



# City of Port Moody

## Report/Recommendation to Council

Date: April 28, 2022

Submitted by: Community Development Department – Development Planning Division

Subject: Development Approval – 3015-3093 Murray Street (Mosaic)

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### Purpose

To present for Council consideration of the following:

- adoption of the Zoning Amendment Bylaw No. 3303 (**Attachment 1**) to rezone the subject lands from Light Industrial (M1) Zone to a Comprehensive Development Zone 82 (CD82);
  - adoption of the Housing Agreement Bylaws No. 3361, 3362 and 3363 (**Attachment 2, 3 and 4**) that establishes the parameters of the housing component, including below market rental units, market rental units and no rental restriction; and
  - authorization of Development Permit No. DP000015 (**Attachment 5**) for Form and Character and Hazardous Lands.
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If approved, this would allow for a six-storey mixed-use development of 215 residential units, including 16 below-market and 39 market-rental units, 2,709m<sup>2</sup> (29,163ft<sup>2</sup>) of light industrial and commercial space with an overall floor area ratio of 2.28, located at 3015-3093 Murray Street (File No.: 670020-104 and 3060-20-146).

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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), City of Port Moody Housing Agreement Bylaw, 2022, No. 3361 (3015-3093 Murray Street) (Below-Market Rental), City of Port Moody Housing Agreement Bylaw, 2022, No. 3362 (3015-3093 Murray Street) (Market Rental) and City of Port Moody Housing Agreement Bylaw, 2022, No. 3363 (3015-3093 Murray Street) (Rental Available) be now adopted as recommended in the report dated April 28, 2022 from the Community Development Department – Development Planning Division regarding Development Approval – 3015-3093 Murray Street (Mosaic)**

**AND THAT Development Permit No. DP000015 be authorized for issuance;**

**AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.**

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## Background

Zoning Amendment Bylaw No. 3303 (**Attachment 1**) was given first reading at the April 6, 2021 Committee of the Whole Meeting, second reading at the July 6, 2021 Committee of the Whole Meeting, and third reading at the September 21, 2021 Special Council Meeting held following a Public Hearing. The related Housing Agreement Bylaws No. 3361, 3362 and 3363 (**Attachment 2, 3 and 4**) were given first, second, and third readings on May 10, 2022. Draft Development Permit No. DP000015 (**Attachment 5**) includes components to address form and character and hazardous lands.

## Discussion

### Property Description and Neighbourhood Context

The subject site at 3015-3093 Murray Street, as shown on the Location Map (**Attachment 6**), is approximately 9,352m<sup>2</sup> (100,665ft<sup>2</sup>) in area and, up until the recent start of construction of a temporary sales centre, has been mostly vacant with no buildings on the site and limited industrial use under a Temporary Use Permit.

The OCP designates the subject lands as Mixed-Employment, allowing for development up to six storeys. The subject lands lie within Development Permit Area 2: Moody Centre and the Evergreen Line Sub-Area – Murray Street Boulevard, which regulates the form and character of mixed-use (employment) development, and Development Permit Area 5: Hazardous Lands due to the potential for earthquake soil liquefaction. The subject lands are presently zoned Light Industrial (M1).

The Project Fact Sheet (**Attachment 7**) outlines highlights of the project, and separate maps show the current OCP Land Use and Zoning Designations (**Attachment 8 and 9**).

### Development Proposal Description:

The development proposal consists of the following:

- 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;
- 50% of units as adaptable units, including 50 of 55 units in the below market and market rental building (Building 1) and 29 of 80 of the units in both Building 2 and 3;
- 3,176.9m<sup>2</sup> (34,196ft<sup>2</sup>) of outdoor amenity space;
- 183.0m<sup>2</sup> (1,970ft<sup>2</sup>) of indoor amenity space;
- 1,274.0m<sup>2</sup> (13,713ft<sup>2</sup>) of light industrial space and 1,435m<sup>2</sup> (15,450ft<sup>2</sup>) of commercial space for a total of 2,709m<sup>2</sup> (29,163ft<sup>2</sup>), with units fronting onto Murray Street and Electronic Avenue;
- 32 residential units on the second floor of buildings 2 and 3 to allow Home Occupation Use, Type B;
- 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;
- a total of 352 vehicular parking spaces with the following allocations: 233 residential spaces; 32 visitor spaces; and 87 industrial/commercial parking spaces; and

- a total of 366 bicycle parking spaces, including 348 long-term and 18 short-term.

