



**Summary Report / Minutes of the Advisory Planning Commission Meeting  
(Held on October 18, 2018,  
in the Committee Room at City Hall, at 12:00 p.m.)**

**Advisory Planning Commission**

Ken McRae (Chair)  
Amy Anaka  
Jeannette Nichols  
Sandy McRuer  
Larry Ransom - (SD #70 Liaison)  
Don Ferster  
Councillor Denis Sauvé (Council Liaison)  
Rob Gaudreault (Parks Liaison)  
S. Sgt. Terry Smith (R.C.M.P. Liaison)

**Staff**

Joe Calenda, Interim Manager of Planning  
Cara Foden, Dev. Services Technician

**Guests**

Members of the Public – none present  
A. Richards (applicant)  
R. Miles (applicant)

**Regrets**

Jim Tatoosh (Hupacasath First Nation)  
Cynthia Dick (Tseshah First Nation)  
John Douglas (Vice-Chair)  
Rick Newberry (P.A.F.D. Liaison)

**Alternates (not in attendance)**

Councillor Ron Paulson (Alternate–Council)  
Sgt. Dave Boyce (Alternate–R.C.M.P.)  
John Bennie (Alternate S.D.70)  
Steve Tatoosh (Alternate Hupacasath First Nation)



**1. Adoption of August 16, 2018 Minutes**

- Introductions were made and those in attendance were welcomed by the Chair. Joe Calenda, Interim City Planner was introduced and welcomed.
- The minutes of the August 16, 2018 meeting of the Advisory Planning Commission were adopted.

**(Ransom / McRuer) CARRIED**

**2. DEVELOPMENT APPLICATION – Zoning Bylaw amendment**

**3141 3rd Avenue**

Lot B, District Lot 1, Alberni District, Plan 36879 (PID: 000-428-248)

**Applicants:** A. Richards dba Dog Mountain Brewing Ltd.

- The Development Services Technician summarized her report to the APC dated September 19, 2018.
- The applicants gave a brief summary of their intentions for a proposed Microbrewery and distributed information to the members. (see attached)
- The APC discussed the application as follows:
  - Concern was discussed regarding the residential properties to the east across the alley with respect to noise impacts from the proposed roof top patio. It was noted that the Noise Bylaw would apply to the business. The applicants felt that much of the live music on the patio would be acoustic and that they respected the bylaws already in place.

- It was noted that there is an apartment building across 3<sup>rd</sup> Avenue that has been a problem in the area and the applicants were asked if they were concerned about the challenges this might present. They responded that they are hopeful that their business will draw more people to the area which would mitigate some of the concerns but were cognizant that it would be necessary to attract people to the area.
- Councilor Sauvé expressed that the policing problems were not as bad as what people might think in the area.
- The APC members felt that the location was promising and noted that it would be beneficial to have such businesses in the area when the expected cruise ships arrive in 2019.
- When asked about the food offerings that were planned the applicants indicated that they are working with the local Codfather (seafood supplier) to supply as much locally as possible.
- There was some discussion regarding the lounge and licensing requirements that would allow the Microbrewery to serve wine in addition to the beer brewed on site. They would like to do this if possible.
- The APC was enthusiastic about the potential land use in the C7 Core Business zone.

### **MOTIONS:**

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with a text amendment to the Zoning Bylaw as follows:*
  - a) *By adding the text "Microbrewery" to Section 5.24.1 the list of Permitted Uses in the C7 – Core Business zone.*
2. *That the Advisory Planning Commission recommends to City Council that the applicant be required to submit elevation plans for the proposed rooftop patio and façade improvements to the exterior of the building prior to a public hearing.*

