



City of Port Moody

Report/Recommendation to Council

Date: March 31, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Early Input – Rezoning (Mixed-Use) 3015-3093 Murray Street (Mosaic Ave Developments)

Purpose

To provide Committee of the Whole an opportunity for early input on this rezoning application for a six-storey mixed-use development, with 1,666.8m² (17,942ft²) commercial space and 204 residential units at 3015-3093 Murray Street.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on May 19, 2020 regarding the Rezoning application presented in the report dated March 31, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning (Mixed-Use) 3015-3093 Murray Street (Mosaic Ave Developments).

Background

A rezoning application was submitted by Mosaic Ave Developments on December 19, 2019 for a primarily residential, six-storey mixed-use development with 1,666.8m² (17,942ft²) commercial space and 204 residential units at 3015-3093 Murray Street. The site is located on lands with the relatively new “Mixed Employment” OCP land use designation. The application, which proposes the rezoning of the property from Light Industrial (M1) to Six-Storey Mixed-Use (CRM2), has undergone an initial round of staff review and comment. The proposal presented here represents the applicant’s initial submission for which they are seeking early Council input. It is noted that this application was scheduled to be considered by the Community Planning Advisory Committee at the cancelled April 1, 2020 meeting.

Discussion

Property Description:

The subject site at 3015-3093 Murray Street, as shown on the Location Plan (**Attachment 1**), is approximately 9,352m² (100,665ft²) in area and is currently vacant with no buildings on the site. The site is still in use under a Temporary Use Permit in place, allowing for a laydown area for construction materials, storage containers, assembly of rebar casing, and parking for 20-25 vehicles. The site currently has vehicular access provided from both Murray Street and Electronic Avenue.

Land Use Policy: Official Community Plan (OCP) and Zoning:

The OCP designates the subject lands as Mixed-Employment, allowing for development up to six storeys, and lies 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 OCP designation and Zoning maps are included as **Attachments 2 and 3**.

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.

Neighbourhood Context

Surrounding development includes:

- North: across Murray Street properties are zoned Civic Service (P1) including Inlet Field and Light Industrial (P1). These properties are designated Parks and Open Space in the OCP;
- East: across Electronic Avenue the property is zoned CD73 allowing for a mixed-use development and is designated Mixed Use – Moody Centre in the OCP;
- South: across the CPR rail line properties are zoned Light Industrial (M1) and are designated Moody Centre Transit Oriented Development; and
- West: properties are zoned Light Industrial (M1) and also designated Mixed Employment in the OCP.

The property immediately to the west of the project is a Light Industrial (M1) zoned property at 3009-3011 Murray Street, which has a lot area of approximately 2,390m² (25,725ft²). The property to the west of that, 3001-3005 Murray Street, though also zoned M1 and designated Mixed Employment in the OCP, has Slaughterhouse Creek running through it, currently in a culvert, and there is the hope as part of the wider development of the area around Moody Centre Station that the daylighting of the creek may be achieved. Accordingly, the future development implications for the property at 3009-3011 Murray Street, though not directly impacted by the potential future daylighting of the creek, is something that is being considered in the review of this current application for 3015-3093 Murray Street.

The site is in close proximity to the Moody Centre SkyTrain and West Coast Express station, though access is currently only possible via two circuitous routes, the pedestrian overpass accessed off Klahanie Drive or the Murray Street overpass, both of which are approximately one kilometre. If and when an overpass is constructed over the CPR line from the station area, the site will be between 200-300 metres from the station.

Proposal

The applicant is proposing to rezone the subject lands from Light Industrial (M1) to Six-Storey Mixed-Use (CRM2). The development proposal consists of three six-storey mixed-use buildings located on a two-storey parkade that acts as a podium to the south abutting the CPR rail line and is wrapped with commercial retail units on the Murray Street and Electronic Avenue

frontages. Vehicular access and loading is proposed from Electronic Avenue. The proposal includes 1,666.8m² (17,942ft²) commercial space and 204 residential units. The proposal has a density, or Floor Area Ratio of 2.02, which compares to the 2.5 permitted under the CRM2 zone. The development proposes the following unit mix: 102 one-bedroom units, of which 102 include a den, and 102 two-bedroom units.

