

Considered at February 23, 2021 Council Meeting

132



City of Port Moody Report/Recommendation to Council

Date: January 25, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Temporary Use Permit – 3015-3093 Murray Street (Mosaic Homes)

Purpose

To present for consideration a Temporary Use Permit (TUP) application by Mosaic Homes for a temporary sales centre.

Recommended Resolution(s)

THAT the requirement to refer Temporary Use Permit 3080-20-13 to the Land Use Committee be waived as recommended in the report dated January 25, 2021 from the Community Development Department – Development Planning Division regarding Temporary Use Permit – 3015-3093 Murray Street (Mosaic Homes);

AND THAT Temporary Use Permit 3080-20-13 be authorized;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

Mosaic Homes has applied for a Temporary Use Permit (TUP) at 3015-3093 Murray Street to operate a temporary sales centre. A location map is included as **Attachment 1**. The subject property is currently in the development process for rezoning and development permit applications. If Council grants the TUP, issuance will be held until the development applications are considered. A decision on the TUP is independent of the development applications and does not fetter that process.

Under the City's Development Procedure Bylaw, No. 2918, a TUP application would be presented at a Land Use Committee (LUC) meeting. Given the limited timeline, scope, and impact of the project, staff recommend that this requirement would be waived.

Discussion

Temporary Use Permit (TUP)

A TUP is required to allow for temporary uses that do not conform to the Zoning Bylaw. A TUP does not officially amend the land use of a property, but allows for a specified activity to be conducted on a property for a limited time. A TUP may be issued for a period of up to three

Considered at February 23, 2021 Council Meeting

133

years and may be renewed once, at the discretion of Council, for an additional period of up to three years.

Official Community Plan (OCP)

The OCP states that TUPs will be considered by Council on a case-by-case basis within areas designated as Multi-family Residential, Mixed Use, Mixed Employment, General Industrial, Parks and Open Space, and Public and Institutional.

The OCP designates the subject property as Mixed Employment. The property also falls within Development Permit Area 2: Moody Centre, for the regulation of the form and character of development and Development Permit Area 5: Hazardous Lands due to potential soil liquefaction. These designations do not impact the temporary use of the subject lands.

Zoning

The subject property is currently zoned Light Industrial (M1) zone. The M1 zone allows for a range of light industrial and indoor recreational uses that are typically enclosed in a building. The proposed temporary use is classified as office and retail use, which is not permitted as a principal use within the M1 zone, therefore, a TUP is required.

Site and Conditions

The subject property is located on Murray Street on the west side of Electronic Avenue, east of the Moody Centre Station, and is approximately 9,360.6m² (2.31ac) in size.

Project Description

The applicant is proposing a single-storey sales centre of approximately 2,400ft² which will consist of a show room, model unit, sales office, and accessible washroom. The sales centre will front onto Murray Street with vehicle access provided at the northwest corner of 3015 Murray Street. A site plan and landscaping plan is included as **Attachment 2**.

Form and Character

There is currently fence wrapping on a part of the chain link fence at the property and no new additional beautification or artwork is being proposed. There are some temporary landscape features proposed consisting of tree and shrub plantings.

A copy of the draft TUP is included as **Attachment 3**. Prior to permit issuance, a refundable security in the amount of \$10,000 will ensure the removal of the temporary use once the permit has expired.

Conditions of the TUP

Conditions prior to issuance of the TUP include, but are not limited to:

- That a deposit of \$10,000 be required to ensure that the temporary use is removed when the permit expires. The deposit will be returned once the temporary use is removed;
- That Engineering has approved final amendments to the site plan;
- That the TUP is not issued until the rezoning application is considered. Issuance of the permit will be initiated if third reading is granted.

Considered at February 23, 2021 Council Meeting

134

Other Option(s)

1. THAT Temporary Use Permit 3080-20-13 be amended as directed by Council.
2. THAT Temporary Use Permit 3080-20-13 be denied.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Civic Engagement Initiatives

In accordance with the City's Development Approval Procedures Bylaw, 2011, No. 2918, a notification sign was posted on the property, and notification of TUP consideration at the February 23, 2021 Regular Council meeting was mailed to all owners and occupants within 140m of the subject property.

