heritage district calls for unique architectural solutions that draw from the surrounding neighborhood character.

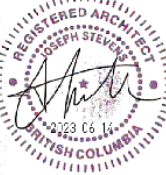
By drawing on historical elements and utilizing them in a contemporary development, a sensitive transition across Moody Centre and across time periods is established on the site. The five character defining elements outlined below form a framework for effectively making this transition.



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MARY ANNE'S PL  
2400 CLARKE ST

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**CHARACTER ELEMENTS**

DATE: 4/14/2023 4:59:13 PM  
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JOB NUMBER: 20040

A-0.04



**COMMERCIAL HERITAGE SCALE**  
Smaller-scale development and lot widths characterize the heritage district of Moody Centre.

**FALSE FRONT PARAPET**  
'Boomtown' commercial buildings often featured an overheight, false front parapet to increase relative scale and create a stronger street presence.

**VARIED WIDTHS & ROOFLINES**  
Rooflines are often sloped in a gable, hip, shed, or similar manner typical of light wood frame construction.

**DETAILS**  
Bay-windows, trim and symmetry are some of the prominent details and elements that showcase strong heritage character in the area.

**COLOR PALETTE**  
Lapped wooden siding, cornerboards, and trim are painted an eclectic array of vibrant, heritage colors. These colorful expressions create unique identities for each building and establish a sense of place.

Considered at the Regular Council Meeting of July 25, 2023

**01: CONTEXT**

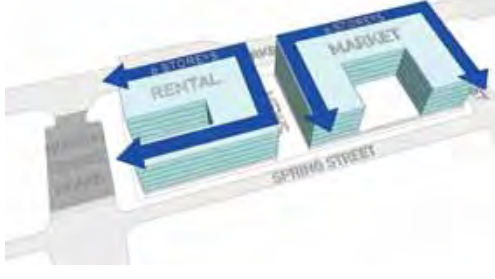
The full block site is over 400' wide, fronting Clarke Street, Kyle Street, Spring Street, and the Queens Street Plaza.



**04: DIVERSE HOUSING**

Clarke and Kyle Street as well as the mews are lined with a six storey residential street wall.

The eastern building is market housing while the western building provides a range of secured rental housing options. Spring Street and the mews are also lined with live-work units.

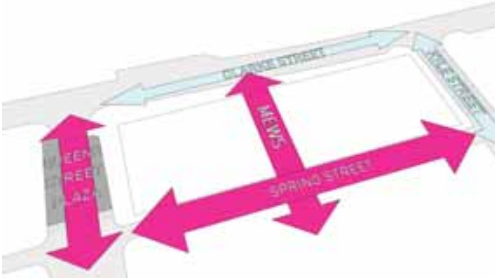


**02: CONNECTIVITY**

With limited car access, Queens Street Plaza and the future Spring Street Promenade are the two primary pedestrian routes.

Clarke and Kyle Street also serve as strong pedestrian connections, but are more car-oriented.

A new mid-block pedestrian mews is proposed to break the long block and provide a secondary connection from Clarke to Spring.



**05: HERITAGE INTEGRATION**

Relocating the P. Burns & Co. Butcher Shop to the northwest corner of the site maintains its presence on Clarke Street while giving it higher visibility from the Queens Street Plaza.

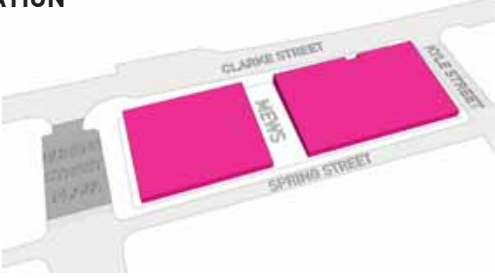
The stepping in the massing along Clarke Street transitions to the scale of the two-storey heritage structure and higher concentration of heritage buildings to the west of the site.



**03: PEDESTRIAN ACTIVATION**

The ground level provides primarily retail and live-work uses to activate the pedestrian frontages.

Residential lobbies as well as parking and service access are also integrated into the frontages.



**06: ARTICULATION**

Additional stepping and articulation along the Spring Street and Queens Street Plaza frontages create a finer scale and more seamless transition from six storeys down to one storey.



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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION  
SITE PLANNING  
RATIONALE

DATE: 4/14/2023 4:59:14 PM  
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CHECKED BY: Checker  
SCALE:  
JOB NUMBER: 20040

A-0.05



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**COMMERCIAL HERITAGE SCALE**  
 Introduce unique developments and set within existing context of Heritage District of Moody Centre.

Small-scale massing with visual and physical breaks is introduced at the pedestrian streetscape - connecting the development to Moody Centre's heritage district, as well as the adjacent heritage P. Burns Butcher shop.

**FALSE FRONT PARAPET**  
 Reintroduce commercial building front parapets to create a dynamic street wall and create a stronger street presence.

The emblematic feature of the heritage false front parapet is highlighted throughout Clarke Street through a series of extended framing devices to achieve a dynamic visual retail frontage.

**VARIED WIDTHS & ROOFLINES**  
 Rooftops are varied to better connect with the historically smaller-scale development of the neighborhood.

The roof lines are shaped and stepped to better connect with the historically smaller-scale development of the neighborhood.

**DETAILS**  
 Bay windows, fins, and symmetry are used at the ground level with elements that evoke the historic heritage character of the area.

Tripartite, symmetrical elements and modular bays are used throughout the project as a reference to the heritage district of Moody Centre. Bay window features further help conceal balconies and enhance privacy, while creating rhythms and scale reminiscent of adjacent buildings.

**COLOR PALETTE**  
 Classic modern siding, weathered steel, and brick are used as a nod to the historic industrial heritage. Timber and stone accents create unique textures for both housing and commercial areas of the area.

Historical colours found throughout the neighborhood and in Vancouver Heritage Foundations True Colours Palette (historical paint colours for Western Canada) are featured prominently in the building facades. Weathered steel accents are also introduced as a nod to the railway industrial history.



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MARY ANNE'S PL  
 2400 CLARKE ST

HRA / DP REVISION

DESIGN RATIONALE

DATE: 4/14/2023 4:59:15 PM  
 DRAWN BY: Author  
 CHECKED BY: Checker

JOB NUMBER: 20040

A-0.06



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EXISTING CLARKE STREETSCAPE



1 | NORTH ELEVATION - CLARKE STREETSCAPE  
1" = 30'-0"



EXISTING SPRING STREETSCAPE



2 | SOUTH ELEVATION - SPRING STREETSCAPE  
1" = 30'-0"



gbl ARCHITECTS INC.  
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NOTES



REVISIONS

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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

STREETSCAPES

DATE 4/14/2023 4:59:28 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE 1" = 30'-0"  
JOB NUMBER 20040

A-0.07

Considered at the Regular Council Meeting of July 25, 2023

652

Attachment 2

**MATERIALS**



**PORCELAIN / METAL PANEL**  
MARKET BUILDING ACCENTS



**CHARCOAL BRICK & JOINTS**  
MARKET BUILDING RETAIL



**ARCTIC WHITE (IKM 4968)**  
FIBER CEMENT PANEL w/ BATTENS  
LEVEL 6 & COURTYARD CLADDING



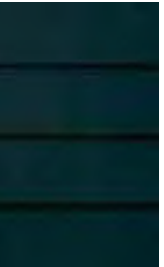
**SW GLOSS BLACK (SW 6258)**  
P. BURNS FRONT DOOR  
FIBER CEMENT PANEL  
WINDOW FRAMES



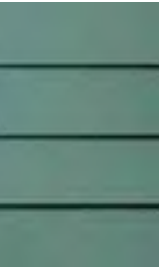
**SW HARRIS GREY**  
FIBER CEMENT LAP SIDING  
FIBER CEMENT PANEL w/ BATTENS



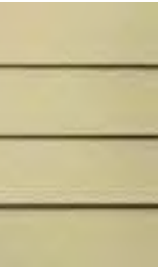
**SW EDWARDIAN PORCH GREY (SW 7075)**  
FIBER CEMENT LAP SIDING  
FIBER CEMENT TRIM



**SW PENDRELL GREEN**  
FIBER CEMENT LAP SIDING  
FIBER CEMENT TRIM



**BM MILL SPRINGS BLUE (HC-137)**  
FIBER CEMENT LAP SIDING



**SW EDWARDIAN BUFF**  
P. BURNS TRIM  
FIBER CEMENT LAP SIDING  
FIBER CEMENT TRIM



**CLARKE STREET RENDERING**



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.736.1156  
VANCOUVER, BC CANADA V6V 1N3 FAX: 403.731.9279



NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA/DP Application
03	Jun. 14, 2023	HRA/DP Revision

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

MATERIALS

DATE 4/14/2023 4:59:28 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE

JOB NUMBER 20040

A-0.08

Considered at the Regular Council Meeting of July 25, 2023



MEWS FROM CLARKE STREET



QUEENS STREET & SPRING STREET



RENTAL BUILDING FROM SPRING & MEWS



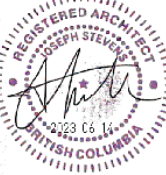
MARKET BUILDING FROM SPRING & MEWS



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300-224 WEST 8TH AVENUE TEL: 604.736.1156  
VANCOUVER, BC CANADA V6J 1N6 FAX: 604.731.9279

Placemaker  
COMMUNITIES

NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
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MARY ANNE'S PL  
2400 CLARKE ST

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3D VIEWS

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SCALE

JOB NUMBER 20040

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Considered at the Regular Council Meeting of July 25, 2023



CLARKE STREET FRONTAGE @ KYLE STREET



CLARKE STREET FROM QUEENS



CORNER OF KYLE STREET & CLARKE STREET



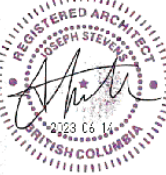
RENTAL BUILDING @ CLARKE STREET & MEWS



GBL ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.726.1156  
VANCOUVER, BC CANADA V6J 1N3 FAX: 403.721.9279



NOTES



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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

3D VIEWS

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DRAWN BY Author  
CHECKED BY Checker  
SCALE

JOB NUMBER 20040

A-0.09A

Considered at the Regular Council Meeting of July 25, 2023

655

Attachment 2

LOADING STRATEGY

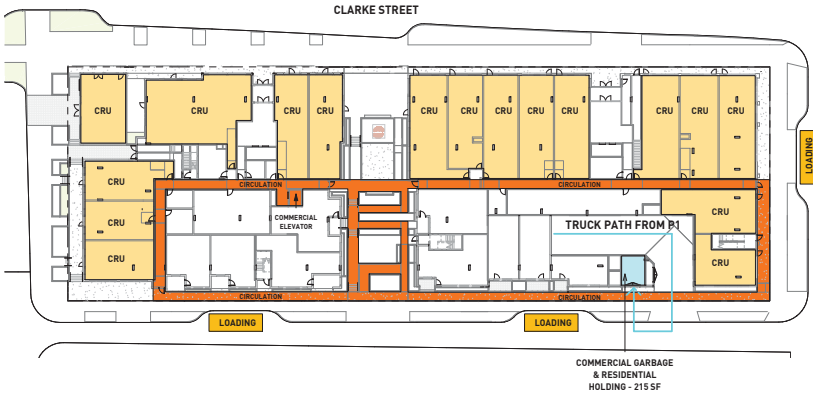
Three loading bays are located off site along Spring Street and Kyle Street to serve the entire development. These loading laybys allow easy access to either of the service corridors for the market and rental buildings, serving the commercial spaces and both residential lobbies.

By placing two loading stalls along Spring St and one at Kyle St, the access and loading can be easily managed for commercial spaces spanning the whole block.

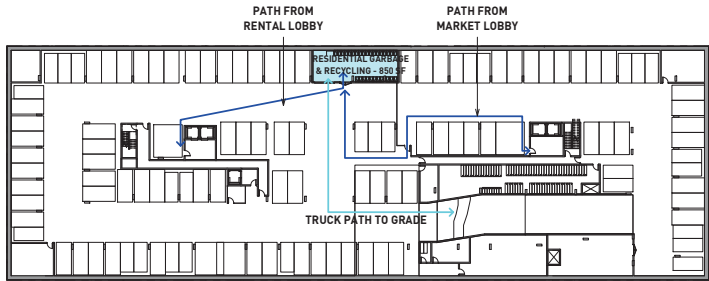
WASTE STRATEGY

Residential garbage and recycling is centrally located at P1 where both market and rental lobbies have easy access. A low-profile garbage compactor can be hauled through the parkade while the residential recycling can be stored in a holding area at grade for collection.

The commercial garbage room is located on Spring Street. It is adequately sized to allow space for residential recycling holding as required for collection.



1 | LOADING & WASTE STRATEGY - L1  
1" = 30'-0"



2 | LOADING & WASTE STRATEGY - P1  
1" = 30'-0"



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
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NOTES



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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

LOADING & WASTE STRATEGY

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SCALE: 1" = 30'-0"  
JOB NUMBER: 20040

A-0.10

Considered at the Regular Council Meeting of July 25, 2023

**SUSTAINABILITY STRATEGY**

The development of a full block within Moody Centre allows for a number of unique opportunities for cultural, economic, and environmental sustainability measures to be implemented.

**CULTURAL SUSTAINABILITY**

The development is designed to preserve and better integrate the historic P. Burns Butcher shop into the Clarke Street frontage. By relocating it to the Queens Street Plaza, it will increase in prominence and continue to serve an important role in the community's history and identity.

The new pedestrian mews will feature new public art and provide an engaging public pathway, encouraging exploration and foot traffic through the site.

**ECONOMIC SUSTAINABILITY**

The new development will provide over 20,000 SF of new commercial space, providing many job opportunities and further strengthening future and existing businesses in Moody Centre as a retail destination.

A market housing building provides over 100 new homes targeted to a wide range of family sizes. A separate secured rental building will provide an additional 70+ units for a diverse range of income levels.

Live-work units fronting Spring Street give additional opportunities for small businesses and artists looking for a space to serve their unique needs.

**ENVIRONMENTAL SUSTAINABILITY**

Providing commercial space and housing within walking distance of the SkyTrain will reduce car dependence. When cars are needed, 20% of the commercial parking and all of the resident parking will allow for EV charging to further reduce fossil fuel usage.

The buildings will meet BC Step Code 3 for energy performance while providing a Low Carbon Energy System to ensure resident comfort through all seasons with minimal environmental impact. This will be achieved primarily through optimal building orientation, efficient massing, and a building envelope with less than 40% clear glazing.

<p>PEDESTRIAN MEWS</p> 	<p>PUBLIC ART</p> 	<p>RETAIL &amp; HOUSING</p> 	<p>TRANSIT</p> 	<p>EV CHARGING</p> 	<p>LOW CARBON SYSTEM</p> 
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P. BURNS BUILDING FROM CLARKE & QUEENS



SPRING STREET FRONTAGE @ KYLE STREET



CLARKE STREET FRONTAGE @ KYLE STREET



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NOTES



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MARY ANNE'S PL  
 2400 CLARKE ST

HRA / DP REVISION

SUSTAINABILITY

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JOB NUMBER: 20040

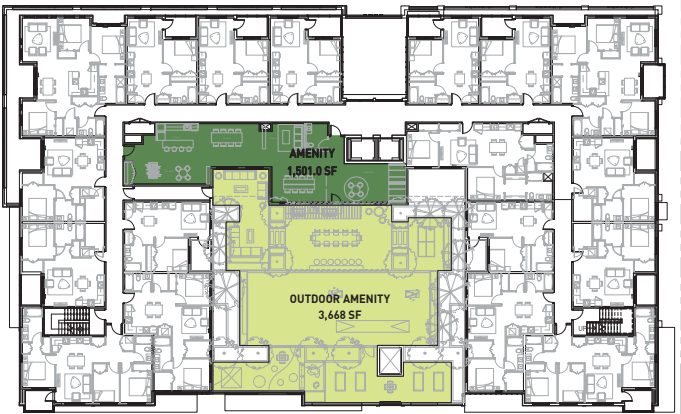
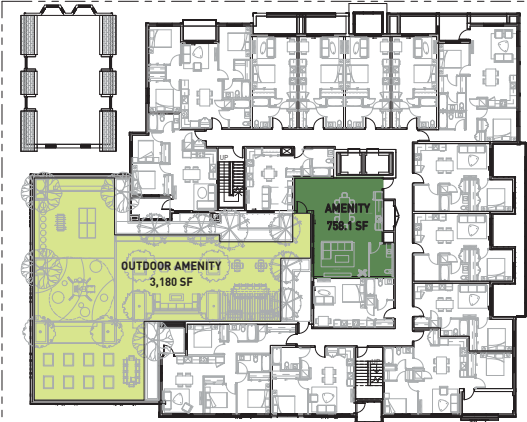
A-0.11



Considered at the Regular Council Meeting of July 25, 2023

657

Attachment 2



**RENTAL BUILDING**

AMENITY AREA REQUIRED - RENTAL		
UNIT COUNT	AREA REQ'D (3sm / UNIT)	AREA REQ'D (SF)
78	234.00 m <sup>2</sup>	2,518.8 SF

AMENITY AREA PROVIDED - RENTAL		
INDOOR AREA	OUTDOOR AREA	TOTAL AREA
758.1 SF	3,180.0 SF	3,938.1 SF

**MARKET BUILDING**

AMENITY AREA REQUIRED - MARKET		
UNIT COUNT	AREA REQ'D (3sm / UNIT)	AREA REQ'D (SF)
103	309.00 m <sup>2</sup>	3,326.0 SF

AMENITY AREA PROVIDED - MARKET		
INDOOR AREA	OUTDOOR AREA	TOTAL AREA
1,501.0 SF	3,668.0 SF	5,169.0 SF



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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

RESIDENTIAL  
AMENITIES

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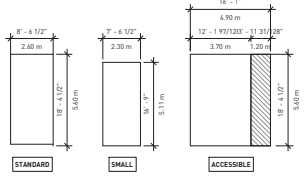
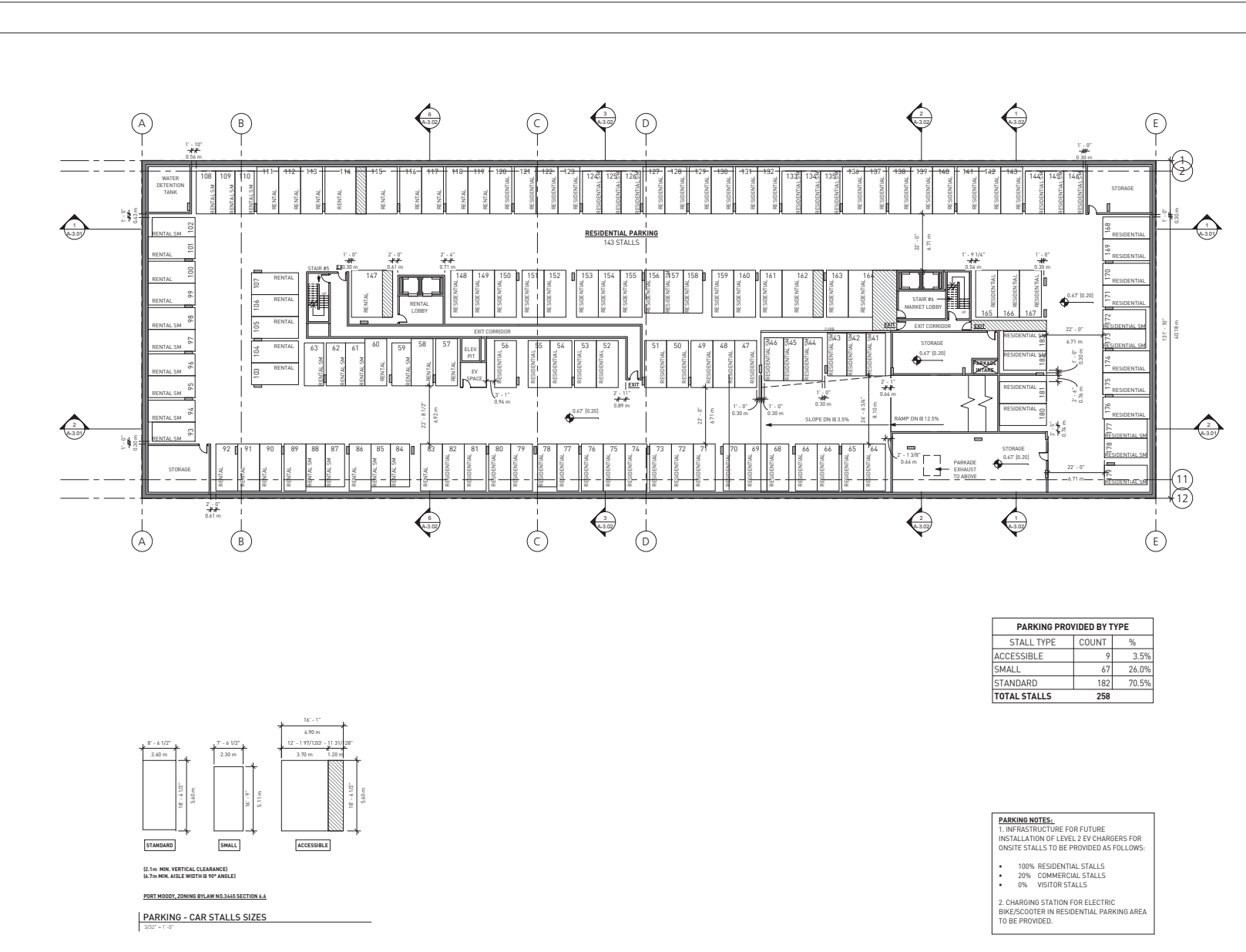
JOB NUMBER 20040

A-0.12

Considered at the Regular Council Meeting of July 25, 2023

658

Attachment 2



(2.1m MIN. VERTICAL CLEARANCE)  
(4.7m MIN. AISLE WIDTH @ 90° ANGLE)

PORT MOODY, ZONING BYLAW NO. 3445 SECTION 6.6

**PARKING - CAR STALLS SIZES**  
3/02 - 1-0

PARKING PROVIDED BY TYPE		
STALL TYPE	COUNT	%
ACCESSIBLE	9	3.5%
SMALL	67	26.0%
STANDARD	182	70.5%
<b>TOTAL STALLS</b>	<b>258</b>	

**PARKING NOTES:**  
1. INFRASTRUCTURE FOR FUTURE INSTALLATION OF LEVEL 2 EV CHARGERS FOR ONSITE STALLS TO BE PROVIDED AS FOLLOWS:  

- 100% RESIDENTIAL STALLS
- 20% COMMERCIAL STALLS
- 0% VISITOR STALLS

 2. CHARGING STATION FOR ELECTRIC BIKE/SCOOTER IN RESIDENTIAL PARKING AREA TO BE PROVIDED.



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.736.1156  
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NOTES



**REVISIONS**

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02	Aug. 29, 2022	HRA / DP Application
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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

P2

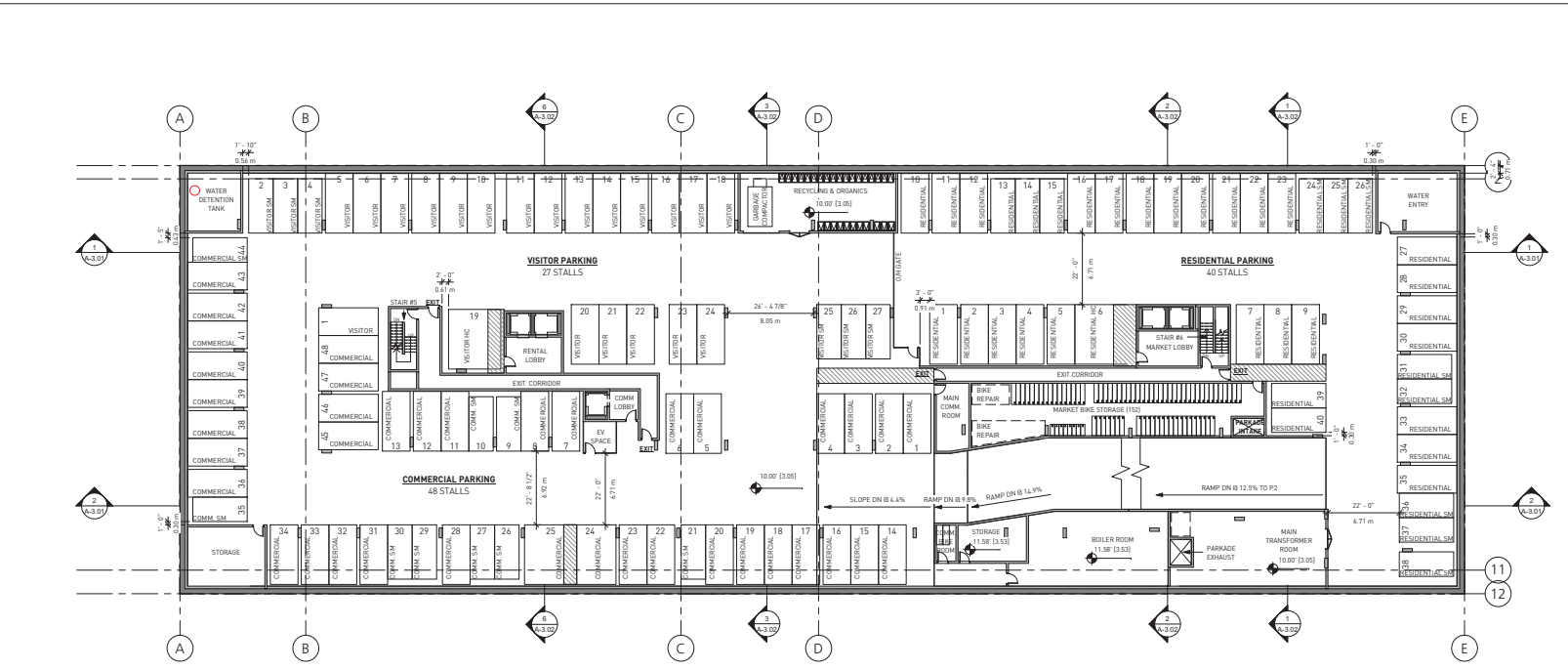
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JOB NUMBER: 20040

A-1.01

Considered at the Regular Council Meeting of July 25, 2023

659

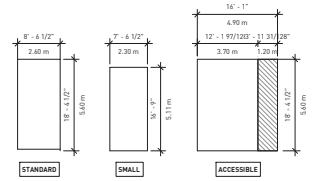
Attachment 2



NOTES

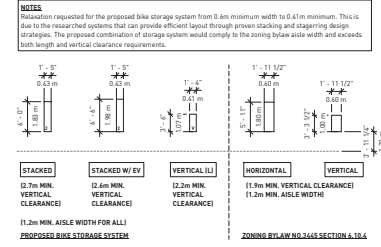
REVISIONS

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**PARKING - CAR STALLS SIZES**  
3/02' - 1'-0"

PORT MOODY, ZONING BYLAW NO. 3448 SECTION 6.6



**PARKING - BIKE STALLS SIZES**  
3/02' - 1'-0"

PROPOSED BIKE STORAGE SYSTEM

ZONING BYLAW NO. 3448 SECTION 6.10.4

**BIKES PROVIDED**

STALL TYPE	COUNT
<b>RENTAL BIKE</b>	
STACKED	52
STACKED W/ EV	12
VERTICAL (L)	53
<b>TOTAL</b>	<b>117</b>
<b>MARKET BIKE</b>	
STACKED	136
STACKED W/ EV	16
<b>TOTAL</b>	<b>152</b>
<b>COMMERCIAL BIKE</b>	
HORIZONTAL	2
VERTICAL	2
<b>TOTAL STALLS</b>	<b>271</b>

**PARKING PROVIDED BY TYPE**

STALL TYPE	COUNT	%
ACCESSIBLE	9	3.5%
SMALL	67	26.0%
STANDARD	182	70.5%
<b>TOTAL STALLS</b>	<b>258</b>	

**PARKING NOTES:**

1. INFRASTRUCTURE FOR FUTURE INSTALLATION OF LEVEL 2 EV CHARGERS FOR ONSITE STALLS TO BE PROVIDED AS FOLLOWS:

- 100% RESIDENTIAL STALLS
- 20% COMMERCIAL STALLS
- 0% VISITOR STALLS

2. CHARGING STATION FOR ELECTRIC BIKE/SCOOTER IN RESIDENTIAL PARKING AREA TO BE PROVIDED.

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

P1

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JOB NUMBER: 20040

**A-1.02**

Considered at the Regular Council Meeting of July 25, 2023

660

Attachment 2



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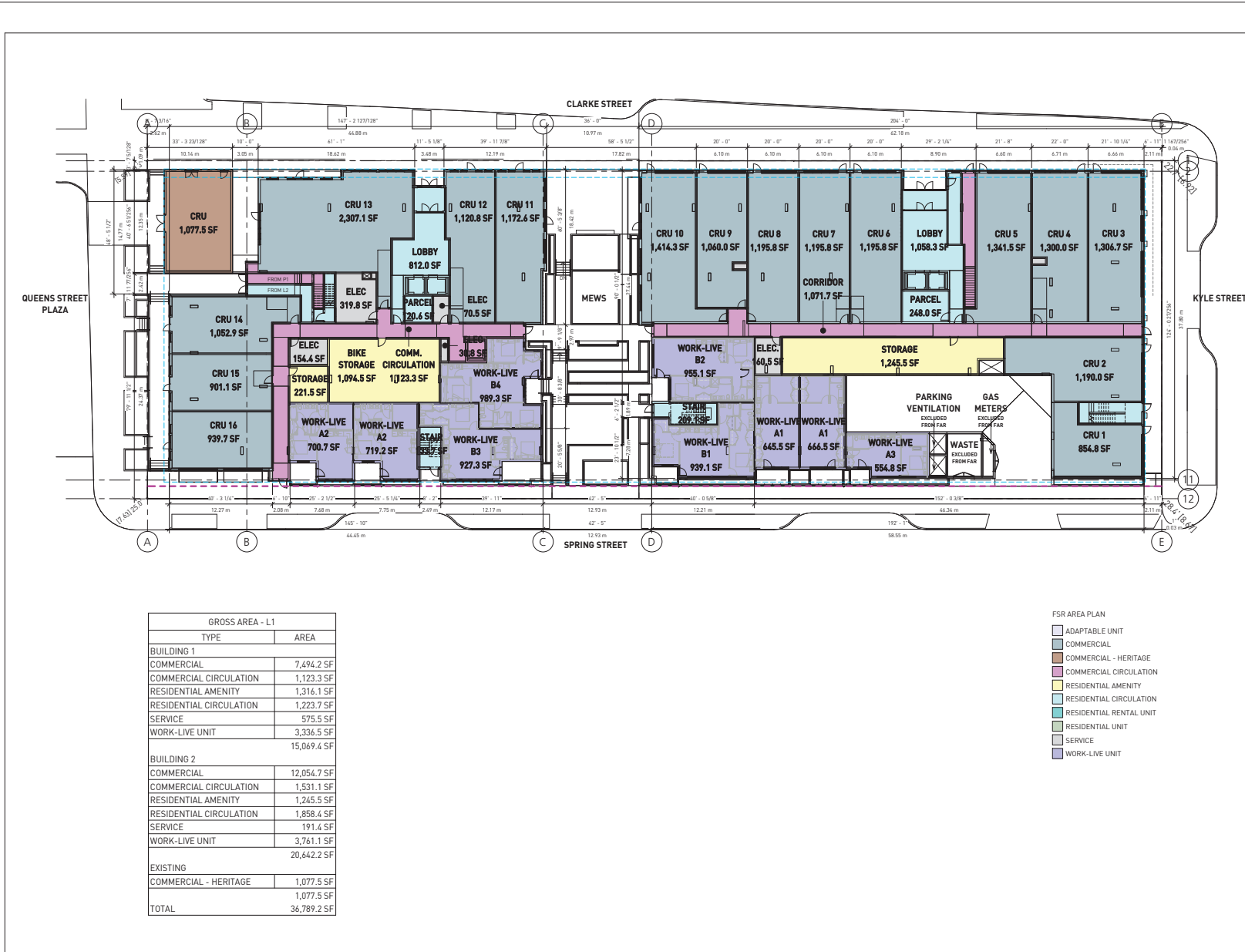
MARY ANNE'S PL  
2400 CLARKE ST

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L1 - FAR

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JOB NUMBER: 20040

A-1.03a



GROSS AREA - L1	
TYPE	AREA
<b>BUILDING 1</b>	
COMMERCIAL	7,494.2 SF
COMMERCIAL CIRCULATION	1,123.3 SF
RESIDENTIAL AMENITY	1,316.1 SF
RESIDENTIAL CIRCULATION	1,223.7 SF
SERVICE	575.5 SF
WORK-LIVE UNIT	3,336.5 SF
	15,069.4 SF
<b>BUILDING 2</b>	
COMMERCIAL	12,054.7 SF
COMMERCIAL CIRCULATION	1,531.1 SF
RESIDENTIAL AMENITY	1,245.5 SF
RESIDENTIAL CIRCULATION	1,858.4 SF
SERVICE	191.4 SF
WORK-LIVE UNIT	3,761.1 SF
	20,642.2 SF
<b>EXISTING</b>	
COMMERCIAL - HERITAGE	1,077.5 SF
	1,077.5 SF
<b>TOTAL</b>	<b>36,789.2 SF</b>

- FSR AREA PLAN
- ADAPTABLE UNIT
  - COMMERCIAL
  - COMMERCIAL - HERITAGE
  - COMMERCIAL CIRCULATION
  - RESIDENTIAL AMENITY
  - RESIDENTIAL CIRCULATION
  - RESIDENTIAL RENTAL UNIT
  - RESIDENTIAL UNIT
  - SERVICE
  - WORK-LIVE UNIT

Considered at the Regular Council Meeting of July 25, 2023

661

Attachment 2



GROSS AREA - L2	
TYPE	AREA
BUILDING 1	
RESIDENTIAL AMENITY	758.1 SF
RESIDENTIAL CIRCULATION	1,288.9 SF
RESIDENTIAL RENTAL UNIT	8,758.0 SF
SERVICE	50.6 SF
	10,855.7 SF
BUILDING 2	
RESIDENTIAL AMENITY	1,501.0 SF
RESIDENTIAL CIRCULATION	2,047.1 SF
RESIDENTIAL UNIT	12,468.7 SF
SERVICE	111.3 SF
	16,128.1 SF
EXISTING	
RESIDENTIAL RENTAL UNIT	1,077.1 SF
TOTAL	28,060.8 SF

- FSR AREA PLAN
- ADAPTABLE UNIT
  - COMMERCIAL
  - COMMERCIAL - HERITAGE
  - COMMERCIAL CIRCULATION
  - RESIDENTIAL AMENITY
  - RESIDENTIAL CIRCULATION
  - RESIDENTIAL RENTAL UNIT
  - RESIDENTIAL UNIT
  - SERVICE
  - WORK-LIVE UNIT

gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.736.1156  
VANCOUVER BC CANADA V6B 1N6 FAX: 403.731.9279

Placemaker COMMUNITIES

NOTES

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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L2 - FAR

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CHECKED BY: Checker  
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JOB NUMBER: 20040

**A-1.04a**

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662

Attachment 2



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NOTES



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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L3 - FAR

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CHECKED BY Checker  
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JOB NUMBER 20040

A-1.05a



Considered at the Regular Council Meeting of July 25, 2023

663

Attachment 2



GROSS AREA - L4	
TYPE	AREA
BUILDING 1	
RESIDENTIAL CIRCULATION	1,233.3 SF
RESIDENTIAL RENTAL UNIT	9,513.6 SF
SERVICE	50.6 SF
	10,797.5 SF
BUILDING 2	
RESIDENTIAL CIRCULATION	1,903.3 SF
RESIDENTIAL UNIT	14,112.9 SF
SERVICE	111.9 SF
	16,128.1 SF
<b>TOTAL</b>	<b>26,925.6 SF</b>

- FSR AREA PLAN
- ADAPTABLE UNIT
  - COMMERCIAL
  - COMMERCIAL - HERITAGE
  - COMMERCIAL CIRCULATION
  - RESIDENTIAL AMENITY
  - RESIDENTIAL CIRCULATION
  - RESIDENTIAL RENTAL UNIT
  - RESIDENTIAL UNIT
  - SERVICE
  - WORK-LIVE UNIT

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Placemaker COMMUNITIES

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MARY ANNE'S PL  
2400 CLARKE ST

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L4 - FAR

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DRAWN BY: Adam  
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JOB NUMBER: 20040

**A-1.06a**

Considered at the Regular Council Meeting of July 25, 2023



GROSS AREA - L5	
TYPE	AREA
<b>BUILDING 1</b>	
RESIDENTIAL CIRCULATION	1,233.3 SF
RESIDENTIAL RENTAL UNIT	9,513.6 SF
SERVICE	50.6 SF
	10,797.5 SF
<b>BUILDING 2</b>	
RESIDENTIAL CIRCULATION	1,903.3 SF
RESIDENTIAL UNIT	14,112.9 SF
SERVICE	111.9 SF
	16,128.1 SF
<b>TOTAL</b>	<b>26,925.6 SF</b>

- FSR AREA PLAN
- ADAPTABLE UNIT
  - COMMERCIAL
  - COMMERCIAL - HERITAGE
  - COMMERCIAL CIRCULATION
  - RESIDENTIAL AMENITY
  - RESIDENTIAL CIRCULATION
  - RESIDENTIAL RENTAL UNIT
  - RESIDENTIAL UNIT
  - SERVICE
  - WORK-LIVE UNIT



gbl ARCHITECTS INC.  
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MARY ANNE'S PL  
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HRA / DP REVISION

L5 - FAR

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JOB NUMBER: 20040

A-1.07a

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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L6 - FAR

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JOB NUMBER 20040

A-1.08a



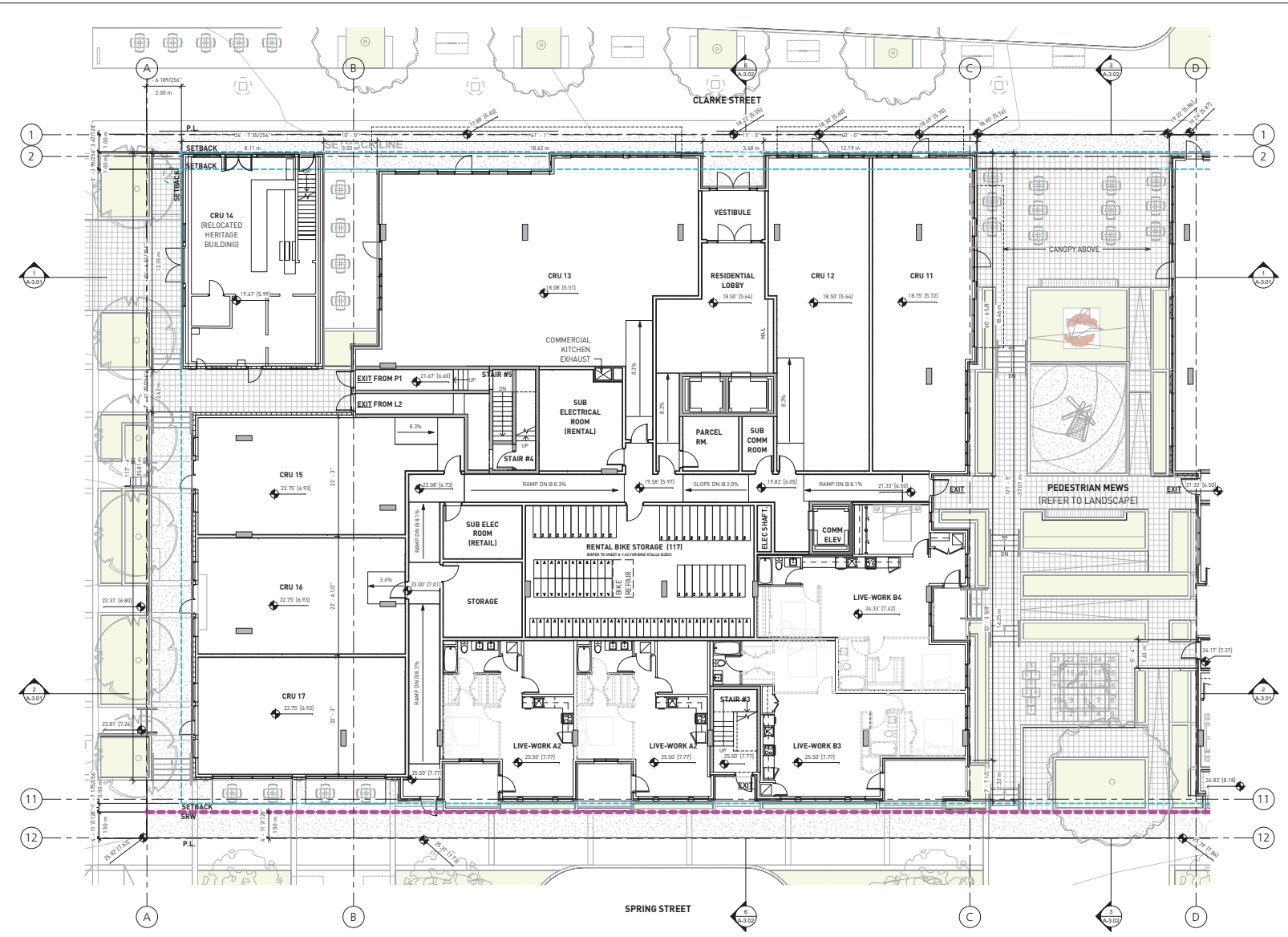
GROSS AREA - L6	
TYPE	AREA
BUILDING 1	
RESIDENTIAL CIRCULATION	1,141.1 SF
RESIDENTIAL RENTAL UNIT	7,143.5 SF
SERVICE	50.3 SF
	8,334.8 SF
BUILDING 2	
RESIDENTIAL CIRCULATION	1,903.3 SF
RESIDENTIAL UNIT	14,112.9 SF
SERVICE	111.9 SF
	16,128.1 SF
TOTAL	24,462.9 SF

- FSR AREA PLAN
- ADAPTABLE UNIT
- COMMERCIAL
- COMMERCIAL - HERITAGE
- COMMERCIAL CIRCULATION
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL RENTAL UNIT
- RESIDENTIAL UNIT
- SERVICE
- WORK-LIVE UNIT

Considered at the Regular Council Meeting of July 25, 2023

666

Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L1 - RENTAL

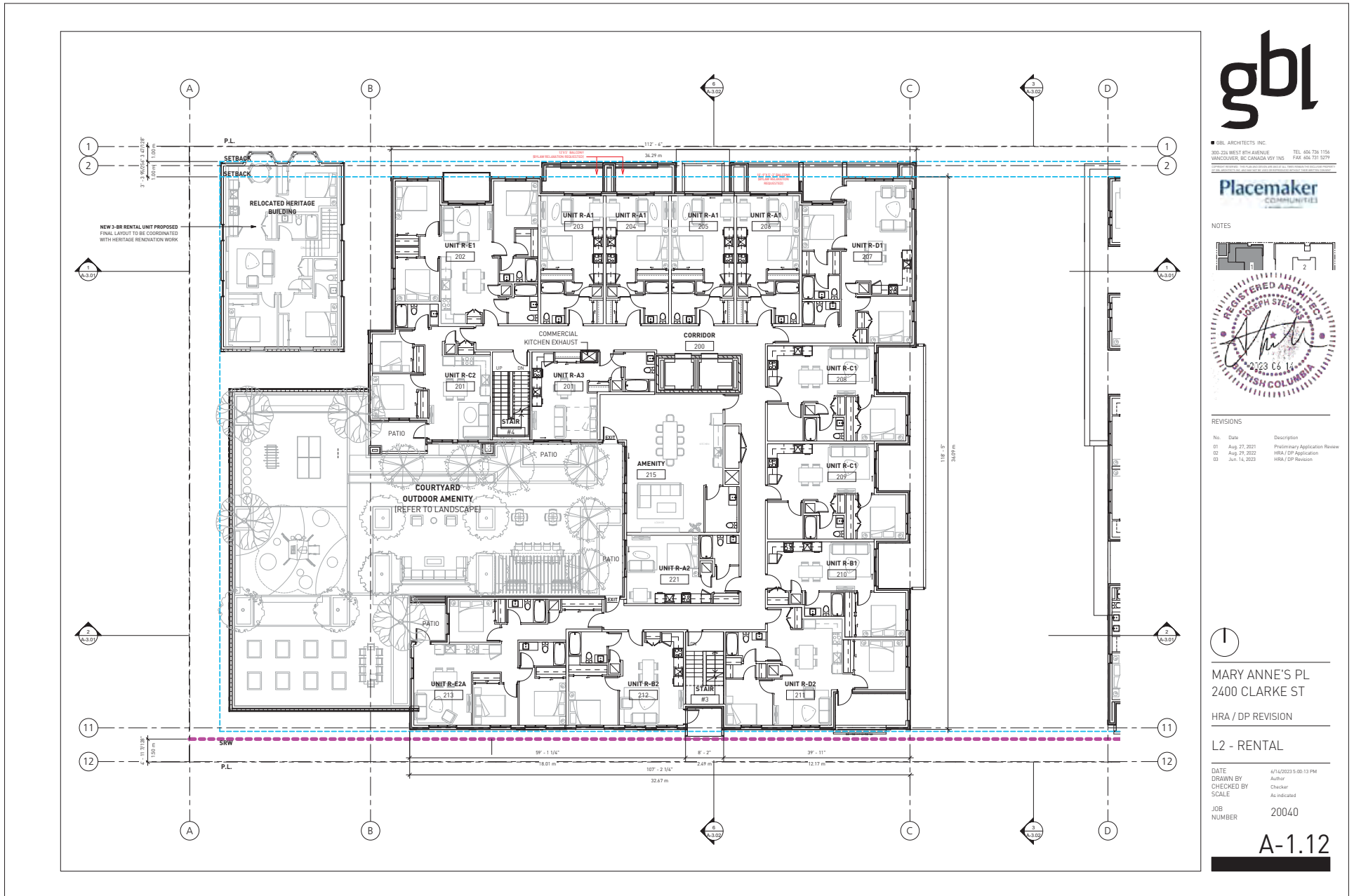
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CHECKED BY: Checker  
SCALE: As indicated  
JOB NUMBER: 20040

