

HERITAGE ALTERATION PERMIT

CITY OF PORT MOODY HERITAGE ALTERATION PERMIT NO. HAP00017

1. This Heritage Alteration Permit is issued to:

Name: HOUSE OF OMEED, INC. NO. 11088998
Address: 230-3355 NORTH RD.
BURNABY, BC, V3J 7T9
(the "**Applicants**")

2. This Heritage Alteration Permit (the "**Permit**") is issued subject to compliance with all the bylaws of the City applicable thereto, except as specifically varied by this Permit.
3. This Permit applies to and only to those lands within the City described below, and any or all buildings, structures, and other development on, or to be constructed thereon:

Parcel Identifier: 001-009-192
Legal Description: THE EAST HALF OF LOT 52 EXCEPT: PART
SUBDIVIDED BY PLAN 908; BLOCK 1 DISTRICT LOT
202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55
(the "**Lands**")

4. The Lands are located within the "Moody Centre Heritage Conservation Area" (the "**HCA**") designated under City of Port Moody Official Community Plan Bylaw No. 2955, and are subject to the requirements, objectives and guidelines contained therein.
5. In accordance with the requirements of Section 617 of the *Local Government Act* and the HCA, the Applicant is authorized by this Permit to carry out only the following alterations and changes to the Lands and to the existing buildings and structures located thereon:
 - Construction of a third storey addition for the purpose of non-market residential housing, and one accessible non-market housing unit at grade. Construction shall generally be in conformance with the approved design plans included as Schedule 'A', on file with the City, prepared by Mara + Natha Architecture Ltd. and dated October 15, 2024, and any amendments thereto subsequently approved by the City.

Variances

6. The City of Port Moody Zoning Bylaw 2018 No. 2937 is hereby varied with the following variances:

Section 6.3.1 Off-Site Parking Requirements:

- a) 2 parking spaces are required for the Commercial Use
- b) 0 parking spaces are required for the Non-Market Housing use.

Section 10.3.3 e) Side Lot Line Setbacks (minimum)

- e) 0.0 metres where abutting a commercial, **or light industrial** zone

7. Notwithstanding Section 6. of HAP00017 above, all other provisions of the City's Zoning Bylaw shall be applicable.
8. Issuance of this Heritage Alteration Permit does not authorize any construction, all works are subject to issuance of Building Permit from the City of Port Moody.

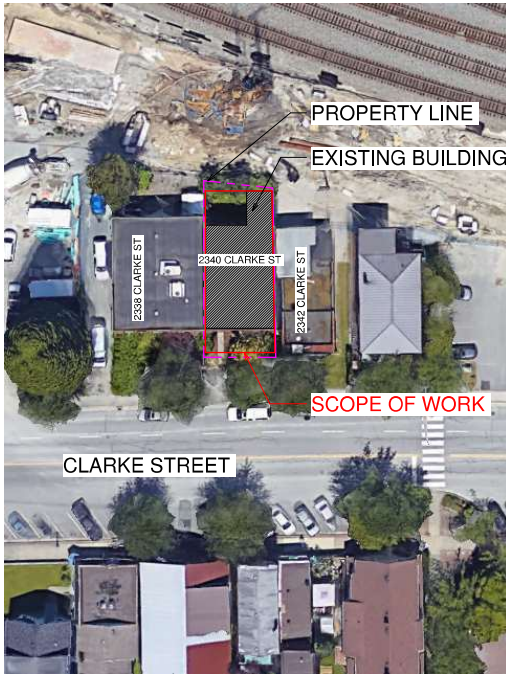
ISSUED THIS 26th day of November 2024.

Wesley Woo
Manager of Development Planning (Transit-Oriented Areas)

Kate Zanon
General Manager of Community Development

Schedule "A"

HOUSE OF OMEED (THIRD FLOOR ADDITION)



CONSULTANTS LIST

OWNER
House of Omeed
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ARCHITECT
Mara + Natha Architecture Ltd.
Contact: Rob Lee, Architect AIBC
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STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
BSA Engineering Consultants Inc.
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ELECTRICAL ENGINEER
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GEOTECHNICAL ENGINEER
Braun Geotechnical Ltd.
Contact: Joseph Oh, M.Eng., P.Eng.
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CIVIL ENGINEER
Core Concept Consulting Ltd.
Contact: Bruce Duffy
bduffy@coreconcept.com

PROJECT DATA
ZONING ANALYSIS
CIVIC ADDRESS
2340 Clarke St, Port Moody, BC V3H 1Y8
Lot 52, Block 1, Plan NWP55, DL 202, NWD

LEGAL DESCRIPTION
B/L
001 905-192

EXISTING ZONING
EXISTING ZONING M1 (LIGHT INDUSTRIAL)

M1 PERMITTED PRINCIPAL USE:
ANIMAL DAYCARE, COMMERCIAL ATHLETIC AND RECREATION, LABORATORY, LIGHT INDUSTRIAL, RECYCLING RETURN CENTRE, TRADE SCHOOL, VETERINARY CLINIC, CHILD CARE

M1 PERMITTED SECONDARY USE:
ARTIST STUDIO-TYPE B, OFFICE, RETAIL, UNENCLOSED STORAGE, ACCESSORY FOOD STORAGE

PROPOSED ZONING
ZONING C3 (GENERAL COMMERCIAL)

C3 PERMITTED PRINCIPAL USE:
APARTMENT, ARTIST STUDIO, CHILD CARE, COMMERCIAL ATHLETIC AND RECREATION, COMMUNITY CARE, HOTEL, OFFICE, PERSONAL SERVICE, RETAIL FOOD SERVICE, RESTAURANT, RETAIL WORK-LIVE

C3 PERMITTED SECONDARY USE:
HOME OCCUPATION-TYPE A

EXISTING BUILDING USE:
OFFICE AND STORAGE (FOOD BANK)

PROPOSED USES:
EXISTING OFFICE AND STORAGE (FOOD BANK) WILL REMAIN UNCHANGED. PROPOSED SLEEPING ROOMS AS TRANSITIONAL HOMES ON 1ST & 3RD FLOOR LEVELS

LOT SIZE
2717 SF (82.2M²)

MINIMUM LOT AREA AND WIDTH PER C3 ZONE
800M² IN AREA AND 15M WIDTH

EXISTING BUILDING AREA
1,923 SF (172.7M²)

PROPOSED BUILDING AREA
2,588 SF (240.4M²)

PROPOSED BUILDING CHARACTERISTICS
BUILDING WILL CONTAIN GROUP C, D & F-3 MAJOR OCCUPANCIES WITH COMBINATION OF COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION WITHOUT SPRINKLER SYSTEM.

LEVEL 1 WITH GROSS FLOOR AREA OF 230.4M² WILL CONTAIN FOOD STORAGE (GROUP F-3 MAJOR OCCUPANCY), SLEEPING ROOMS (GROUP C MAJOR OCCUPANCY)

LEVEL 2 WITH GROSS FLOOR AREA OF 222M² WILL CONTAIN OFFICES (GROUP D MAJOR OCCUPANCY)

LEVEL 3 WITH GROSS FLOOR AREA OF 207.7M² WILL CONTAIN SLEEPING ROOMS (GROUP C MAJOR OCCUPANCY)

ZONE REGULATIONS (EXISTING CONDITION, EXISTING ZONE M1 AND PROPOSED C3 ZONE)

MAXIMUM FLOOR AREA RATIO:
REQUIRED PER EXISTING M1 ZONE: N/A
EXISTING: 151 AND 2ND FLOOR LOT AREA - 175 M² 147 M² 252 M² - 1.28

REQUIRED PER C3 ZONE: N/A

PROPOSED GFA				
Name	Area (SF)	Area (m ²)	Lot Size	Density
PROPOSED 2ND FLOOR	2588 SF	240.4 m ²	252 m ²	0.95
PROPOSED 1ST FLOOR	2220 SF	207.0 m ²	252 m ²	0.82
PROPOSED 3RD FLOOR	2375 SF	220.7 m ²	252 m ²	0.87
Grand total: 3	7583 SF	708.1 m ²		2.71

