



City of Port Moody

Report/Recommendation to Council

Date: February 26, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Early Input – Rezoning (Mixed Employment Use) – 2609 Murray Street (DLP Architecture Inc.)

Purpose

To provide Committee of the Whole an opportunity for early input on this preliminary rezoning application for a change of use for an existing light industrial building to allow for liquor primary establishment and office uses.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on March 17, 2020 regarding the pre-application presented in the report dated February 26, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning (Mix Employment Use) – 2609 Murray Street (DLP Architecture Inc.).

Background

A preliminary application was received for the property at 2609 Murray Street by Lucio Picciano of DLP Architecture Inc. on December 20, 2019. The preliminary application process provides an opportunity for the applicant to receive early input from staff and the Committee of the Whole prior to the applicant submitting a formal development application. As a preliminary application, there is no obligation on Council's Committee of the Whole to take a position at this time. However, this report provides Council members with the opportunity for offer such early input, if desired.

Discussion

Property Description:

The subject site consists of a single mid-block lot with a frontage of 20m (65.6ft), depth of 40m (132ft), and area of 809.4m² (8,712ft²). It is on the south side of Murray Street and west of Esplanade Avenue, as shown on the Location Map (**Attachment 1**). The site is developed with an existing two storey building which is proposed to be retained and renovated.

Land Use Policy:

Official Community Plan (OCP) and Zoning:

Surrounding development mainly consists of:

- North: General Industrial (M2) zoned property (Flavelle Sawmill), designated as Oceanfront District within the OCP.
- East and West: M1 zoned properties consisting of two-storey light industrial buildings. The properties east and west of the subject site are designated for Mixed Employment uses that includes the development of a combination of uses including light industrial, commercial, office, and residential. The OCP envisions this area to be a comprehensive design up to six storeys in height, where the first two storeys are for employment related non-residential uses.
- South: Canadian Pacific Railway line zoned Transportation – Railway (T1).

The subject property is zoned Light Industrial (M1). It is designated Mixed Employment in the OCP which envisions the development of a combination of uses including light industrial, commercial, office, and residential. This designation encompasses smaller, corporate headquarter facilities and businesses involving combinations of research, sales/service, light manufacturing, and management/administration, as well as the potential for residential uses.

The property is also included in Section 15.5.4 of the OCP, which includes policies specific to this section of Murray Street, also known as “Murray Street Boulevard”. This section of the OCP allows for development up to six storeys and envisions lot consolidation to create a larger scale comprehensive development. As part of new development, OCP policies state that focus will be placed on improving Murray Street so that it is more accessible, safe, and attractive for pedestrians and cyclists. Improvements would include continuous bike lanes, continuous sidewalks, street furniture, public art, traffic calming measures, and additional signalized crossings.

The OCP designation and Zoning maps are included as **Attachments 2** and **3**.

Proposal:

It is noted that this report represents staff’s understanding of the project as currently presented at this preliminary stage. The proposal is for a conversion of an existing two-storey warehouse building to allow for a liquor primary establishment on the ground floor with event space (as part of the liquor primary establishment) and separate real estate office space on the second floor. The liquor primary establishment is proposed to be 730m² (7,860ft²) in floor area. At this time the capacity of the proposed establishment or the floor space of the licenced area for liquor is unknown. The office space amounts to 186m² (2,005ft²) in floor area. To accommodate such commercial uses, the applicable zone in the Zoning Bylaw would be the General Commercial (C3) Zone.

The existing four parking stalls in the front of the building would be removed to allow for pedestrian oriented street improvements and an outdoor patio. Three parking stalls for the proposed change of use would be provided from the rear lane. A second outdoor patio would also be provided at the rear, along with a second floor balcony and rooftop terrace of 390m² (4,200ft²) are also proposed. Based on the information provided and the Zoning Bylaw parking

regulations for liquor primary establishment and office uses, the proposed parking would require a variance from 46 required parking stalls to three parking stalls, representing a reduction of 93.5%.