**(Nichols / Ferster) CARRIED**

### **3. Update –** Joe Calenda, Planner, provided the following verbal updates:

- Application - 4000 Burde St. site (Anderson Hill) - Subdivision is close to final approval for the 15 lot, single family residential portion and works are underway. There are applications for Development Permit, OCP and Zoning bylaw amendments for the remainder of the site in the staff review stage.
- Catalyst property is close to being given final Subdivision approval.
- Work is being done on a Cannabis Retail policy and bylaw amendments further to legislation introduced October 17, 2018.
- A Development Permit application for a mixed use, multi-level, medium density proposal at 5130 Argyle St. is being negotiated.
- "Zoning Bylaw Amendment No. 26 (2549 16th Avenue – Bradbury), Bylaw No. 4950" will go to Council for final adoption when the PLA is completed for the applicants subdivision proposal.
- A Secondary Suite/Garden Homes policy to address attainable housing in Port Alberni is being prepared for Council's consideration.

- City Spaces Consulting in Victoria are preparing a 40+ unit, multi-level, affordable housing proposal on City owned land at 3037 and 3027 2<sup>nd</sup> Avenue.
- Train Station – a re-use and revitalization plan and recommendations.

4. **Other business** - None

5. **Adjournment** – The meeting adjourned at 1:00 p.m. The next regularly scheduled meeting is November 15, 2018.

**(Sauvé / Ferster) CARRIED**



---

Davina Hartwell - City Clerk

---

Ken McRae – Chair



BRIGHT IDEAS IN ECONOMIC DEVELOPMENT

**LOCATION**  
Lower Mainland  
**POPULATION**  
33,551

**ECONOMIC BASE**  
Public sector,  
heavy industry,  
small business

**INNOVATORS**  
City of Port Moody



## PORT MOODY BREWERS ROW

# Supporting small business to transform a community

## SYNOPSIS

The City of Port Moody is home to Brewers Row – a unique collection of microbreweries in an active industrial part of town. Through strategic support from Council, direct staff involvement, zoning changes to support creative initiatives, and funding for wide-spread marketing, the city has championed the success of this innovative opportunity.

## INTRO

Between 2014 and 2017, part of an industrial area in Port Moody evolved into Brewers Row – home to four microbreweries, food trucks, and a gathering spot for people from across the Lower Mainland and beyond. Brewers Row has become a magnet for visitors seeking a diverse collection of craft beer and local fare, and a refreshing stopover for visitors coming through the new Moody Centre SkyTrain Station to visit the nearby Rocky Point Park.



## THE STRATEGY

When the City of Port Moody was first approached by Yellow Dog Brewing, staff jumped at the opportunity to support the idea. Although there weren't always clear bylaws related to microbreweries, city staff adopted a "yes" attitude to help the new company figure out how to bring its vision to reality.

They took time to understand the needs of the business, along with the laws, regulations and rules outlined by B.C.'s

Liquor Control and Licensing Branch. The city's Building, Bylaw and Licensing division took a personal, hands-on approach to cutting municipal red tape. As a result, **Yellow Dog Brewing Co.** opened its doors in summer 2013, followed by **Moody Ales** soon after.

Port Moody city council identified supporting the retention and creation of new microbreweries as part of its strategic plan actions. Guiding much of the city's

“The city provided very prompt response times which allowed us to open the doors within five months of breaking ground, virtually unheard of in the industry at that time.”

– Dan Helmer  
OWNER/OPERATOR OF MOODY ALES



For more information, visit [gov.bc.ca/economicdevelopment](http://gov.bc.ca/economicdevelopment)