MAXIMUM HEIGHT:
REQUIRED PER EXISTING M1 ZONE: 8M
EXISTING: 6M AND 3 STOREYS

REQUIRED PER C3 ZONE - 6.5M AND 3 STOREYS
PROPOSED: 3.5M AND 3 STOREYS

MAXIMUM LOT COVERAGE:
REQUIRED PER EXISTING M1 ZONE: N/A
EXISTING: 175 M² 252 M² 100+ 69.3%

REQUIRED PER C3 ZONE: N/A
PROPOSED: 202.4 M² 252 M² 100+ 95.4%

MINIMUM FRONT LOT LINE SETBACKS:
REQUIRED PER EXISTING M1 ZONE: 6.0M
EXISTING: 3.28M

REQUIRED PER C3 ZONE: N/A
PROPOSED: 0.9M

MINIMUM SIDE LOT LINE SETBACKS:
REQUIRED PER EXISTING M1 ZONE: 0.9M FROM AN INTERIOR LOT LINE AND 3.0M FROM AN EXTERIOR LOT LINE
EXISTING: 0.9M & 0.95M

REQUIRED PER C3 ZONE:
1.5M EXCEPT IT SHALL BE 0.9M WHERE ABUTTING A COMMERCIAL ZONE AND 3.0M FOR AN EXTERIOR LOT LINE
PROPOSED: 0.9M & 0.95M

MINIMUM REAR LOT LINE SETBACKS:
REQUIRED PER EXISTING M1 ZONE: 0.9M FROM THE REAR LOT LINE EXCEPT WHERE THE REAR LOT LINE IS CONTIGUOUS TO A RAILWAY RIGHT-OF-WAY IN WHICH CASE, THE BUILDING MAY BE SITED 0.9M FROM THE REAR PROPERTY LINE
EXISTING: 0.9M AND 7.55M

REQUIRED PER C3 ZONE:
NONE REQUIRED EXCEPT WHERE A LOT LINE ABUTS OR IS SEPARATED BY A LAINE FROM A RESIDENTIAL ZONE, IT SHALL BE 3.5M
PROPOSED: 0.5M AND 1.38M

OFF STREET PARKING PER SECTION 6.0 OF ZONING BY-LAW
NUMBER OF REQUIRED PARKING TO ROUND UP FOR FRACTION GREATER THAN 0.5 AND ROUND DOWN FOR FRACTION EQUAL OR LESS THAN 0.5

PARKING REQUIRED

- SLEEPING UNITS (TRANSITORY HOMES): NO PARKING REQUIREMENT WAS SPECIFIED UNDER ZONING BY-LAW
- VISITOR PARKING FOR TRANSITORY HOMES: NO PARKING REQUIREMENT WAS SPECIFIED UNDER ZONING BY-LAW
- OFFICE SPACE = 4 STALLS (1 SPACE PER 50M² (222M² / 50 m² = 4.44)

TOTAL REQUIRED = 4 STALLS

EXISTING= 1 SPACE AT THE REAR OF BUILDING

TOTAL PARKING STALLS PROPOSED = 2

REQUEST FOR PARKING VARIANCE OF 2 STALLS FOR OFFICE SPACES.



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Mara + Natha Architecture Ltd.
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rob@mararch.com
www.mararch.com

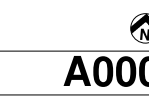
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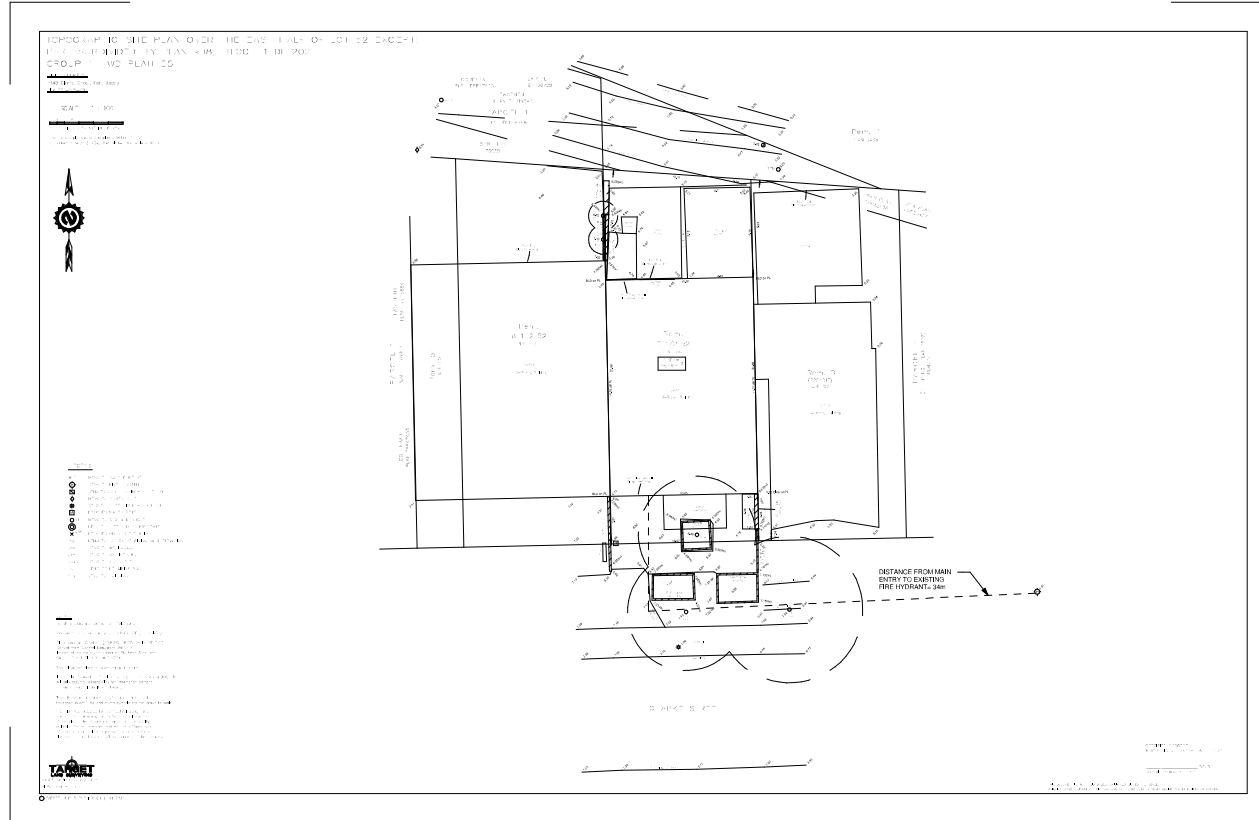
It is the responsibility of the Owner and General Contractor to verify all dimensions and site conditions prior to commencement of work and that they notify the architect of any errors, omissions or discrepancies. Any work completed without architect's knowledge will be the full responsibility of the Owner and General Contractor.

1. ASSUMED FOR PRELIMINARY	2024-01-15
2. PRELIMINARY FOR PERMIT	2024-01-15
3. REVISED FOR PERMIT	2024-01-15
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Sign & Seal
Project Title: **HOUSE OF OMEED ADDITION**
Project No: 240203
Project Start Date: 240203
Sheet Title: Scale 3" = 1'-0"
PROJECT DATA





1. REVISION FOR REVIEW	2024-05-18
2. REVISION FOR REVIEW	2024-05-18
3. REVISION FOR REVIEW	2024-05-18
4. REVISION FOR REVIEW	2024-05-18
5. CITY REVIEW	2024-05-18

Revisions: yyy-nmm-ddd



Sign & Seal
Project Title:
HOUSE OF OMEED ADDITION
2340 Clarke St., Port Moody, BC V3H 1Y8
Project No.: 240203
Project Start Date: 240203
Sheet Title: Scale: 1/4" = 1'-0"

