



# City of Port Moody

## Report/Recommendation to Council

Date: June 3, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) –  
Second Reading

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### Purpose

To present for Council consideration of second reading of Zoning Amendment Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 for a six-storey mixed-use development with 2,714.6m<sup>2</sup> (29,220ft<sup>2</sup>) of commercial space and 215 residential units at 3015-3093 Murray Street.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be read a second time as amended as recommended in the report dated June 3, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be referred to a Public Hearing.**

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### Background

The applicant is proposing to rezone the subject lands from Light Industrial (M1) Zone to a Comprehensive Development (CD82) Zone based on the Six-Storey Mixed-Use (CRM2) Zone and a limited number of light industrial uses. **Attachment 1** is the first reading report considered by Council at the Committee of the Whole meeting held on April 6, 2021; it provides a summary of the project. **Attachment 2** is the draft CD Zoning Bylaw.

The following are the key milestones in the development review process to date:

- the application was accepted on December 19, 2019;
- early input opportunity at Committee of the Whole (COTW) on May 19, 2020;
- Community Planning Advisory Committee (CPAC) consideration of the application took place on June 8, 2020;
- a Community Information Meeting (online) was held on November 18 and 19, 2020; and
- first reading was given on April 6, 2021 at COTW.

At the April 6, 2021 COTW meeting, the following resolution was passed:

CW21/040

THAT prior to the application returning for consideration of second reading, staff and the applicant be directed to address the following items:

- increased job space;
- increased below-market housing;
- increased light industrial space; and
- increased bedroom space that has windows.

If this report's recommendations are supported by Council, the next steps will be:

- Public Hearing followed by consideration of third reading;
- drafting of Housing Agreement Bylaw for Council consideration;
- detailed design review for Development Permit; and
- adoption of Bylaws (Rezoning and Housing Agreement) and issuance of Development Permits (form and character and hazardous conditions).

## Discussion

In response to Council direction, an updated proposal has been submitted. The applicant has submitted a letter summarizing the application changes (**Attachment 3**). The development proposal, as amended, includes:

- three six-storey mixed-use (residential, commercial, and low-impact light industrial) buildings;
- 2.28 total Floor Area Ratio;
- a total of 215 residential units;
- 39 market rental units and 16 below-market rental units;
- 40% of units as adaptable units, with the other 60% including elements that allow for aging in place;
- 3,176.9m<sup>2</sup> (34,196ft<sup>2</sup>) of outdoor amenity space;
- 162.0m<sup>2</sup> (1,744ft<sup>2</sup>) of indoor amenity space;
- 1,274.0m<sup>2</sup> (13,713ft<sup>2</sup>) of light industrial space and 1,440.6m<sup>2</sup> (15,507ft<sup>2</sup>) of commercial space for a total of 2,714.6m<sup>2</sup> (29,220ft<sup>2</sup>), with units fronting onto Murray Street and Electronic Avenue; and
- a two-storey parkade that acts as a podium to the south abutting the CP rail line with vehicular access and loading from Electronic Avenue.

The application changes are summarized as follows:

<b>REQUESTED CHANGE</b>	<b>FIRST READING SUBMISSION</b>	<b>REVISED SUBMISSION</b>	<b>STAFF COMMENTS</b>
Increase in job space	2,714.6m <sup>2</sup> (29,220ft <sup>2</sup> )	Addition of 16 units on the second floor of each of buildings 2 and 3, for a total of 32 units, designed to allow Home Occupation Use, Type B	The addition of Home Occupation, Type B uses will provide future owners of these 32 units with the option to operate an approved business from their unit. The use would also allow for the business owner to employ up to two additional employees. This will provide up to 64 additional employment opportunities and is providing a use not found in multi-family or mixed-use buildings of this type elsewhere in Port Moody.
Below Market Housing – with rents derived from BC Housing’s HILs rates	5 below-market rental (2%) 50 market rental (23%)	16 below-market rental (7%) 39 market rental (28%)	The net rental units are remaining the same, but the number of below-market rental units has increased: +11 units below-market rental -11 units of market rental
Increase designated light industrial space	Combined commercial/light industrial units designated as allowed uses throughout	Building 3 is now designated specifically for light industrial as the primary use (e.g. similar to the General Industrial (M1) zone)	1,274.0m <sup>2</sup> (13,713 ft <sup>2</sup> ) equating to 47% of overall employment space designated for light industrial use.
Increase in den / bedrooms with windows	100 H Plan units at 66.9 m <sup>2</sup> (720ft <sup>2</sup> ) each	Addition of skylights for 20 of the units on the sixth storey. For other units, mitigating measures are proposed to increase access to light in dens.	No change to floor plans, but 20 sixth storey units include skylights. Other additional elements for all units will include a glass door for the den, natural spectrum LED lighting, and HRV system for improved airflow.