Council Strategic Plan Objectives

The proposal is consistent with the goals of the 2019-2022 Council Strategic Plan as they relate to Community Evolution and ensuring community growth is carefully considered under the Official Community Plan.

Attachments

1. Location Map.
2. Site Plan and Landscaping Plan.
3. Draft Temporary Use Permit 3080-20-13.

Report Author

Crystal Wickey
Planning Technician

Considered at February 23, 2021 Council Meeting

135

Report Approval Details

Document Title:	Temporary Use Permit - 3015-3093 Murray Street (Mosaic Homes).docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - Site Plan.pdf - Attachment 3 - Draft Temporary Use Permit 3080-20-13.pdf
Final Approval Date:	Feb 16, 2021

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

André Boel, City Planner - Feb 10, 2021 - 12:41 PM

Kate Zanon, General Manager of Community Development - Feb 11, 2021 - 11:01 AM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Feb 11, 2021 - 1:38 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 11, 2021 - 1:52 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 11, 2021 - 3:46 PM

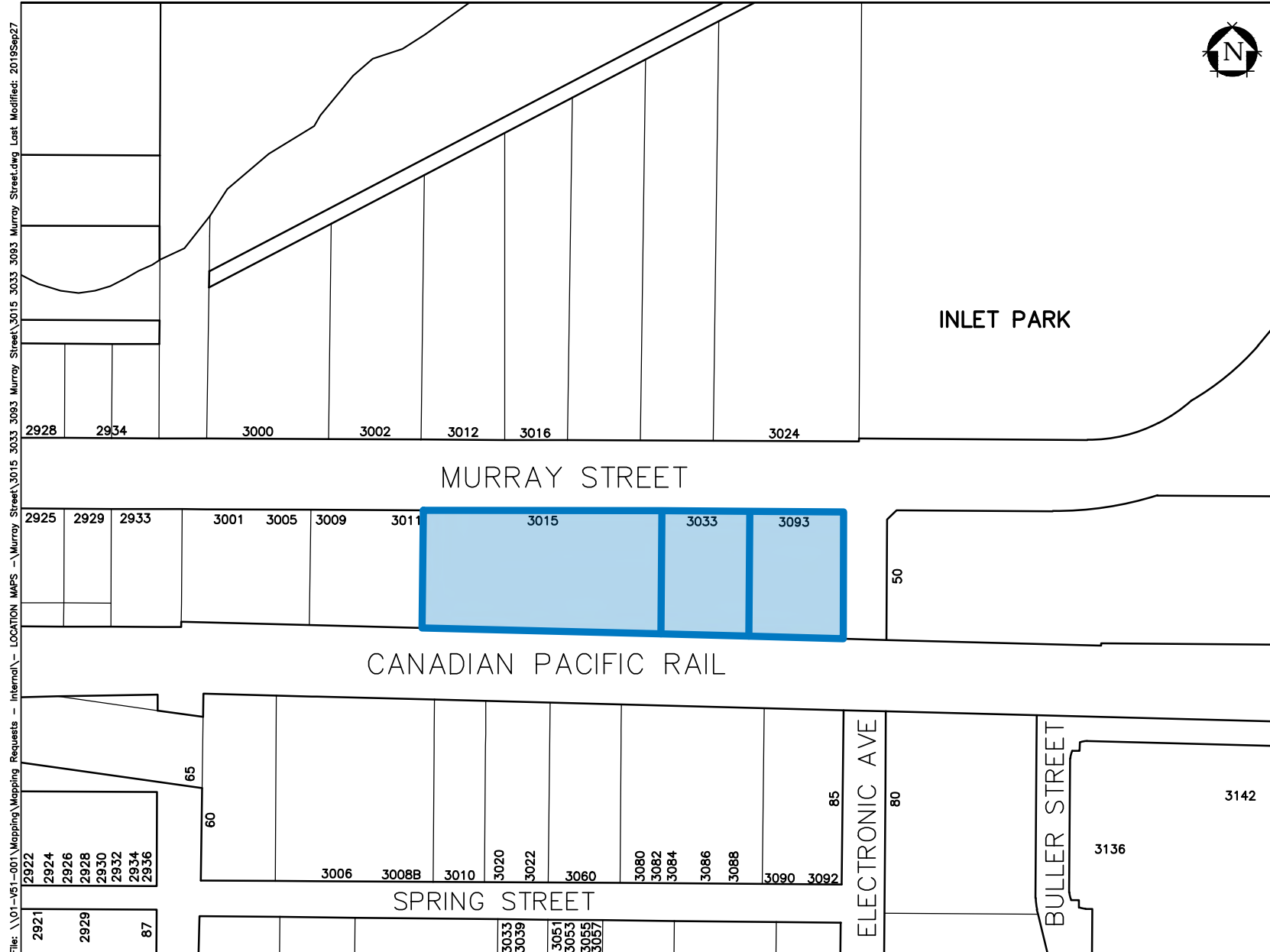
Tim Savoie, City Manager - Feb 16, 2021 - 9:06 AM