A-1.11

Considered at the Regular Council Meeting of July 25, 2023

667

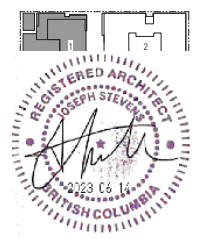
Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
VANCOUVER, BC CANADA V6V 1N6 FAX: 604.731.9279



NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L2 - RENTAL

DATE: 4/14/2023 5:05:13 PM  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: As Indicated  
JOB NUMBER: 20040

A-1.12

Considered at the Regular Council Meeting of July 25, 2023

668

Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.736.1156  
VANCOUVER, BC CANADA V7Y 1N3 FAX: 403.731.9279



NOTES



REVISIONS

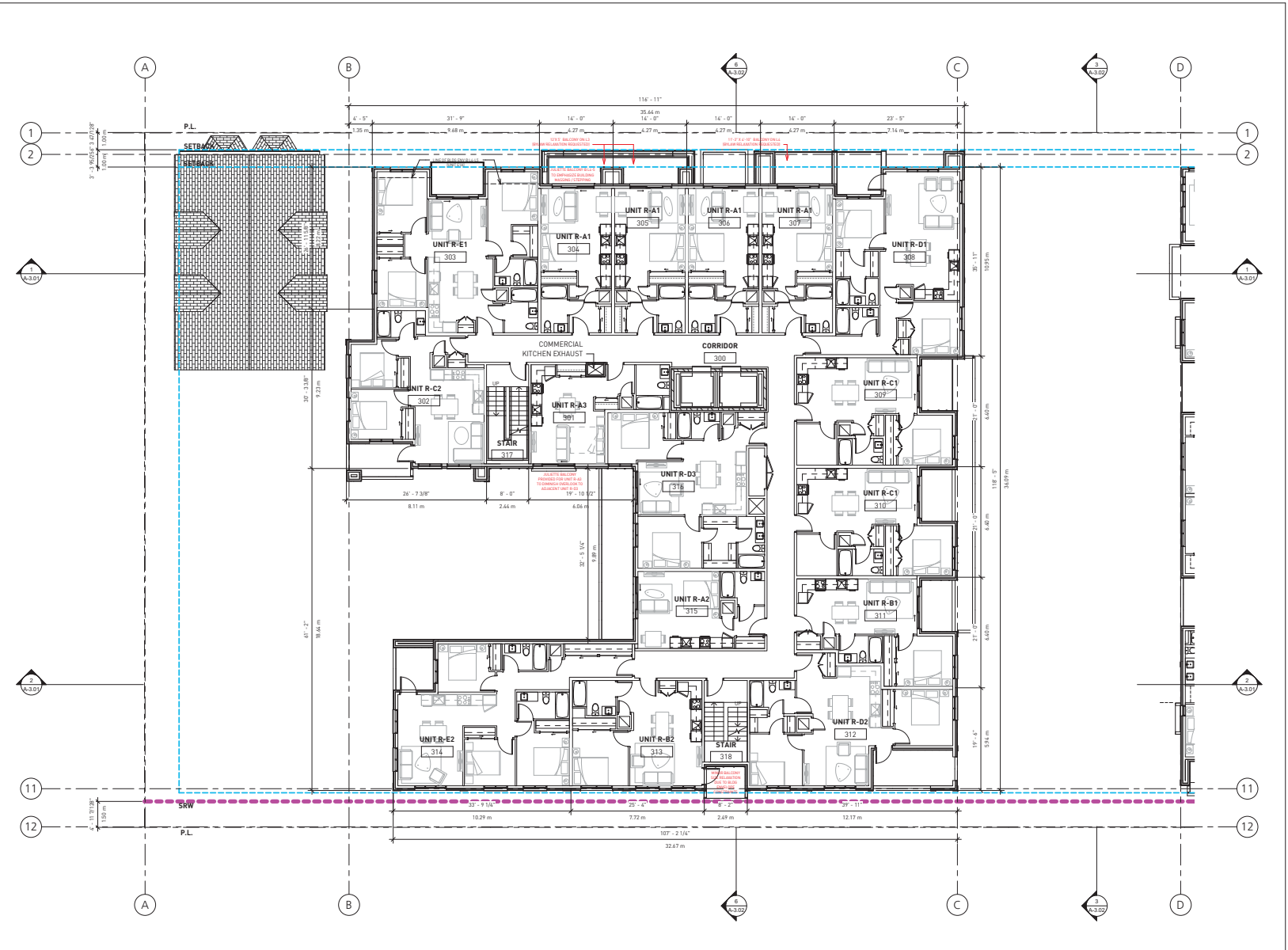
No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION  
L3-L5 - RENTAL

DATE: 4/14/2023 5:00:15 PM  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: As Indicated  
JOB NUMBER: 20040

A-1.13-15





Considered at the Regular Council Meeting of July 25, 2023

669

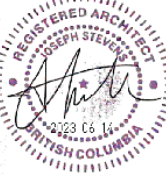
Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.726.1156  
VANCOUVER BC CANADA V6V 1N6 FAX: 403.721.9279



NOTES



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02	Aug. 29, 2022	HRA / DP Application
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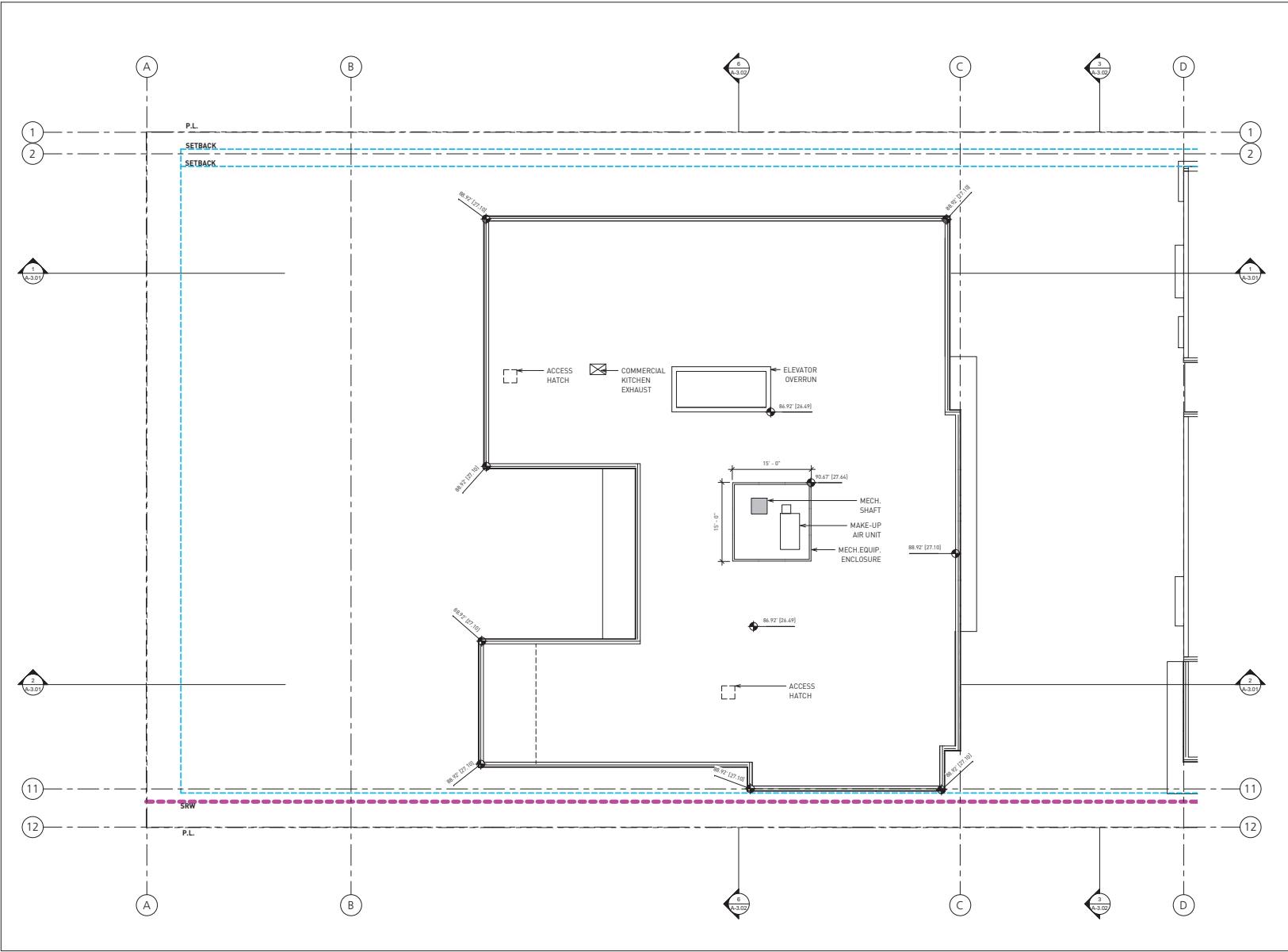
MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

ROOF - RENTAL

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CHECKED BY: Checker  
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JOB NUMBER: 20040

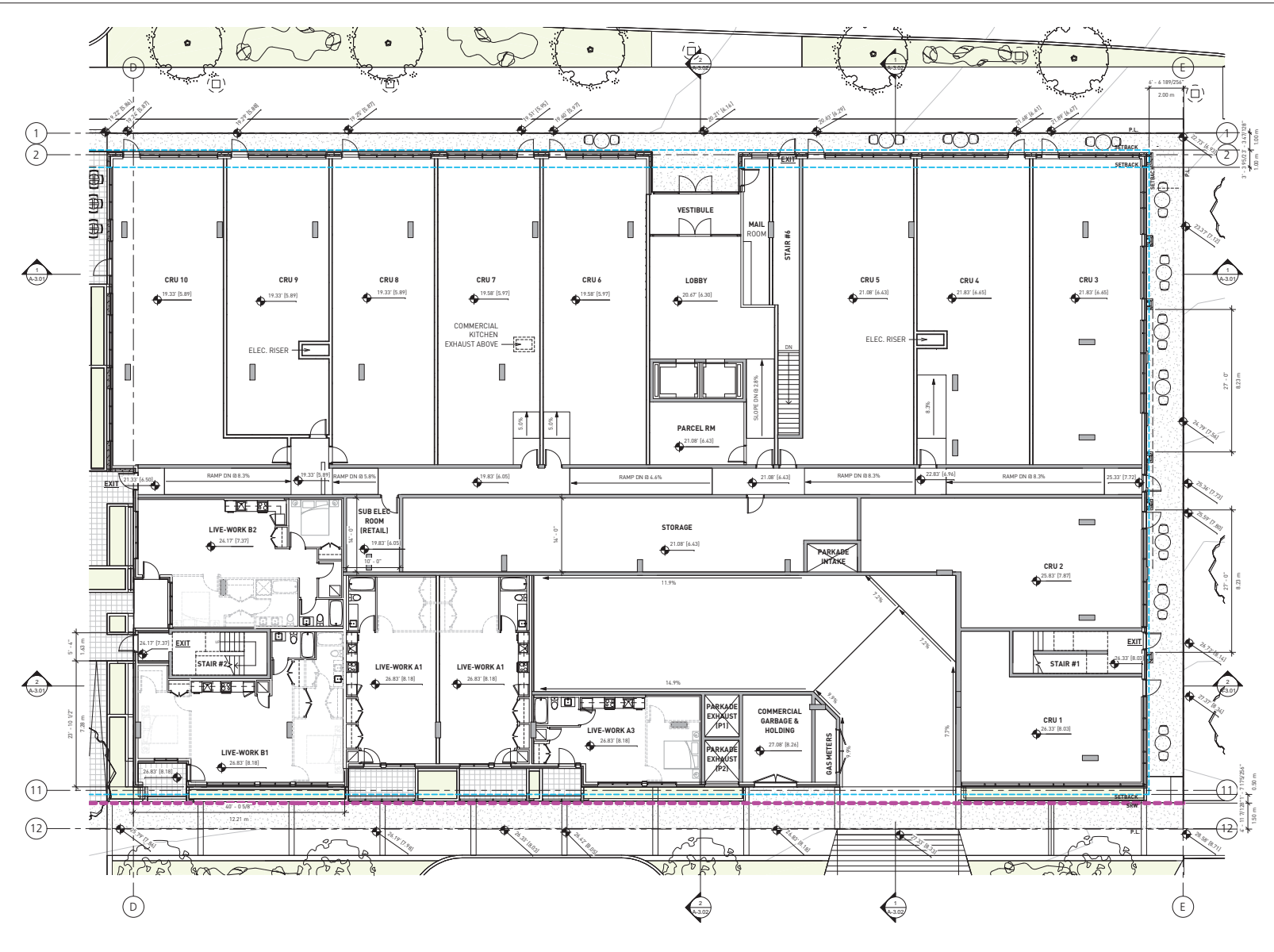
A-1.17



Considered at the Regular Council Meeting of July 25, 2023

670

Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
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NOTES



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02	Aug. 29, 2022	HRA / DP Application
03	Jan. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L1 - MARKET

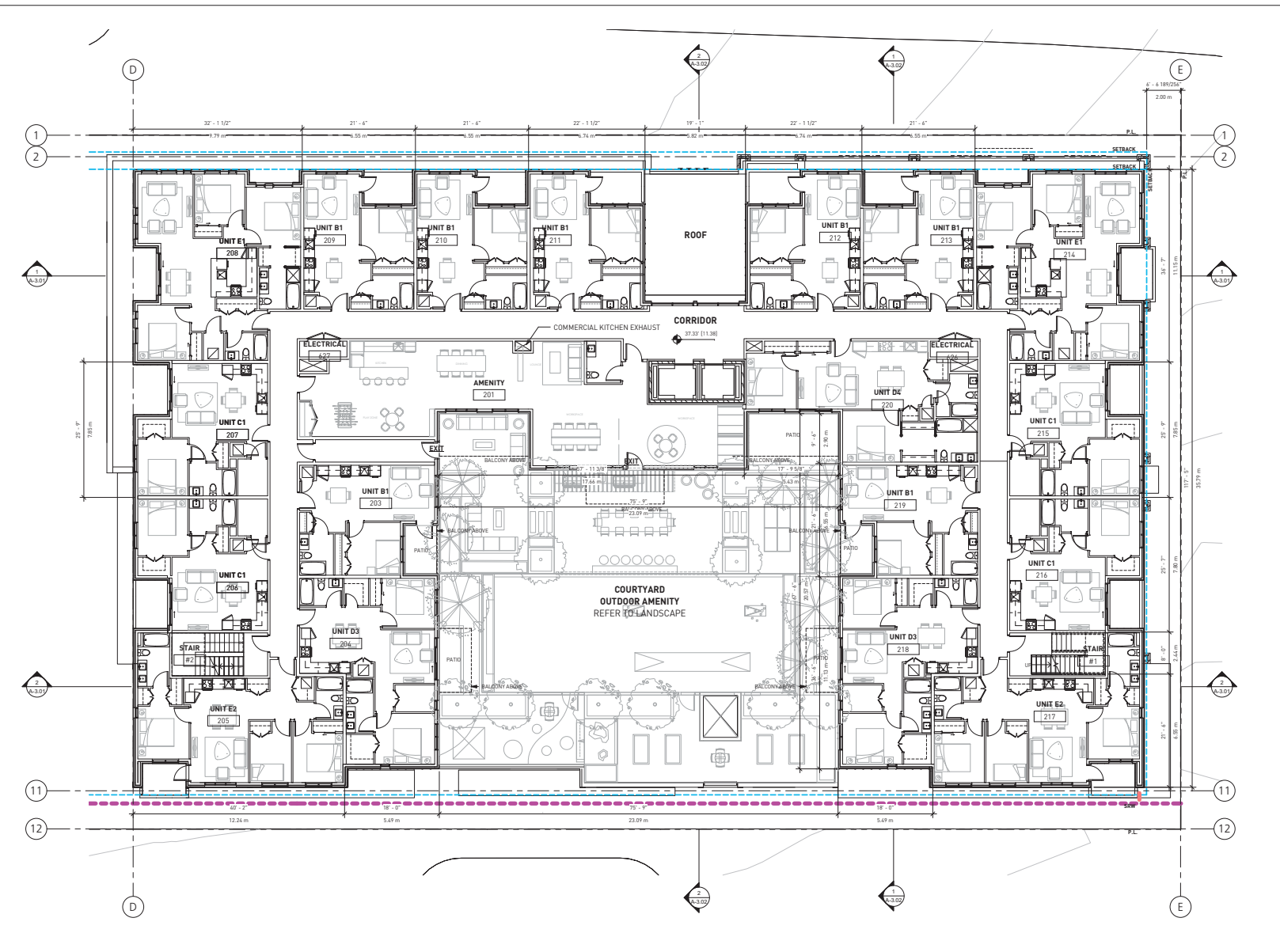
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CHECKED BY: Checker  
SCALE: As indicated  
JOB NUMBER: 20040

A-1.21

Considered at the Regular Council Meeting of July 25, 2023

671

Attachment 2



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300-226 WEST 8TH AVENUE TEL: 604.736.1156  
VANCOUVER, BC CANADA V6Z 1N6 FAX: 604.731.9279



NOTES



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No.	Date	Description
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02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L2 - MARKET

DATE 4/14/2023 5:00:20 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE As indicated  
JOB NUMBER 20040

A-1.22

Considered at the Regular Council Meeting of July 25, 2023

672

Attachment 2



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300-224 WEST 8TH AVENUE TEL: 604.736.1156  
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02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision

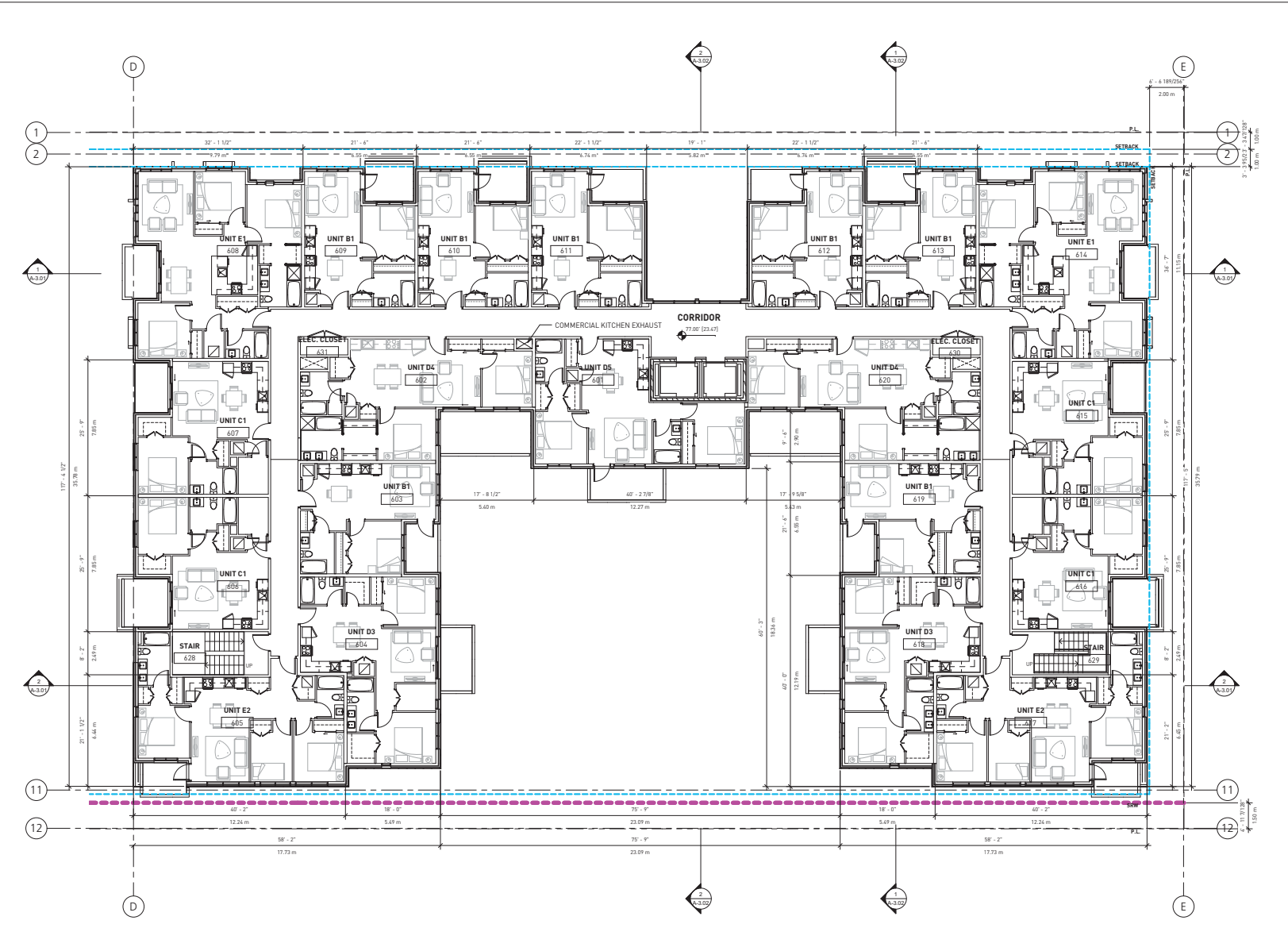
MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

L3-L6 - MARKET

DATE 4/14/2023 5:00:22 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE As indicated  
JOB NUMBER 20040

A-1.23-26







Considered at the Regular Council Meeting of July 25, 2023

674

Attachment 2



1 NORTH ELEVATION - CLARKE STREET  
1/16" = 1'-0"



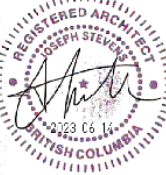
2 SOUTH ELEVATION - SPRING STREET  
1/16" = 1'-0"



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.726.1156  
VANCOUVER, BC CANADA V7Y 1N3 FAX: 604.721.9279



NOTES



REVISIONS

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02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS

DATE	4/14/2023 9:00:34 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	20040

A-2.01

Considered at the Regular Council Meeting of July 25, 2023

675

Attachment 2



1 NORTH ELEVATION - RENTAL - CLARKE STREET  
1/8" = 1'-0"



2 SOUTH ELEVATION - RENTAL - SPRING STREET  
1/8" = 1'-0"



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REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision

MATERIAL LEGEND			
#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Glass Black	-
B3a	Fiber Cement Panel	Harris Grey	-
B3b	Fiber Cement Lap Siding	Harris Grey	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Grey	-
B4a	Fiber Cement Panel	Edwardian Porch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Porch Grey	-
B5a	Fiber Cement Panel	Pendrell Green	-
B5b	Fiber Cement Lap Siding	Pendrell Green	-
B6	Fiber Cement Lap Siding	Mill Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Buff	-
B7b	Fiber Cement Lap Siding	Edwardian Buff	-
B8	Porcelain/Metal Panel	Oside	-
C1	Exposed Concrete	Grey	-
D1	Storefront	Charcoal	-
D2	Vinyl Glazing	Charcoal	-
E1	Picket Railing	Charcoal	-
E2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F1a	Canopy, Textile	White	-
F2	Canopy, Glass	White	-

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS -  
RENTAL

DATE: 4/14/2023 5:05:44 PM  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: As indicated  
JOB NUMBER: 20040

A-2.02

Considered at the Regular Council Meeting of July 25, 2023

676

Attachment 2



1 EAST ELEVATION - RENTAL - MEWS  
1/8" = 1'-0"



2 WEST ELEVATION - RENTAL - QUEENS  
1/8" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Glass Black	-
B3a	Fiber Cement Panel	Harris Grey	-
B3b	Fiber Cement Lap Siding	Harris Grey	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Grey	-
B4a	Fiber Cement Panel	Edwardian Porch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Porch Grey	-
B5a	Fiber Cement Panel	Pendrell Green	-
B5b	Fiber Cement Lap Siding	Pendrell Green	-
B6	Fiber Cement Lap Siding	Mill Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Buff	-
B7b	Fiber Cement Lap Siding	Edwardian Buff	-
B8	Porcelain/Metal Panel	Oxide	-
C1	Exposed Concrete	Grey	-
D1	Storefront	Charcoal	-
D2	Vinyl Glazing	Charcoal	-
E1	Picket Railing	Charcoal	-
E2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F1a	Canopy, Textile	White	-
F2	Canopy, Glass	White	-

**gbl**  
 GBL ARCHITECTS INC.  
 300-226 WEST 8TH AVENUE TEL: 604-736-1156  
 VANCOUVER, BC CANADA V6J 1N6 FAX: 604-731-9279

**Placemaker**  
 COMMUNITIES

NOTES

REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
 2400 CLARKE ST  
 HRA / DP REVISION  
 ELEVATIONS -  
 RENTAL

DATE: 4/14/2023 5:01:15 PM  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 SCALE: As Indicated  
 JOB NUMBER: 20040

**A-2.03**



Considered at the Regular Council Meeting of July 25, 2023

677

Attachment 2



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NOTES



REVISIONS

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02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION  
ELEVATIONS -  
MARKET

DATE: 4/14/2023 5:01:19 PM  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1/8" = 1'-0"

JOB NUMBER: 20040

A-2.04



Considered at the Regular Council Meeting of July 25, 2023

678

Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.726.1156  
VANCOUVER, BC CANADA V6J 1N6 FAX: 403.721.9279



NOTES



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03	Jun. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS -  
MARKET

DATE 4/14/2023 5:01:27 PM  
DRAWN BY Author  
CHECKED BY Checker

SCALE 1/8" = 1'-0"  
JOB NUMBER 20040

A-2.05



1 SOUTH ELEVATION - MARKET - SPRING STREET  
02 - 1-0

MATERIAL LEGEND			
#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Glass Black	-
B3a	Fiber Cement Panel	Harris Grey	-
B3b	Fiber Cement Lap Siding	Harris Grey	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Grey	-
B4a	Fiber Cement Panel	Edwardian Porch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Porch Grey	-
B5a	Fiber Cement Panel	Pendrell Green	-
B5b	Fiber Cement Lap Siding	Pendrell Green	-
B6	Fiber Cement Lap Siding	Mill Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Buff	-
B7b	Fiber Cement Lap Siding	Edwardian Buff	-
B8	Porcelain/Metal Panel	Oxide	-
C1	Exposed Concrete	Grey	-
D1	Storefront	Charcoal	-
D2	Vinyl Glazing	Charcoal	-
E1	Picket Railing	Charcoal	-
E2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F1a	Canopy, Textile	White	-
F2	Canopy, Glass	White	-



Considered at the Regular Council Meeting of July 25, 2023

679

Attachment 2



1 EAST ELEVATION - MARKET - KYLE STREET  
1/8" = 1'-0"



2 WEST ELEVATION - MARKET - MEWS  
1/8" = 1'-0"

MATERIAL LEGEND			
#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fiber Cement Panel / Trim	Arctic White	-
B1b	Fiber Cement Panel w/ Vertical Battens	Arctic White	-
B2	Fiber Cement Panel	Glass Black	-
B3a	Fiber Cement Panel	Harris Grey	-
B3b	Fiber Cement Lap Siding	Harris Grey	-
B3c	Fiber Cement Panel w/ Vertical Battens	Harris Grey	-
B4a	Fiber Cement Panel	Edwardian Porch Grey	-
B4b	Fiber Cement Lap Siding	Edwardian Porch Grey	-
B5a	Fiber Cement Panel	Pendrell Green	-
B5b	Fiber Cement Lap Siding	Pendrell Green	-
B6	Fiber Cement Lap Siding	Mill Springs Blue	-
B7a	Fiber Cement Panel	Edwardian Bull	-
B7b	Fiber Cement Lap Siding	Edwardian Bull	-
B8	Porcelain/Metal Panel	Oside	-
C1	Exposed Concrete	Grey	-
D1	Storefront	Charcoal	-
D2	Vinyl Glazing	Charcoal	-
E1	Picket Railing	Charcoal	-
E2	Glass Railing	Charcoal	-
F1	Canopy, Textile	Charcoal	-
F1a	Canopy, Textile	White	-
F2	Canopy, Glass	White	-



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.726.1156  
VANCOUVER, BC CANADA V6B 1N6 FAX: 403.721.9279



NOTES



REVISIONS

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02	Aug. 29, 2022	HRA / DP Application
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MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

ELEVATIONS -  
MARKET

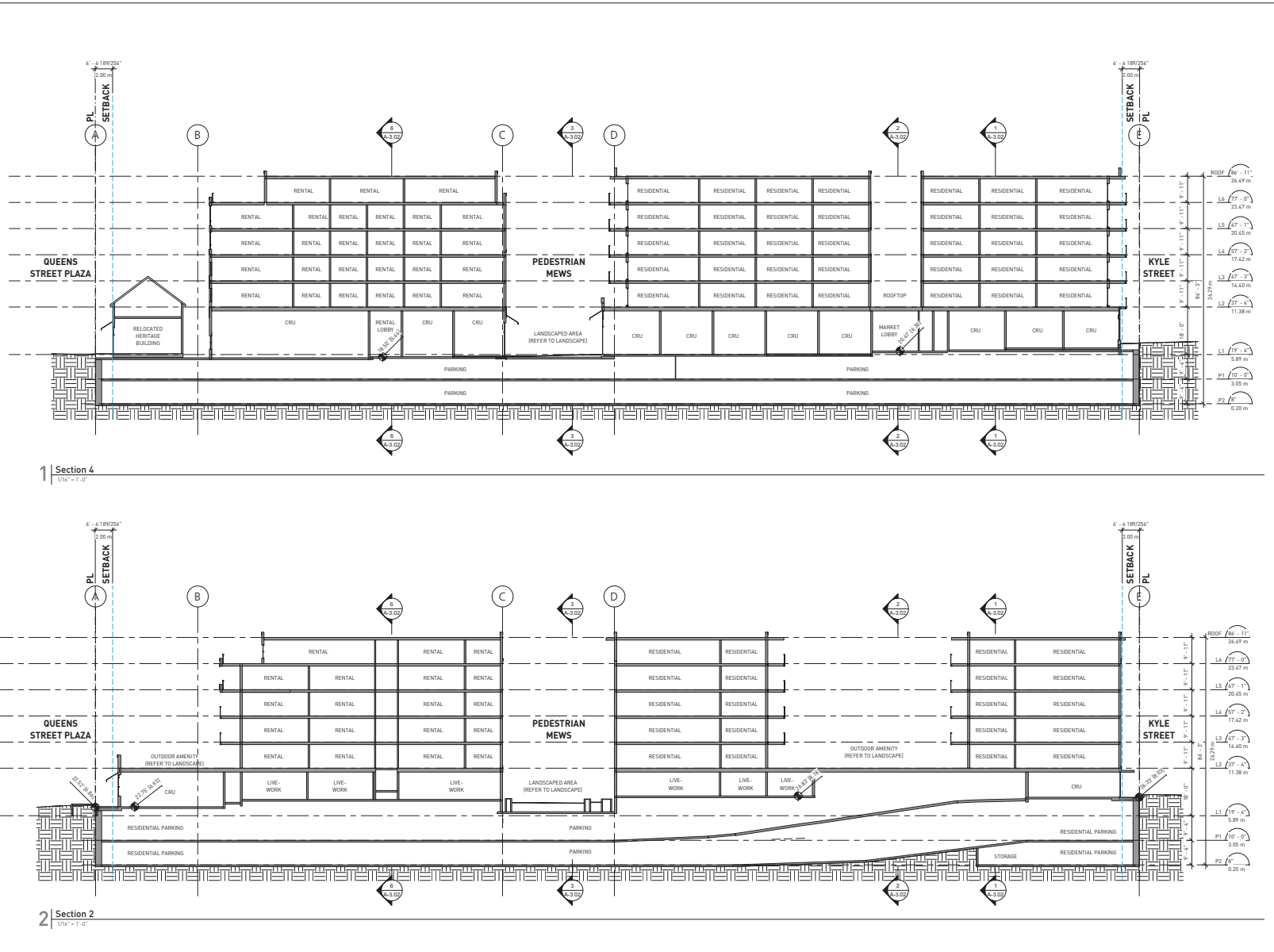
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CHECKED BY -  
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JOB NUMBER 20040

A-2.06

Considered at the Regular Council Meeting of July 25, 2023

680

Attachment 2



**gbl**

■ GBL ARCHITECTS INC.  
 300-224 WEST 8TH AVENUE TEL: 604.736.1156  
 VANCOUVER, BC CANADA V6Y 1N6 FAX: 604.731.9279

**Placemaker COMMUNITIES**

NOTES

REGISTERED ARCHITECT  
 JOSEPH STEVENSON  
 2023 Co. 17  
 BRITISH COLUMBIA

REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
 2400 CLARKE ST  
 HRA / DP REVISION

SECTIONS

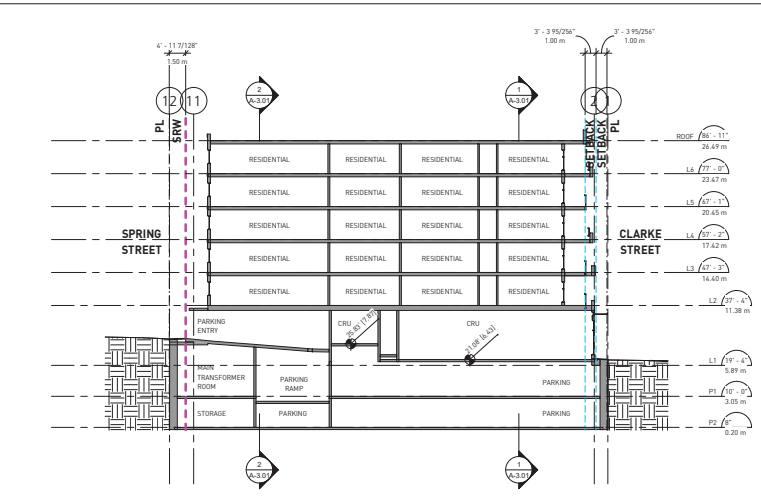
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 JOB NUMBER: 20040

**A-3.01**

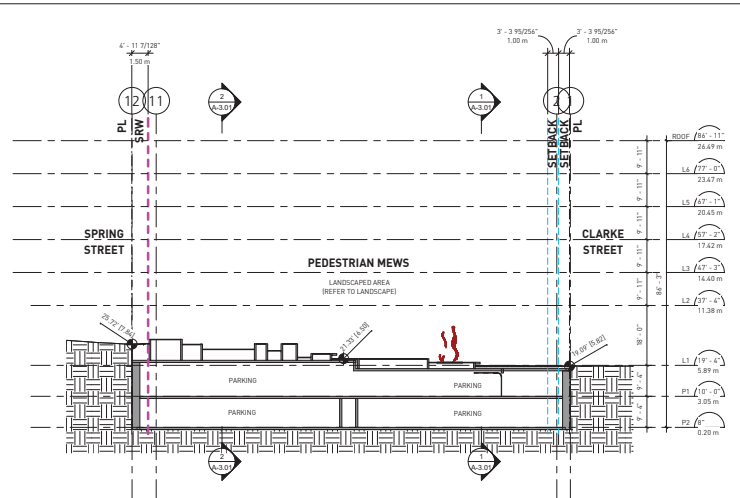
Considered at the Regular Council Meeting of July 25, 2023

681

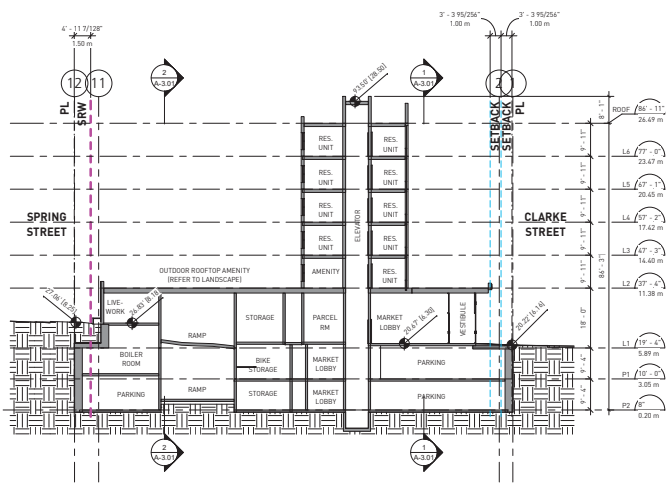
Attachment 2



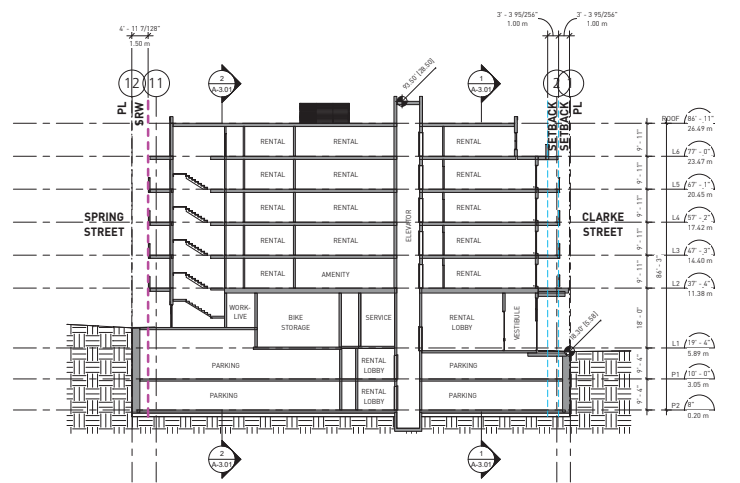
**1** PARKADE ENTRY  
1/16" = 1'-0"



**3** PEDESTRIAN MEWS  
1/16" = 1'-0"



**2** MARKET LOBBY  
1/16" = 1'-0"



**6** RENTAL LOBBY  
1/16" = 1'-0"

**gbl**

■ GBL ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
VANCOUVER, BC CANADA V6Y 1N6 FAX: 604.731.9279

**Placemaker**  
COMMUNITIES

NOTES

REVISIONS

No.	Date	Description
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MARY ANNE'S PL  
2400 CLARKE ST  
HRA / DP REVISION

SECTIONS

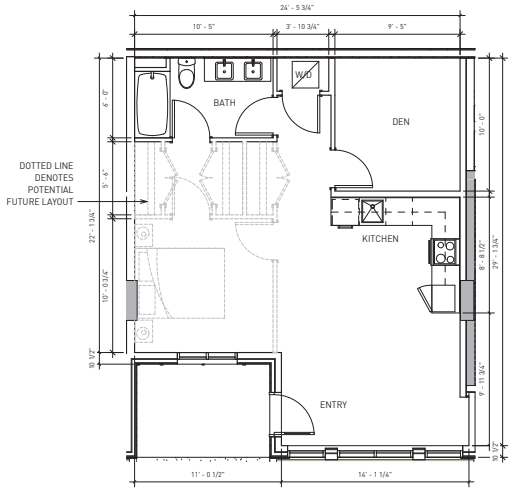
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DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1/16" = 1'-0"  
JOB NUMBER: 20040

**A-3.02**

Considered at the Regular Council Meeting of July 25, 2023

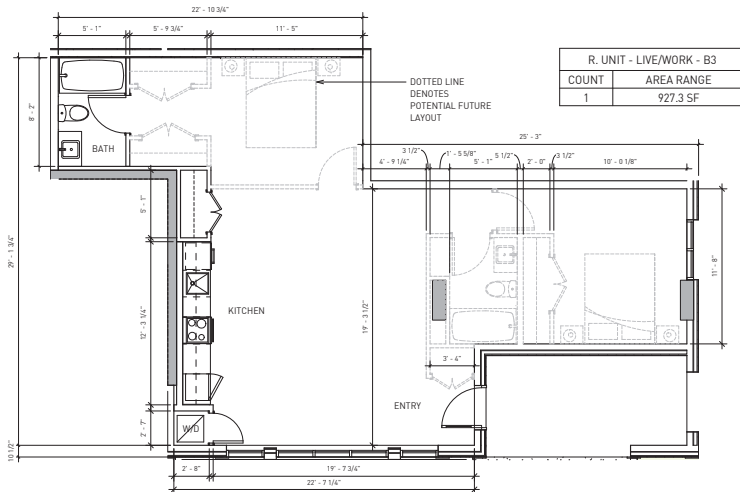
682

Attachment 2



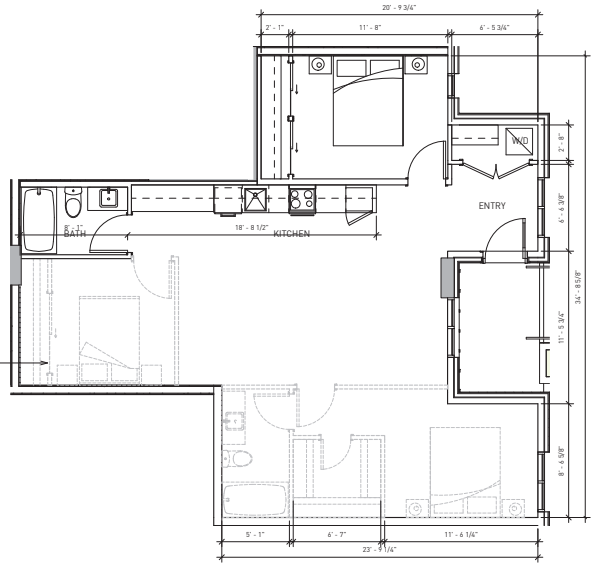
1 LIVE & WORK A2, RENTAL BLDG  
1/4" = 1'-0"

R. UNIT - LIVE/WORK - A2	
COUNT	AREA RANGE
2	700.7 SF ... 719.2 SF



2 LIVE & WORK B3, RENTAL BLDG  
1/4" = 1'-0"

R. UNIT - LIVE/WORK - B3	
COUNT	AREA RANGE
1	927.3 SF



3 LIVE & WORK B4, RENTAL BLDG  
1/4" = 1'-0"

R. UNIT - LIVE/WORK - B4	
COUNT	AREA RANGE
1	989.3 SF



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604-736-1156  
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NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION  
UNIT PLANS -  
RENTAL LIVE-WORK

DATE: 4/14/2023 5:01:52 PM  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1/4" = 1'-0"

JOB NUMBER: 20040

A-4.01

Considered at the Regular Council Meeting of July 25, 2023

683

Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
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NOTES



REVISIONS

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02	Aug. 29, 2022	HRA / DP Application
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MARY ANNE'S PL  
2400 CLARKE ST

