

Considered at the November 5, 2024, Special Council meeting

259



City of Port Moody Report/Recommendation to Council

Date: October 22, 2024
 Submitted by: Community Development Department – Development Planning Division
 Subject: Repeal of Heritage Revitalization Agreement Bylaw – Three Readings of Repeal Bylaw No. 3487 and Adoption of OCP Amendment Bylaw No. 3421

Purpose

To repeal Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) and adopt 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) (File: HRA00007)

Recommended Resolution(s)

THAT the report dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Repeal of Heritage Revitalization Agreement Bylaw – Three Readings of Repeal Bylaw No. 3487 and Adoption of OCP Amendment Bylaw No. 3421 be received for information;

AND THAT City of Port Moody Heritage Revitalization Agreement Bylaw Repeal Bylaw, 2024, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) be read a first, second, and third time;

AND 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) be now adopted.

Background

At the Special Council meeting held on September 5, 2023, a Public Hearing was held for the proposed development, following which Council gave third reading to both the 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) (**Attachment 1**). These bylaws seek to amend the Official Community Plan (OCP) and establish a program for the relocation and restoration of the P. Burns Building. This heritage structure, a two-storey wood-frame commercial building constructed in 1908/09, is listed on the City's Heritage Register and protected under the Heritage Conservation Area listing. The Heritage Revitalization Agreement (HRA) Bylaw

Considered at the November 5, 2024, Special Council meeting

260

includes development control measures typically set out in zoning regulations, as well as detailed architectural and landscape plans. These measures are designed to ensure that the development preserves the heritage values of the site while aligning with the broader urban design objectives of the community. At the Regular Council meeting held on September 26, 2023, Council adopted the HRA Bylaw (**Attachment 2**).

Discussion

Since the adoption of HRA Bylaw No. 3420 (**Attachment 3**), the applicant has proposed changes to the HRA. While the changes are minor, they do require consideration of an updated HRA. In September 2024, the applicant requested modifications to the proposed market residential unit mix, which led to minor adjustments in the Floor Area Ratio (FAR), parking stall requirements, layout, and adaptable units. Additionally, minor revisions were made to the plans annexed to the HRA Bylaw as appendices, impacting the form and character of the building. Furthermore, there has been a change in ownership of the lands referenced in the HRA Bylaw prior to the signing of the agreement. Kyle & Clarke Holdings Ltd. (K&C), originally the registered owner of a portion of the lands, has since acquired the remaining lands, becoming the sole owner of the entire subject site.

To address the changes outlined above, staff, in consultation with the legal teams of both parties, have determined that the most effective course of action is to repeal the adopted HRA Bylaw and introduce a new one. The new HRA Bylaw will align with the Official Community Plan (OCP) through OCP Amendment Bylaw No. 3421 and will incorporate the requested changes. The draft of City of Port Moody Heritage Revitalization Agreement Bylaw Repeal Bylaw, 2024, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) (**Attachment 4**) is provided for Council's consideration for first, second, and third readings.

Should Council choose to repeal Bylaw No. 3420 as outlined above, staff will present the repeal of the existing HRA Bylaw for adoption, along with the introduction of a new HRA Bylaw for Council's consideration for first, second, and third readings, followed by eventual adoption.

The adoption of Official Community Plan (OCP) amendment bylaw is also an outstanding item for moving forward this proposal within the new outlined framework. The 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 5**) is now before Council for adoption.

Upon Council's adoption of the Official Community Plan (OCP) as outlined above, the new Heritage Revitalization Agreement (HRA) bylaw will not require a public hearing, as the proposed development aligns with the objectives and policies of the adopted OCP, is for the purpose of permitting a residential development, and the residential component constitutes the majority of the gross floor area, thereby meeting the necessary criteria in accordance with s. 464(3) of the *Local Government Act*. To meet the provisions of s. 464(3) staff will mail a notice as required stating that a public hearing is not being held, and the date the HRA will be considered by Council.

Considered at the November 5, 2024, Special Council meeting

261

Other Option(s)

THAT Council not support Heritage Revitalization Agreement Bylaw Repeal Bylaw, 2024, No. 3487 and the adoption of OCP Amendment Bylaw No. 3421, and direct staff to work with the applicant on the following topics and report back to Council:

- (list of topics).

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Public Engagement Initiatives

There are no communications or public engagement initiatives associated with the recommendations in this report.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.3 – Enhance and expand parkland and open spaces; and
- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

Attachment(s)

1. Memo considered at the September 5, 2023, Special Council meeting.
2. Memo considered at the September 26, 2023, Regular Council meeting.
3. City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420.
4. Draft Heritage Revitalization Agreement Bylaw Repeal Bylaw, 2024, No. 3487.
5. Draft OCP Amendment Bylaw No. 3421.

Report Author

Armita Afsahi
Development Planner

Considered at the November 5, 2024, Special Council meeting

262

Report Approval Details

Document Title:	Repeal of HRA Bylaw – Three Readings of Repeal Bylaw No. 3487 and Adoption of OCP Amendment Bylaw No. 3421.docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Memo considered at the September 5, 2023, Special Council meeting.pdf - Attachment 2 - Memo considered at the September 26, 2023, Regular Council meeting.pdf - Attachment 3- City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420.pdf - Attachment 4 - Draft Heritage Revitalization Agreement Bylaw Repeal Bylaw, 2024, No. 3487.pdf - Attachment 5 - Draft OCP Amendment Bylaw No. 3421.pdf
Final Approval Date:	Oct 15, 2024

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

Stephanie Lam, City Clerk and Manager of Legislative Services, for Tracey Takahashi, Deputy Corporate Officer - Oct 8, 2024

Michael Olubiyi, Manager of Development Planning - Oct 10, 2024

Kate Zanon, General Manager of Community Development - Oct 10, 2024

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Oct 11, 2024

Lindsay Todd, Manager of Communications and Engagement - Oct 11, 2024

Paul Rockwood, General Manager of Finance and Technology - Oct 13, 2024

Anna Mathewson, City Manager - Oct 15, 2024

Considered at the November 5, 2024, Special Council meeting

263

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 November 5, 2024, Special Council meeting

264

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 November 5, 2024, Special Council meeting

265

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

Considered at the November 5, 2024, Special Council meeting

Considered at the September 26, 2023, Regular Council meeting

Memorandum

Date: September 26, 2023
 Submitted by: Legislative Services Division
 Subject: Heritage Revitalization Agreement (2400 Block Clarke St.) – Bylaw No. 3420 – Adoption

At the Special Council meeting held on September 5, 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 St. (Kyle and Clarke Holdings Ltd.) (**Attachment 1**) and passed the following resolution:

RC23/220

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.).

City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) (**Attachment 2**)—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—will be before Council for consideration of adoption at the Regular Council meeting to be held on September 26, 2023. The recommended resolution is:

THAT City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) be now adopted as recommended in the memo dated September 26, 2023, from the Legislative Services Division regarding Heritage Revitalization Agreement (2400 Block Clarke St.) – Bylaw No. 3420 – Adoption.

Attachment(s)

1. Memo considered at the September 5, 2023, Special Council meeting – HRA Bylaw No. 3420.
2. City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street).

Considered at the November 5, 2024, Special Council meeting

Considered at the September 26, 2023, Regular Council meeting

Report Approval Details

Document Title:	Heritage Revitalization Agreement (2400 Block Clarke St.) – Bylaw No. 3420 – Adoption.docx
Attachments:	- Attachment 1 - Memo considered at the September 5, 2023, Special Council meeting - HRA Bylaw No. 3420.pdf - Attachment 2 - City of Port Moody HRA Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street).pdf
Final Approval Date:	Sep 18, 2023

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

Stephanie Lam, City Clerk and Manager of Legislative Services - Sep 13, 2023 - 10:05 PM

Angie Parnell, General Manager of Corporate Services - Sep 18, 2023 - 4:20 PM

Jeff Moi, General Manager of Engineering and Operations, for Tim Savoie, City Manager - Sep 18, 2023 - 9:13 PM

Considered at the November 5, 2024, Special Council meeting

268

Attachment 3



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 November 5, 2024, Special Council meeting

269

Attachment 3

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 November 5, 2024, Special Council meeting

270

Attachment 3

Read a first time this 25th day of July, 2023.

Read a second time this 25th day of July, 2023.

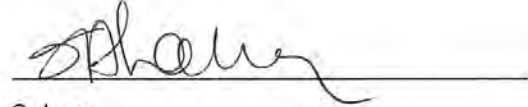
Public Hearing held this 5th day of September, 2023.

Read a third time this 5th day of September, 2023.

Adopted this 26th day of September, 2023.



M. Lahti
Mayor



S. Lam
City Clerk

Considered at the November 5, 2024, Special Council meeting

271

Attachment 3

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 November 5, 2024, Special Council meeting

272

Attachment 3

- 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 November 5, 2024, Special Council meeting

273

Attachment 3

- 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 November 5, 2024, Special Council meeting

274

Attachment 3

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 November 5, 2024, Special Council meeting

275

Attachment 3

- 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 November 5, 2024, Special Council meeting

276

Attachment 3

- 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 November 5, 2024, Special Council meeting

277

Attachment 3

- 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 November 5, 2024, Special Council meeting

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 November 5, 2024, Special Council meeting

279

Attachment 3

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 November 5, 2024, Special Council meeting

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 November 5, 2024, Special Council meeting

281

Attachment 3

- 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 November 5, 2024, Special Council meeting

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 November 5, 2024, Special Council meeting

283

Attachment 3

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 November 5, 2024, Special Council meeting

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 November 5, 2024, Special Council meeting

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 November 5, 2024, Special Council meeting

APPENDIX A

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



P. BURNS & CO. BUTCHER SHOP

2419 CLARKE STREET, PORT MOODY

CONSERVATION PLAN

OCTOBER 2021

DONALD LUXTON
AND ASSOCIATES INC 

Considered at the November 5, 2024, Special Council meeting



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

TABLE OF CONTENTS

1. INTRODUCTION	1
2. HISTORICAL CONTEXT	2
3. STATEMENT OF SIGNIFICANCE	9
4. CONSERVATION GUIDELINES	
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
5. CONDITION REVIEW AND CONSERVATION RECOMMENDATIONS	
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
6. MAINTENANCE PLAN	
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
APPENDICES	
A Research Summary	39



Considered at the November 5, 2024, Special Council meeting

290

Attachment 3

1 INTRODUCTION

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

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.

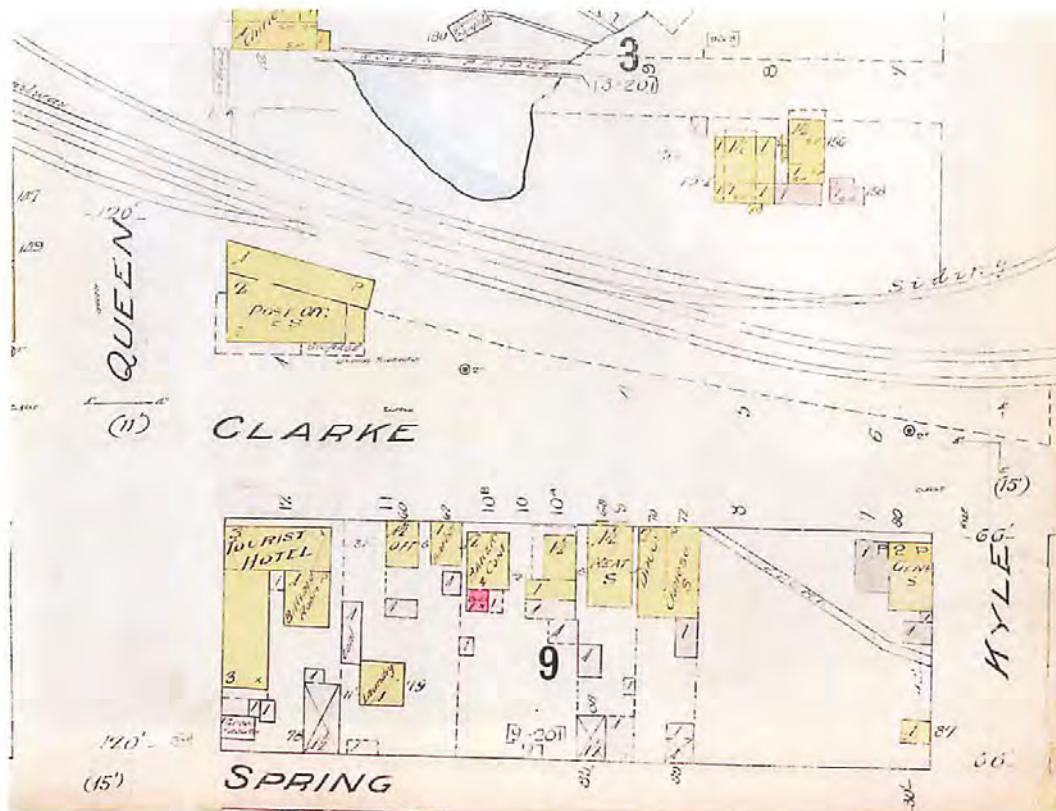
2 HISTORICAL CONTEXT



Top: 1910(ca.) Timms, Philip. Clarke Street, Port Moody [VPL 7040]
Bottom: 1910s(ca.) Clarke Street before fire [PMHS 1971.036.001]



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,

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.

2 HISTORICAL CONTEXT

BURNS RETAIL STORES SOLD

Sterling Food Markets Limited of this city have purchased 24 retail meat markets of Burns & Co. and will take them over on July 4, according to an announcement made today by Black 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. Baring 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 use of 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 Gilchrist, Hart & Co., and Arthur Procter, C.A., and Black M. Wilson, acting as president and general manager. Offices of the new company are in the Shady Bazaar.

B. C. •48•
MARKETS
ALBERTA •17•
MARKETS

THANK YOU / VANCOUVER

OUR FIRST ANNIVERSARY
The Sterling Food Markets Limited, through the cooperation and patronage received from the merchants of Vancouver during the past 12 months. The Sterling Food Markets Limited is pleased to announce the purchase of Vancouver stores with a profit of approximately \$15,000 per month. The reason of being able to give you the best quality meats and products at the lowest possible price. From the management of this company, we have secured a policy of giving you the maximum of the quality and the finest quality of service. The success of this program is attributed to the policy and the business of the Vancouver public to support this. This policy will be continued by us, and it is hoped that you will continue to support it in the future days to come.
 This year The Sterling Food Markets Limited WASH 101.

1932

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

1933

VALUES NEVER SEEN BEFORE

MILK FED VEAL	NO 1 STEER BEEF
SHOULDER ROASTS, lb. 8 ^c	BLADE RIBS, lb. 7½ ^c
LOIN ROASTS, lb 16 ^c	ROUND BONE, lb. 7½ ^c
RUMPS, lb 14 ^c	CROSS RIBS, lb 12½ ^c
LEGS, lb. 12 ^c	RUMPS, lb 15 ^c
Veal Stew 3 lbs. . . . 20 ^c	Shoulder Stew 3 lbs. . . . 25 ^c

EXTRA VALUES IN BRANDED PRODUCTS

FLETCHERS No. 1 Bacon 15 ^c 18 ^c lb.	BURNS SMOKED PICNICS 5 to 6 lbs. Average, lb 10 ^c NEW STYLE - BARED VIRGINIA HAM Shred, lb. 35 ^c
GAINERS' SUPERIOR LOAF, 20c	STERLING TEA or COFFEE, lb 34 ^c

LOCAL - HILFED POULTRY
FRESH KILLED DRY PICKED

FRYING CHICKEN 25^c EACH
2000 PLUMP YOUNG FOWL

Small Size 50^c Larger 65^c lb.

STERLING COMET SPECIAL
SMALL LINK CAMBRIDGE SAUSAGE lb. 10c

WEEK-END PICNIC SPECIALTIES

VEAL LOAF 20c
Variety Loaf 25c
Fletcher's Honey Ham, 20c
GAINERS' BACK BACON 20c
lb. 18c
MUSHROOMS BACON, 15-lb. Each, 25c

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

P. BURNS & CO. BUTCHER SHOP: 2419 CLARKE STREET, PORT MOODY, BC
CONSERVATION PLAN | OCTOBER 2021 | DONALD LUXTON & ASSOCIATES

6

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 DUVAL
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 qual-



Tanna Torrey, 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

ty 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 Tielton, 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 \$900 million.

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

1996-10-30 Calgary Herald pg.D4

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]

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

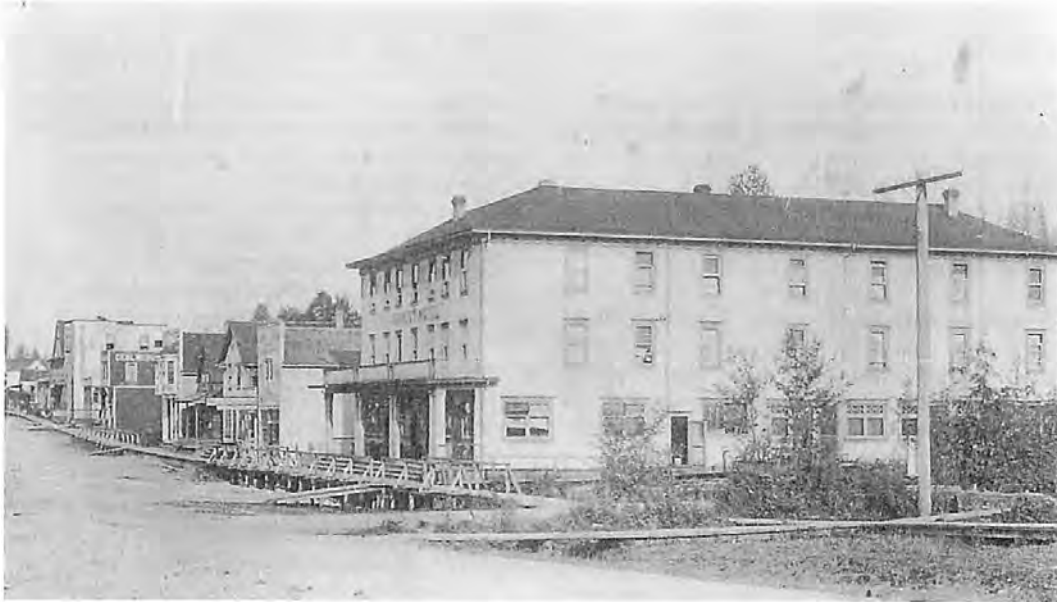
Key elements that define the heritage character of the P. Burns & Co. Butcher Shop are its:

- 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 November 5, 2024, Special Council meeting

299

Attachment 3



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.



P. BURNS & CO. BUTCHER SHOP: 2419 CLARKE STREET, PORT MOODY, BC
 CONSERVATION PLAN | OCTOBER 2021 | DONALD LUXTON & ASSOCIATES

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.

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 objectives. 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.

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:

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-exterior.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

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

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

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?

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.

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

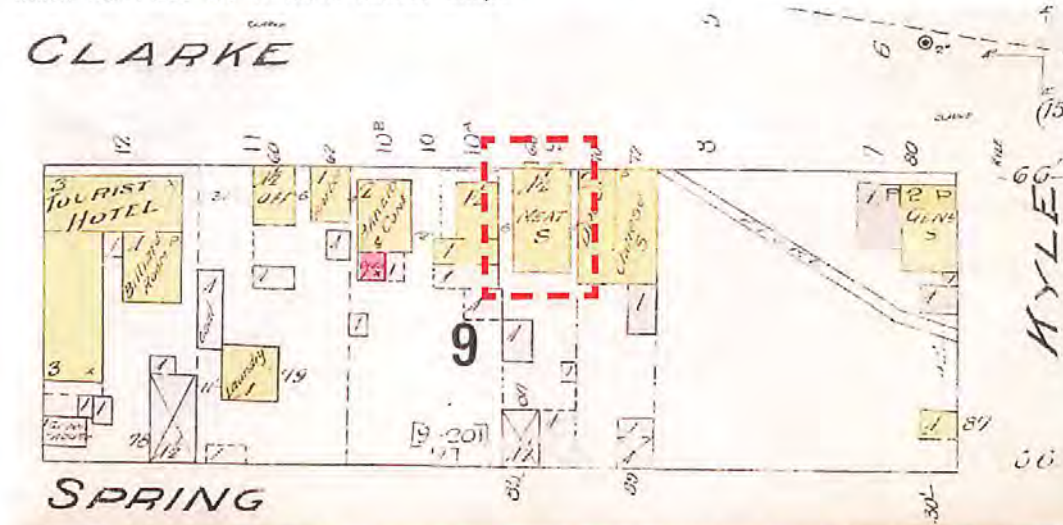
building, out of scale and context in its existing environment. If left in its current location, light and ventilation will be diminished as larger buildings encroach.

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 November 5, 2024, Special Council meeting

309

Attachment 3



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.



P. BURNS & CO. BUTCHER SHOP: 2419 CLARKE STREET, PORT MOODY, BC
 CONSERVATION PLAN | OCTOBER 2021 | DONALD LUXTON & ASSOCIATES

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**.

5.2 FORM, SCALE & MASSING

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

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.

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 November 5, 2024, Special Council meeting

311

Attachment 3



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.

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

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.

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

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

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.

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



Considered at the November 5, 2024, Special Council meeting

313

Attachment 3



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.

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 November 5, 2024, Special Council meeting

315

Attachment 3



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.

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.

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

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.

5.5.1 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.

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.

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.

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 November 5, 2024, Special Council meeting

320

Attachment 3

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 to front of the building at the apex of the gable roof

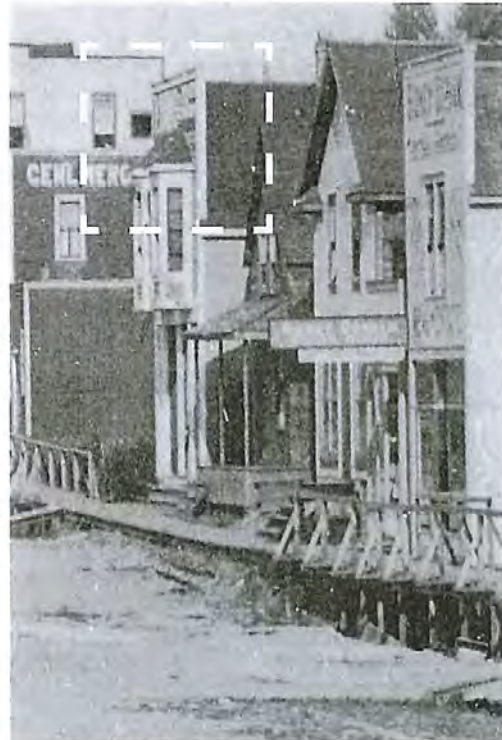


Extant chimney on the southwest side of the roof at the rear of the building.

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.

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.

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*

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.

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.

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

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, alligatoring, 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/flushing 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 lightening protection system are the cables properly connected and grounded?
- Does the soffit show any signs of water dam-

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.

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 November 5, 2024, Special Council meeting

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.



Tuesday, June 27, 2023

ATTN: Hesam Deihimi, Principal
Placemaker Communities Inc.
407 – 221 Esplanade W
North Vancouver, BC V7M 3J3
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:

Considered at the November 5, 2024, Special Council meeting

331

Attachment 3

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.

Considered at the November 5, 2024, Special Council meeting

332

Attachment 3

APPENDIX C

Architectural Plans, GBL Architects Inc.

Considered at the November 5, 2024, Special Council meeting



PROJECT TEAM

DEVELOPER | Placemaker Group
Hesam Dehimi | hesam@placemakergroup.ca

CITY STAFF | City of Port Moody Planner
Kevin Jinnak | kjinnak@portmoody.ca

ARCHITECT | GBL Architects
Joey Stevens | joey@gbllarchitects.com

LANDSCAPE ARCHITECT | LOCI
Mike Enns | mike@locidesign.ca

CIVIL ENGINEER | H.V. Engineering
Darak Rampal | darak.rampal@hveengineering.com
Kulveer Kaur | kulveer.kaur@hveengineering.com

GEOTECHNICAL ENGINEER | Geopacific
Matt Hoken | moken@geopacific.ca

SURVEYOR | Papave Professional Land Surveying Inc.
William Papave | landsurveyor@papave.net

ARBORIST
John Martyn | tree@shaw.ca

HERITAGE | Donald Luxton & Associates
Donald Luxton | dnl@donaldluxton.com

ELECTRICAL | Nemetz & Associate Ltd.
Ovidiu Cojocaru | ovidiu@nemetz.ca

MECHANICAL | JAME Group
Patrick Stewart | Patrick.Stewart@jamegroup.ca

TRAFFIC ENGINEER | CIS Traffic Engineering Specialists
Brent Dooz | bdooz@cis-tc.ca

URBAN PLANNING | Happy Cities
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-001 STATISTICS
- A-002 SITE PLAN
- A-002a PD ACCESS PLAN
- A-003 CONTEXT ANALYSIS
- A-004 CHARACTER ELEMENTS
- A-005 GIVE PLANNING RATIONALE
- A-006 DESIGN RATIONALE
- A-007 STREETSCAPES
- A-008 MATERIALS
- A-009 2D VIEWS
- A-009a 3D VIEWS
- A-010 LOADING & WASTE STRATEGY
- A-011 SUSTAINABILITY
- A-012 RESIDENTIAL AMENITIES
- A-101 P1
- A-102 P1
- A-103a C1 - FAR
- A-103b L2 - FAR
- A-104 L3 - FAR
- A-104a L4 - FAR
- A-104b L4 - FAR
- A-104c L4 - FAR
- A-104d L4 - FAR
- A-104e L4 - FAR
- A-104f L4 - FAR
- A-104g L4 - FAR
- A-104h L4 - FAR
- A-104i L4 - FAR
- A-104j L4 - FAR
- A-104k L4 - FAR
- A-104l L4 - FAR
- A-104m L4 - FAR
- A-104n L4 - FAR
- A-104o L4 - FAR
- A-104p L4 - FAR
- A-104q L4 - FAR
- A-104r L4 - FAR
- A-104s L4 - FAR
- A-104t L4 - FAR
- A-104u L4 - FAR
- A-104v L4 - FAR
- A-104w L4 - FAR
- A-104x L4 - FAR
- A-104y L4 - FAR
- A-104z L4 - FAR
- A-105 L1 - RENTAL
- A-105a L2 - RENTAL
- A-105b L3 - RENTAL
- A-105c L4 - RENTAL
- A-105d L4 - RENTAL
- A-105e L4 - RENTAL
- A-105f L4 - RENTAL
- A-105g L4 - RENTAL
- A-105h L4 - RENTAL
- A-105i L4 - RENTAL
- A-105j L4 - RENTAL
- A-105k L4 - RENTAL
- A-105l L4 - RENTAL
- A-105m L4 - RENTAL
- A-105n L4 - RENTAL
- A-105o L4 - RENTAL
- A-105p L4 - RENTAL
- A-105q L4 - RENTAL
- A-105r L4 - RENTAL
- A-105s L4 - RENTAL
- A-105t L4 - RENTAL
- A-105u L4 - RENTAL
- A-105v L4 - RENTAL
- A-105w L4 - RENTAL
- A-105x L4 - RENTAL
- A-105y L4 - RENTAL
- A-105z L4 - RENTAL
- A-106 L1 - MARKET
- A-106a L2 - MARKET
- A-106b L3 - MARKET
- A-106c L4 - MARKET
- A-106d L4 - MARKET
- A-106e L4 - MARKET
- A-106f L4 - MARKET
- A-106g L4 - MARKET
- A-106h L4 - MARKET
- A-106i L4 - MARKET
- A-106j L4 - MARKET
- A-106k L4 - MARKET
- A-106l L4 - MARKET
- A-106m L4 - MARKET
- A-106n L4 - MARKET
- A-106o L4 - MARKET
- A-106p L4 - MARKET
- A-106q L4 - MARKET
- A-106r L4 - MARKET
- A-106s L4 - MARKET
- A-106t L4 - MARKET
- A-106u L4 - MARKET
- A-106v L4 - MARKET
- A-106w L4 - MARKET
- A-106x L4 - MARKET
- A-106y L4 - MARKET
- A-106z L4 - MARKET
- A-107 ELEVATIONS
- A-201 ELEVATIONS - RENTAL
- A-202 ELEVATIONS - RENTAL
- A-203 ELEVATIONS - RENTAL
- A-204 ELEVATIONS - MARKET
- A-205 ELEVATIONS - MARKET
- A-206 ELEVATIONS - MARKET
- A-207 ELEVATIONS - MARKET
- A-208 ELEVATIONS - MARKET
- A-301 SECTIONS
- A-302 SECTIONS
- A-303 SECTIONS
- A-304 UNIT PLANS - RENTAL LRV WORK
- A-401 UNIT PLANS - RENTAL
- A-402 UNIT PLANS - RENTAL
- A-403 UNIT PLANS - RENTAL
- A-404 UNIT PLANS - RENTAL
- A-405 UNIT PLANS - RENTAL
- A-406 UNIT PLANS - MARKET LRV WORK
- A-407 UNIT PLANS - MARKET
- A-408 UNIT PLANS - MARKET
- A-409 UNIT PLANS - MARKET



MARY ANNE'S PLACE

2400 CLARKE STREET

HRA / DP REVISION | June 14, 2023

AREA

SITE AREA: 32,241.5 SF (1,855.96 m²)
 BUILDING COVERAGE: 31,447.2 SF (1,844.42 m²)
 SITE COVERAGE: 79%
 ALL BELOW GRADE SPACE
 RESIDENTIAL AMENITY
 L1 GARAGE ROOM
 7 m² PER ADAPTABLE UNIT