1. PRELIMINARY REVIEW	2024-05-15
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100. PRELIMINARY REVIEW	2024-05-15



Sign & Seal

Project Title: **HOUSE OF OMEED ADDITION**

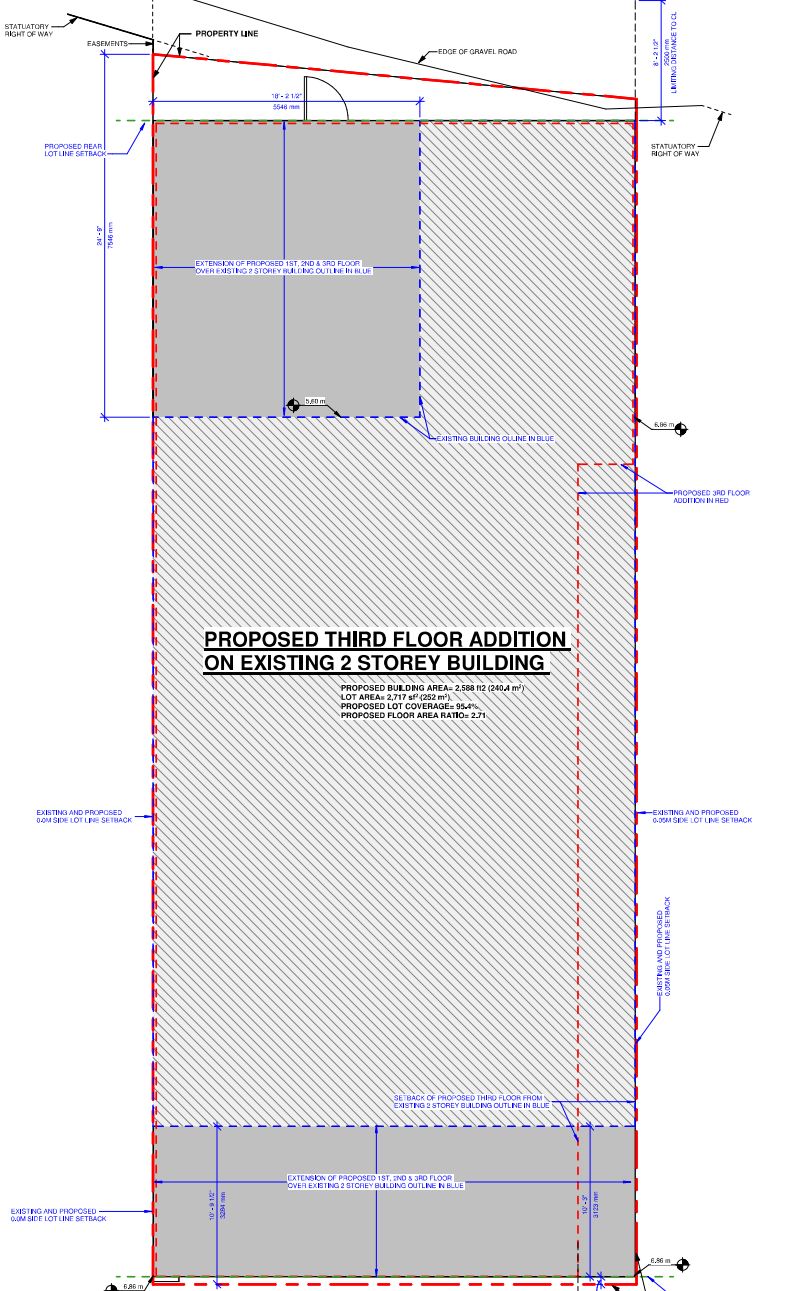
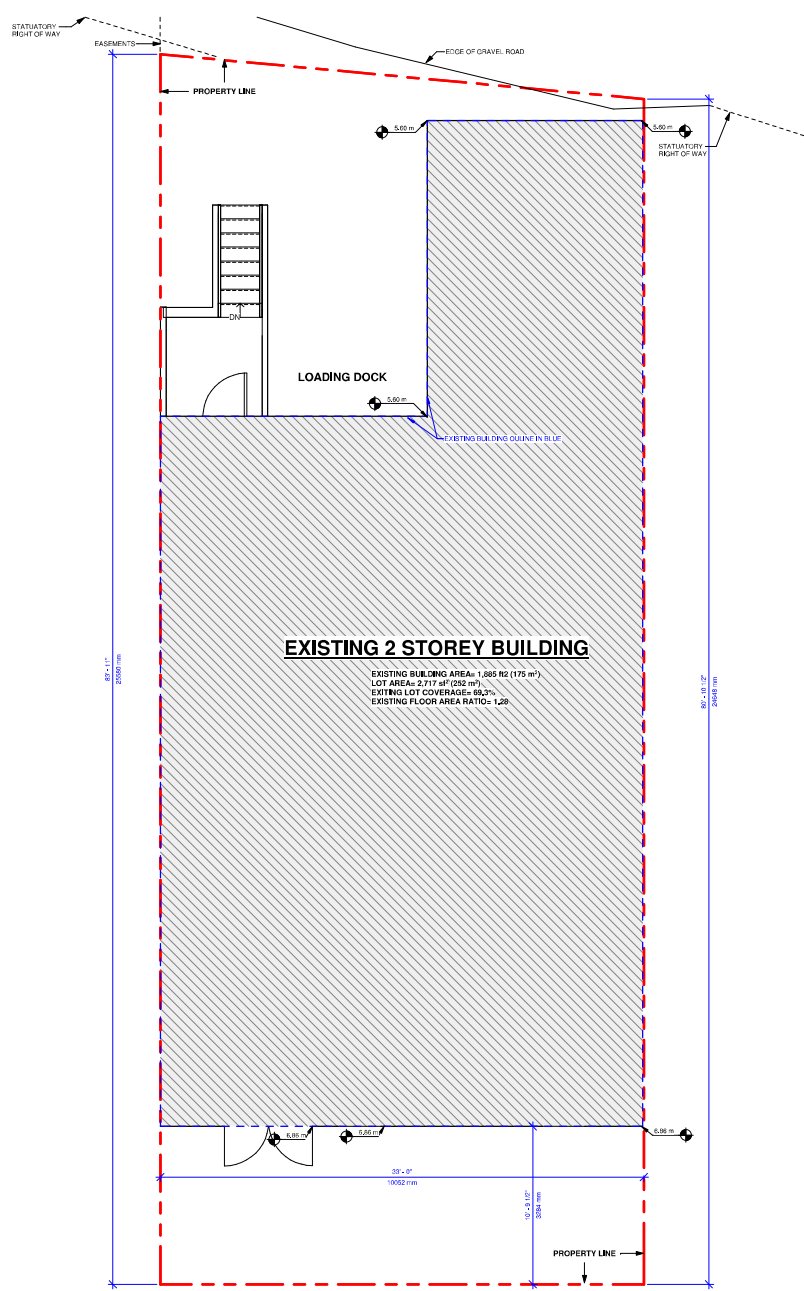
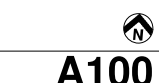
2840 Clarke St., Port Moody, BC V3H 1Y8

Project No. 240203

Project Start Date 240203

Sheet Title Scale: 1/4" = 1'-0"