Considered at February 23, 2021 Council Meeting

136

LOCATION MAP - 3015, 3033, 3093 Murray Street

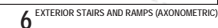
 SUBJECT PROPERTY



137



138

[illegible]

MIZA ARCHITECTS

302 - 3028 CHAMBERLAIN ST. VANCOUVER BC V6P 6E4
TEL: 604-681-4767 EMAIL: INFO@MIZAARCHITECTS.COM

Copyleft/murphy. This design and drawing is the exclusive property of the Architect and cannot be used for any purpose without the written consent of the Architect. This drawing is to be used for construction with intent for final approval by the Council. Prior to commencement of the work, the Contractor shall acknowledge, declare and disclose to the City any error or omission; otherwise any discrepancy between this drawing and the final Contract Documents, and bring these items to the attention of the Architect for clarification.

MURRAY

PRE-SALES CENTRE

PROJECT ADDRESS
3075 MURRAY ST, FORT MCDONALD, BC

PROJECT CODE
C14

SCALE
3/8" = 1'-0"

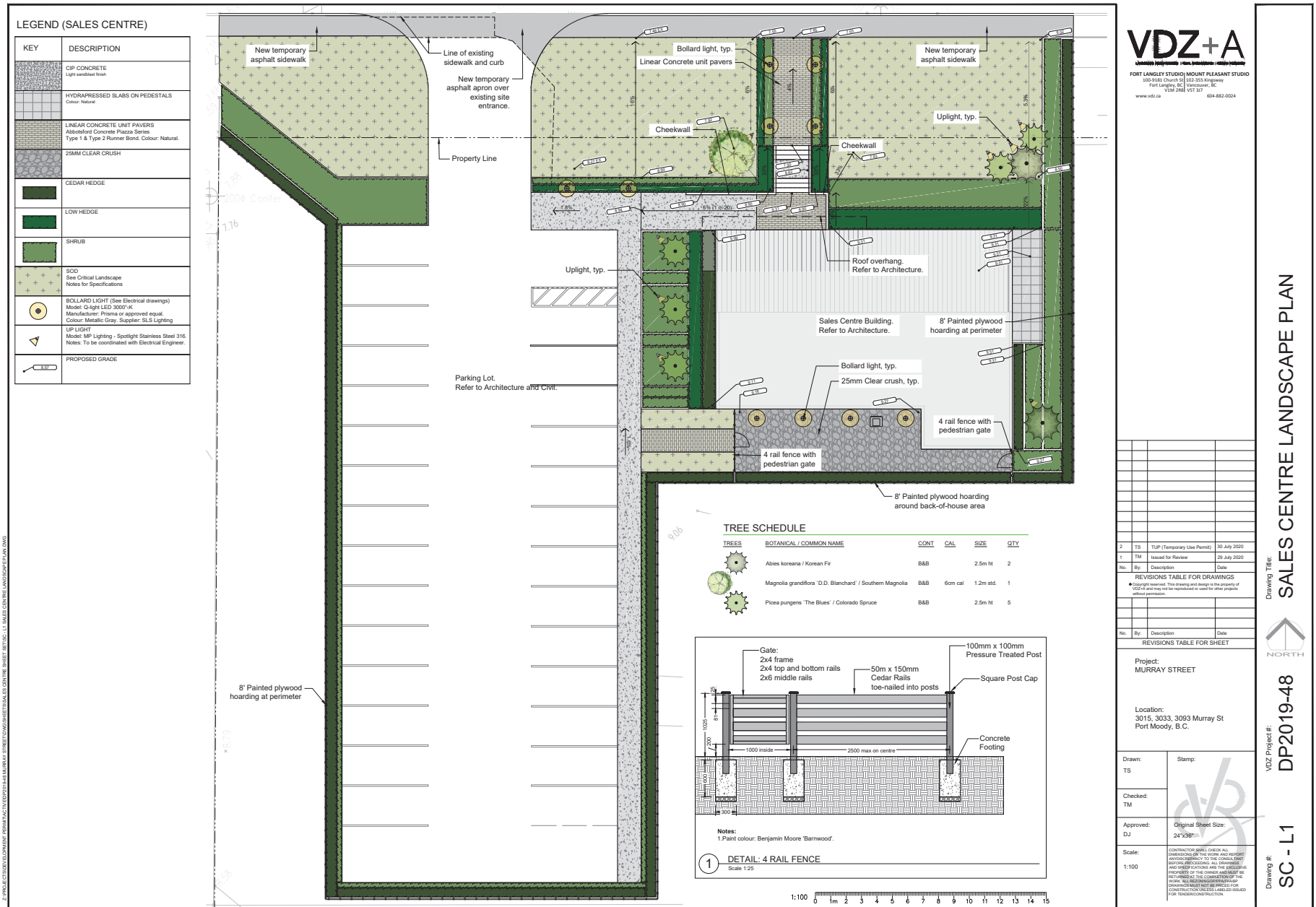
STATUS
TUD

DATE
2009-01-30

ELEVATIONS
SHEET
A401

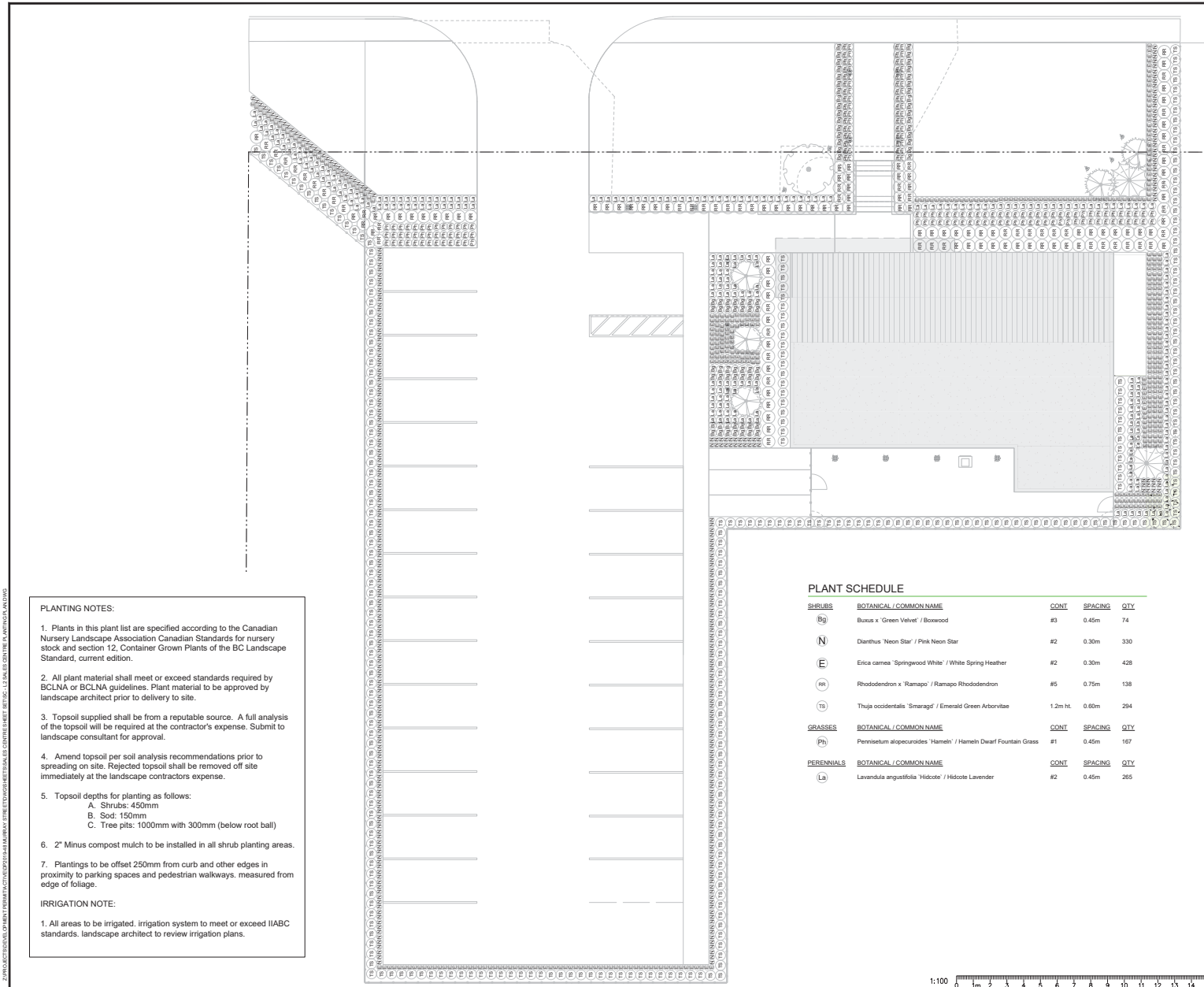
Considered at February 23, 2021 Council Meeting