### Increased Job Space

The applicant has stated that ground-oriented employment space has been maximized within the physical and zoning limitations of the property. However, given that the intensity of job generation is projected to be higher than a comparable, traditional industrial use and coupled with home-based business opportunities in the residential component, the projected number of jobs on site is estimated to be 179. As 473 residents are estimated to live in the development when it is fully completed, this would translate into a projected jobs-to-population ratio of 0.38.

### Summary Employment Projections

<b>Employment Category</b>	<b>Projected Number of Job Opportunities</b>
Previous Employment	8
Industrial/Commercial Units	124
Home-Based Businesses, Type A	25
Home-Based Businesses, Type B	30
<b>Total Employment Opportunities</b>	<b>179</b>
<b>Jobs to Population Ratio</b>	<b>0.38</b>

Additional office space was also deemed unviable because of parking requirements that would be challenging to comply with due to the water table, and that the conversion of a level of residential into office would trigger *Building Code* and design complications related to elevator access and security.

The applicant is designing 16 units on each of the second floors of buildings 2 and 3 for a total of 32 units that would allow Type B Home Occupation Use. This change will accommodate a broader list of home occupations such as small-scale professional offices or personal service businesses to operate their business from their unit. This approach, which differs from a standard live-work unit format, is one that is not currently provided for in Port Moody in a mixed-use or multi-family building. Designing these units to allow this type of home occupation use provides flexibility by allowing commercial uses without having the same compliance challenges an outright office use would pose. While there is potential for up to 96 additional jobs (1 resident employee and 2 non-resident employee for each of the 32 applicable units), given that this is a new concept and that it is unknown to what degree each unit would generate full employment, the table above is including an estimate of 30 jobs.

Moving forward, the City would likely need to review regulations related to business size and type to accommodate Type B Home Occupation in multi-family dwellings as existing Zoning Bylaw provisions for Home Occupation use are based on this use being located in single-family homes. As proposed, each of the designated units will be able to accommodate the universal washroom requirements.

In terms of parking, the Zoning Bylaw requires one space per non-resident employee, which in the case of 32 units may require 64 spaces for the maximum of two non-resident employees permitted. In total, this would mean that a maximum of 414 spaces would be required for the project with 352 currently proposed. Of the 352 spaces proposed, 87 are for the industrial/commercial component and 32 are visitor spaces, with these spaces proposed to be shared for flexibility of use. Based on the existing industrial/commercial parking provision, the shared parking component and that it is anticipated not all residential units would include businesses at any given time, staff are supportive of the proposed parking provision.

Changes to the permitted uses and proposed parking rates are set out in the draft CD Zoning Bylaw (**Attachment 2**).

#### Increased Below-Market Housing

The application was submitted before the City's Interim Affordable Housing Policy was adopted. However, in response to Council direction, the developer is proposing the following revisions:

- increase in below-market units to 16 (29% of total rental units) and 39 market units for a total of 55 rental units (26% of project) that will be maintained as rental in perpetuity;
- at least 11 of 16 below-market units will be two-bedroom homes ranging in size from 800ft<sup>2</sup> to 834ft<sup>2</sup>, with rents derived from BC Housing's Housing Income Limits (HILs) rates;
- increase in two-bedroom rental units to 34 units with 21 one-bedroom plus den homes; and

- total number of units, including strata and rental units, consist of 123 one-bedroom units (57% of project), 92 two-bedroom units (43%), and zero three-bedroom units.