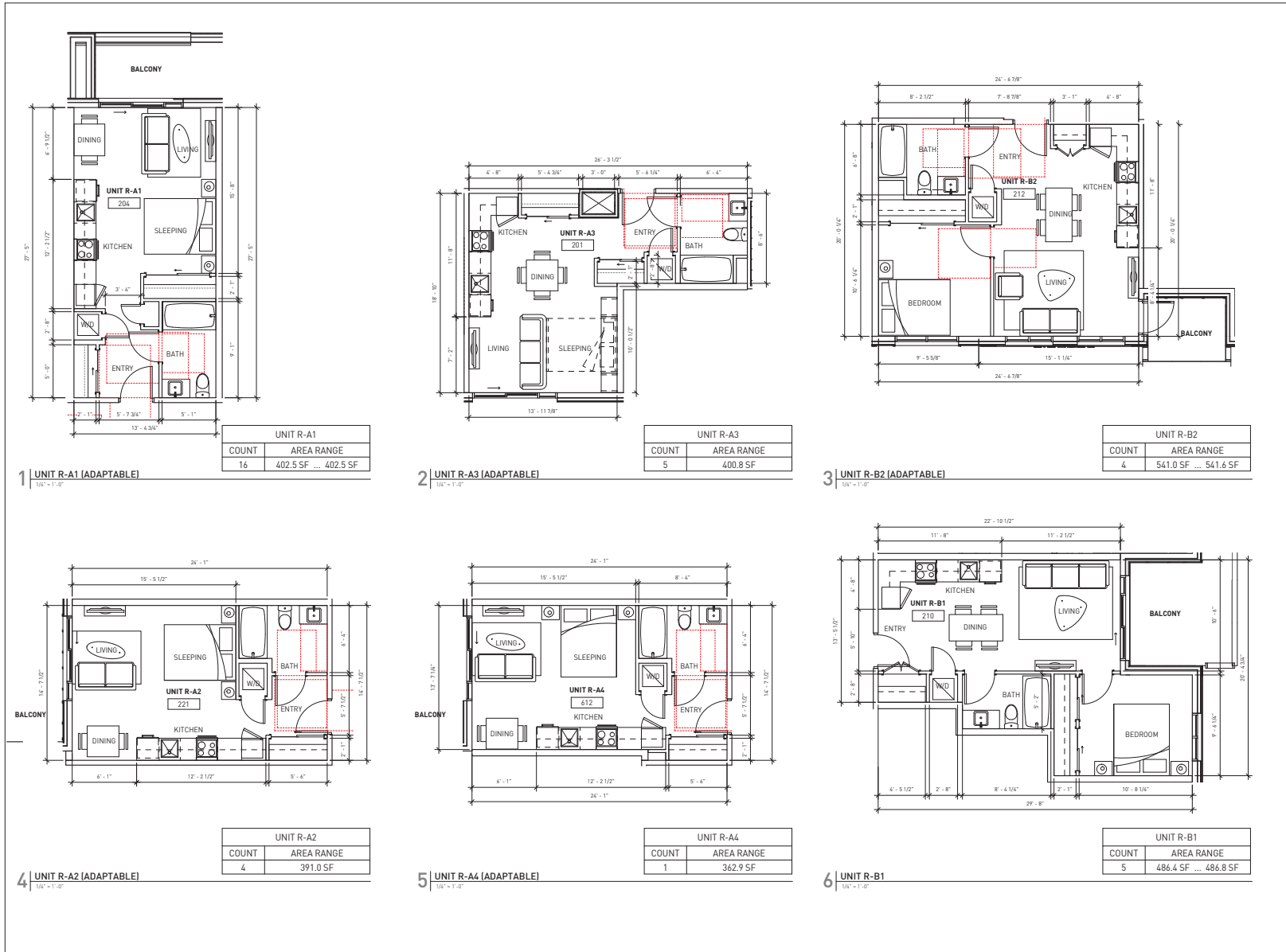
HRA / DP REVISION

UNIT PLANS -  
RENTAL

DATE	4/14/2023 5:01:56 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"

JOB NUMBER 20040

A-4.02

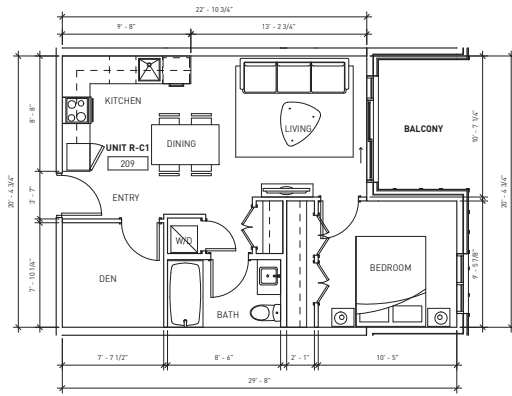




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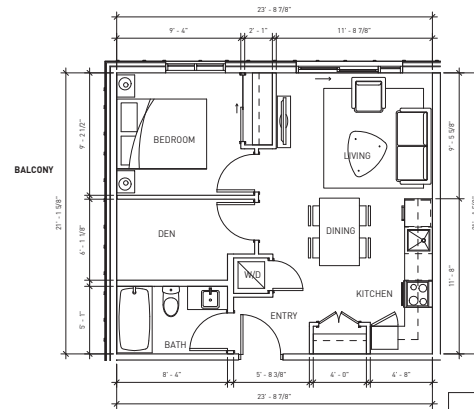
684

Attachment 2



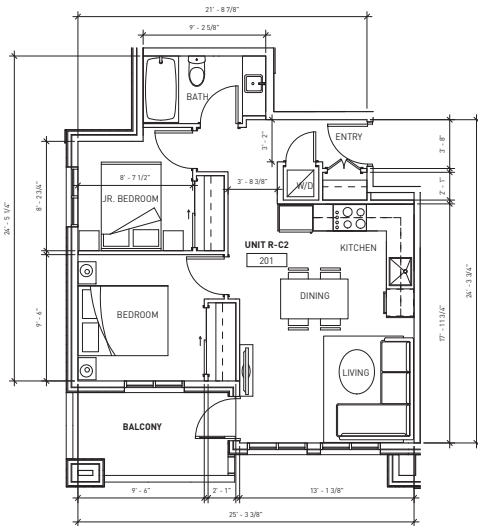
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COUNT	AREA RANGE
10	584.8 SF ... 585.5 SF

1 UNIT R-C1  
1/4" = 1'-0"



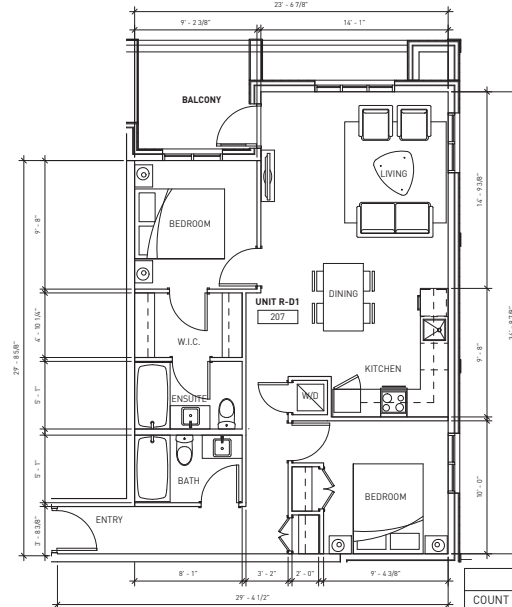
UNIT R-C3	
COUNT	AREA RANGE
1	559.8 SF

2 UNIT R-C3  
1/4" = 1'-0"



UNIT R-C2	
COUNT	AREA RANGE
4	647.3 SF

3 UNIT R-C2  
1/4" = 1'-0"



UNIT R-D1	
COUNT	AREA RANGE
4	872.5 SF

4 UNIT R-D1  
1/4" = 1'-0"



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.726.1156  
VANCOUVER, BC CANADA V7V 1N3 FAX: 403.721.9279



NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS -  
RENTAL

DATE 4/14/2023 5:01:59 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE 1/4" = 1'-0"

JOB NUMBER 20040

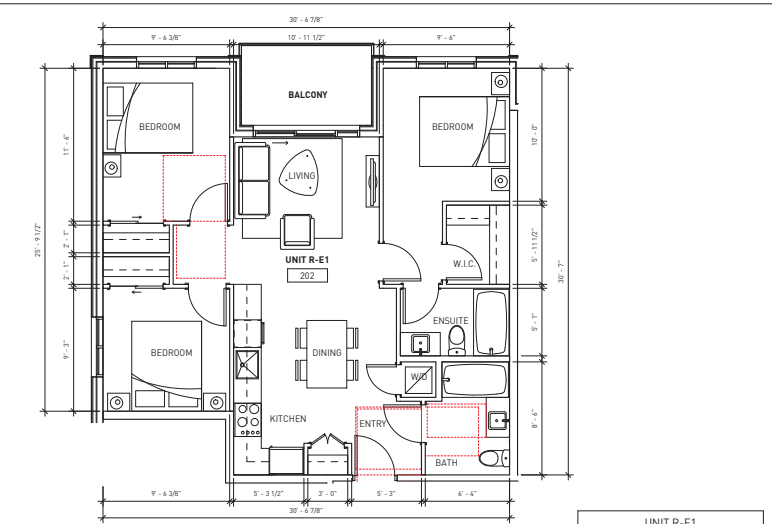
A-4.03



Considered at the Regular Council Meeting of July 25, 2023

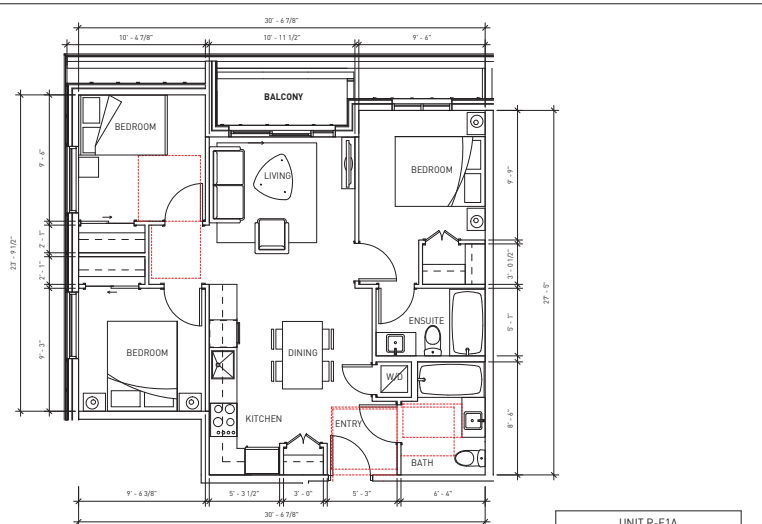
686

Attachment 2



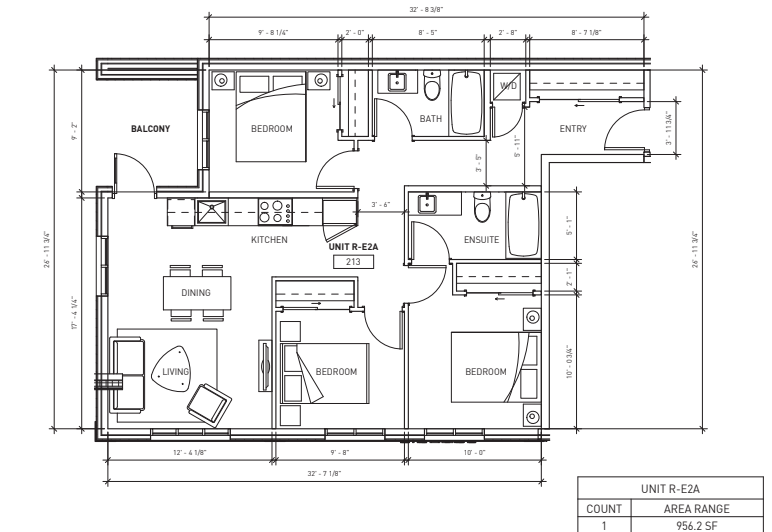
UNIT R-E1	
COUNT	AREA RANGE
2	912.0 SF

1 UNIT R-E1 (ADAPTABLE)  
1/4" = 1'-0"



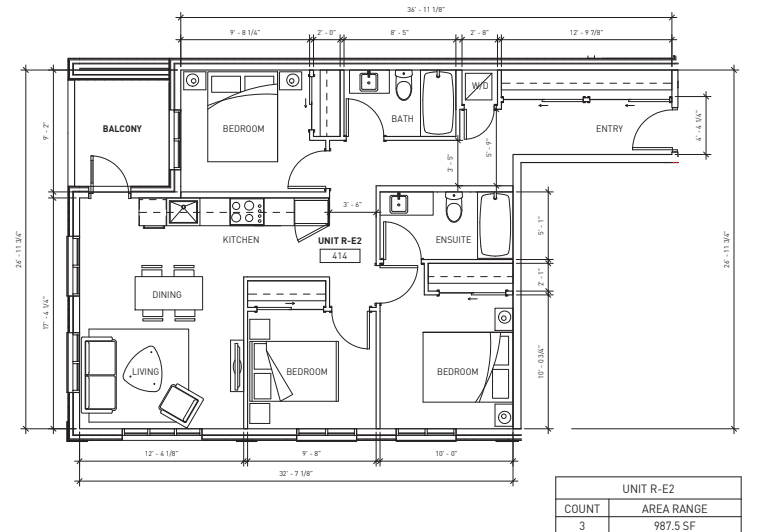
UNIT R-E1A	
COUNT	AREA RANGE
2	853.8 SF

2 UNIT R-E1A (ADAPTABLE)  
1/4" = 1'-0"



UNIT R-E2A	
COUNT	AREA RANGE
1	956.2 SF

3 UNIT R-E2  
1/4" = 1'-0"



UNIT R-E2	
COUNT	AREA RANGE
3	987.5 SF

4 UNIT R-E2A  
1/4" = 1'-0"



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.736.1156  
VANCOUVER, BC CANADA V7Y 1N3 FAX: 403.731.9279



NOTES



REVISIONS

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03	Jun. 14, 2023	HRA / DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS -  
RENTAL

DATE 4/14/2023 5:02:04 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE 1/4" = 1'-0"

JOB NUMBER 20040

A-4.05

Considered at the Regular Council Meeting of July 25, 2023

687

Attachment 2



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
VANCOUVER, BC CANADA V7Y 1N6 FAX: 604.731.9279



NOTES



REVISIONS

No.	Date	Description
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02	Aug. 29, 2022	HRA / DP Application
03	Jun. 14, 2023	HRA / DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

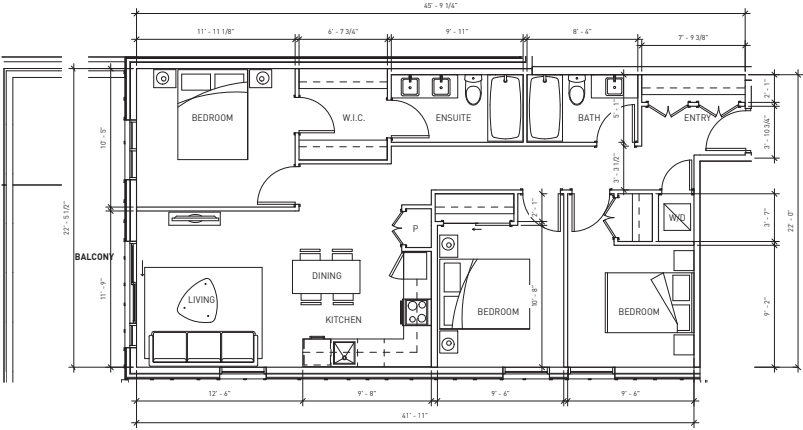
HRA / DP REVISION

UNIT PLANS -  
RENTAL

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CHECKED BY Checker  
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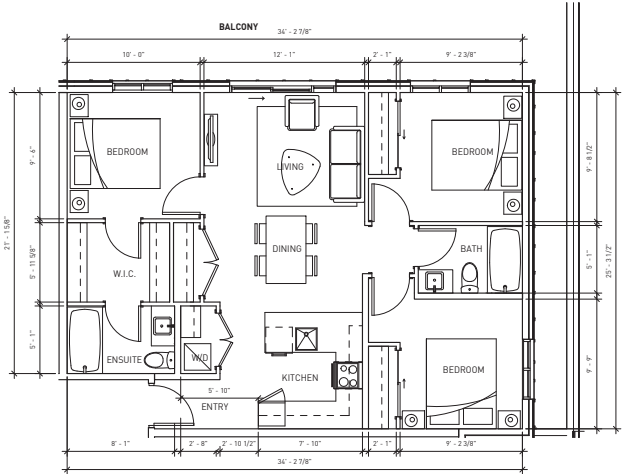
JOB NUMBER 20040

A-4.06



UNIT R-E3	
COUNT	AREA RANGE
1	1,067.0 SF

1 UNIT R-E3  
1/8" = 1'-0"



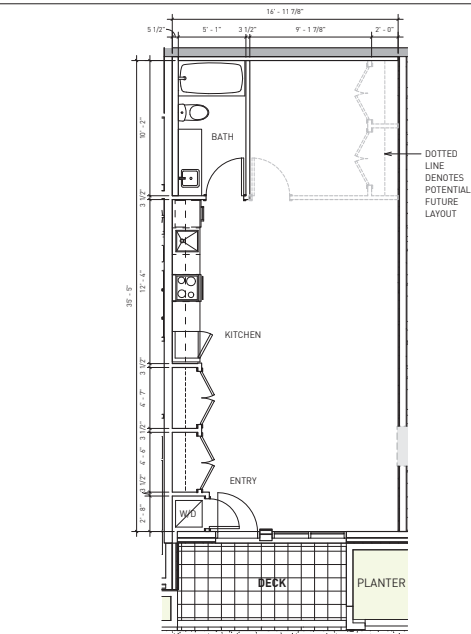
UNIT R-E4	
COUNT	AREA RANGE
1	914.5 SF

2 UNIT R-E4  
1/8" = 1'-0"

Considered at the Regular Council Meeting of July 25, 2023

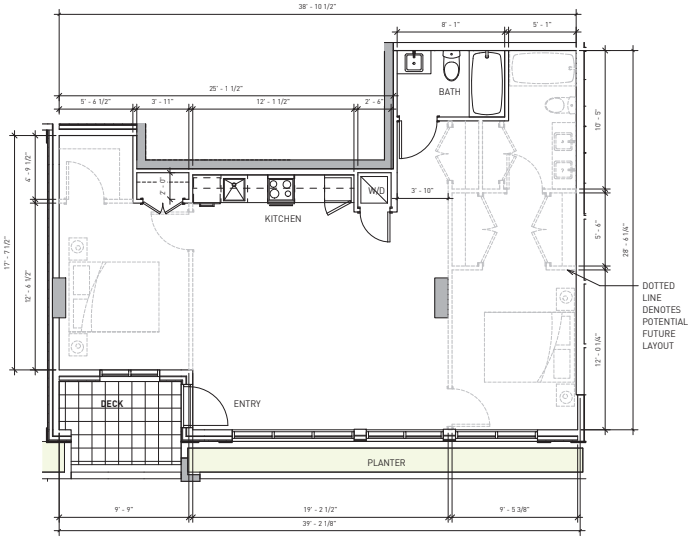
688

Attachment 2



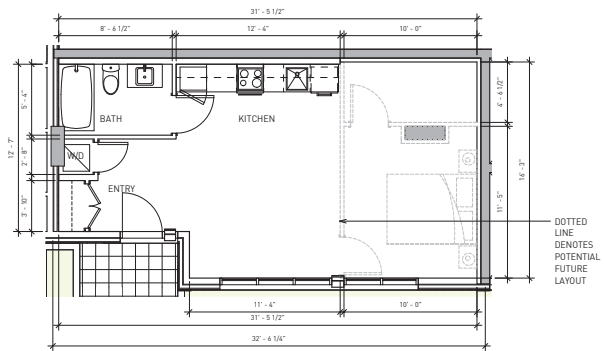
1 LIVE & WORK A1, MARKET BLDG  
1/4" = 1'-0"

M. UNIT - LIVE/WORK - A1	
COUNT	AREA RANGE
2	645.5 SF ... 666.5 SF



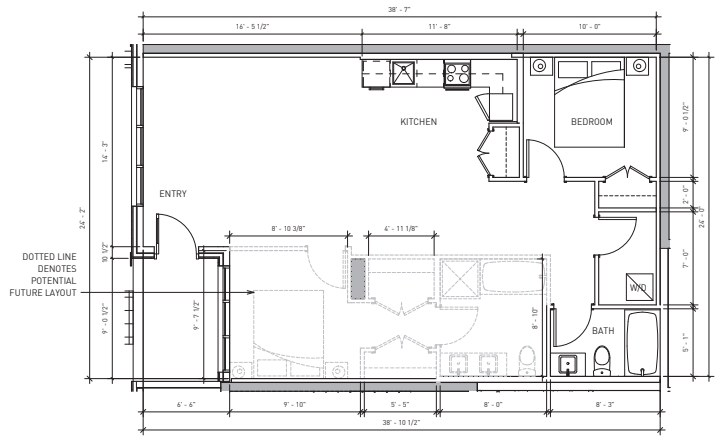
2 LIVE & WORK B1, MARKET BLDG  
1/4" = 1'-0"

M. UNIT - LIVE/WORK - B1	
COUNT	AREA RANGE
1	939.1 SF



3 LIVE & WORK A3, MARKET BLDG  
1/4" = 1'-0"

M. UNIT - LIVE/WORK - A3	
COUNT	AREA RANGE
1	554.8 SF



4 LIVE & WORK B2, MARKET BLDG  
1/4" = 1'-0"

M. UNIT - LIVE/WORK - B2	
COUNT	AREA RANGE
1	955.1 SF



gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 403.726.1156  
VANCOUVER, BC CANADA V6V 1N6 FAX: 403.721.9279



NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA/DP Application
03	Jun. 14, 2023	HRA/DP Revision



MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION  
UNIT PLANS -  
MARKET LIVE-WORK

DATE 4/14/2023 5:02:08 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE 1/4" = 1'-0"

JOB NUMBER 20040

A-4.07

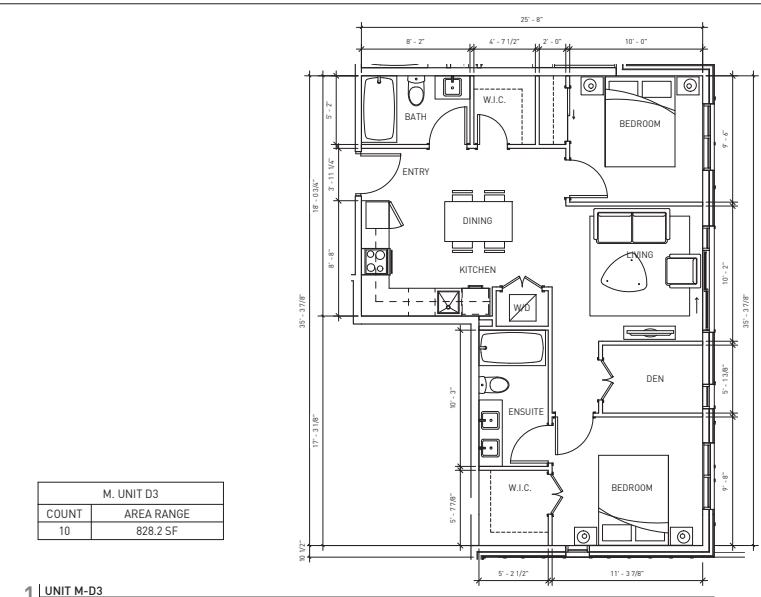




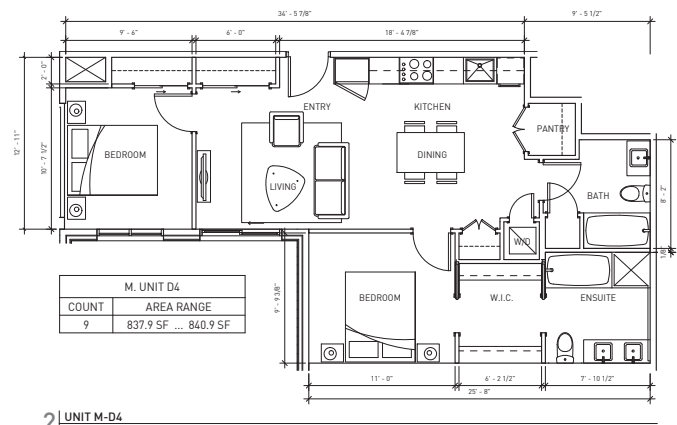
Considered at the Regular Council Meeting of July 25, 2023

690

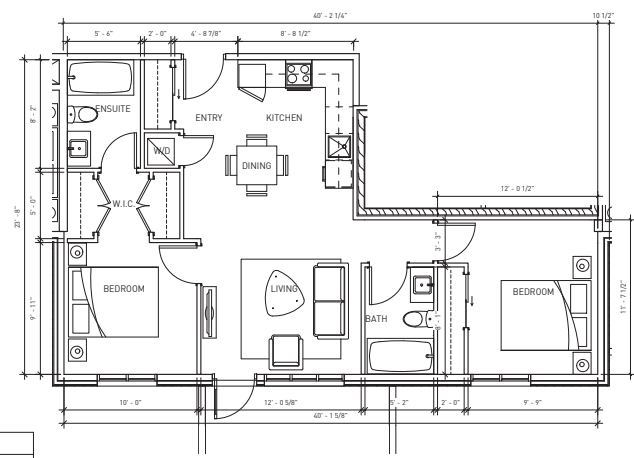
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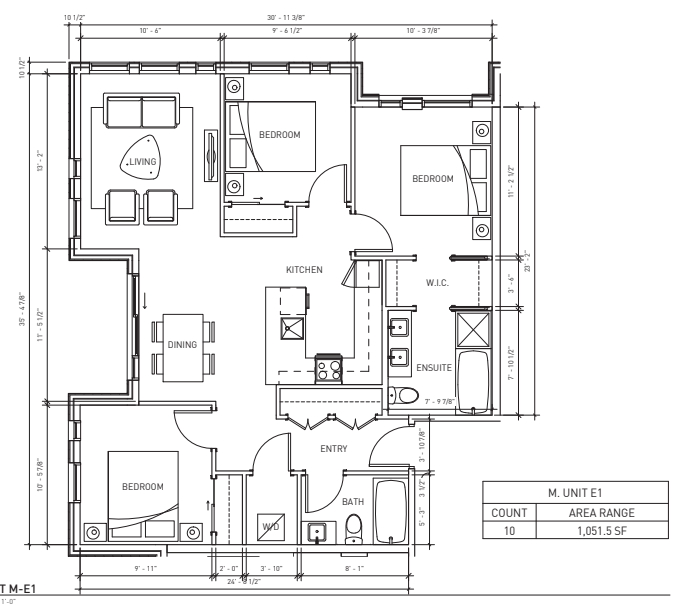
1 UNIT M-D3  
1/4" = 1'-0"



2 UNIT M-D4  
1/4" = 1'-0"



3 UNIT M-D5  
1/4" = 1'-0"



4 UNIT M-E1  
1/4" = 1'-0"

gbl ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL: 604.736.1156  
VANCOUVER, BC CANADA V6Y 1N6 FAX: 604.731.9279

Placemaker COMMUNITIES

NOTES

REVISIONS

No.	Date	Description
01	Aug. 27, 2021	Preliminary Application Review
02	Aug. 29, 2022	HRA / DP Application
03	Jan. 14, 2023	HRA / DP Revision

MARY ANNE'S PL  
2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS - MARKET

DATE	4/16/2023 5:02:13 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	20040

A-4.09

Considered at the Regular Council Meeting of July 25, 2023

691

Attachment 2

**APPENDIX D**

**Landscape Plans, LOCI Landscape Architecture + Urban Design**

Considered at the Regular Council Meeting of July 25, 2023

692

Attachment 2

# MARY ANNE'S PLACE

Reissued for Development Permit

**PLACEMAKER COMMUNITIES // CLIENT**

Hosam Osman  
hosam@placemakergroup.ca  
604.781.6537

**G&L ARCHITECTS // ARCHITECT**

Jony Simons  
jony@glarchitects.com  
604.786.1166 ext. 222

**LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT**

Mona Ervil, BCOLA CSLA # Principal  
mona@lociarch.ca  
604.763.2288

Michael Banks # Project Coordinator  
mbanks@lociarch.ca  
602.514.6290

**LANDSCAPE DRAWING INDEX PERMIT**

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	PROGRAM DIAGRAM
L0.3	OVERALL LANDSCAPE PLAN
L1.0	GROUND LEVEL MATERIALS + LAYOUT PLAN - WEST
L1.1	GROUND LEVEL MATERIALS + LAYOUT PLAN - EAST
L1.2	GROUND LEVEL GRADING PLAN - WEST
L1.3	GROUND LEVEL GRADING PLAN - EAST
L1.4	GROUND LEVEL PLANTING PLAN - WEST
L1.5	GROUND LEVEL PLANTING PLAN - EAST
L1.6	GROUND LEVEL TREE PLANTING PLAN - WEST
L1.7	GROUND LEVEL TREE PLANTING PLAN - EAST
L1.8	GROUND LEVEL LIGHTING PLAN - WEST
L1.9	GROUND LEVEL LIGHTING PLAN - EAST
L1.10	GROUND LEVEL PRECEDENT IMAGES
L2.0	LEVEL 2 MATERIALS + LAYOUT PLAN
L2.1	LEVEL 2 GRADING PLAN
L2.2	LEVEL 2 PLANTING PLAN
L2.3	LEVEL 2 TREE PLANTING PLAN
L2.4	LEVEL 2 LIGHTING PLAN
L2.5	LEVEL 2 PRECEDENT IMAGES
L3.0	PLANT LIST + IMAGES
L3.1	SECTION
L4.0	SECTION
L4.1	SECTION
L5.0	DETAILS
L5.1	DETAILS
L5.2	DETAILS
L5.3	DETAILS
L5.4	DETAILS
L5.5	DETAILS
L5.6	DETAILS
L5.7	DETAILS
L5.8	DETAILS

**GENERAL NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARDS, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR.
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORK.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSIDERED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADR. E.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. LAYOUT OF RAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES.
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CONSULTANT TEAM AND OWNER.
13. FINAL PLANT SPECIES, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.
14. ALL WORKS ON CITY OF PORT MOODY PROPERTY TO BE AS PER THE CITY OF PORT MOODY STREET RESTORATION MANUAL.
15. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.



Project Name

No.	Description	Date
C	Issue for Development Permit	07-06-23
D	Reissued for Development Permit	07-06-23
E	Issued for Permit/Landscape Construction	22-06-23
F	Reissued for Development Permit	19-06-23

Project Info

23/15  
**Mary Anne's Place**  
Hosam Osman Development  
3400 Clarke Street

Project Team

- Client: Placemaker Communities
- Architect: G&L Architects
- Landscape Architect: LOCI Landscape Architecture + Urban Design

Drawn By: JT

Checked By: CW

COVER SHEET

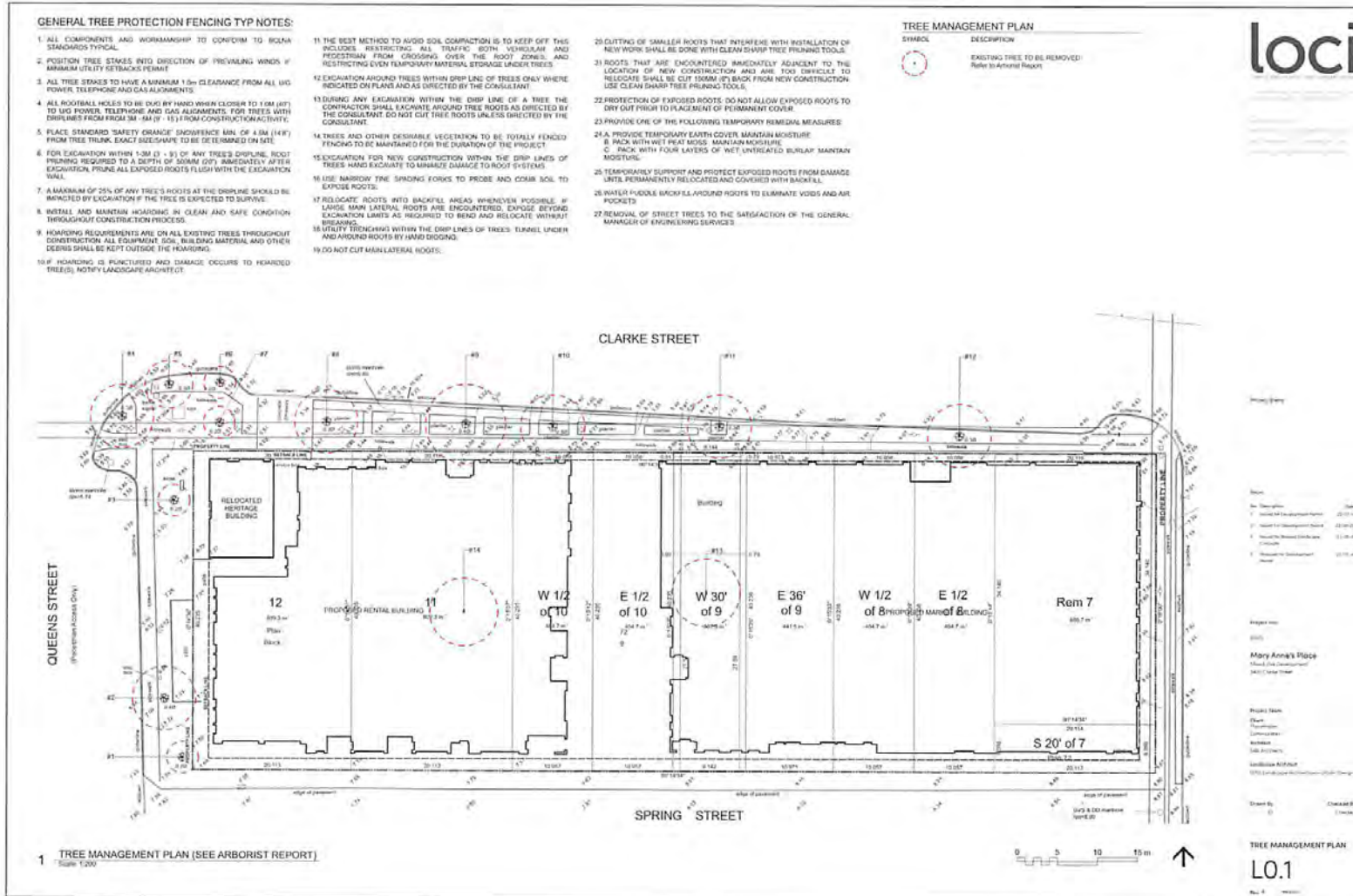
L0.0

Rev. A

Considered at the Regular Council Meeting of July 25, 2023

693

Attachment 2

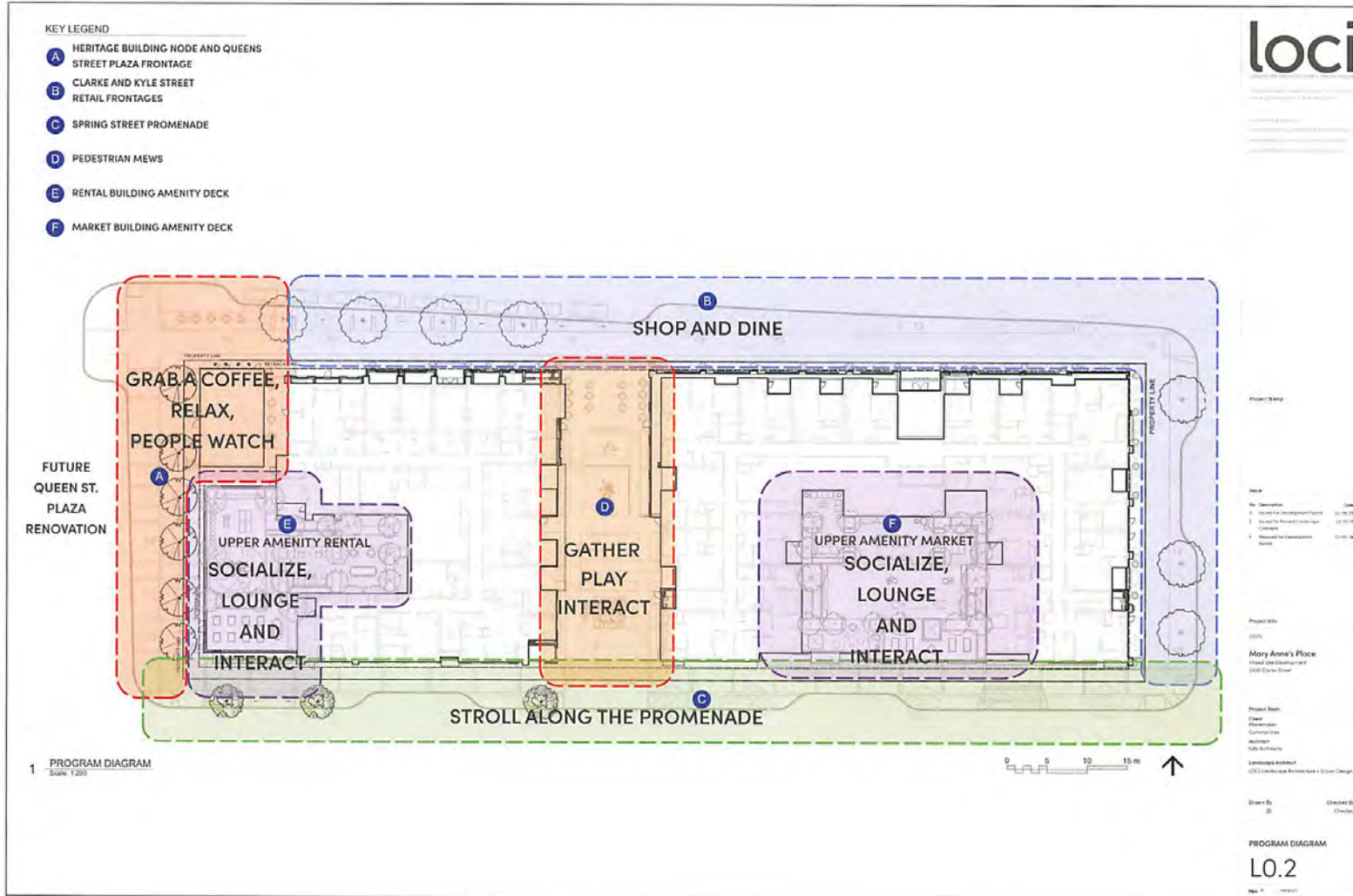




Considered at the Regular Council Meeting of July 25, 2023

694

Attachment 2



Considered at the Regular Council Meeting of July 25, 2023

695

Attachment 2

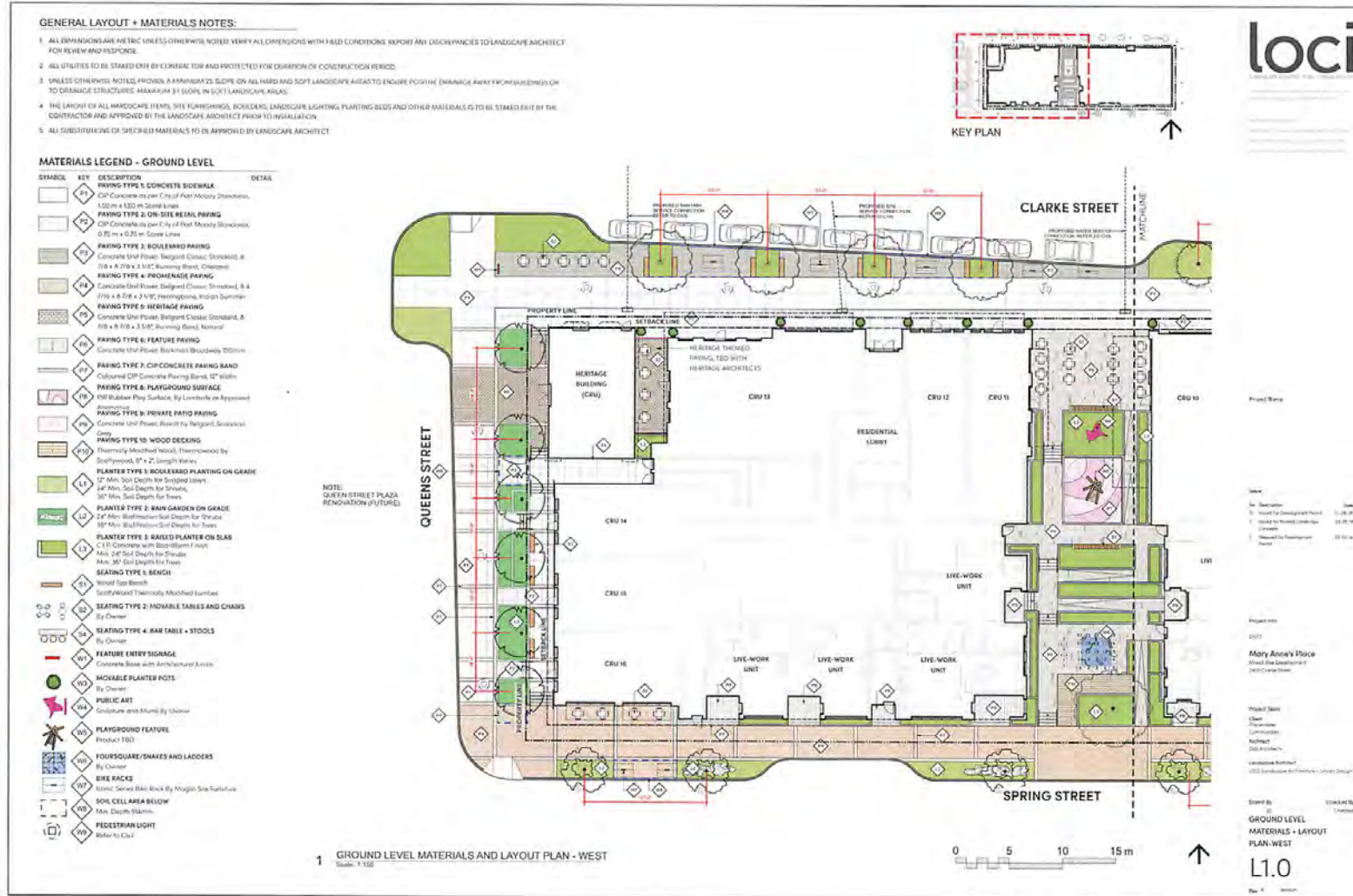




Considered at the Regular Council Meeting of July 25, 2023

696

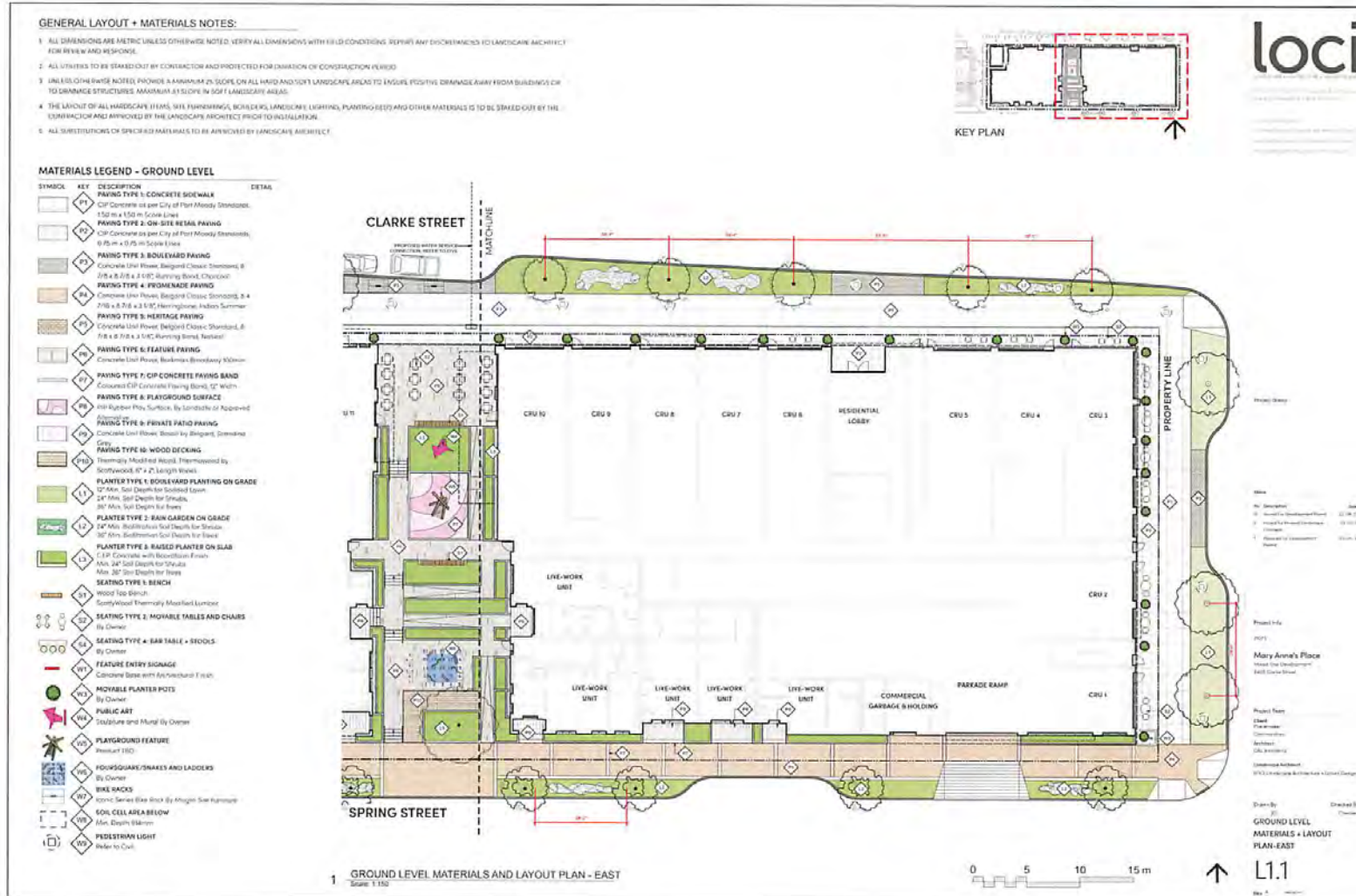
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Considered at the Regular Council Meeting of July 25, 2023