29,447 SF
 L1 COVERAGE DIAGRAM

GROSS AREA		FAR AREA	
TYPE	AREA	TYPE	FAR AREA
BUILDING 1		BUILDING 1	
COMMERCIAL	2,484.3 SF	COMMERCIAL CIRCULATION	7,074.0 SF 0.21
COMMERCIAL CIRCULATION	5,123.3 SF	COMMERCIAL CIRCULATION	5,123.3 SF 0.16
RESIDENTIAL AMENITY	2,052.2 SF	RESIDENTIAL CIRCULATION	5,353.8 SF 0.14
RESIDENTIAL CIRCULATION	7,303.4 SF	RESIDENTIAL RENTAL UNIT *	43,642.9 SF 0.84
RESIDENTIAL RENTAL UNIT	44,800.4 SF	SERVICE	828.1 SF 0.02
SERVICE	828.1 SF	WORK-LIVE UNIT	3,238.5 SF 0.06
WORK-LIVE UNIT	3,318.9 SF	ADAPTABLE UNIT	43,794.4 SF 1.22
BUILDING 2		BUILDING 2	
COMMERCIAL	12,054.7 SF	COMMERCIAL CIRCULATION	12,054.7 SF 0.23
COMMERCIAL CIRCULATION	1,533.1 SF	COMMERCIAL CIRCULATION	1,533.1 SF 0.03
RESIDENTIAL AMENITY	3,348.5 SF	RESIDENTIAL CIRCULATION	11,518.6 SF 0.22
RESIDENTIAL CIRCULATION	11,318.8 SF	RESIDENTIAL UNIT *	42,776.1 SF 1.30
RESIDENTIAL UNIT	48,720.3 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	ADAPTABLE UNIT	47,332.1 SF 1.44
EXISTING		EXISTING	
COMMERCIAL - HERITAGE	1,077.5 SF	COMMERCIAL - HERITAGE	1,077.5 SF 0.02
RESIDENTIAL RENTAL UNIT	1,077.5 SF	RESIDENTIAL RENTAL UNIT	1,077.5 SF 0.02
RESIDENTIAL RENTAL UNIT	1,077.5 SF	COMMERCIAL - HERITAGE	2,154.6 SF 0.04
RESIDENTIAL RENTAL UNIT	1,077.5 SF	RESIDENTIAL RENTAL UNIT	163,309.3 SF * 3.12
TOTAL	176,147.9 SF	TOTAL	163,309.3 SF * 3.12

* 2 m² (21.82 SF) deducted from each adaptable unit

UNITS

UNIT MIX - MARKET

UNIT TYPE	COUNT	%
B. 1-BR	25	24.0%
C. 1-BR+Den	22	19.4%
D. 2-BR	22	22.2%
E. 3-BR	22	19.4%
WORK-LIVE	1	4.0%
TOTAL	102	

UNIT MIX - RENTAL MARKET

UNIT TYPE	COUNT	%
A-STUDIO	24	28.9%
B. 1-BR	9	11.4%
C. 1-BR+Den	12	13.2%
D. 2-BR	14	17.3%
E. 3-BR	11	13.9%
WORK-LIVE	4	5.5%
TOTAL	79	

ADAPTABLE UNITS

BUILDING	COUNT	EXCLUDED AREA
BUILDING 1	21	829.9 SF
BUILDING 2	53	1,164.2 SF
TOTAL	74	2,622.8 SF

AMENITIES

Refers to A-12

PARKING

PARKING - RESIDENTIAL MARKET REQUIRED

UNIT TYPE	COUNT	RATIO	STALLS REQ'D
B. 1-BR	25	1	25
C. 1-BR+Den	22	1	22
D. 2-BR	22	1.3	29
E. 3-BR	22	1.3	29
TOTAL	91		105

PARKING - RESIDENTIAL RENTAL REQUIRED

UNIT TYPE	COUNT	RATIO	STALLS REQ'D
A-STUDIO	24	1	24
B. 1-BR	9	1	9
C. 1-BR+Den	12	1	12
D. 2-BR	14	1	14
E. 3-BR	11	1	11
WORK-LIVE	4	1	4
TOTAL	74		74

PARKING - VISITOR REQUIRED

UNIT TYPE	COUNT	RATIO	STALLS REQ'D
ADAPTABLE UNIT	74	0.25	18.5
TOTAL	74		18.5

PARKING - COMMERCIAL LOADING REQUIRED

AREA	AREA (SQM)	STALLS REQ'D
AREA 1	444.5m ²	1
AREA 2	2,322.3m ²	2
TOTAL	2,766.8m²	3

PARKING PROVIDED BY TYPE

STALL TYPE	COUNT	%
ACCESSIBLE	4	3.3%
SMALL	47	25.0%
STANDARD	132	70.9%
TOTAL STALLS	183	

PARKING PROVIDED BY USE

USE	COUNT
COMMERCIAL	48
RESIDENTIAL	135
VISITOR	24
TOTAL STALLS	207

BIKES

BIKES - WORK-LIVE REQUIRED

UNIT COUNT	BIKES REQ'D (1/UNIT)
71	112.5
TOTAL	112.5

BIKES - RESIDENTIAL REQUIRED

UNIT COUNT	BIKES REQ'D (1/UNIT)
71	112.5
TOTAL	112.5

BIKES - COMMERCIAL REQUIRED

AREA	STALLS REQ'D (1770/m ²)
1,534.9 SF	2.4
TOTAL STALLS REQUIRED	271

BIKES PROVIDED

STALL TYPE	COUNT
RENTAL BIKE	53
STACKED W/ FE	12
VERTICAL LI	53
TOTAL	117
MARKET BIKE	154
STACKED W/ FE	16
TOTAL	170
COMMERCIAL BIKE	2
HORIZONTAL	2
TOTAL STALLS	271

FSD AREA PLAN

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

4 | STATS - L4
100% FSD

5 | STATS - L5
100% FSD

6 | STATS - L6
100% FSD

1 | STATS - L1
100% FSD

2 | STATS - L2
100% FSD

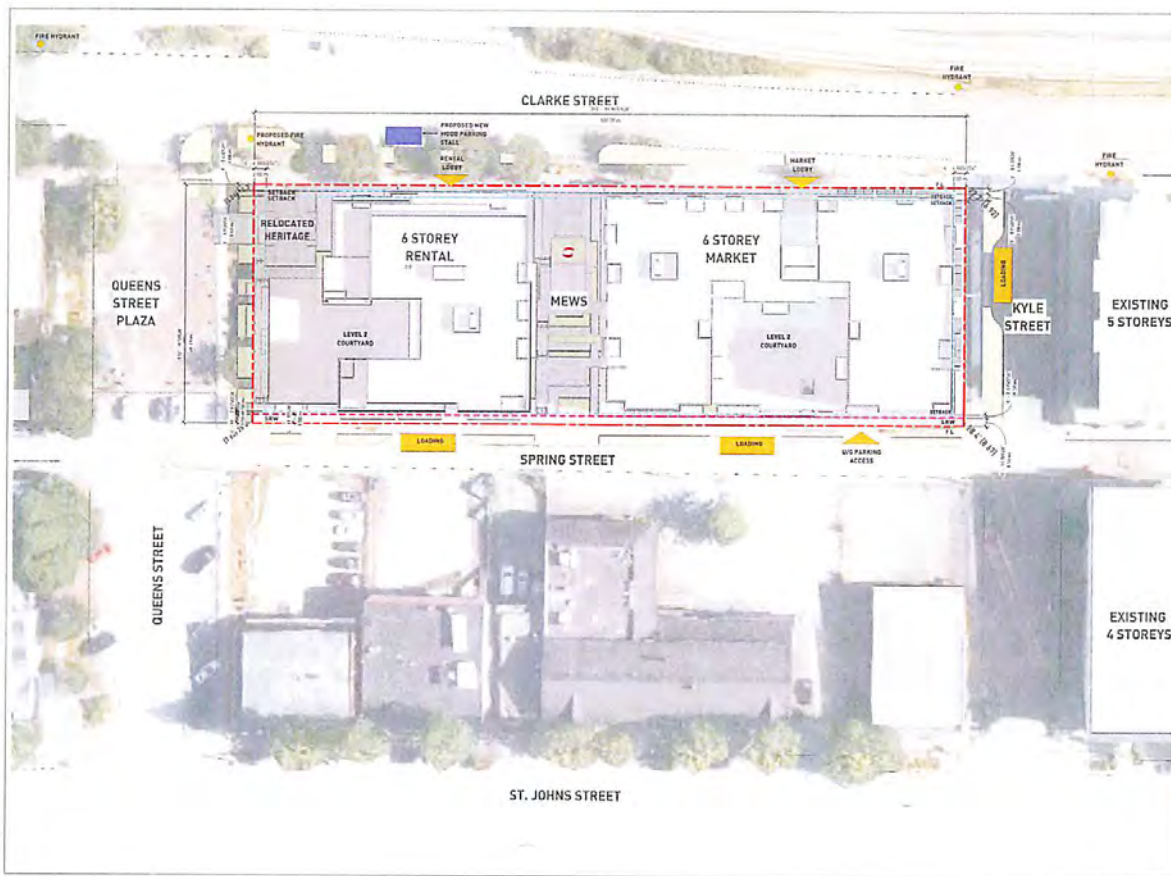
3 | STATS - L3
100% FSD

Placemaker
 CONSULTANTS

MARY ANNE'S PL
 2400 CLARKE ST
 WBA / DP REVISED

STATISTICS
 DATE: 11/22/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 20040

A-0.01



gbl

Placemaker
 CONSULTANTS

NOTES



REVISIONS

No.	Date	Description
01	Aug 23, 2023	Preparation of Preliminary Plan
02	Nov 14, 2023	Final DP Submission
03	08/08/2024	Final DP Revision

1

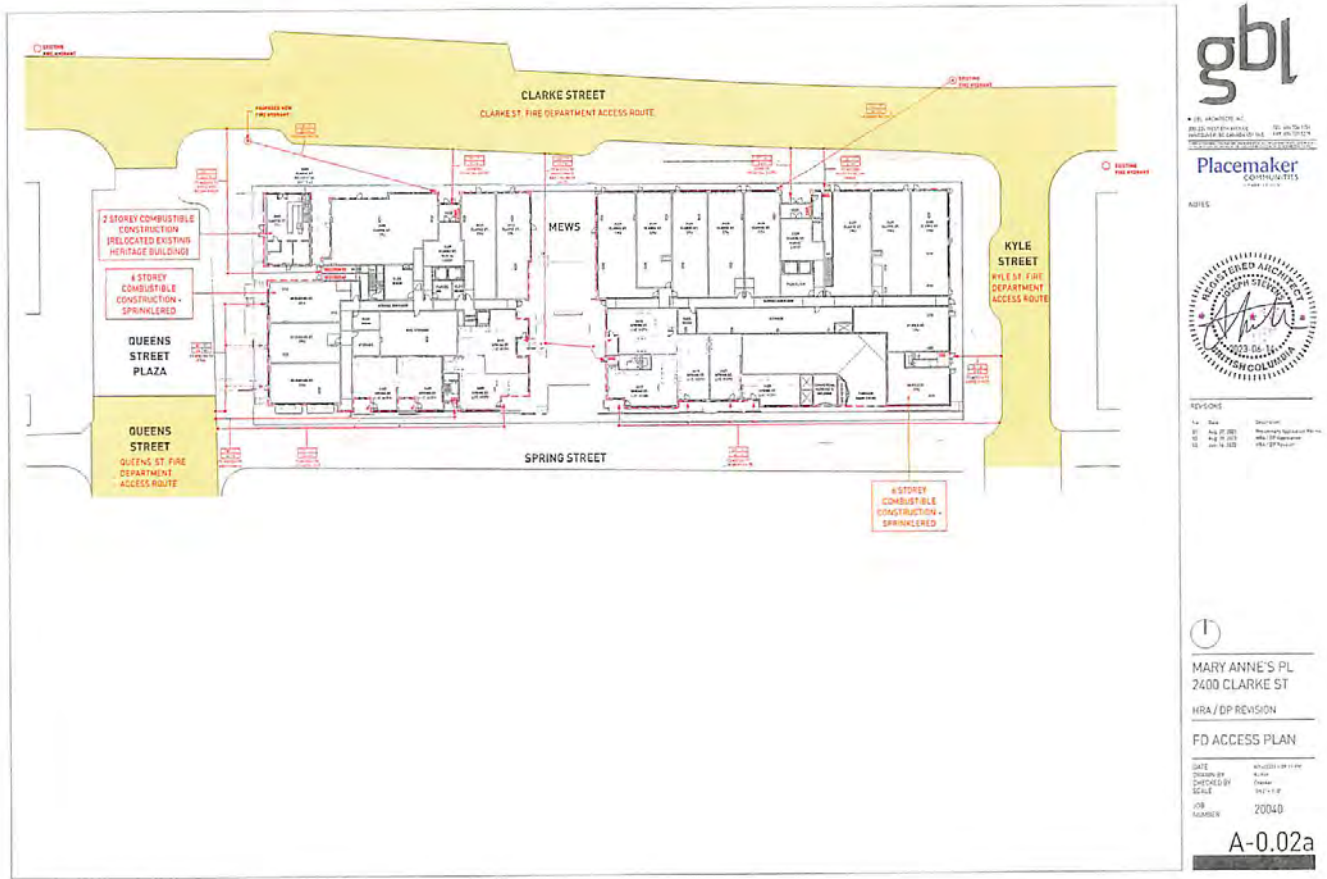
MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

SITE PLAN

DATE: 08/08/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20040

A-0.02



<p>HERITAGE COMMERCIAL DISTRICT</p> <ul style="list-style-type: none"> 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  	<p>EXISTING</p> <p>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</p> <p>PROPOSED</p> <p>FAR: 3.12 Max. Height: 25m / 6 storeys Front Setback: 1m (Commercial) Side Setback: 2m (Residential) Rear Setback: N/A Lot Coverage: N/A</p>  	<p>MOODY CENTRE</p> <ul style="list-style-type: none"> Building heights up to six storeys Close proximity to Sky Train station Vibrant & enhanced pedestrian environment Residential, retail, industrial & institutional uses  
---	--	--



Placemaker
COMMUNITIES

NOTES



REVISIONS

No.	Date	Description
01	07/20/2023	Preparation Submission Package
02	08/14/2023	HRA / DP Revision
03	08/14/2023	Final HRA / DP

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

CONTEXT ANALYSIS

DATE: 08/14/2023
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 SCALE: [Scale]
 JOB NUMBER: 20040

A-0.03

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.

Placemaker COMMUNITIES

REVISIONS

No.	Date	Description
01	Aug 20, 2021	Preparation of Architectural Plans
02	Aug 20, 2021	Final Approval of Plans
03	Aug 14, 2022	Final Approval of Plans

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

CHARACTER ELEMENTS

DATE	APPROVED BY
DESIGNED BY	Author
CHECKED BY	Owner
SCALE	
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

Downtown commercial buildings often featured an overhanging false front parapet to increase relative scale and create a stronger street presence.

VARIED WIDTHS & ROOFLINES







Rooflines are often steeped 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.

<p>01: CONTEXT</p> <p>The full block site is over 400' wide, fronting Clarke Street, Kyle Street, Spring Street, and the Queens Street Plaza.</p> 	<p>04: DIVERSE HOUSING</p> <p>Clarke and Kyle Street as well as the mews are lined with a six storey residential street wall.</p> <p>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.</p> 
<p>02: CONNECTIVITY</p> <p>With limited car access, Queens Street Plaza and the future Spring Street Promenade are the two primary pedestrian routes.</p> <p>Clarke and Kyle Street also serve as strong pedestrian connections, but are more car-oriented.</p> <p>A new mid-block pedestrian mews is proposed to break the long block and provide a secondary connection from Clarke to Spring.</p> 	<p>05: HERITAGE INTEGRATION</p> <p>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.</p> <p>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.</p> 
<p>03: PEDESTRIAN ACTIVATION</p> <p>The ground level provides primarily retail and live-work uses to activate the pedestrian frontages.</p> <p>Residential lobbies as well as parking and service access are also integrated into the frontages.</p> 	<p>06: ARTICULATION</p> <p>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.</p> 

gbl

REGISTERED ARCHITECT
PLANNING
LANDSCAPE ARCHITECTURE

Placemaker
COMPANIES

NOTES



REVISIONS

No.	Date	Description
01	Aug. 27, 2024	Prepared Initial Design Review
02	Aug. 28, 2024	Final Design Review

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

SITE PLANNING RATIONALE

DATE: 8/28/24 BY: PL
DRAWN BY: NAME: PL
CHECKED BY: NAME: PL
SCALE: AS SHOWN

200 NUMBER: 20040

A-0.05

COMMERCIAL HERITAGE SCALE
 Scale is a measurement and fit within the historic street front 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 historical heritage P. Burns Boucher shop.

FALSE FRONT PARAPET
 Squarer commercial buildings often feature a low parapet. Low front parapets to increase relative to the street and integrate street furniture.



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
 Buildings are often varied in a subtle, but key, manner typical of light and heavy construction.



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

DETAILS
 Day windows, iron and symmetry are some of the prominent details and elements that showcase existing heritage character in the area.



True, symmetrical elements and modular bays are used throughout the project as a reference to the heritage spirit of Moody Centre. Day window features further help enhance openness and enhance gravity, while creating rhythm and scale in a mix of adjacent buildings.

COLOR PALETTE
 Limited weather siding, masonry, and stone based on historic context of historic heritage fabric. From critical restorations create those intended for light building and a cohesive sense of place.



Historical colors found throughout the neighborhood and in historic Heritage Foundation True Colors Palette (historic paint colors for Western Canada) are featured prominently on the building facades. Weathered steel accents are also introduced as a nod to the early industrial history.



QUEENS STREET & CLARKE STREET



CLARKE STREET HERITAGE RETAIL



CLARKE STREET



Placemaker
 COMMUNITIES

NOTES



REVISIONS

No.	Date	Description
01	Aug. 20, 2023	Preparation of HRA and Report
02	Aug. 20, 2023	City of Vancouver
03	Apr. 10, 2024	Final Report

MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

DESIGN RATIONALE

DATE	2024.04.10
CREATED BY	James
CHECKED BY	Philip
SCALE	200/40
REV NUMBER	00040

A-0.06



REVISIONS

REV	DATE	DESCRIPTION
01	Aug. 27, 2023	Placemaker Residential Trustee
02	Aug. 27, 2023	Arch. (Placemaker)
03	Jan. 14, 2024	Arch. (Placemaker)

MARY ANNE'S PL
 2400 CLARKE ST
 N/A / 0P REVISION
 STREETSCAPES
 DATE: 4/27/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20040
A-0.07

MATERIALS



PORCELAIN / METAL PANEL
MARKET BUILDING ACCENTS



CHARCOAL BRICK & JOINTS
MARKET BUILDING METAL



ARCTIC WHITE 6X6 PANEL
LEVEL & COURTYARD CLADDING



SW BLISS BLACK 6X6 PANEL
WINDOW FRAMES



SW HARRIS GREY
FIBER CEMENT PANEL w/ BATTENS



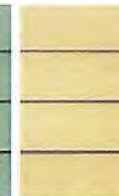
SW EDWARDIAN FOREST GREY 2X6 TRIM
FIBER CEMENT LAP SIDING



SW EDWARDIAN FOREST GREY 2X6 TRIM
FIBER CEMENT TRIM



SW PENDERELLA GREEN
FIBER CEMENT LAP SIDING



SW MILL SPRINGS BLUE 6X12 TILE
FIBER CEMENT LAP SIDING



SW EDWARDIAN BLUFF
2X6 TRIM
FIBER CEMENT LAP SIDING



CLARKE STREET RENDERING



1000 W. 10th St. Suite 100
Des Moines, IA 50319
515.281.7500
www.gbl.com

Placemaker
COMPLETES
YOUR PROJECT

NOTES



NO.	DATE	DESCRIPTION
01	08.27.2023	PROVISIONAL APPROVAL REVIEW
02	09.05.2023	APPROVAL REVIEW
03	09.14.2023	APPROVAL REVIEW

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

MATERIALS

DATE: 11-20-24
DRAWN BY: JRM
CHECKED BY: JRM
SCALE: AS SHOWN
JOB NUMBER: 20040

A-0.08

Considered at the November 5, 2024, Special Council meeting



MEWS FROM CLARKE STREET



QUEENS STREET & SPRING STREET



RENTAL BUILDING FROM SPRING & MEWS



MARKET BUILDING FROM SPRING & MEWS



Placemaker
COMMUNITIES
since 1972

NOTES



NO.	DATE	DESCRIPTION
01	4-27-2023	Preparation of Preliminary Plans
02	8-27-2023	Final DP Approval
03	10-16-2023	Final DP Approval

3D VIEWS

DATE: 10/23/24
DESIGNED BY: [Name]
CHECKED BY: [Name]
SCALE:

JOB NUMBER: 20040

A-0.09



CLARKE STREET FRONTAGE @ KYLE STREET



CLARKE STREET FROM QUEENS



CORNER OF KYLE STREET & CLARKE STREET



RENTAL BUILDING @ CLARKE STREET & MEWS

gbl
 GBL ARCHITECTS, INC.
 100 SOUTH AVENUE, SUITE 200
 HOUSTON, TEXAS 77002
 TEL: 281.441.1111
 WWW.GBLARCHITECTS.COM

Placemaker
 COMMUNITIES
 DESIGN + ARCHITECTURE

NOTES

REVISIONS

No.	Date	Description
01	Aug 27, 2024	Preparation of Application Package
02	Aug 27, 2024	Final 3D Rendering
03	Aug 27, 2024	Final 3D Presentation

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

3D VIEWS

DATE	APPROVED BY
08/27/24	[Signature]
08/27/24	[Signature]
08/27/24	[Signature]

JOB NUMBER: 20040

A-0.09A

LOADING STRATEGY

Three loading bays are located off site along Spring Street and Kyle Street to serve the entire development. These loading layouts 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.

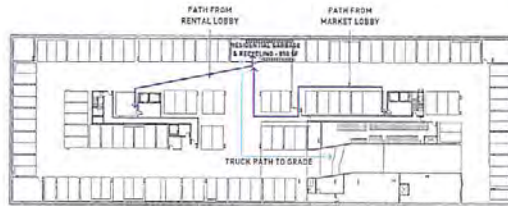
WASTE STRATEGY

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
P. 22 P.



2 | LOADING & WASTE STRATEGY - P1
P. 23 P.



gbl
REGISTERED ARCHITECT
BRITISH COLUMBIA
2023 Dec 11
10000 1128

Placemaker
COMMERCIAL DESIGN

10733



REVISIONS

No.	Date	Revised By	Reason
1	11-12-2023	MB	Revised Design and Plan
2	11-14-2023	MB	Added 2nd Floor Plan
3	11-16-2023	MB	Added 3rd Floor Plan

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION
LOADING & WASTE
STRATEGY

DATE: 07-2024 (P.10)
DRAWN BY: MB
CHECKED BY: MB
SCALE: 1/8" = 1'-0"
JOB NUMBER: 20040

A-0.10

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.

PEDESTRIAN MEWS

PUBLIC ART

RETAIL & HOUSING

TRANSIT

EV CHARGING

LOW CARBON SYSTEM

P. BURNS BUILDING FROM CLARKE & QUEENS

SPRING STREET FRONTAGE @ KYLE STREET

CLARKE STREET FRONTAGE @ KYLE STREET



Placemaker
CORPORATE REAL ESTATE

REGISTERED ARCHITECT
BRITISH COLUMBIA
2023 BC ARCHITECTS
2023 BC ARCHITECTS

REVISED:
14 Date: 2024/08/01
17 Aug 01 2025
18 Aug 01 2025
19 Aug 01 2025

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

DATE: 2024/08/01
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
JOB NUMBER: 20040

A-0.11



RENTAL BUILDING

AMENITY AREA REQUIRED - RENTAL			
UNIT COUNT	AREA REQ'D (SQm / UNIT)	AREA REQ'D (SQF)	
78	251.02 m ²	2,678.8 SF	
AMENITY AREA PROVIDED - RENTAL			
INDOOR AREA	OUTDOOR AREA	TOTAL AREA	
758.1 SF	3,188.0 SF	3,938.1 SF	

MARKET BUILDING

AMENITY AREA REQUIRED - MARKET			
UNIT COUNT	AREA REQ'D (SQm / UNIT)	AREA REQ'D (SQF)	
103	297.00 m ²	3,238.0 SF	
AMENITY AREA PROVIDED - MARKET			
INDOOR AREA	OUTDOOR AREA	TOTAL AREA	
1,503.0 SF	3,448.0 SF	5,169.0 SF	



1000 W. UNIVERSITY BLVD. SUITE 100
 CHICAGO, IL 60607-7000
 TEL: 773.399.1000
 FAX: 773.399.1001

Placemaker
 COMMUNITIES

RESIDENTIAL



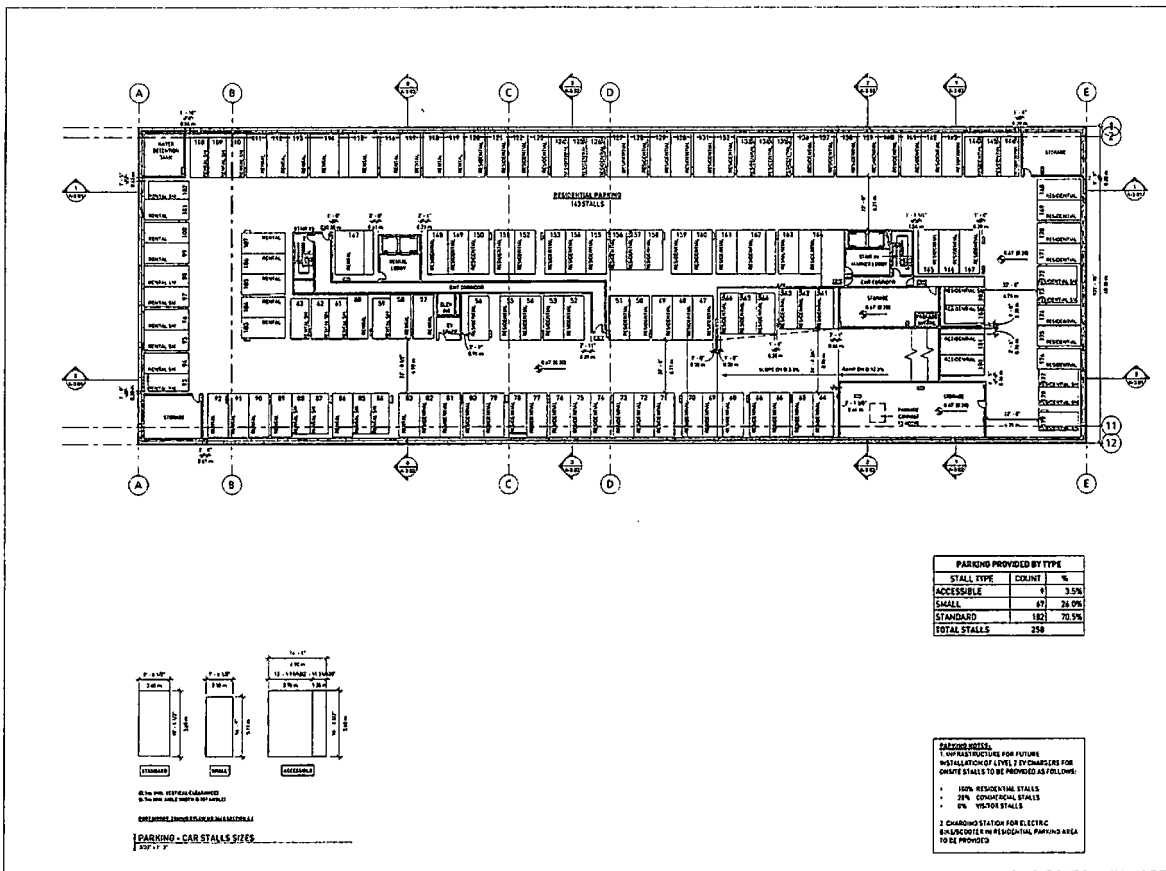
REVISIONS:
 #1: 04/18/2024
 #2: 04/22/2024
 #3: 04/23/2024

MARY ANNE'S PL
 2400 CLARKE ST

HRA / OP REVISION
 RESIDENTIAL
 AMENITIES

DATE: 04/23/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET: 20040

A-0.12



gbi
 GBI ARCHITECTURE, INC.
 100 SOUTH MAIN STREET, SUITE 200
 COLUMBIA, SC 29201
 TEL: 803.733.1111
 FAX: 803.733.1112
 WWW.GBIARCHITECTURE.COM

Placemaker
 COMMUNITIES

NOTES

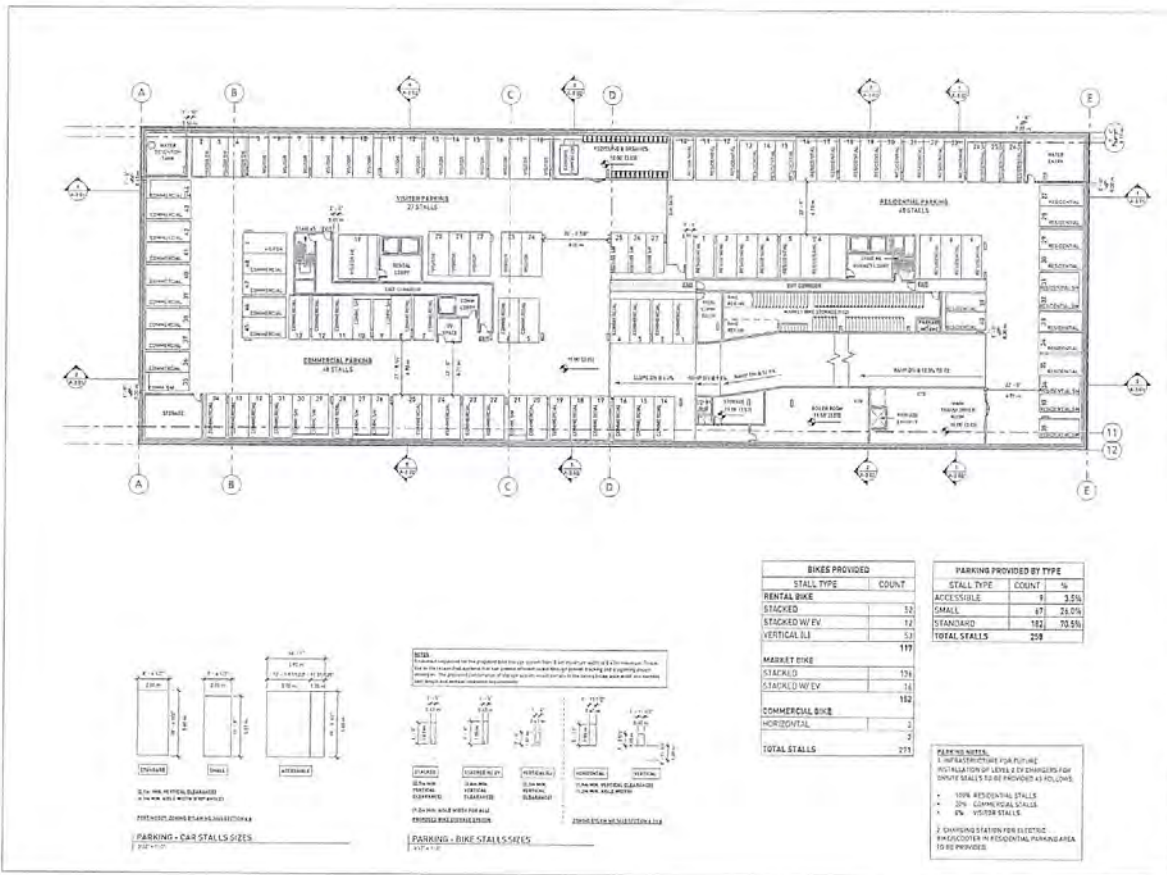
REVISIONS

DATE: 10/24/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 JOB NUMBER: 20040

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

P2

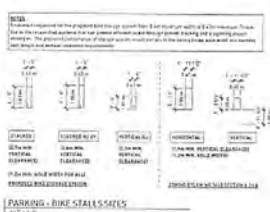
A-1.01



REVISIONS

NO.	DATE	DESCRIPTION
1	08/12/2024	Initial Design
2	08/20/2024	Revised Design
3	08/28/2024	Final Design

BIKES PROVIDED		PARKING PROVIDED BY TYPE	
STALL TYPE	COUNT	STALL TYPE	COUNT
RENTAL BIKE	1	ACCESSIBLE	91 3.5%
STACKED BIKE	52	SMALL	47 2.0%
STACKED W/ EV	12	STANDARD	162 70.5%
VERTICAL BI	53	TOTAL STALLS	212
TOTAL	117		
MARKET BIKE			
STACKED	136		
STACKED W/ EV	16		
TOTAL	152		
COMMERCIAL BIKE			
HORIZONTAL	2		
VERTICAL	2		
TOTAL STALLS	271		



PARKING NOTES:

- 1. SEE SPECIFICATIONS FOR FUTURE REGULATIONS OF LEVELS & EV CHARGERS FOR SINGLE STALLS TO BE PROVIDED AS FOLLOWS:
 - 10% RESIDENTIAL STALLS
 - 20% COMMERCIAL STALLS
 - 5% VISITOR STALLS
- 2. CHARGING STATIONS FOR ELECTRIC VEHICLES IN RESIDENTIAL PARKING AREA TO BE PROVIDED.