#### Increased Light Industrial Space

The applicant is proposing Building 3 to be limited to light industrial uses totalling 13,713ft<sup>2</sup> in gross floor area. This gross floor area would constitute approximately 47% of the overall job space. Building 3 would be located on the western portion of the development to align with the industrial uses westward on Murray Street.

Given the presence of light industrial space in a mixed-use building and in a modern, urban industrial form, modifications are being proposed for allowable commercial uses. While the development will be a CD zone, the zoning regulations for Building 3 will parallel the existing M1 zone regulations where possible, with the following adjustments:

- allowing Artist Studio as a primary use (currently allowed as a secondary use);
- addition of Low-Impact Light Industrial as a definition and Table-Top Manufacturing as definitions within the Zoning Bylaw, which would include industrial activities that would be appropriate in a mixed-use building;
- addition of Creative Industry Use as a definition in the Zoning Bylaw, which would include uses with a focus on high-skill employment businesses that involve small-scale physical or digital production;
- Retail or Retail Food Services permitted only as a secondary use, but limited to goods manufactured, stored, or wholesaled at the same location;
- Office permitted only as a secondary use;
- Office, Retail, and Retail Food Service in any combination shall not exceed 50% of the total floor area of the business;
- Personal Services, which include medical clinics and other health practitioners, would not be permitted; and
- Animal Daycare would not be permitted.

Changes to the permitted uses and conditions of use are set out in the draft CD Zoning Bylaw (**Attachment 2**).

#### Increased Den / Bedroom Space with Windows

The applicant has stated they are challenged in redesigning the den size for H Plan units. They expressed that the current den size in these units provides, for example, a young couple or a small family with flexibility to respond to a change in household circumstances. Removing the H Plan altogether for two-bedroom units would compromise affordability by adding upwards of \$80,000 per unit in cost.

Alternatively, the applicant is proposing a number of mitigating measures for the dens:

- through the HVAC system, all H Plan dens will be serviced with air supply and circulation;
- sixth floor units (20 out of the total 100 H Plan units) will allow natural light through a skylight (approximately 2ft by 4ft);

- all H Plan dens will have a translucent or frosted glass sliding door instead of a wood swing door; and
- all light fixtures will have variable spectrum light that will allow occupants to adjust lighting across a spectrum of temperatures including natural light equivalence.

### Other Option(s)

THAT the applicant address the following issues prior to second reading and referral to a Public Hearing:

- list issues.

### Financial Implications

There are no financial implications associated with this report.

### Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, opportunity for input from the general public and specific stakeholder groups was provided at two online community information meeting facilitated by the applicant and attended by staff on November 18 and 19, 2020 to engage the public about the proposal and solicit feedback. A website including information about the project was also available for two weeks prior to and following the information meeting. The general sentiment was positive.

Should this rezoning application proceed to a Public Hearing, notices will be sent to adjacent properties within a 140m radius of the site, and the Public Hearing will be advertised in the local newspaper in accordance with the Development Approval Procedures Bylaw and the *Local Government Act*.

### Council Strategic Plan Objectives

The proposal is consistent with the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the City's Official Community Plan.

### Attachment(s)

1. April 6, 2021 Staff Report for 3015-3093 Murray Street.
2. Draft Zoning Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82).
3. Application Letter – Summary of Changes for 3015-3093 Murray Street.

### Report Author

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## Report Approval Details

Document Title:	Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - April 6, 2021 Staff Report for 3015-3093 Murray Street.pdf</li><li>- Attachment 2 - DRAFT Zoning Amendment Bylaw No. 3303 (3015-3093 Murray Street).pdf</li><li>- Attachment 3 - Application Letter - Summary of Changes for 3015-3093 Murray Street.pdf</li></ul>
Final Approval Date:	Jun 29, 2021

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

André Boel, City Planner - Jun 24, 2021 - 1:25 PM

Mary De Paoli for Kate Zanon, General Manager of Community Development - Jun 24, 2021 - 5:03 PM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jun 25, 2021 - 4:53 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 26, 2021 - 9:25 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 28, 2021 - 9:38 AM

Tim Savoie, City Manager - Jun 29, 2021 - 7:51 AM