139



Considered at February 23, 2021 Council Meeting

140



VDZ+A
 Landscape Architecture + Urban Planning + Urban Design
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9301 Court St | 100-9301 Highway
 Fort Langley, BC | Vancouver, BC
 V4M 2M6 | V4T 2T7
 www.vdz.ca | 604-883-0024

PLANTING NOTES:

- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian Standards for nursery stock and section 12, Container Grown Plants of the BC Landscape Standard, current edition.
- All plant material shall meet or exceed standards required by BCLNA or BCLNA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
- Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense. Submit to landscape consultant for approval.
- Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed off site immediately at the landscape contractors expense.
- Topsoil depths for planting as follows:
 A. Shrubs: 450mm
 B. Sod: 150mm
 C. Tree pits: 1000mm with 300mm (below root ball)
- 2" Minus compost mulch to be installed in all shrub planting areas.
- Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways, measured from edge of foliage.

IRRIGATION NOTE:

- All areas to be irrigated, irrigation system to meet or exceed IIABC standards. landscape architect to review irrigation plans.

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Bg	Buxus x 'Green Velvet' / Boxwood	#3	0.45m	74
N	Dianthus 'Neon Star' / Pink Neon Star	#2	0.30m	330
E	Erica carnea 'Springwood White' / White Spring Heather	#2	0.30m	428
RH	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#5	0.75m	138
TS	Tuja occidentalis 'Smaragd' / Emerald Green Arborvitae		1.2m ht. 0.60m	294
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
PH	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.45m	167
PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
La	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#2	0.45m	265

No.	By	Description	Date
2	TS	TUP (Temporary Use Permit)	26 July 2020
1	TM	Issued for Review	29 July 2020

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of VDZ and may not be reproduced or used for other projects without permission.

REVISIONS TABLE FOR SHEET

Project:
MURRAY STREET

Location:
3015, 3033, 3093 Murray St
Fort Moody, B.C.

Drawn:
TS

Checked:
TM

Approved:
DJ

Scale:
1:100

Stamp:
Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS AND REPORT ANY DISCREPANCY TO THE CONSULTANT PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE FOLLOWED. ALL DIMENSIONS AND LOCATIONS MUST BE FOLLOWED FOR CONSTRUCTION.