MARY ANNE'S PL
2600 CLARKE ST
HSA / GP REVISION

P1

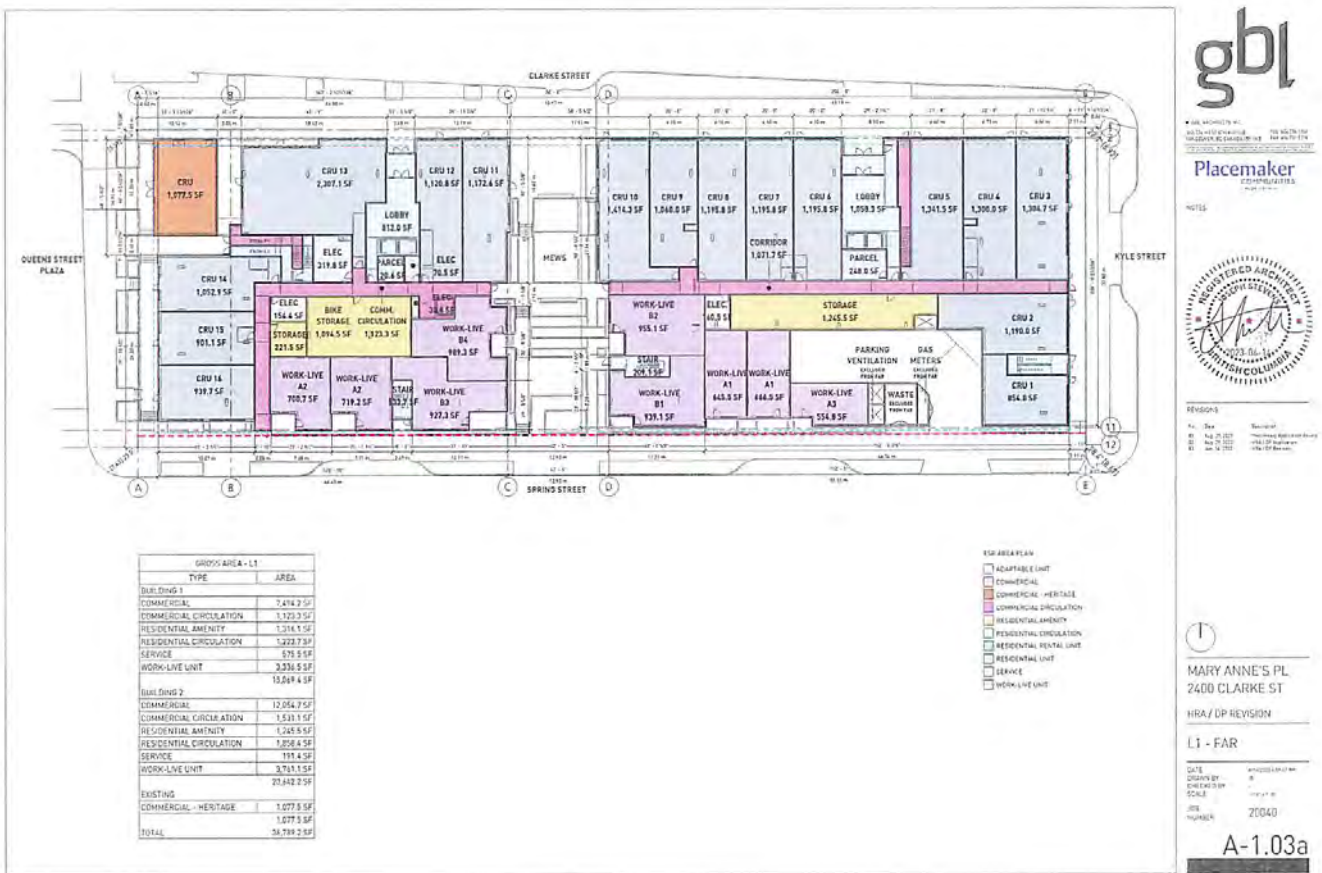
DATE: 08/28/2024
DRAWN BY: [Name]
SCALE: [Scale]
JOB NUMBER: 20040

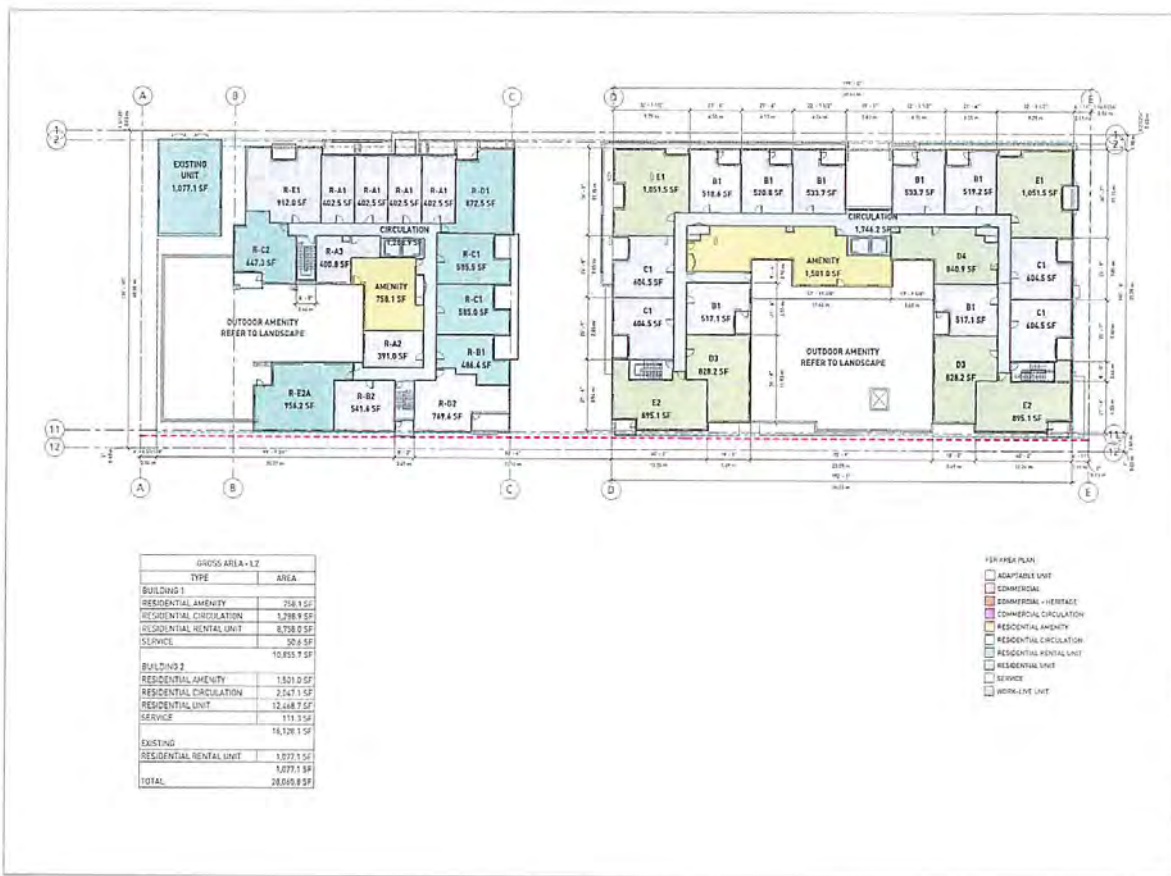
A-1.02

Attachment 1 Considered at the November 5, 2024, Special Council meeting

350

Attachment 3





Placemaker
CORPORATE REAL ESTATE



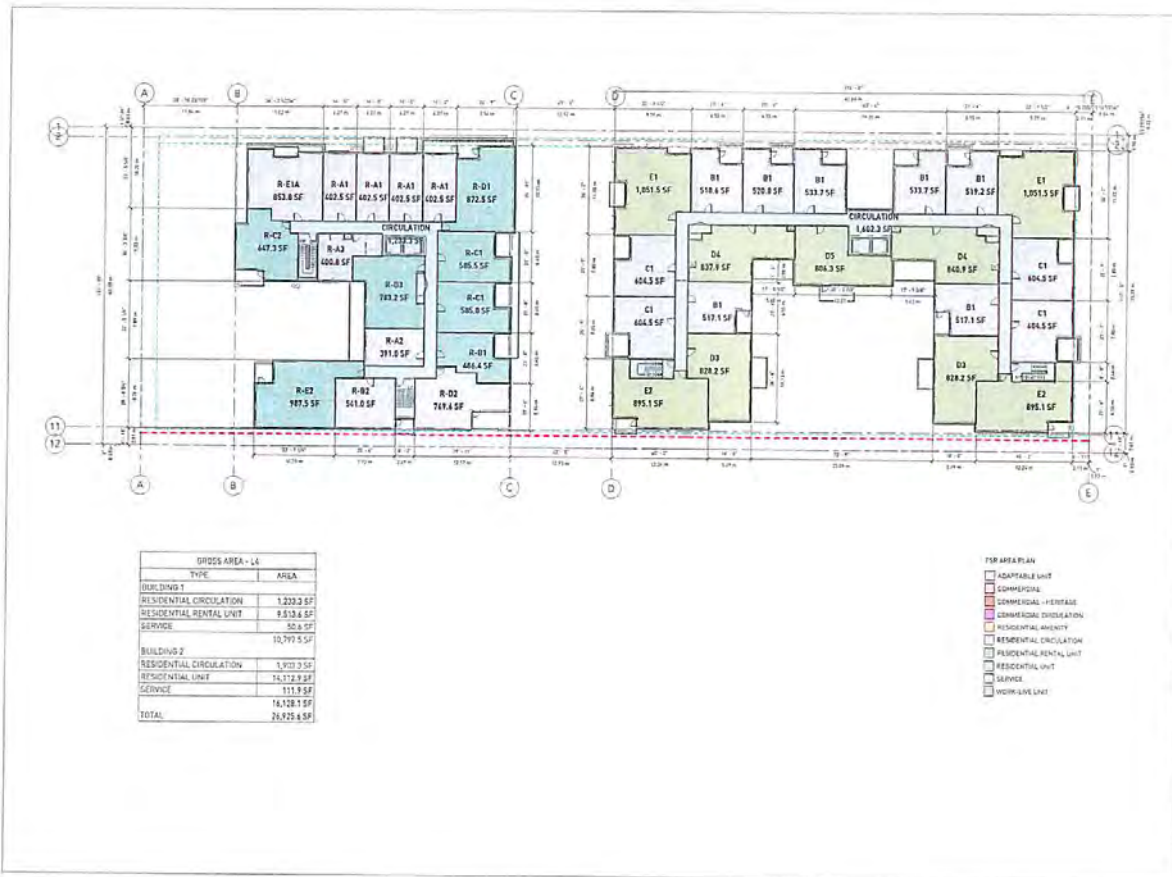
REVISIONS

No.	Date	Description
01	04/27/2023	Final Approved Plans
02	07/20/2023	Final Approved Plans
03	08/20/2023	Final Approved Plans

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

L2 - FAR
DATE: 11/20/24 11:55 AM
DRAWN BY: ANS
CHECKED BY: ANS
SCALE: 1/8" = 1'-0"
JOB NUMBER: 20040
A-1.04a





Attachment 1 Considered at the November 5, 2024, Special Council meeting

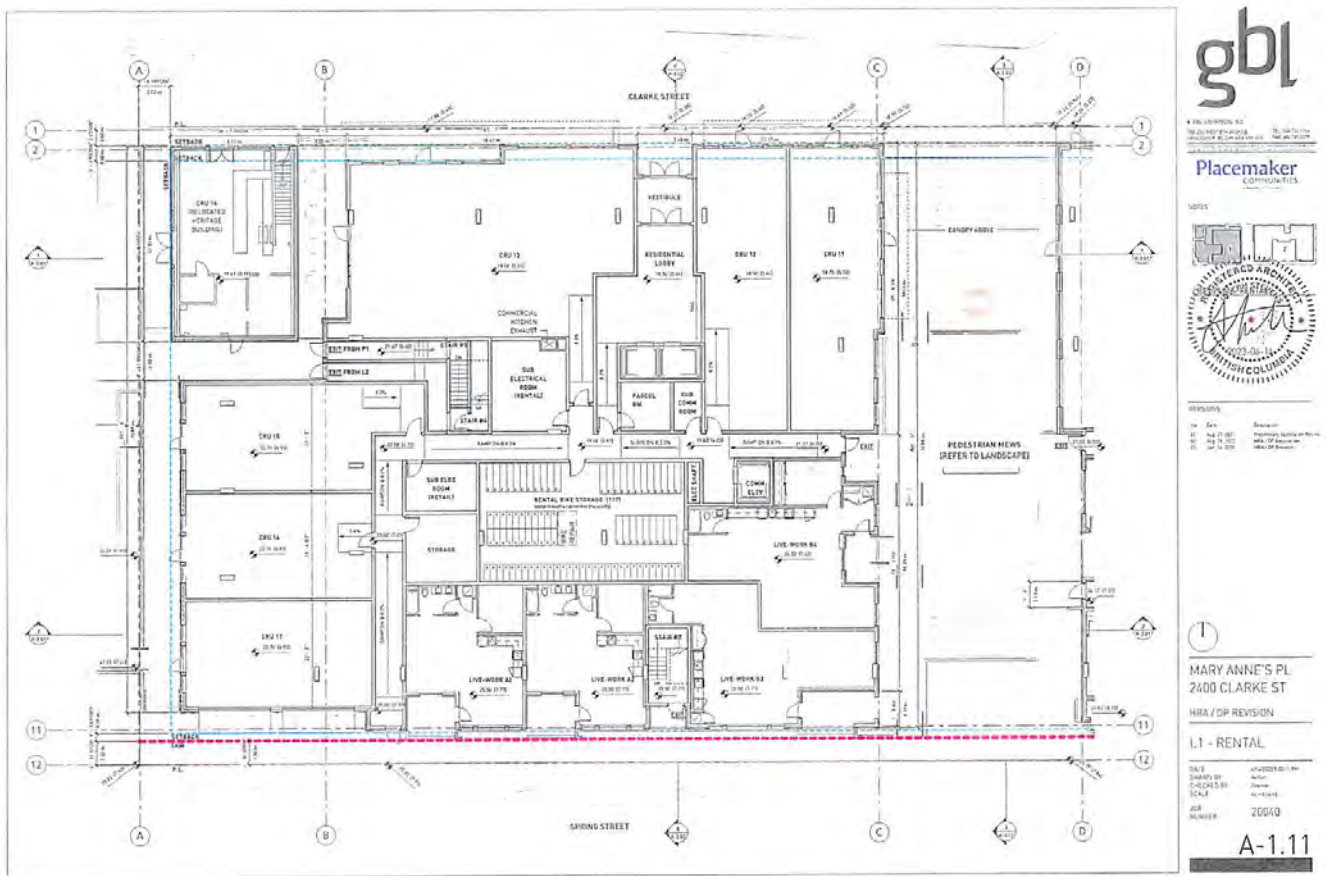
354

Attachment 3

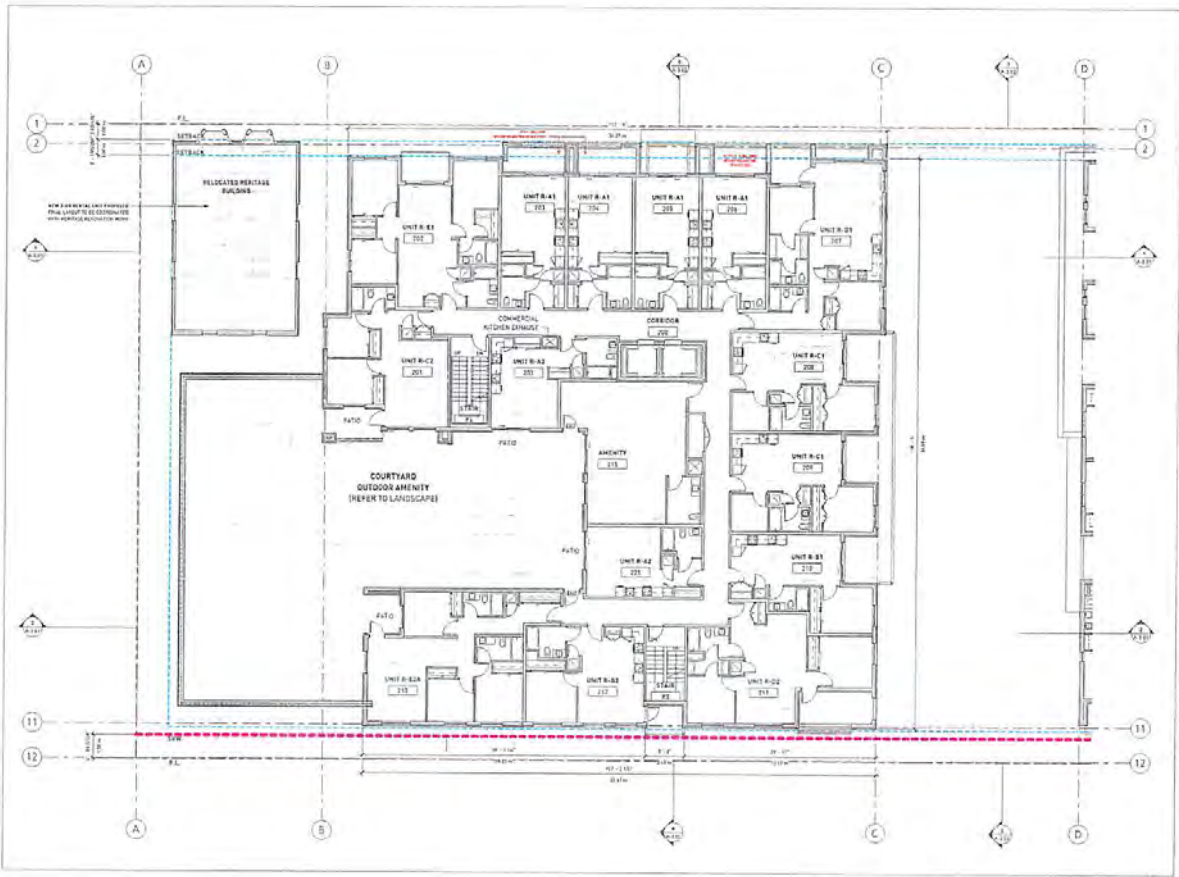




Considered at the November 5, 2024, Special Council meeting



Considered at the November 5, 2024, Special Council meeting



gbl
 A FULL SERVICE FIRM
 1015 S. WASHINGTON ST. SUITE 200
 WASHINGTON, DC 20004
 TEL: 202.462.1000 FAX: 202.462.1001
 WWW.GBL.COM

Placemaker
 COMMUNITIES
 A GBL COMPANY

10/15

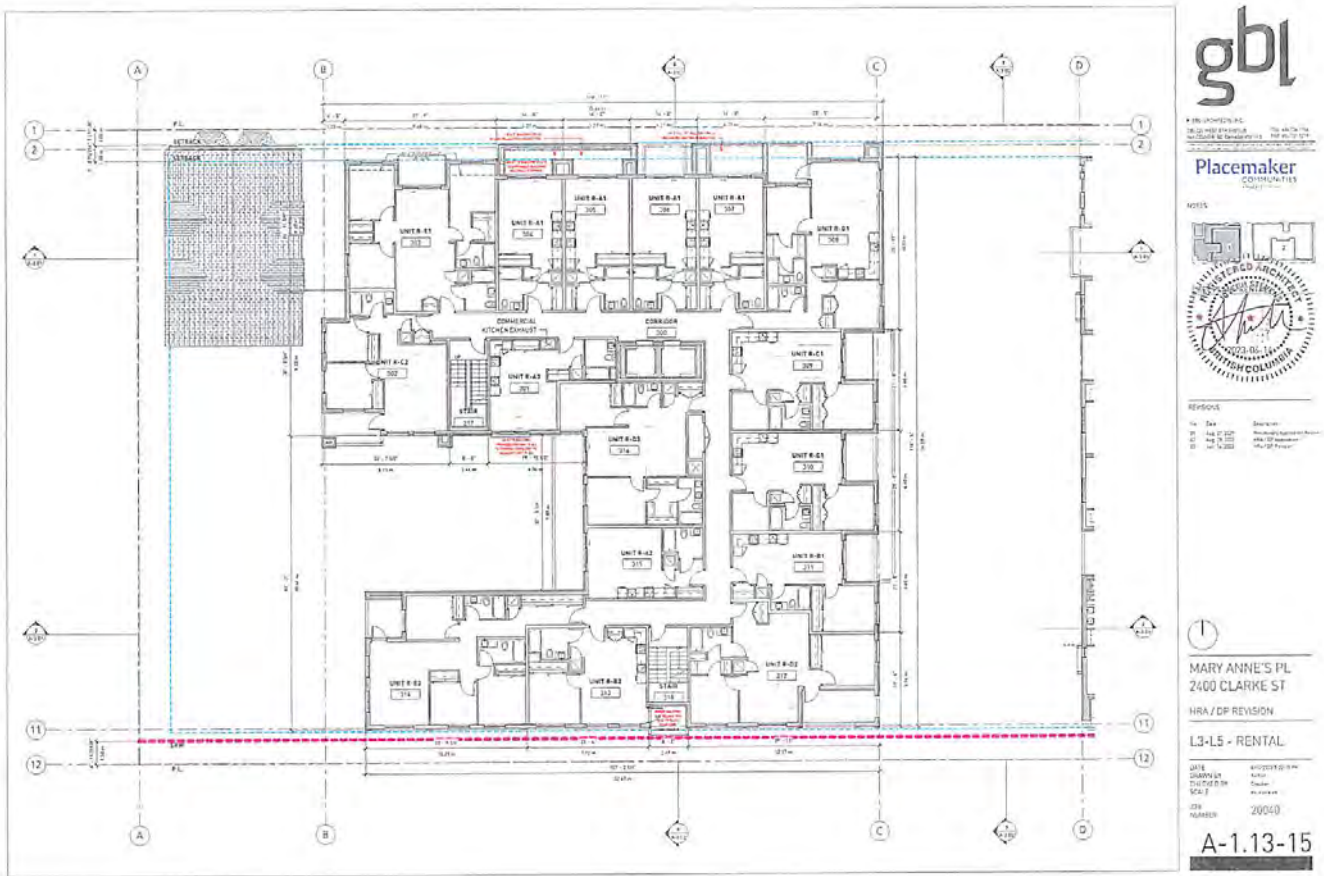
10/15-204
 10/15 204
 10/15 204
 10/15 204

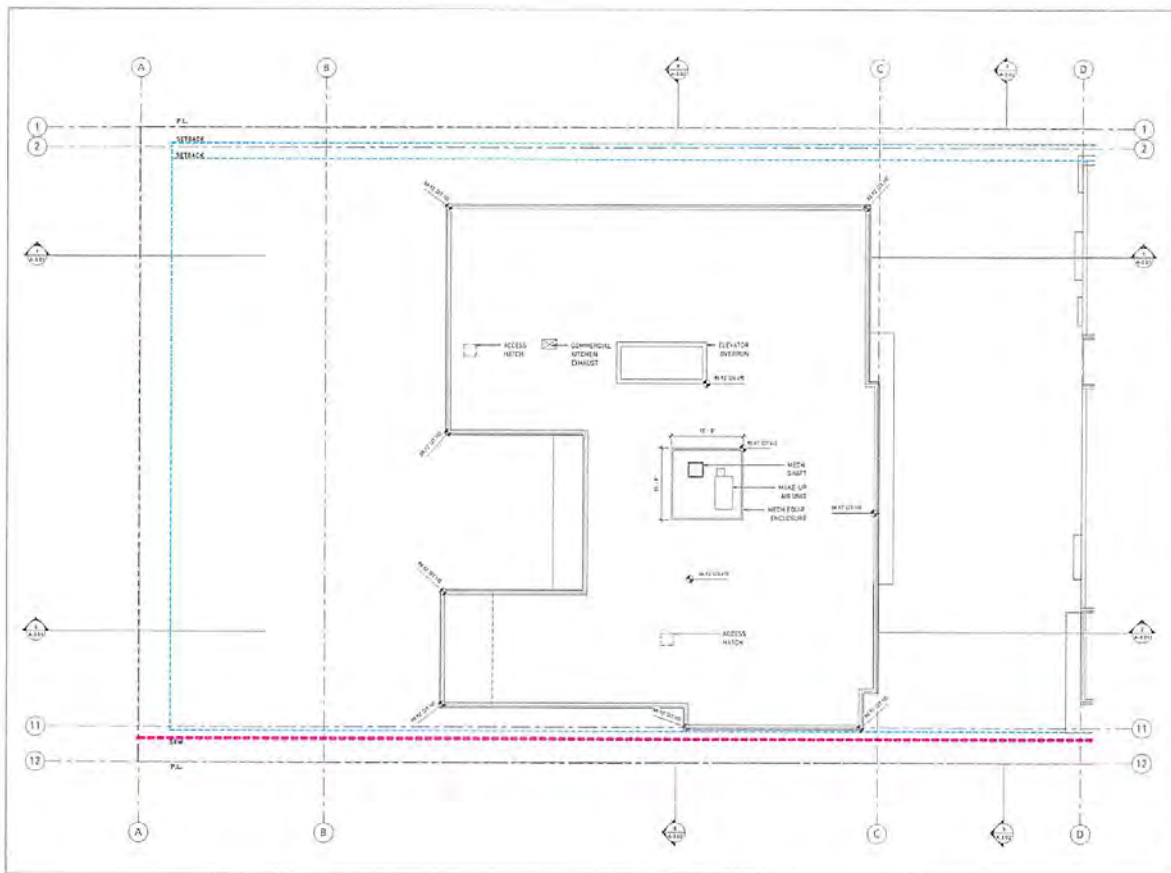
MARY ANNE'S PL
 2400 CLARKE ST

FIRM / CP REVISION
 L2 - RENTAL

DATE: 10/15/2024
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 SCALE: As Shown
 JOB NUMBER: 20040

A-1.12





gbl
 GEORGETOWN BUILDING GROUP, INC. 700 N. HAYES ST. SUITE 1000
 GEORGETOWN, VA 22184-1000
 TEL: 703.778.1000 FAX: 703.778.1001
 WWW.GEORGETOWNBUILDINGGROUP.COM

Placemaker
 COMMUNITIES
 2000 CLARKE ST. SUITE 100
 GEORGETOWN, VA 22184-1000
 TEL: 703.778.1000 FAX: 703.778.1001
 WWW.PLACEMAKERCOMMUNITIES.COM

NOTES

REVISIONS:

