

Memorandum

To: Economic Development and Tourism Committee (EDTC)
From: Joji Kumagai, Manager of Economic Development
Date: September 4, 2024
Subject: Development information session for businesses

The purpose of this memo is to seek input for a proposed development information session for businesses on October 23 from 7:30am to 9:00am during Small Business Week.

Given the number of [active development applications](#) in the city, many Port Moody businesses are experiencing or facing displacement. Additionally, given [Bill 47: Housing Statutes \(Transit-Oriented Areas\) Amendment Act](#), businesses currently not in development areas may face uncertainty and disruption as that legislation is implemented through new development projects.

At the November 28, 2023 Regular Council Meeting, the following motion was passed:

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.

Through this outreach, a few points have become apparent:

1. Most businesses are not clear or aware of the general planning process and are susceptible to making decisions without an understanding of development timelines.
2. Some businesses are not clear on the conditions of their lease agreement with respect to demolition clauses.
3. The type, location, and amount of upcoming commercial supply is not well understood.

In light of this, I'm proposing that the City host an information session from 7:30am to 9:00am on Wednesday, October 23 in the Galleria. The workshop would aim to achieve the following:

1. Help businesses learn about the planning process at a high level and where to find more information about development projects on the City's website.
2. Learn more from developers about the commercial space development in the works.

Questions for the EDTC:

1. Is it reasonable to extend invitations to this session to all developers with applications submitted to the City with commercial space available for lease or strata? Under this guideline, developers that would be invited include Mosaic (Moody Yards), Beedie (Moody Centre TOD), PCI (Moody Centre TOD and Murray St), Marcon (Hue), Placemaker Development (Mary Anne's Place), Forte Living (Chroma), Edgar (Portwood) and Anthem (Jamatkhana project). Developers that would be excluded are those with projects already completed (e.g. The Clyde) and those in the discussion stage but without a formal application yet to be received by the City.

2. What format would be optimal to have businesses engage with developers and find out more about upcoming supply and business needs?
3. What role could EDTC members undertake during the event?