SITE PLAN



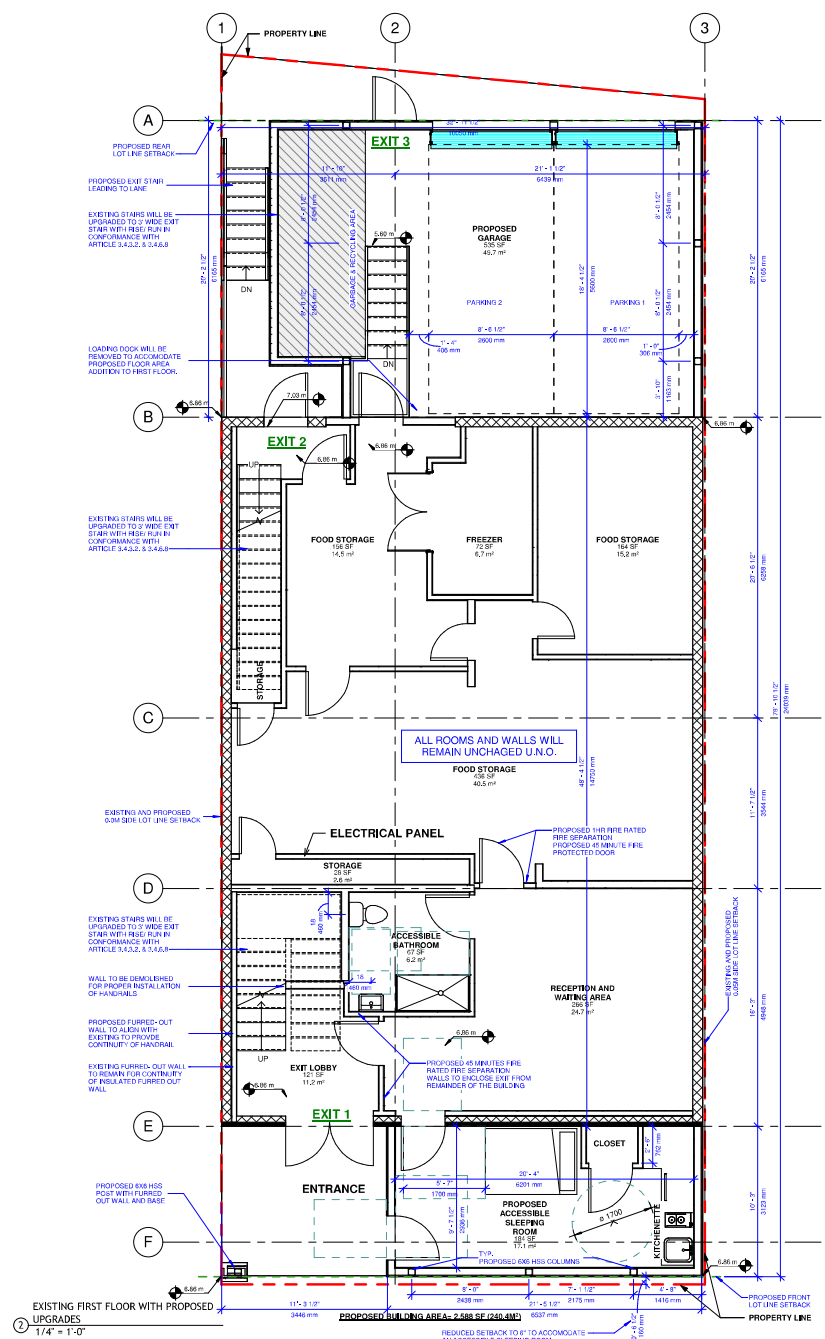
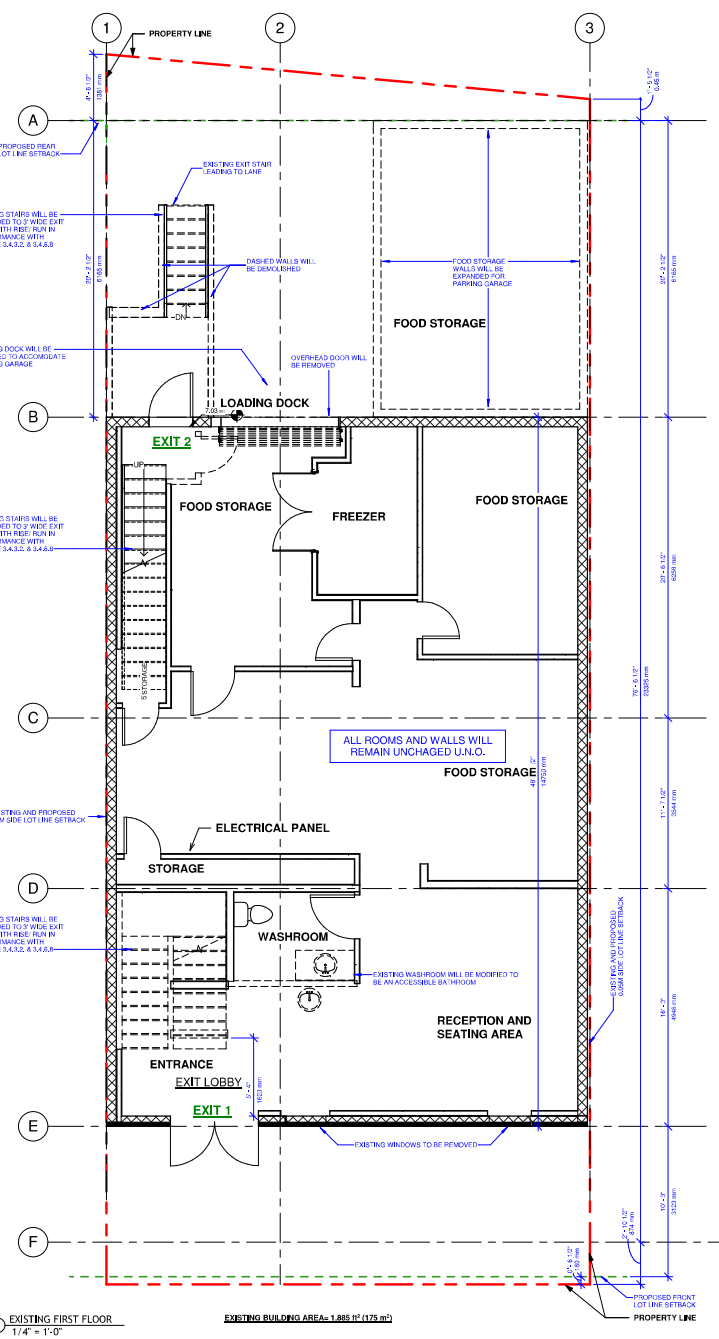
2 EXISTING SITE PLAN
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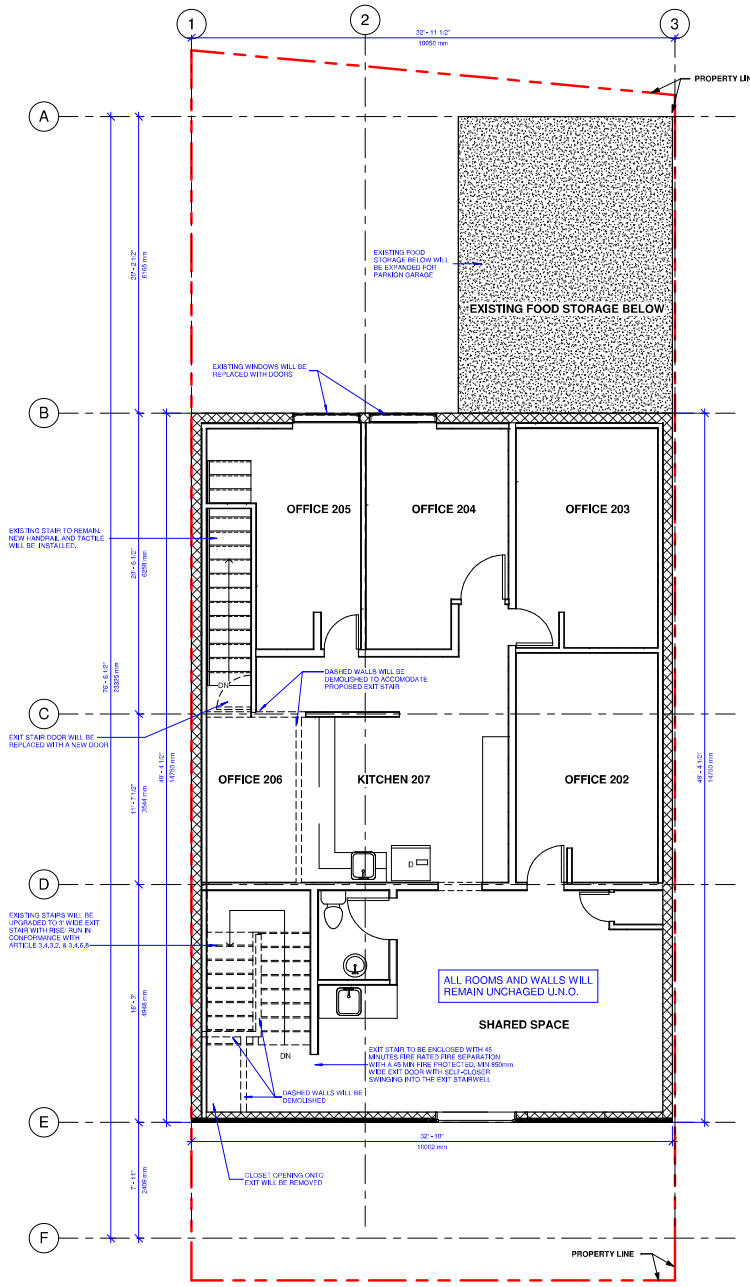
1 PROPOSED SITE PLAN
1/4" = 1'-0"

