



City of Port Moody

Report/Recommendation to Council

Date: March 18, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Development Variance Permit (Permanent Licensed Patio) - 2731 Murray Street
(Parkside Brewery)

Purpose

To present for Council's consideration, a Development Variance Permit (DVP) application to vary the Zoning Bylaw to permit an increase in size of the outdoor seating to allow for the continuance of an outdoor patio.

Recommended Resolution(s)

THAT Development Variance Permit DVP00007, to vary the size of the outdoor customer seating area from 100% to 129% of the total floor area otherwise permitted for retail space, be approved as recommended in the report dated March 18, 2022 from the Community Planning Department – Development Planning Division regarding Development Variance Permit for a Permanent Licensed Patio Located at 2731 Murray Street – Parkside Brewery.

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required to issue Development Variance Permit DVP00007.

Background

The COVID-19 Temporary Assistance Program for Businesses (TAPB) was developed through the Emergency Operations Centre and implemented in May 2020 to provide businesses with a streamlined permitting process to access public property or use outdoor private property to support operations during the Covid-19 Pandemic. Businesses could establish or expand outdoor seating to compensate for loss of indoor capacity due to physical distancing guidelines, extend their retail footprint, or offer services. The program was extended from October 31, 2020 to October 31, 2021. On July 6, 2021 Council directed staff to establish a process to transition the Temporary Assistance Program for Businesses (TAPB) to a permanent solution. This application proposes a permanent solution to one of the participants in the TAPB program.

Discussion

As part of the TAPB program, Parkside Brewery, located at 2731 Murray Street, constructed a covered patio directly adjacent to their brewery building. This covered patio served to offer a safe, exterior place for Parkside's customers during the Covid-19 Pandemic and was constructed in addition to an existing exterior patio located at the front of their brewery building. The existing front yard patio area is 126.6m² (1363 ft²), while the new covered patio area is 69.7m² (751ft²), for a total exterior patio area of 196.4m² (2114 ft²).

Under the Light Industrial (M1) Zone, manufacturing businesses involving food and beverage products will be allowed an outdoor customer seating area in addition to the permitted Retail space, but it may not exceed 100% of the total Floor Area otherwise permitted for Retail space. Total Retail space permitted is up to 25% of the overall floor area used by the business on the premise.

For Parkside Brewery, the maximum patio space is 100% of the allowable Retail space. The allowable Retail space is 25% of the 610.5m² (6572 ft²) overall building area, which amounts to 152.6m² (1643 ft²). The proposed patio space is 43.8m² (471 ft²) larger which makes the patio size equal to 129% of the allowable retail space. The proposed DVP is attached.

Design

The open concept design of the covered patio is constructed of large 8"x8" and 4"x4" rough fir posts and large 8"x12" rough fir beams. Separation between the patio and the parking area is provided by several oak wine barrels and a wooden trellis fence. The covered patio does not affect the parking area or required parking on site. The patio also serves to screen the operational aspects of the grain silos and other mechanical areas when viewed from the public street. Overall, seating capacity in this open area is 30 people.

As the patio is over 46.5m² (500 ft²), a Development Permit for the form and character is required, which is delegated to staff for approval. Therefore, the attached DVP does not provide any further information on the form and character.

Other Option(s)

THAT Council deny issuance of Development Variance Permit DVP00007.

Financial Implications

None.

Communications and Civic Engagement Initiatives

In accordance with the notification requirements in the City's Development Approval Procedures Bylaw and in the *Local Government Act*, notices for the proposed Development Variance Permit application were mailed to property owners and tenants within 140 metres of the subject site two weeks in advance of the Council meeting date.

Council Strategic Plan Objectives

This application aligns with the Council Strategic Plan Objective of Economic Prosperity by supporting the growth of businesses.

Attachment(s)

1. Location Map.
2. 2731 Murray Street Draft Development Variance Permit
3. Project Plans
4. Letter of Intent

Report Author

Chris Laing

Auxiliary Development Planner

Report Approval Details

Document Title:	Development Variance Permit for a Licensed Patio Located at 2731 Murray Street.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - 2731 Murray Street - Location Map.pdf- Attachment 2 - 2731 Murray Street - Draft Development Variance Permit (DVP).pdf- Attachment 3 - 2731 Murray Street - Project Plans.pdf- Attachment 4 - 2731 Murray Street - Letter of Intent.pdf
Final Approval Date:	May 2, 2022

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

André Boel, City Planner - Apr 28, 2022 - 12:53 PM

Mary De Paoli for Kate Zanon, General Manager of Community Development - Apr 28, 2022 - 3:47 PM

Rosemary Lodge, Manager of Communications and Engagement - Apr 29, 2022 - 10:01 AM

Paul Rockwood, General Manager of Finance and Technology - Apr 29, 2022 - 11:57 AM

Tim Savoie, City Planner - May 2, 2022 - 12:29 PM