Drawing Title:
SALES CENTRE PLANTING PLAN



VDZ Project #:
DP2019-48

Drawing #:
SC - L2

Considered at February 23, 2021 Council Meeting

141

CITY OF PORT MOODY

TEMPORARY USE PERMIT NO. 3080-20-13

ISSUED BY: CITY OF PORT MOODY

A municipal corporation pursuant to the *Community Charter*, S.B.C. 2003, c26
with offices at 100 Newport Drive, Port Moody, BC V3H 5C3
(the "City")

TO: MOSAIC MURRAY MASTER HOLDINGS LTD., INC.NO. BC1128915
500 – 2609 Granville Street
Vancouver, BC V6H 3H3
(the "Owner")

WHEREAS:

- A. City of Port Moody, Official Community Plan Bylaw, 2014, No. 2955 includes a provision whereby Council may consider temporary commercial and industrial use permit applications; and
- B. The Owner has submitted an application for a temporary use permit to allow for temporary sales centre at 3015 - 3093 Murray Street on the property described as:

Lot 6 Except: Firstly: The East 20 Feet (Plan with Bylaw Filed 37048), Secondly:
Part Subdivided by Plan 44466, Thirdly: Part Subdivided by Plan 46958 District
Lot 190 Group 1 New Westminster District Plan 6245

PID: 011-179-805

Lot 71 District Lot 190 Group 1 New Westminster District Plan 44466

PID: 007-444-176

Lot 78 District Lot 190 Group 1 New Westminster District Plan 46958;

PID: 006-138-616

NOW THEREFORE, the Council for the City hereby issues a Temporary Use Permit in respect of the lands, as follows:

1. This Temporary Use Permit is issued subject to all requirements contained in the City's Bylaws, except where specifically supplemented by this Temporary Use Permit.

Considered at February 23, 2021 Council Meeting

142

2. The Owner shall comply with all Permits applicable to the Lands, and with all applicable building regulations.
3. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.
4. The Owner has agreed to comply with the following conditions of Temporary Use Permit 3080-20-13 (3015, 3033 and 3093 Murray Street):
 - (a) The temporary use allowed includes temporary sales office and off-street parking.
 - (b) The uses shall generally be in accordance with the site plan, elevations and landscape plan in Schedule A, attached to and forming part of this permit.
 - (c) Access to the site shall not impede the flow of traffic on Murray Street. .
 - (d) An erosion sediment control (ESC) plan shall be prepared and submitted prior to the start of the TUP uses;
 - (e) All required engineering plans relating to this application shall be prepared in compliance with the requirements of the City of Port Moody Subdivision and Development Servicing Bylaw (SDSB) 2010, No. 2831, and applicable Engineering Standards and must be signed and sealed by a Professional Engineer, certifying that all of the proposed works comply with the City's standards.
 - (f) The property should be regularly maintained during the period of the permit.
 - (g) Prior to the time of expiration of the Temporary Use Permit, the Owner will undertake to either apply for an extension to the permit, or remove the temporary use.
 - (h) Prior to the start of the temporary use, a security of \$10,000 must be submitted to the City for removal of the temporary use.
 - (i) The expiry date of this permit is three years from issuance.

Considered at February 23, 2021 Council Meeting

143

AUTHORIZED BY COUNCIL RESOLUTION _____.

CITY OF PORT MOODY, by its authorized signatories:

