



# City of Port Moody

## Report to Land Use Committee

Date: September 9, 2024  
Submitted by: Community Development Department – Development Planning Division  
Subject: LUC - Rezoning and Heritage Alteration Permit (Non-market residential addition)  
2340 Clarke Street (Mara + Natha Architecture)

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### **Purpose:**

To present to the Land Use Committee (LUC) a rezoning application and heritage alteration permit to allow a non-market residential use which will be accommodated in the proposed third floor addition.

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### Resolution Options

The following resolutions are available for Land Use Committee consideration:

**THAT the proposed application be endorsed as presented in the report dated September 9, 2024, from the Community Development Department – Development Planning Division, regarding LUC – Rezoning and Heritage Alteration Permit (Non-market residential addition) at 2340 Clarke Street (Mara + Natha Architecture)**

**OR**

**THAT the proposed application be endorsed as presented in the report dated September 9, 2024 from the Community Development Department – Development Planning Division, regarding LUC – Rezoning and Heritage Alteration Permit (Non-market residential addition) at 2340 Clarke Street (Mara + Natha Architecture) subject to the applicant addressing the following specific items:**

**OR**

**THAT the proposal not be endorsed as presented in the report dated September 9, 2024 from the Community Development Department – Development Planning Division, regarding LUC – Rezoning and Heritage Alteration Permit (Non-market residential addition) 2340 Clarke Street (Mara + Natha Architecture) for the following reasons:**

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### **Applicant:**

Mara + Natha Architecture on behalf of House of Omeed

### **Property Description:**

The subject site consists of one light industrial lot of approximately 252 m<sup>2</sup> (2,717 ft<sup>2</sup>) in size, located at 2340 Clarke Street, with frontage on Clarke Street (**Attachment 1**). The lot contains a two-storey building, and vehicular access to the building is provided via an access easement from 2332 Clarke Street.

### **Land Use Policy:**

#### Official Community Plan (OCP)

The OCP designates the subject lands as Mixed Use - Moody Centre, which permits both Commercial and Residential uses. This designation permits multi-family residential uses in association with commercial uses.

The subject property is located within the Moody Centre Heritage Conservation Area (HCA). The applicant is required to obtain a Heritage Alteration Permit (HAP) which will regulate the form and character of the proposed addition.

The subject property is also located within Development Permit Area 5 – Hazardous Lands (soil liquefaction). The owner will be required to obtain a Development Permit and have it registered on title as part of the rezoning and HAP process.

#### Zoning

The subject property is currently zoned 'M1' Light Industrial.

The OCP and Zoning designation maps are included as **Attachments 2 and 3**.

### **Neighbourhood Context:**

The following land uses are surrounding the property:

- CP Railway and Burrard Inlet to the north;
- Light Industrial and Commercial uses to the east, including 2346 Clarke, a Heritage Protected property which is zoned C3;
- Light Industrial and vacant land to the west. Further west includes four Heritage Protected properties along the 2300 block;
- Commercial and Residential uses to the south, the residential uses are currently single-family homes but are designated for multi-family residential.

### **Proposal:**

The application proposes to rezone the lands 'M1' Light Industrial to 'C3' General Commercial to permit a non-market residential use. The non-market residential use consists of transitional housing for newcomers and refugees and would be accommodated in a third-floor addition. In addition to the third-floor addition, the proposal also includes the following exterior upgrades:

- an extension into the rear yard to create a larger food storage area;
- an enclosure in the front-yard to provide weather protection for the food store waiting area;
- a second storey balcony on the front of the building.

Regarding the non-market residential component, the third floor addition for transitional housing consists of the following layout:

- four 'dwelling units' which contain 2 beds, a kitchenette and bathroom.
- two 'sleeping units' which contain 2 beds and have access to two shared bathrooms and one shared kitchen.

The applicant is also requesting a variance for parking requirements from 3 spaces to 0 spaces. The site is currently operating without any parking spaces, so the variance is to formalize the existing non-conforming conditions. Given the nature of the non-market residential use which is for newcomers and refugees staff would not require any parking spaces to be provided for the third-storey addition.

Architectural plans submitted in support of the rezoning and HAP are included as **Attachment 4**. A sustainability report card is underway and will be updated as the application moves through the readings. Staff will provide a verbal update on the grading at the LUC meeting.

## **Planning Analysis**

### Land Use

The OCP designates the subject lands as Mixed Use - Moody Centre, which permits both Commercial and Residential uses. This designation permits multi-family residential uses in association with commercial uses. The proposal to construct a one-storey addition above two floors of existing light industrial / commercial uses is consistent with the City's OCP.

