



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Thursday, September 23, 2021 held via Zoom.

Present

Councillor Meghan Lahti, Chair
Allan Fawley
Haven Lurbiecki
Wilhelmina Martin
Hazel Mason
Sean Ogilvie
David Stuart

Absent

Councillor Steven Milani, Vice-Chair (Regrets)

In Attendance

André Boel – City Planner
Kelsey Guenette, Recording Secretary, Raincoast Ventures Ltd.
Wesley Woo – Senior Planner

1. Call to Order

Call to Order

1.1 The Chair called the meeting to order at 7:01pm.

2. Adoption of Minutes

Minutes

2.1 This item was not addressed.

3. Unfinished Business

4. New Business

**OCP, Rezoning, DP
(LUC) – 2933-3005
Murray Street
(PCI Developments)**

4.1 Report: Community Development Department – Development Planning Division, dated August 31, 2021

The Senior Planner gave a presentation on the Official Community Plan (OCP) amendment, rezoning, and development permit applications, and noted the following:

- the development application is proposing to amend the OCP and rezone the lands to facilitate a 12-storey mixed employment building;
- the project requests an OCP amendment to allow an increase in allowable height from 6 to 12 storeys in exchange for dedication of a daylighted creek and riparian area; and
- the employment space takes into consideration the reduced site area due to creek daylighting, but may allow for a potential higher ratio of jobs per square foot.

The Committee members noted the following in discussion:

- if the project proposal is approved, further investigation should be undertaken to ensure the riparian area is beneficial to the creek system;
- it could be difficult to retrofit the second storey residential space to employment workspace;
- the increase in building height to 12 storeys is significant and could create a large wall;
- the City should be mindful of setting a precedent by permitting a 12 storey building along Murray Street
- a larger unit mix should be incorporated in buildings that are in close proximity to transit;
- the proposed loading space is not conducive to light industrial use;
- a 40% reduction in parking is substantial;
- the applicant should not rely on the assumption that most residents will solely use transit;
- the units are small with minimal storage and too few storage lockers;
- the day care spacing measures should also be applied to the rooftop and play areas;
- a mass timber building adjacent to a railway and SkyTrain is not ideal due to the potential for disturbance from sounds, vibration, and odours;
- the project could be revised to include more employment space and a better balance of residential spaces and parking spaces;
- more parking is required to help businesses in the area be successful;

- the pedestrian overpass depends on Moody Centre development, which could be several years away;
- there may be concerns about safety measures in the event of train derailment, such as building setbacks and crash walls; guidelines are provided by railway companies and the government;
- the project is proposing double the residential units that is permitted in the current OCP and is not a good fit for the area;
- the OCP, including Murray Street, is currently under review by the community and this feedback should be considered;
- the building would fit better in the Moody Centre TOD area;
- 50% of adaptable units may be too high of a target given lower actual numbers of people with disabilities;
- the area along Murray Street is currently experiencing parking concerns and adding more residential units with a parking reduction will exacerbate the issue;
- three-bedroom rental units will be the most expensive and may receive negative comments about affordability and vacancies;
- concerns were expressed regarding the ongoing gentrification of the area through the development of retail and commercial as opposed to retaining light industrial uses;
- the contribution of one artists' loft to the community is not sufficient; and
- the development lot could be better used to create more parking space for Rocky Point Park.

LUC21/002

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application OCP Amendment, Rezoning, Development Permit – 2933-3005 Murray Street (PCI Developments) is not appropriate for the following reasons:

- the proposed height is too high;
- the unit mix is not appropriate;
- the proposal is not consistent with the OCP ;
- the proximity of the building to the SkyTrain and railway system is disadvantageous;
- the proposed parking is inadequate;
- the affordable housing does not meet the set standard; and
- there is a significant loss of employment space.

5. Information

Land Use Committee Criteria for Consideration of Applications

- 5.1 This item was provided for information only.

6. Adjournment

The Chair adjourned the meeting at 8:23pm.

Councillor Meghan Lahti,
Chair

Kelsey Guenette,
Recording Secretary