

Considered at the September 5, 2023, Special Council meeting

59

Memorandum

Date: September 5, 2023
 Submitted by: Community Development Department – Development Planning Division
 Subject: OCP Amendment and Heritage Revitalization Agreement (Mixed-Use) – 2400 Block Clarke St. (Kyle and Clarke Holdings Ltd.)

At the Regular Council meeting held on July 25, 2023, Council considered a 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.) (**Attachment 1**) and passed the following resolution:

RC23/199

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.

The applicant submitted the required pro-forma analysis on August 9, 2023, confirming the project's inability to provide rental housing units at below-market rates due to the other amenities provided in this project, the heritage preservation, and the substantial number of rental units. Staff are satisfied with the conclusion of this report.

In accordance with City of Port Moody Development Approval Procedures Bylaw, 2023, No. 3417, notice of the Public Hearing scheduled for September 5, 2023, has been given via the following methods:

- The City's official website;
- The City's email subscription service; and
- The City's official social media sites.

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) (**Attachment 2**) – a Bylaw to amend City of Port Moody Zoning Official Community Plan Bylaw, 2014, No. 2955 to facilitate a six-storey mixed-use development within two buildings separated by a public mews, and City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-

Considered at the September 5, 2023, Special Council meeting

60

2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) (**Attachment 3**) – 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 and the retention and restoration of the P. Burns Building within the 2400 Block of Clarke Street – will be before Council at the Special Council meeting following the September 5, 2023 Public Hearing for consideration of third reading.

The recommended resolution is:

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 third time as recommended in the memo dated September 5, 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.).

Attachments

1. Report considered at the July 25, 2023, council meeting - 2400 Block Clarke Street.
2. Draft OCP Amendment Bylaw, No. 3421.
3. Draft HRA Bylaw, No. 3420.

Considered at the September 5, 2023, Special Council meeting

61

Report Approval Details

Document Title:	OCP Amendment and Heritage Revitalization Agreement (Mixed-Use) – 2400 Block Clarke St. (Kyle and Clarke Holdings Ltd.).docx
Attachments:	- Attachment 1 - Report Considered at the July 25th, 2023, Council Meeting - 2400 Block Clarke Street.pdf - Attachment 2 - Draft OCP Amendment Bylaw, No. 3421.pdf - Attachment 3 - Draft HRA Bylaw, No. 3420.pdf
Final Approval Date:	Aug 22, 2023

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

Wesley Woo, Assistant Manager of Planning, for Michael Olubiyi, Manager of Development Planning - Aug 17, 2023 - 12:04 PM

Kate Zanon, General Manager of Community Development - Aug 18, 2023 - 2:58 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Aug 18, 2023 - 3:34 PM

Lindsay Todd, Manager of Communications and Engagement - Aug 18, 2023 - 5:36 PM

Paul Rockwood, General Manager of Finance and Technology - Aug 22, 2023 - 9:25 AM

Kate Zanon, General Manager of Community Development, for Tim Savoie, City Manager - Aug 22, 2023 - 10:09 AM