697

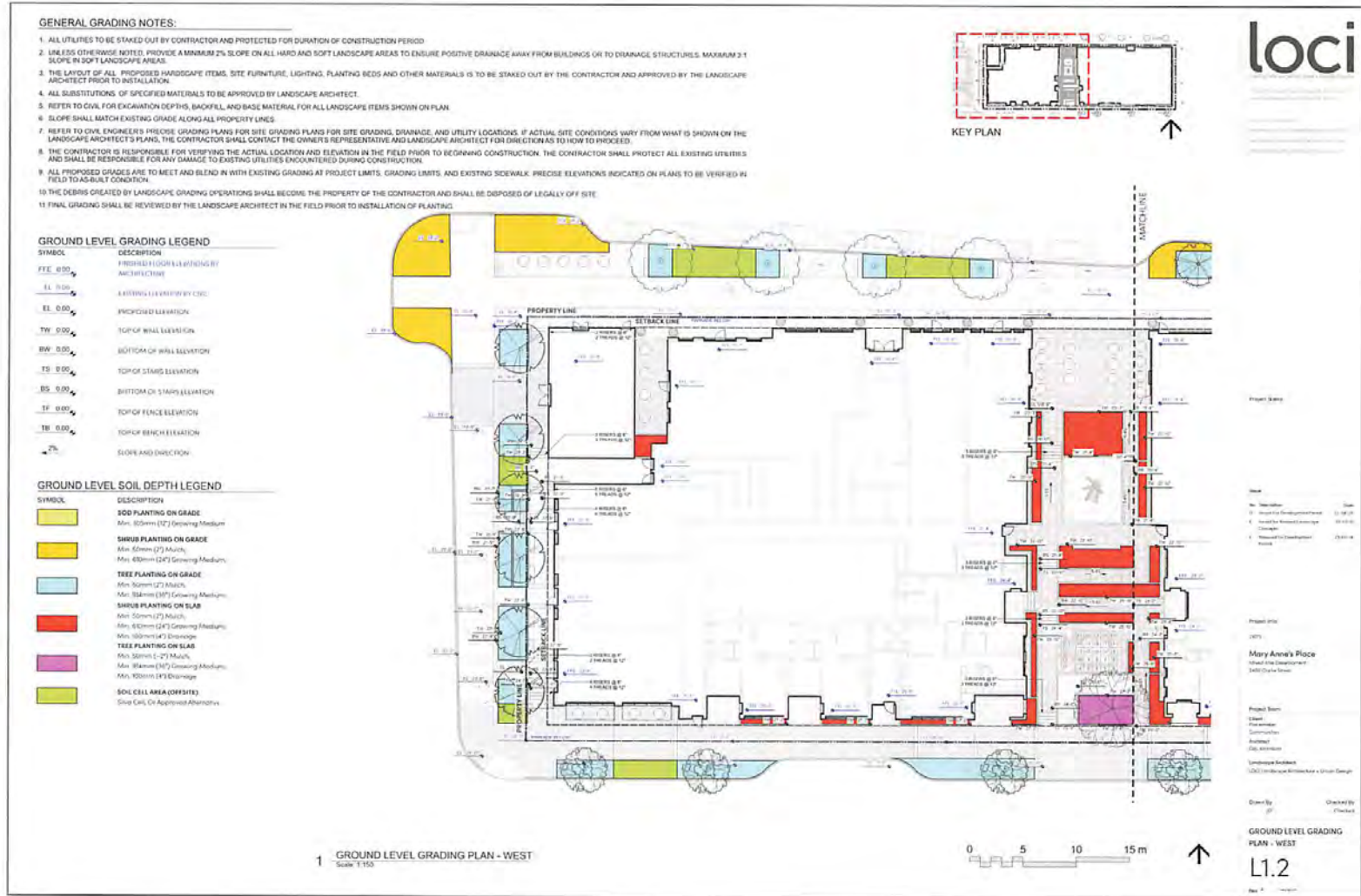
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Considered at the Regular Council Meeting of July 25, 2023

698

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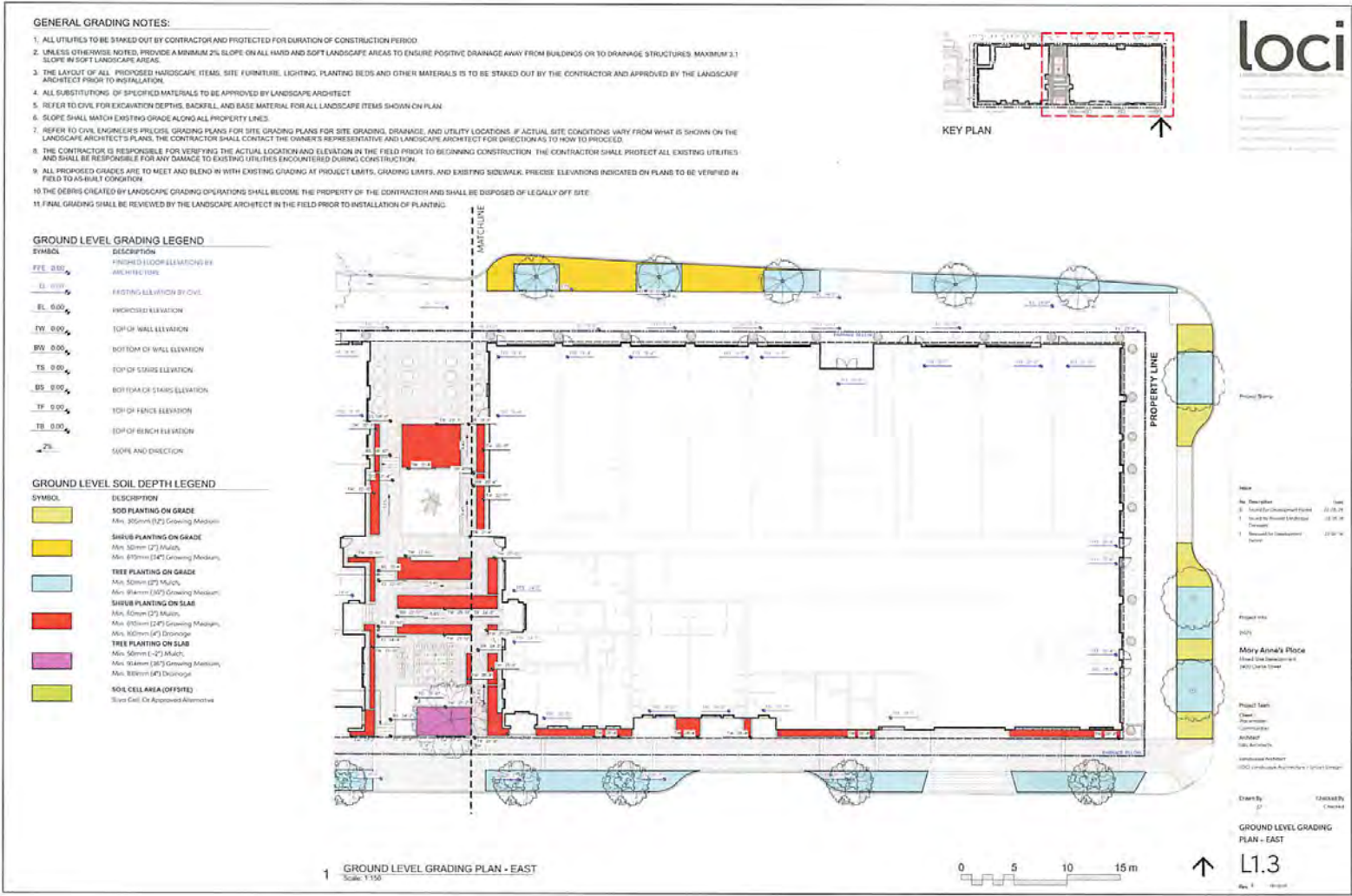




Considered at the Regular Council Meeting of July 25, 2023

699

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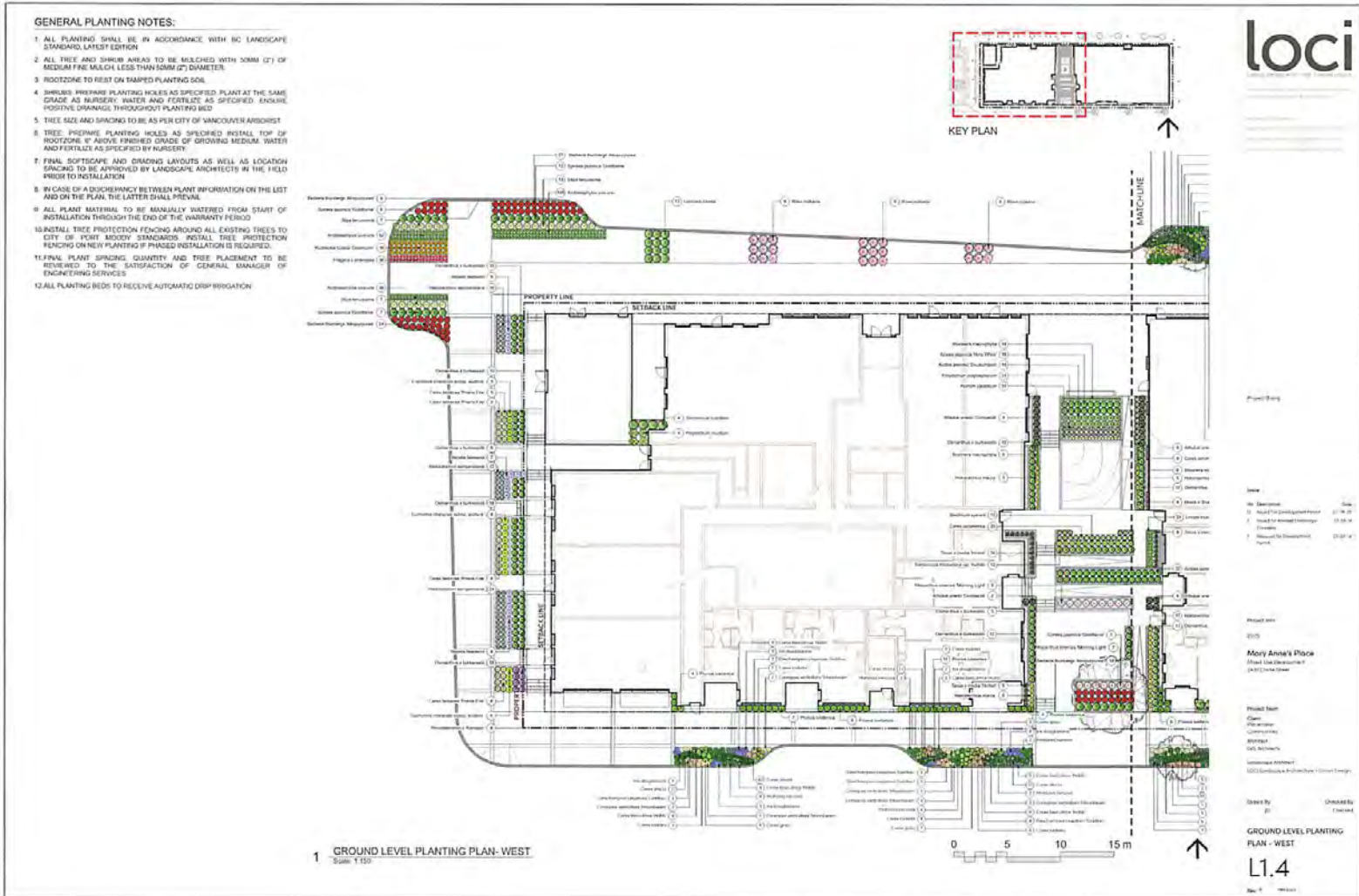




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700

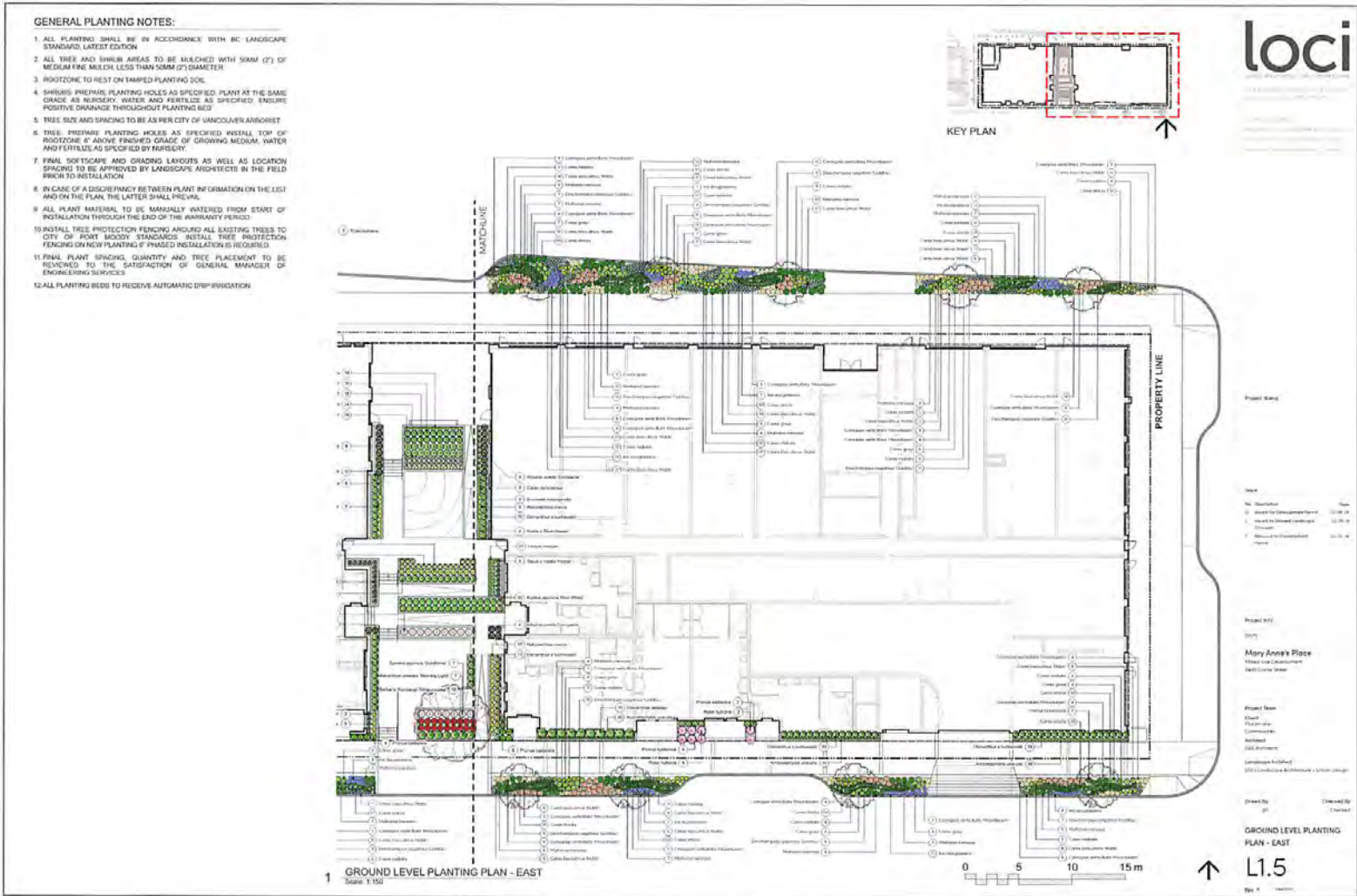
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Considered at the Regular Council Meeting of July 25, 2023

701

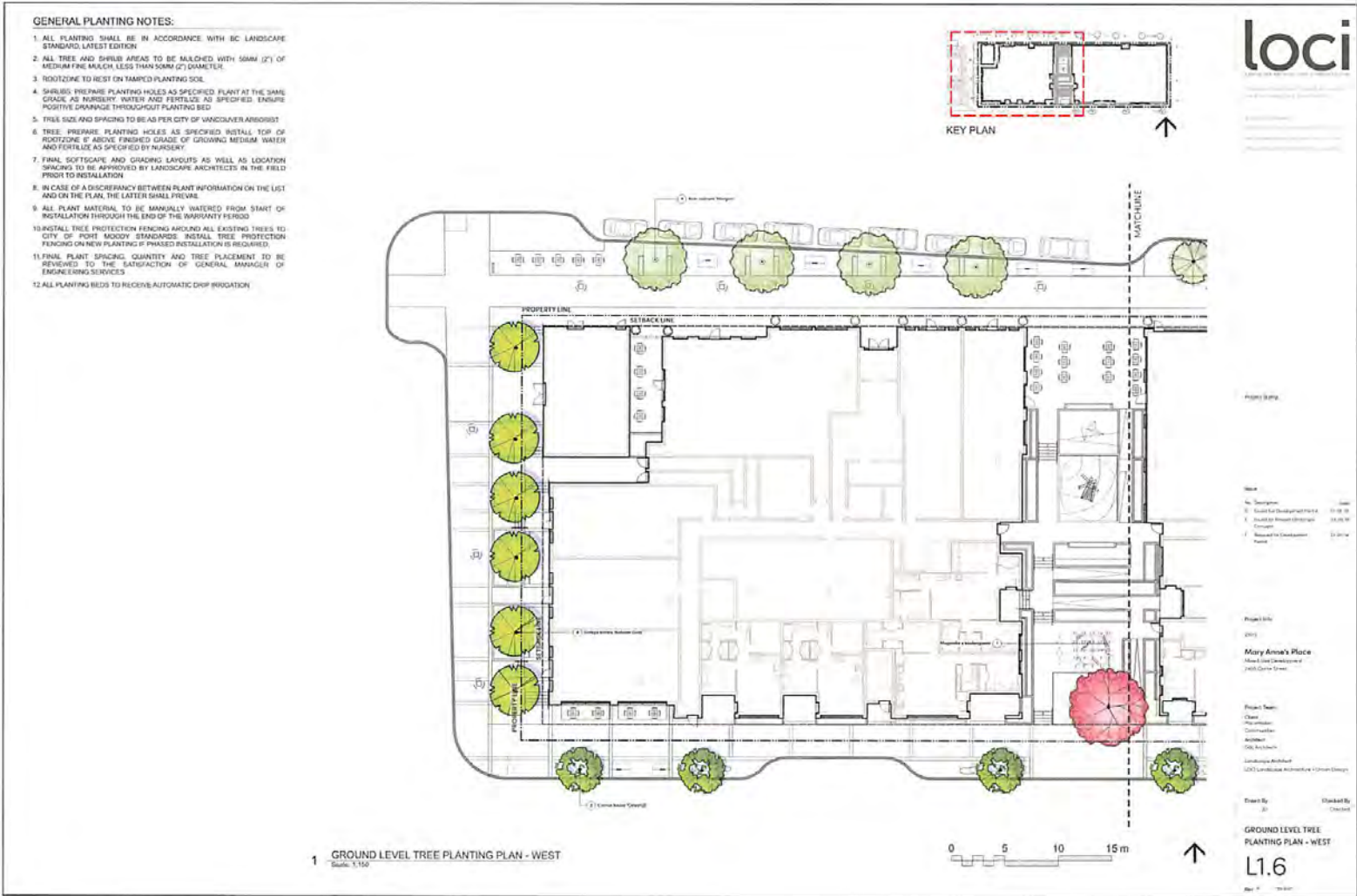
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Considered at the Regular Council Meeting of July 25, 2023

702

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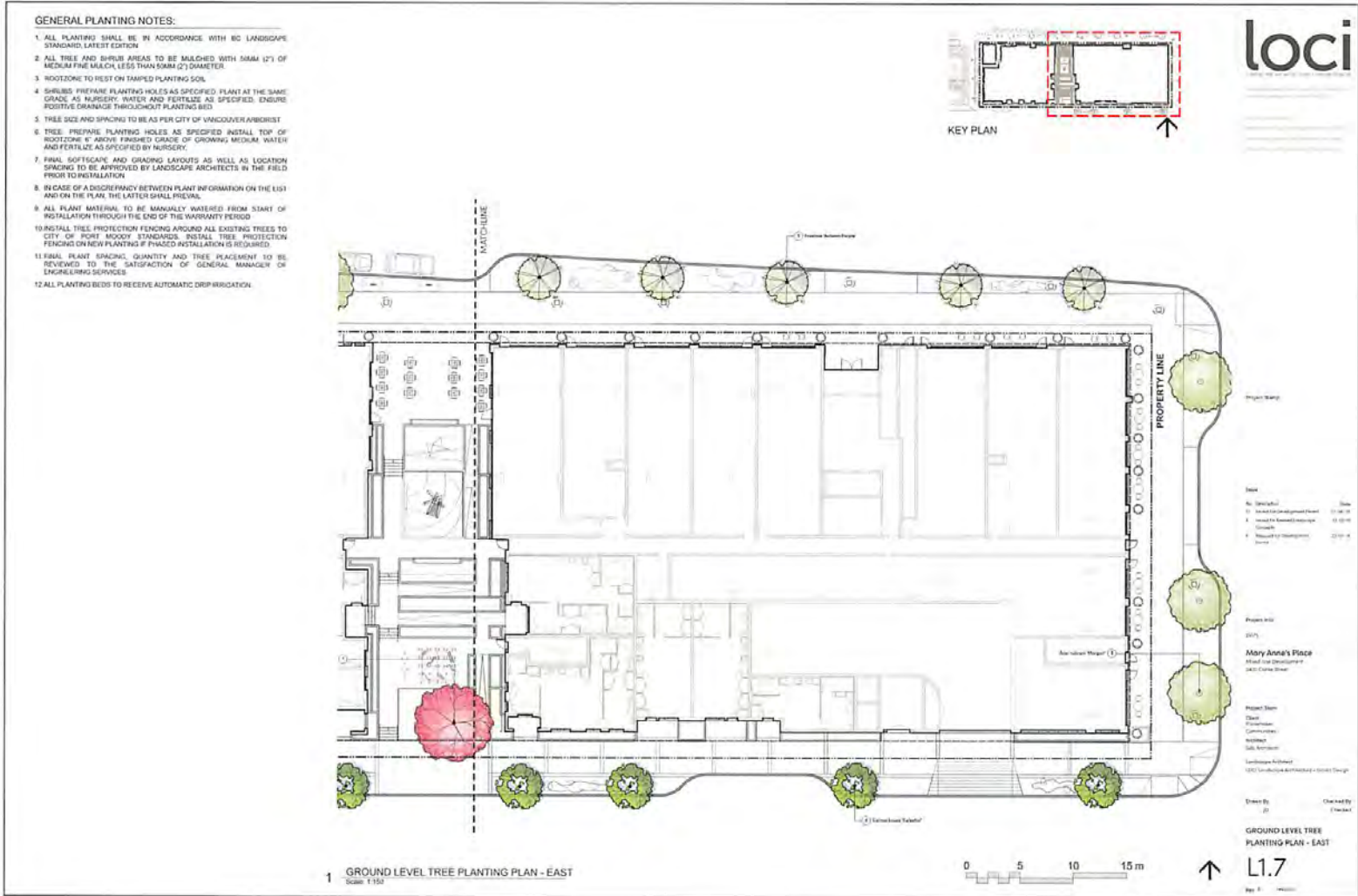




Considered at the Regular Council Meeting of July 25, 2023

703

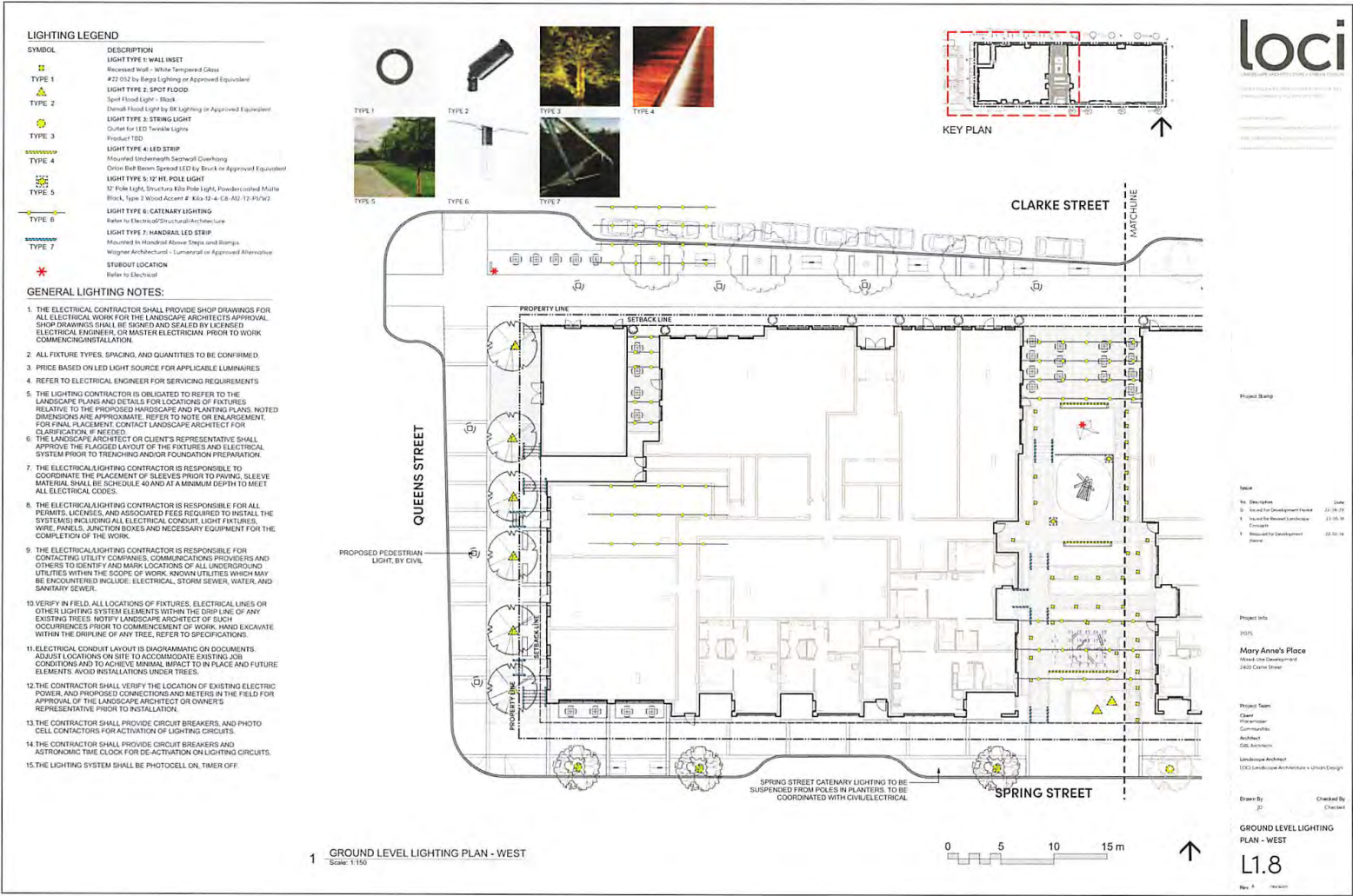
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Considered at the Regular Council Meeting of July 25, 2023

704

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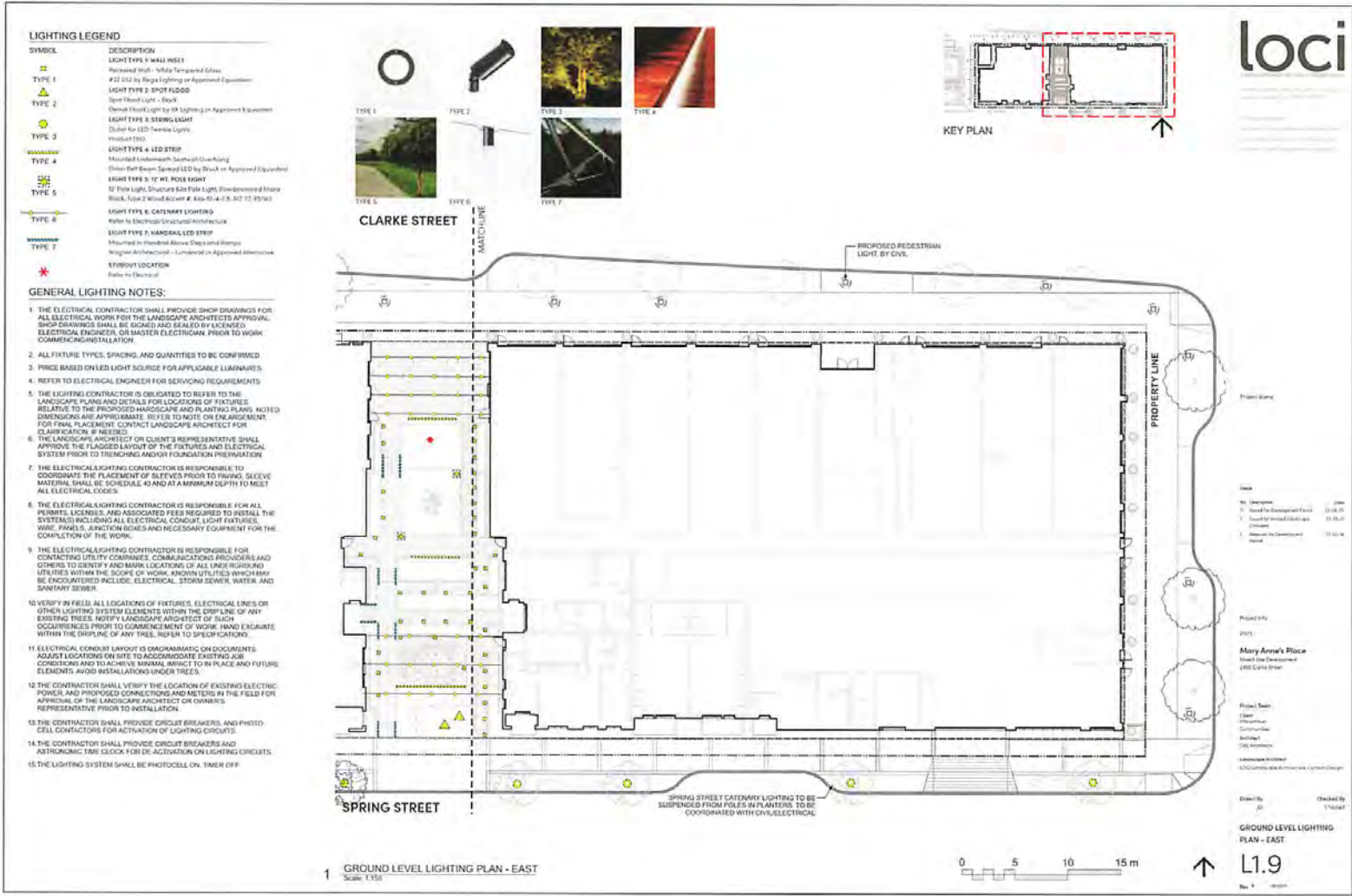




Considered at the Regular Council Meeting of July 25, 2023

705

Attachment 2




Considered at the Regular Council Meeting of July 25, 2023

706


Attachment 2

**HERITAGE BUILDING NODE & QUEENS STREET RETAIL FRONTAGE**




CAFE WITH SEATING AND HERITAGE PAVING    PUBLIC SEATING OPPORTUNITIES    INTERPRETATIVE/WAYFINDING SIGNAGE    CAFE-STYLE TABLES AND CHAIRS

**CLARKE & KYLE STREETS RETAIL FRONTAGE**




PEDESTRIAN-FRIENDLY DESIGN    CLARKE STREET BOULEVARD PLANTERS    SCORED CONCRETE WITH BANDING    RAIN GARDEN PLANTING & STREET TREES

**SPRING STREET PROMENADE**




BACK-ALLEY REVITALIZATION    DAY AND NIGHT MARKET OPPORTUNITIES    SPRING STREET RAIN GARDEN PLANTING    SPRING STREET PAVING & BANDING

**PEDESTRIAN MEWS**



PLAYGROUND EQUIPMENT    PUBLIC ART    CAFE-STYLE TABLES AND CHAIRS    FEATURE MEWS PAVING



Project Name

Client

Architect

Landscaper/Architect

Drawn By

Checked By

**GROUND LEVEL PRECEDENT IMAGES**

**L1.10**

Page 1

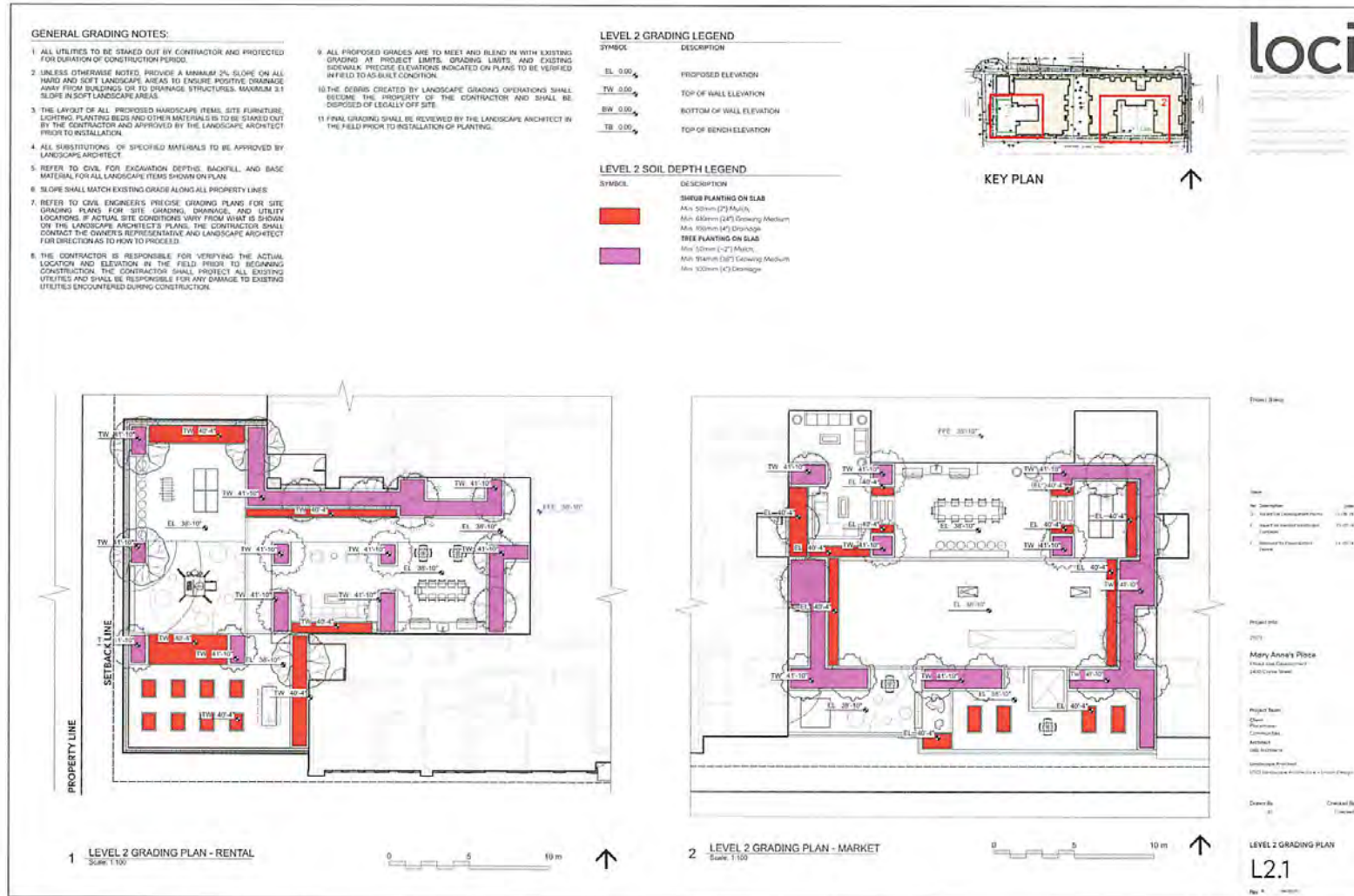




Considered at the Regular Council Meeting of July 25, 2023

708

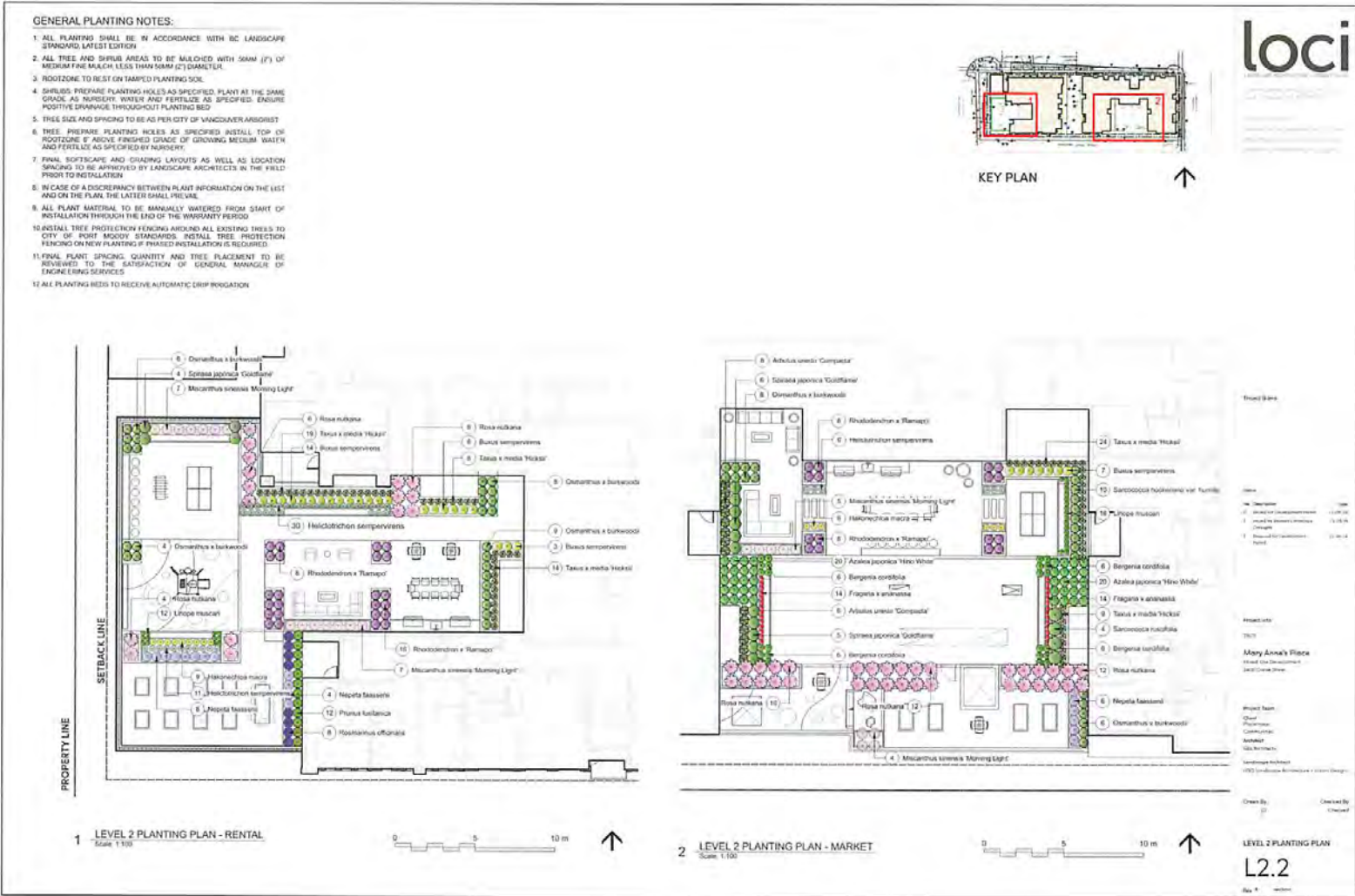
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Considered at the Regular Council Meeting of July 25, 2023

709

Attachment 2

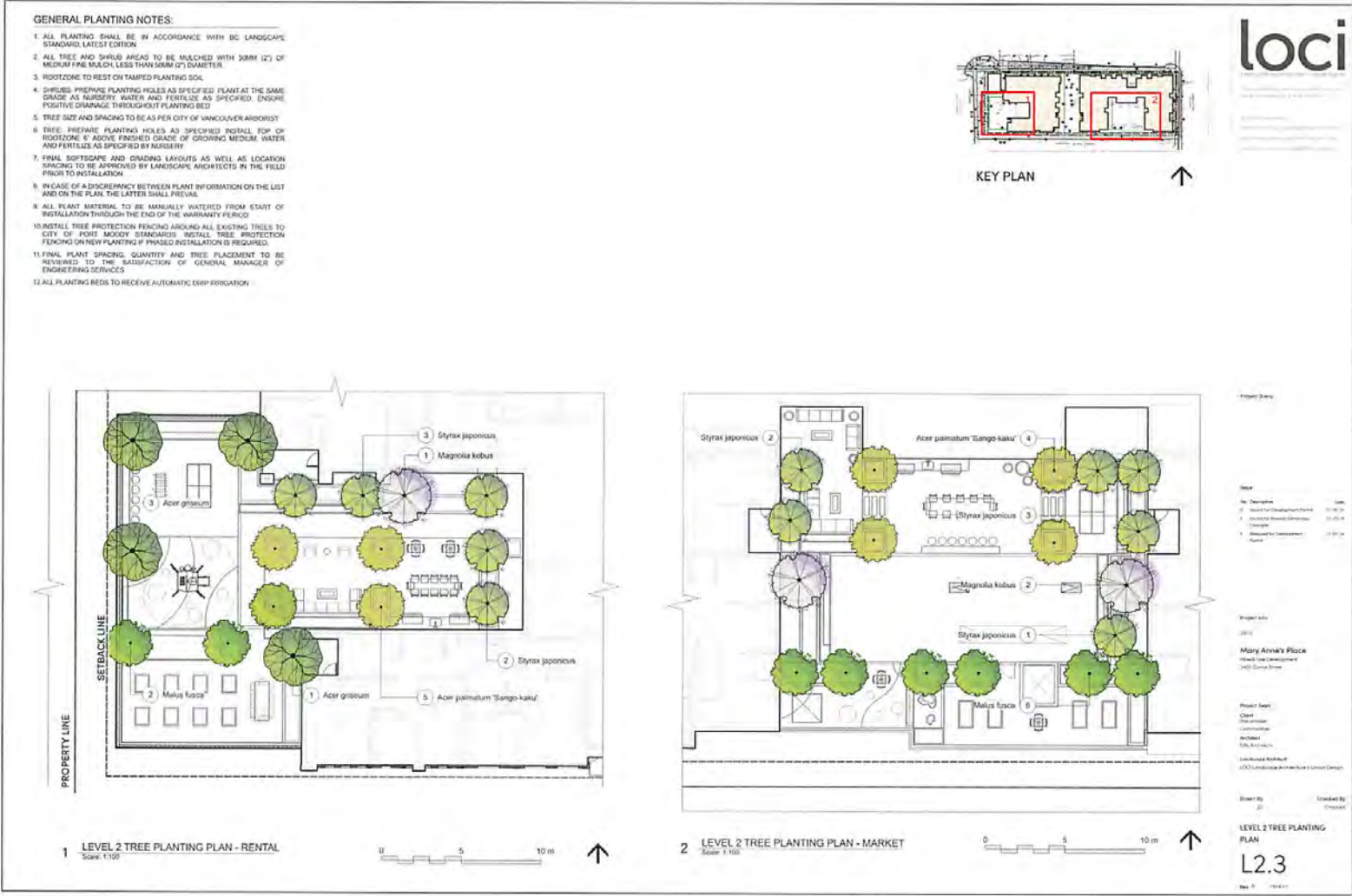




Considered at the Regular Council Meeting of July 25, 2023

710

Attachment 2



Considered at the Regular Council Meeting of July 25, 2023

711

Attachment 2

### LIGHTING LEGEND - LEVEL 2

SYMBOL	DESCRIPTION
	<b>LIGHT TYPE 1 - WALL MOUNT</b> Acrylic wall - white tempered glass #22 US2 by Berg & Berg Lighting or Approved Equivalent
	<b>LIGHT TYPE 4 - LED STRIP</b> Mounted Underneath Sconce Overhang Color: Cool White - System LED by Black or Approved Equivalent
	<b>LIGHT TYPE 7 - WALL SCONCE</b> Surface Mount - Dual Armored Brass #88 US1 by Berg & Berg Lighting or Approved Equivalent

### GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECT'S APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER OR MASTER ELECTRICIAN PRIOR TO WORK COMMENCING INSTALLATION.
2. ALL FIXTURE TYPES, SPACINGS, AND QUANTITIES TO BE CONFIRMED.
3. PRICES BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINAIRES.
4. REFER TO ELECTRICAL ENGINEER FOR SERVING REQUIREMENTS.
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE ON ENLARGEMENT FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING. SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEMS INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIFLINE OF ANY TREE. REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND PHOTO CELL CONTROLS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON EMER OFF.