Rob Vagramov, Mayor

Dorothy Shermer, Corporate Officer

Considered at February 23, 2021 Council Meeting

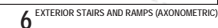
144

Schedule A

145



146



KEYNOTES — ELEVATIONS	
1	SMITH VENTURE COMPANY
2	ALUMINUM WITH FINISH GRAY 1/2" (10)
3	PROFISHED PINE FROSTED ME 1/2" (10)
4	NO STAMPING (PINE SPECIES)
5	PROFISHED PINE FROSTED ME 1/2" (10)
6	NO STAMPING (PINE SPECIES)
7	NO STAMPING (PINE SPECIES)
8	NO STAMPING (PINE SPECIES)
9	NO STAMPING (PINE SPECIES)
10	NO STAMPING (PINE SPECIES)
11	NO STAMPING (PINE SPECIES)
12	NO STAMPING (PINE SPECIES)
13	NO STAMPING (PINE SPECIES)
14	NO STAMPING (PINE SPECIES)
15	NO STAMPING (PINE SPECIES)
16	NO STAMPING (PINE SPECIES)
17	NO STAMPING (PINE SPECIES)
18	NO STAMPING (PINE SPECIES)
19	NO STAMPING (PINE SPECIES)
20	NO STAMPING (PINE SPECIES)
21	NO STAMPING (PINE SPECIES)
22	NO STAMPING (PINE SPECIES)
23	NO STAMPING (PINE SPECIES)
24	NO STAMPING (PINE SPECIES)
25	NO STAMPING (PINE SPECIES)
26	NO STAMPING (PINE SPECIES)
27	NO STAMPING (PINE SPECIES)
28	NO STAMPING (PINE SPECIES)
29	NO STAMPING (PINE SPECIES)
30	NO STAMPING (PINE SPECIES)
31	NO STAMPING (PINE SPECIES)
32	NO STAMPING (PINE SPECIES)
33	NO STAMPING (PINE SPECIES)
34	NO STAMPING (PINE SPECIES)
35	NO STAMPING (PINE SPECIES)
36	NO STAMPING (PINE SPECIES)
37	NO STAMPING (PINE SPECIES)
38	NO STAMPING (PINE SPECIES)
39	NO STAMPING (PINE SPECIES)
40	NO STAMPING (PINE SPECIES)
41	NO STAMPING (PINE SPECIES)
42	NO STAMPING (PINE SPECIES)
43	NO STAMPING (PINE SPECIES)
44	NO STAMPING (PINE SPECIES)
45	NO STAMPING (PINE SPECIES)
46	NO STAMPING (PINE SPECIES)
47	NO STAMPING (PINE SPECIES)
48	NO STAMPING (PINE SPECIES)
49	NO STAMPING (PINE SPECIES)
50	NO STAMPING (PINE SPECIES)
51	NO STAMPING (PINE SPECIES)
52	NO STAMPING (PINE SPECIES)
53	NO STAMPING (PINE SPECIES)
54	NO STAMPING (PINE SPECIES)
55	NO STAMPING (PINE SPECIES)
56	NO STAMPING (PINE SPECIES)
57	NO STAMPING (PINE SPECIES)
58	NO STAMPING (PINE SPECIES)
59	NO STAMPING (PINE SPECIES)
60	NO STAMPING (PINE SPECIES)
61	NO STAMPING (PINE SPECIES)
62	NO STAMPING (PINE SPECIES)
63	NO STAMPING (PINE SPECIES)
64	NO STAMPING (PINE SPECIES)
65	NO STAMPING (PINE SPECIES)
66	NO STAMPING (PINE SPECIES)
67	NO STAMPING (PINE SPECIES)
68	NO STAMPING (PINE SPECIES)
69	NO STAMPING (PINE SPECIES)
70	NO STAMPING (PINE SPECIES)
71	NO STAMPING (PINE SPECIES)
72	NO STAMPING (PINE SPECIES)
73	NO STAMPING (PINE SPECIES)
74	NO STAMPING (PINE SPECIES)
75	NO STAMPING (PINE SPECIES)
76	NO STAMPING (PINE SPECIES)
77	NO STAMPING (PINE SPECIES)
78	NO STAMPING (PINE SPECIES)
79	NO STAMPING (PINE SPECIES)
80	NO STAMPING (PINE SPECIES)
81	NO STAMPING (PINE SPECIES)
82	NO STAMPING (PINE SPECIES)
83	NO STAMPING (PINE SPECIES)
84	NO STAMPING (PINE SPECIES)
85	NO STAMPING (PINE SPECIES)
86	NO STAMPING (PINE SPECIES)
87	NO STAMPING (PINE SPECIES)
88	NO STAMPING (PINE SPECIES)
89	NO STAMPING (PINE SPECIES)
90	NO STAMPING (PINE SPECIES)
91	NO STAMPING (PINE SPECIES)
92	NO STAMPING (PINE SPECIES)
93	NO STAMPING (PINE SPECIES)
94	NO STAMPING (PINE SPECIES)
95	NO STAMPING (PINE SPECIES)
96	NO STAMPING (PINE SPECIES)
97	NO STAMPING (PINE SPECIES)
98	NO STAMPING (PINE SPECIES)
99	NO STAMPING (PINE SPECIES)
100	NO STAMPING (PINE SPECIES)