Revision	By	Date
1	REDESIGN FOR PERMIT	2024-10-19
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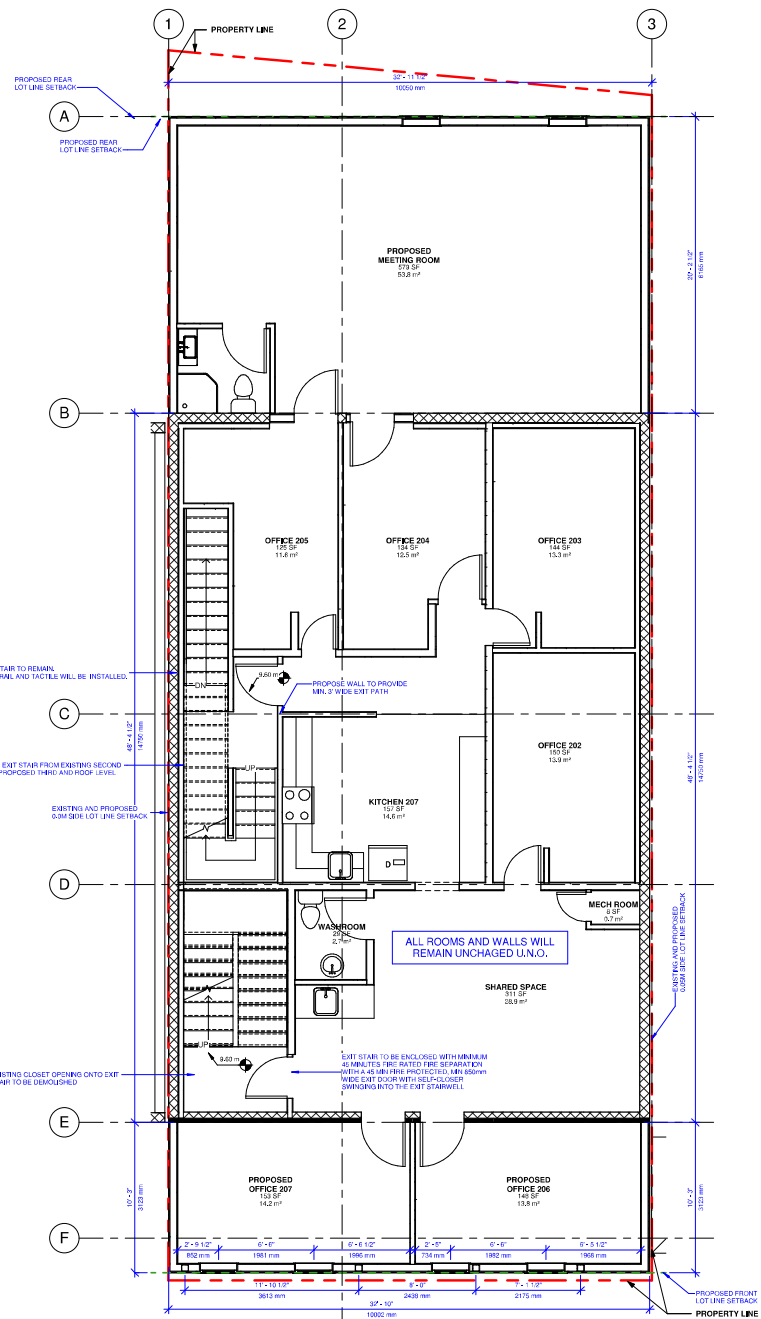
Sign & Seal
Project Title: **HOUSE OF OMEED ADDITION**
2340 Clarke St., Port Moody, BC V8H 1Y8
Project No.: 240203
Project Start Date: 240203
Sheet Title: **EXISTING AND PROPOSED FIRST FLOOR PLAN** Scale: 1/4" = 1'-0"





1 EXISTING SECOND FLOOR
1/4" = 1'-0"

EXISTING BUILDING AREA = 1,587 SF (147 m²)



2 SECOND FLOOR WITH PROPOSED UPGRADES
1/4" = 1'-0"

PROPOSED BUILDING AREA = 2,588 SF (240.3M²)

1	REVISION FOR PRELAP	2024-10-19
2	REVISION FOR PRELAP	2024-10-19
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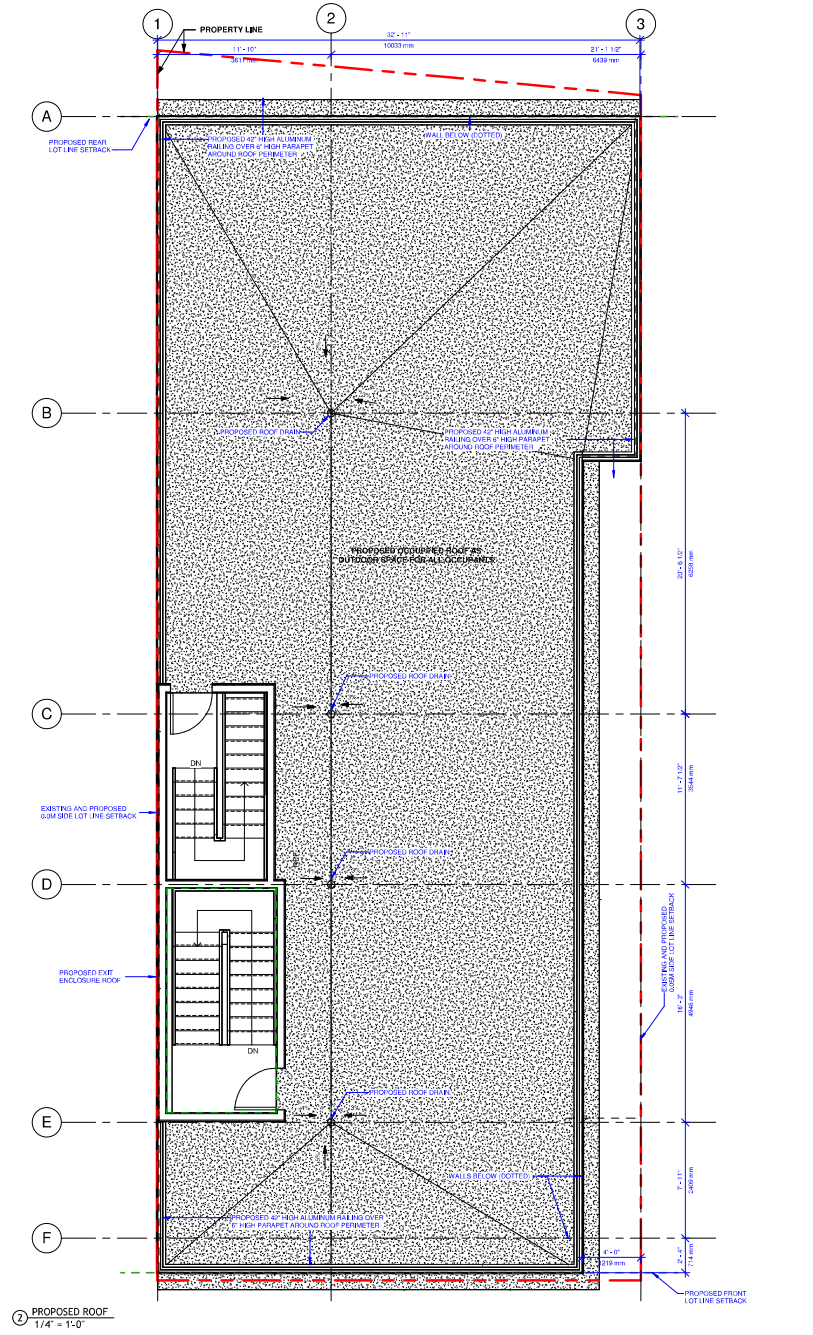
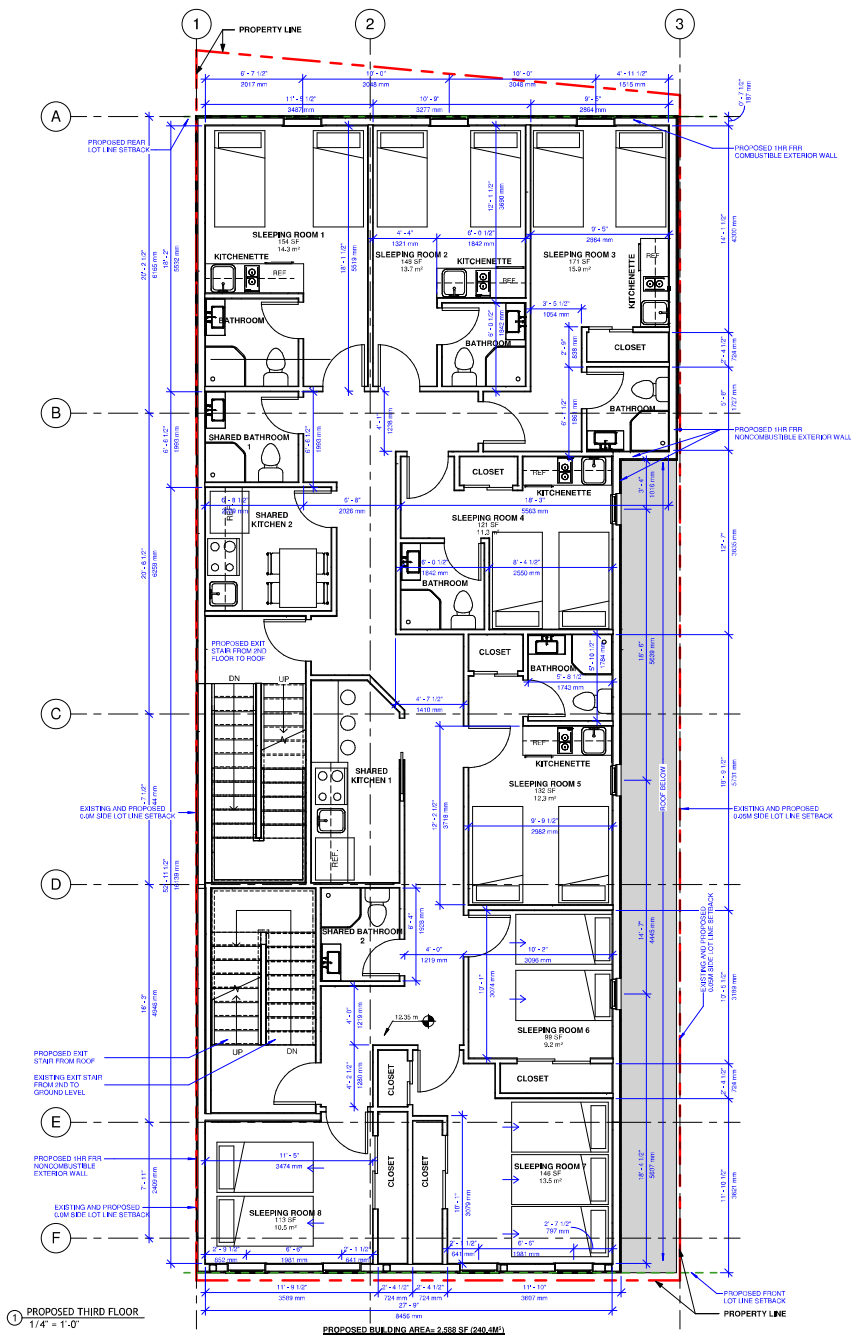