KEY PLAN

1 LEVEL 2 LIGHTING PLAN - RENTAL  
Scale: 1/320

2 LEVEL 2 LIGHTING PLAN - MARKET  
Scale: 1/320

Rev.	Description	Date
0	Issued for Development Review	11/08/22
1	Issued for Market Development	02/09/23
2	Revised for Development	12/01/23

Project Name: Mary Anne's Place  
Project Location: Market Line Development at 2400 Clarke Street

Project Team:  
Client: [Redacted]  
Architect: [Redacted]  
Landscape Architect: [Redacted]

Drawn By: [Redacted]      Checked By: [Redacted]

**LEVEL 2 LIGHTING PLAN**  
**L2.4**  
Page 4



Considered at the Regular Council Meeting of July 25, 2023

712

Attachment 2

LEVEL 2 AMENITIES



**loci**

Project Name

Project Team

Client

Architect

Landscape Architect

Checked By

Checked By

**LEVEL 2 PRECEDENT IMAGES**

**L2.5**

Rev. 1

Considered at the Regular Council Meeting of July 25, 2023

713

Attachment 2

OVERALL PLANT LIST						
Symbol	Quantity	Botanical Name	Common Name	Scheduled Size	Spacing	Notes
<b>DECIDUOUS TREES</b>						
	4	Acer glabrum	Paperbark Maple	3cm cal.	As Shown	800, Multistem
	8	Acer palmatum 'Sango Kaku'	Japanese Maple	3cm cal.	As Shown	800, Multistem, Min. 7 ft.
	7	Acer rubrum 'Morgan'	Morgan Maple	2cm cal.	As Shown	800
	7	Cornus kousa 'Catalina'	Kousa Dogwood	2cm cal.	As Shown	800
	5	Fraxinus Autumn Purple	Autumn Purple Ash	6cm cal.	As Shown	800
	6	Ginkgo biloba 'Autumn Gold'	Autumn Gold Modernair tree	7cm Cal.	As Shown	800 (Specimen)
	3	Magnolia kobus	Kobus Magnolia	3cm cal.	As Shown	800
	1	Magnolia x stuebeliana	Southern Magnolia	4m ft.	As Shown	800 (Specimen)
	8	Milvia lucida	Flowering Crabapple	3cm cal.	As Shown	800
	11	Styria japonica	Japanese Snowball	3cm cal.	As Shown	800
<b>SHRUBS</b>						
	36	Arbutus unedo 'Compact'	Compact Strawberry Bush	#2 Pot	2'0" x 1'0"	
	50	Azalea japonica 'Shiro shiro'	Shiro White Azalea	#2 Pot	2'0" x 1'0"	
	18	Berberis thunbergii 'Vireopurpurea'	Japanese Barberry	#2 Pot	2'0" x 1'0"	
	30	Buxus sempervirens	Common Boxwood	#1 Pot	2'0" x 1'0"	
	11	Lonicera plantica	Box-Leaved Honeysuckle	#2 Pot	2'0" x 1'0"	
	14	Mahonia nervosa	Creeping Oregon Grape	#2 Pot	2'0" x 1'0"	
	10	Oenanthe delavayi	Sweet Olive	#2 Pot	2'0" x 1'0"	
	18	Ostrya alba 'Euk-waldii'	Burkwood's Sweet Olive	#2 Pot	2'0" x 1'0"	
	58	Prunus laurocerasus	Portugal Laurel	#1 pot	2'0" x 1'0"	
	46	Rhododendron x 'Sapporo'	Ropogo Rhododendron	#2 Pot	2'0" x 1'0"	
	82	Rosa nutkana	Nutka Rose	#1 Pot	2'0" x 1'0"	
	8	Rosa wichuraiana	Rosemary	#2 Pot	2'0" x 1'0"	
	22	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot	2'0" x 1'0"	
	5	Sarcococca nuxifolia	Sweet Box	#2 Pot	2'0" x 1'0"	
	47	Spirea japonica 'Goldblume'	Goldcrest Japanese Spiraea	#3 Pot	2'0" x 1'0"	
	101	'Ivy x medley 'Hickel'	Hick's Yew	#10" PL	1'0" x 1'0"	
<b>PERENNIALS, GRASSES, GROUNDCOVER</b>						
	288	Actinophyes lara-ora'	Berberis, Kinkadee	#1 Pot	1'0" x 1'0"	
	18	Asarum canadense	Wild Ginger	10cm pot	1'0" x 1'0"	
	18	Asplenium nidus 'Blackbird'	Devil's Tongue	#1 Pot	2'0" x 1'0"	
	24	Bergenia ciliolata	Heartleaf Bergenia	#2 Pot	1'0" x 1'0"	
	30	Brunnera macrophylla	Siberian Bugloss	#1 Pot	1'0" x 1'0"	
	21	Carex grisea	Gray's Sedge	#2 pot	2'0" x 1'0"	
	132	Carex lasiocarpa 'Hickel'	Bunny Blue Sedge	#2 pot	1'0" x 1'0"	
	134	Carex rostrata	Eastern Star Sedge	#2 pot	1'0" x 1'0"	
	646	Carex stricta	Tussock Sedge	#2 pot	1'0" x 1'0"	
	27	Carex testacea 'Frisch's Fan'	Orange New Zealand Sedge	#2 pot	2'0" x 1'0"	
	140	Coriaria verticillata 'Moonbeams'	Tokweed	#2 Pot	1'0" x 1'0"	
	99	Deschampsia cespitosa 'Goldfinch'	Golden Dew Tufted Hair Grass	#2 Pot	1'0" x 1'0"	
	16	Euphorbia chrysantha 'Lily of the Valley'	Spruce	#2 Pot	2'0" x 1'0"	
	64	Fragaria x anemone	Dewberry	#1 Pot	1'0" x 1'0"	
	47	Hakonechloa macrochaeta	Golden Japanese Forest Grass	#2 Pot	1'0" x 1'0"	
	99	Helleborus scaberrimus	Blue Star Grass	#1 Pot	1'0" x 1'0"	
	8	Hieracium 'Blue Heaven'	'Heaven' Blue Heaven	#1 Pot	1'0" x 1'0"	
	85	Iris douglasiana	Douglas Iris	#1 Pot	1'0" x 1'0"	
	54	Liriope muscari	Dry Turf	#2 Pot	1'0" x 1'0"	
	33	Macrorhiza sinensis 'Morning Light'	Morning Light Maiden Grass	#3 Pot	2'0" x 1'0"	
	40	Nigella arvensis	'Coffy Mower' Catnip	#1 Pot	2'0" x 1'0"	
	26	Ruellia brittanica 'Goldflame'	Black-Eyed Susan	#2 Pot	1'0" x 1'0"	
	27	Stipa tenuissima	Mexican Feather Grass	#1 pot	2'0" x 1'0"	



Project Name  
 Date  
 No. of Plants  
 No. of Plants for Installation  
 No. of Plants to be Installed  
 No. of Plants to be Installed

Project Info  
 2023  
 Mary Anne's Place  
 1000 Clarke Street  
 1000 Clarke Street

Project Team  
 Client  
 Designer  
 Architect  
 Landscape Architect  
 1000 Clarke Street

Drawn By  
 Checked By

PLANT LIST - IMAGES  
 L3.0  
 Rev. A




Considered at the Regular Council Meeting of July 25, 2023


714

Attachment 2


### TREES




*Acer palmatum* 'Sango-kaku'  
Japanese Maple



*Acer glabrum*  
Paperbark Maple




*Acer rubrum* 'Moerger'  
Magnolia Maple




*Cornus kousa* 'Catawba'  
Kousa Dogwood




*Fraxinus* 'Autumn Purple'  
Autumn Purple Ash




*Ginkgo biloba* 'Autumn Gold'  
Autumn Gold Maidenhair Tree




*Magnolia kobus*  
Kobus Magnolia



*Magnolia x soulangeana*  
Soucier Magnolia



*Ficus lucida*  
Flowering Crepevine




*Styax japonica*  
Japanese Impatiens


### SHRUBS



*Arbutus unedo* 'Compact'  
Compact Strawberry Bush




*Azalea japonica* 'Tina White'  
Tina White Azalea



*Berberis thunbergii* 'Vermilion'  
Japanese Barberry




*Buxus sempervirens*  
European Boxwood




*Lonicera caerulea*  
Blue Lad Honeyuckle




*Mahonia nervosa* 'Oregon'  
Oregon Grape



*Olea europaea* 'Berkwood'  
Berkwood's Sweet Olive



*Prunus laurocerasus*  
Portugal Laurel




*Rhododendron x 'Biancospina'*  
Bianca Rhododendron




*Rosa rugosa*  
Rosa Rose




*Rosmarinus officinalis*  
Rosemary




*Sarcococca hookeriana* var. *humilis*  
Himalayan Sweet Box



*Sarcococca nivalis*  
Fragrant Sweet Box




*Spiraea japonica* 'Goldflame'  
Goldflame Spiraea




*Taxus x media* 'Hicksii'  
Hicks' Yew


### PERENNIALS, GRASSES, GROUNDCOVERS, FERNS




*Achillea millefolium* var. *lanata*  
Kinfolium




*Aster cordifolius* 'Deutschland'  
Aster




*Bergenia cordifolia*  
Heartleaf Bergenia




*Eranthis pinnatifida*  
Siberian Bugloss




*Carex lasiocarpa* 'Prairie Fire'  
Prairie Fire Sedge




*Carex grisea*  
Gray's Sedge



*Carex flaccidula* 'Bunny Blue'  
Bunny Blue Sedge




*Carex hirsuta*  
Eastern Star Sedge




*Carex stricta*  
Tussock Sedge



*Composita verticillata* 'Moonbeam'  
Tickseed




*Dactyloctenium aegyptium* 'Golden Dew Tufted Hair Grass'  
Golden Dew Tufted Hair Grass




*Lepidosiphon chinensis* 'Spring'  
Spring




*Yucca filamentosa* 'Golden Japanese Fossil Grass'  
Golden Japanese Fossil Grass




*Heterostichus sempervirens*  
Blue Dot Grass




*Helleborus* 'Blue Hound'  
Helle 'Blue Hound'




*Iris douglasiana*  
Douglas Iris




*Ligularia sibirica*  
Life Leaf




*Melicope eremita*  
Morning Light




*Nepeta racemosa* 'Catawba'  
Catawba Catnip



*Rudbeckia hirta* 'Black-eyed Susan'  
Black-eyed Susan



*Stipa spensiana*  
Mexican Feather Grass



loci

Project Name

Project Info

Project Team

Checked By

PLANT LIST - IMAGES

L3.1

Page 4



Considered at the Regular Council Meeting of July 25, 2023

715

Attachment 2

**1 SECTION 1: HERITAGE BUILDING FRONTAGE ALONG QUEENS STREET**  
Scale: 1/8"

**2 SECTION 2: QUEENS STREET FRONTAGE**  
Scale: 1/8"

**3 SECTION 3: KYLE STREET FRONTAGE**  
Scale: 1/8"

**KEY PLAN**

**loci**

**Project Name:**  
Mary Anne's Place  
Mixed-Use Development  
1465 Clarke Street

**Project Team:**  
Client: Mary Anne's Place  
Architect: loci architects  
Landscape Architect: ESD Landscape Architecture + Urban Design

**Drawn By:** [Name]  
**Checked By:** [Name]

**SECTIONS**  
**L4.0**  
Page 4 of 10/2023

Considered at the Regular Council Meeting of July 25, 2023

716

Attachment 2

**SECTION 4: CLARKE RETAIL FRONTAGE**  
Scale: 1/2" = 1'-0"

SEATING TYPE 2, MOVEABLE TABLES AND CHAIRS  
PAVING TYPE 1, CONCRETE SIDEWALK  
PLANTER TYPE 2, RAIN GARDEN

SIDWALK RAIN GARDEN CLARKE STREET

**SECTION 5: SPRING STREET FRONTAGE**  
Scale: 1/2" = 1'-0"

PLANter TYPE 3 RAISED PLANter  
PAVING TYPE 4 PROMENADE PAVING  
PLANter TYPE 2, RAIN GARDEN

SPRING STREET SIDEWALK

INSET RAIN GARDEN + STREET TREE

**KEY PLAN**

**loci**

**Project Name**  
Mary Anne's Place  
Mixed Use Development  
2400 Clarke Street

**Project Team**  
Client: [Redacted]  
Architect: [Redacted]  
Landscape Architect: [Redacted]

**Revisions**

No.	Description	Date
1	Issued for Development Review	08-28-23
2	Issued for Record Construction	08-28-23
3	Revised for Construction	07-27-24

**SECTIONS**  
**L4.1**  
Page 3

Considered at the Regular Council Meeting of July 25, 2023

717

Attachment 2

SAW CUT EXPANSION JOINT THROUGH REBAR AND CONCRETE TO FULL DEPTH OF SLAB. MULTIPLE SAW CUTS REQUIRED TO OBTAIN PRESCRIBED WIDTH. PROVIDE A CONTINUOUS ZSMA TOOL JOINT ALONG THE LENGTH OF THE EXPANSION JOINT IMMEDIATELY AFTER POURING. 60mm (2 3/8") WIDE x 25mm (1") DEEP SAW CUT JOINT CONTROL, TYPICAL, PATTERN VARIES, REFER TO LAYOUT PLAN.

60mm (2 3/8") WIDE x 25mm (1") DEEP SAW CUT JOINT CONTROL, TYPICAL, PATTERN VARIES, REFER TO LAYOUT PLAN.

CIP REINFORCED CONCRETE, REFER TO STRUCTURAL. REBAR 600 BOTH WAYS, REFER TO STRUCTURAL. 19mm (3/4") MINUS GRANULAR BASE, COMPACTED TO 95% MPD. COMPACTED SUBGRADE, 95% MPD. EXISTING SUBGRADE.

SAW CUT EXPANSION JOINT THROUGH REBAR AND CONCRETE TO FULL DEPTH OF SLAB. MULTIPLE SAW CUTS REQUIRED TO OBTAIN PRESCRIBED WIDTH. PROVIDE A CONTINUOUS ZSMA TOOL JOINT ALONG THE LENGTH OF THE EXPANSION JOINT IMMEDIATELY AFTER POURING. 60mm (2 3/8") WIDE x 25mm (1") DEEP SAW CUT JOINT CONTROL, TYPICAL, PATTERN VARIES, REFER TO LAYOUT PLAN.

60mm (2 3/8") WIDE x 25mm (1") DEEP SAW CUT JOINT CONTROL, TYPICAL, PATTERN VARIES, REFER TO LAYOUT PLAN.

CIP REINFORCED CONCRETE, REFER TO STRUCTURAL. REBAR 600 BOTH WAYS, REFER TO STRUCTURAL. 19mm (3/4") MINUS GRANULAR BASE, COMPACTED TO 95% MPD. COMPACTED SUBGRADE, 95% MPD. EXISTING SUBGRADE.

SAW CUT EXPANSION JOINT THROUGH REBAR AND CONCRETE TO FULL DEPTH OF SLAB. MULTIPLE SAW CUTS REQUIRED TO OBTAIN PRESCRIBED WIDTH. PROVIDE A CONTINUOUS ZSMA TOOL JOINT ALONG THE LENGTH OF THE EXPANSION JOINT IMMEDIATELY AFTER POURING. 60mm (2 3/8") WIDE x 25mm (1") DEEP SAW CUT JOINT CONTROL, TYPICAL, PATTERN VARIES, REFER TO LAYOUT PLAN.

60mm (2 3/8") WIDE x 25mm (1") DEEP SAW CUT JOINT CONTROL, TYPICAL, PATTERN VARIES, REFER TO LAYOUT PLAN.

CIP REINFORCED CONCRETE, REFER TO STRUCTURAL. RIGID INSULATION, REFER TO ARCHITECTURE. DRAINAGE, REFER TO ARCHITECTURE. MEMBRANE, REFER TO ARCHITECTURE. BUILDING SLAB, REFER TO ARCHITECTURE.

**NOTES:**

1. TROWEL WITH LIGHT SANDBLAST
2. SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN AND BAND WIDTH
3. EXP. JOINTS 606mm (20") O.C. MAX (6) CURB, BUILDING EDGE CUT LINES. CHANGES IN MATERIALS, SPACING TO COINCIDE W/ PATTERNS
4. CONTROL JOINTS @ 1524mm (5') O.C. MAX
5. FINAL LOCATIONS TO BE CONFIRMED ON SITE
6. STRUCTURAL ENGINEER TO CONFIRM DEPTH AND REINFORCEMENT
7. AS PER CITY OF PORTLAND STANDARDS

**1 PAVING TYPE 1: CONCRETE SIDEWALK ON GRADE, TYP.**  
Scale: 1:10

PLAN: JOINTING SAND, CONCRETE UNIT PAVEMENT.

CROSS-SECTION: 25-50mm SAND BEDDING LAYER, AS SPECIFIED. NON-WOVEN FILTER FABRIC. 3/4" MINUS CRUSH COMPACTED BASE COURSE, 100mm DEPTH. COMPACTED TO 92% MPD. COMPACTED SUBGRADE, COMPACTED TO 95% MPD. EXISTING SUBGRADE.

**2 PAVING TYPE 2: ON-SITE RETAIL PAVING ON GRADE, TYP.**  
Scale: 1:10

PLAN: JOINTING SAND, CONCRETE UNIT PAVEMENT.

CROSS-SECTION: 25-50mm SAND BEDDING LAYER, AS SPECIFIED. NON-WOVEN FILTER FABRIC. 3/4" MINUS CRUSH COMPACTED BASE COURSE, 100mm DEPTH. COMPACTED TO 92% MPD. COMPACTED SUBGRADE, COMPACTED TO 95% MPD. EXISTING SUBGRADE.

**3 PAVING TYPE 3: ON-SITE RETAIL PAVING ON SLAB, TYP.**  
Scale: 1:10

PLAN: JOINTING SAND, CONCRETE UNIT PAVEMENT.

CROSS-SECTION: 25-50mm SAND BEDDING LAYER, AS SPECIFIED. NON-WOVEN FILTER FABRIC. 3/4" MINUS CRUSH COMPACTED BASE COURSE, 100mm DEPTH. COMPACTED TO 92% MPD. COMPACTED SUBGRADE, COMPACTED TO 95% MPD. EXISTING SUBGRADE.

**4 PAVING TYPE 3: BOULEVARD PAVING ON GRADE, TYP.**  
Scale: 1:10

PRECEDENT IMAGE: [Image of boulevard paving]

UNIT COLOUR: COLOR TYPE A: GREYED NICKLE, COLOR TYPE B: SHALE GREY, COLOR TYPE C: CHARCOAL.

**5 PAVING TYPE 4: PROMENADE PAVING ON GRADE, TYP.**  
Scale: 1:10

PLAN: JOINTING SAND, CONCRETE UNIT PAVEMENT.

CROSS-SECTION: 25-50mm SAND BEDDING LAYER, AS SPECIFIED. NON-WOVEN FILTER FABRIC. 3/4" MINUS CRUSH COMPACTED BASE COURSE, 100mm DEPTH. COMPACTED TO 92% MPD. COMPACTED SUBGRADE, COMPACTED TO 95% MPD. EXISTING SUBGRADE.

**6 PAVING TYPE 4A: PROMENADE PAVING ON SLAB, TYP.**  
Scale: 1:10

PLAN: JOINTING SAND, CONCRETE UNIT PAVEMENT.

CROSS-SECTION: 25-50mm SAND BEDDING LAYER, AS SPECIFIED. NON-WOVEN FILTER FABRIC. 3/4" MINUS CRUSH COMPACTED BASE COURSE, 100mm DEPTH. COMPACTED TO 92% MPD. COMPACTED SUBGRADE, COMPACTED TO 95% MPD. EXISTING SUBGRADE.

**loci**

Project Name: Mary Anne's Place  
Project No: 2023-01  
Project Location: 2400 Clarke Street, Portland, OR 97202  
Project Start: 07/25/23  
Project End: 08/31/23

Checked By: [Signature]  
Checked By: [Signature]

**L5.0**





Considered at the Regular Council Meeting of July 25, 2023

719

Attachment 2

**13 PAVING TYPE 9: PRIVATE PATIO PAVING, TYP.**  
Scale: 1/10

**8 PAVING TYPE 10: WOOD DECKING ON SLAB, TYP.**  
Scale: 1/20

**15 PAVING TYPE 11: FAUX WOOD DECK ON SLAB, TYP.**  
Scale: 1/10

**16 PAVING TYPE 12: CONCRETE UNIT PAVERS ON SLAB, TYP.**  
Scale: 1/10

**17 PAVING TYPE 13: PATIO UNIT PAVERS ON SLAB, TYP.**  
Scale: 1/10

**18 PAVING TYPE 14: CRUSH GRAVEL ON SLAB, TYP.**  
Scale: 1/10

**loci**  
Landscape Architecture

**Project Name:**  
2400 Clarke Street

**Client:**  
Mory Anna's Place

**Project Date:**  
2023

**Drawn By:**  
JL

**Checked By:**  
Checked

**DETAILS**  
**L5.2**  
Rev. 4



Considered at the Regular Council Meeting of July 25, 2023

720

Attachment 2

**1 PAVING TYPE 15: ARTIFICIAL TURF ON SLAB, TYP.**  
Scale: 1:10

**2 PAVING TYPE 16: SAND PLAY AREA ON SLAB, TYP.**  
Scale: 1:10

**3 BENCH: MAGLIN ICONIC SERIES, TYP. (OFFSITE)**  
Scale: 1:10

**4 BIKE RACK: MAGLIN ICONIC SERIES, TYP.**  
Scale: 1:10

**loci**

Project Name: Mary Anna's Place  
Client: Mary Anna's Place  
Architect: [illegible]  
Landscape Architect: [illegible]

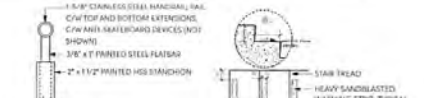
Drawn By: [illegible] Checked By: [illegible]

DETAILS  
**L5.3**  
Rev: 1

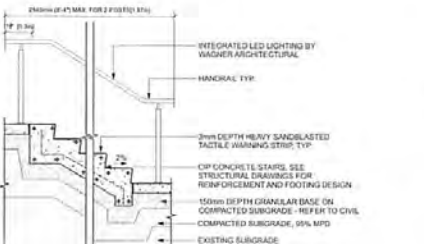
Considered at the Regular Council Meeting of July 25, 2023

721

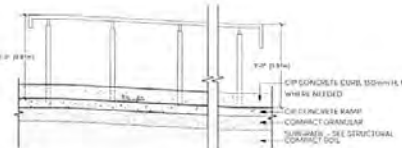
Attachment 2



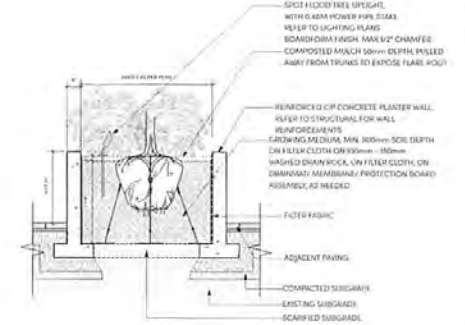
**1A HANDRAIL, TYP.**  
Scale: 1/4"




**1 CIP CONCRETE STAIRS AND HANDRAIL, TYP.**  
Scale: 1/20"




**2 CIP CONCRETE RAMP, TYP.**  
Scale: 1/20"




**3 PLANTER TYPE 3: CIP CONCRETE RAISED PLANTER ON GRADE, TYP.**  
Scale: 1/20"




**4 PLANTER TYPE 5: URBAN AGRICULTURE, TYP.**  
Scale: 1/20"



**5 CHILDRENS PLAY HOUSE, TYP.**  
Scale: 1/20"



PRODUCT: IRBANT MAZE  
LENGTH: 100 INCHES x 100 INCH  
MATERIAL: POLYETHYLENE  
RECYCLED PERMALENE  
SUPPLIER: LANDSCAPE STRUCTURES



**loci**

Project Name: \_\_\_\_\_

Scale: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

**DETAILS**

**L5.4**

Considered at the Regular Council Meeting of July 25, 2023

722

Attachment 2

**loci**

**1 TREE PLANTING ON GRADE, TYP.**  
Scale: 1/2"

**2 TREE PLANTING ON SLAB, TYP.**  
Scale: 1/2"

**3 INSET PLANTER WITH SOIL CELLS, TYP.**  
Scale: 1/2"

**4 SHRUB PLANTING ON GRADE, TYP.**  
Scale: 1/2"






**5 SHRUB PLANTING ON SLAB, TYP.**  
Scale: 1/2"


**6 PLANTER TYPE 3: RAISED PLANTER ON SLAB, TYP.**  
Scale: 1/2"

Client:	City of St. Louis
Project Name:	Mary Anna's Place
Project Number:	2023-001
Project Location:	2400-Block Clarke Street
Project Status:	Final Design
Project Date:	July 2023
Project Architect:	loci
Project Engineer:	loci
Project Designer:	loci
Project Drafter:	loci
Project Checker:	loci
Project Approver:	loci

**DETAILS**  
**L5.5**

Considered at the Regular Council Meeting of July 25, 2023



**PRODUCT:** BRAVO BISTRO  
**FINISH:** POWDERCOATED METAL, CARBON (50%)  
POWDERCOATED METAL, CADMIUM (50%)  
**SUPPLIER:** LANDSCAPE FORMS

**PRODUCT:** JESSIE, OPEN  
**FINISH:** POWDERCOATED METAL, STEEL FINISH  
**SUPPLIER:** LANDSCAPE FORMS


**NOTES:**  
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM'S REVIEW AND APPROVAL.  
2. REFER TO MANUFACTURER'S SPECIFICATION FOR INSTALLATION NOTES.

**PRODUCT:** ROUND  
**FINISH:** POWDERCOATED CHARCOAL  
**SUPPLIER:** GREEN THEORY


**1 SEATING TYPE 2: MOVEABLE TABLES AND CHAIRS (FOR INFO ONLY)**  
Scale: NTS

**2 SEATING TYPE 4: BAR STOOL SEATING (FOR INFO ONLY)**  
Scale: NTS


**3 MOVEABLE PLANTER POTS (FOR INFO ONLY)**  
Scale: NTS



**PRODUCT:** BENTO MODERN  
**FINISH:** ASH CONCRETE, DARK GREY RIVER ROCK  
**SUPPLIER:** PALDFORM



**PRODUCT:** LOUIS OUTDOOR ARMCHAIR  
**FINISH:** ENCINO OUTDOOR FABRIC  
**SUPPLIER:** ROVECONCEPTS



**NOTES:**  
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT TEAM'S REVIEW AND APPROVAL.  
2. ARCHITECTURE AND MECHANICAL TO COORDINATE FINAL LOCATION AND DETAILING OF FINISHES WITH GAS CONNECTION.

**4 FIRE PIT (FOR INFO ONLY)**  
Scale: NTS

**5 SEATING TYPE 3: OUTDOOR COUCHES (FOR INFO ONLY)**  
Scale: NTS

**6 BBQ AND SINK (FOR INFO ONLY)**  
Scale: NTS

Project Name

2023

**Mary Anne's Place**  
Mixed Use Development of 1400 Clarke Street

Project Team

Client: City of San Francisco  
Architect: Gensler  
Landscape Architect: LSG Landscape Architecture + Urban Design

Drawn By: JJ  
Checked By: [blank]

**DETAILS**

**L5.6**

Rev: 4 10/20/23

## Considered at the Regular Council Meeting of July 25, 2023

724

Attachment 3



## Public Information Meeting — Summary Report

## Placemaker Communities: Mary Anne's Place (2400 Block Clarke St) Development Application

<b>Event date</b>	Wednesday, June 21, 2023
<b>Time</b>	4:30-7:00 pm
<b>Location</b>	PoMoArts (Port Moody Arts Centre)
<b>Attendance</b>	19 attendants
<b>Comment forms</b>	8 online comment forms submitted

## Meeting purpose and overview

The purpose of the Public Information Meeting was to present development application materials for the development at 2400 Block Clarke St, Port Moody. The meeting was an opportunity for the community (largely Moody Centre residents and the general public) to:

- 1) Learn details about the new development and site;
- 2) Ask questions about the project; and,
- 3) Share input on the direction and design elements of the public realm (including the pedestrian mews space at Mary Anne's Place and the adjacent Queens Street Plaza).

The meeting was two and a half hours long and was held from 4:30-7:00 pm at the PoMoArts (Port Moody Arts Centre) at 2425 St John's in Port Moody. The meeting was held in a drop-in format for members of the public to learn about the project, share input on public realm, and ask questions of the project team and City of Port Moody staff.

The meeting was organized with 17 open house boards that shared a range of project details. A majority of the boards presented project information—from development principles guiding Placemaker, to the heritage significance of the project, as well as site context, building character, and architectural details.

Three of the boards shared direction on the public realm spaces (including the pedestrian mews and the Queens Street Plaza) and welcomed participants to share their input. These boards invited participants to indicate their priorities for high level direction on the theme of the two public spaces and on particular design elements that may be suitable for the sites.

The Public Information Meeting followed guidance laid out in the City of Port Moody's requirements for consultation, also referred to as community information meetings, as per Development Approval Procedures Bylaw 2012, No. 2918.



## Considered at the Regular Council Meeting of July 25, 2023

725

## Attachment 3

### Attendance

Nineteen members of the public attended, a majority of whom identified themselves as neighbours of Mary Anne's Place and residents of the Moody Centre community. Zero members of the public chose to sign in. However, several participants verbally identified as local business owners directly impacted by the new development.

The following City staff and project team members were in attendance:

- Kevin Jones, City of Port Moody
- Hesam Deihimi, Placemaker Communities
- Rachel McCarthy, Placemaker Communities
- Sawra Dar Santos, Placemaker Communities
- Arash Askarian, Placemaker Communities
- Joey Stevens, GBL Architects
- Vivian Lim, GBL Architects
- Leah Karlberg, Happy Cities



Considered at the Regular Council Meeting of July 25, 2023

726

Attachment 3

Notification

Site sign

Site signage for the development application at Mary Anne’s Place was overseen by City of Port Moody senior planner, Kevin Jones, who is assigned to the file. This included two 48x72” signs installed on the site at 2400 Block Clarke St with sandbags.

Mail invitations

Mail invitations (approved by Kevin Jones) were distributed within ten days of the Public Information Meeting to every residence within 120 metres of the site at Mary Anne’s Place, as shown below.



Social media posts

Eye-catching graphics were posted by Placemaker Communities to promote the Public Information Meeting via Facebook, LinkedIn, and Twitter. These graphics were subsequently shared by Hesam Deihimi on a Facebook group called "I Love Port Moody Page." The accompanying visuals can be seen below.

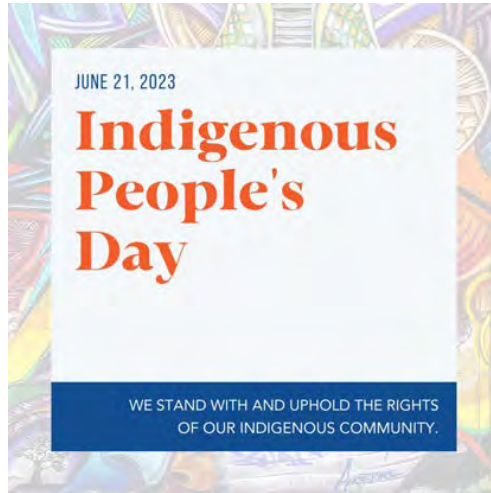


On the "I Love Port Moody" group post, six individuals liked the post and a comment was made about the meeting date coinciding with National Indigenous Day. We demonstrated our respect by acknowledging this day on social media and displaying a sign at the event (see below) accompanied by playing "Indigenous Now" radio.

# Considered at the Regular Council Meeting of July 25, 2023

727

Attachment 3



## Newspaper ads

Two newspaper ads were posted in Tri City News two weeks prior to the Public Information Meeting to promote the meeting. The ads, shown below in an excerpt from the newspaper, were issued on June 8th and 15th, 2023.

## Considered at the Regular Council Meeting of July 25, 2023

728

### Attachment 3

#### Public dialogue

##### **Public Information Meeting**

The majority of the feedback received about the project was generally inquisitive and/or supportive. A few questions and comments that indicated concern (mainly around local businesses impacted by upcoming construction).

The following themes were heard from public comments at the Public Information Meeting:

- General question on details of the proposal (unit size, workuse) included:
  - Residential unit size, type, and location
  - Potential uses and future businesses of retail space and live-work units
  - The relocation of the P. Burns heritage building
  - The new proposed loading space location
- General comments of support for the proposal included:
  - The revitalization and relocation of the P. Burns heritage building
  - The design and activation of the public realm (both the pedestrian mews and the Queens Street Plaza)
  - The potential for Queens Street Plaza revitalization and the community benefits associated
  - The revised design and choices in colour palette and stepping; integrating well with the old and new
  - Increase in commercial spaces and how it would revitalize the neighbourhood
- General comments of concern for the proposal included:
  - Loss of the heritage Boot Shop building
  - Impact on local businesses, such as Grit Studio cafe
  - Spring Street being bi-directional (a resident felt it would be better to have one-way access to improve pedestrian safety)

##### *Public spaces*

As per direction from City of Port Moody staff, Placemaker and Happy Cities also posed questions at the Public Information Meeting around the two public realm spaces:

- 1) Pedestrian mews within Mary Anne's Place
- 2) Queens Street Plaza

Attendees at the Public Information Meeting were encouraged to interact with three boards, answering questions around their priorities for high level direction as well as specific design features for these public spaces.



Considered at the Regular Council Meeting of July 25, 2023

729

Attachment 3

*Public spaces: Concept direction*

The two high level options that were presented include “commercial concept” and “celebration concept”. The “celebration concept” was characterized by colour, shapes, interaction, and playfulness. The “commercial concept” was characterized by seating, businesses, patio lights, and social connection.

**Celebration concept**

Do you think the celebration concept resonates more with the pedestrian mews, with the Queens Street Plaza, or both?

Resonates more with the pedestrian mews	Resonates more with the Queens Street Plaza	Resonates with both
●		● ● ● ●

**Commercial concept**

Do you think the commercial concept resonates more with the pedestrian mews, with the Queens Street Plaza, or both?

Resonates more with the pedestrian mews	Resonates more with the Queens Street Plaza	Resonates with both
● ●	● ●	

By a small margin, the “celebration concept” resonated most closely with the public at both sites. In particular, people shared that they liked the colour and installation pieces (including lights and umbrellas).

The “commercial concept” was also supported, although it received only half the amount of support as “celebration” for each site. In particular, people shared that they liked the local retail shops, places to gather, and pedestrian friendly space.



Considered at the Regular Council Meeting of July 25, 2023

730

Attachment 3

*Public spaces: Design elements*

The top three design elements were “seating options”, “art installations and murals” and “additional elements”. The below graphic shows the degree of support shared by the public for the following design elements and identifies the most popular feature within each category.



*Public spaces: Additional comments*

At the Queens Street Plaza, people also mentioned activation of public spaces through events, such as music and outdoor movie nights.

At both public spaces, a general concern is the need for regular maintenance and care—whether by the City or by private businesses who take ownership over spaces.

## Considered at the Regular Council Meeting of July 25, 2023

731

### Attachment 3

#### **Online comment response form summary**

Eight public responses were received via an online comment form on Placemaker's website (open online from June 7th to June 23rd, 2023). All eight respondents identified as local residents, one of whom was also a local business owner.

Generally, the online comments reflected the sentiment and comments received at the in-person Public Information Meeting. Themes included support and space for local businesses, affordable rental units, and enhancing the public realm—through greenery, public space, and walkable and bikeable infrastructure. The new development received support from seven out of eight respondents, as well as one neutral response. Additional comments included the need to mitigate negative impacts of construction—on traffic and on local businesses—and heritage preservation of the existing Boot Shop.

#### **Online comment response form verbatim comments**

Question 1: What are the top three priorities you would like to see for this development?

Respondent 1: residential , small business, green building

Respondent 2: keep all the trees, honor the heritage district, make it bike and pedestrian friendly

Respondent 3: Useful amenities, EV ready parking, A/C

Respondent 4: Below market rental units

Respondent 5: Make this area a "town square" for port moody - untapped potential, would love to see affordable space for small retail businesses; Walkability, cycling access, and secure bike parking; Traffic flow along Clarke / St Johns - short/medium/long term impacts of development here; Affordability for residents

Respondent 6: low cost housing, rentals and recreation space

Respondent 7: Grocery store, convenience store; Gelato ice cream shop

Respondent 8: Retail that fills a gap in the surrounding area (groceries, late evening restaurant/cafe); Ground-level public space (extend the plaza into the site maybe); Heritage preservation while modernizing

Question 2: Overall, do you support the Mary Anne's Place proposal?

Respondent 1: Yes

Respondent 2: Yes

Respondent 3: Yes

Respondent 4: Neutral

Respondent 5: Yes

Respondent 6: Yes

Respondent 7: Yes

Respondent 8: Yes

## Considered at the Regular Council Meeting of July 25, 2023

732

### Attachment 3

Question 3: Do you have any other general thoughts or questions about the proposal?

Respondent 1: name although for a person seems old like a seniors place , building not boxy

Respondent 2: try to reduce traffic blockages during construction please

Respondent 3: No response

Respondent 4: No

Respondent 5: Impacts on local businesses - are retail spaces affordable?

Respondent 6: need to learn more about proposal

Respondent 7: Develop the property

Respondent 8: It would be great if some of the other buildings (i.e., the boot shop) could be preserved. Rotating the cafe building to face the Queen Street plaza might also do more to activate the plaza.

#### **Emails**

No emails were submitted to City staff or to the Placemaker Communities project team.

#### **Building on early opportunities for public input**

This Public Information Meeting built further on past opportunities for public engagement over the past year, including a past Public Information Meeting, interviews with community stakeholders, and a celebration-style pop-up event.

#### **Public Information Meeting (December 5, 2022)**

In the Fall of 2022, Placemaker Communities hosted a Public Information Meeting to present development application materials for the proposed development. The meeting was an opportunity for the community to learn more about the proposal, share comments on the proposal, and ask questions. Thirteen members of the community attended, a majority of whom identified as neighbours and residents of Moody Centre.

At this meeting, the majority of the feedback received was inquisitive and/or supportive (mainly around business spaces, residential units, heritage preservation, and activation of the public realm). A few questions and comments indicated concern (mainly around height, density, and heritage conservation efforts).

In advance of the meeting, four public responses were received via an online comment form on the Placemaker Communities website—largely echoing the comments received in-person.

## Considered at the Regular Council Meeting of July 25, 2023

733

### Attachment 3

#### Interviews with community stakeholders

Placemaker Communities and Happy Cities met with key community members who represented the Land Use Committee, the Heritage Society, and Shop Local Port Moody. Stakeholder meetings were conducted in summer 2022. These conversations explored the potential impact (both positive and negative) of the new development within the Moody Centre context. Generally, there was support for outdoor amenity space, heritage preservation, and small-scale commerce to support Moody Centre as a “complete community”.

- Land Use Committee — Priorities include providing a development that works for people of all ages and abilities; providing amenities that are missing from the area (businesses like a small grocer, outdoor spaces like parks); and the importance of community spaces for arts and culture programming.
- Heritage Society — Priorities include support for daytime commerce that's lacking in the area (gap analysis should be done to inform retail spaces and tenants); the goal of Moody Centre becoming a destination and not just a through-way; and delivering accessible units, amenities, and public spaces that cater to a diverse and ageing population in one of the flattest and most accessible neighbourhoods in Port Moody.
- Shop Local Port Moody — Priorities include clear communication with and opportunity to retain existing businesses on site; providing a variety of retail unit sizes and tenures (rent, own, rent to own, co-op) in the new development to allow for a greater diversity of new businesses (not just business chains); encouraging active modes of transportation and connection through Moody Centre; providing community amenities (such as public space and revitalizing the Queen St Plaza) that allow Moody Centre to be more of a "complete community" and destination for visitors and residents alike.

#### Pop-up event at Mary Anne's Place

Placemaker Communities and Happy Cities organized a public-facing pop-up on Saturday, June 11, 2022 to activate the site at Mary Anne's Place, to showcase project details, and to hear community priorities for the development as well as public realm elements. The pop-up was promoted through a series of social media posts as well as six larger posters installed across the Moody Centre and Inlet Centre neighbourhoods. A total of 140 people attended the pop-up, many of whom shared general support for the proposal and appreciation for the early opportunity to learn more and give input.

Overall, widespread support for the project was heard from those who attended, with very few negative comments received. In particular, the public shared support with regards to the proposal's:

- Mixed-use units;
- Housing affordability;
- Accessibility;
- Inclusion of heritage revitalization of the P. Burns building (with appreciation expressed for the current tenant, Grit Studio);
- High quality public realm, specifically the design of the public mews and the potential of the project to animate the adjacent Queens Street Plaza;

## Considered at the Regular Council Meeting of July 25, 2023

734

## Attachment 3

Photos from the pop-up event at Mary Anne's Place on July 11, 2022.



### Conclusion

The purpose of this Public Information Meeting was to present to the community of Moody Centre the opportunity to learn about the new development at Mary Anne's Place, share their comments and questions, and give input on the public realm direction and design details. The meeting format and length followed the City of Port Moody's guidance on public meetings in order to provide advance notification and sufficient time and information for the public.

At the meeting, the members of the public shared support for the project, particularly for the addition of residential units, commercial spaces for local businesses, and improved public realm spaces (including the public mews and City's consideration to improve the Queens Street Plaza). The public asked questions about the details of the project, including proposed unit sizes, location, and use. Limited concern was voiced, with the ones raised mainly being over the impact of the development on existing local businesses.

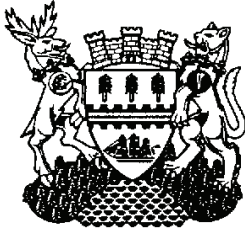
As with their past engagement sessions, Placemaker Communities showed commitment to answering the community's questions; listening to their priorities, especially around public spaces; and showcasing how past engagement opportunities with the community have positively shaped the design of Mary Anne's Place.



Considered at the Regular Council Meeting of July 25, 2023

735

Attachment 4



## City of Port Moody Minutes Advisory Design Panel

Minutes of the meeting of the Advisory Design Panel held on Thursday, November 17, 2022 via Zoom.