MIZA Architects

MURRAY
PRE-SALES CENTRE

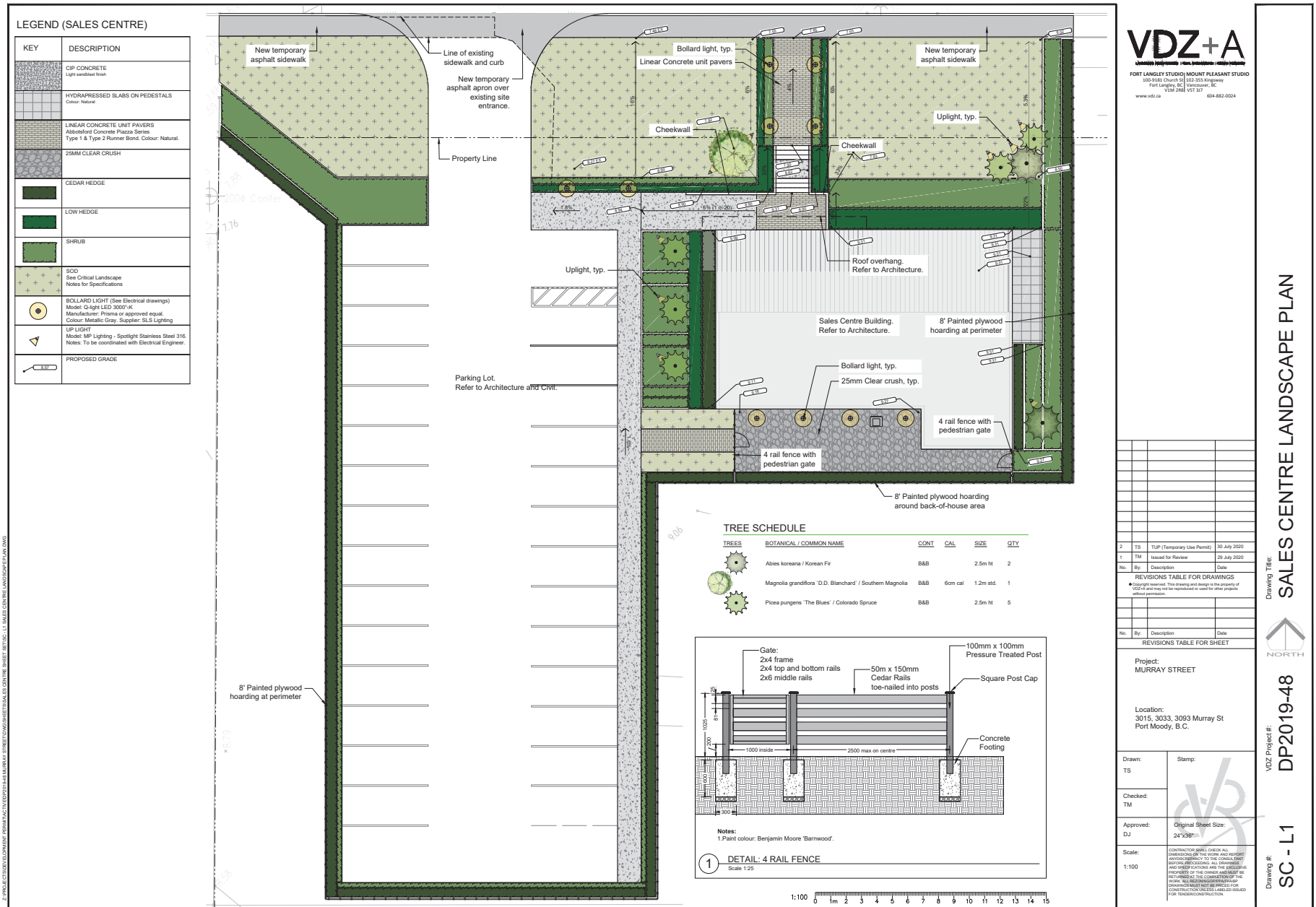
CONE ADDRESS	
3015 BURNHAM ST, PORT MOODY, BC	
PROJECT CODE	STATUS
074	TUP
SCALE	DATE
1/4" = 1'-0"	2020.07.30

ELEVATIONS

SHEET
A401

Considered at February 23, 2021 Council Meeting

147



Considered at February 23, 2021 Council Meeting

148