### Rezoning

The proposal requires the rezoning of the site from Light Industrial (M1) Zone to a Comprehensive Development (CD82) Zone. The Zoning incorporates parameters around the employment generating uses, which includes:

- Building 3, which incorporates 47% of overall employment space, designated for light industrial use with a focus on Low Impact Light Industrial Uses;
- Home Occupation, Type B as a permitted use for the second storey of Building 2 and 3, which will allow owners of those 32 units to operate an approved business, that may also employ two additional employees.

Rezoning Bylaw No. 3303 is included as **Attachment 1**.

### Adaptability and Accessibility

The below market-rental and market-rental units will be included within Building 1, which is located on Electronic Avenue. As part of 3<sup>rd</sup> Reading on September 21, 2021, Council also passed the following motion:

#### RC21/388

THAT staff be directed to request 50% of the units to be adaptable prior to this application returning for adoption.

Mosaic has amended the proposal to increase the number of adaptable units from 40% to 50% for the project as whole. To do this they have increased the number of adaptable units within Building 1 from 29 to 50 of the 55 units, with the number of adaptable units within Building 2 and 3 remaining the same. Building 1 is the rental (market and below market) building.

### Development Permit – Form and Character

Architectural Plans (**Attachment 10**) and Landscape Plans (**Attachment 11**) are included and will form part of the Development Permit (**Attachment 5**). The project has been reviewed against the applicable Development Permit Area 2: Moody Centre and Evergreen Line Sub-Area – Murray Street Boulevard design guidelines, which regulate the form and character of mixed-use developments. The development proposes:

- three six storey buildings, with employment generating uses at grade and residential uses above;
- a parkade podium, that also acts as a buffer to the CPR and SkyTrain lines to the south;
- an extensive outdoor amenity space located on the podium that has a variety of programming, including community gardens, play areas, outdoor fitness area, lawn and seating areas, as well as extensive landscaping;
- a modern design approach, with materials that reflect the light industrial location on Murray Street, including exposed concrete walls with reveals and corrugated metal cladding;

### Development Permit – Hazardous Conditions

The site falls within Development Permit Area 5: Hazardous Lands due to the potential of soil liquefaction. A related geotechnical report (**Attachment 12**) has been submitted as part of the

Development Permit and is attached as a Schedule to the permit. Staff are satisfied at this time that the site is safe for the intended uses.

#### Employment Generating Uses

The site prior to previous use ceasing employed approximately eight people. The level of job generation is projected to be higher than a comparable, traditional industrial uses, 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

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

#### Housing

It is noted that this application was in-stream prior to Council's adoption of the Interim Affordable Housing Guidelines Policy, and that the housing component within this project has been reviewed with that in mind. Three separate Housing Agreement Bylaws with the following elements are being proposed:

- 16 below-market rental units (7.4% of 215 units), secured in perpetuity with rents based on BC Housing's Housing Income Limits (HILs) rates. 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>. Based on 2021 HILs rates the monthly rents for the one-bedroom units will be \$1,437.50 and for the two-bedroom units \$1,725.00. The draft Housing Agreement Bylaw – Below-Market Rental Housing is included as **Attachment 2**;
- 39 market rental units (18.1% of 215 unit) secured in perpetuity, including 16 one-bedroom units and 23 two-bedroom units. The draft Housing Agreement Bylaw – Market Rental Housing is included as **Attachment 3**; and
- a “no rental restriction” provision, which ensures owners are not restricted from renting their units. As with other similar projects, in order to encourage a larger rental stock in the City, it has been standard practice for the City to have a no-rental restriction clause as part of the Housing Agreement Bylaws. The draft Housing Agreement Bylaw – Rental Available is included as **Attachment 4**.