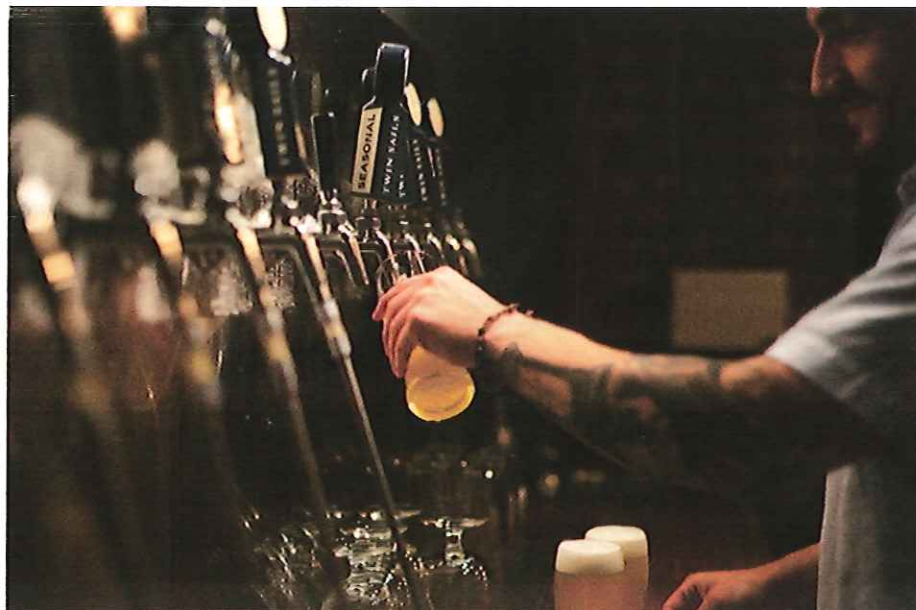




work, these actions provide clarity on where to focus the city's resources.

Council worked with city staff to support the success of the microbreweries and develop new opportunities:

- In 2015, the city introduced a new bylaw authorizing food trucks at certain spaces and times around the city, including at Brewers Row, allowing visitors to enjoy a great meal along with craft beer.
- The bylaw was amended in 2017 to allow year-round food truck parking at specific sites on Brewers Row.
- When microbreweries expressed interest in outdoor patio space that would double the retail space for the interested businesses, city council issued temporary permits to ensure patio spaces were available during the summer season, and later approved more permanent amendments to the city's zoning. The result was packed patios along Brewers Row.
- In late 2015, [Twin Sails](#) microbrewery opened, followed by [Parkside Brewery](#) in 2016.



“Usually it is very difficult to open a brewery in most cities, due to zoning, licensing and bylaw restrictions. Port Moody saw the potential community and economic impacts, and instead of blocking us at every turn, they worked with us to ensure a solution that was helpful not only to us, but for the residents of the city.”

— Geoff Boyd  
PARTNER, PARKSIDE BREWERY

## COMMUNITY BENEFITS

### MARKETING EXPOSURE

- In late 2016, Port Moody Council seized an opportunity to showcase the success of Brewers Row, as well as various other local businesses, by directing city staff to work collaboratively with, and to fund a portion of, the [BC Ale Trail](#) marketing campaign.
- The campaign showcases B.C.'s growing craft beer industry, and the vibrant local communities it supports, to tourists across B.C., Alberta, Washington, Oregon and beyond. The BC Ale Trail team is supported by a committed group of destination marketing organizations, craft breweries, and municipalities.

### AMPLIFYING SUCCESS

- As an early partner of the campaign, the city received a relatively high level of exposure. The [Port Moody Ale Trail](#) walking tour page was the top-rated page on the BC Ale Trail website, and the [Port Moody Brewers Row blog post](#) received the most **social media engagement** of the campaign.
- The campaign also featured a number of **other local businesses**: from artisanal coffee to kayak rentals and ice cream. The success of Brewers Row helped amplify the entire Port Moody business community and generated **local and international media coverage**.

### CONTACT INFORMATION

Tim Savoie  
City Manager Port Moody  
[TSavoie@portmoody.ca](mailto:TSavoie@portmoody.ca)

### ABOUT THE OPEN FOR BUSINESS AWARDS

The [Open for Business Awards](#) recognize and celebrate communities that are taking meaningful steps to create a business friendly culture and have implemented winning initiatives that are helping small businesses to flourish.

*This story has been adapted from submissions to the Open For Business Awards. Port Moody was a nominee for the 2017 Open for Business Awards.*



For more information, visit [gov.bc.ca/economicdevelopment](http://gov.bc.ca/economicdevelopment)

