



# 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

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**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

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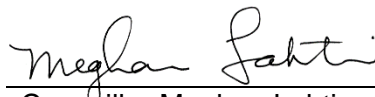
**Land Use Committee  
Criteria for  
Consideration of  
Applications**

- 5.1 This item was provided for information only.

6. Adjournment

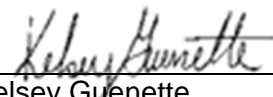
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The Chair adjourned the meeting at 8:23pm.



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Councillor Meghan Lahti,  
Chair



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Kelsey Guenette,  
Recording Secretary