#### Site Contamination

As reported earlier, the site has historically been under industrial use, and this has left contamination in the soil and groundwater. This has been studied at different points in time, and it has been determined that the contamination primarily consists of hydrocarbons. The remediation of this contamination requires the removal of approximately 1,400m<sup>3</sup> of soil and post-remediation monitoring. The City has reviewed the environmental reports and can accept the outlined remediation plans. The provincial Ministry of Environment oversees remediation planning and results, and has provided written confirmation that rezoning, subdivision, and Development Permits may be considered by the City prior to completion of the remediation.

### Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 13**. The following table summarizes the scoring.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
3015-3093 Murray Street	45% (5 out of 11)	81% (13 out of 16)	61% (32.5 out of 53)	66% (25 out of 38)	64%

### Concluding Comments

The proposed development is in conformance with the applicable design guidelines. Other positive aspects relate to the potentially diverse employment generating opportunities, housing component and remediation and restoration of a contaminated site. Overall, this project will provide a mix of employment generating and housing options and is seen as representing a positive addition to the community.

### Other Option(s)

That Development Permit No. DP000015 be revised to address the following:

- list items.

### Financial Implications

The applicant has paid a Community Amenity Contribution (CAC) in the amount of \$ 1,183,614 in accordance with the City's CAC Policy, with \$789,076 allocated towards general community amenities and \$394,538 allocated towards the affordable housing reserve.

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on an updated construction cost estimate, this contribution would be set at \$373,550.

### 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 an online community information meeting facilitated by the applicant and attended by staff on November 18 and 19, 2020.

The Public Hearing for the Zoning Bylaw amendment Bylaw was held on September 21, 2021. In accordance with the City's Development Approval Procedures Bylaw, the required notification procedures were followed. This included signage posted on the subject property, notifications sent to property owners and occupants within 140m of the subject property, which was further extended to include the entirety of the Klahanie neighbourhood, and advertisements placed in the Tri-City News.

## 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. Zoning Amendment Bylaw No. 3303
2. Housing Agreement Bylaw No. 3361 – Below Market Rental
3. Housing Agreement Bylaw No. 3362 – Market Rental
4. Housing Agreement Bylaw No. 3363 – Rental Available
5. Development Permit No. DP000015
6. Location Map – 3015-3093 Murray Street.
7. Project Fact Sheet – 3015-3093 Murray Street
8. OCP Land Use Designation Map – 3015-3093 Murray Street.
9. Zoning Map – 3015-3093 Murray Street.
10. Architectural Plans – 3015-3093 Murray Street
11. Landscape Plans – 3015-3093 Murray Street
12. Geotechnical Report – 3015-3093 Murray Street
13. Sustainability Report Card – 3015-3093 Murray Street

## Report Author

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## Report Approval Details

Document Title:	Development Approval – 3015-3093 Murray Street (Mosaic).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Zoning Amendment Bylaw No. 3303.pdf</li><li>- Attachment 2 - Housing Agreement Bylaw No. 3361 – Below Market Rental.pdf</li><li>- Attachment 3 - Housing Agreement Bylaw No. 3362 - Market Rental.pdf</li><li>- Attachment 4 - Housing Agreement Bylaw No. 3363 – Rental Available.pdf</li><li>- Attachment 5 - Development Permit No. DP000015.pdf</li><li>- Attachment 6 - Location Map - 3015-3093 Murray Street.PDF</li><li>- Attachment 7 - Project Fact Sheet - 3015-3093 Murray Street.pdf</li><li>- Attachment 8 - OCP Land Use Designation Map - 3015-3093 Murray Street.PDF</li><li>- Attachment 9 - Zoning Map - 3015-3093 Murray Street.PDF</li><li>- Attachment 10 - Architectural Plans - 3015-3093 Murray Street.pdf</li><li>- Attachment 11 - Landscape Plans - 3015-3093 Murray Street.pdf</li><li>- Attachment 12 - Geotechnical Report - 3015-3093 Murray Street.pdf</li><li>- Attachment 13 - Sustainability Report Card - 3015-3093 Murray Street.pdf</li></ul>
Final Approval Date:	May 17, 2022

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

Kate Zanon, General Manager of Community Development - May 17, 2022 - 10:10 AM

Tim Savoie, City Manager - May 17, 2022 - 10:52 AM