### Present

Patrick Schilling – Vice-Chair  
Tim Barton  
Melissa Chaun  
Eric Hedekar  
Marilyn Meden  
Mike Teed

### Absent

Sam Zacharias – Constable, Port Moody Police Department

### In Attendance

Esin Gozukara – Committee Coordinator  
Kevin Jones – Senior Planner  
Andrei Pop – Development Planner

### Also In Attendance

Hesam Deihimi, Placemaker Communities, Co-founder and CEO  
Mike Enns, Principal, Loci Design  
Danson Fong, Lead Design Technician, City State Consulting  
Leyli Jajali, Project Manager, Mara + Natha Architecture LTD  
Rob Lee, Project (AIBC) Architect – Principal Director, Mara + Natha Architecture LTD  
Donald Luxton, Owner, Donald Luxton and Associates  
Gaetan Royer, CEO and Principal, City State Consulting  
Joey Stevens, Principal, GBL Architects  
Carola Thompson, Senior Planner, City State Consulting

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### 1. Call to Order

### Call to Order

1.1 The Vice-Chair called the meeting to order at 7:07pm.

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### 2. Adoption of Minutes

### Minutes

2.1 ADP22/026  
Moved, seconded, and CARRIED  
**THAT the minutes of the Advisory Design Panel meeting held on Thursday, October 20, 2022 be adopted.**

Considered at the Regular Council Meeting of July 25, 2023

736

Attachment 4

3. Unfinished Business

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4. New Business

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**ADP – OCP  
Amendment,  
Development Permit,  
and Heritage  
Revitalization  
Agreement - 2400  
Block Clarke Street**

4.1 Report: Community Development Department – Development Planning Division, dated November 10, 2022

Staff gave a presentation on the application, including information about location, Official Community Plan (OCP) Land Use Designations, Zoning Designations, proposal, site plan, key considerations, Clarke Street and Queens Street view, Queens Street and Spring Street view, and Mews from Clarke Street.

The applicants gave a presentation on the application, including information about site context, transition zone, heritage analysis, neighbourhood character, development principles, site principles, site plan, underground parking, rental building section, character, building width, roof line, false front parapet, bay windows, colour palette, materials, landscape design, and landscape plans.

The applicant responded to question from the Panel about the following topics:

- sustainability report card;
- use of soil cell;
- tree lighting;
- outdoor amenity space;
- elements that could be incorporated from the heritage building;
- pedestrian access through mews;
- public art space;
- tree management plan;
- tree retention;
- sidewalk design;
- future plans for Queens Street Plaza;
- location of loading bays;
- elevator access;
- shadow analysis; and
- interpretation of heritage.

The Panel members noted the following in discussion:

- use of Spring Street as a walking street is positive;
- backless benches could be difficult for seniors to use;
- attention should be paid to root heaves;
- where possible, green roofs could be used;

Considered at the Regular Council Meeting of July 25, 2023

737

Attachment 4

- planting palette including native plants and cultivars is positive;
- Douglas Maple could be considered in lieu of non-native maples;
- some of the cultivars do not offer wildlife value;
- live-work units would be useful for artists, and rental units are much needed;
- various sizes of commercial units could help build a strong community;
- inspirations from heritage elements could be more overt;
- outdoor amenity spaces offering additional connection to the street is positive;
- applicant should work with the City for sidewalk materiality, alignment, and function;
- provision of a continuous urban tree canopy and choices of street trees are well suited;
- cooperation with the City regarding Queens Street Plaza should be considered;
- Douglas Fir could be substituted with another species;
- native shrubs and pollinator species could be introduced;
- applicant and the City should work together on a vision for Queens Street Plaza;
- mews walkway could be widened, and north end of the mews could be articulated differently from the sidewalk;
- curb could be bumped to draw people into the mews;
- location of loading bays appears to be problematic and incompatible with mews and amenities;
- applicant could consider relating the western building with the Plaza; and
- to showcase the heritage building, creating more separation with the project could be considered.

ADP22/027

Moved, seconded, and CARRIED

**THAT the proposed project OCP Amendment, Development Permit and Heritage Revitalization Agreement – 2400 Block Clarke Street (Kyle and Clarke Holdings Ltd.) be endorsed subject to the applicant addressing the following items:**

- **explore possibility of incorporating green roofs;**
- **study addition of root barriers between tree wells and sidewalks to prevent root heaving as well as the possibility to add soil cells to encourage healthy growth of trees;**
- **review design of public sidewalks to determine if current width could be increased;**
- **explore opportunities to incorporate active cooling to complement passive cooling;**

Considered at the Regular Council Meeting of July 25, 2023

738

Attachment 4

- review plant selection at pathways to use more pedestrian friendly, and explore alternative plants in lieu of the grass that will thrive in these locations;
- consider Spring Street sidewalk continuous at the driveway, with scoring to indicate the driveway crossing;
- review proposed street tree species with City staff;
- review the design of the play area to increase play value with playful elements that are not necessarily play equipment;
- consider providing hose bibs for hand-watering garden plots;
- consider including irrigation for the healthy establishment of plants; and
- explore possibility of adding art installation along street.

Mr. Deihimi, Mr. Enns, Mr. Luxton, and Mr. Stevens left the meeting at this point and did not return.

**ADP – Rezoning –  
2804-2806 St. George  
Street**

4.2 Report: Community Development Department – Development Planning Division, dated November 10, 2022

Staff gave a presentation on the application, including information about location, OCP land use designations, zoning designations, proposal, site plan, key considerations, neighbourhood context, and amenity space.

The applicants gave a presentation on the application, including information about site context, site plan, pedestrian and vehicle access, unit mix and bedrooms, staff comments, variances, comparisons, project statistics, DPA (Development Permit Area) guidelines, heritage elements, outdoor space, and floor plans.

The applicant responded to question from the Panel about the following topics:

- permeable surfaces and materials used;
- width of walkways;
- root heaves;
- use of rain barrels;
- irrigation for the gardens;
- utilization of natural insulation products;
- active cooling plans;
- heating methodologies;
- stormwater retention and runoff; and
- grading plan.

Considered at the Regular Council Meeting of July 25, 2023

739

Attachment 4

The Panel members noted the following in discussion:

- applicant could consider installing green roofs to be maintained by the residents;
- dividers between trees and sidewalks could be installed;
- walkways could be widened;
- planting palette is positive, and soil cell technology could be explored;
- architectural style is fitting with the neighbourhood;
- addition of a public art piece could be considered;
- incorporation of community gardens is positive;
- tandem garages allow for a workspace to be set up and artists could use that;
- passive cooling could be insufficient, and baseboard heating could be inefficient, therefore alternative methods could be explored;
- use of rain barrels is positive;
- City staff could be consulted regarding the proposed tree species;
- shade tolerant plants could be considered;
- play space area appears to have relatively small play value, and could be redesigned in a way that doesn't require fall zones;
- draught tolerant plants would still require supplementary irrigation at the initial stages, therefore some irrigation needs to be installed;
- balconies may not receive enough sunlight;
- project fits well with the neighbourhood;
- massing and use of space are positive; and
- sidewalk could be continuous.

ADP22/028

Moved, seconded, and CARRIED

**THAT the meeting to be extended for up to 30 minutes.**

ADP22/029

Moved, seconded, and CARRIED

**THAT the meeting to be extended for up to 15 minutes.**

ADP22/030

Moved, seconded, and CARRIED

**THAT the proposed project ADP – Rezoning – 2804-2806 St. George Street be endorsed subject to the applicant addressing the following specific items:**

- **explore possibility of adding active cooling elements and providing additional passive cooling elements;**



Considered at the Regular Council Meeting of July 25, 2023

740

Attachment 4

- **explore increasing widths of walkways on site to facilitate walkers/strollers passing each other when coming from opposite directions;**
- **review proposed street tree species with City;**
- **replace proposed plants at walkways on site to avoid species that could scratch pedestrians;**
- **consider adding a hose bib or two at the community gardens to supplement the rain barrels during the late summer months;**
- **study possibility of modifying the geometry of the drive aisle as it connects to St. Andrews Street to prioritize pedestrians' safety by forcing vehicles to slow down before turning onto the street; and**
- **determine if number of units along St. George Street could be reduced by one to create wider units in this part of the project.**

5. Information

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6. Adjournment

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The Vice-Chair adjourned the meeting at 9:38pm.

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Patrick Schilling,  
Vice-Chair

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Esin Gozukara,  
Committee Coordinator

Considered at the Regular Council Meeting of July 25, 2023

741

Attachment 5



## City of Port Moody Minutes Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, December 12, 2022 via Zoom.

### Present

Councillor Kyla Knowles, Chair  
Councillor Callan Morrison, Vice-Chair (arrived at 7:53pm)  
Mayor Meghan Lahti  
Wilhelmina Martin  
Sean Ogilvie

### Regrets

Hazel Mason (Regrets)  
David Stuart (Regrets)

### In Attendance

Kevin Jones – Senior Development Planner  
Jennifer Mills – Legislative Services Advisor  
Andrei Pop – Development Planner  
Wesley Woo – Senior Planner

### Also In Attendance

Isaac Beall, Anthem Properties (re item 4.1)  
Hesam Deihimi, Placemaker Group (re item 4.3)  
Gaetan Royer, CityState Consulting (re item 4.2)  
Joey Stevens, GBL Architects (re item 4.3)  
Carola Thompson, CityState Consulting (re item 4.2)

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### 1. Call to Order

### Call to Order

1.1 The Chair called the meeting to order at 7:05pm.

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### 2. Adoption of Minutes

### Minutes

2.1 LUC22/009  
Moved, seconded, and CARRIED  
**THAT the minutes of the Land Use Committee meeting held on Monday, June 13, 2022 be adopted.**

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### 3. Unfinished Business

Considered at the Regular Council Meeting of July 25, 2023

742

Attachment 5

4. New Business

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**LUC – Rezoning and Development Permit (Mixed Use Development) – 3121-3127 St. Johns Street and 110-118 James Road (Anthem Properties Group)**

4.1 Report: Community Development Department – Development Planning Division, dated August 29, 2022

Isaac Beall, Anthem Properties, entered the meeting at this point.

Staff gave a presentation on the rezoning and development permit application, including information about location, Official Community Plan (OCP) and zoning designations, key features of the proposal, site plan, elevations, and staff considerations.

The applicant gave a presentation on the rezoning and development permit application, including information about layout, project statistics, site plan, site context, OCP alignment, community benefits, floor plans, elevations, courtyard, shadow study, and landscape plan.

The applicant answered questions from the Committee regarding art contribution, and outdoor amenity spaces.

Mr. Beall left the meeting at this point and did not return.

The Committee noted the following in discussion:

- the application is OCP-compliant and aligns with the neighbourhood;
- the application will help increase the city's market rental inventory;
- the application is lacking an art contribution;
- the artist work studios are positive;
- the existing space is predominantly commercial and the increase in rental housing is positive;
- the site requires more dedicated commercial parking; residents and their visitors will primarily occupy the spaces;
- the residential parking should be increased and provide larger and more functional stalls for families;
- the commercial space could incorporate higher usable ceiling heights;
- the project should be geared towards family housing due to its proximity to multiple levels of schools;
- the transition to electric cars will increase electric car ownership and increase parking needs;
- there should not be an assumption that residents will both live and work on a SkyTrain line and parking allowances should be increased;
- there should be a trade-off for permitting the maximum 6-stories, such as more commercial space;

Considered at the Regular Council Meeting of July 25, 2023

743

Attachment 5

- the residents could be permitted to access the outdoor play amenity space after hours; and
- the design should consider having amenity space that can be used as a cooling centre.

The Chair advised that the City's Affordable Housing policies do not apply to purpose built rental buildings.

Mayor Lahti noted that the 2023 Land Use Committee should review all applicable zoning policies.

LUC22/010

Moved, seconded, and CARRIED

**THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning and Development Permit (Mixed Use Development) – 3121-3127 St. Johns Street and 110-118 James Road (Anthem Properties Group) is appropriate for the following reasons:**

- **compliant with current OCP;**
- **neighbourhood context;**
- **density; and**
- **mobility implications;**

**AND THAT the Land Use Committee recommends that the applicant address the following concerns:**

- **reduction of 10 parking spaces (4%) and 2 accessible parking spaces;**
- **sharing parking for visitor and commercial uses;**
- **consider the courtyard shadowing;**
- **consider having the main floor at grade level;**
- **consider revising the residential entry;**
- **consider revising the indoor amenity space;**
- **increase storage options;**
- **increase commercial parking;**
- **increase family housing;**
- **move entrance to James Road; and**
- **increase children's outdoor play area.**

**LUC – Rezoning and Development Permit – 2804-2808 St. George Street (CityState Consulting)**

4.2 Report: Community Development Department – Development Planning Division, dated December 8, 2022

Staff gave a presentation on the rezoning and development permit, including information about location, OCP Land Use Designations, Zoning Designations, key features of the proposal, site plan, neighbourhood context, amenity space, and key considerations.

Considered at the Regular Council Meeting of July 25, 2023

744

Attachment 5

Carola Thompson, CityState Consulting, and Gaetan Royer, CityState Consulting, entered the meeting at this point.

The applicant gave a presentation on the rezoning and development permit, including information about site context, site plan, pedestrian and vehicle access, unit mix, staff comments, variances, accessible parking, project statistics, OCP and Development Permit Area (DPA) guidelines, and outdoor space.

The Vice-Chair entered the meeting at this point.

Staff answered questions about neighbourhood form and character.

The applicant answered questions from the Committee regarding adaptable units, accessibility, and outdoor space.

Ms. Thompson and Mr. Royer left the meeting at this point and did not return.

The Committee noted the following in discussion:

- the project will increase the city's ground-oriented family housing inventory;
- the project is OCP-compliant;
- the limitation of driveways on St. Andrews is positive and helps activate the laneway;
- the greenspace and visitor parking could be increased;
- the residents could inform how the extra space could be utilized;
- the tandem parking design may not be the most desirable, but is practical and provides options for storage; and
- the project overall is positive but the density may be too high in Building 2; recommending lowering the density could impact the viability of the project and removes two homes for families.

LUC22/011

Moved, seconded, and CARRIED

**THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning – 2804-2808 St. George Street (CityState Consulting) is appropriate and recommends that the applicant address the following concerns regarding Building 2's unit density.**



Considered at the Regular Council Meeting of July 25, 2023

745

Attachment 5

**LUC – OCP  
Amendment, DP, and  
Heritage  
Revitalization  
Agreement – 2400  
Block Clarke Street  
(Kyle and Clarke  
Holdings Ltd.)**

4.3 Report: Community Development Department – Development Planning Division, dated December 8, 2022

Joey Stevens, GBL Architecture, and Hesam Deihimi, Placemaker Group, entered the meeting at this point.

Staff gave a presentation on the OCP Amendment, DP, and Heritage Revitalization Agreement, including information about location, OCP Land Use designation, key features of the proposal, site plan, renderings, and staff considerations.

The applicant gave a presentation on the OCP Amendment, DP, and Heritage Revitalization Agreement, including information about the project team, site context, heritage component, neighbourhood character, site principles, site plans, landscape plan, public realm plan, floor plans, amenities, and renderings.

The applicant answered questions from the Committee about outdoor space weather protection, floor area ratio, retail and commercial space allocations,

The Committee noted the following in discussion:

- the outdoor weather protection in the mews is positive;
- the Floor Area Ratio (FAR) is very high and there are concerns about having too many people in a small space;
- the work-live space and arts considerations are positive;
- there is an existing demand for retail, office, commercial, and institutional space in the community and this project is missed opportunity to create those spaces;
- a second level of commercial or institutional space could be considered;
- the commercial space only has minimal loading and garbage areas that should be increased;
- the mews area is positive and will contribute to activating Queens Street Plaza;
- there could be negative consequences to creating commercial space on the ground level as there is currently not employment space in the area;
- the proposal is OCP-compliant but the density is too high;
- the pet-friendly policies, artist live-work spaces, and activation of the mews space are positive; and
- the property is zoned for commercial use and incorporating missed-use space can be challenging; the residential density is too high and the commercial density is too low.

Considered at the Regular Council Meeting of July 25, 2023

746

Attachment 5

LUC22/012

Moved, seconded, and CARRIED

**THAT the Land Use Committee recommends that the proposed land use for application LUC – OCP Amendment, Heritage Revitalization Agreement and Development Permit – 2400 Block Clarke Street (Kyle and Clarke Holdings Ltd.) is not appropriate for the following reasons:**

- lack of sufficient commercial space;
- lack of sufficient parking and loading space to support the commercial space;
- lack of space for servicing of the building; and
- lack of business amenities;

**AND THAT the Land Use Committee recommends that the proponent provide the data showing there is not a sufficient need for office, professional, or other type of economic contribution space.**

5. Information

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6. Adjournment

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The Chair adjourned the meeting at 9:00pm.

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Councillor Kyla Knowles,  
Chair

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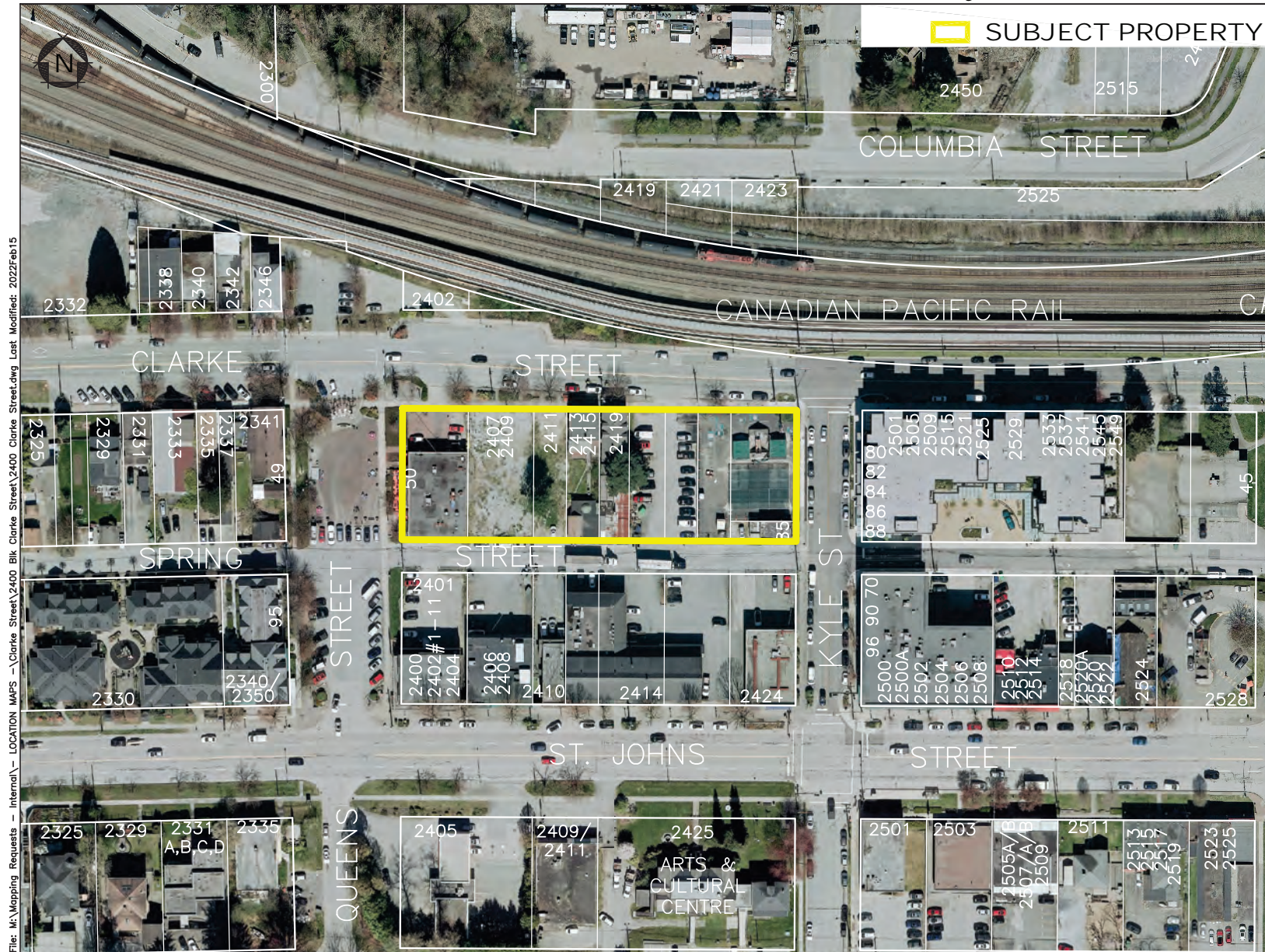
Jennifer Mills,  
Legislative Services Advisor

Considered at the Regular Council Meeting of July 25, 2023

747

Attachment 6

### LOCATION MAP - 2407-2421 Clarke St, 50 Queens St, 85 Kyle St



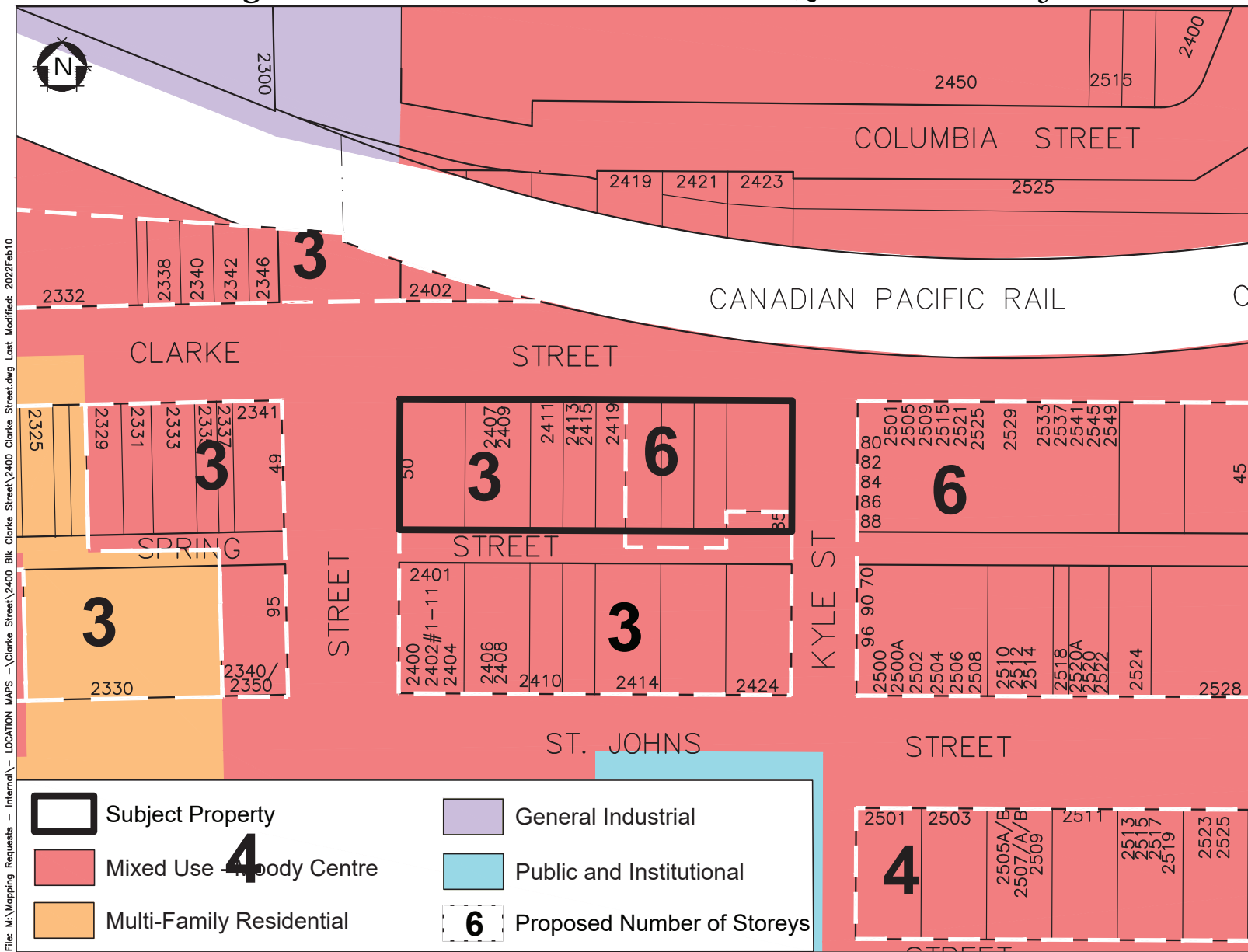
File: M:\Mapping Requests - Internal\LOCATION MAPS - \Clarke Street\2400 Blk Clarke Street\2400 Clarke Street.dwg Last Modified: 2022Feb15

Considered at the Regular Council Meeting of July 25, 2023

748

Attachment 7

**Land Use Designations - 2407-2421 Clarke St, 50 Queens St, 85 Kyle St**



File: M:\Mapping Requests - Internal\ - Location Maps - Clarke Street\2400 Blk Clarke Street\2400 Clarke Street.dwg Last Modified: 2022Feb10

- Subject Property
- Mixed Use 4
- Multi-Family Residential
- General Industrial
- Public and Institutional
- 6 Proposed Number of Storeys

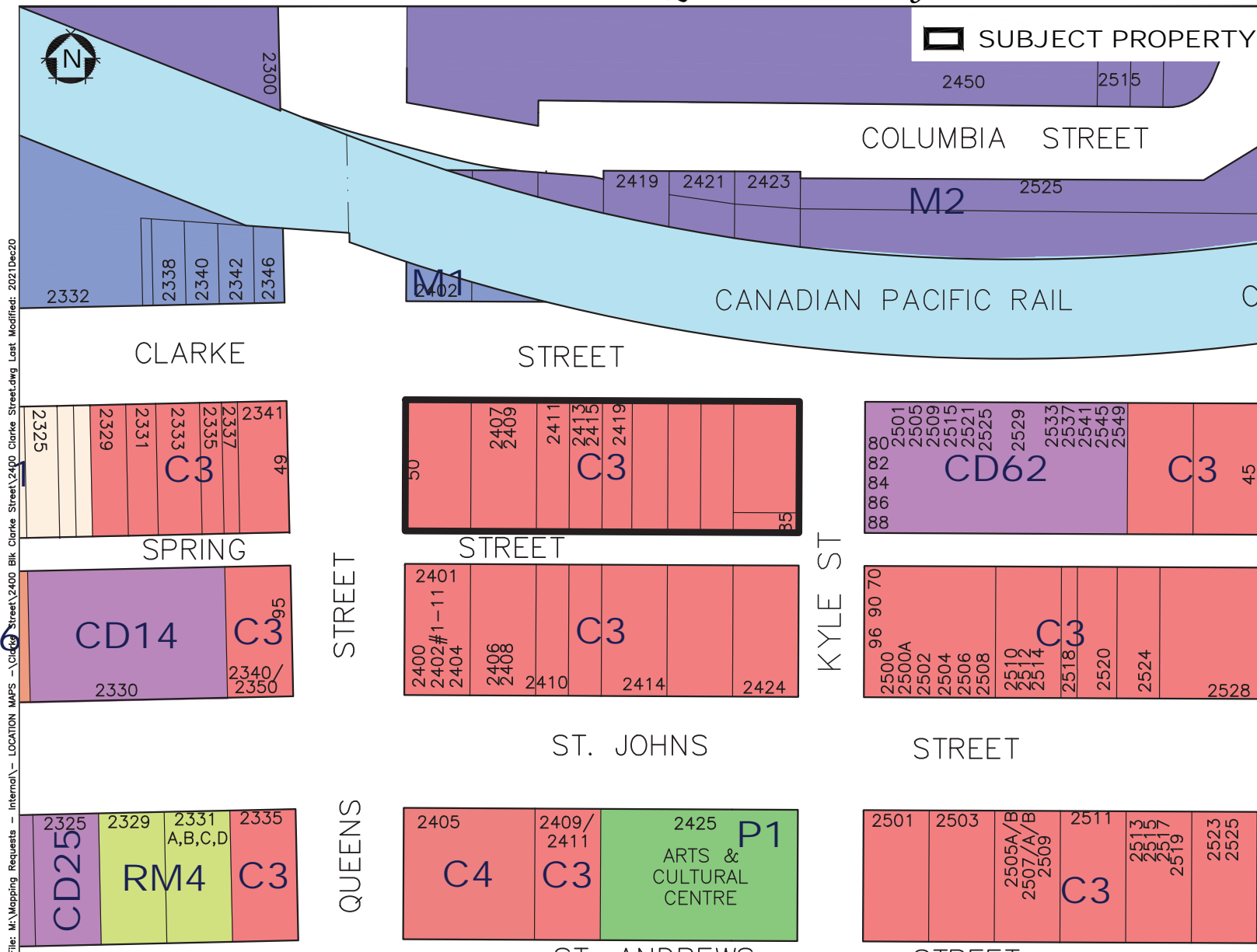


Considered at the Regular Council Meeting of July 25, 2023

749

Attachment 8

### ZONING MAP -2407-2421 Clarke St, 50 Queens St, 85 Kyle St



File: M:\Mapping Requests - Internal\ - LOCATION MAPS - Internal\ - LOCATION MAPS - Internal\ - Clarke Street\2400 Blk Clarke Street\2400 Clarke Street.dwg Last Modified: 2021Dec20



Considered at the Regular Council Meeting of July 25, 2023

750

Attachment 9

### Project Fact Sheet

Applicant:	GBL Architects
Application Type:	OCP Amendment, HRA, Development Permit
Project Description:	a six-storey mixed-use development, with 2,162.8m <sup>2</sup> (23,280ft <sup>2</sup> ) of commercial space, 182 residential units, with an FAR of 3.22.
Development Permit Area:	Development Permit Area 2: Moody Centre (Heritage Conservation Area) Evergreen Line Sub Areas: Heritage Commercial District; and Spring Street Promenade
Application Number:	HRA00007
Address:	2400 Block Clarke Street
Existing Zoning:	General Commercial (C3)
Proposed Zoning:	No change (HRA)
Existing OCP Designation:	Mixed-Use – Moody Centre (6 and 3 storeys)
Proposed OCP Designation	Mixed-Use – Moody Centre (6 storeys)
Surrounding Development:	North: SkyTrain Line guideway and rail lines East: five-storey mixed-use building (CD62) South: commercial properties (C3) on St. Johns Street, including the Burrard Hotel West: Queen Street Plaza, and commercial uses (C3)

Considered at the Regular Council Meeting of July 25, 2023

751

Attachment 9

**Development Statistics:**

	<b>Proposed Development</b>
Number of Residential Units	182 units, including 103 strata units, 79 market rental units
Density	FAR 3.14
Height:	six-storeys
Coverage:	TBC
Minimum Setbacks: North (Clarke Street) South (Spring Street) East (Kyle Street) West (Queens Street)	1.0m 0.5m 2.0m 2.0m
<b>Bicycle Parking:</b> Long term: Short term:	<b>270</b> <b>3</b>

**Vehicle Parking Summary**

USE		SCOPE	BY-LAW RATE	BY-LAW REQUIRED	PROPOSED
Residential	Market Ownership (1 Bedroom & 1 Bedroom + Den)	55	1.0 space per 1 bedroom and 1 bedroom + den	55	183
	Market Ownership (2+ Bedroom)	43	1.5 spaces per dwelling unit with 2 or more bedrooms	65	
	Work-Live	9	1.0 space per dwelling unit	9	
	Market Rental	75	1.0 spaces per dwelling unit	75	
Visitor	All Residential	182	0.2 visitor spaces per dwelling unit for first 100 units and 0.1 for each additional unit.	28	27
Commercial	Retail	1,916.3	1.0 space per 40 m <sup>2</sup> of GFA	48	48
<b>TOTAL OFF-STREET VEHICLE PARKING</b>				<b>280</b>	<b>258</b>

Considered at the Regular Council Meeting of July 25, 2023

752

Attachment 9

Development Component	Metric				Comments/Assessment
<b>Housing</b>	Unit Type	Ownership	Market Rental	Below & Non-Market	182 total units. Ownership – 103 (56%) Market Rental – 79 (44%) Below Market Rental – 0 (0%)  Applicant runs its own rent-to-own program.
	Studio	0	26	0	
	1-BR	58	26	0	
	2-BR	25	16	0	
	3-BR	20	11	0	
	4-BR	0	0	0	
<b>Projected Population</b>	Studio – 26 units (1.4 persons/unit) 1-BR – 84 units (1.4 persons/unit) 2-BR – 37 units (2.0 persons/unit) 3-BR – 31 units (2.7 persons/unit)				26 units x 1.4 = 36 persons 79 units x 1.4 = 118 persons 37 units x 2.0 = 74 persons 31 units x 2.7 = 84 persons  Total estimated population: 312
<b>Estimated Jobs</b>  <b>Overall Jobs to Population Ratio Goal: 0.42</b>	Number of jobs by type <ul style="list-style-type: none"> <li>• 23,280 sqft commercial (300 sqft/job)</li> <li>• Home based jobs – 0.069 jobs per person (4,391 persons)*</li> </ul> *Work/Live units would likely generate additional jobs.				<ul style="list-style-type: none"> <li>• 78 jobs for commercial space</li> <li>• 13 home based jobs</li> </ul> Total Jobs: 91  Jobs to population ratio: 0.29
<b>Estimated CAC Contributions</b>	\$6.00/sqft up to maximum \$6,000 per unit				amenity contribution to be determined, but estimated as approximately \$950,000

Considered at the Regular Council Meeting of July 25, 2023

753

Attachment 10

# Sustainability Report Card

## Mixed Use Projects

### Purpose

The Sustainability Report Card recognizes that developers, builders, designers, and others proposing changes to the built environment have an important role in creating a sustainable community. Buildings are a vital part of our community, providing shelter, employment, recreation opportunities, services, shopping and more. With the amount of time we spend in our buildings they play an essential role in how prepared we are for our changing climate, influence the vitality of our community, and shape our everyday lives.

The buildings we build today will be around for the next 60–80 years on average and it is crucial for the evolution of our community that these structures are built to the highest sustainability standards. In 2020 Council adopted the City’s Climate Action Plan, a comprehensive strategy laying out a pathway to become a carbon neutral, resilient community by 2050. This Plan includes various building-related actions that project proposals should incorporate to work towards the vision that:

“Port Moody is a resilient community that honours climate justice, leading the urgent response to climate change through collective action.”

– Climate Action Committee, 2019

Port Moody encourages innovative thinking in community design to achieve sustainable communities. To this end, the Report Card is a requirement for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability values, and these measures are used to evaluate development proposals. The Report Card is a tool that summarizes overall project sustainability and is integrated with all other development approval requirements.

**The Report Card focuses on performance criteria within four pillars of sustainability defined by the City as:**

#### 1. Cultural Sustainability

Cultural sustainability recognizes the need to honour and transmit cultural beliefs, practices, heritage conservation, and culture for future generations. Cultural sustainability is about fostering cultural rights, local culture and cultural identity in a community. Cultural sustainability can be achieved through innovation and preservation of identity through different forms of creative expressions (e.g., art, events), celebrating cultural customs, and preserving and transmitting cultural heritage and customs through design of culturally inclusive landscapes, architecture, programs, and amenities.

#### 2. Economic Sustainability

Economic sustainability in the Port Moody context means offering a broad range of local employment opportunities that will reduce commute distances and times, encouraging creative and clean industry and jobs, and building a more sustainable financial future for the City. The impacts of this approach will reduce GHG emissions, enable active transportation as a more viable means of getting around, build more resilient local business communities, and strengthen the social fabric of the city.



## Considered at the Regular Council Meeting of July 25, 2023

754

## Attachment 10

3. Environmental Sustainability	4. Social Sustainability
<p>Environmental sustainability refers to the protection, management, and monitoring of ecosystems and natural assets to ensure the long-term productivity and health of resources to meet future economic and social needs. Environmental sustainability involves protecting, restoring, and connecting environmental systems to maintain function and ecological integrity. It also acknowledges that human civilisation takes resources to sustain our modern way of life, recognizes the elements that place stress on the environment and incorporates how technology will drive our greener future.</p>	<p>Social sustainability is about inclusive and resilient societies that understand what citizens need from the places where they live, work and play and where citizens feel supported in their well-being and are encouraged to evolve. Social sustainability combines physical design with support mechanisms to enhance social liveability, amenities, and systems that actively support the capacity of current and future generations to create healthy and livable communities. Socially sustainable communities promote diversity, equity and inclusion, foster connectivity and provide a high quality of life.</p>

## Process

The Sustainability Report Card forms part of the application materials for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit proposals. There are five steps to follow in completing the Sustainability Report Card process:

1. Consult with City planning staff to discuss your proposal and determine if a Sustainability Report Card must be submitted with your development application.
2. Following the initial conversation with staff, and while preparing your application, complete the Sustainability Report Card by filling in the appropriate information that applies to your application and submit a completed copy to your file manager.
3. The Sustainability Report Card will be marked three times:
  - a. Prior to first reading;
  - b. Prior to Advisory Design Panel and Land Use Committee; and
  - c. Final scoring prior to Development Permit issuance.

At each of these marking intervals Planning staff will review the Report Card for completeness and accuracy and forward to staff in various departments for marking. Staff will make comments, determine a score, and provide the applicant an opportunity to revise the Report Card. The score and comments will be included in the land use reports that are distributed to the Advisory Design Panel, Land Use Committee, and City Council.

4. Commitments indicated in the Report Card will be secured through various means including, but not limited to, Development Permit conditions, securities, and various agreements (e.g., Servicing Agreement) or covenants. The method of securing the commitment is noted for each criteria.
5. If your application is approved by Council, your final Sustainability Report Card is maintained in the development file and a copy is provided to the City's Building Division.



## Considered at the Regular Council Meeting of July 25, 2023

755

## Attachment 10

## Instructions

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- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. Make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met where appropriate.
- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects. In this case, select N/A and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- Key terms are defined in the [Glossary](#) at the end of the Report Card document.
- Refer to the Resources section in each criteria for links to web-based resources relevant to measures in the Sustainability Report Card.

## Scoring

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- Scoring of the Report Card reflects a project's overall ability to be a sustainable development. Criteria are assigned points to indicate their significance based on:
  1. the level of difficulty to integrate criteria into project design;
  2. the order-of-magnitude cost added to the project;
  3. alignment with identified City and community priorities;
  4. the level of urgency for Port Moody in terms of achieving community sustainability goals; and
  5. the degree of effectiveness for increasing overall project sustainability.
- Performance measures are ordered based on priority. The first performance measure under each topic area in each pillar is the highest priority. The highest priority performance measures typically offer the highest possible points.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Points for achieving various means are indicated. Where open ended responses are permitted, staff will make a fair assessment of the project's performance for the measure with respect to site conditions.
- Where criteria may not be applicable to your project due to constraints, select the N/A option and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- The Report Card is an iterative process with the applicant. The applicant has an opportunity to comment and make changes to their proposal before the scores are considered final and shared with public advisory bodies and City Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. Innovation items have a maximum score of 3 points. Constraints are not scored but given specific mention in Council Reports. Applicants are required to provide a narrative of how the project is contributing to each pillar of sustainability.
- Staff will review your completed Report Card and provide feedback to give you the opportunity to achieve the highest score possible by the time the project is considered for adoption or permit approval.

Considered at the Regular Council Meeting of July 25, 2023

756

Attachment 10

## Monitoring

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In general, the information required from the applicant for the Sustainability Report Card is similar to the information required for a typical development application. However, to ensure accountability, the City may request additional information, such as: photos of installed systems or products, design drawings, professional reports, copies of receipts, or other records that can be used to verify the implementation of the selected sustainability criteria. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

## Public Information

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Copies of the Report Card are maintained by the Development Planning Division and are included as an attachment to Council reports related to the application. Therefore, Report Cards are part of the public record.