Additional key elements of the proposal include:

- a total of 301 vehicular parking spaces are provided, 9% below the Zoning Bylaw requirement of 327 parking spaces. It is also noted that all residential parking spaces and 20% of commercial parking spaces must be capable of providing Level 2 charging or better. Two loading spaces are provided as required;
- A total of 318 bicycle parking spaces, which generally conforms with the Zoning Bylaw requirement;
- a total of 3,975m² (42,793ft²) of outdoor amenity space located on the parkade podium and 644.28m² (3,240ft²) of indoor amenity space split amongst the three buildings on the Murray Street frontage;
- 26% of units are proposed to be adaptable, in comparison with the Zoning Bylaw requirement of 50%;
- a \$352,023 Community Amenity Contribution to the Affordable Housing Reserve Fund;
- a public art contribution fund in sum of .05% of construction cost as per the City of Port Moody's Public Art Policy that will go towards the Artwork reserve, in addition to a significant art installation(s) on site (value to be determined);
- project to meet either Step 3 of the BC Energy Step Code or Step 2 with the addition of a low carbon energy system; and
- rehabilitation of a contaminated, brownfield site that demonstrates compliance with BC Contaminated Sites regulations.

Reduced project plans are included as **Attachment 4**.

Conformance with the Mixed-Employment OCP Land Use Designation

The new Mixed-Employment land use designation applies to the south side of Murray Street between Mary Street and Electronic Avenue. This land use category intends for a combination of uses, including light industrial, commercial, office, and residential. Building forms up to six storeys are permitted provided that the first storey consists of employment-related non-residential uses, and second-storey job space is “strongly encouraged” where feasible and where such uses are compatible with adjacent residential uses.

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, though it is noted that by designating the Murray Street Boulevard as Mixed Employment in the OCP rather than General Industrial, the City does not consider these properties as purely industrial lands. With that said, in cases where Council considers the conversion of industrial land appropriate, this section of the OCP envisions no net loss of employment generating uses. Policy within this section also highlight: supporting existing industrial businesses; building upon the existing employment base in areas of light industry; ensuring a sufficient supply of industrial land to meet future business needs; 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.

The Council Strategic Plan priorities associated with economic prosperity, highlight supporting the growth of businesses and business neighbourhood development; and attracting well-paid jobs and new businesses in key sectors. The intent of the Mixed-Employment designation is to encourage substantial employment and a crossover between traditional industry and other business activities. There is a severe shortage of industrial land supply in Metro Vancouver and such 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, and the loss of such lands may also impact the cost of obtaining supplies and services as local businesses may need to access goods and services further away.

It is though noted that there are some challenges associated with providing a mix of uses on a site, especially when mixing light industrial uses with commercial and in particular residential uses. Constraints would certainly vary depending on the type of light industrial uses proposed, but may include:

- building code issues, such as the need for firewalls, separate access, exit routes, ventilation, etc.;
- compatibility of uses (e.g. noise and odour);
- parking, loading, and garbage storage and pick-up requirements etc.; and
- the size and depth of the subject lands as it relates to floorplate requirements for light industrial uses.

Currently the proposal includes 1,666.8m² (17,942ft²) of commercial retail space located on the Murray Street and Electronic Avenue portion of the building around the perimeter of the parkade behind. The depth of the commercial units is limited by the presence of the parkade in behind. This results in less than 9% of the proposed gross floor area being for employment uses, with the residential floor area representing the other 91%. It is felt that this is a very small employment generating component and that there should be consideration of how a more significant employment generating component may be incorporated into the project, including the possibility of incorporating light industrial uses and also job space above the first storey, as strongly encouraged in the OCP.

It is staff's interpretation of the OCP that this application would not be considered consistent with the current OCP policy for Murray Street. It is a commercial/residential form of development more appropriate in the Mixed Use land use areas (such as found along St. Johns Street). The Mixed-Employment category was created to retain some light industrial uses with a significant employment generating component.