The current services offered by House of Omeed include a culturally sensitive food store, and a range of settlement services such as English classes, assistance with paperwork, children's programs, and a library, among others. This unique range of services is seen as a valuable asset to the City and is consistent with Chapter 12 of the OCP - Community Well Being. Sections 12.1 and 12.2 highlight the importance of social development, personal health, education and childcare. Many of these services are offered by the House of Omeed.

The inclusion of a non-market residential component to offer transitional housing for newcomers would integrate well with the existing services offered and create a central hub for newcomers and refugees transitioning into Canada. From a land-use perspective, staff are supportive of the proposed rezoning application as it is compliant with the Moody Centre Mixed Use designation, implements Community Well Being principals identified in the City's OCP and provides much needed housing for a vulnerable population.

### Heritage Conservation Area

As noted above the subject property is within the Moody Centre HCA. This building in particular, is a two-storey brown brick building which does not have any identifiable heritage features. The building style is significantly newer than the heritage properties along Clarke St and it is void of any characteristics which are typical for older properties in the HCA. Despite not having significant heritage value the property is still subject to design guidelines related to form and scale to ensure it is compatible with surrounding heritage properties located on Clarke Street.

The applicant's proposal for an additional third storey, rear yard expansion, waiting room enclosure and second-storey balcony can be supported as the form and scale is compatible with the Moody Centre HCA and nearby heritage properties.

#### Parking Variance

As noted above, the applicant has requested a parking variance from 3 to 0. This variance would formalize the existing non-conforming conditions as currently there is no parking being provided on-site. The proposed rezoning from M1 to C3 would not result in an increase in parking demand as the individuals who are using the temporary transitional housing do not have personal vehicles. The applicant has also indicated that existing users of the food store arrive to the site by public transit and that the site has not experienced any issues operating without on-site parking.

Based on the nature of the current use and the target demographics for the proposed use, staff are comfortable to support the requested variance.

#### Housing Agreement for non-market residential use

As noted earlier, the temporary transitional housing for newcomers would be permitted under the 'non-market residential' use as defined in the City's Zoning Bylaw. In order to ensure that this use remains non-market residential for transitional housing for newcomers, staff will have a Housing Agreement prepared and registered on title as part of the rezoning process.

#### CMHC Rapid Housing Initiative

The applicant has indicated that this project has been approved for funding under the CMHC Rapid Housing Initiative. In order to qualify for this funding, the applicant is looking to have the property rezoned by the end of this year and apply for building permits in January 2025. Staff are working with the applicant to help expedite the project while ensuring that City process and Local Government Act requirements are met.

#### **Items for Further Review:**

The application is currently being reviewed by staff, and at this time, there do not appear to be any major items requiring the attention of the Land Use Committee. Details regarding site servicing and soil liquefaction have been submitted to the City and will be addressed as part of the rezoning, HAP, and DP process.

#### **Concluding Comments:**

The proposed development to rezone the subject property from 'M1' Light Industrial to 'C3' General Commercial is consistent with the City's OCP and can be supported from a land use perspective. The existing use and proposed addition to allow for temporary transitional housing is a beneficial use to a vulnerable population and the City at large. The services offered are unique and are currently under-represented in the City. Staff are supportive of the proposed rezoning and HAP to allow for transitional housing for newcomers in a third-floor addition at the subject property located at 2340 Clarke Street.

**Attachment(s)**

1. Location Map
2. OCP Land Use Map
3. Zoning Map
4. Architectural Drawings

**Report Author**

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## Report Approval Details

Document Title:	LUC - Rezoning and Heritage Alteration Permit (Non-market residential addition) 2340 Clarke Street .docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - OCP Land Use Map.pdf - Attachment 3 - Zoning Map.pdf - Attachment 4 - Architectural Plans.pdf
Final Approval Date:	Sep 4, 2024

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

**No Signature - Task assigned to Adam Shroff, Legislative Services Coordinator was completed by workflow administrator Tracey Takahashi, Deputy Corporate Officer**

**Adam Shroff, Legislative Services Coordinator - Sep 3, 2024 - 2:40 PM**

**No Signature found**

**Arsh Dhillon, Legislative Services Coordinator - Sep 3, 2024 - 2:41 PM**

**Michael Olubiyi, Manager of Development Planning - Sep 4, 2024 - 12:36 PM**

**Kate Zanon, General Manager of Community Development - Sep 4, 2024 - 5:47 PM**