Considered at the Regular Council Meeting of July 25, 2023

757

Attachment 10

## Property and Applicant Information

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**Applicant:** Joey Stevens  
**Telephone:** 604-736-1156      **Email:** joey@gblarchitects.com  
**Registered owner:** Placemaker Group of Companies  
**Project address:** Kyle & Clarke (address TBD)  
**Proposed use:** Mixed-use      **Total floor space (m<sup>2</sup>):** 15,171  
**Building type:** Wood-frame on concrete      **Number of storeys:** 6  
**Number of units:** 182

## Final Score (staff to complete)

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Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	15	10	31	75
Economic Sustainability	93	15	36	42	54
Environmental Sustainability	172	23	91	58	40
Social Sustainability	165	5	97	63	40



Considered at the Regular Council Meeting of July 25, 2023

758

Attachment 10

## 1. Cultural Sustainability

Arts	
<p><b>C1a</b> (applicants can choose between C1a or C1b) <span style="float: right;"><b>(12 points possible)</b></span></p> <p><b>Does the project designate space for artists or creative enterprises to be retained for the lifetime of the project?</b></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> <b>N/A</b> (applicants can choose between C1a or C1b)</p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> <span style="float: right;">(up to 12 points)</span></p> <p><input type="checkbox"/> artist studios <span style="float: right;">(2 points for first studio + 1 point for each additional studio, max 8 points)</span></p> <p><input type="checkbox"/> family-size live-work units – sold below market value <span style="float: right;">(3 points per unit, max 8 points)</span></p> <p><input type="checkbox"/> family-size live-work units – sold at market value <span style="float: right;">(2 points per unit, max 6 points)</span></p> <p><input type="checkbox"/> plaza, creative placemaking space, available for public use (e.g., outdoor stage) <span style="float: right;">(4 points)</span></p> <p><input type="checkbox"/> temporary artist spaces on or off the site <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> publicly viewable exhibition space <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> developer identified need/opportunity <span style="float: right;">(up to 4 points)</span></p> <p>Please specify: _____</p> <p><b>Provide the size and details of the proposed space(s):</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p><b>For the spaces being provided in this project, how will operation be managed?</b> (e.g., who is responsible for managing tenants, maintenance, etc)?</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Developer Public Art Guidelines</a></p> <p><a href="#">Art in Public Spaces Master Plan</a></p> <p><a href="#">Arts and Culture Master Plan</a></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Units (market and below market) will be secured through a Housing Agreement.</li> <li>- Plaza/creative/exhibition space &amp; temporary artist space will be confirmed through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Formal written confirmation of arrangements for managing spaces will be required.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Applicant has marked NA for this section</p> </div> <hr/> <p style="text-align: right;"><b>Score</b> <input type="text" value="0"/> /12</p>

Considered at the Regular Council Meeting of July 25, 2023

759

Attachment 10

<p><b>C1b</b> (applicants can choose between C1a or C1b) <b>(6 points possible)</b></p>	<p><b>Resources</b></p>
<p><b>Does the project include artwork which is aligned with the Art in Public Spaces Master Plan and located in a publicly accessible or publicly owned space?</b> (Note: Public Art Policy encourages at least 0.5% of construction costs) (4 points)</p>	<p><a href="#">Developer Public Art Guidelines</a>  <a href="#">Art in Public Spaces Master Plan</a>  <a href="#">Arts and Culture Master Plan</a></p>
<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A (applicants can choose between C1a or C1b)</p>	<p><b>Enforcement</b></p>
<p>Applicants are encouraged to work with artists and/or art consultants early so that artworks can be incorporated in meaningful and creative ways. <b>Has an artist or art consultant been engaged for this project?</b> (2 points)</p>	<p>- Formal written commitment to engage in a process to include public art will be required. Confirmation of the value of this commitment and securing this commitment through a letter of credit submitted prior to issuance of Development Permit will be required.</p>
<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>- Collection of public art funds prior to issuance of development permit will be required.</p>
<p><b>OR</b></p>	
<p><b>Does the project provide an in lieu financial contribution to the City's Artwork Reserve Fund in accordance with the City's Public Art Policy?</b> (4 points)</p>	<p><b>Staff comments</b></p>
<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input checked="" type="checkbox"/> N/A (applicants can choose between C1a or C1b)</p>	<p>Placemaker Public art Plan provides good elements. \$300,000 art budget. Pg 21 offers general breakdown for art allocation</p>
<p><b>What is the proposed contribution to the City's Artwork Reserve Fund?</b> (Note: Public Art Policy encourages at least 0.5% of construction costs) (up to 2 points)          (2 points if contribution is at least 10% greater than recommendation)</p>	
<p>\$ amount: _____ % of construction budget: _____</p>	
<p>Score <input type="text" value="6"/> /6</p>	



Considered at the Regular Council Meeting of July 25, 2023

760

Attachment 10

<p><b>C2</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the project include artistically designed (professionally designed) architectural elements that enhance the overall visual appeal of the development (e.g., water feature)?</p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>If yes, describe how:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Accent trim, colorful facade elements, and sloped parapet features are all integrated into the design for an animated architectural expression that ties into the surrounding heritage character of the neighborhood.</p> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>architectural drawings are truthful to response and art package offers good insight into fund allocation</p> </div> <p style="text-align: right;">Score <input type="text" value="2"/> /2</p>
<p><b>C3</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the project include artistically designed (professionally designed) street furniture and/or streetscape enhancements (e.g., artistically designed benches, streetlights, tree grates)? <i>(Note: consider maintenance and replacement of furniture/enhancements)</i></p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> N/A</p> <p>If yes, describe the furniture/enhancements and how they will be maintained:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included in Civil Plans will be secured through the Servicing Agreement.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> </div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>

Considered at the Regular Council Meeting of July 25, 2023

761

Attachment 10

<p><b>C4</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Describe how your project aligns with the Art in Public Spaces and/or Arts and Culture Master Plans, or otherwise contributes to the overall cultural and artistic vitality of Port Moody:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Public art will promote the "City of Art" principles and offer high public visibility and accessibility with multiple engagement opportunities for a dynamic and energetic public realm to be enjoyed by all. Public Art site locations may include the mews and plaza areas, the key social gathering places and offer a wider range of opportunities in 3D and 2D form and mediums, including integrated with the landscape hardscape or architectural features.</p> <p>A sculpture will be located at the Clarke (north) entry of the pedestrian mews. Murals locations are been currently studied. Artwork will be showcased in windows of artist's Live &amp; Work suites. There is also consideration for added pedestrian interest in the form of public art along Spring Street.</p> </div>	<div style="background-color: #cccccc; padding: 2px;"><b>Resources</b></div> <p><a href="#">Art in Public Spaces Master Plan</a> <a href="#">Arts and Culture Master Plan</a></p> <div style="background-color: #cccccc; padding: 2px;"><b>Enforcement</b></div> <p>- N/A</p> <div style="background-color: #cccccc; padding: 2px;"><b>Staff comments</b></div> <div style="border: 1px solid #ccc; height: 80px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="2"/> /2</p>
<p><b>C5</b> <span style="float: right;">(1 point possible)</span></p> <p><b>Does the project include artistic elements for the benefit of the residents/ occupants (e.g., artistic features in a private courtyard or main entryway)?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><b>If yes, please describe:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Artwork to be provided in ground level residential lobbies.</p> </div>	<div style="background-color: #cccccc; padding: 2px;"><b>Enforcement</b></div> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <div style="background-color: #cccccc; padding: 2px;"><b>Staff comments</b></div> <div style="border: 1px solid #ccc; padding: 5px;"> <p>scoring contingent on artwork being publicly viewable as well.</p> </div> <p style="text-align: right;"><b>Score</b> <input type="text" value="1"/> /1</p>

Considered at the Regular Council Meeting of July 25, 2023

762

Attachment 10

<b>Heritage</b>	
<p><b>C6</b> <span style="float: right; color: red;">(3 points possible)</span></p> <p>Have you consulted with City staff to determine if any of the structures on the subject property may have heritage value?</p> <p> <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A                 </p> <p>If yes, does the project include a statement of significance for heritage structures not listed on Heritage Register, prepared by a heritage conservation specialist where potential heritage value is observed?</p> <p> <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A                 </p>	<p><b>Resources</b></p> <p><a href="#">Heritage Register</a></p> <p><b>Enforcement</b></p> <p>- Submission of Statement of Significance with application will be required.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 5px;">                     applicant has provided conservation plan document concerning P. Burns and Co. Butcher Building. While also providing community context in their plan as well.                 </div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid #ccc; padding: 0 5px;">3</span> /3</p>
<p><b>C7</b> <span style="float: right; color: red;">(3 points possible)</span></p> <p>Does the project include a heritage conservation plan prepared by a heritage conservation professional for a structure on the property of the application or on another property in the City?</p> <p> <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A                 </p> <p>If yes, provide the address of the structure included in the heritage conservation plan:</p> <p><b>Address:</b> <u>2419 Clarke Street</u></p>	<p><b>Enforcement</b></p> <p>- Submission of a conservation plan will be required with application.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 5px;">                     Yes the Plan is created by Donal Luxton and Associates and complies with question                 </div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid #ccc; padding: 0 5px;">3</span> /3</p>

Considered at the Regular Council Meeting of July 25, 2023

763

Attachment 10

<p><b>C8</b> <span style="float: right;">(3 points possible)</span></p> <p>Does the project include reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation? <span style="float: right;">(3 points)</span></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>	<p><b>Enforcement</b></p> <p>- Details will be included in Heritage Conservation Plan and formalized in a Heritage Revitalization Agreement or Development Permit. Formal protection typically involves heritage designation following completion of conservation work.</p> <p><b>Staff comments</b></p> <p>All elements indicate that C8 is being fulfilled. However, this will require further documentation in the form of a DP or Heritage Revitalization Agreement</p> <p style="text-align: right;">Score <input type="text" value="3"/> /3</p>
<p><b>C9</b> <span style="float: right;">(2 points possible)</span></p> <p>Where the preservation of a heritage structure in its original location cannot be accommodated, relocation may be considered.</p> <p>Does this project include heritage relocation within Port Moody? <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><i>Conservation of Historic Places in Canada:</i> <a href="http://historicplaces.ca">historicplaces.ca</a></p> <p><b>Enforcement</b></p> <p>- Written confirmation of commitment to relocate structure and details of plans for the building in its new location will be required.</p> <p><b>Staff comments</b></p> <p>Applicant will need to address their confirmation of commitment and specify in detail how.</p> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>



Considered at the Regular Council Meeting of July 25, 2023

764

Attachment 10

<p><b>C10</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the project salvage materials or artefacts from a historic place in Port Moody, or reuse materials or artifacts from architectural/landscape salvage in a manner which supports the authenticity of the site's character-defining elements?</p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> N/A</p> <p>If yes, please explain: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Depending on what is proposed, incorporating these elements could be shown on landscape and/or architectural plans included in the Development Permit.</li> <li>- Landscaped elements will be subject to securities. If the artifacts are used in public art then they will be secured through Public Art Securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;">Applicant has answered "NO"</div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>
<p><b>C11</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the project involve the addition of a heritage structure to the City's Heritage Register? This only applies to a structure with heritage value that is NOT already on the City's Heritage Register.</p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><a href="#">Heritage Register</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Confirmation of intention to add the heritage structure to the Heritage Register will be required.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>



Considered at the Regular Council Meeting of July 25, 2023

765

Attachment 10

<p><b>C12</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the project incorporate acknowledgement of historical or cultural connections to the site (e.g., historical naming of the site, people, events, structures, architectural inspiration etc.)?</p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>If yes, please explain: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; min-height: 80px;"> <p>The project will be named 'Mary Anne's Place' to commemorate Port Moody's inspiring heritage activist Mary Anne Cooper.</p> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Follow up will depend on the method used to acknowledge cultural connections to the site. Determined by staff.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="2"/> /2</p>
<b>Public Realm</b>	
<p><b>C13</b> <span style="float: right;">(8 points possible)</span></p> <p>Does the project improve the streetscape beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's beautification impact?</p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>If yes, check all that apply: <span style="float: right;">(up to 4 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Artistic stormwater management features <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Restores the frontage of an existing building in Historic Moody Centre <span style="float: right;">(2 points)</span></li> <li><input checked="" type="checkbox"/> Proposed artistic paving treatments <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Adds aesthetics to functional elements of the streetscape <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Aesthetically pleasing and functional benches, bike rack, planter, lighting etc. upgrades <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Interaction of the project with the public e.g., edible landscape/foliage <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Artistic panels in entry foyer <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Other <span style="float: right;">(up to 1 point)</span></li> </ul> <p>Are the streetscape elements designed by a local artist? <span style="float: right;">(4 points)</span></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included in Civil Plans will be secured through the Servicing Agreement.</li> <li>- Artistic elements will be secured through Public Art securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Applicant to identify Artistic storm water management features. Full marks given once that can be determined</p> </div> <p style="text-align: right;">Score <input type="text" value="7"/> /8</p>

Considered at the Regular Council Meeting of July 25, 2023

766

Attachment 10

<p><b>C14</b> <span style="float: right;">(3 points possible)</span></p> <p>Does your project include any innovative cultural sustainability aspects not captured in the Report Card?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please explain: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Will depend on the type of innovation, determined by staff.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;">Applicant marked NA</div> <p style="text-align: right;">Score <input type="text" value="0"/> /3</p>
<p><b>C15</b></p> <p>Does your project face any unique site constraints that limit cultural sustainability achievement?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please explain:</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;">Applicant marked NO</div>

Considered at the Regular Council Meeting of July 25, 2023

767

Attachment 10

<p><b>C16</b> <span style="float: right;">(3 points possible)</span></p> <p>Summarize the project's cultural sustainability contributions, including the performance criteria in this Report Card and additional elements not previously captured here.</p> <div style="border: 1px solid black; padding: 5px;"><p>Between the two proposed buildings, the pedestrian mews offer a mid-block connection from the Spring Street Promenade to Clarke Street retail frontage. With opportunities to gather and play, the flexibility of the space can also accommodate small events and an outdoor gallery space.</p><p>In addition, the project incorporates 9 Work-Live units.</p><p>A feature paving is proposed on Queens Street west of the heritage building to emphasize the heritage presence and enable outdoor patio seating for the future retail tenant. Paving, benches, bike racks, planters, and lighting are proposed to integrate throughout the site in response to the "City of Arts" thematic of the neighborhood.</p></div>	<p><b>Enforcement</b></p> <p>- Highlighted in Council reports</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px;"></div> <p>Score <input type="text" value="2"/> /3</p>
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**Total Cultural Sustainability Pillar Points =  /56**

Considered at the Regular Council Meeting of July 25, 2023

768

Attachment 10

## 2. Economic Sustainability

Complete Community	
<p><b>EC1</b> <span style="float: right; color: red;">(13 points possible)</span></p> <p>Does the project support active transportation to access shops and services by improving the circulation and connectivity of the site to retail shops, services, and employment near the project site?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply for how this is achieved: <span style="float: right;">(up to 13 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Creates connectivity to existing active transportation network <i>(up to 3 points)</i></li> <li><input checked="" type="checkbox"/> Eliminates barriers to access for active transportation (e.g., improving let-downs, accessibility) <i>(up to 3 points)</i></li> <li><input checked="" type="checkbox"/> Enhances trails and bike paths <i>(1 point)</i></li> <li><input checked="" type="checkbox"/> Creates public amenity space <i>(1 point)</i></li> <li><input checked="" type="checkbox"/> Use of greenery and landscaping to serve pedestrians and to direct patrons to storefront entrances and transit <i>(1 point)</i></li> <li><input checked="" type="checkbox"/> Wide sidewalks and separation from the road to encourage and promote pedestrian movement <i>(1 point)</i></li> <li><input checked="" type="checkbox"/> Blade or tab signs are incorporated as appropriate <i>(up to 2 points)</i></li> <li><input checked="" type="checkbox"/> Seating, public art, and other amenities are incorporated into design of retail storefront area <i>(up to 3 points)</i></li> <li><input type="checkbox"/> Receiving/shipping areas are located off pedestrian routes <i>(1 point)</i></li> <li><input type="checkbox"/> Other – please explain: <i>(up to 3 points)</i></li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 5px;"></div>	<div style="background-color: #cccccc; padding: 2px; margin-bottom: 5px;"><b>Resources</b></div> <p><a href="#">Master Transportation Plan Examples</a></p> <div style="background-color: #cccccc; padding: 2px; margin-bottom: 5px;"><b>Enforcement</b></div> <ul style="list-style-type: none"> <li>- Architectural elements are secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included in Civil Plans will be secured through the Servicing Agreement.</li> <li>- Signage will be confirmed through the Signage Plan.</li> </ul> <div style="background-color: #cccccc; padding: 2px; margin-bottom: 5px;"><b>Staff comments</b></div> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>How does the development add to "Enhancing trails and bike paths"? Applicant to clarify</p> <p>Good elements here, but applicant should address each of these</p> </div> <p style="text-align: right; font-weight: bold;">Score <span style="border: 1px solid black; padding: 0 2px;">10</span> /13</p>



Considered at the Regular Council Meeting of July 25, 2023

769

Attachment 10

<p><b>EC2</b> <span style="float: right;">(12 points possible)</span></p> <p>Does the project increase access to daily services or supplement the existing business composition?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes:</p> <p><b>Check all that apply:</b> <span style="float: right;">(up to 12 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Contiguous retail frontage to maintain continuity of retail storefronts <span style="float: right;">(2 points)</span></li> <li><input checked="" type="checkbox"/> Enhances existing businesses through agglomeration as appropriate <span style="float: right;">(2 points)</span></li> <li><input checked="" type="checkbox"/> Provides a variety of store widths or opportunity for a variety of storefront widths through combining individual units <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Provides daily goods and services that are missing or underserved in the current local area business composition <span style="float: right;">(2 points)</span></li> </ul> <p>Please explain missing/underserved goods and services identified:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <ul style="list-style-type: none"> <li><input type="checkbox"/> Supports expansion of and/or leverages the existing business community in the area <span style="float: right;">(2 points)</span></li> </ul> <p>Please explain how:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <ul style="list-style-type: none"> <li><input type="checkbox"/> Other – please explain: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p><b>What is the Walk Score of the proposed project?</b></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<div style="background-color: #cccccc; padding: 2px;"><b>Resources</b></div> <p><a href="#">WalkScore</a></p> <div style="background-color: #cccccc; padding: 2px;"><b>Enforcement</b></div> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Specific uses will be incorporated into the project zoning.</li> </ul> <div style="background-color: #cccccc; padding: 2px;"><b>Staff comments</b></div> <div style="border: 1px solid black; height: 250px; width: 100%;"></div> <div style="text-align: right; padding-top: 10px;"><b>Score</b> 9 /12</div>
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Considered at the Regular Council Meeting of July 25, 2023

770

Attachment 10

<p><b>EC3</b> <span style="color: red;">(5 points possible)</span></p> <p><b>What is the estimated increase to the current and proposed property assessed value, as would be determined by BC Assessment (market value) for each property classification?</b></p> <p><i>(Note that only estimates are required for proposed assessed value as actual assessed values would not be available at this point in the project)</i></p> <p><b><u>Current (Land &amp; Improvement)</u></b></p> <p>Class 1 – residential assessed value: _____</p> <p>Class 2 – utilities assessed value: _____</p> <p>Class 3 – supportive housing assessed value: _____</p> <p>Class 4 – major industry assessed value: _____</p> <p>Class 5 – light industry assessed value: _____</p> <p>Class 6 – business other assessed value: <u>\$12,942,200.00</u></p> <p><b><u>Estimated Proposed (Land &amp; Improvement)</u></b></p> <p>Class 1 – residential assessed value: <u>\$80,100,000</u></p> <p>Class 2 – utilities assessed value: _____</p> <p>Class 3 – supportive housing assessed value: _____</p> <p>Class 4 – major industry assessed value: _____</p> <p>Class 5 – light industry assessed value: _____</p> <p>Class 6 – business other assessed value: <u>\$18,700,000</u></p> <p><i>Project provides more assessed value in a non-residential class (2,4,5,6) = 3 points</i>  <i>Proposed assessed value is higher than current assessed value = 2 points</i>  <i>Proposed assessed value is the same as current assessed value = 1 point</i>  <i>Proposed assessed value is lower than current assessed value = 0 points</i></p>	<p><b>Resources</b></p> <p><a href="#">Official Community Plan land use plan map</a></p> <p><a href="#">BC Assessment Property Classification</a></p> <p><b>Enforcement</b></p> <p>- N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 300px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="5"/> /5</p>
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Considered at the Regular Council Meeting of July 25, 2023

771

Attachment 10

Local Economy	
<p><b>EC4</b> <span style="float: right; color: red;">(20 points possible)</span></p> <p>Does the project increase the number of and variety of skilled employment on land designated as Industrial, Mixed Employment, or Mixed Use in the City's Official Community Plan?</p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes:</b></p> <p><b>List the estimated number of jobs:</b> <span style="float: right;">(up to 5 points)</span></p> <p># of existing jobs on site: <u>11</u></p> <p># of proposed jobs on site: <u>203.85</u></p> <p>% of jobs retained: <u>100</u></p> <p style="text-align: center;"><i>If # of existing jobs is not retained = 0 points</i>  <i>If # of existing jobs is retained = 3 points</i>  <i>If # of jobs is increased beyond existing = 5 points</i></p> <p><b>Using the North American Industry Classification System (NAICS), list the type of jobs created.</b> Classification to the Sector (first) level is sufficient.</p> <div style="border: 1px solid black; padding: 5px; min-height: 40px;">                     54 - Professional, scientific and technical services                      44-45 - Retail trade    62 - Health care and social assistance                 </div> <p><b>List the jobs to population ratio on site:</b> <span style="float: right;">(up to 15 points)</span>  <i>Up to 0.5, each 0.1 = 1 point; Above 0.5, each 0.1 = 2 points</i></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p><b>Are the Industrial, Mixed Employment, or Mixed Use areas leased or owned?</b></p> <p><input type="checkbox"/> Leased</p> <p><input type="checkbox"/> Owned</p> <p><input checked="" type="checkbox"/> <b>Other – please describe:</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 30px;">                     A portion of each retail and live-work units will be leased. A portion maybe sold separately by the owner.                 </div> <p><b>Have you identified potential occupants for each land use?</b></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> <b>No</b></p> <p>If yes, list all potential occupants identified and their intended use:</p> <div style="border: 1px solid black; padding: 5px; min-height: 30px;">                     The applicant is working with Grit to help them stay in the future development.                 </div>	<p><b>Resources</b></p> <p><a href="#">Official community Plan Overall Land Use Plan Map</a></p> <p><a href="#">NAICS</a></p> <p><a href="#">Metro Vancouver Industrial Lands Strategy</a></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Commitment confirmed through Building Permit Plans re: space/occupant designation</li> <li>- For owner spaces, proof of registration of the Strata Plan at Land Title &amp; Survey Authority submitted.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p><b>Score</b> <span style="border: 1px solid black; padding: 2px 5px;">5</span> /20</p>	

Considered at the Regular Council Meeting of July 25, 2023

772

Attachment 10

<p><b>EC5</b> <span style="float: right;">(12 points possible)</span></p> <p>Does the project retain industrial uses on site?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes:</p> <p>Will the zoning restrict a portion of the project to light industrial uses? <span style="float: right;">(5 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Will the industrial use(s) be multi-level (E.g., mezzanine)? <span style="float: right;">(up to 5 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Will the proposed tenants intensify the use of industrial space? <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>What is the industrial floor space ratio (FSR)? _____</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Occupancy will be confirmed as a part of the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Applicant has marked NA</p> </div> <p style="text-align: right;"><b>Score</b> <input type="text" value="0"/> /12</p>
<p><b>EC6</b> <span style="float: right;">(7 points possible)</span></p> <p>Do the sizes and configuration of retail units in the project support a variety of occupants, employment, and uses for those units?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes, check all that will be incorporated: <span style="float: right;">(up to 7 points)</span></p> <p><input checked="" type="checkbox"/> Ceiling heights of at least 12' (floor to ceiling, not floor to slab) <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Appropriate setbacks to allow for seating, patios, public art, and other streetscape features and amenities <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> For corner developments, a corner retail storefront with wraparound glazing <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Variety of storefront widths, depths, ventilation, and glazing treatments etc. to meet the needs of different tenants <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Exterior lighting is positioned and integrated to enhance architecture and storefront design <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Storefronts are adaptable to accommodate different signage types to support tenant's branding while maintaining neighbourhood character <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Adaptable to emerging retail trends e.g., online orders <span style="float: right;">(1 point)</span></p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> </div> <p style="text-align: right;"><b>Score</b> <input type="text" value="5"/> /7</p>



Considered at the Regular Council Meeting of July 25, 2023

773

Attachment 10

<p><b>EC7</b> <span style="float: right;">(6 points possible)</span></p> <p>Does the project contribute to a circular economy?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all the circular economy initiatives: <span style="float: right;">(up to 6 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> re-use of resources (deconstruction for re-use, materials made from recycled/reclaimed materials, materials made from natural inputs) (2 points)</li> <li><input type="checkbox"/> local repair café (2 points)</li> <li><input type="checkbox"/> collaboration between local enterprises/industry (2 points)</li> <li><input type="checkbox"/> design for the future/design for deconstruction (2 points)</li> <li><input checked="" type="checkbox"/> maker-space/tool library (2 points)</li> <li><input checked="" type="checkbox"/> foster a sharing initiative (e.g., car share, bike share etc.) (2 points)</li> <li><input type="checkbox"/> Other – please describe: (up to 2 points)</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The project also contributes to a circular economy by retaining the P.Burns building (Heritage Building).</p> </div>	<p><b>Resources</b></p> <p><a href="#">Canadian Circular Economy</a></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Waste related initiatives may be subject to securities.</li> <li>- Other elements may be secured with a Section 219 Covenant.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="1"/> /6</p>
<p><b>EC8</b> <span style="float: right;">(5 points possible)</span></p> <p>Is the project expected to contribute to the daytime economy (i.e. daytime population comprised of workers and students) and/or the nighttime economy of Port Moody (i.e. commercial activities in the evening e.g., restaurant, entertainment, sports, culture, shops, etc.)?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check any of the following sectors that you may be targeting: <span style="float: right;">(up to 5 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Incorporate office, institutional or light industrial space (5 points)</li> <li><input checked="" type="checkbox"/> Food and beverage establishment (e.g., restaurant, coffee shop, etc.) (3 points)</li> <li><input checked="" type="checkbox"/> Tourism business (1 point)</li> </ul>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements related to occupancies will be confirmed through the Building Permit.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="4"/> /5</p>

Considered at the Regular Council Meeting of July 25, 2023

774

Attachment 10

<p><b>EC9</b> <span style="float: right;">(4 points possible)</span></p> <p>Does the project provide a regional destination for commercial or institutional land uses?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, please check all that apply: <span style="float: right;">(up to 4 points)</span></p> <p><input type="checkbox"/> specialized training/education <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> specialized art <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> culture/heritage <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> recreational opportunities (e.g., high performance training centre) <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Approximately 30,000 sf of commercial and live-work unit area that can accommodate shops and services will be located on site. This area compares to the previous +/-8,000 sf of commercial area and surface parking.</p> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Elements related to occupancies will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>The amount of floor space (sf) is not a regional attracting destination.</p> </div> <p style="text-align: right;">Score <input type="text" value="1"/> /4</p>
<p><b>EC10</b> <span style="float: right;">(3 points possible)</span></p> <p>Will the project attempt to source local (Port Moody) labour, supply and materials?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: <span style="float: right;">(up to 3 points)</span></p> <p><input checked="" type="checkbox"/> Local supply of materials <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Local labour <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Local contractors <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Local professional services <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(1 point)</span></p> <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Architectural elements will be secured through the Development Permit.</li> <li>- Contractors will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px;"></div> <p style="text-align: right;">Score <input type="text" value=""/> /3</p>



Considered at the Regular Council Meeting of July 25, 2023

775

Attachment 10

<p><b>EC11</b> <span style="float: right; color: red;">(3 points possible)</span></p> <p>Does your project include any innovative economic sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Will depend on the type of innovation, determined by staff.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;">Applicant has marked NA</div> <p style="text-align: right;">Score <input type="text" value="0"/> /3</p>
<p><b>EC12</b></p> <p>Does your project face any unique site constraints unique that limit economic sustainability achievement?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>

Considered at the Regular Council Meeting of July 25, 2023

776

Attachment 10

<p><b>EC13</b> <span style="color: red;">(3 points possible)</span></p> <p><b>Summarize the project's economic sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:</b></p> <div style="border: 1px solid gray; padding: 5px;"><p>Increasing commercial/live-work space by almost four times to the Moody Centre Commercial Heritage District and improvements to the Queens Street Plaza will bolster Moody Centre as a destination that better serves the community and visitors.</p><p>The improvements to the public realm by increasing connectivity and better activating the Queens Street Plaza will further enhance the viability of commercial space and create additional opportunities for job creation.</p></div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"><li>- Highlighted in Council report</li></ul> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 500px;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="2"/> /3</p>
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**Total Economic Sustainability Pillar Points =  /93**

Considered at the Regular Council Meeting of July 25, 2023

777

Attachment 10

### 3.Environmental Sustainability

Natural Environment		Resources
<p><b>EN1</b> <span style="float: right; color: red;">(20 points possible)</span></p> <p>Does the project protect and enhance the urban forest, prioritizing tree retention and planting of native or adaptive tree species which provide multi-storey habitat (groundcover, shrubs and trees) to increase ecological value, biodiversity, and resilience to climate change impacts?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes:</p> <p><b>Outline the following:</b></p> <p>Number of existing significant mature trees protected on site (i.e., mature trees over 40 cm DBH):  <u>0</u> <span style="float: right;">(up to 5 points)</span></p> <p>Number of existing trees over 10 cm protected on site:  <u>0</u> <span style="float: right;">(up to 5 points)</span></p> <p>Replacement tree ratio: <u>1:4</u> <span style="float: right;">(up to 5 points)</span>  <i>(Note: Native tree species are preferred for areas immediately adjacent to Environmentally Sensitive Areas)</i></p> <ul style="list-style-type: none"> <li>• Trees planted on-site: <u>35</u></li> <li>• Trees planted off-site: <u>30</u></li> <li>• Cash-in-lieu: <u>No</u></li> </ul> <p>Existing canopy cover (%): _____</p> <p>Proposed canopy cover at 20 years post development (%): _____  <i>If canopy cover is the same = 3 points</i>  <i>If proposed canopy cover exceeds existing = up to 5 points</i></p> <p><b>Demonstrate ability of trees to reach full maturity.</b>  <b>Check all that apply:</b> <span style="float: right;">(up to 5 points)</span></p> <p><input type="checkbox"/> Adequate soil volume as determined by the Canadian Landscape Standard <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Designated space for significant trees/stand of trees to reach full maturity <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Proximity to infrastructure (e.g., Building(s), power lines) <span style="float: right;">(1 point)</span></p>	<p><a href="#">Tree Protection Bylaw</a></p> <p><a href="#">I-tree Canopy</a></p> <p><a href="#">Canadian Landscape Standard</a></p> <p>New canopy cover is calculated based on the type of trees that are being planted, at 20 year maturity.</p> <p>Large Canopy Trees provide 125 m<sup>2</sup> per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)</p> <p>Medium Canopy Trees provide 50 m<sup>2</sup> per tree (e.g., Evergreen magnolia, Honey locust)</p> <p>Small Canopy Trees provide 25 m<sup>2</sup> per tree (e.g., Japanese maple, Giant Dogwood)</p> <p>Sum Total Species Canopy Area for all proposed species and divide by gross site area to obtain mature canopy coverage percentage</p> <hr/> <p><b>Enforcement</b></p> <p>- Elements on Landscape Plans will be subject to securities.</p> <p>- Tree Protection Covenants may be applied.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid #ccc; height: 100px; width: 100%;"></div>	
<p><b>Score</b> <span style="border: 1px solid black; padding: 2px;">7</span> /20</p>		

Considered at the Regular Council Meeting of July 25, 2023

778

Attachment 10

<p><b>EN2</b> <span style="float: right;">(15 points possible)</span></p> <p>Does the site stormwater management plan provide adequate stormwater quality, volume and groundwater protection to address the relevant senior and municipal government requirements for future rainfall expected with climate change?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes:</p> <p>Do the site conditions work to restore stormwater flows to be closer to pre-development historical conditions? <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Indicate which of these approaches the project will use:</p> <p><b>A. <u>Nature-based Green Infrastructure solutions</u></b> <span style="float: right;">(up to 9 points)</span></p> <p>Check all that apply:</p> <p><input type="checkbox"/> Watercourse daylighting <span style="float: right;">(3 points)</span></p> <p><input type="checkbox"/> Constructed wetlands <span style="float: right;">(3 points)</span></p> <p><input type="checkbox"/> Rain gardens <span style="float: right;">(up to 3 points)</span></p> <p><input type="checkbox"/> Bioswales <span style="float: right;">(up to 3 points)</span></p> <p><input type="checkbox"/> Green roof/wall <span style="float: right;">(up to 3 points)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p><b>B. <u>Engineered Green Infrastructure solutions</u></b> <span style="float: right;">(up to 4 points)</span></p> <p>Check all that apply:</p> <p><input type="checkbox"/> Rainwater harvesting <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Systems that support street trees (e.g., trenches, soil cells, structural soils, etc.) <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Roof downspout disconnection to Green Infrastructure <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Water quality structures <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Absorbent landscaping <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Metro Vancouver's Stormwater Source Control Guidelines</a></p> <p><a href="#">Climate Action Plan</a></p> <p><a href="#">The Chines Integrated Stormwater Management Report (metrovancover.org)</a></p> <p><a href="#">DFO Land Development Guidelines</a></p> <p><a href="#">2018 KWL IDF Curves for Climate Change</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Submission of stormwater management plan that addresses the goals indicated will be required.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Elements included on Civil Plans will be secured through the Servicing Agreement.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">4</span> /15</p>
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Considered at the Regular Council Meeting of July 25, 2023

779

Attachment 10

<p><b>EN3</b> <i>(applicants choose A or B)</i> <span style="float: right; color: red;">(15 or 6 points possible)</span></p> <p><b>A. Does the project protect, restore and/or compensate for site ecology on-site?</b></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> <b>N/A</b> <i>(applicants choose A or B)</i></p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 15 points)</span></p> <p><input type="checkbox"/> Watercourse daylighting <span style="float: right;">(5 points)</span></p> <p><input type="checkbox"/> Constructed wetlands <i>(3 points)</i></p> <p><input type="checkbox"/> No increase in existing impervious area <span style="float: right;">(4 points)</span>          Area (m<sup>2</sup>): _____</p> <p><input type="checkbox"/> Riparian Area Restoration <span style="float: right;">(up to 3 points)</span></p> <p><input type="checkbox"/> Aquatic restoration <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Non-riparian forest restoration <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Native/"naturescape" landscaping <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Removal of invasive plant species from natural areas <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Other biodiversity and habitat enhancement <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Salvage replanting <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>	<p><b>Resources</b></p> <p><a href="#">Naturescape Policy 13-6410-03</a></p> <hr/> <p><b>Enforcement</b></p> <p>– Elements on Landscape Plans will be subject to securities.</p> <hr/> <p><b>Staff comments (A)</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Applicant has marked NA</p> </div> <hr/> <p><b>Staff comments (B)</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<b>OR</b>	
<p><b>B. Does the project provide other biodiversity enhancement in an urban setting?</b></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> <b>N/A</b> <i>(applicants choose A or B)</i></p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 6 points)</span></p> <p><input type="checkbox"/> Other biodiversity and habitat enhancement <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Native/"naturescape" landscaping <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>	
<p><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">2</span> /15 or 6</p>	



Considered at the Regular Council Meeting of July 25, 2023

780

Attachment 10

<p><b>EN4</b> <span style="float: right;">(10 points possible)</span></p> <p>Is the proposed property located in an Environmentally Sensitive Area (ESA)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes:</p> <p>i. What is the designation of the ESA?</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>ii. What are the means of ESA protection? <span style="float: right;">(up to 8 points)</span></p> <p><input type="checkbox"/> Dedication <span style="float: right;">(3 points)</span></p> <p><input type="checkbox"/> Covenant <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Monitoring <span style="float: right;">(up to 2 points)</span></p> <p><input type="checkbox"/> Other – please explain: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>iii. How is the ESA being improved? <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Official Community Plan Map 13: Environmentally Sensitive Areas and Appendix 2: Development Permit Area Guidelines</a></p> <p><b>Enforcement</b></p> <p>– Environmentally Sensitive Area DP, other means of protection are required as established in criteria ii.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;">Applicant has marked NA</div> <p style="text-align: right;"><b>Score</b> <input type="text" value="0"/> /10</p>
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Considered at the Regular Council Meeting of July 25, 2023

781

Attachment 10

<p><b>EN5</b> <span style="float: right;">(5 points possible)</span></p> <p>Does the project reduce potable water use from existing site conditions and/or per capita?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: <span style="float: right;">(up to 5 points)</span></p> <p><input type="checkbox"/> Drought tolerant landscaping (xeriscaping) with native species <span style="float: right;">(0.5 points)</span></p> <p><input type="checkbox"/> Installation of a water meter display to show consumption for occupants more frequently than billing <span style="float: right;">(0.5 points)</span></p> <p><input checked="" type="checkbox"/> Non-water dependent materials/features for ground cover treatment <span style="float: right;">(0.5 points)</span></p> <p><input checked="" type="checkbox"/> Irrigation system with central control, rain sensors, and drip irrigation on and off-site <span style="float: right;">(0.5 points)</span></p> <p><input type="checkbox"/> Captured rainwater irrigation or greywater system <span style="float: right;">(0.5 points)</span></p> <p><input type="checkbox"/> Other – please explain: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Water meter Specifications</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements included on Civil Plans will be secured through the Servicing Agreement.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Low flow/flush and greywater systems will be confirmed through the Building Permit.</li> <li>- Elements noted on Mechanical Drawings will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Applicant needs to confirm irrigation system etc in mechanical drawings</p> </div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">1</span> /5</p>
<p><b>EN6</b> <span style="float: right;">(5 points possible)</span></p> <p>Is the project located along the Burrard Inlet foreshore or otherwise impacted by coastal flooding (e.g., sea level rise, coastal squeeze, etc.)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, describe how the project will mitigate risks and impacts of coastal flooding events in current and future climate scenarios: <span style="float: right;">(up to 5 points)</span></p> <div style="border: 1px solid black; height: 120px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Green Shores</a></p> <p><a href="#">Port Moody Zoning Bylaw Section 5.3.5</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Setbacks and minimum building elevation are confirmed through the Development Permit and Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Applicant has marked NA</p> </div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">0</span> /5</p>

Considered at the Regular Council Meeting of July 25, 2023

782

Attachment 10

<p><b>EN7</b> <span style="float: right;">(5 points possible)</span></p> <p>Does the project redevelop and rehabilitate a brownfield site? <span style="float: right;">(5 points)</span></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><a href="#">Brownfields</a></p> <p><a href="#">Contaminated Sites Regulations</a></p> <p><b>Enforcement</b></p> <p>- Proof of compliance with provincial contaminated sites regulations will be required.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; padding: 5px; min-height: 60px;"> <p>Applicant has marked NA</p> </div> <p style="text-align: right;"><b>Score</b> 0 /5</p>
<p><b>EN8</b> <span style="float: right;">(4 points possible)</span></p> <p>Does the design of outdoor lighting incorporate technology to minimize the harmful effects of light pollution?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>Check all that apply to ensure that lights are: <span style="float: right;">(up to 4 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Only on when needed <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Only light the area that needs it <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> No brighter than necessary <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Minimizes blue light emissions <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Fully shielded (pointing downward) <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> LED lights <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Non-reflective pavement surface <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Other – describe the lighting plan for the site and its dark sky friendly features: <span style="float: right;">(up to 0.5 points)</span></li> </ul> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Electrical/Lighting: All LED fixtures are direct &amp; shielded. No blue lights emissions. Lighting for security and safety will not produce any light trespass beyond the property line. IESNA &amp; IDA design guideline for exterior lighting will be met.</p> <p>Landscape: Proposed landscape lighting is provided as needed for egress &amp; CPTED. Majority of the lighting fixtures will be down-lit. Uplights for trees will be pointed at an angle with falloff within the canopy .</p> </div>	<p><b>Resources</b></p> <p><a href="#">International Dark Sky Association for Dark Sky Friendly Lighting</a></p> <p><b>Enforcement</b></p> <p>- Lighting details will be confirmed through the Building Permit and will be subject to securities through Landscape Plans.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; padding: 5px; min-height: 60px;"> <p>Applicant is providing promising elements here, however this will need to be confirmed during building permit.</p> </div> <p style="text-align: right;"><b>Score</b> 3 /4</p>



Considered at the Regular Council Meeting of July 25, 2023

783

Attachment 10

<p><b>EN9</b> <span style="float: right;">(3 points possible)</span></p> <p>Does the project provide bird-friendly development through landscaping features that provide habitat to native species and building design that reduces bird collisions?</p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>If yes, check all that apply: <span style="float: right;">(up to 3 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Building design minimizes the quantity of glass <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Incorporation of visual markers <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Incorporation of features to block reflections <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Landscaping is appropriate distance from glass features <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Reduces light pollution <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Building design reduces trapping potential by ensuring open pipes, ventilation grates and drains are inaccessible to birds <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Landscaping plan incorporates a diversity of native plants that provide food options for birds throughout the year <span style="float: right;">(0.5 points)</span></li> <li><input checked="" type="checkbox"/> Landscaping plan creates habitat complexity by including ground cover, shrubs, understory, and canopy layers in a stepped pattern <span style="float: right;">(0.5 points)</span></li> <li><input type="checkbox"/> Other – please explain: <span style="float: right;">(0.5 points)</span></li> </ul> <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<p><b>Resources</b></p> <p><a href="#">Vancouver Bird Strategy</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements included on Landscape Plans will be subject to securities.</li> <li>- Architectural elements will be secured through the Development Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="2"/> /3</p>
<p><b>EN10</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the project include forest fire prevention measures or fire smart building features?</p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p> <p>If yes, list all features: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 100px; width: 100%; margin-top: 5px;"></div>	<p><b>Resources</b></p> <p><a href="#">Fire Smart Canada</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Materials will be confirmed through the Building Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>

Considered at the Regular Council Meeting of July 25, 2023

784

Attachment 10

<p><b>EN11</b> <span style="float: right;">(2 points possible)</span></p> <p>Is the project seeking third party environmental certifications (e.g., Salmon Safe BC certification)?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>	<p><b>Resources</b></p> <p><a href="#">Salmon Safe BC Certification</a></p> <p><b>Enforcement</b></p> <p>- Certification will be confirmed through Section 219 Covenant.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>
<p><b>Air Quality – Low Carbon Mobility</b></p>	
<p><b>EN12</b> <span style="float: right;">(12 points possible)</span></p> <p>Does the project provide sustainable transportation infrastructure for user groups of each land use type, which contributes to reducing greenhouse gas emissions from this development beyond requirements in the Zoning Bylaw?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 12 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Unbundled and/or district parking <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Level 2 EVSE installed (as defined in technical bulletin) <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Public EV DC Fast Charging EVSE installed <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> More than 20% of commercial EV charging infrastructure provided <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Subsidized transit pass and transit information package <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Micro e-charging is provided for a minimum of 10% of storage/parking spaces (e.g., e-bicycle, e-scooter) <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Energized EV Charging for visitor parking <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> End of trip bicycle facilities <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Bike share and assigned parking <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Car share and assigned parking space provision in nearby on-street/public parking <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Infrastructure for future installation of Level 2 EV Chargers for on site stalls for: 100% residential, 20% commercial, 0% visitor. Charging station for electric bike/scooter in residential parking area to be provided.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Port Moody Zoning Bylaw</a> <a href="#">Port Moody Electric Vehicle charging Infrastructure Bulletin</a></p> <p><b>Enforcement</b></p> <p>- Elements noted on Architectural Plans will be confirmed through the Development Permit and Building Permit Plans.</p> <p>- Transit passes/unbundled &amp; district parking will be secured through a Section 219 Covenant.</p> <p>- End of trip facilities/parking uses included on Architectural Plans will be confirmed through the Development Permit.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="2"/> /12</p>



Considered at the Regular Council Meeting of July 25, 2023

785

Attachment 10

<p><b>EN13</b> <span style="float: right;">(11 points possible)</span></p> <p><b>Does the project incorporate measures to support and increase active transportation?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes, check all that apply:</b> <span style="float: right;">(up to 11 points):</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Connects to existing pedestrian/cycling routes and priority destinations <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Improved crossings of busy streets <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Improved local pedestrian routes, local bike networks/trails <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Safe, secure, accessible, and sustainable footpaths <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pedestrian clearway sufficient to accommodate pedestrian flow <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Covered outdoor waiting areas, overhangs, or awnings <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pedestrian scale lighting <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pedestrian/bike only zones <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Improves connections to transit (bus/SkyTrain/West Coast Express) <span style="float: right;">(1 point)</span></li> <li><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 5px;"></div>	<div style="background-color: #cccccc; padding: 2px;"><b>Resources</b></div> <p><a href="#">Port Moody Master Transportation Plan</a></p> <div style="background-color: #cccccc; padding: 2px;"><b>Enforcement</b></div> <ul style="list-style-type: none"> <li>- Elements included in Civil Plans will be included in Servicing Agreement.</li> <li>- Elements included in Architectural Plans will be secured through Development Permit.</li> </ul> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 10px;"> <p><b>Staff comments</b></p> <p>elements like crossings will need to be addressed later by applicant</p> </div> <div style="text-align: right; margin-top: 10px;"> <p><b>Score</b> <input type="text" value="8"/> /11</p> </div>
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Considered at the Regular Council Meeting of July 25, 2023

786

Attachment 10

Greenhouse Gas Emissions and Energy Reductions	
<p><b>EN14</b> <span style="float: right; color: red;">(12 points possible)</span></p> <p><b>Does the project provide a low carbon energy system (LCES), which prioritizes on-site local energy systems that provide heating, cooling and hot water heating?</b> <i>(Note: systems should meet a Coefficient of Performance of 2 or greater)</i> Examples include: solar; district energy; heat pump; or geo exchange.</p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p><b>If yes:</b></p> <p><b>Describe the system type:</b> <span style="float: right;">(up to 10 points)</span></p> <ul style="list-style-type: none"> <li>• Heating mechanical system <span style="float: right;">(up to 5 points)</span> <ul style="list-style-type: none"> <li>- Description: <u>Packaged terminal air source HP w. backup elect.resistan</u></li> <li>- Fuel source (e.g., electricity, renewable etc.): <u>Electric.</u></li> </ul> </li> <li>• Hot water mechanical system <span style="float: right;">(up to 3 points)</span> <ul style="list-style-type: none"> <li>- Description: <u>Air source heat pump with electric resistance top up.</u></li> <li>- Fuel source (e.g., electricity, renewable etc.): <u>Electric.</u></li> </ul> </li> <li>• Cooling mechanical system <span style="float: right;">(up to 2 points)</span> <ul style="list-style-type: none"> <li>- Description: <u>Packaged terminal air source heat pump with backup el</u></li> <li>- Fuel source (e.g., electricity, renewable etc.): <u>Electric.</u></li> </ul> </li> </ul> <p><b>Does the system use refrigerants with low global warming potential (GWP)?</b></p> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> N/A</p> <p><b>If yes, check the low GWP system being installed:</b> <span style="float: right;">(up to 2 points)</span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Centralized system (e.g., communal heat pump) using ammonia, R744, water, CO2, R1234ze, or R1234yf, R454b, R513a, R32, R410a, R407c, R134a <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Distributed system (e.g., VRF) using R32 or equivalent <span style="float: right;">(2 points)</span></li> <li><input checked="" type="checkbox"/> Individual system (e.g., split or individual heat pump) using R290 propane, R744, or R134a <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Other <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; height: 20px; width: 400px; margin-top: 5px;"></div> <p><b>How will the project mitigate refrigerant leakage?</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 40px;">                     Refrigerant test on equipment will be done at factory testing. There is no site distributed refrigerant system.                 </div>	<p><b>Resources</b></p> <p><a href="#">Energy Step Code Corporate Policy</a></p> <p><a href="#">Vancouver low carbon energy system policy</a></p> <p><a href="#">Refrigerants &amp; Environmental Impacts: A Best Practice Guide - Integral Group</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- LCES confirmed through the Energy Step Code Corporate Policy commitment and Building Permit.</li> <li>- Mechanical systems confirmed through Building Permit Plans.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>
<p><b>Score</b> <span style="border: 1px solid black; padding: 2px;">12</span> /12</p>	