NO.	DATE	DESCRIPTION
01	04.21.2021	PERMITS SUBMITTED FROM
02	04.21.2021	ADD 10' WIDE
03	04.21.2021	ADD 10' WIDE

1

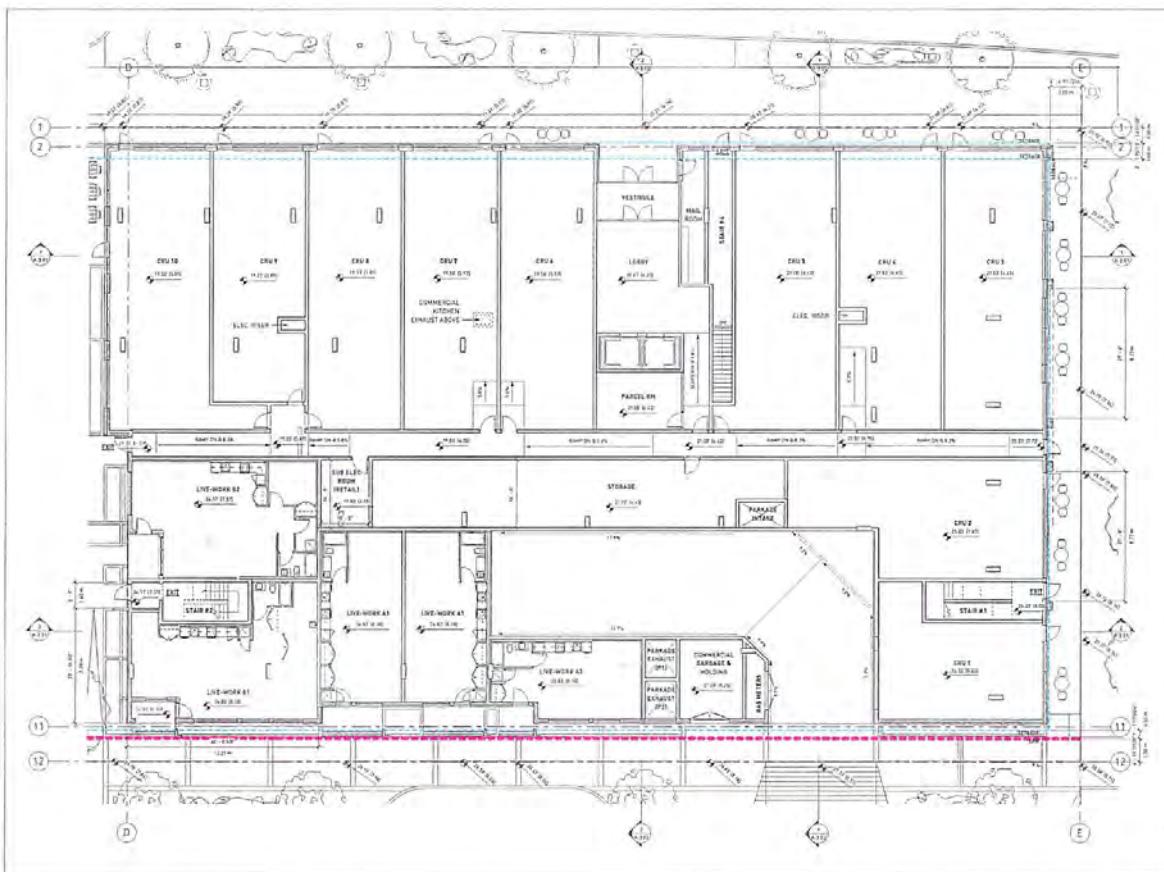
MARY ANNE'S PL
 2400 CLARKE ST
 HERA / DIP REVISION

ROOF - RENTAL

NO.	DATE	DESCRIPTION
001	04.21.2021	PERMITS SUBMITTED FROM
002	04.21.2021	ADD 10' WIDE
003	04.21.2021	ADD 10' WIDE

JOB NUMBER: 20040

A-1.17



Placemaker
CONCEPTS



REVISED

MARY ANNE'S PL
2400 CLARKE ST

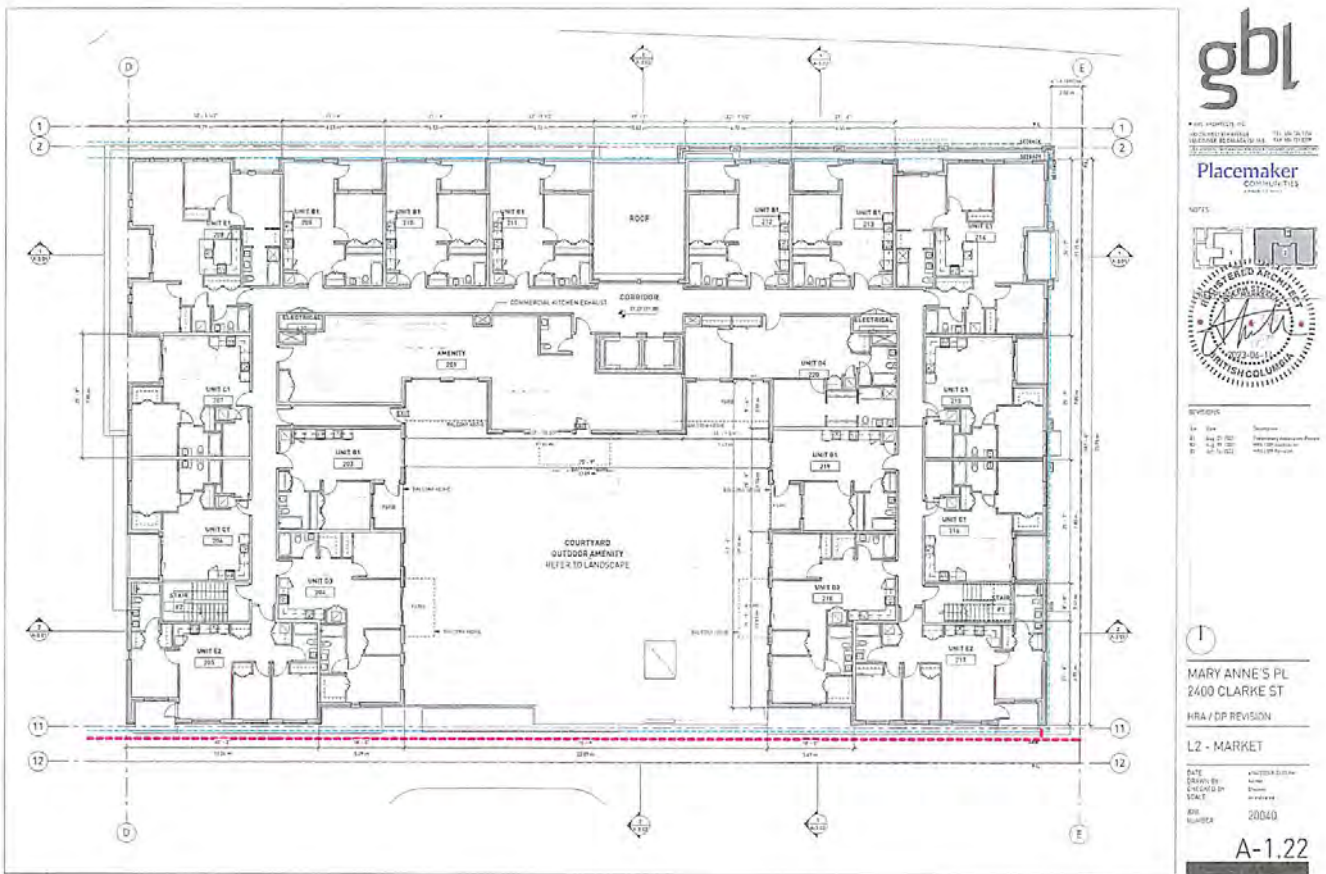
HRA / DP REVISION

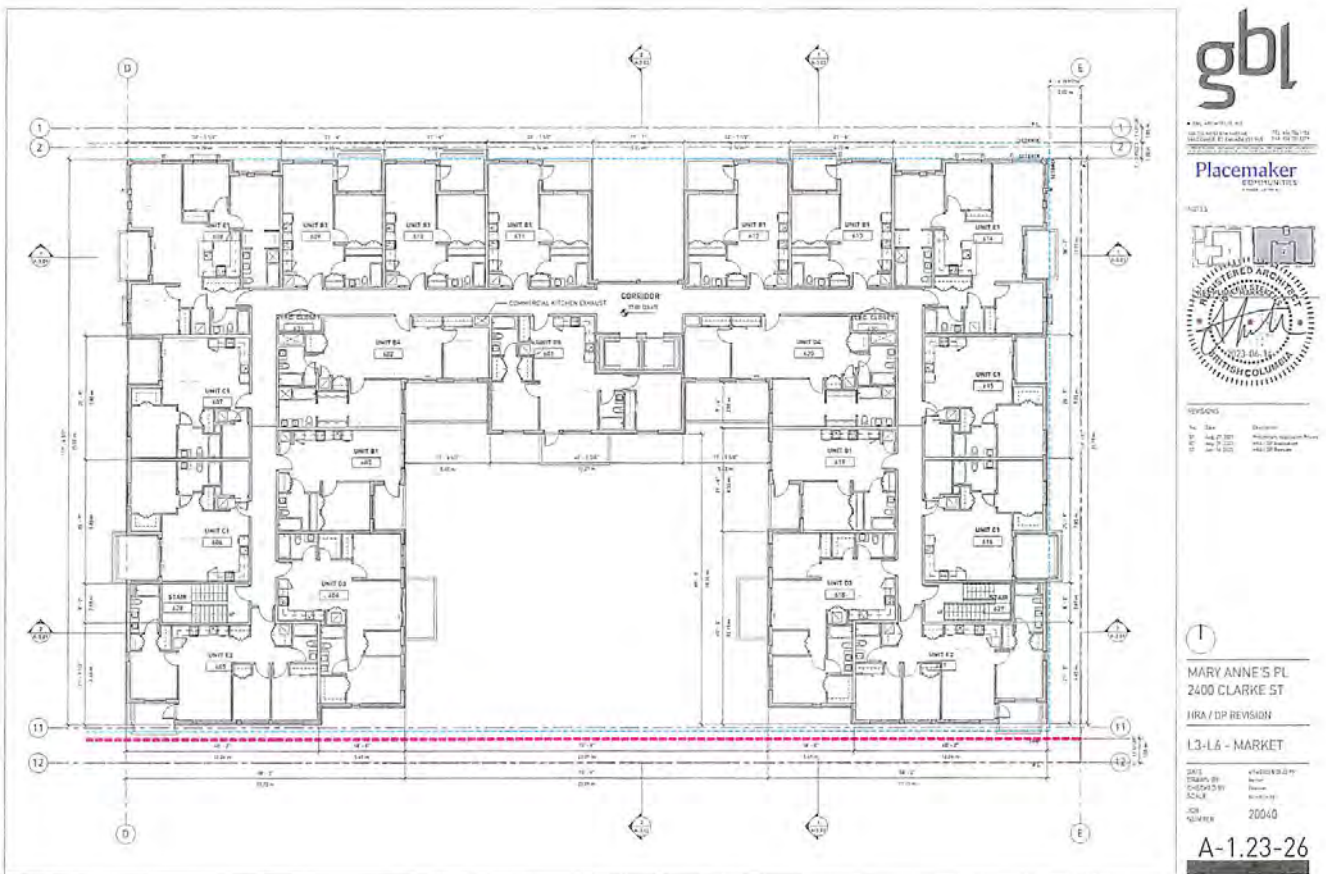
LT - MARKET

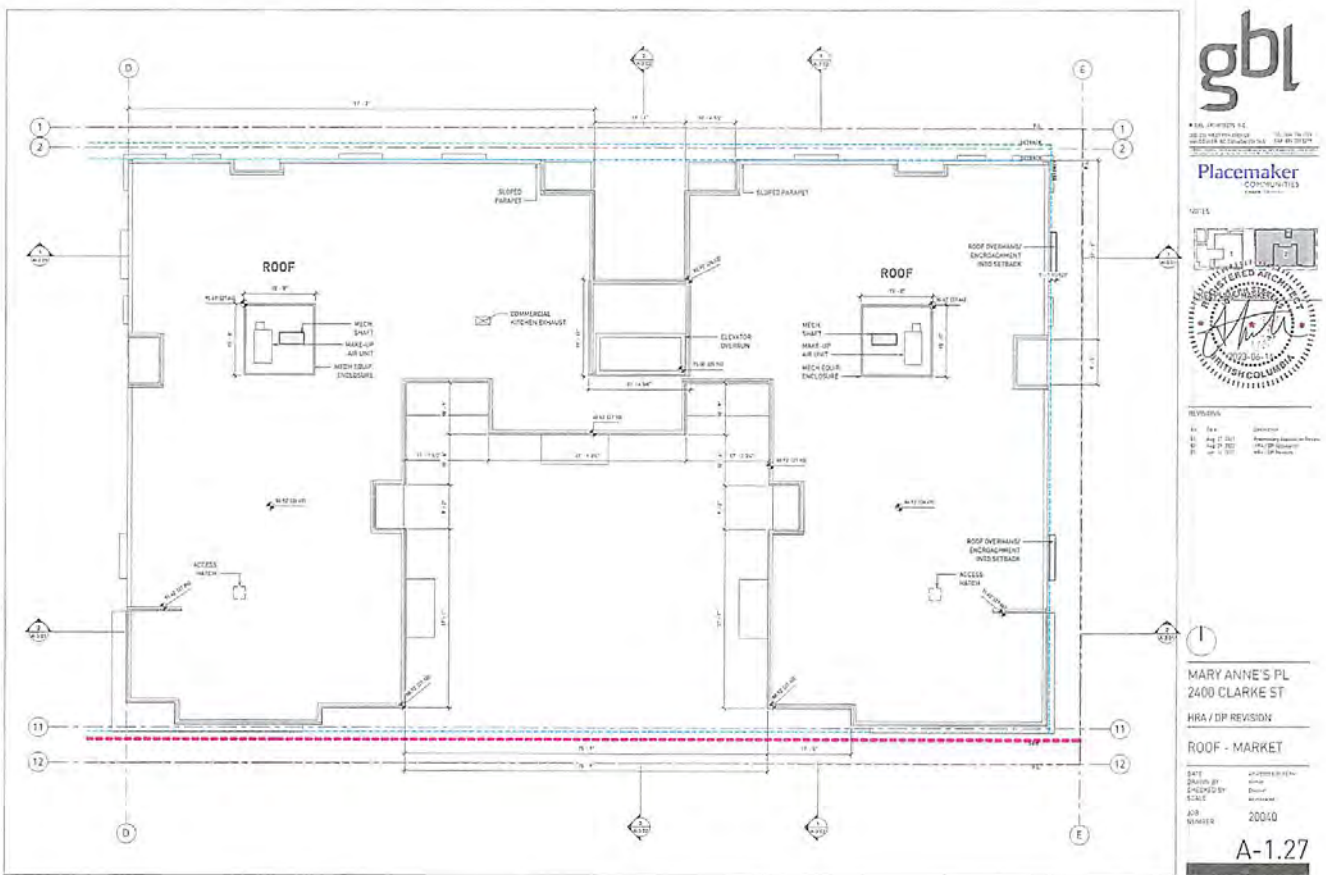
DATE: 2/20/24
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]

OR NUMBER: 20040

A-1.21







Attachment 1
 Considered at the November 5, 2024, Special Council meeting

364

Attachment 3





REVISIONS
 14. 5/24/24
 15. 6/11/24
 16. 6/11/24
 17. 6/11/24

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION
 ELEVATIONS -
 RENTAL
 A-2.02

Attachment 1 Considered at the November 5, 2024, Special Council meeting

366

Attachment 3



gbl
Placemaker COMMUNITIES

NOTES

REVISIONS

MARY ANNE'S PL.
2400 CLARKE ST

HRA / DIP REVISION

ELEVATIONS - RENTAL

A-2.03



gbl
 GBL PARTNERS P.C.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100 FAX: 303.733.1101
 WWW.GBLPARTNERS.COM

Placemaker
 COMMUNITIES



REVISIONS

#	Date	Description
01	Aug 17, 2023	Revisions to Market + Clarke St
02	Aug 17, 2023	Revisions to Market + Clarke St
03	Aug 17, 2023	Revisions to Market + Clarke St

MARY ANNE'S PL
2400 CLARKE ST
MARKET

H/A / EP REVISION

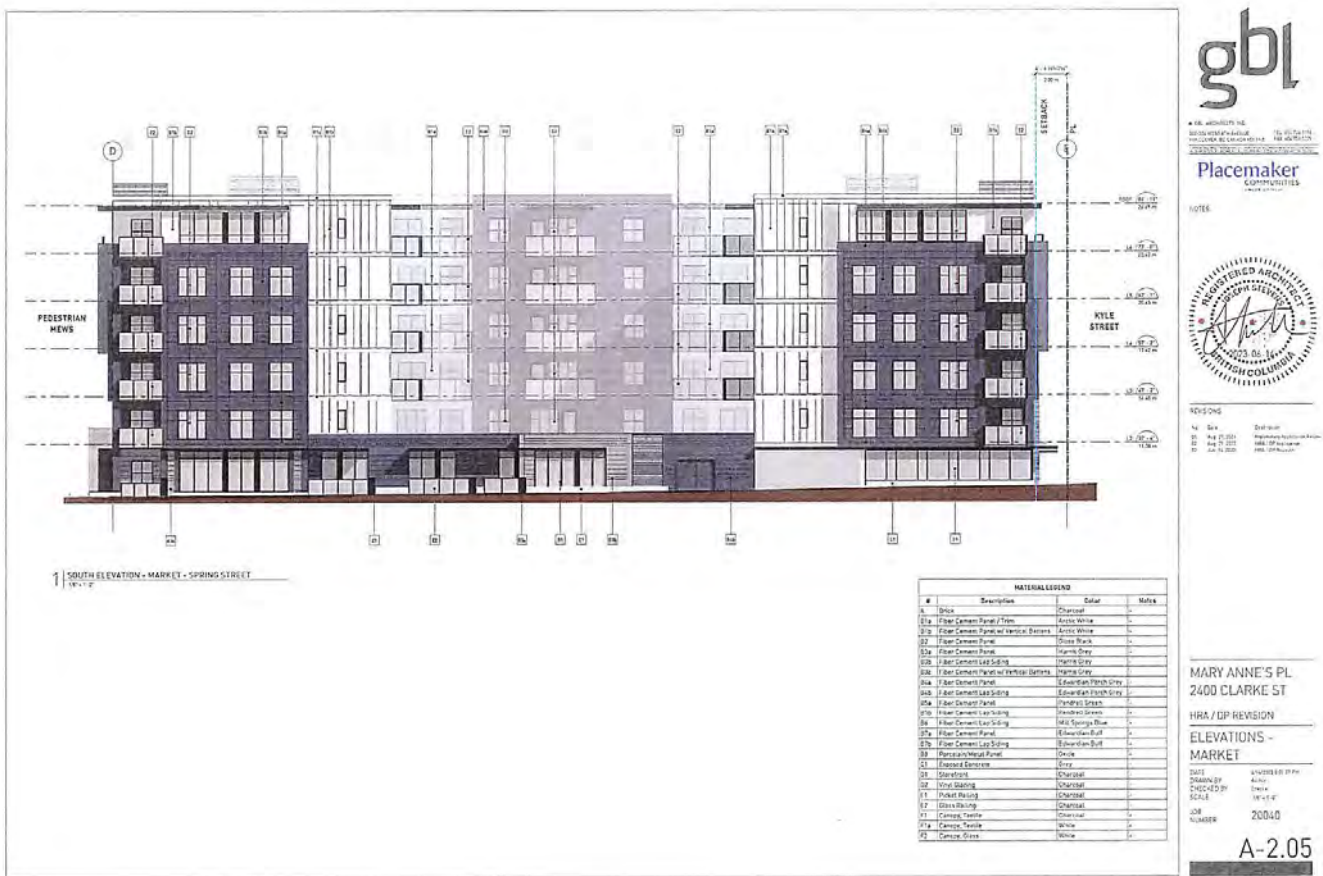
ELEVATIONS - MARKET

DATE: 08/17/2023
 DRAWN BY: GBL
 CHECKED BY: GBL
 SCALE: 1/8" = 1'-0"

JOB NUMBER: 20040

A-2.04

Considered at the November 5, 2024, Special Council meeting



Attachment 1 Considered at the November 5, 2024, Special Council meeting

369

Attachment 3



1 EAST ELEVATION - MARKET - KYLE STREET



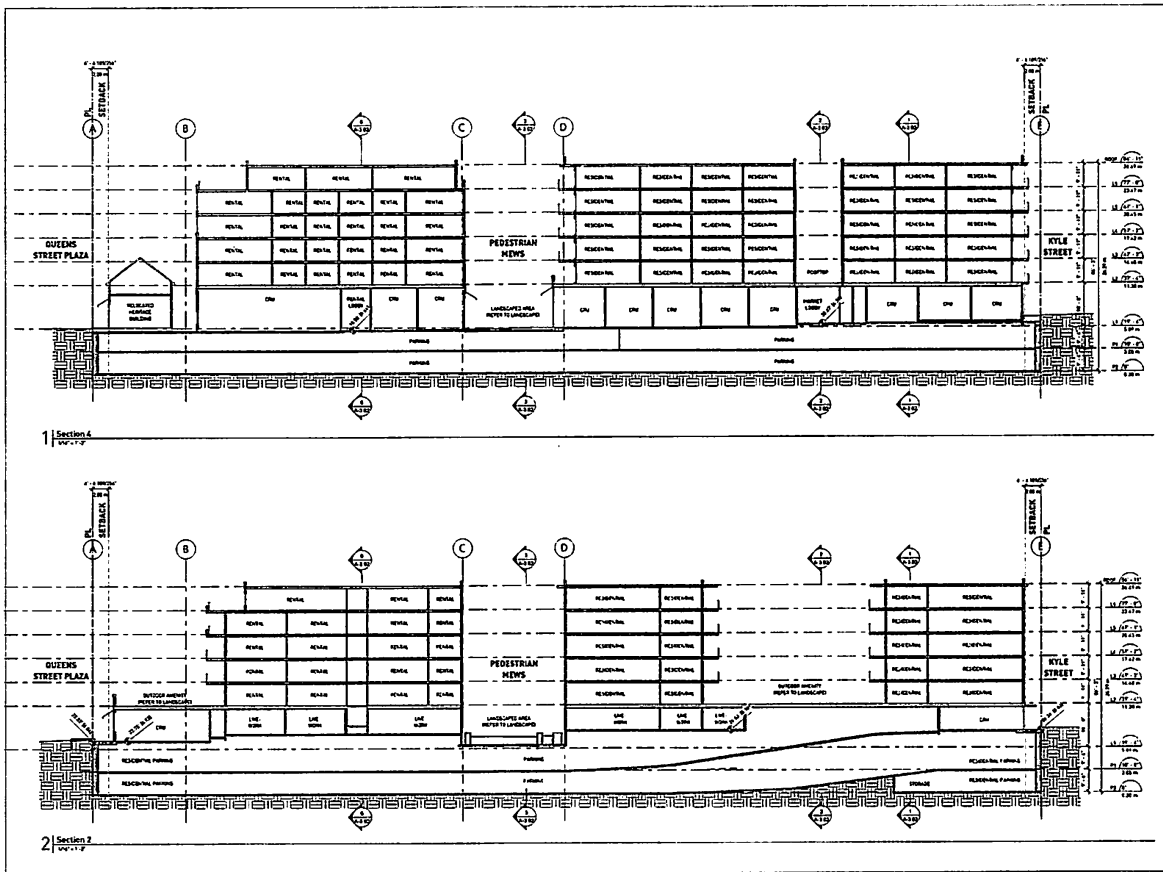
2 WEST ELEVATION - MARKET - MEWS

#	Description	Color	Notes
A	Brick	Charcoal	-
B1a	Fluted Concrete Panel / Flute	Brick White	-
B1b	Fluted Concrete Panel / Vertical Ribbed	Brick White	-
B2	Fluted Concrete Panel	Stone Blue	-
B3	Fluted Concrete Panel	Charcoal Grey	-
B3a	Fluted Concrete Lath Siding	Charcoal Grey	-
B3b	Fluted Concrete Panel w/ Vertical Ribbed	Charcoal Grey	-
B3c	Fluted Concrete Panel	Emersonian Purple Grey	-
B3d	Fluted Concrete Lath Siding	Emersonian Purple Grey	-
B4	Fluted Concrete Panel	Tranquil Green	-
B5	Fluted Concrete Lath Siding	Tranquil Green	-
B6	Fluted Concrete Panel	Mid Century Blue	-
B7	Fluted Concrete Panel	Emersonian Buff	-
B7a	Fluted Concrete Lath Siding	Emersonian Buff	-
B8	Fluted Concrete Panel	Stone	-
C1	Smooth Concrete	Stone	-
C2	Smooth Concrete	Charcoal	-
C3	Fluted Concrete	Charcoal	-
C4	Smooth Concrete	Charcoal	-
C5	Smooth Concrete	Charcoal	-
C6	Smooth Concrete	Charcoal	-
C7	Smooth Concrete	White	-
C8	Smooth Concrete	White	-



REVISIONS
 1. Rev
 2. Rev
 3. Rev

MARY ANNE'S PL
 2400 CLARKE ST
 HRA / DP REVISION
 ELEVATIONS - MARKET
 DATE: 4/10/2024 10:58AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 20040
A-2.06



6 EEL AVE SUITE 200
 300 W. 20th Street
 BROOKLYN, NY 11211-3401
 TEL: 718.624.1234
 FAX: 718.624.1235
 WWW.GBL.COM

Placemaker
 CONSULTANTS
 since 1978

NOTES



REVISIONS

No.	Date	Description
01	04.18.2023	Issue of Submission Review
02	04.18.2023	Issue of Review

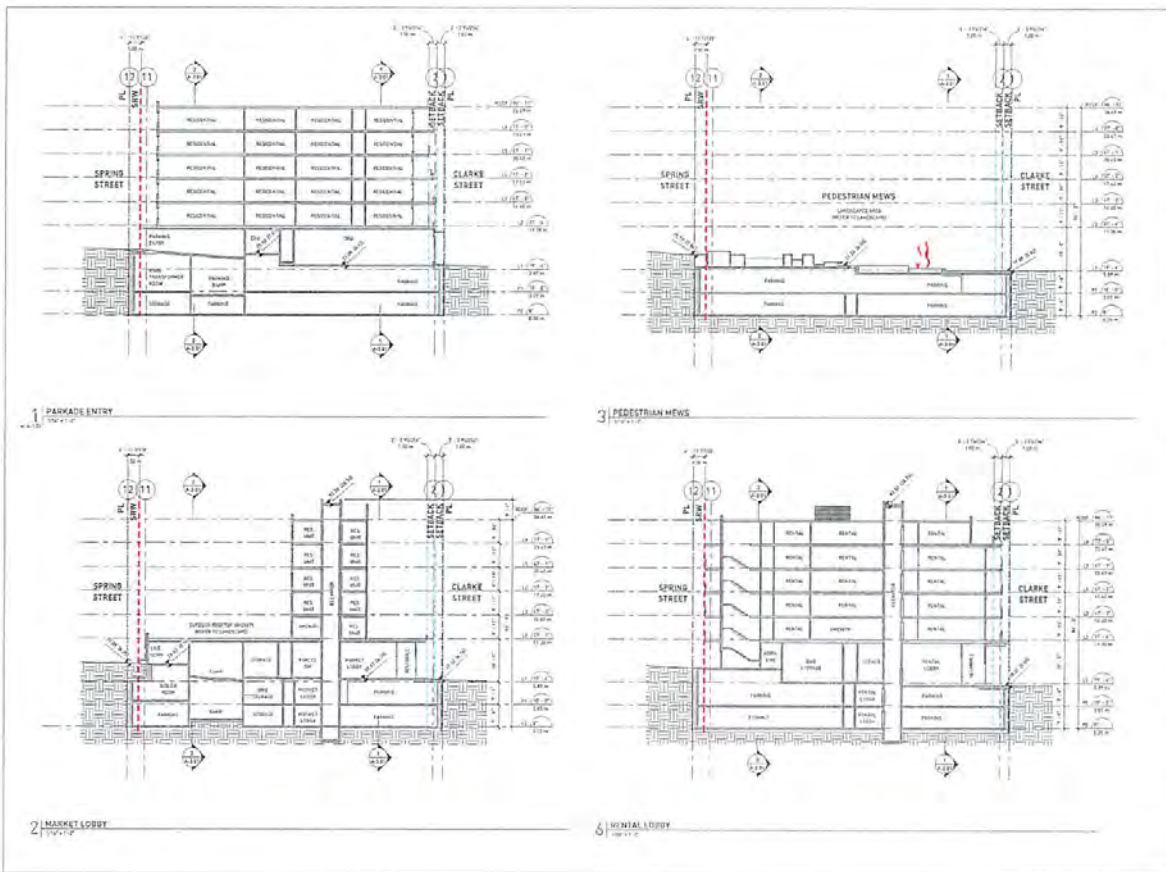
MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

SECTIONS

DATE: 04/23/24 BY: JMB
 DRAWN BY: JMB
 CHECKED BY: JMB
 SCALE: 1/8" = 1'-0"
 JOB NO.: 20040

A-3.01



gbl
 GBL ARCHITECTS, P.C.
 1000 15th Street, N.W.
 Washington, D.C. 20004
 Phone: 202.331.1100
 Fax: 202.331.1101
 www.gblarch.com

Placemaker
 CONSULTANTS



REVISIONS

REV.	DATE	DESCRIPTION
1	10.15.24	Final Design
2	10.20.24	Revised Section 3
3	10.25.24	Final Design

MARY ANNE'S PL
 2600 CLARKE ST

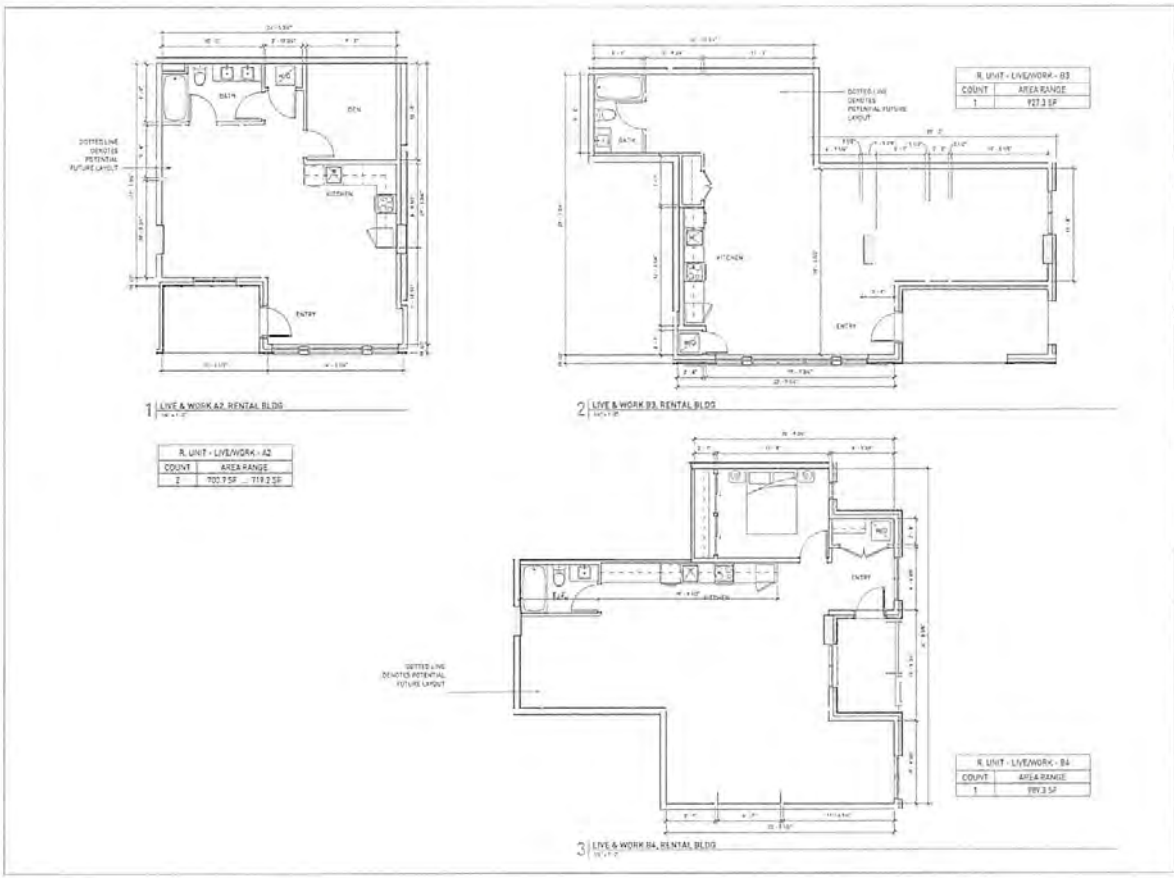
HRA / DP REVISION

SECTIONS

DATE	REVISION
10.15.24	Final Design
10.20.24	Revised Section 3
10.25.24	Final Design