Sign & Seal
Project Title:
HOUSE OF OMEED ADDITION

2340 Clarke St., Port Moody, BC V3H 1Y8
Project No. 240203
Project Start Date 240203

Sheet Title and Scale: 1/4" = 1'-0"

EXISTING AND PROPOSED SECOND FLOOR PLAN



NO.	REVISION	DATE
1	REASSUED FOR PRELAPP	2024-10-19
2	REVISED FOR CHAIR ELEVATION	2024-10-19
3	REVISED FOR CHAIR ELEVATION	2024-10-19
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100	REVISED FOR CHAIR ELEVATION	2024-10-19



Sign & Seal

Project Title: **HOUSE OF OMEED ADDITION**

2340 Clarke St, Port Moody, BC V3H 1Y8

Project No: 240203

Project Start Date: 240203

Sheet Title: Scale: 1/4" = 1'-0"

PROPOSED THIRD FLOOR ADDITION & ROOF PLAN





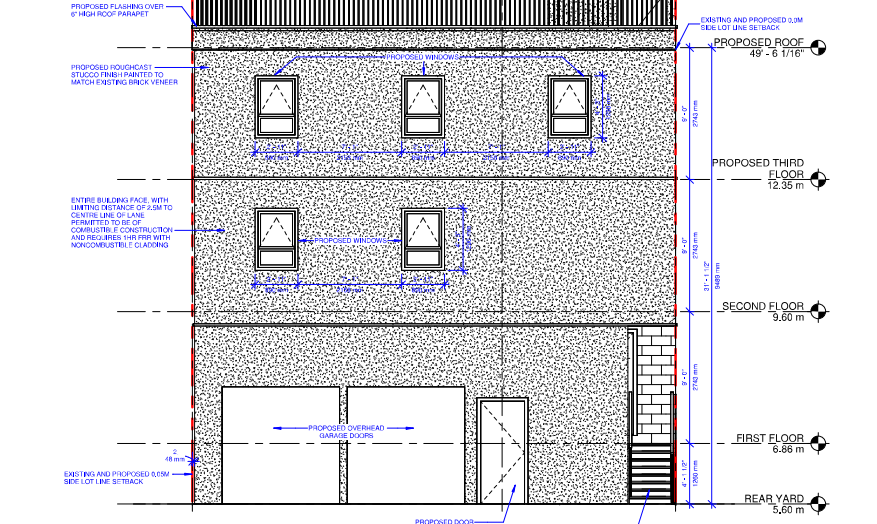
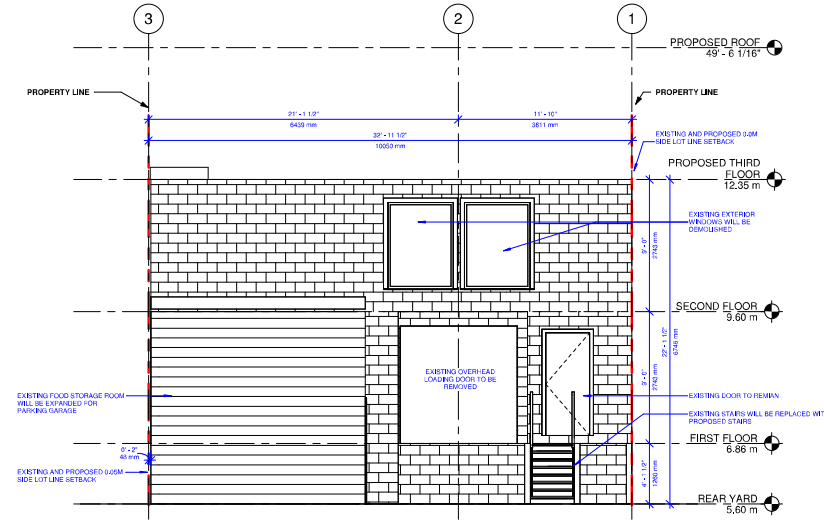
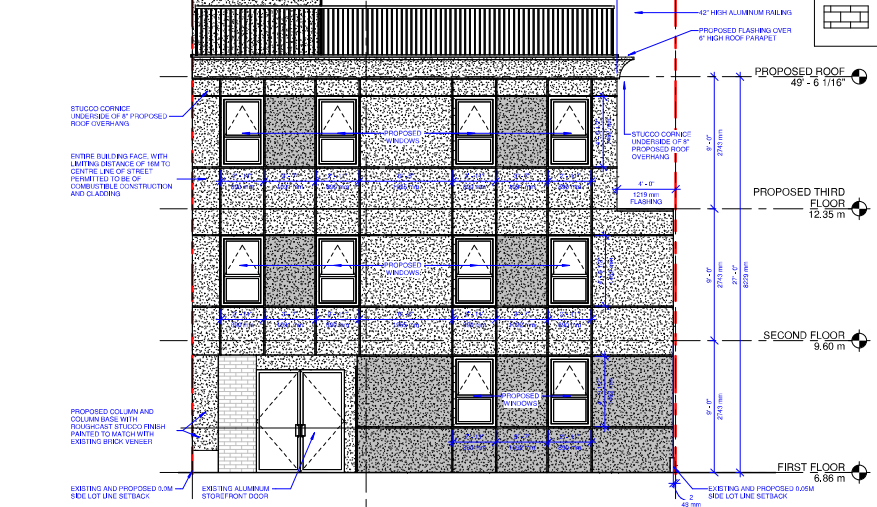
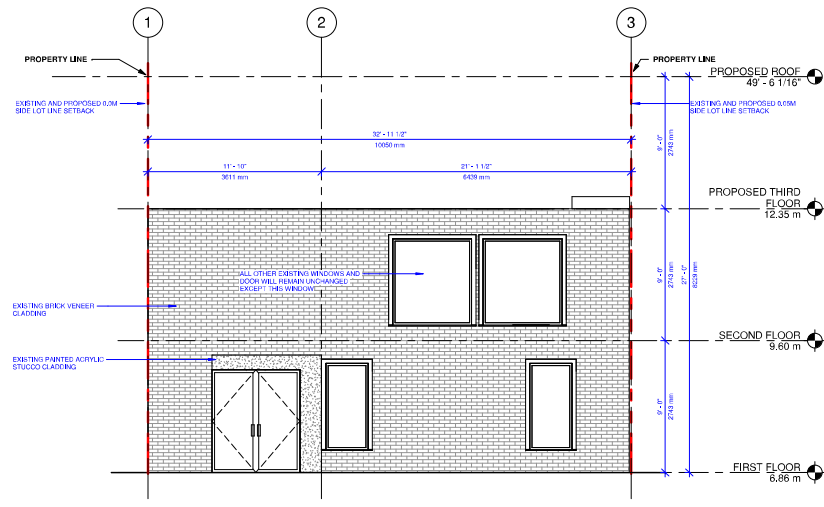
Architect: Robert H. Lee, Architect ABC
Mara + Natha Architecture Ltd.
 202 - 2414 St Johns St., Port Moody, BC V3H 2B1
 (+1) 604.620.2233
 r@mnarch.com
 www.mnarch.com

