



# City of Port Moody

## Report/Recommendation to Council

Date: November 26, 2024  
Submitted by: Community Development Department – Development Planning Division  
Subject: Development Approval of a Non-Market Residential Addition at 2340 Clarke Street (Mara + Natha Architecture) – Bylaw Nos. 3489 and 3490, HAP00017, and DP000072

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### Purpose

To present for Council consideration:

- Adoption of Rezoning Bylaw No. 3489
  - Adoption of Housing Agreement Bylaw No. 3490
  - Issuance of Heritage Alteration Permit No. HAP00017
  - Issuance of Development Permit No. DP000072
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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, 2024, No. 3489 (2340 Clarke Street) (C3) be now adopted as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding Development Approval of a Non-Market Residential Addition at 2340 Clarke Street (Mara + Natha Architecture) – Bylaw Nos. 3489 and 3490, HAP00017, and DP000072;**

**AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3490 (2340 Clarke Street) (Non-Market Residential) be now adopted;**

**AND THAT Heritage Alteration Permit No. HAP00017 be authorized for issuance;**

**AND THAT Development Permit No. DP000072 be authorized for issuance;**

**AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.**

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### Background

The City has received Rezoning, Heritage Alteration Permit (HAP) and Development Permit (DP) applications to allow for a non-market residential use to be permitted in a third-storey addition above the existing House of Omeed Charity.

At the Regular Council meeting held on November 12, 2024, Council considered a report dated November 12, 2024, from the Community Development Department – Development Planning Division regarding Rezoning and Housing Agreement (Non-Market Residential Addition) 2340 Clarke Street (Mara + Natha Architecture) for first, second and third readings and approved the following resolution:

RC24/227

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, 2024, No. 2489 (2340 Clarke Street) (C3) be read a first, second, and third time as recommended in the report dated November 12, 2024, from the Community Development Department – Development Planning Division regarding Rezoning and Housing Agreement (Non-Market Residential Addition) – 2340 Clarke Street (Mara + Natha Architecture);

AND THAT Bylaw 3489 not be referred to a Public Hearing;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3490 (2340 Clarke Street) (Non-Market Residential) be read a first, second and third time;

AND THAT a Community Amenity Contribution fee waiver in the amount of \$15,354.00 be approved to facilitate the provision of nine (9) non-market residential units;

AND THAT Development Application fees paid in the amount of \$16,030.00 be refunded to facilitate the provision of nine (9) non-market residential units;

AND THAT a Building Permit application fee waiver of up to \$22,750.75 be authorized to facilitate the provision of nine (9) non-market residential units;

AND THAT Council authorize the use of up to \$24,000.00 from the Affordable Housing Reserve Fund to facilitate the provision of nine (9) non-market residential units.

## Discussion

In the staff report dated November 12, 2024 (**Attachment 1**), it was noted that issuance of a Heritage Alteration Permit and Development Permit would be required at the time of bylaw adoption.

### Heritage Alteration Permit

The subject property is located within the Moody Centre Heritage Conservation Area (HCA) and is subject to the design guidelines contained in the City's Official Community Plan (OCP). The intent of the HCA is to manage, not prevent, change by encouraging the retention of existing heritage buildings and providing compatible new developments in the HCA.

The existing two-storey building light industrial building was constructed in the 1970s and does not include any defining heritage elements which are found in other protected buildings in the HCA. Section 2.4 of the Moody Centre HCA Guidelines states that:

*“It is not intended that non-heritage buildings should be altered to have a “heritage look”. Each building has its own integrity that can be interpreted and respected, and existing non-historic buildings should be renovated in a manner appropriate to their context”*

The proposed design of the building is a considerable improvement on the existing conditions and the scale and height are appropriate for the HCA. Overall, the proposed expansions will enhance the aesthetics along Clarke Street and are generally consistent with the guidelines outlined in the Moody Centre HCA.

A draft of Heritage Alteration Permit HAP00017 is included as **Attachment 2**.

#### Development Permit

The subject property is located within Development Permit Area 5 – Hazardous Lands due to potential for liquefaction. The applicant has submitted a preliminary geotechnical report which indicates that the proposed use can be accommodated on-site. The geotechnical report was reviewed by applicant’s structural engineer who confirmed that the proposed addition can be accommodated on the subject property. An updated geotechnical report will be required to be submitted to the City prior to issuance of a Building Permit.

A draft of Development Permit DP000072 is included as **Attachment 3**.

#### Zoning Amendment Bylaw No. 3489

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, 2024, No. 3489 (2340 Clarke Street) (C3) (**Attachment 4**) – a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a non-market residential use above the existing House of Omeed Charity will be before Council at the November 26, 2024, Regular Council meeting for consideration of adoption.

#### Housing Agreement Bylaw No. 3490

City of Port Moody Housing Agreement Bylaw, 2024, No. 3490 (2340 Clarke Street) (Non-market Residential) (**Attachment 5**) – a bylaw to regulate the non-market residential use of the subject property will be before Council at the November 26, 2024, Regular Council meeting for consideration of adoption.

#### Other Option(s)

THAT the authorization to issue Heritage Alteration Permit HAP00017 be revised.

#### Financial Implications

At the Regular Council meeting on November 12, 2024, Council authorized the waiver of development application related fees up to \$54,134.75 and access to the City’s Affordable Housing Reserve Fund up to \$24,000 to support other costs and fees.

#### Communications and Public Engagement Initiatives

The notice of a proposed zoning amendment bylaw without Public Hearing was mailed to owners and occupants within the 140m notification area of the subject property in advance of first reading consideration in accordance with the Development Approvals Procedure Bylaw and section 467 of the *Local Government Act*.

## Council Strategic Plan Goals

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

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth; and
- Strategic Goal 3.3 – Enhance community wellbeing.

## Attachment(s)

1. Report considered at the November 12, 2024, Regular Council meeting – Bylaw Nos. 3489 and 3490 (Mara + Natha Architecture).
2. Draft Heritage Alteration Permit HAP00017.
3. Draft Development Permit DP000072.
4. Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, 2024, No. 3489 (2340 Clake Street) (C3).
5. Draft City of Port Moody Housing Agreement Bylaw, 2024, No. 3490 (2340 Clarke Street).

## Report Author

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Senior Planner

## Report Approval Details

Document Title:	Development Approval of a Non-Market Residential Addition at 2340 Clarke Street (Mara + Natha Architecture).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Report considered at the November 12, 2024, RC meeting - Bylaw Nos. 3489 and 3490 (Mara + Natha Architecture).pdf</li><li>- Attachment 2 - Draft Heritage Alteration Permit HAP00017.pdf</li><li>- Attachment 3 - Draft Development Permit DP000072.pdf</li><li>- Attachment 4 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, No. 3489 (2340 Clarke Street) (C3).pdf</li><li>- Attachment 5 - Draft City of Port Moody Housing Agreement Bylaw, 2024, No. 3490 (2340 Clarke Street).pdf</li></ul>
Final Approval Date:	Nov 15, 2024

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

Wesley Woo, Manager of Development Planning - Nov 13, 2024

Kate Zanon, General Manager of Community Development - Nov 14, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 14, 2024

Natasha Vander Wal, Communications Specialist, for Lindsay Todd, Manager of Communications and Engagement - Nov 15, 2024

Paul Rockwood, General Manager of Finance and Technology - Nov 15, 2024

Anna Mathewson, City Manager - Nov 15, 2024