Considered at the Regular Council Meeting of July 25, 2023

787

Attachment 10

<p><b>EN15</b> <span style="float: right; color: red;">(11 points possible)</span></p> <p><b>Will the project include strategies to reduce lifecycle (embodied) greenhouse gas emissions from the project and increase carbon sequestration?</b>  <i>(Note that projects should aim to have total embodied carbon emissions below 500 kgCO<sub>2</sub>e/m<sup>2</sup>)</i></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> <span style="float: right;"><b>(up to 10 points)</b></span></p> <p><input type="checkbox"/> Tracking and reporting project embodied emissions <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Embodied emissions third-party certification: <span style="float: right;">(1 point)</span>          List the certification: _____</p> <p><input checked="" type="checkbox"/> Wood frame construction <span style="float: right;">(2 points)</span></p> <p><input checked="" type="checkbox"/> Low carbon concrete construction <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> materials sourced locally to reduce transportation emissions <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> labour sourced locally to reduce transportation emissions <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Selecting materials with environmental product declarations <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Low embodied emissions disposal of materials <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Utilization of natural insulation products <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Targeting third party certification under ISO 14040, ISO 14044, and/or EN15978 <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Commitment to reduce at least 40% of embodied emissions compared to project embodied emissions baseline: <span style="float: right;">(2 points)</span>          % reduction committed to: _____</p> <p><input type="checkbox"/> Submission of pre- and post-construction lifecycle assessment <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Low embodied emissions material selection policy <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Benchmarking embodied emissions performance <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(1 point)</span></p> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> <p><b>Please state the estimated embodied emissions of the project: (1 point)</b></p> <ul style="list-style-type: none"> <li>• over the building's estimated lifespan: _____</li> <li>• in kgCO<sub>2</sub>e/m<sup>2</sup>: _____</li> </ul> <p><b>Provide the name of the calculator used to provide an estimate and/or the name of the organization who provided the embodied emissions analysis:</b></p> <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>	<p><b>Resources</b></p> <p><a href="#">Life Cycle Assessment (LCA) Practice Guide [Carbon Leadership Forum]</a></p> <p><a href="#">CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum</a></p> <p><a href="#">lcm-public-sector-guide.pdf (gov.bc.ca)</a></p> <p><a href="#">Methodology to Calculate Embodied Carbon of Materials [RICS] (PDF)</a></p> <p><a href="#">Whole Building Life Cycle Assessment: Reference Building Structure and Strategies [ASCE]</a></p> <p><a href="#">Zero Code – Off-Site Procurement of Renewable Energy [Architecture 2030] (PDF)</a></p> <p><a href="#">Carbon Smart Materials Palette [Architecture 2030]</a></p> <p><a href="#">Athena Impact Estimator</a></p> <p><a href="#">Environment Agency's Carbon Calculator for Construction Activities</a></p> <p><a href="#">eTool</a></p> <p><a href="#">One Click LCA</a></p> <p><a href="#">Tally</a></p> <p>Project teams may use a carbon calculator that is not listed above but must include the name of tool/organization completing the assessment</p> <hr/> <p><b>Enforcement</b></p> <p>– Commitment will be secured through Section 219 Covenant.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; margin-top: 5px;"></div>
<p><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">5</span> /11</p>	



Considered at the Regular Council Meeting of July 25, 2023

788

Attachment 10

<p><b>EN16</b> <span style="float: right;">(10 points possible)</span></p> <p>Will the project achieve a recognized industry standard for sustainable design? (Note that the City does not accept equivalencies and applicants must complete full certification)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes, check all that apply:</p> <p><input type="checkbox"/> Built Green Canada – certification level: <span style="float: right;">(10 points)</span></p> <hr/> <p><input type="checkbox"/> LEED – certification level: <span style="float: right;">(10 points)</span></p> <hr/> <p><input type="checkbox"/> Zero Carbon Building Standard <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> Energy Star <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> BOMA BEST <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> Canadian Passive House Institute <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> International Living Future Institute – Zero Carbon Certification <span style="float: right;">(10 points)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 10 points)</span></p> <hr/>	<p><b>Resources</b></p> <p><a href="#">Built Green Canada</a></p> <p><a href="#">LEED Canada</a></p> <p><a href="#">Zero Carbon Building Standard</a></p> <p><a href="#">Energy Star</a></p> <p><a href="#">BOMA BEST</a></p> <p><a href="#">Canadian Passive House Institute</a></p> <p><a href="#">ILFI – Zero Carbon Certification</a></p> <hr/> <p><b>Enforcement</b></p> <p>– Commitment will be secured through Section 219 Covenant.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /10</p>
<p><b>EN17</b> <span style="float: right;">(8 points possible)</span></p> <p>Does the project include strategies to ensure buildings do not overheat in future climate change scenarios?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: <span style="float: right;">(up to 8 points)</span></p> <p><input checked="" type="checkbox"/> Natural/passive ventilation <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Stacked windows <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Earth tempering ducting <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Passive evaporative cooling <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Fixed/operable external shading <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Natural shading <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Low window to wall area ratio <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Thermal massing <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Building Energy Model using future climate weather files <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> High-efficiency low carbon mechanical cooling <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Smart sizing of mech equipment. This includes reviewing space by space loads and the associated mech equipment sizing. If load is too close to the equipment max capacity, the next model up would be selected.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Pacific Climate Impacts Consortium future weather files</a></p> <p><a href="#">City of Vancouver Passive Design Toolkit</a></p> <hr/> <p><b>Enforcement</b></p> <p>– Elements included in Architectural Plans will be secured through the Development Permit and confirmed through the Building Permit.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 120px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="4"/> /8</p>

Considered at the Regular Council Meeting of July 25, 2023

789

Attachment 10

<p><b>EN18</b> <span style="float: right;">(8 points possible)</span></p> <p>Does the project reduce the heat island effect on the site?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, check all that apply: <span style="float: right;">(up to 8 points)</span></p> <p><input type="checkbox"/> Water features on site <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Natural shade around the structures (trees, climbing plants) <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Increase canopy cover compared to existing canopy cover <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Green infrastructure such as green roofs, rain gardens, absorbent landscaping etc. <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Use of low-albedo materials <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Reducing waste heat production through energy efficiency and active transportation <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>Resources</b></p> <p><a href="#">Reducing Urban Heat Islands to Protect Health in Canada</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Landscaped elements will be subject to securities.</li> <li>- Elements included in Architectural Plans will be secured through the Development Permit.</li> <li>- Active transportation commitments will be confirmed through the Servicing Agreement and Development Permit as noted on Civil Plans and other plans noted above.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="2"/> /8</p>
<p><b>EN19</b> <span style="float: right;">(6 points possible)</span></p> <p>Which Step of the Energy Step Code will the project be designed to comply with?</p> <p><b>Part 9</b></p> <p><input type="checkbox"/> Step 3 <span style="float: right;">(0 points)</span></p> <p><input type="checkbox"/> Step 4 <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Step 5 <span style="float: right;">(3 points)</span></p> <p><b>Part 3</b></p> <p><input type="checkbox"/> Step 2 <span style="float: right;">(0 points)</span></p> <p><input checked="" type="checkbox"/> Step 3 <span style="float: right;">(2 points for large residential, 3 points for commercial)</span></p> <p><input type="checkbox"/> Step 4 <span style="float: right;">(3 points)</span></p>	<p><b>Resources</b></p> <p><a href="#">Building Bylaw</a></p> <p><a href="#">BC Energy Step Code</a></p> <p><a href="#">Energy Step Code Corporate Policy</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Step Code commitment will be confirmed through the Building Permit and a Section 219 Covenant.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="2"/> /6</p>



Considered at the Regular Council Meeting of July 25, 2023

790

Attachment 10

<p><b>EN20</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Does the project allocate sufficient and accessible recycling and garbage storage space in multi-residential and commercial buildings and complexes compatible with Metro Vancouver’s Technical Specifications for Recycling and Garbage Amenities in Multi Family and Commercial Developments?</b> <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><b>If yes, outline the space provided for each (m<sup>2</sup>):</b></p> <p>Residential recycling: _____</p> <p>Residential garbage: _____</p> <p>Residential green waste: _____</p> <p>Commercial recycling: _____</p> <p>Commercial garbage: _____</p> <p>Commercial green waste: _____</p> <p><b>Does the design of the waste area provide safe and universally accessible access in a secure common area?</b> <span style="float: right;">(1 point)</span></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>If yes – please explain:</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Facilities are located on P1 in a secured room. Location of recycling room is beyond the security gate which separates Commercial/Visitor parking from residential.</p> </div> <p><b>Does the design of the waste area align with the Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures &amp; Containers?</b></p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><b>Resources</b></p> <p><a href="#">Zoning Bylaw</a></p> <p><a href="#">Metro Vancouver’s Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments</a></p> <p><a href="#">Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures &amp; Containers</a></p> <hr/> <p><b>Enforcement</b></p> <p>- Elements included on the Architectural Plans will be secured through the Development Permit.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="1"/> /2</p>
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Considered at the Regular Council Meeting of July 25, 2023

791

Attachment 10

<p><b>EN21</b> <span style="float: right;">(3 points possible)</span></p> <p>Does your project include any innovative environmental sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Will depend on the type of innovation, determined by staff.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;">Applicant has marked NA</div> <p style="text-align: right;">Score <input type="text" value="0"/> /3</p>
<p><b>EN22</b></p> <p>Does your project face any unique site constraints unique that limit environmental sustainability achievement?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, please describe:</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Highlighted in Council reports.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px;">Applicant has marked NO</div>

Considered at the Regular Council Meeting of July 25, 2023

792

Attachment 10

<p><b>EN23</b> <span style="color: red;">(3 points possible)</span></p> <p><b>Summarize the project's environmental sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:</b></p> <p>The project takes a practical approach to environmental sustainability through a efficient building massing and selective glazing locations to maximize envelope performance. The low-carbon energy system combined with wood-frame construction further minimize the overall carbon impact of the development.</p> <p>Development of what is largely surface parking and vacant land will also have numerous environmental benefits to the site and community. The proposed public realm and roof terrace landscaping improvements will increase the vegetation on site. Adding over 30,000 sf of commercial/live-work space and 182 residential units within walking distance to multiple transit options including the Sky Train will also help to reduce the overall utilization of cars.</p> <p>The improvements to the public realm by increasing connectivity and providing opportunities to live and work in the same community will further reduce reliance on vehicles and carbon usage.</p>	<p><b>Enforcement</b></p> <p>- Highlighted in Council reports.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 300px;"></div> <p><b>Score</b> <span style="border: 1px solid gray; padding: 2px;">3</span> /3</p>
<p style="text-align: right;"><b>Total Environmental Sustainability Pillar Points = <span style="border: 1px solid gray; padding: 2px;">58</span> /172</b></p>	

Considered at the Regular Council Meeting of July 25, 2023

793

Attachment 10

## 4. Social Sustainability

<p><b>S1</b> <span style="float: right;"><b>(30 points possible)</b></span></p> <p><b>Does the project provide voluntary amenities?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><input type="checkbox"/> <b>N/A</b> (select if making contribution to the City's amenity reserve)</p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> <span style="float: right;"><b>(up to 15 points)</b></span></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Community centre/facility <span style="float: right;">(15 points)</span></li> <li><input checked="" type="checkbox"/> Space for growing food <span style="float: right;">(3 points)</span></li> <li><input checked="" type="checkbox"/> Child play areas <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Gathering place/space <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Usable public park/greenspace <span style="float: right;">(10 points)</span></li> <li><input type="checkbox"/> Community facilities <span style="float: right;">(3 points)</span></li> <li><input type="checkbox"/> Arts and cultural facilities <span style="float: right;">(3 points)</span></li> <li><input checked="" type="checkbox"/> Streetscape and pedestrian improvements <span style="float: right;">(2 points)</span></li> <li><input checked="" type="checkbox"/> Accessible landscaped roof deck <span style="float: right;">(3 points)</span></li> <li><input checked="" type="checkbox"/> Dog runs/ dog wash station <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Work space <span style="float: right;">(2 points)</span></li> <li><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 3 points)</span></li> </ul> <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div> <p><b>Does the project provide dedicated space for childcare?</b> <span style="float: right;"><b>(10 points)</b></span></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> <b>No</b></p> <p><b>If yes, is the dedicated space for childcare being operated by a non-profit?</b> <span style="float: right;"><b>(5 points)</b></span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p style="text-align: center;"><b>OR</b></p> <p><b>Does the project contribute to the General Community Amenity Contribution Reserve as per the Community Amenity Contribution Policy?</b> <span style="float: right;"><b>(2 points)</b></span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> <b>N/A</b> (select if amenities are provided on site)</p> <p><b>If yes, what is the \$ amount contributed:</b> _____</p>	<p><b>Resources</b></p> <p><a href="#">Community Amenity Contribution Policy</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Section 219 Covenant relating to childcare spaces and community + arts and cultural facilities will be required.</li> <li>- Housing related amenities will be included in the Housing Agreement.</li> <li>- Public Art Securities will be applied to any public art amenities.</li> <li>- Parkland contributions to the City will be formalized through the subdivision and parkland dedication process.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Applicant will need to address elements including: dog washing station/ dog runs, spaces for growing food. Points are conditional</p> </div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">22</span> /30</p>
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Considered at the Regular Council Meeting of July 25, 2023

794

Attachment 10

<p><b>S2</b> <span style="float: right;"><b>(25 points possible)</b></span></p> <p>Does the project provide new purpose-built market rental housing or affordable rental housing or contributes to the city's affordable housing reserve fund in lieu of provision of affordable housing?</p> <p>Check all that apply:</p> <p><input type="checkbox"/> 5% shelter rate housing <span style="float: right;"><i>(up to 25 points)</i></span></p> <p><input type="checkbox"/> 15% Affordable rental housing <span style="float: right;"><i>(up to 15 points)</i></span></p> <p><input checked="" type="checkbox"/> 20% Purpose-built market rental housing <span style="float: right;"><i>(up to 5 points)</i></span></p> <p><input type="checkbox"/> 15% Rent to own <span style="float: right;"><i>(up to 2 points)</i></span></p> <p><input type="checkbox"/> Affordable housing fund contribution <span style="float: right;"><i>(1 point)</i></span></p> <p><input type="checkbox"/> None <span style="float: right;"><i>(0 points)</i></span></p> <p>If none, describe other measures or amenities provided in lieu of provision of affordable housing:</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <p>If purpose-built/affordable rental, provide the following information:</p> <p>Types (e.g., purpose-built or affordable): <u>Purpose-built market rental</u></p> <p>Description (bedroom number breakdown): <u>79 units</u></p> <p>% of total housing units: <u>43</u></p> <p>If financial contribution, what is the total amount of dollars dedicated to the City's Affordable Housing Reserve Fund? _____</p> <p>Does this amount exceed the \$2/sqft requirement? <span style="float: right;"><i>(1 point)</i></span></p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><b>Resources</b></p> <p><a href="#">Port Moody Affordable Housing Reserve Fund Policy</a></p> <p><a href="#">Interim Affordable Housing Guidelines</a></p> <p><a href="#">Community Amenity Contribution Policy</a></p> <p><b>Enforcement</b></p> <p>- Commitments will be secured through Housing Agreement and Community Amenity Contribution collection process.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 2px;">5</span> /25</p>
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Considered at the Regular Council Meeting of July 25, 2023

795

Attachment 10

<p><b>S3</b> <span style="float: right;">(23 points possible)</span></p> <p><b>Does the project provide accessible residential unit(s) and accessible project design features for multi-residential developments beyond City requirements?</b></p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><b>If yes, check all the residential unit feature options: (up to 21 points)</b>  <i>(Note: adaptable and accessible units are as defined in the BC Building Code)</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 60% of single storey residential units are adaptable units (1 point)</li> <li><input type="checkbox"/> 70% of single storey residential units are adaptable units (1 point)</li> <li><input type="checkbox"/> 80% of single storey residential units are adaptable units (1 point)</li> <li><input type="checkbox"/> 90% of single storey residential units are adaptable units (1 point)</li> <li><input type="checkbox"/> 100% of single storey residential units are adaptable units (1 point)</li> <li><input type="checkbox"/> 10% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 20% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 30% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 40% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 50% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 60% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 70% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 80% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 90% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> 100% of single storey residential units are accessible units (2 points)</li> <li><input type="checkbox"/> Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses (1 point)</li> </ul> <p><b>If no, list any additional accessible features provided that are not already required by the BC Building Code: (up to 2 points)</b>                  Examples include:</p> <ul style="list-style-type: none"> <li>• Accessible amenity features</li> <li>• Number of elevators exceeds Building Code requirement</li> <li>• Automated door opening</li> </ul> <div style="border: 1px solid black; height: 80px; margin-top: 10px;"></div>	<div style="background-color: #f0f0f0; padding: 5px; border-bottom: 1px solid #ccc;"> <p><b>Resources</b></p> <p><a href="#">BC Building Code Accessibility Handbook</a></p> </div> <div style="background-color: #f0f0f0; padding: 5px; border-bottom: 1px solid #ccc;"> <p><b>Enforcement</b></p> <p>- Architectural elements will be secured through the Development Permit and Building Permit.</p> </div> <div style="padding: 5px;"> <p><b>Staff comments</b></p> <div style="border: 1px solid #ccc; height: 300px; margin-top: 5px;"></div> </div> <div style="text-align: right; padding-top: 10px;"> <p>Score <input type="text" value="0"/> /23</p> </div>
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Considered at the Regular Council Meeting of July 25, 2023

796

Attachment 10

<p><b>S4</b> <span style="float: right;">(10 points possible)</span></p> <p>Does the project include a range of unit sizes for a variety of household types?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes: <span style="float: right;"><i>(maximum of 10 points for mixed tenure)</i></span></p> <p><b>For Market Strata projects, does the project meet or exceed the following proportion of bedroom types:</b></p> <p><input checked="" type="checkbox"/> At least 30% of the total project units be 2 and 3-bedroom units <span style="float: right;"><i>(up to 5 points)</i></span></p> <p><input type="checkbox"/> At least 10% of the total project units be 3-bedrooms or more <span style="float: right;"><i>(up to 5 Points)</i></span></p> <p style="text-align: center;"><b>OR</b></p> <p><b>For Market Rental projects, does the project meet or exceed the following proportion of bedroom types:</b></p> <p><input checked="" type="checkbox"/> At least 25% of the total project units be 2 and 3-bedroom units <span style="float: right;"><i>(up to 5 points)</i></span></p> <p><input checked="" type="checkbox"/> At least 5% of the total project units be 3-bedrooms or more <span style="float: right;"><i>(up to 5 Points)</i></span></p>	<p><b>Enforcement</b></p> <p>- Unit types will be secured through the Housing Agreement.</p> <hr/> <p><b>Staff comments</b></p> <p>Applicant needs to confirm one or the other for this question. As result, question scored 5/10</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">5</span> /10</p>
<p><b>S5</b> <span style="float: right;">(10 points possible)</span></p> <p>Does the project contain a rental housing component where the rental units are secured for at least 60 years or the lifespan of the building?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, list the % of units secured for 60 years or the lifespan of the building:</p> <p><u>43</u> <span style="float: right;"><i>(up to 10 points)</i></span></p>	<p><b>Resources</b></p> <p><a href="#">Interim affordable housing Policy</a></p> <hr/> <p><b>Enforcement</b></p> <p>- Commitment will be secured through the Housing Agreement.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;"><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">7</span> /10</p>



Considered at the Regular Council Meeting of July 25, 2023

798

Attachment 10

<b>S8</b> <b>(7 points possible)</b> Will the project ensure occupants have clean, cool air during times of poor air quality and/or wildfire events beyond Building Code requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, check all that apply: <b>(up to 7 points)</b> <input checked="" type="checkbox"/> Improved mechanical ventilation (e.g., proper commissioning, increase outdoor air intake) <b>(1 point)</b> <input type="checkbox"/> Improved air filtration (e.g., HEPA particulate air filtration) <b>(1 point)</b> <input type="checkbox"/> Airtightness better than ACH of 2 <b>(1 point)</b> <input type="checkbox"/> No indoor combustion appliances (e.g., gas stove or fireplace) <b>(1 point)</b> <input type="checkbox"/> Homeowner/occupant health and safety information <b>(1 point)</b> <input type="checkbox"/> Other – please describe: <b>(up to 2 points)</b> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 5px;"></div>	<b>Resources</b> <a href="#">Guidance for Cleaner Air Spaces During Wildfire Smoke Events</a> <a href="#">Guide to Air Cleaners in the Home</a>
	<b>Enforcement</b> – Commitment will be secured through Building Permit.
	<b>Staff comments</b> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">1</span> / 7	



Considered at the Regular Council Meeting of July 25, 2023

799

Attachment 10

<p><b>S9</b> <span style="float: right;">(7 points possible)</span></p> <p><b>Does the design of the project help to facilitate mental health, wellness and social connectedness?</b></p> <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> <p><b>If yes:</b></p> <p><b>Check all that apply:</b> <span style="float: right;">(up to 7 points)</span></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Semi-public gathering space with comfortable seating <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> All weather recreation areas/wellness space <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Pet friendly units / amenities (e.g., dog run) <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Greenspace that facilitates socialization <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Prioritizing pedestrians <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Creative design to promote social interaction <span style="float: right;">(1 point)</span></li> <li><input checked="" type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The project enhances the architectural and landscape frontage towards Queen Street Plaza seeking to improve the character and use of it as a communal hub.</p> </div> <p><b>Reference to plans (e.g., landscape plans/architectural plans, etc.)</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Landscape L2.0 and Architectural drawings</p> </div>	<div style="background-color: #cccccc; padding: 2px;"><b>Resources</b></div> <p><a href="#">Strengthening Neighbourhood Resilience</a></p> <div style="background-color: #cccccc; padding: 2px;"><b>Enforcement</b></div> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> <li>- Pet friendly units will be secured through a Section 219 Covenant.</li> </ul> <div style="background-color: #cccccc; padding: 2px;"><b>Staff comments</b></div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Applicant will need to provide some further details on elements chosen.</p> </div> <div style="text-align: right; margin-top: 20px;"> <p><b>Score</b> <span style="border: 1px solid black; padding: 0 5px;">6</span> / 7</p> </div>
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Considered at the Regular Council Meeting of July 25, 2023

800

Attachment 10

<b>S10</b> <span style="float: right;">(6 points possible)</span> <b>Does the project provide urban vitalization by involving land owner and occupants, community groups, and end user groups who may be affected by the proposal in the planning process to identify and showcase Port Moody's unique assets (i.e. goes above and beyond standard notification and consultation)?</b>  Example: Host a community-building workshop with the neighbourhood at the time of a project's inception to determine values and identify unique assets to leverage through design  <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b> <b>If yes:</b> <b>List all the stakeholders and their involvement:</b> <span style="float: right;">(1 point)</span> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">A community pop-up event was held in June 2022 to gather community feedback on development prior to this application; Placemaker and Happy Cities can provide more information if required.</div> <b>Identify actions taken in response to stakeholder input</b> <span style="float: right;">(up to 5 points)</span> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">The community engagement session has just recently been conducted. Their commentary is appreciated and well received. We are still processing their comments and will strive to utilize their commentary to further improve the development.</div>	<b>Resources</b>
	<a href="#">A Guide to Community Revitalization</a>
	<b>Enforcement</b>
	- Summary of community engagement will be required.
	<b>Staff comments</b>
	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>
	<b>Score</b> <input type="text" value="5"/> /6

Considered at the Regular Council Meeting of July 25, 2023

801

Attachment 10

<p><b>S11</b> <span style="float: right; color: red;">(5 points possible)</span></p> <p>Does the project provide or designate spaces for growing food in private or common areas including on-site secure composting to support gardening activities?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p> <p>If yes:</p> <p><b>Check all that apply:</b> <span style="float: right;">(up to 5 points)</span></p> <p><input checked="" type="checkbox"/> Community garden <span style="float: right;">(2 points)</span></p> <p><input type="checkbox"/> Secure on-site community compost <span style="float: right;">(2 point)</span></p> <p><input type="checkbox"/> Secure features (e.g., fencing to prevent wildlife access, tool storage etc.) <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Other – please describe: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></div>	<p><b>Resources</b></p> <p>City of Vancouver <a href="#">Bulletin: Sustainable Large Development</a> (PDF)</p> <p><i>Applies to large developments (2+ Acres).</i></p> <hr/> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Elements on Architectural Plans will be secured through Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%; margin-top: 5px;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="2"/> /5</p>
<p><b>S12</b> <span style="float: right; color: red;">(3 points possible)</span></p> <p>Will the project undertake any of the following analysis?</p> <p><input type="checkbox"/> Acoustic analysis <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Thermal comfort analysis <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> CPTED analysis <span style="float: right;">(1 point)</span></p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Acoustic analysis identified as a Development Permit application requirement, as appropriate to the project location.</li> <li>- Requirement for Thermal Comfort Analysis would be identified through the rezoning process.</li> </ul> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 80px; width: 100%; margin-top: 5px;"></div> <p style="text-align: right;"><b>Score</b> <input type="text" value="0"/> /3</p>

Considered at the Regular Council Meeting of July 25, 2023

802

Attachment 10

<p><b>S13</b> <span style="float: right;">(3 points possible)</span></p> <p>Does the design of the site prevent crime through crime prevention through environmental design principles (CPTED)?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, describe the crime prevention design measures: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>The proposed landscape layout allows eyes on streets from the residential with measures to prevent trespassing into private units on the ground level through raised planters and gates. Public spaces within the site are proposed with ample lighting.</p> <p>Lobbies and building entries are designed to have high visibility with alcoves minimized.</p> </div>	<p><b>Resources</b></p> <p><a href="#">CPTED</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- A CPTED analysis is required for submission.</li> <li>- Elements on Architectural Plans will be secured through the Development Permit.</li> <li>- Elements on Landscape Plans will be subject to securities.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="1"/> /3</p>
<p><b>S14</b> <span style="float: right;">(3 points possible)</span></p> <p>Will the project allow for pet friendly rental units?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, describe how the project will allow for pet friendly rental units and any other pet friendly details of the project (e.g., dog run, pet wash station etc.): <span style="float: right;">(3 points)</span></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Pet wash station to be located on L1 or P1.</p> </div>	<p><b>Resources</b></p> <p><a href="#">Pets OK BC</a></p> <p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- A Section 219 Covenant related to no prohibition on pet rental for strata developments will be required.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="1"/> /3</p>

Considered at the Regular Council Meeting of July 25, 2023

803

Attachment 10

<p><b>S15</b> <span style="float: right;">(2 points possible)</span></p> <p>Does the development provide diversification by increasing the mix of uses for the particular site and its neighbourhood?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If yes, describe the proposed uses: <span style="float: right;">(up to 2 points for 3 uses)</span></p> <ul style="list-style-type: none"> <li>• Residential % total floorspace/site area: <u>85</u></li> <li>• Commercial % total floorspace/site area: <u>15</u></li> <li>• Industrial % total floorspace/site area: _____</li> <li>• Institutional % total floorspace/site area: _____</li> <li>• Park (note type) % total floorspace/site area: <u>12 (public mews)</u></li> <li>• Gathering space % total floorspace/site area: _____</li> </ul>	<p><b>Enforcement</b></p> <p>- Elements on Architectural Plans will be secured through Development Permit.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="2"/> /2</p>
<p><b>S16</b> <span style="float: right;">(2 points possible)</span></p> <p>Climate change is expected to bring more frequent and intense weather that may result in increased and prolonged power outages. Will this project be designed to provide occupants basic needs amid prolonged power outage and extreme weather? (e.g., back-up power supply, energy independent features)</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p>If yes, list all measures: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Elements included in Civil Plans will be secured through the Servicing Agreement.</p> <p>- Energy and mechanical systems will be confirmed through the Building Permit.</p> <hr/> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>



Considered at the Regular Council Meeting of July 25, 2023

804

Attachment 10

<p><b>S17</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Does the project provide education and awareness of the sustainable features of the project for owners/occupants?</b></p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>• Document is given to new owners at time of sale, covenant on title, inclusion/protection of features in strata bylaws</li> <li>• Signage/display/art recognizing design, etc.</li> </ul> <p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p> <p>If yes, list all the education and awareness initiatives: <span style="float: right;">(up to 2 points)</span></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Residents Orientation Physical and Online Platform will provide all information on project sustainable features, heritage revitalization plan, as well as public art.</p> </div>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- Written commitment from applicant detailing education and awareness.</li> <li>- Common property features are required to be included in Strata Bylaws.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: right;">Score <input type="text" value="1"/> /2</p>
<p><b>S18</b> <span style="float: right;">(2 points possible)</span></p> <p><b>Is the project design adapted to minimize shadow or privacy impacts to and from adjacent buildings?</b> <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input checked="" type="checkbox"/> N/A</p> <p style="text-align: center; background-color: #f0f0f0; padding: 5px;"><b>AND / OR</b></p> <p><b>Does the project design integrate the results of a viewscape study with respect to water and mountain views?</b> <span style="float: right;">(1 point)</span></p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> N/A</p>	<p><b>Enforcement</b></p> <ul style="list-style-type: none"> <li>- A shadow/viewscape study is required through the Development Permit.</li> </ul> <p><b>Staff comments</b></p> <div style="border: 1px solid black; padding: 5px; min-height: 150px;"> <p>Applicant has marked NA</p> </div> <p style="text-align: right;">Score <input type="text" value="0"/> /2</p>



Considered at the Regular Council Meeting of July 25, 2023

805

Attachment 10

<p><b>S19</b> <span style="float: right; color: red;">(3 points possible)</span></p> <p>Does your project include any innovative social sustainability aspects not captured?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A</p> <p>If yes, please describe: <span style="float: right;">(up to 3 points)</span></p> <div style="border: 1px solid gray; height: 70px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- Will depend on the type of innovation, determined by staff.</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; padding: 5px;">Applicant has marked NA</div> <p style="text-align: right;">Score <input type="text" value="0"/> /3</p>
<p><b>S20</b></p> <p>Does your project face any unique site constraints that limit social sustainability achievement?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please explain:</p> <div style="border: 1px solid gray; height: 80px; width: 100%;"></div>	<p><b>Enforcement</b></p> <p>- N/A</p> <p><b>Staff comments</b></p> <div style="border: 1px solid gray; height: 130px; width: 100%;"></div>



## Considered at the Regular Council Meeting of July 25, 2023

807

## Attachment 10

## Glossary of Terms

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**Accessible housing:** Housing designed and constructed to be universally accessible to people of diverse ages and abilities.

**Adaptable unit:** A dwelling unit that provides flexible design features that meet BC Building Code minimum requirements; it can be adapted to meet the changing needs of any occupant for reasons of disability, lack of stamina, and progressing through different life stages to support independent living.

**Accessible housing/unit:** Housing with fixed design features to enable independent living for persons with disabilities, such as those in wheelchairs.

**ACH:** Air changes per hour.

**Affordable market housing:** Housing that is affordable to moderate income households achieved through tenure, location, reduced parking, modesty in unit size, level of finishing, and design and durability over time as the buildings age.

**Beautification:** The process of making visual improvements appropriate to a specific place, including but not limited to building facades, landscaping, decorative or historic-style street elements, selection of paving/fencing materials and their treatment, etc. Improvements contribute to Port Moody's reputation as City of the Arts in a sustainable manner.

**BC Energy Step Code:** BC Energy Step Code is a voluntary provincial roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings.

**Brownfield:** A term used in urban planning to describe land previously used for industrial purposes or some commercial uses where the expansion, redevelopment, or reuse of the property may be complicated by the potential presence of a hazardous substance, pollutant, or contaminant.

**Car/Bike share network:** Arrangements between two or more persons to share the use of a vehicle or bicycle for a specified cost and period of time.

**Character-defining elements:** The materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value.

**Crime Prevention Through Environmental Design (CPTED):** The design and effective use of the built environment to reduce the incidence of crime and improve the quality of life.

**Coastal Flooding:** A flood is a general and temporary inundation of normally dry land areas. When a coastal process—such as waves, tides, storm surge, or heavy rainfall from coastal storms—produces that flood, it is called a coastal flood. Coastal areas, like all areas, can also flood from high rainfall or overflowing streams.

**Coefficient of Performance (COP):** Is a ratio of useful heating or cooling provided to work (energy) required. Higher COPs equate to higher efficiency, lower energy (power) consumption and thus lower operating costs.

**District energy systems:** A system that uses renewable energy to pipe energy to buildings within a specified area for space heating, hot water, and air conditioning.

**Ecological inventory:** An inventory that identifies the ecological values in a natural habitat and is usually the first step in an environmental impact assessment.

**Electric vehicle (EV):** An automobile that uses one or more electric motors or traction motors for propulsion. An electric vehicle may be powered through a collector system by electricity from off-vehicle sources or may be self-contained with a battery or generator to convert fuel to electricity.



## Considered at the Regular Council Meeting of July 25, 2023

808

### Attachment 10

**Embodied greenhouse gas emissions:** Embodied emissions refers to the greenhouse gas emissions created in various phases of a building or piece of infrastructure's full life cycle (e.g., material extraction, manufacturing, construction, maintenance, and end of life/disposal).

**Environmentally Sensitive Areas:** Land designated as areas that need special protection because of its environmental attributes, such as rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Refer to Map 13 of OCP.

**Greenfield:** Undeveloped land in a city or rural area either used for agriculture or landscape design or left to evolve naturally. These areas of land are usually agricultural, or amenity properties being considered for urban development.

**Greyfield:** Economically obsolescent, out-dated, declining, and/or underutilized land, often with the presence of abundant surface parking.

**Greywater:** Wastewater from lavatories, showers, sinks, and washing machines that do not contain food wastes and that can be reused for purposes such as irrigation or flushing toilets.

**Habitat corridor:** Habitat areas, generally consisting of native vegetation, linking with larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes, providing food, and allowing for the movement of animals and the continuation of viable populations.

**Heat island effect:** Heat islands form as vegetation is replaced by hard surfaces to accommodate growing populations. These surfaces absorb, rather than reflect, the sun's heat, causing surface temperatures and overall ambient temperatures to rise.

**Heritage rehabilitation:** The action or process of making possible a continuing or compatible contemporary use of a historic place through repair, alterations, and/or additions while protecting its heritage value.

**Heritage restoration:** Returning a historic place back to how it looked at any time in its past.

**Invasive plant species:** An invasive plant is a non-native species whose interaction causes economic harm, harm to human health, and/or environmental harm.

**Light pollution:** Brightening of the night sky caused by streetlights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

**Market rental housing:** market rent is the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, and amenities.

**Naturescape planting:** Landscaping with species that are naturally adapted to local climate, soils, predators, pollinators, and disease and, once established, require minimal maintenance.

**Non-human companion:** Means any domestic or feral pet under the care, custody, or ownership of a person.

**Non-market rental housing:** Subsidized rental housing for those unable to pay market-level rents including, but not limited to, public housing owned and operated by government agencies, non-profit housing owned and operated by public and private non-profit groups, and co-operative housing owned and managed by co-operative associations of the residents.

**On-site power generation:** The ability to generate power without transporting it from its source to where it can be utilized.

**On-site renewable energy generation:** The generation of naturally replenished sources of energy, such as solar, wind power, falling water, and geothermal energy.



## Considered at the Regular Council Meeting of July 25, 2023

809

### Attachment 10

**Lock-off suites:** Lock-off units are self-contained units which are smaller than the principal dwelling unit. Each unit must have direct access to a hallway, corridor or the outside, and a shared internal door which can be locked enabling both units to be independent.

**Low albedo:** Albedo is the measure of the reflectivity of a material. A high albedo means it reflects a lot of light and a low albedo means it absorbs a lot of light.

**Low Carbon Energy System:** Low carbon energy systems ("LCES") supply heat energy primarily derived from highly efficient and renewable sources in order to provide space heating and conditioned ventilation air for buildings seeking to achieve low greenhouse gas emissions. These systems may also provide domestic hot water and cooling service.

**Passive design:** An approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort.

**Public space:** A social space that is generally open and accessible to people.

**R-2000-Certified New Home:** Best-in-class, energy-efficient homes with even higher levels of energy efficiency than ENERGY STAR-qualified new homes, as well as clean air and environmental features.

**Sea Level Rise:** Sea level rise is an increase in the level of the world's oceans due to the effects of global warming.

**Sequestered carbon:** a natural or artificial process by which carbon dioxide is removed from the atmosphere and stored.

**Smart technology:** Technologies that allow sensors, databases, and/or wireless access to collaboratively sense, adapt to, and provide for users within the environment.

**Statement of significance:** The first essential step in any conservation project, which involves identifying and describing the character-defining elements; it is important in defining the overall heritage value of the historic place. Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (see Resources glossary).

**Streetscape:** The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces that combine to form the street's character.

**Storm water management plan:** The management of water occurring as a result of development or precipitation that flows over the surface into a sewer system.

**Transit oriented development (TOD):** A mixed-use residential and commercial area designed to maximize access to public transportation; it often incorporates features to encourage transit ridership. A TOD neighbourhood typically has a centre with a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the centre. TODs generally are located within a radius of 400 to 800 metres from a transit stop, as this is considered to be an appropriate distance for walkability.

**Triangulation:** Triangulation is spatial design that gives people a reason to be in the space. In order to promote public interaction, common areas should contain amenities people don't have in their private residences such as a splash pad or play structure with triangular configuration in mind.

**Universal access:** This term refers to broad-spectrum ideas meant to produce buildings, products, and environments that are inherently accessible to both people without disabilities and people with disabilities.

**Urban infill:** An urban planning term that refers to new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

**Urban forest:** The total collection of trees and associated plants growing in a city or town. It includes trees in parks and yards, along roadways and paths, and in other areas, both on public and private lands.



Considered at the Regular Council Meeting of July 25, 2023

810

Attachment 10

**Urban vitalization:** The urban planning process of rehabilitating a place or “taking a place to a higher level” using a community-building process (early stage community involvement) to define the key characteristics that make a place unique or special; and applying the concepts of urban conservation to leverage a community’s assets, most often in accordance with approved City plans.

**Viewscape:** The natural and built environment that is visible from a viewing point.

**Walkability:** The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying, or spending time in an area; improvements in walkability lead to health, economic, and environmental benefits.

**Xeriscaping:** Refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. Xeriscaping refers to a method of landscape design that minimizes water use.

Considered at the Regular Council Meeting of July 25, 2023

811

## 2400 Block Clarke Street Development Application

### Public input received on Engage Port Moody from October 1, 2022 to June 27, 2023

*This encompasses the period from the day the project launched on engage.portmoody.ca to the day the report was pulled for Council first reading. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been removed where indicated by “[omitted]”.*

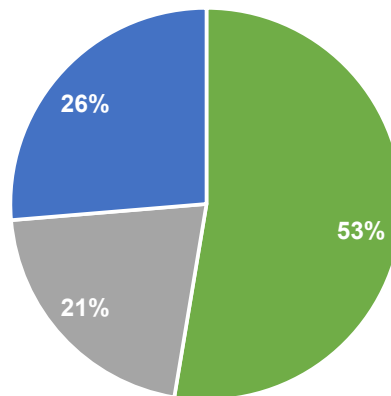
#### Engagement highlights

Highlights of project engagement to date:

- **19 engaged participants** contributed to one or more feedback tools
- **91 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **278 aware visitors** viewed this project page

#### What is your overall feedback on this development application?

	Support	Oppose	Mixed
<b>Prior to early Council input:</b> Oct 31, 2022 to Jun 27, 2023	10	4	5



■ Support ■ Oppose ■ Mixed

## Considered at the Regular Council Meeting of July 25, 2023

812

Attachment 11

### Comments

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1. So so so so onboard with this area getting some attention. It's the saddest part of town, but has huge potential.

All the attention has been on the east of Pomo but this area has the opportunity to revitalize and be super quaint and cool

Love the idea of the development.

My biggest critique is of the design of the building (if this is the design suggestion). It's super boring and uninspired. It's the historic part of town, and could take design elements from the other buildings from the era this part of town was established

Other establishments like Sophia around the corner (albeit, townhomes) is a more matching style. Or Osprey Village in Pitt Meadows. Something more like those in style would make this area as a whole much more of a draw card for tourism, and locals.

2. Positives
  - retention of heritage building
  - use of wood siding and colour palette
  - outdoor amenity space
  - public mews
  - below market rentals
  - stepping upper floors of rental building

#### Negatives

- too many studio and one bedrooms. We need more 2 bedroom+den and 3 bedroom rentals
- commercial loading proposed is huge mistake 1) for the 16 Cru spaces only 2 spots and if these units are restaurant and small grocery will be highly used and like offloading will happen on Kyle as currently happening on moody street with skip the dishes drivers and Sysco trucks parking in the travel lane 2) cosharing space with public realm dangerous. Are drivers going to tell the playing children to move so they can park their.
- white 2 floors of rental building will not age well. We live in a rainforest with green algae. High maintenance cost for white anything.

3. I am very tired of 6 storey buildings in Port Moody. They are overwhelming and are destroying the character of our city especially in this area. I am very tired of a tree stuck in the ground surrounded by concrete.

How about a 4 storey structure that has more space around the perimeter, building set back from the road a little more so that there can actually be trees and landscaping and DIRT that surround the building instead of a building surrounded by concrete.

I own a property at [omitted] St Johns Street and am trying to do everything to preserve the beautiful cedar trees on my property. But if I am surrounded by 6 storey buildings and concrete, why would I bother to preserve my trees only to be enveloped by neighbourhood of concrete and 6 storey buildings?

Can't remember whether I said it or not but I think this structure is way to modern and not enough character. Makes the heritage building look very out of place.

4. [omitted]

## Considered at the Regular Council Meeting of July 25, 2023

813

### Attachment 11

5. Looks great, just what Queen's Street Plaza needs that should a great evening hang out spot
6. Yes to medium density like this
7. Overall, I like the idea of this project, intensifying the land use in a high transit area. Preservation of the historical building is good, and the pedestrian mews between the other two buildings is also good and I like that it has commercial at grade on Clarke and live-work units on Spring, and a retail frontage on Queen as well.

The project covers an entire block, so the development needs to differentiate the two main buildings to avoid creating a monotonous 'housing project' look with the long frontage on Clarke and Spring, this is the problem that afflicts the otherwise good 'The Station' development on St. John's. There are no pictures provided of the frontage onto the Queens St. or Spring St. but these frontages are important too, and shouldn't be an afterthought.

Finally, I mostly support tall development, but for the heritage district, this might be a bit on the tall side, maybe 4 stories would be better, or 3 full floors with 2 set back or something like that might fit in better with the surrounding building and neighbourhood.

The city could compromise/reduce the parking requirement to offset the cost of shorter buildings for the developer.

8. This project is helpful in providing employment and housing space, as well as preserving a heritage building. However, the city and the developer should increase the housing units to meaningfully address the housing crisis in our region.
9. i like it
10. Appears in keeping with development already done in the area. Traffic problems accessing Murray st not addressed in City Plans.
11. This project is going to increase traffic to unmanageable levels in that neighbourhood. Unless there is a strategy to address the traffic brought by new residents and businesses of this development--this should not go ahead.
12. Whats is the plan to deal with the increase of traffic entering and leaving the area?
13. Great use of the vacant properties and hopefully existing businesses can be easily relocated. Fully support the increase in density and great to see a large amount of commercial space in this project to revitalize Clarke Street.
14. I support this development, but the number of available parking spaces should be reduced. The city of Port Moody should be working towards reducing the number of available spaces in buildings, and instead providing citizens with access to car sharing services, like Modo or Evo. Providing each unit a parking space will not be beneficial in the long-term. Port Moody is a small city that has many pockets of retail that can be accessed pretty easily by walking, cycling, or taking transit.

The city should be focusing on transit oriented developments and 15 minute cities. Defaulting to providing people with space for a car translates to more cars on the road. St. John's should be more than a thoroughfare just for cars. Let's reduce car dependency.

252 parking spots is a lot.



## Considered at the Regular Council Meeting of July 25, 2023

814

### Attachment 11

15. Six levels is reasonable but if the entire building is only one and two bedrooms that's a problem because there is limited options for families.
16. I live two blocks away from the proposed development site.

The amount of traffic that has increased since I moved into the neighbourhood 11 years ago has been immense. Driving on St. Johns Street even around 3:30 on any given weekday can be backed up to Queens Street. Clark Street also gets extremely busy. This proposal will only make the traffic situation worse, creating a dangerous environment for pedestrians.

While I understand the need for more housing, cramming it into these lots does not make sense.

Also, the school in the area will not be able to handle the influx of more students. My children attend the neighbourhood school (Moody Elementary) and we have seen a steady rise in enrollment. Even with the new school set to be build next to Moody Middle, it will be at over capacity in no time with the number of new developments in its catchment area. As a parent this is a huge concern, as it affects the children's quality of education. How can one expect teachers to teach if they do not have an adequate classroom? How can you expect students to learn in portables regularly? We cannot keep building without working with the school districts to ensure quality learning spaces for everyone. It is irresponsible.

My only suggestion is to scale it back, if there must be something built on the site. There is no need for so many units.

17. I am wholeheartedly in favour of this development proposal. Increasing housing supply of all types is necessary to address the current housing affordability crisis; including some market-rental and below-market rental only helps further. The proximity of this development to Moody Centre Station and the amenities of downtown Port Moody, as well as the inclusion of bicycle parking, will allow residents to live car-free or car-light lifestyles, which will support the city's climate action goals while also reducing the strain on road infrastructure.

Moving the heritage building to the Queen's St Plaza is an excellent idea, as it will improve the atmosphere of the plaza and allow the continued redevelopment of Clark St without removing Port Moody's heritage.

18. Another project that is designed to direct vehicle traffic onto Spring Street via underground parking access and loading bays - both of which should be located off Clarke Street. If Spring Street is to be a viable cycle / pedestrian space new buildings should not direct traffic onto the street by way of their vehicle access points.
19. Ground floor commercial spaces should be devoted to businesses that are driven by walk-in traffic (food stores/restaurants/bistros) instead of appointment based businesses.

There should be more space in the development devoted to retail/commercial spaces to benefit not only the new residents but also the existing community.