



Memo to Council

Date: November 28, 2023
Subject: Engagement with Businesses at Risk of Displacement – Motion Served by
Councillor Samantha Agtarap and Councillor Callan Morrison

Motion Served

Notice of the following motion was provided at the November 14, 2023, Regular Council meeting:

THAT the Manager of Economic Development work with businesses, developers and/or landowners to ensure business owners operating in areas designated for redevelopment are engaged to lessen uncertainty that businesses may be facing prior to development applications being presented to any City Council or civic committees;

AND THAT the Sustainability Report Card be updated to reflect these requirements.

Background

One of Port Moody's well-loved features is the diversity and depth of the local business community. The city is unique in its lack of big box stores, which has contributed to a strong local business community with award-winning businesses. While the lack of large chain stores is in part due to the lack of available commercial and industrial space (i.e., extremely low vacancy rates, lack of commercial floorplate size that cater to these types of businesses), this feature is celebrated and embraced by the community.

Local businesses provide significant community benefits and play important roles in the sustainability of neighbourhoods. From employment to supporting sports and other local community groups to the well documented economic multiplier effect¹, local businesses contribute to thriving neighbourhood culture and identity. Local businesses are often the primary driver of new jobs in a city through continued investment and create networks of trust and reciprocity that enhance community resiliency. Additionally, as the city and community strive to meet our climate targets, locally made or grown products are responsible for fewer greenhouse gas emissions.

¹ A [2019 report by LOCO BC](#) estimates that independent businesses recirculate up to 4.6 times more revenue than multinationals, keeping up to 63% of revenue in B.C. compared to 14% with multinationals. Independent businesses produce up to 8.4 times more jobs/ft² and up to 8.1 times more revenue/ft² than multinationals, and they spend up to 31.4% of their revenue on B.C. products and services from B.C.-based businesses. Independent businesses donate up to 24 times more per dollar of revenue to local charities than multinationals.

With new directives from the provincial government on transit-oriented development, and generally, the expected changes at Westport and Flavelle, plus other developments in the city, there is a risk that local businesses will be lost during this process. Through early engagement with potentially displaced businesses, this motion seeks to minimize the potential negative impacts of displacement and uncertainty that businesses may be facing because of development.

Requested Timeline

<u>Level</u>	<u>Criteria</u>	<u>Staff Turnaround Time</u>
<input checked="" type="checkbox"/> Urgent	<ul style="list-style-type: none"> Regulatory or interjurisdictional requirements Major and immediate risk and/or financial impact 	< 3 months
<input type="checkbox"/> Time-sensitive	<ul style="list-style-type: none"> Significant impact to the community Significant financial impact 	3-6 months
<input type="checkbox"/> Non-urgent	All other work	< 12 months
<input type="checkbox"/> Other		

Council Strategic Plan Alignment

This motion aligns with the following Council Strategic Plan Goal(s):

- Strategic Goal 4.1 Improve the local business climate - Focus on growth of priority business areas and
- Strategic Goal 4.1 Improve the local business climate - Provide support and communication to businesses in redevelopment areas.

Corporate Project Plan Alignment

This motion aligns with the following Corporate Project(s):

- Business Outreach Project Formalization.
- Moody Centre Design Guide.
- OCP Update Process.
- Development Planning Process Improvement.

Council Options

The following responses are available for Council consideration:

1. Receive for information.
2. Refer to staff to bring back a report (staff will determine if the nature of the work warrants a project proposal or a staff report, and will include considerations with respect to feasibility, resources, timeline, strategic plan alignment, and legislative analysis).
3. Other.