DATE: 10/25/24
 SCALE: 1/8" = 1'-0"
 SHEET: 20040

A-3.02



gbl
 REGISTERED ARCHITECT
 MARY ANNE STEWART
 2023 DC
 WASHINGTON, DC

Placemaker
COMMUNITIES

NOTES

REVISIONS

DATE: 10/11/24
 BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

MARY ANNE'S PL
 2400 CLARKE ST

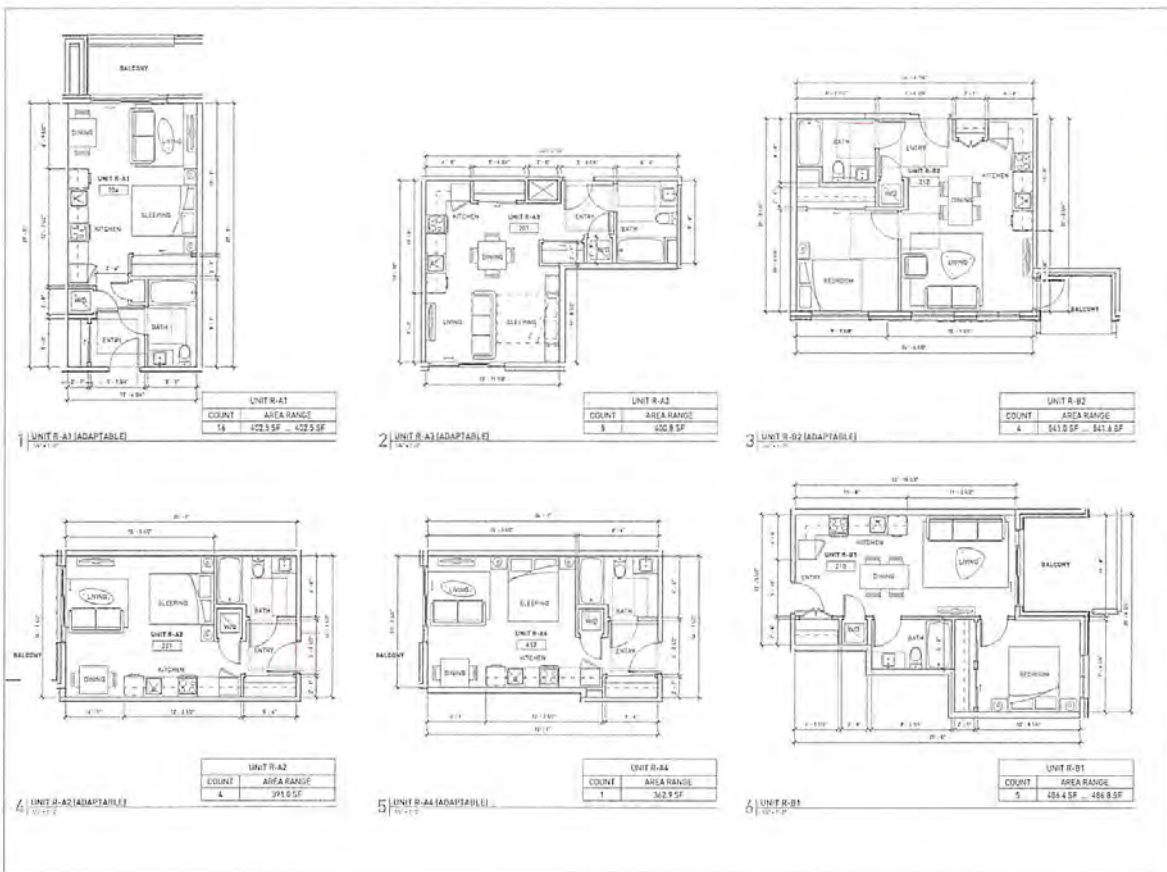
HRA / DP REVISION

UNIT PLANS -
 RENTAL LIVE-WORK

SHEET: 10-11-C
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"

JOB NUMBER: 20040

A-4.01



gbl
 18 JAGHMO, A.C.
 1800 DOWNEY ROAD, SUITE 200, WASHINGTON, DC 20006
 202.261.1174
 WWW.GBLARCHITECT.COM

Placemaker
 COMPUTATIONAL ARCHITECTURE

REVISED: 10/23/24

PROJECT: 2400 CLARKE ST. ARCHITECTURAL SITE PLAN FOR RENTAL UNITS

DATE: 10/23/24

BY: [Signature]

SCALE: 1/8" = 1'-0"

REVISIONS:

1. DATE: 10/23/24
 BY: [Signature]
 DESCRIPTION: REVISIONS TO RENTAL UNITS

MARY ANNE'S PL
 2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS - RENTAL

DATE: 10/23/24
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"

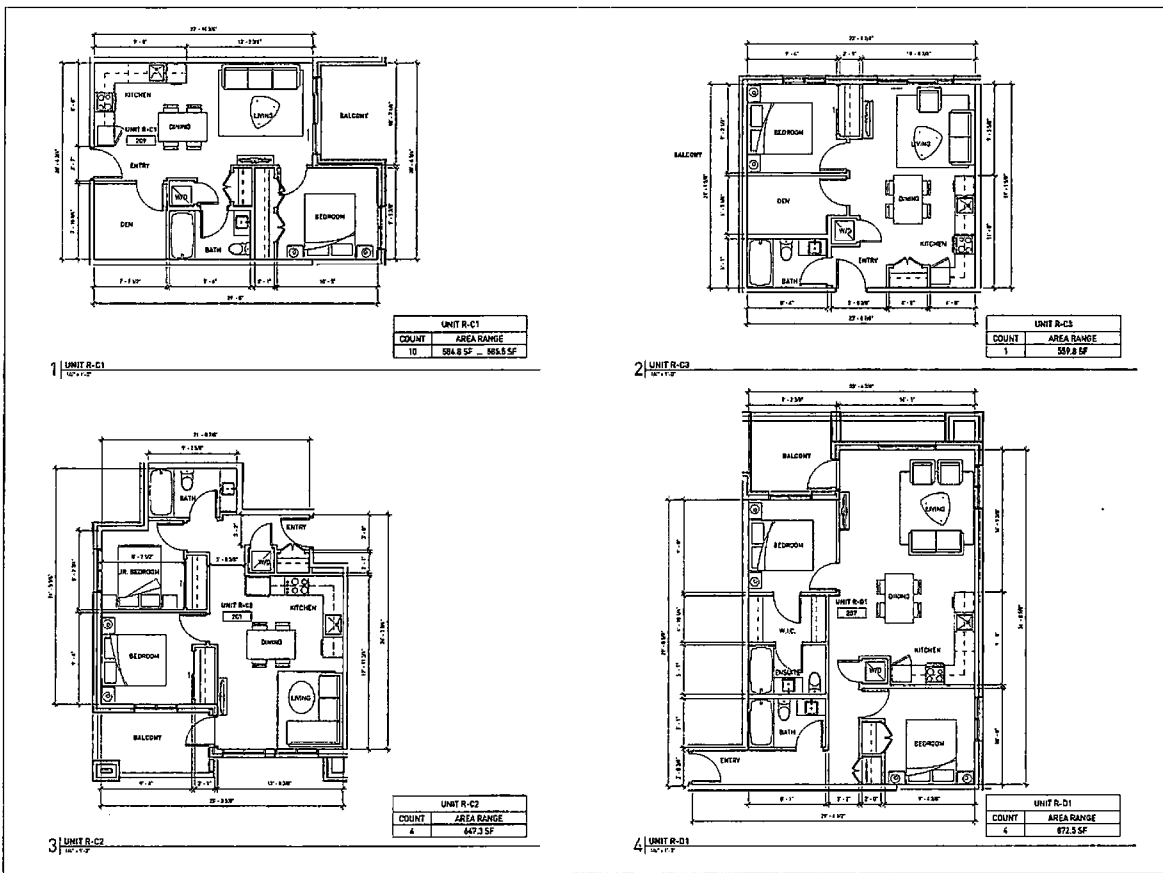
JOB NUMBER: 20040

A-4.02

Attachment 1 Considered at the November 5, 2024, Special Council meeting

374

Attachment 3



REVISIONS

No.	Rev.	Description
01	Aug. 21, 2023	Redesign, Revised as Permitted
02	Aug. 21, 2023	MSA / DP Revision
03	Aug. 21, 2023	MSA / DP Revision

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

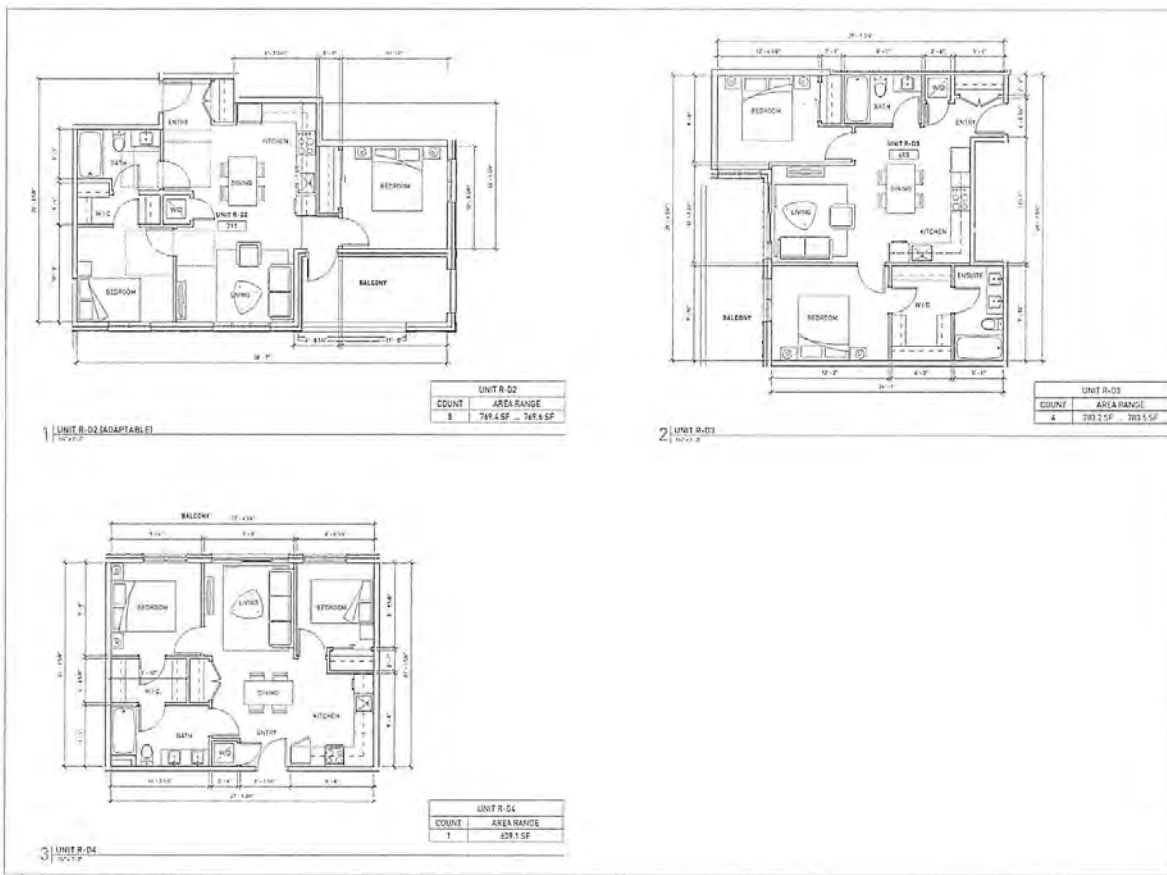
UNIT PLANS - RENTAL

DATE: 8/23/23 BY: MPM
 DRAWN BY: JMB
 CHECKED BY: JMB
 SCALE: 1/8" = 1'-0"

JOB NUMBER: 20040

A-4.03

Considered at the November 5, 2024, Special Council meeting



gbl
GARY B. LINDEN, INC.
 100 S. 10TH ST., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8800
 FAX: 303.733.8801
 WWW.GBLINC.COM

Placemaker
 COMMERCIAL
CREATING VALUE THROUGH COMMUNICATION

REVISED ARCHITECTURAL SEAL

REVISIONS

NO.	DATE	DESCRIPTION
01	08/20/2024	ISSUE FOR PERMITTING
02	08/20/2024	ISSUE FOR PERMITTING
03	08/20/2024	ISSUE FOR PERMITTING

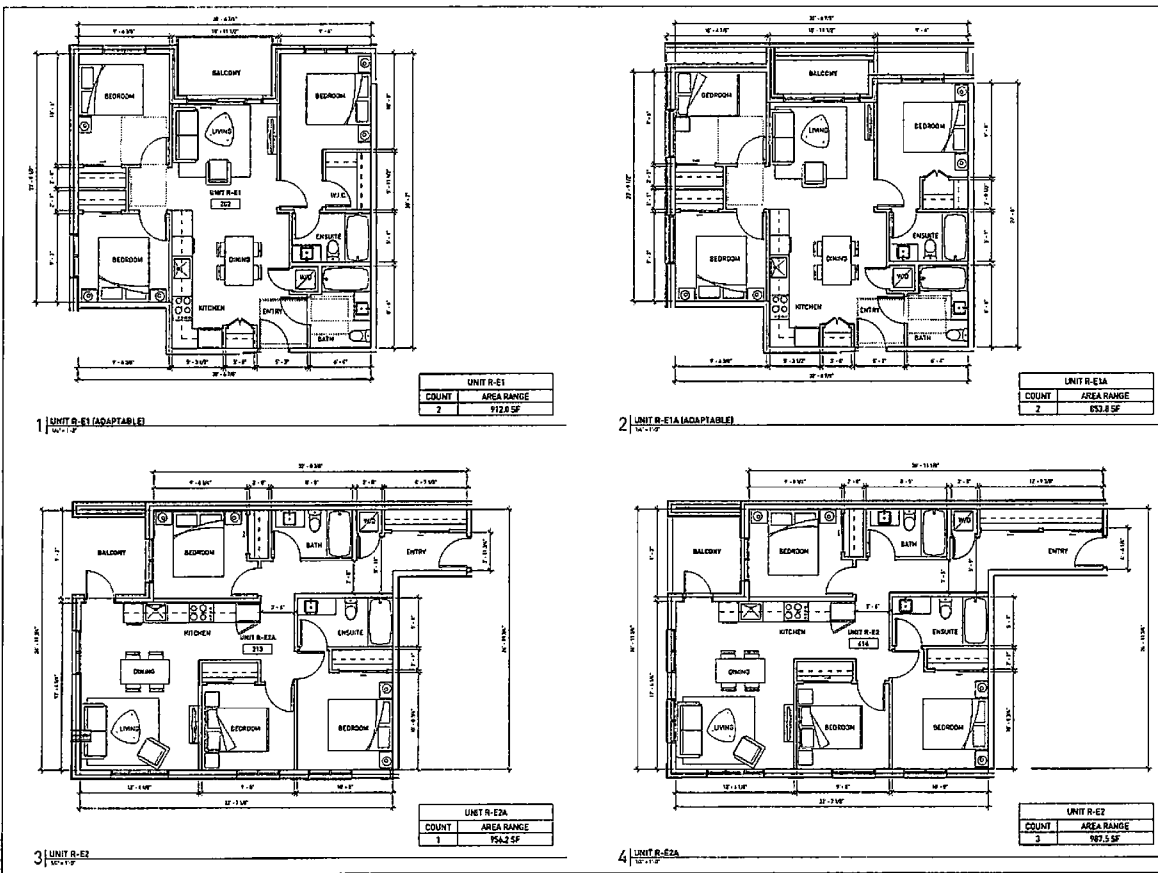
MARY ANNE'S FL
 2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS - RENTAL

DATE: 8/20/2024
 DRAWN BY: JCL
 CHECKED BY: JCL
 SCALE: 1/8" = 1'-0"
 HP: 20040
 RWDEN

A-4.04



gbl
 88 W. HENRIETTA AVE. SUITE 200
 ROCHESTER, NY 14620-1100
 TEL: 716.442.1100
 FAX: 716.442.1101
 WWW.GBLINC.COM

Placemaker
 COMMUNITIES
 SINCE 1977

REVISED
 11/21/24

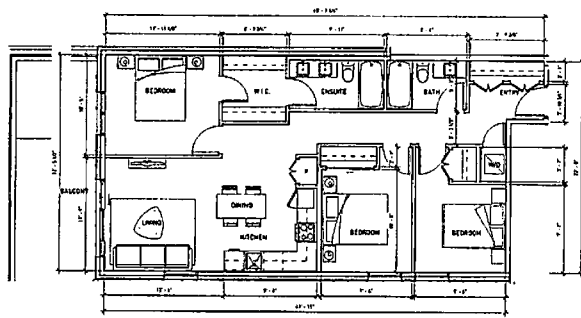
REVISIONS
 No. Description
 01 Add R-E1A
 02 Add R-E2A
 03 Add R-E2

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

DATE: 10/23/24
 DRAWN BY: JLD/PP
 CHECKED BY: JLD/PP
 SCALE: 1/8" = 1'-0"

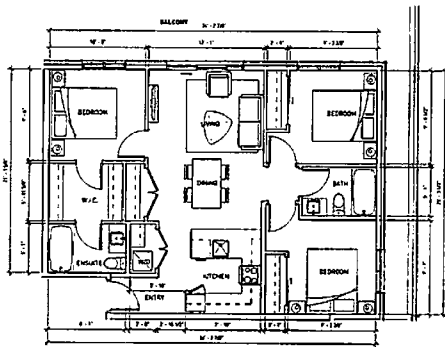
JOB NUMBER: 20040

A-4.05



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

1 UNIT R-E3
10/11/23



UNIT R-E4	
COUNT	AREA RANGE
1	916.5 SF

2 UNIT R-E4
10/11/23



1100 WASHINGTON AVE
 2ND FLOOR, 2ND FLOOR
 WASHINGTON, DC 20004-2000
 TEL: 202-775-1100
 FAX: 202-775-1101

Placemaker
 COMMUNITIES

NOTES



REVISIONS

No.	Date	Description
01	Aug 21, 2023	Revisions Issued as Per
02	Nov 11, 2023	100% DP Revision



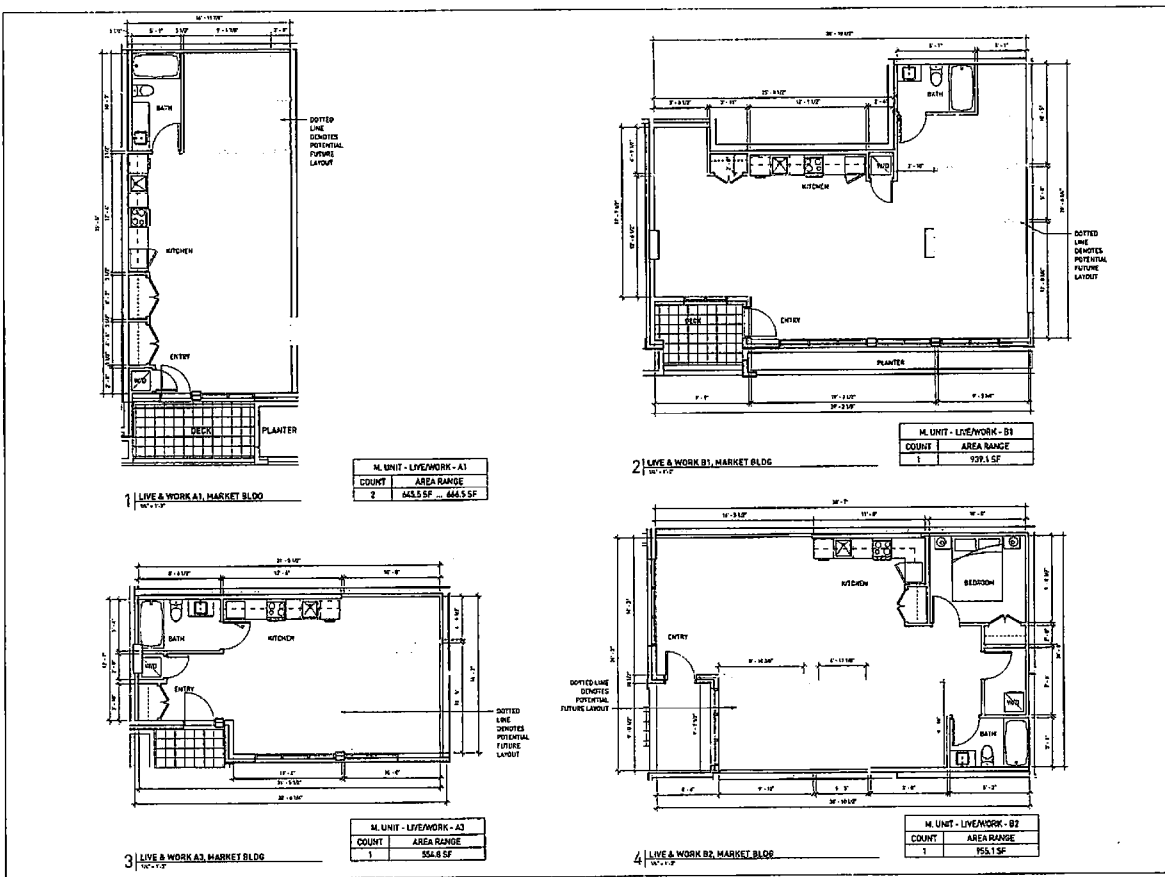
MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS -
RENTAL

DATE: 10/11/23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 20040

A-4.06



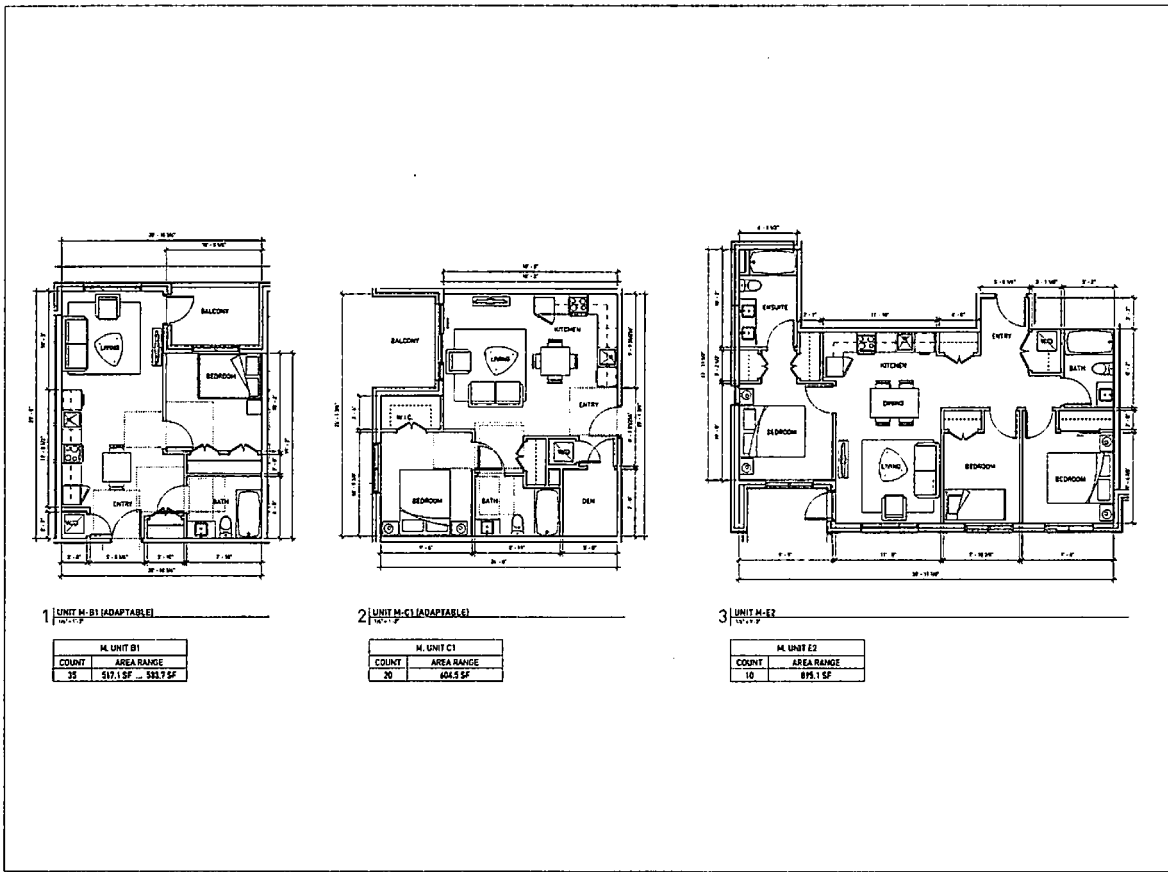
gbl
Placemaker
COMMUNITIES

NOTES

REVISIONS

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION
UNIT PLANS -
MARKET LIVE-WORK

A-4.07



1 UNIT M-B1 (ADAPTABLE)
10'-0" x 11'-0"

M. UNIT B1	
COUNT	AREA RANGE
35	517.1 SF - 535.9 SF

2 UNIT M-C1 (ADAPTABLE)
10'-0" x 11'-0"

M. UNIT C1	
COUNT	AREA RANGE
20	404.5 SF

3 UNIT M-E2
10'-0" x 11'-0"

M. UNIT E2	
COUNT	AREA RANGE
10	815.1 SF

Placemaker COMMUNITIES

NOTES

4/25/2024

14 Rev. Description

10/17/23 Aug. 23, 2023 Approved for Submission Review

10/17/23 Jul. 12, 2023 100% DP Submission

10/17/23 100% DP Submission

MARY ANNE'S PL
2400 CLARKE ST

HRA / DP REVISION

UNIT PLANS - MARKET

DATE: 08/20/23 BY: JSP/PA

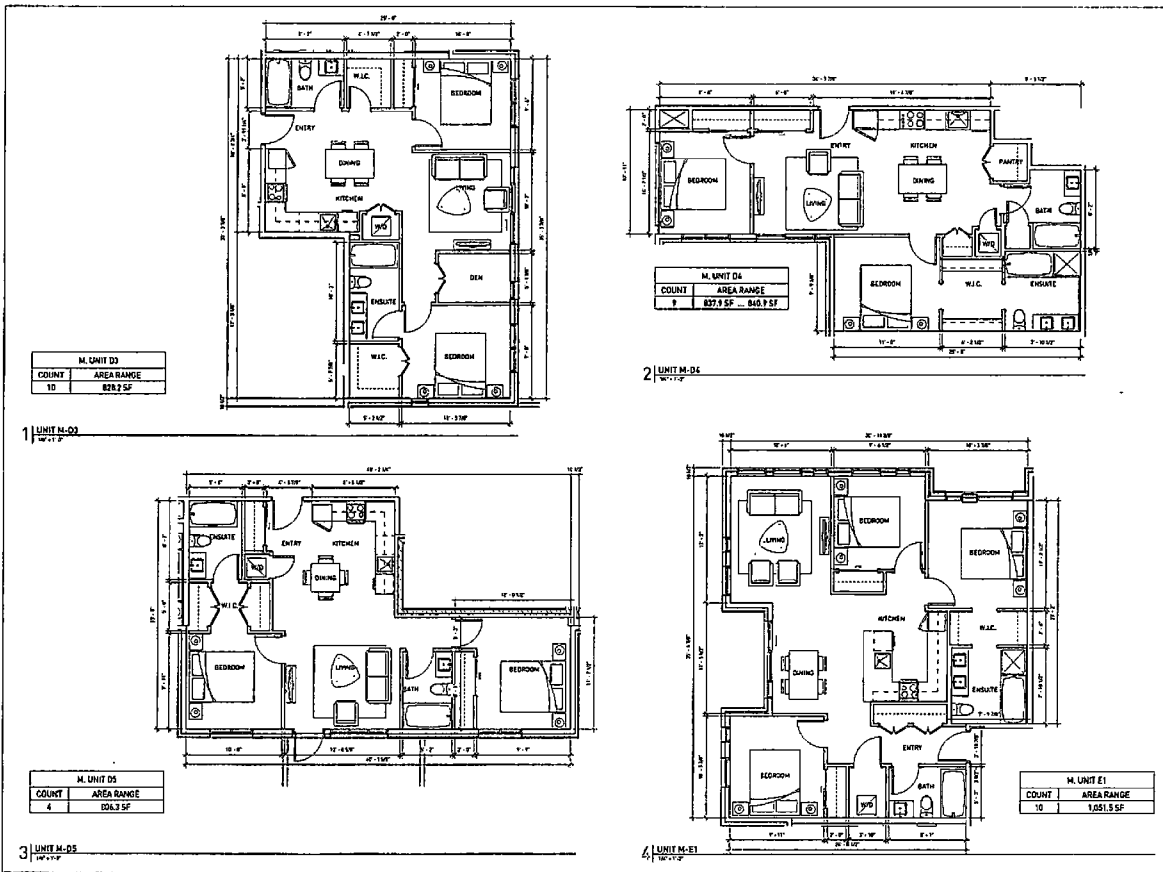
DESIGNED BY: NAME

CHECKED BY: CHECK

SCALE: 1/8" = 1'-0"

JOB NUMBER: 20040

A-4.08



Placemaker
COMMUNITIES



REVISIONS
No. Date Description
01 08/20/24 Initial Design
02 09/10/24 Revising Mechanical Room
03 09/10/24 Add DP Room