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CLADDING MATERIAL LEGEND

	NEW ROUGHCAST STUCCO IN LIGHT RED COLOUR TO MATCH EXISTING BRICK VENEER
	NEW ACCENT ROUGHCAST STUCCO IN TAN COLOUR
	NEW ACCENT ROUGHCAST STUCCO IN TAN COLOUR



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024-12-19
2	REVISION FOR COMMENTS	2024-12-19
3	REVISED FOR PERMIT	2024-12-19
4	REVISED FOR PERMIT	2024-12-19
5	REVISED FOR PERMIT	2024-12-19
6	CITY REVIEW	2024-12-19
7	REVISION	yy-mm-dd



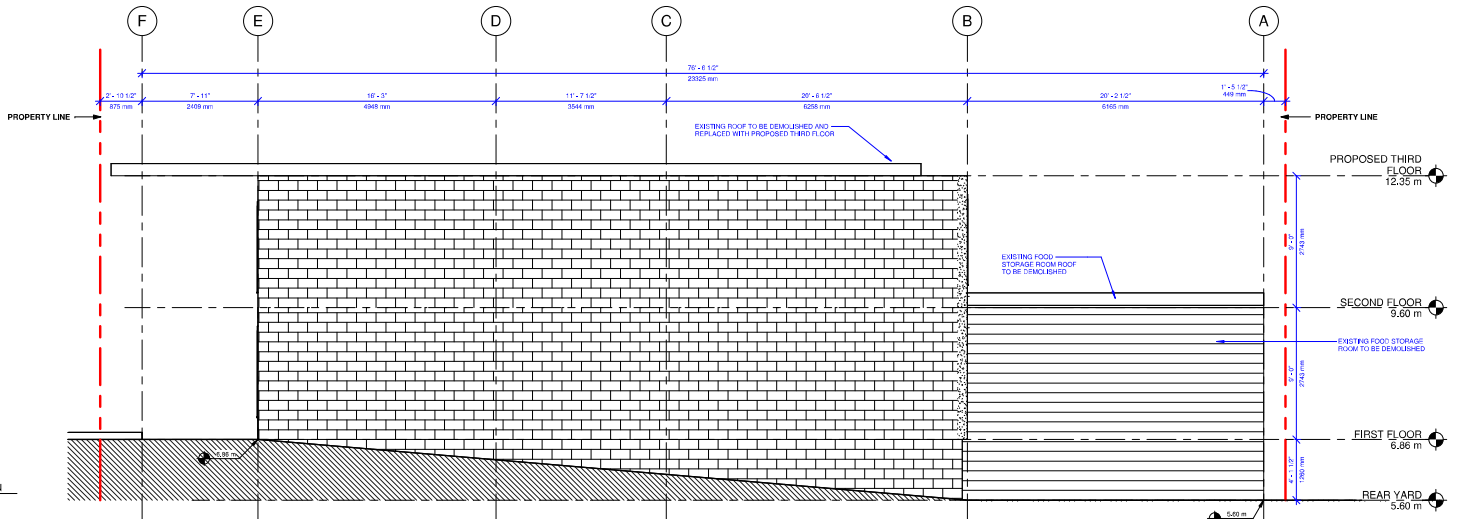
Sign & Seal
 Project Title: **HOUSE OF OMEED ADDITION**
 2340 Clarke St., Port Moody, BC V3H 1Y8
 Project No.: 240203
 Project Start Date: 240203
 Sheet Title: **NORTH SOUTH BUILDING ELEVATIONS** Scale: 1/4" = 1'-0"



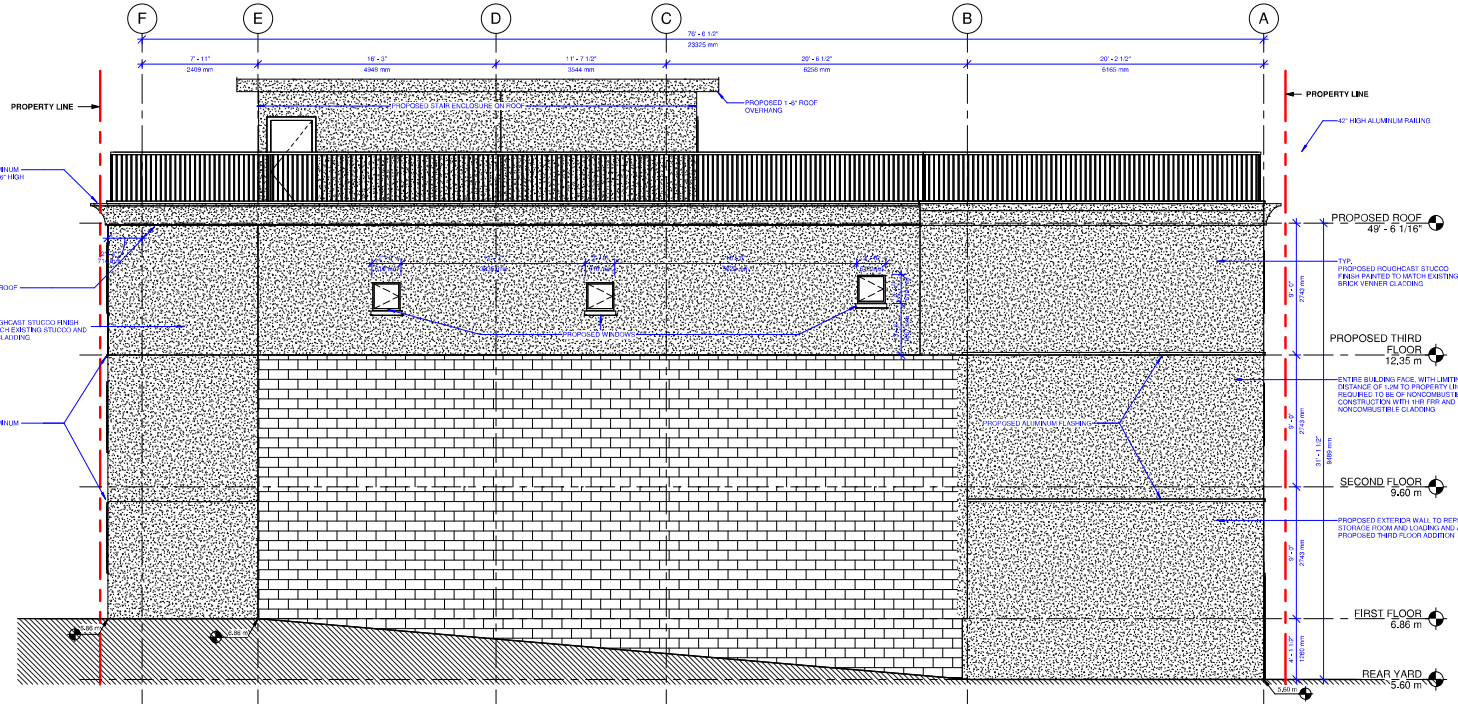
Architect: Robert H. Lee, Architect ABC
Mara + Natha Architecture Ltd.
 BC V18 281
 (+1) 604.420.2233
 r@maranatha.com
 www.maranatha.com