A summary of the key changes with the proposed change of use and renovation is shown below:

- Liquor Primary Establishment – 730m² (7,870ft²)
Front Patio Space – 59m² (630ft²)
Rear Patio Space – 62m² (665ft²)
Rooftop Terrace – 390m² (4,200ft²)
- Real Estate Office – 186m² (2,005ft²)
Second Floor Balcony – 54m² (580ft²)

Project plans are included as **Attachment 4**.

Staff Comments:

Staff are not supportive of the proposal for the following reasons:

OCP Intent: The Mixed Employment land use designation in the OCP is not intended to become a fully commercial area. Such commercial uses are expected to occur in areas designated for commercial uses, such as St. Johns Street. The limited commercial uses that have evolved along Murray Street function quite well as accessory uses to the primary industrial uses, such as microbrewery lounges (accessory to liquor manufacturing), and animal daycare. In the opinion of staff, this proposal does not fully meet the OCP intent and vision for Murray Street. While staff recognize that the proposal includes a mix of permitted uses under the Mixed Employment OCP designation, the OCP envisions businesses that are more job intensive and complementary to other commercial services, helping the City develop its economic base and employment growth objectives.

In addition, more comprehensive development is anticipated on larger lots, including pedestrian friendliness, greater heights, and a wider range of uses, all achieved through lot consolidation. Development at the intended scale could also respond to the OCP policy to improve Murray Street so that it is more accessible, safe, and attractive for pedestrians and cyclists, including bike lanes, continuous sidewalks, street furniture, public art, traffic calming measures, and additional signalized crossings.

Removal of Industrial Lands: OCP policies within Section 9.2.4 of the OCP, Industrial Business Development – Considerations for Future Directions, discourages the conversion of existing industrial lands to other uses. While the subject property's land use designation is for Mixed Employment, it is intended to encourage a crossover that is occurring between traditional industry and other business activities.

OCP policies within Section 9.2.4 of the OCP strives to meet future employment needs in Port Moody using the following relevant strategies:

- Supporting existing industrial businesses;
- Building upon the existing employment base in the areas of light industry and warehousing, retail, service commercial, related office activities, and cultural related activities;
- Encouraging the redevelopment of some underutilized general industrial lands for hybrid industrial/business, high technology, and knowledge-based businesses;
- Ensuring a sufficient supply of industrial land to meet future business needs, including the protection and enhancement of existing industrial lands; and
- Encouraging intensification on sites designated for industrial use such as the development of multi-storey multi-tenant spaces creating the opportunity for more attractive building forms while optimizing the use of industrial land.

In staff's opinion, it is particularly important that any proposal not result in a net loss to the industrial land base as there is a severe shortage of industrial land supply in Metro Vancouver. Industrial lands provide significant value to local economies as employment generating spaces. In addition, they create resilient economies as the permitted uses are diverse and often house businesses that are intermediaries in supply chains, resulting in economic multiplier impacts, but also impacts the cost of obtaining supplies and services as local businesses may need to access goods and services further away.

Minimum Parking Requirements: The proposal does not provide adequate on-site parking for the proposed uses. The proposal has a shortfall of 43 parking spaces, providing only three of the 46 required by the Zoning Bylaw. This intensity of commercial use, without adequate parking, is expected to create parking issues for adjacent businesses.

Other Option(s)

At this time staff, is seeking input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development 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 targets approved in the City's Official Community Plan.

Attachment(s)

1. Location Map.
2. OCP Map.
3. Zoning Map.
4. Project Plans.

Report Author

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Report Approval Details

Document Title:	Early Input - Pre-Application (Mixed Employment) - 2609 Murray Street (DLP Architecture).docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - OCP Map.pdf - Attachment 3 - Zoning Map.pdf - Attachment 4 - Project Plans.pdf
Final Approval Date:	Mar 3, 2020

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

Dorothy Shermer, Corporate Officer - Feb 28, 2020 - 3:31 PM

Joji Kumagai, Manager of Economic Development - Feb 28, 2020 - 3:55 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement –
Mar 2, 2020 - 9:00 AM

Paul Rockwood, General Manager of Finance and Technology - Mar 2, 2020 - 9:06 AM

André Boel, General Manager of Planning and Development - Mar 2, 2020 - 9:22 AM

Tim Savoie, City Manager - Mar 3, 2020 - 1:38 PM