MARY ANNE'S PL
2400 CLARKE ST
HRA / DP REVISION
UNIT PLANS -
MARKET
DATE 08/20/24 J.P.P.
DESIGNED BY Andrew Smith
CHECKED BY Andrew Smith
SCALE 1/8" = 1'-0"
JOB NUMBER 20040

A-4.09

Considered at the November 5, 2024, Special Council meeting

381

Attachment 3

APPENDIX D

Landscape Plans, LOCI Landscape Architecture + Urban Design

MARY ANNE'S PLACE

Reissued for Development Permit

PLACEMAKER COMMUNITIES / CLIENT

Heath Irvine
h.irvine@placemaker.com
904.781.8527

GBL ARCHITECTS // ARCHITECT

Jay Brown
jay@gbldesign.com
904.781.1138 ext. 327

LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

Mike P. van Buren, AIA, LEED AP, Principal
mike@loci.us
904.741.2288


Michael Serris, P. Project Coordinator
mserris@loci.us
904.741.2290

LANDSCAPE DRAWING INDEX PERMIT

001	Sheet Name
002	CIVIL SHEET
003	TREE MANAGEMENT PLAN
004	PROPRIATION CONSENT
005	OVERALL LANDSCAPE PLAN
006	GROUND LEVEL MATERIALS + LAYOUT PLAN-WEEST
007	GROUND LEVEL MATERIALS + LAYOUT PLAN-EAST
008	GROUND LEVELS
009	GROUND LEVELS GRADING PLAN-WEEST
010	GROUND LEVELS GRADING PLAN-EAST
011	GROUND LEVEL PLANTING PLAN-WEEST
012	GROUND LEVEL PLANTING PLAN-EAST
013	GROUND LEVEL LIGHTING PLAN-WEEST
014	GROUND LEVEL LIGHTING PLAN-EAST
015	GROUND LEVEL IMPERVIOUS RAISES
016	LEVEL 2 MATERIALS + LAYOUT PLAN
017	LEVEL 2 GRADING PLAN
018	LEVEL 2 PLANTING PLAN
019	LEVEL 2 LIGHTING PLAN
020	LEVEL 2 IMPERVIOUS RANGES
021	PLANT LIST - RAISES
022	SECTION
023	SECTION
024	SECTION
025	SECTION
026	SECTION
027	SECTION
028	SECTION
029	SECTION
030	SECTION
031	SECTION
032	SECTION
033	SECTION
034	SECTION
035	SECTION
036	SECTION
037	SECTION
038	SECTION
039	SECTION
040	SECTION
041	SECTION
042	SECTION
043	SECTION
044	SECTION
045	SECTION
046	SECTION
047	SECTION
048	SECTION
049	SECTION
050	SECTION
051	SECTION
052	SECTION
053	SECTION
054	SECTION
055	SECTION
056	SECTION
057	SECTION
058	SECTION
059	SECTION
060	SECTION
061	SECTION
062	SECTION
063	SECTION
064	SECTION
065	SECTION
066	SECTION
067	SECTION
068	SECTION
069	SECTION
070	SECTION
071	SECTION
072	SECTION
073	SECTION
074	SECTION
075	SECTION
076	SECTION
077	SECTION
078	SECTION
079	SECTION
080	SECTION
081	SECTION
082	SECTION
083	SECTION
084	SECTION
085	SECTION
086	SECTION
087	SECTION
088	SECTION
089	SECTION
090	SECTION
091	SECTION
092	SECTION
093	SECTION
094	SECTION
095	SECTION
096	SECTION
097	SECTION
098	SECTION
099	SECTION
100	SECTION

GENERAL NOTES

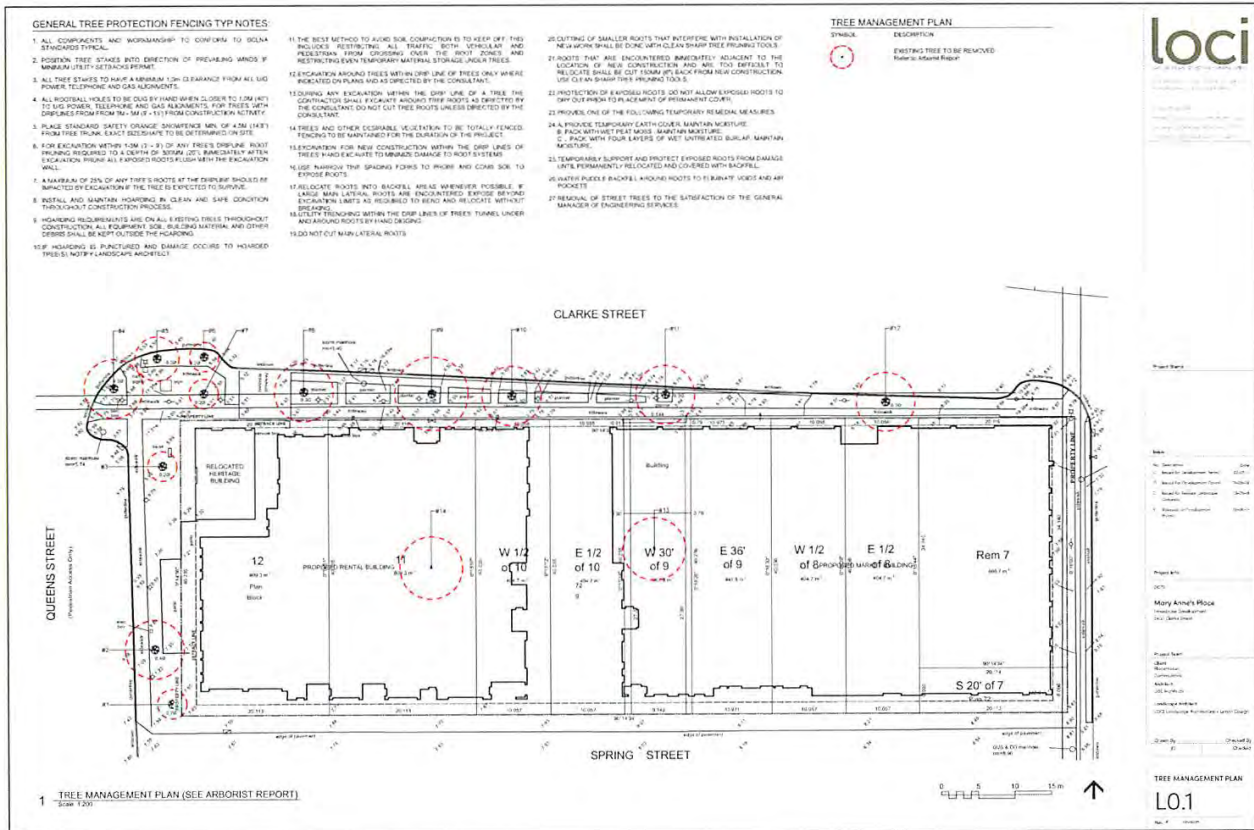
- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE STANDARDS LISTED BELOW.
- ALL PLANTING AREAS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI SPECIFICATIONS.
- ALL LANDSCAPE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, DETAILS, SPECIFICATIONS AND/OR OTHER REQUIREMENTS THAT MAY BE ISSUED DURING THE COURSE OF THIS CONTRACT.
- IF A DISCREPANCY OCCURS BETWEEN THE CONTRACT DOCUMENTS OR IF ANY OTHER DOCUMENT ASSOCIATED WITH THIS PROJECT CONFLICTS, THE CONTRACT DOCUMENTS SHALL PREVAIL.
- ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN ALL "NOT TO EXCEED" DATES TO BE COMPLETED OR ACCORDING TO THE CONTRACT SCHEDULE WITH THE CITY OF MIAMI.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.
- ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MIAMI AND THE MIAMI-DADE COUNTY DEPARTMENT OF PERMITS AND INSPECTION.

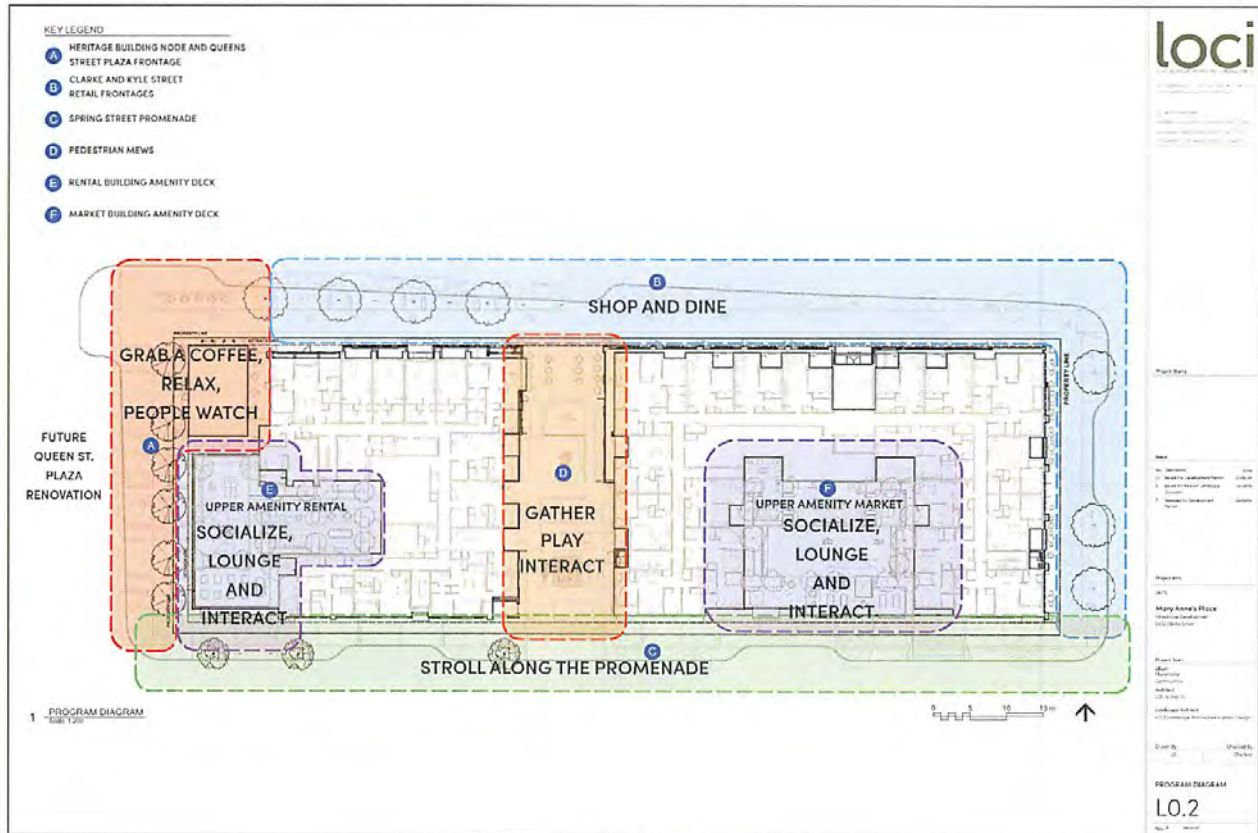


loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

1000 Biscayne Blvd, Suite 1200
Miami, FL 33132
Tel: 305.375.1100
www.loci.us

COVER SHEET
L.O.O





DESIGN RATIONALE

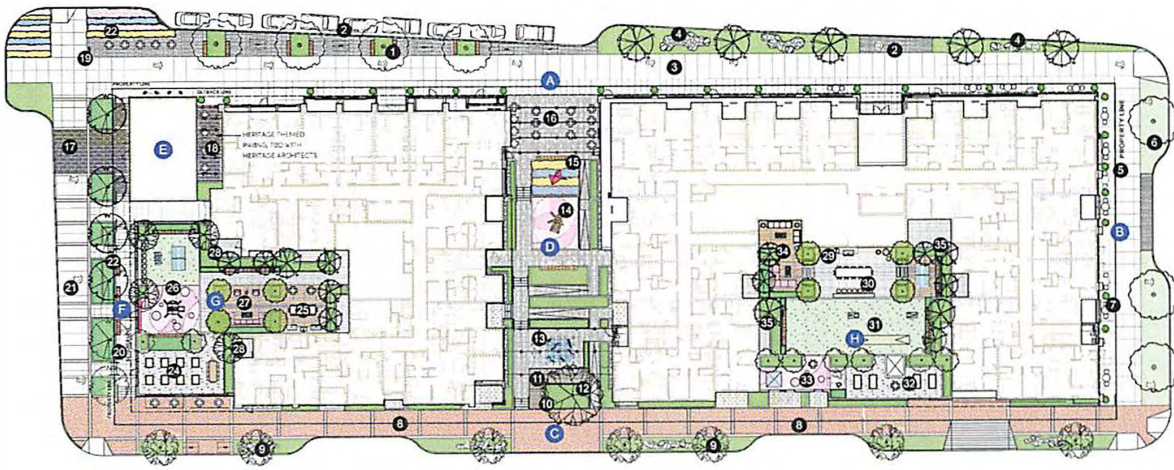
GROUND-LEVEL

The overall design intent for the public realm is to create a series of... (text continues describing ground-level design goals)

UPPER LEVEL

The intent of each building's commercial amenity deck is to provide multiple... (text continues describing upper-level design goals)

- A CLARKE STREET RETAIL FRONTAGE
1 BOLLEVIARD PLANTING AND STREET TREES
2 STREET PARKING HOUSING AND BIKE HACK
3 SIDEWALK PARKING (COP)
4 RAISED GARDENS IN BOULE
B KYLE STREET FRONTAGE
5 SLOPED CONCRETE SIBBE
6 SLOPED BOULEVARD
7 MOVABLE POTS + CAFE TABLES + CHAIRS
C SPRING STREET FRONTAGE (HIGH STREET)
8 FEATURE PROVENANCE PAVING WITH ACCENT BANES
9 NEW STREET TREES + RAIN GARDENS
10 NEWS GATEWAY WITH FEATURE TREE AND DECK
D CENTRAL NEWS COURTYARD
11 BRIDGELAND
12 FEATURE POLE
13 SOFT SQUARE PLAY AREAS/STAIRS
14 PERMEABLE SURFACE FOR PLAYGROUND
15 REINFORCED BENCH WITH BENCH SEATING/CHAIR
16 FEATURE NEWS RETAIL PAVING WITH PLANT
E DEBURNS & CO. BUTCHER SHOP HERITAGE AREA
17 FEATURE PAVING AT MAIN ENTRY AND PERIMETER
18 ACTIVATED ADJACENT COURTYARD
19 INTERPRETIVE SIGNAGE / STORYTELLING
F QUEENS STREET RETAIL FRONTAGE
20 STREET TREES IN RAISED PLANTERS WITH SEATING
21 QUEEN STREET PLAZA INTERIOR ACE
22 CORNER FEATURE PERENNIAL PLANTING, MOVABLE SEATING AND SIGNAGE
G WEST BUILDING AMENITY (RENTAL)
23 URBAN AGRICULTURE
24 BBQ AND OUTDOOR DINING AREA
25 GAMES AND PLAY AREA WITH LOOKOUT BAR SEATING
26 LOUNGE AREA WITH FIRE PITS
27 PRIVATE PATIOS AND PRIVACY SCREEN PLANTERS
H EAST BUILDING AMENITY (MARKET)
28 BBQ AND OUTDOOR DINING AREA
29 DINING AREA
30 FLEX LAWN WITH SHUFFLE BOARD
31 URBAN AGRICULTURAL PLANTERS
32 KIDS PLAY AREA
33 LOUNGE AREA WITH FIRE PITS
34 PRIVATE PATIOS AND PRIVACY SCREEN PLANTERS



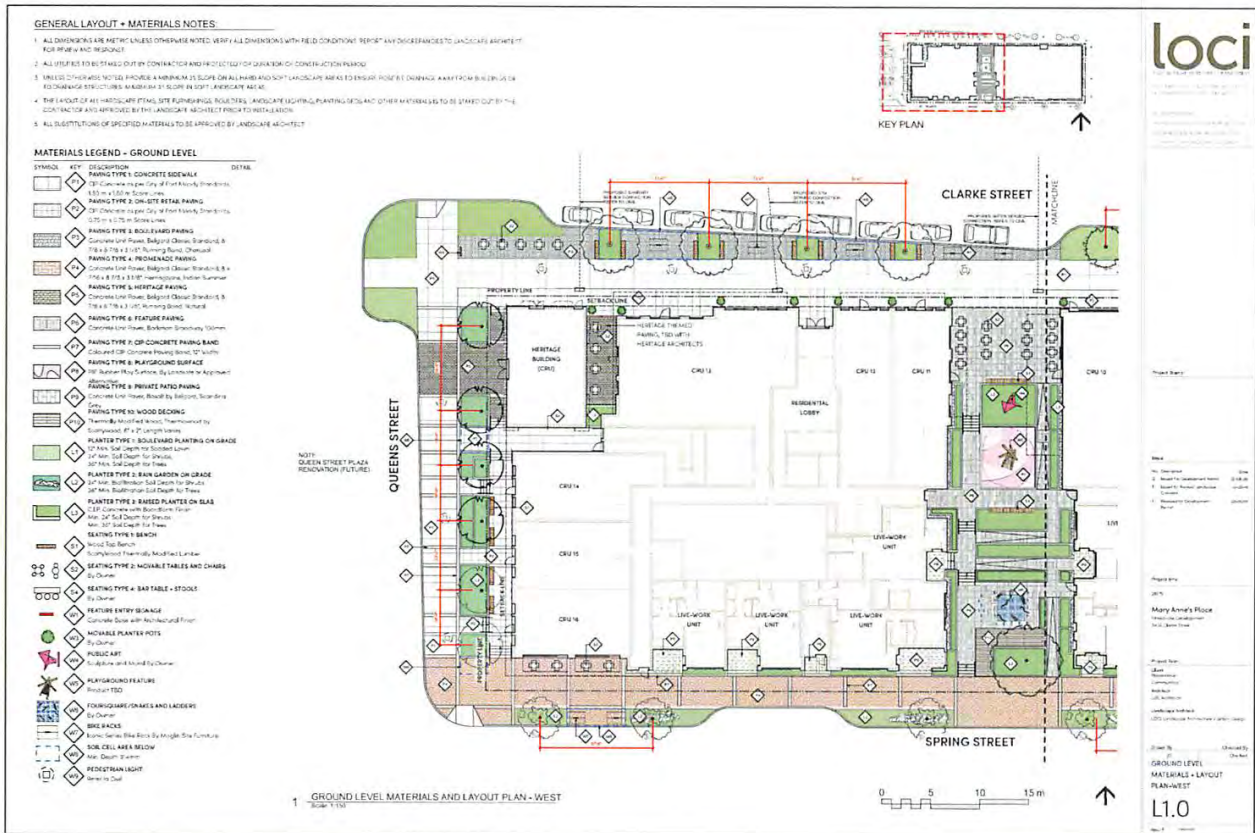
OVERALL LANDSCAPE PLAN

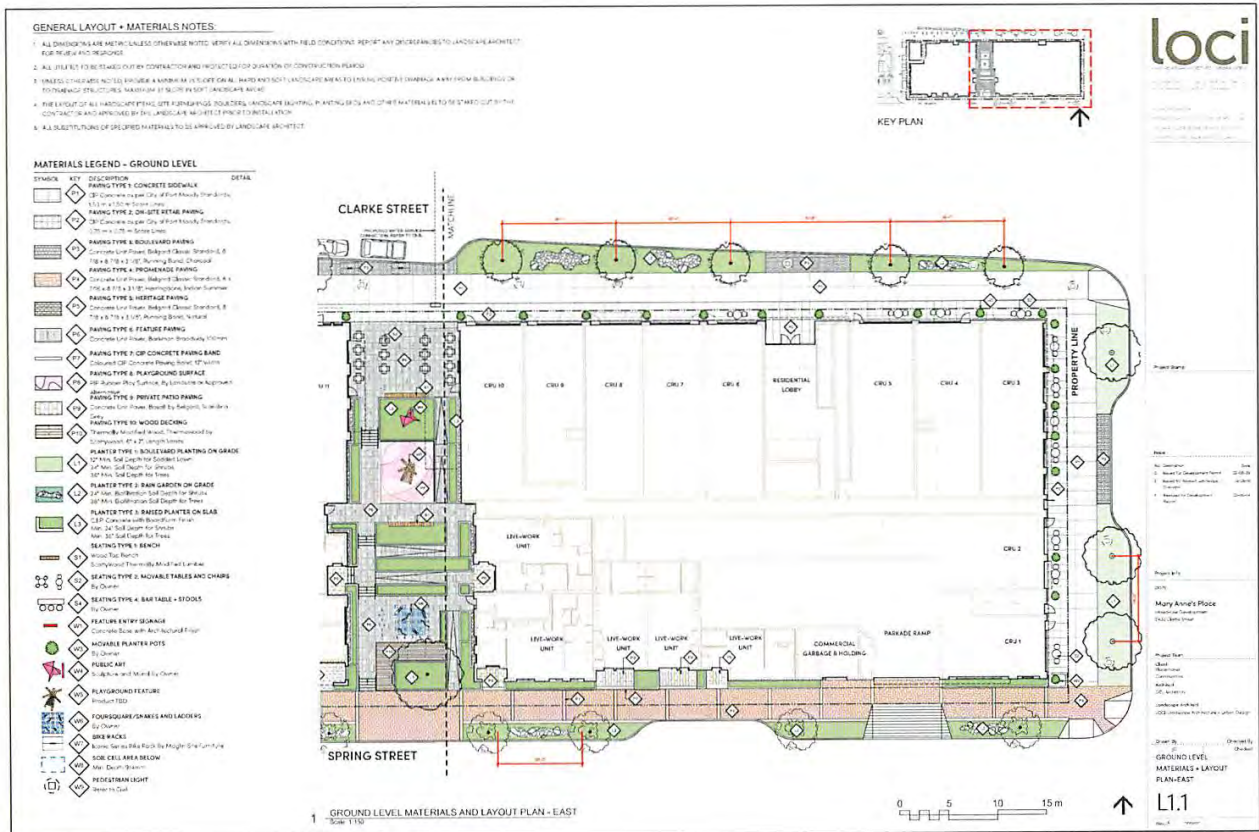


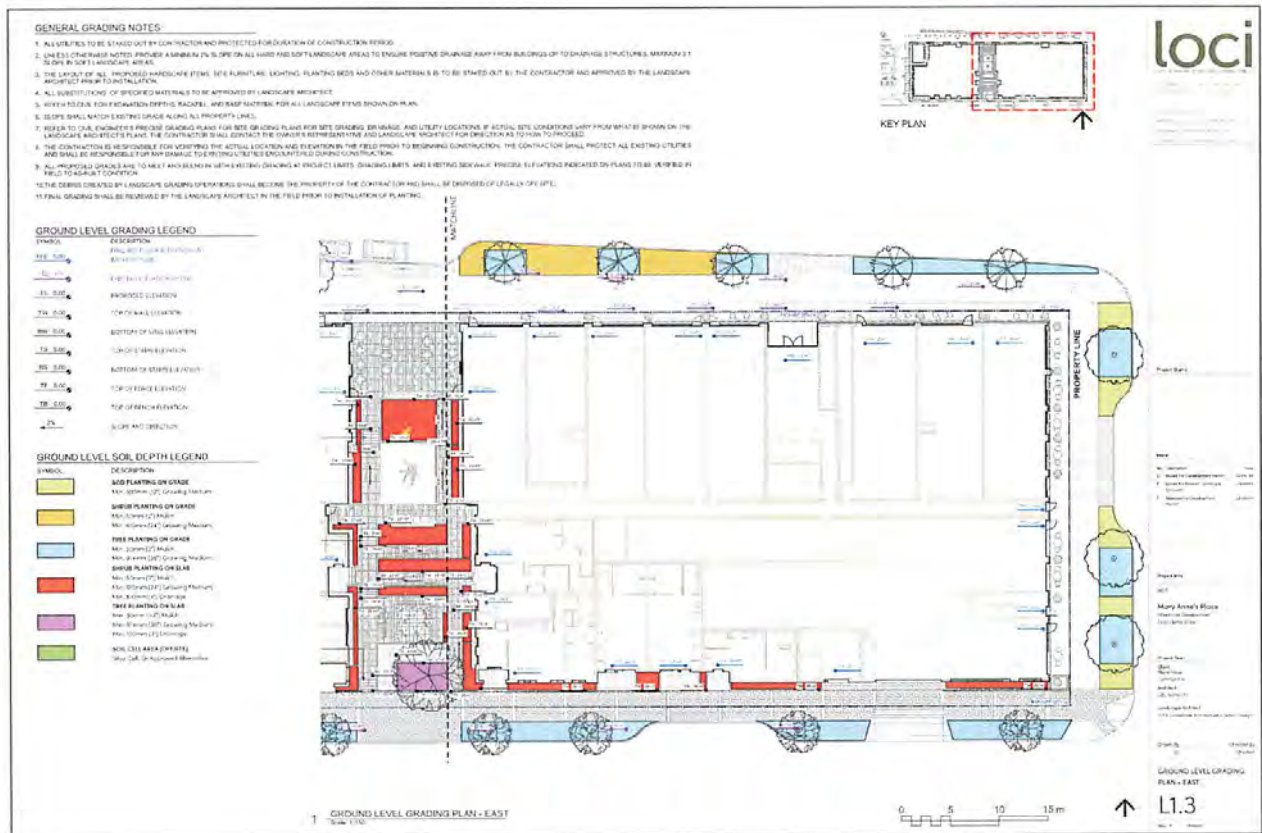
Table with 2 columns: Item, Date. Includes entries for Design, Development, and Construction phases.

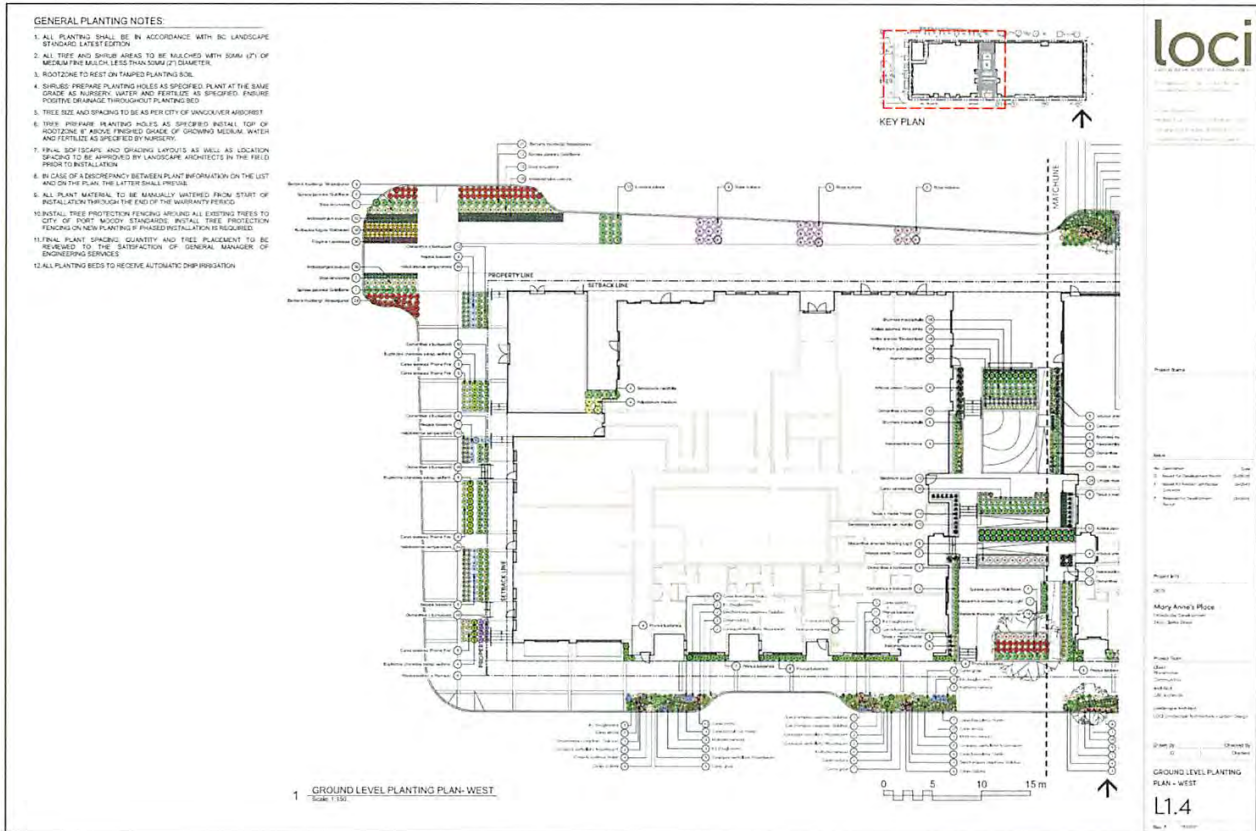
Project Team: loci, B&B, etc.