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1 EXISTING EAST ELEVATION
 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
 1/4" = 1'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024-10-19
2	REVISION FOR COMMENTS	2024-10-19
3	REVISED PERMIT REVIEW	2024-10-19
4	REVISED PERMIT REVIEW	2024-10-19
5	REVISED PERMIT REVIEW	2024-10-19
6	CITY REVIEW	2024-10-19

Revisions: yyy-mm-dd



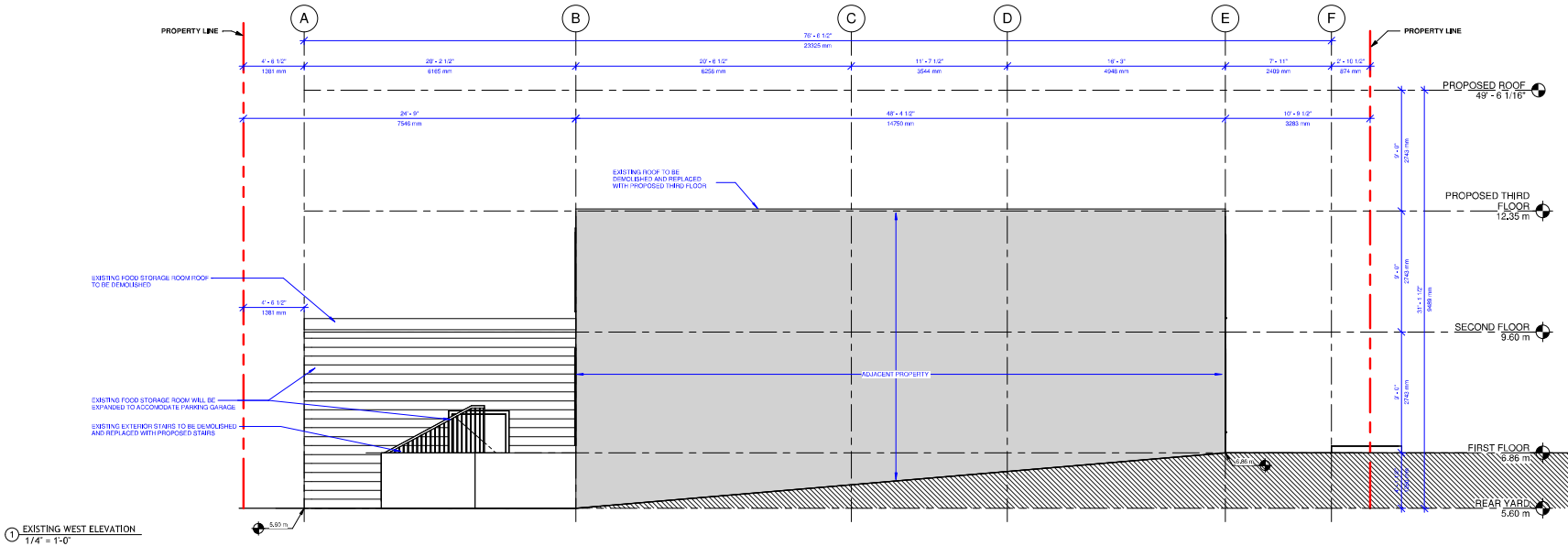
Sign & Seal
 Project Title:
HOUSE OF OMEED ADDITION
 2340 Clarke St., Port Moody, BC V3H 1Y8
 Project No.: 240203
 Project Start Date: 240203
 Sheet Title: Scale: 1/4" = 1'-0"
EAST BUILDING ELEVATION

Architect: Robert H. Lee, Architect ABC
Mara + Natha Architecture Ltd.

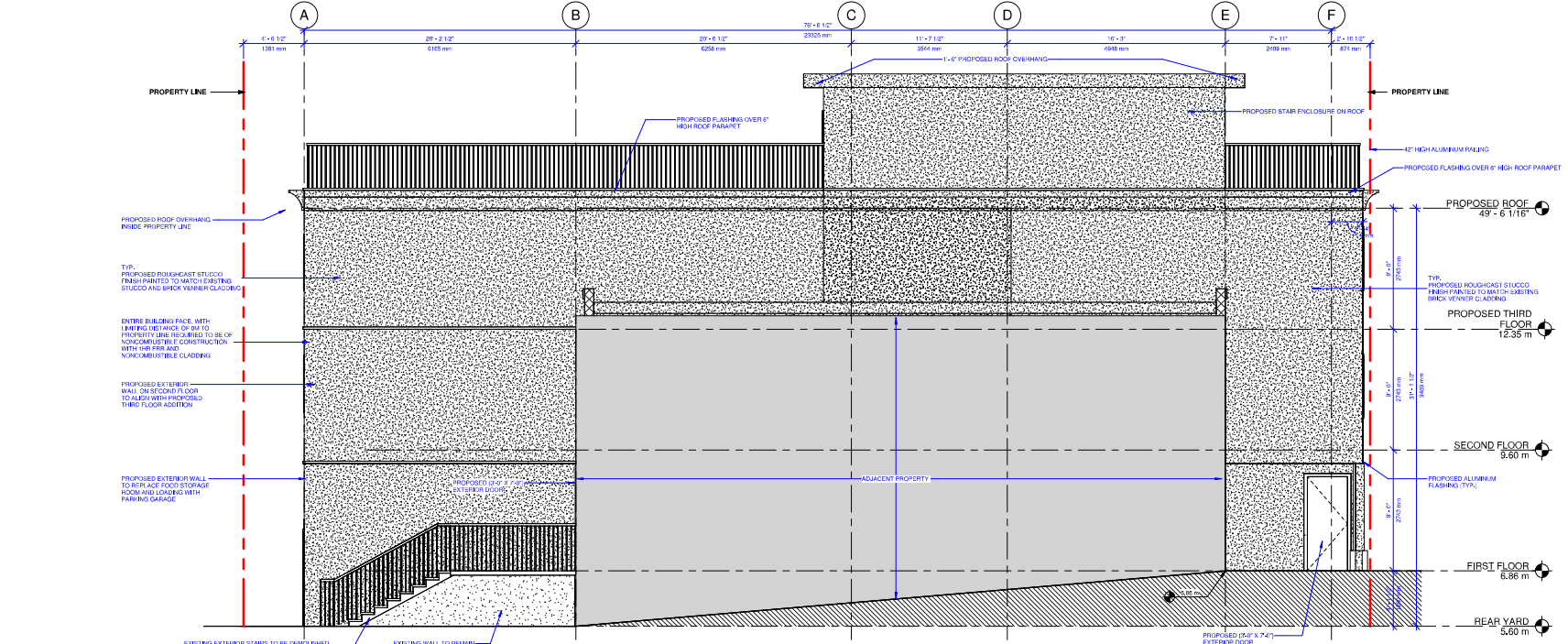
202 - 2414 St. Johns St., Port Moody, BC V3H 2B1
(+1) 604.420.2233
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1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024-10-19
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100	ISSUED FOR PERMIT	2024-10-19



Sign & Seal
Project Title: **HOUSE OF OMEED ADDITION**
2340 Clarke St., Port Moody, BC V3H 1Y8
Project No.: 240203
Project Start Date: 240203
Sheet Title: Scale: 1/4" = 1'-0"
WEST BUILDING ELEVATION