Implementation

In order for the application to proceed as proposed, it may be required to do an OCP amendment to allow for a more standard mixed-use form of development on the subject lands with a small proportion of retail at grade and residential uses above. Alternatively, if the project was amended to incorporate more significant employment generating uses within the project, possibly including some light industrial uses, a site-specific CD zone may be utilized, as the Six-Storey Mixed Use (CRM2) zone does not include light industrial uses among the permitted uses.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 5** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

Sustainability Pillar / Application	Cultural	Economic	Environmental	Social	Overall Total
3015-3093 Murray Street	45% (5 out of 11)	68 (10 out of 16)	55% (29 out of 53)	37% (14 out of 28)	58%

Stage of the Application in the Review Process:

The development application procedures allow for Council comments and consideration early in the review process. As part of the first round of review of the application, Council is being asked to comment and give direction on the proposal. The section below, identifies items that staff have identified as needing further review and consideration, and that Council may also accordingly wish to consider and provide comment on.

Items for Further Review:

Based on the present submission, the key item under review is the extent to which the proposal conforms with the intent of the Mixed-Employment land use designation in the OCP, specifically in relation to the amount and type of employment generating uses provided. This is a key aspect of the project as currently proposed that Council may wish to provide direction on.

The design generally complies with the applicable development permit area guidelines for the regulation of the form and character of mixed-use development. However, the following topics remain subject to further review by staff:

- opportunities to incorporate an affordable housing component within the project;
- impact on the neighbouring industrial property to the west;
- proposed parking provision;
- proposed unit mix, including provision of family-friendly and adaptable units;
- proposed building massing on the Murray Street frontage; and
- traffic considerations.

Other Option(s)

At this time staff are 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.

Both the applicant and staff could benefit from receiving more specific direction at this time to clarify if there are any fundamental concerns before more effort is expended on this design. The following resolution (or variations to it) could be considered:

THAT having considered the rezoning application presented in the report dated March 31, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning Application (Mixed-Use) 3015-3093 Murray Street (Mosaic Ave Developments), the Committee of the Whole suggests that the application be modified by:

1. increasing the amount and functionality of the employment generating uses;
2. considering providing designated floor area for light industrial uses.

The Mixed-Employment land use category was created during the last OCP process. That vision for this portion of Murray Street is being explored for the first time with this application as well as a recent pre- application. Neither application fully complies with the current OCP policy. If Council considers clarifying the Mixed Use land use designation as the vision for Murray Street, staff could be directed to conduct a policy review of the Mixed Use land use category by adopting the following resolution:

THAT staff be directed to report back with a proposed process for a policy review of the Mixed-Employment land use designation for Murray Street as part of the OCP Review Program.

Financial Implications

There are no financial implications associated with this report.

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 will be provided at a future community information meeting prior to Council consideration. Should the application proceed through the approval process, there will be an additional opportunity for community input at a Public Hearing.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a 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. Reduced Project Plans.
5. Sustainability Report Card.

Report Author

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Report Approval Details

Document Title:	Early Input – Rezoning Application (Mixed-Use) 3015-3093 Murray Street (Mosaic Ave Developments).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.pdf- Attachment 2 - OCP Map.pdf- Attachment 3 - Zoning Map.pdf- Attachment 4 - Reduced Project Plans.pdf- Attachment 5 - Sustainability Report Card.pdf
Final Approval Date:	Apr 14, 2020

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

Dorothy Shermer, Corporate Officer - Apr 8, 2020 - 9:53 AM

Rosemary Lodge, Manager of Communications and Engagement - Apr 8, 2020 - 12:55 PM

Paul Rockwood, General Manager of Finance and Technology - Apr 8, 2020 - 1:44 PM

André Boel, General Manager of Planning and Development - Apr 9, 2020 - 6:00 PM

Tim Savoie, City Manager - Apr 14, 2020 - 2:00 PM