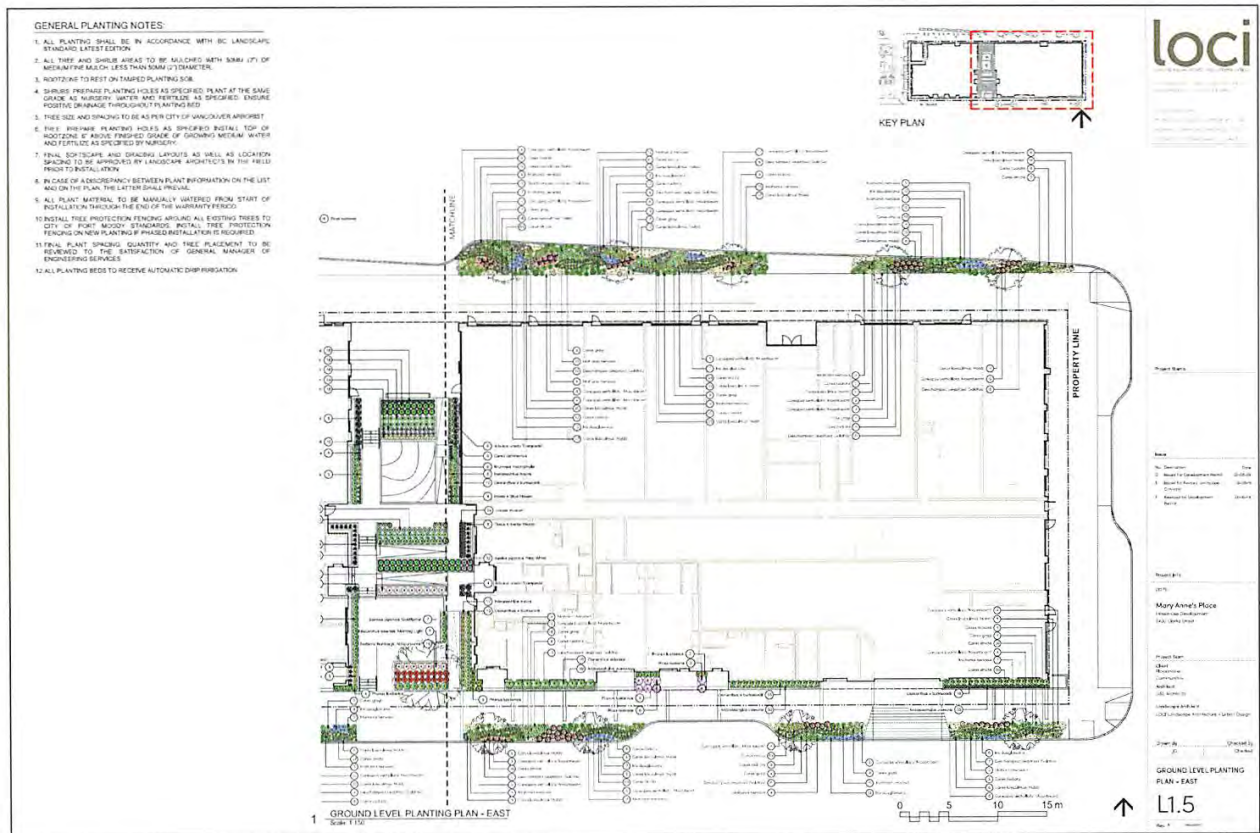
OVERALL LANDSCAPE PLAN L0.3

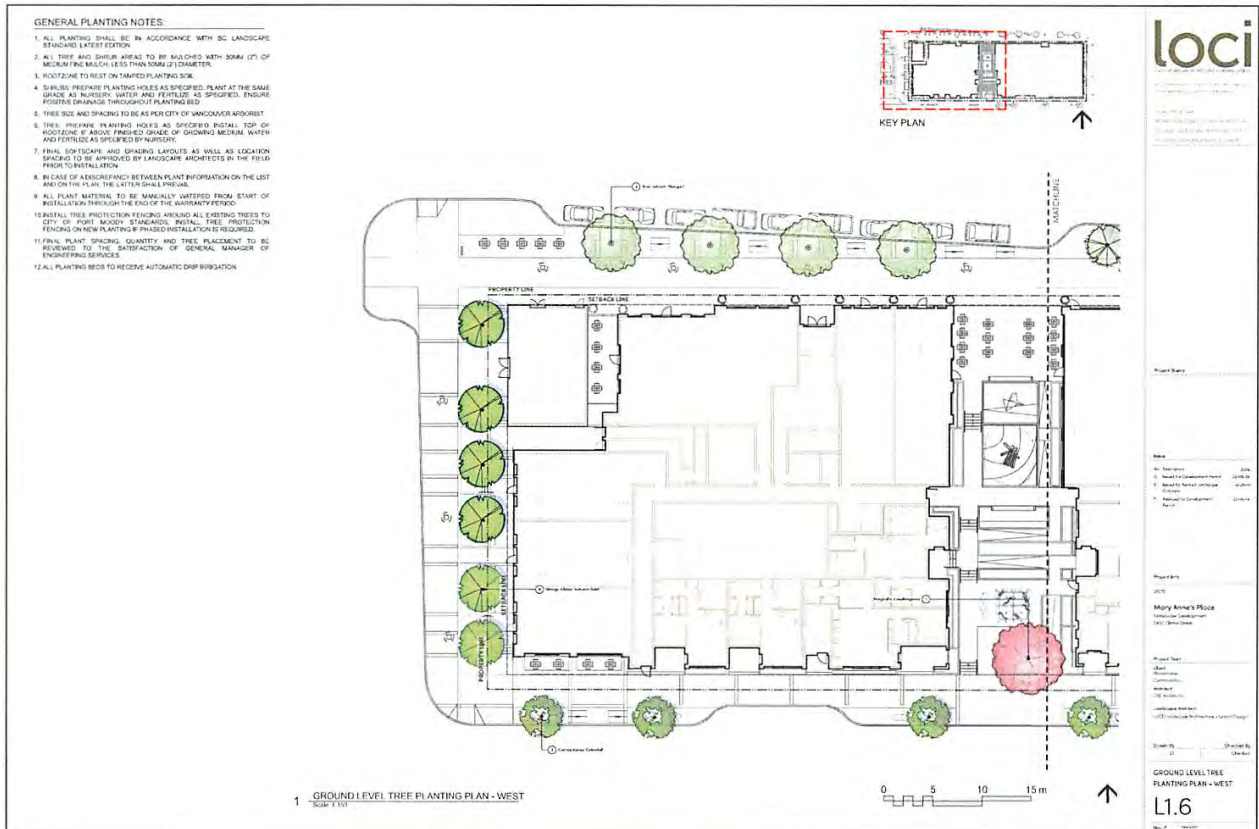


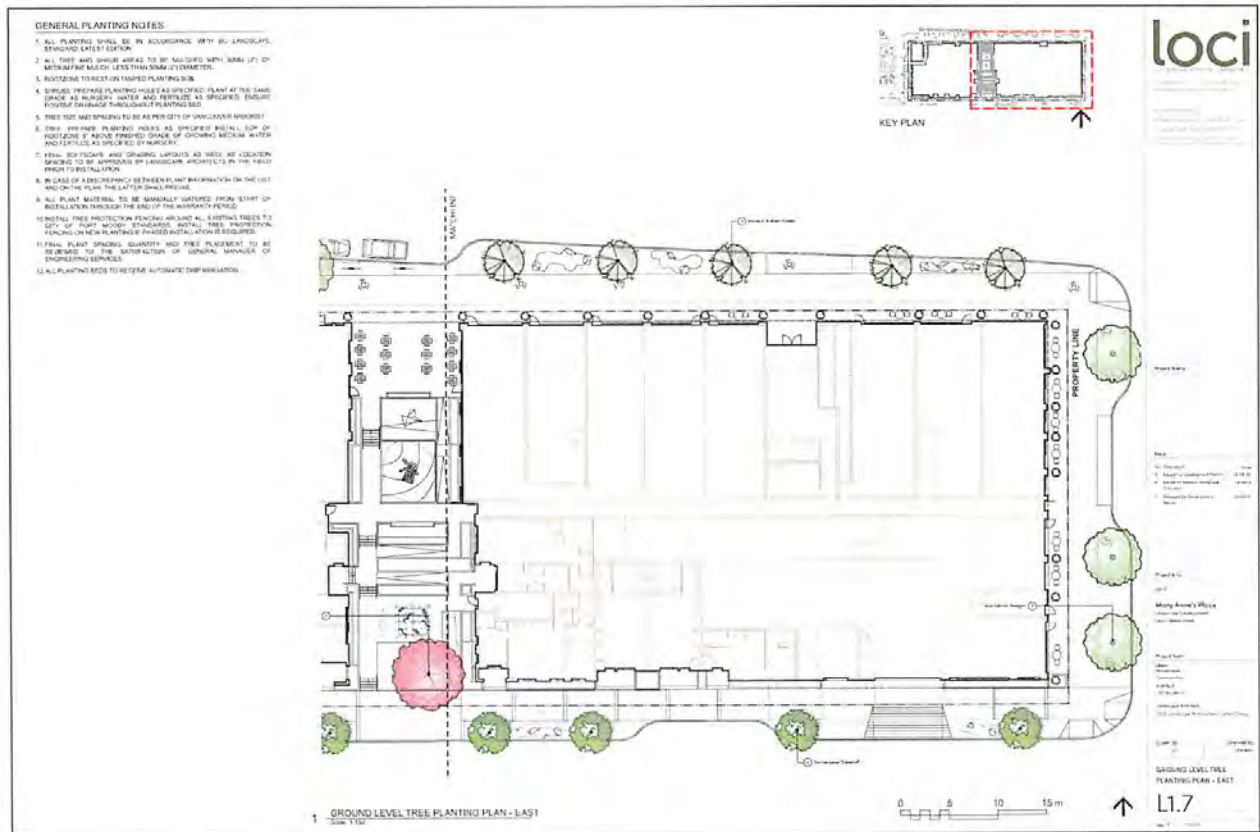


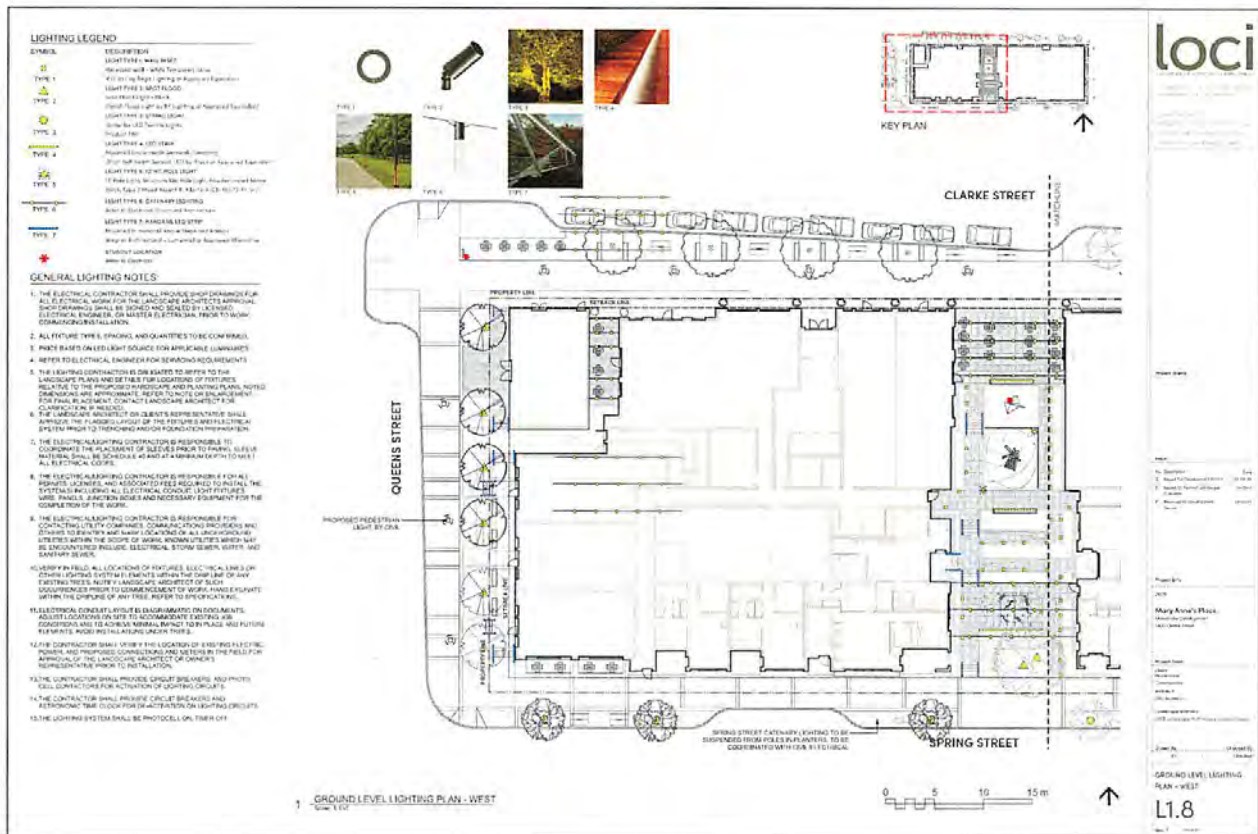


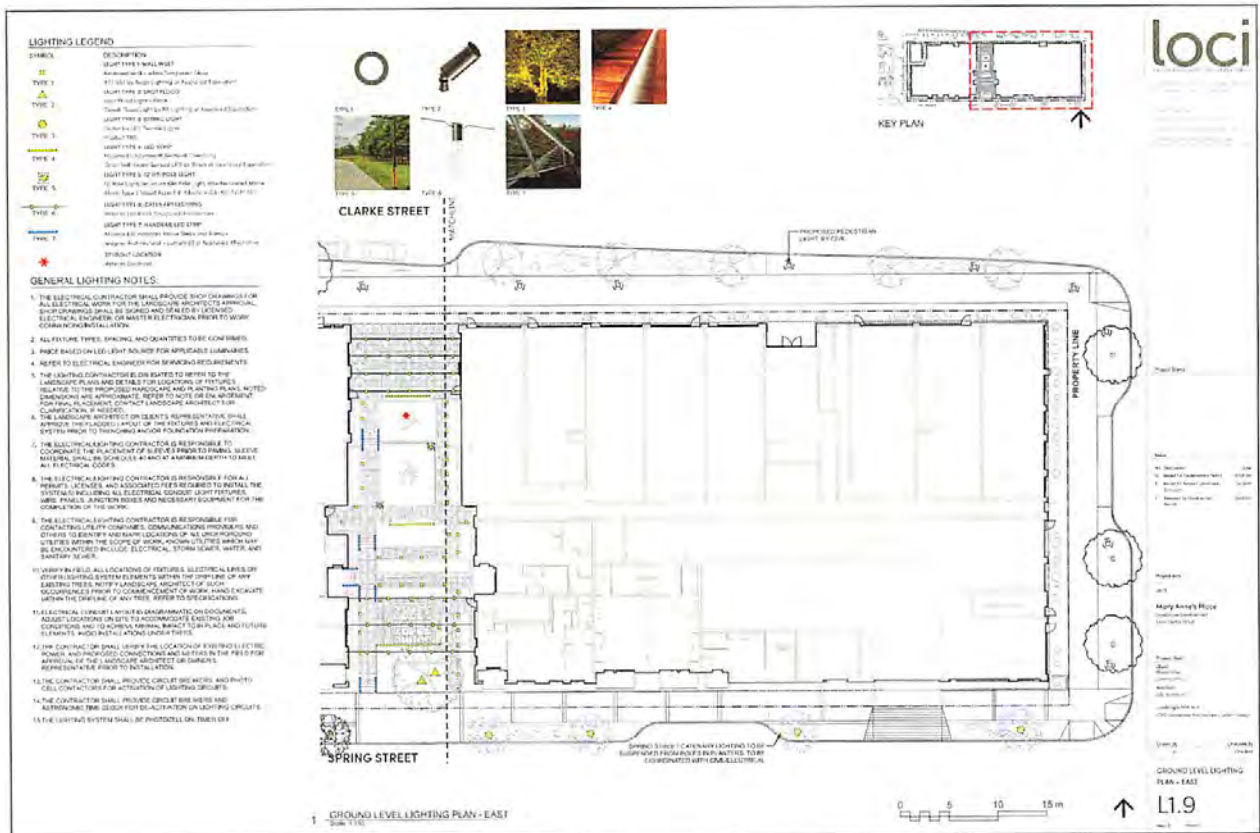












HERITAGE BUILDING NODE & QUEENS STREET RETAIL FRONTAGE

CAFE WITH SEATING AND HERITAGE TREES

PUBLIC SEATING ON POLE STRUCTURES

PERFORMING ARTS WITH PLEASANT SEATING

CAFÉ WITH TABLES AND CHAIRS

CLARKE & KYLE STREETS RETAIL FRONTAGE

PEDESTRIAN-FRIENDLY DESIGN

CLARKE STREET EDGE/VAULT PLANTERS

SCORED CONCRETE WITH BANDINGS

RAIN GARDEN PLANTING & STREET TREES

SPRING STREET PROMENADE

BACK ALLEY REVELATION

DAY AND NIGHT MARKET ORGONIC JEWELRY

SPRING STREET RAIN GARDEN PLANTING

SPRING STREET FRANGULA BANDING

PEDESTRIAN MEWS

PLAYGROUND EQUIPMENT

PUBLIC ART

CAFÉ WITH TABLES AND CHAIRS

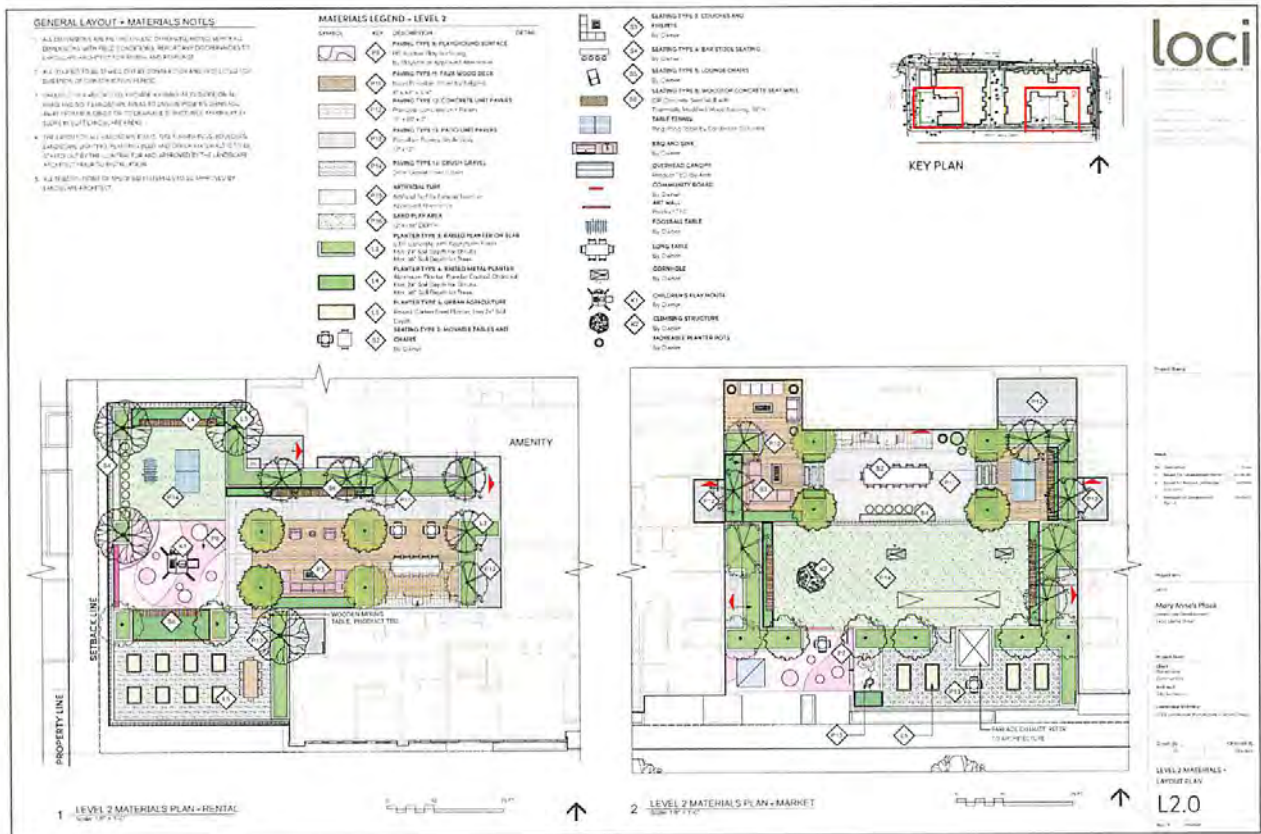
FEAT. PEDESTAL SEATING

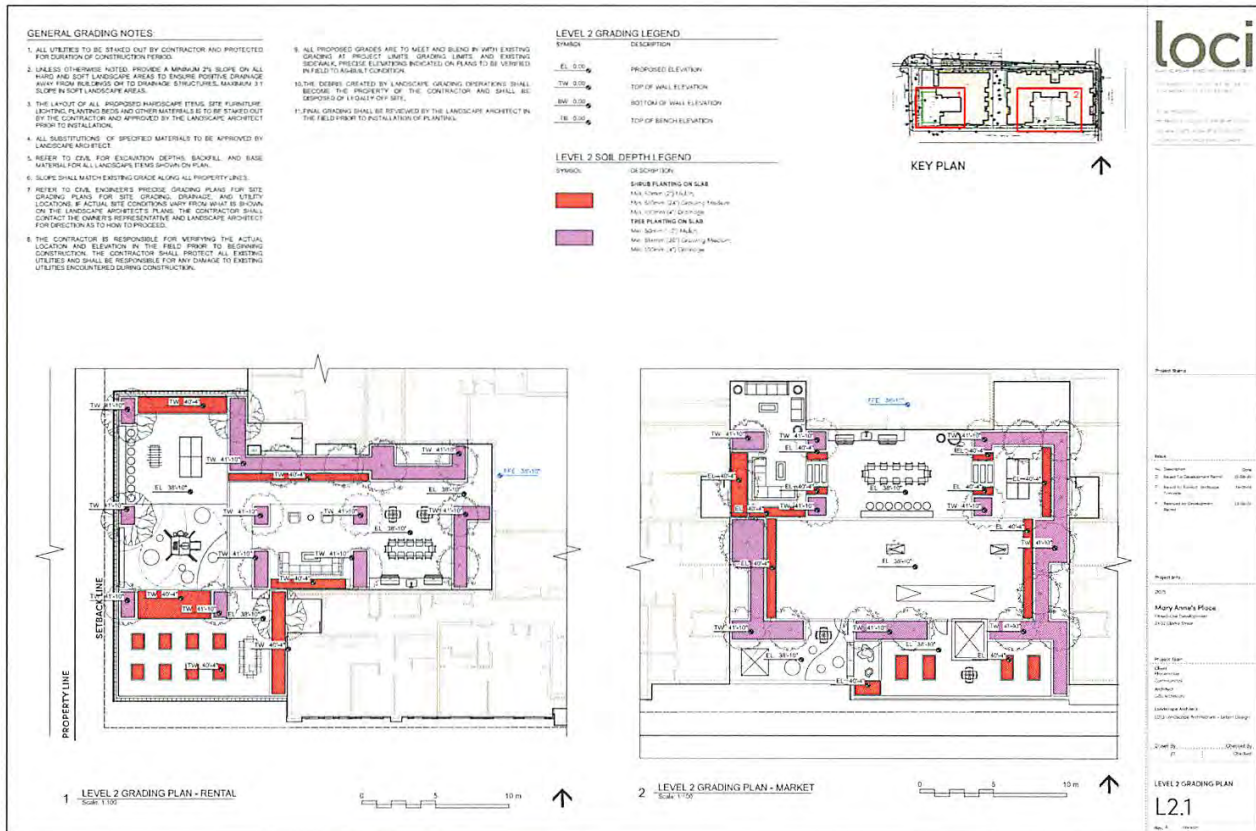
loci

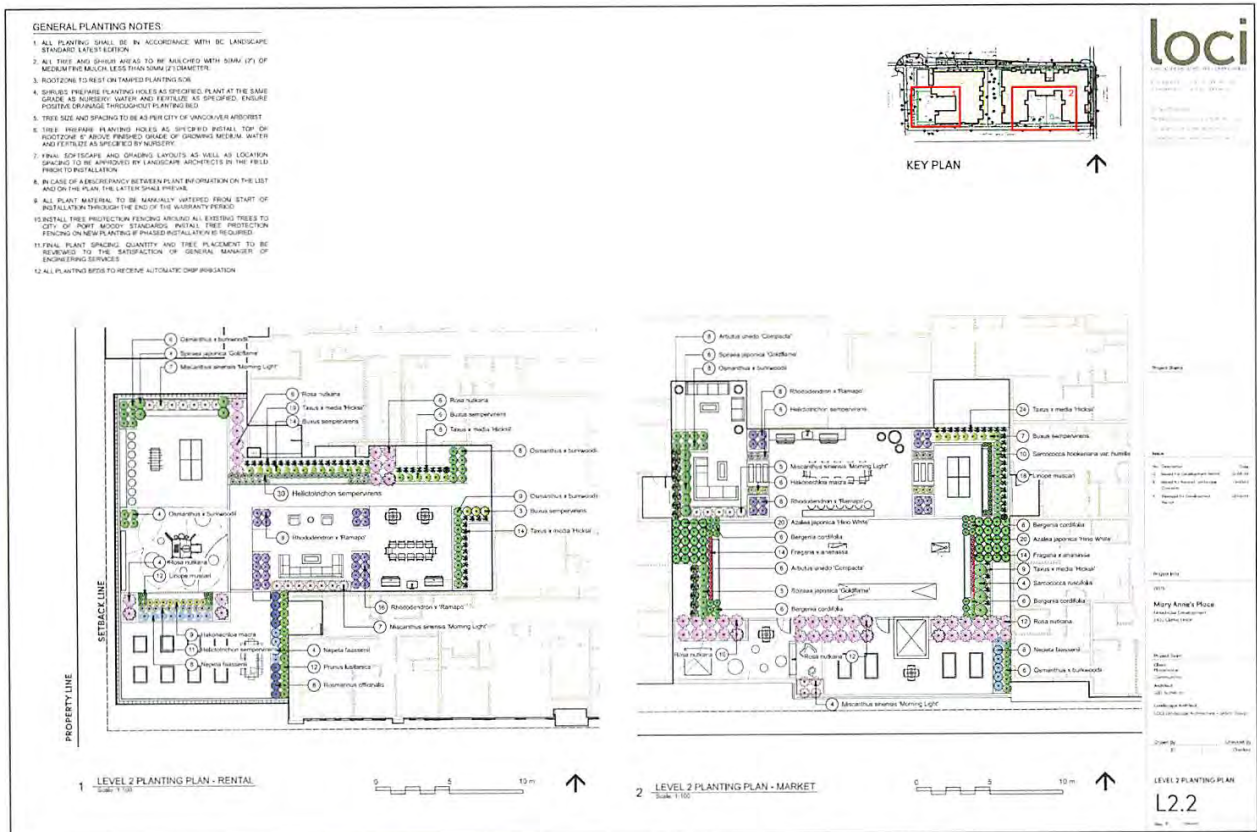
Project Name: Mary Row's Place
Project Number: 2024-0110
Project Location: 1111 Spring Street, St. Louis, MO
Project Status: Conceptual Design
Project Start: 2024
Project End: 2025
Project Manager: Jane Smith
Project Team: loci architects
Project Budget: \$1,100,000
Project Phase: Conceptual Design
Project Scale: 1111 Spring Street
Project Type: Pedestrian Mews
Project Year: 2024

