



# City of Port Moody

## Report/Recommendation to Council

Date: January 21, 2025  
Submitted by: Community Development Department – Building and Bylaw Enforcement Division  
Subject: Delegation Response – Renewal Homes

---

### Purpose

To provide Council with information in response to a delegation in June 2023 regarding relocating existing homes.

---

### Recommended Resolution(s)

**THAT the report dated January 21, 2025, from the Community Development Department – Building and Bylaw Enforcement Division regarding Delegation Response – Renewal Homes be received for information.**

---

### Background

In June 2023, Council received a delegation from Renewal Homes. Following the delegation Council passed the following resolution:

RC23/179

THAT staff report back on the feasibility of the following:

- creating and promoting early green removal permits;
- strengthening the refundable demolition deposit;
- requiring responsible removal assessment on demolition applications;
- updating procurement criteria for City-owned buildings; and
- creating density bonusing incentives.

### Discussion

Items Requested to be Reviewed	Current Regulations	Staff Comments and Updates Made
1. Create and Promote 'Early Green Removal Permits'	The City website encourages owners/developers to seek viability of home relocation prior to applying for the deconstruction permit.	Staff have been working on opportunities to streamline the deconstruction permit application process. Coordination of the deconstruction permit process with the Highway Use Permit (HUP) process is one action that has been taken to accelerate permitting.

	<p>The City website provides information on the process to apply for a house move permit.</p>	<p>Currently, to relocate a house within Port Moody the estimated value of the house needs to be within 90% of the value of the surrounding homes where the house is being relocated, (15.3(b) of Bldg. Bylaw)</p> <p>To further encourage relocating homes staff will be including in the next Building Bylaw update a reduction in the percentage of estimated value to 60% of homes within the surrounding area. This update will be brought to Council for consideration as part of the 2025 workplan.</p> <p>During the 2024 annual fees and charges review, the building permit fee and the inspection fees were reduced for house move permits.</p>
<p>2. Strengthen the 'Refundable Demolition Deposit'</p>	<p>The demolition deposit is \$7,000, This fee was Increased in 2022 from \$2,000 to \$7,000.</p> <p>The recycling rate required to have the deposit returned is 85%. This rate was increased in 2022, from 70% to 85%.</p>	<p>When the demolition deposit fee was increased the amount of material to be recycled was also increased thereby tying the amount of refund to the amount of the building that is recycled.</p> <p>Should the minimum levels not be achieved then no funds are returned. This change has been quite successful with the bulk of deconstruction achieving a recycle rate of more than 85%.</p> <p>The fee could be modestly changed. A fee that is too high would be punitive to homeowners. Staff does not recommend a change at this time and will continue to monitor the effectiveness of this deposit.</p>
<p>3. Require 'Responsible Removal Assessment' on Demolition Application</p>	<p>The City has a Waste management bylaw that has been in place since 2014. Updates to the Bylaw have been made with the most recent update in 2022.</p>	<p>The term demolition was replaced with deconstruction on all city communication and forms.</p> <p>As described above, the quantity of materials to be recycled to obtain a deposit refund was increased.</p> <p>Staff do not recommend any other changes.</p>
<p>4. Update Procurement Criteria for City Owned Buildings</p>	<p>City buildings are required to meet or exceed bylaw requirements.</p>	<p>The City's practice is for City projects, including deconstruction, to follow green practices as applicable.</p> <p>Staff do not recommend any other changes.</p>

5. Create Density Bonus Incentives	Not Currently practiced.	<p>The choice of developers to repurpose over deconstruct existing homes on a development site is currently not tied to any other City regulations or policies. Therefore, this type of incentive would not be applicable to the city's current zoning and development approval process.</p> <p>The City is in the process of reviewing our density bonus policy. The feasibility of including relocating homes within this policy could be considered.</p>
------------------------------------	--------------------------	---

Promoting the reuse of existing building is a sustainable practice and one that is and has been supported by the City. The re-use of existing buildings is not only a green approach to housing, but it also introduces a potentially more financially obtainable solution for people to enter the housing market. The City encourages and supports responsible development and re-development and encourages the development community to this end.

The relocation of homes is not a new concept and has been supported within the city and other municipalities for decades under their respective house move regulations. The city can further strengthen their support of the method by streamlining those processes within our control however, there other bodies (BC Hydro, Ministry of highways,) that may be involved in this process that have requirements outside of the City processes. Also, depending on the age of the home (built prior to 1990) abatement due to hazardous materials (asbestos, lead paint, etc.) potentially adds a significant cost to the repair of these homes.

This presentation was from a business and while their message is applicable across the province their target audience is related to their business model. The province produced a bulletin in April of 2024 that supports the reuse of existing homes and provides guidance in applying the BC Building Code to these relocated buildings. For this to be a successful program on a larger scale, the province would need to provide additional support for this green approach. Some key elements include:

1. A provincial registry of homes that are available for relocation,
2. A review of the lending and financing rules around this type of reconstruction / purchasing.
3. A more consistent response from remediation companies and the costs associated with this work.
4. An advertising strategy to inform the population and developers of this path to ownership / repurposing.

There is also a potential that this type of registry could help support in the reconstruction of communities that are affected by natural disasters such as flood or fire.

Consideration must also be given to:

- where these buildings are being stored in the interim as there would be a limited time frame where they could remain in their original location; and

- is assessment and remediation being conducted prior to removal from their original location, at the intermediate storage facility or at the ultimate final location.

In the situation of the home relocations from the Coronation Park neighbourhood, many of the building upgrades were completed locally.

### **Other Option(s)**

Council could advocate through UBCM and FCM that the provincial government provides support and resources to the re-use of existing homes.

### **Financial Implications**

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

### **Communications and Public Engagement Initiatives**

There are no new 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 1.3 – Lead with Good Governance; and
- Strategic Goal 2.2 – Advance climate change mitigation and adaptation.

### **Report Author**

Stephen Côté-Rolvink, RBO, CRBO  
Manager of Building and Bylaw Enforcement

## Report Approval Details

Document Title:	Delegation Response - Renewal Homes.docx
Attachments:	
Final Approval Date:	Jan 13, 2025

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

Kate Zanon, General Manager of Community Development - Jan 9, 2025

Stephanie Lam, City Clerk and Manager of Legislative Services - Jan 10, 2025

Lindsay Todd, Manager of Communications and Engagement - Jan 10, 2025

Paul Rockwood, General Manager of Finance and Technology - Jan 12, 2025

Anna Mathewson, City Manager - Jan 13, 2025