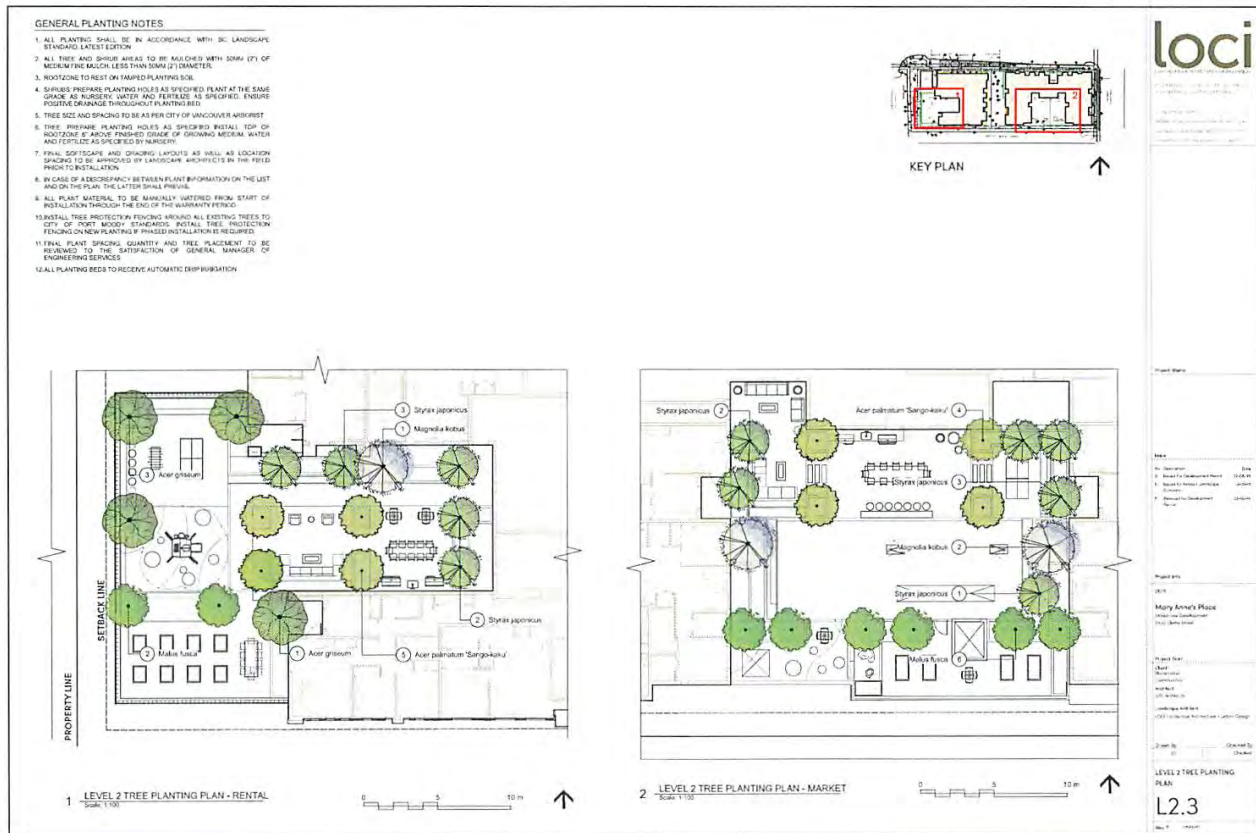
GROUND LEVEL PRECEDENT IMAGES

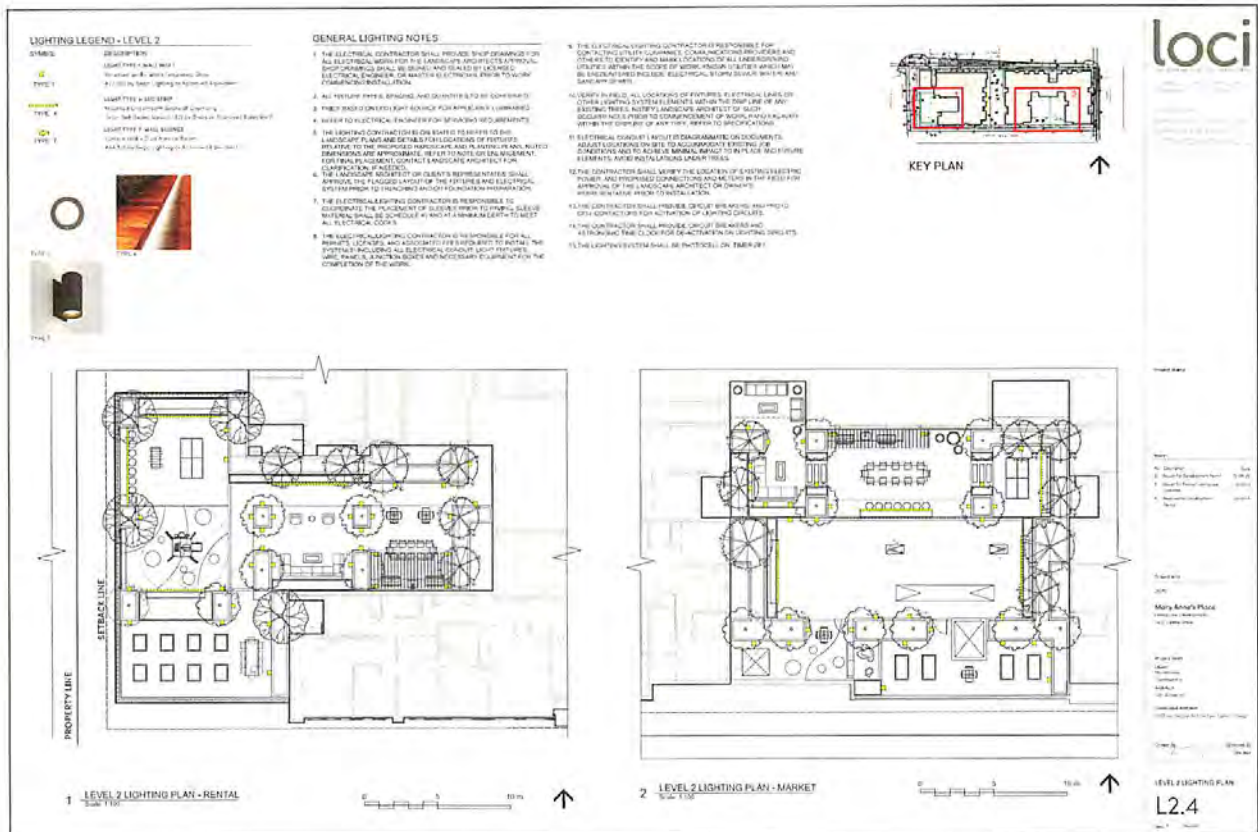
L1.10

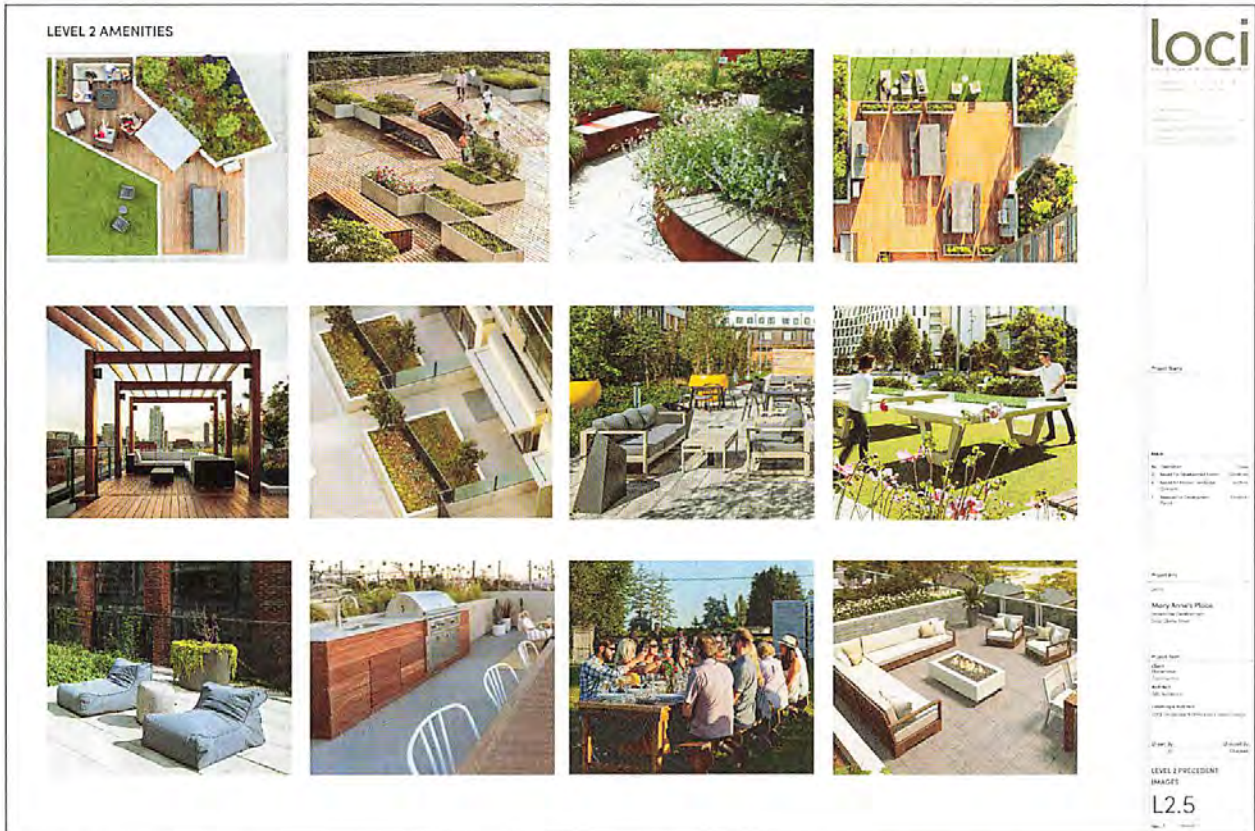












Considered at the November 5, 2024, Special Council meeting

OVERALL PLANT LIST				
Native	Common	Endemic	Threatened	Notes
DESERTEAN STATES				
1	Agave sp.	Agave sp.	Agave sp.	...
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



NOTES

- 1. ALL PLANT MATERIALS AND LANDSCAPE PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE IRWIN ALBERTSON STANDARD.
- 2. IN CASE OF CONFLICT BETWEEN PLANT SPECIFICATIONS IN THE LIST ABOVE AND IN THE LATTER, THE LATTER SHALL PREVAIL.
- 3. FINAL SPECIFICATIONS AND GRADING LAYOUTS AT ALL LOCATIONS AND SITES TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
- 4. ALL PLANT MATERIALS TO BE INSTALLED MUST BE INSTALLED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- 5. MATERIALS MUST BE INSTALLED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- 6. ALL PLANT MATERIALS TO BE INSTALLED MUST BE INSTALLED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- 7. ALL PLANT MATERIALS TO BE INSTALLED MUST BE INSTALLED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- 8. ALL PLANT MATERIALS TO BE INSTALLED MUST BE INSTALLED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- 9. ALL PLANT MATERIALS TO BE INSTALLED MUST BE INSTALLED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
- 10. ALL PLANT MATERIALS TO BE INSTALLED MUST BE INSTALLED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.

loci

10000 Locust Street
Suite 100
Denver, CO 80231
Tel: 303.733.1111
Fax: 303.733.1112
www.loci.com

PLANT LIST IMAGES
L3.0

TREES

Acer palmatum 'Sagamiwaka' Japanese Maple	Acer glabrum Japanese Maple	Acer rubrum 'Moonglow' Moonglow Maple	Acer rubrum 'Red Sentinel' Red Sentinel Japanese Maple	Acer rubrum 'Red Sunset' Red Sunset Japanese Maple	Acer rubrum 'Red Spire' Red Spire Japanese Maple	Acer rubrum 'Red Tower' Red Tower Japanese Maple	Acer rubrum 'Red Tower' Japanese Maple	Acer rubrum 'Red Tower' Japanese Maple	Acer rubrum 'Red Tower' Japanese Maple	Acer rubrum 'Red Tower' Japanese Maple	Acer rubrum 'Red Tower' Japanese Maple

SHRUBS

Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern	Abutilon 'Double Happiness' Chinese Lantern

PERENNIALS, GRASSES, GROUNDCOVERS, FERNS

Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'	Achimenes 'Pink and White'

loci

Plant Name

Plant ID

Plant Type

Plant Source

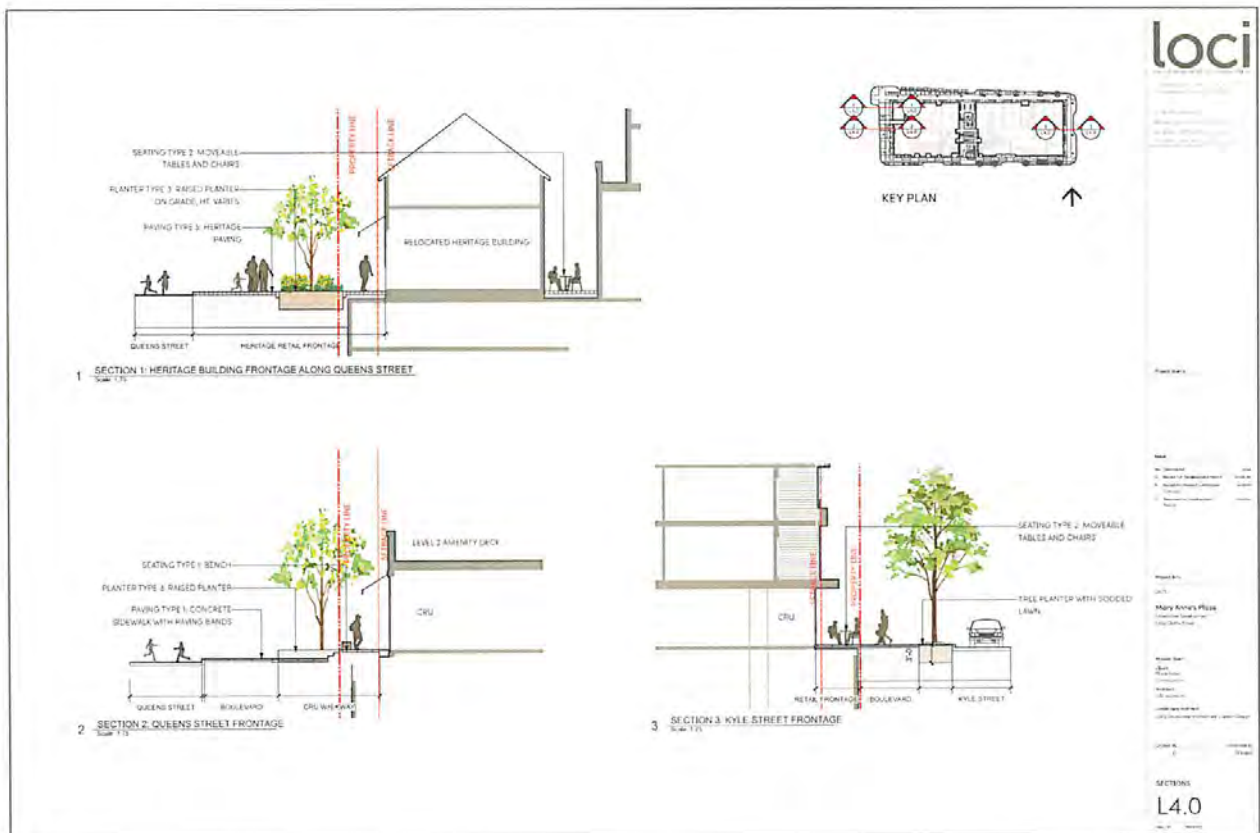
Plant Date

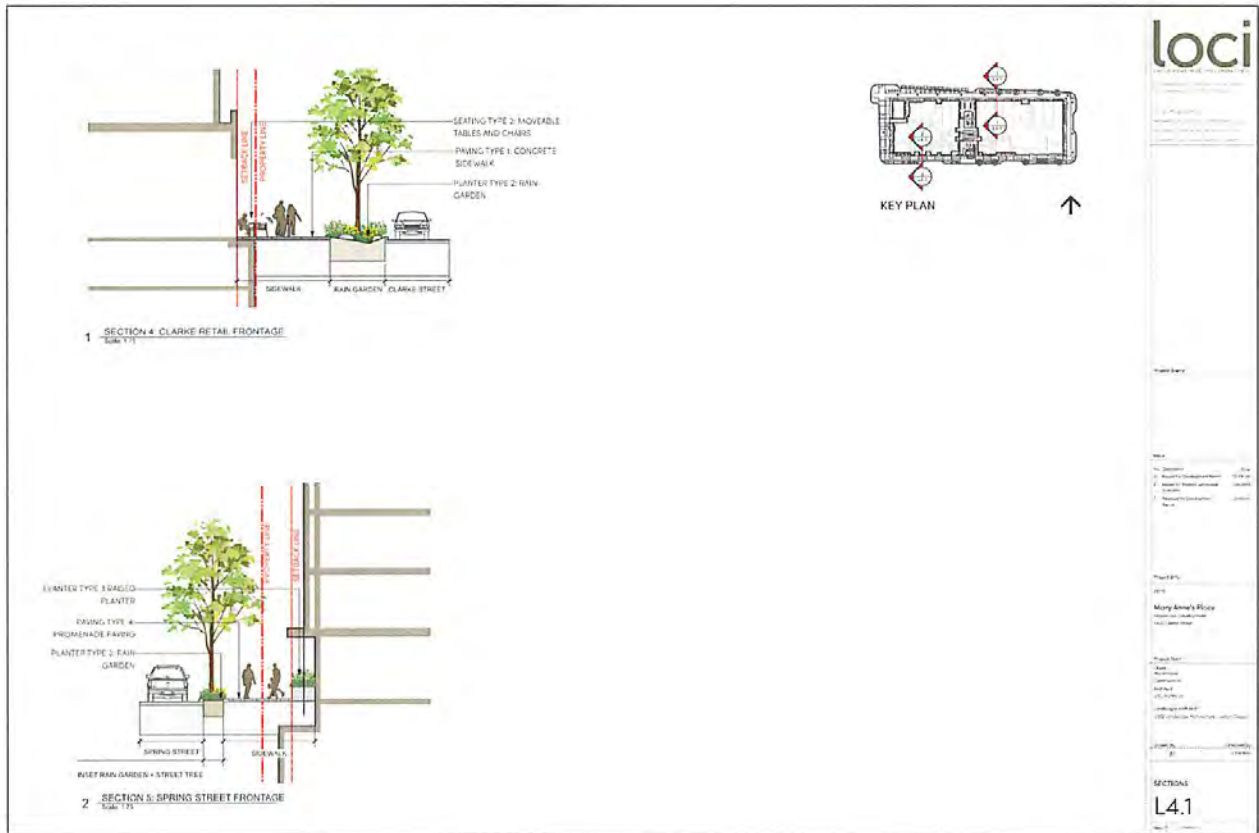
Plant By

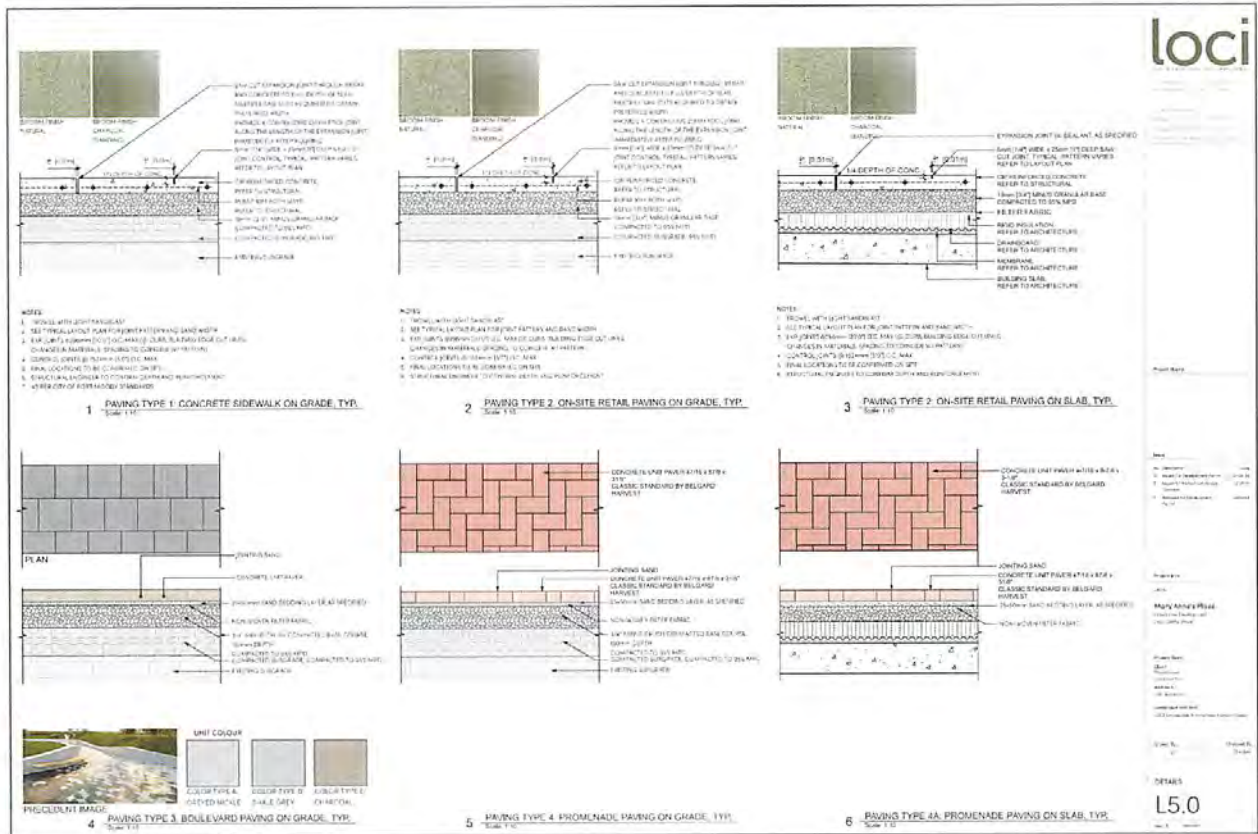
Plant For

Plant List - BLADES

L3.1







7 PAVING TYPE 5: HERITAGE PAVING ON GRADE, TYP.
Scale: 1/8"

8 PAVING TYPE 5A: HERITAGE PAVING ON SLAB, TYP.
Scale: 1/8"

9 PAVING TYPE 6: FEATURE PAVING ON SLAB, TYP.
Scale: 1/8"

10 PAVING TYPE 7: CIP CONCRETE PAVING BAND ON GRADE, TYP.
Scale: 1/8"

11 PAVING TYPE 7A: CIP CONCRETE PAVING BAND ON SLAB, TYP.
Scale: 1/8"

12 PAVING TYPE 8: PLAYGROUND SURFACE ON SLAB, TYP.
Scale: 1/8"

loci
Landscape Architecture
11111 1st Street, Suite 100
San Diego, CA 92101
Tel: 619.451.1111
Fax: 619.451.1112
www.loci.com

DETAILS
L5.1

Notes:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
12. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

13 PAVING TYPE 9: PRIVATE PATIO PAVING, TYP.
Scale: 1/4"

8 PAVING TYPE 10: WOOD DECKING ON SLAB, TYP.
Scale: 1/4"

15 PAVING TYPE 11: FAUX WOOD DECK ON SLAB, TYP.
Scale: 1/4"

16 PAVING TYPE 12: CONCRETE UNIT PAVERS ON SLAB, TYP.
Scale: 1/4"

17 PAVING TYPE 13: PATIO UNIT PAVERS ON SLAB, TYP.
Scale: 1/4"

18 PAVING TYPE 14: CRUSH GRAVEL ON SLAB, TYP.
Scale: 1/4"

loci

PRECEDENT IMAGE

DETAILS
L5.2

Notes:

- NOTE: CONTRACTOR TO PROVIDE SCHEDULING FOR REVISIONS APPROVAL.

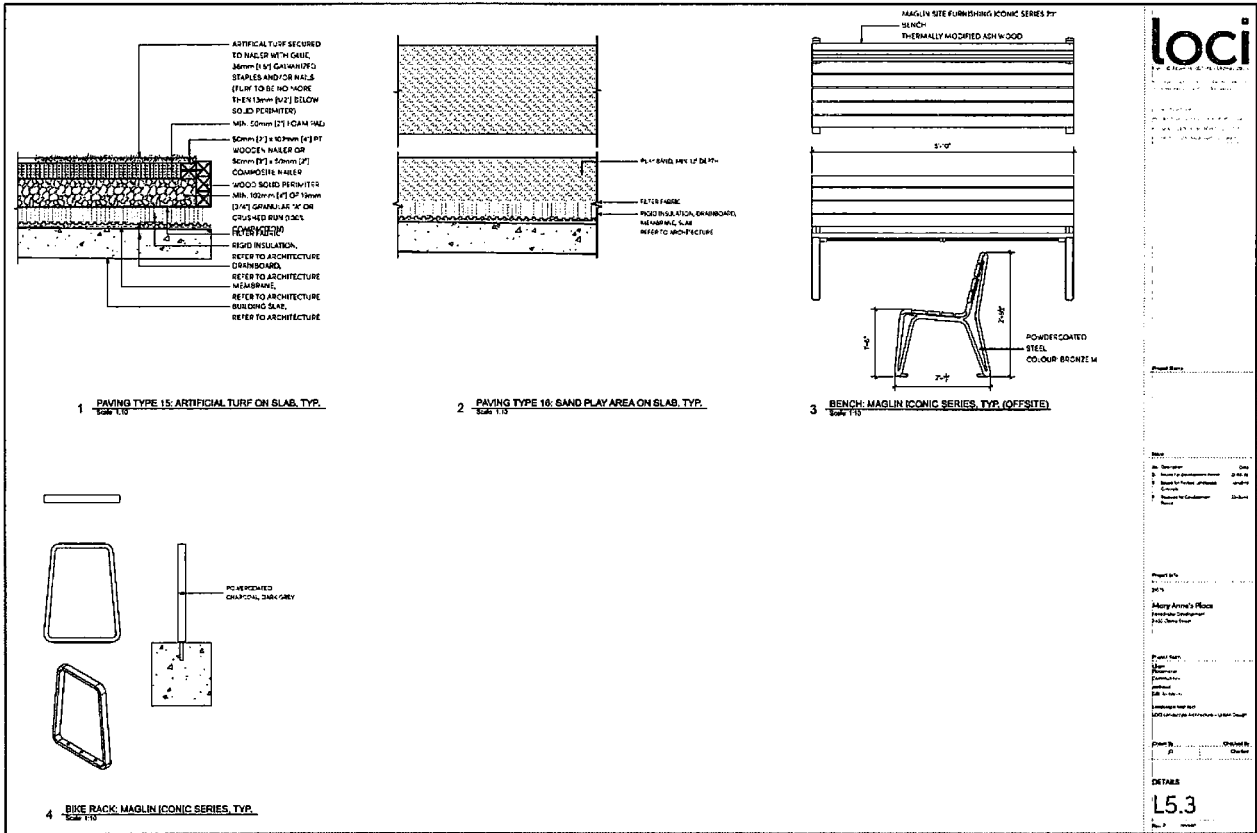
Project Name: Mary Anne's Place

Location: [REDACTED]

Scale: 1/4"

Drawn by: [REDACTED]

Checked by: [REDACTED]



1A HANDRAIL TYP.
 Scale: 1/2" = 1'-0"

1 CIP CONCRETE STAIRS AND HANDRAIL TYP.
 Scale: 1/2" = 1'-0"

2 CIP CONCRETE RAMP TYP.
 Scale: 1/2" = 1'-0"

3 PLANTER TYPE 3: CIP CONCRETE RAISED PLANTER ON GRADE TYP.
 Scale: 1/2" = 1'-0"

4 PLANTER TYPE 5: URBAN AGRICULTURE TYP.
 Scale: 1/2" = 1'-0"

5 CHILDRENS PLAY HOUSE TYP.
 Scale: 1/2" = 1'-0"

loci

Project Name:

Client:

Architect:

Project No.:

Phase:

Scale:

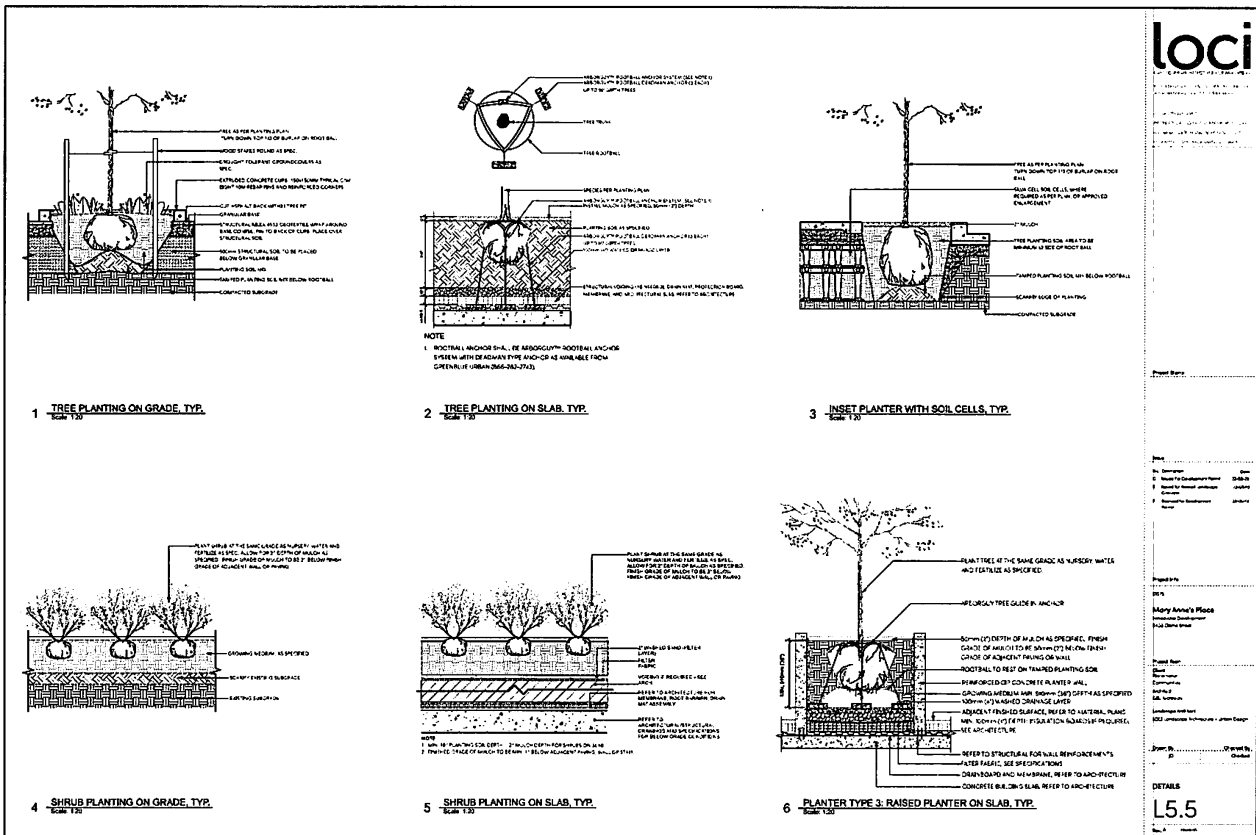
Date:


Drawn By:


Checked By:

DETAILS
L5.4


Rev. 1









PRODUCT: ESKO BORO
FINISH: POWDER COATED METAL, CARBON, 304
SUPPLIER: LANDSCAPE FORMS






PRODUCT: ESKO OPEN
FINISH: POWDER COATED METAL, STEEL FINISH
SUPPLIER: LANDSCAPE FORMS

NOTE:
 1. FOR SEATING TO REMAIN UPLIFTED (ELEVATED) FROM THE GROUND
 2. ALL TABLE MANUFACTURE TO BE DONE IN LOCAL JAPAN WORKS






PRODUCT: POCO
FINISH: POWDER COATED (ZINCO)
SUPPLIER: GREEN THEORY


1 SEATING TYPE 2: MOVEABLE TABLES AND CHAIRS (FOR INFO ONLY)
 SCALE: 1/8" = 1'-0"

2 SEATING TYPE 4: BAR STOOL SEATING (FOR INFO ONLY)
 SCALE: 1/8" = 1'-0"


3 MOVEABLE PLANTER POTS (FOR INFO ONLY)
 SCALE: 1/8" = 1'-0"



PRODUCT: ESKO WOODS
FINISH: ASH CONCRETE, DARK GREY ANTERIOR
SUPPLIER: PLOUGH



PRODUCT: JULY 01: TIGER BENCH AND
FINISH: ENING OUTDOOR FABRIC
SUPPLIER: PLOUGH



NOTE:
 1. CONTRACTOR TO PROVIDE UNDERLAYMENT FOR STAINLESS STEEL
 2. ALL METAL TO BE POLISHED TO MATCH THE FINISH OF THE SURROUNDING
 3. FINISH TO MATCH THE SURROUNDING

4 FIRE PIT (FOR INFO ONLY)
 SCALE: 1/8" = 1'-0"

5 SEATING TYPE 3: OUTDOOR COUCHES (FOR INFO ONLY)
 SCALE: 1/8" = 1'-0"

6 BBQ AND SINK (FOR INFO ONLY)
 SCALE: 1/8" = 1'-0"

loci

Project Name: _____

Client: _____

Project No: _____

Scale: _____

Author: _____

Check by: _____

DATE: _____

DETAILS
L5.6



City of Port Moody

Bylaw No. 3487

A Bylaw to repeal City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (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 Repeal Bylaw, 2024, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) .

2. Repeal

- 2.1 City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) and all amendments thereto are hereby repealed.

3. Severability

- 3.1 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 _____, 2024.

Read a second time this ___ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

Attachment 1
Considered at the November 5, 2024, Special Council meeting

415

Attachment 4

I hereby certify that the above is a true copy of Bylaw No. 3487 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

Considered at the November 5, 2024, Special Council meeting

416

Attachment 5



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 November 5, 2024, Special Council meeting

417

Attachment 5

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 25th day of July, 2023.

Read a second time this 25th day of July, 2023.

Public Hearing held this 5th day of September, 2023.

Read a third time this 5th day of September, 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. 3421 of the City of Port Moody.

S. Lam
City Clerk

Considered at the November 5, 2024, Special Council meeting

418

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

