

Considered at February 23, 2021 Council Meeting

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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

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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.

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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

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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

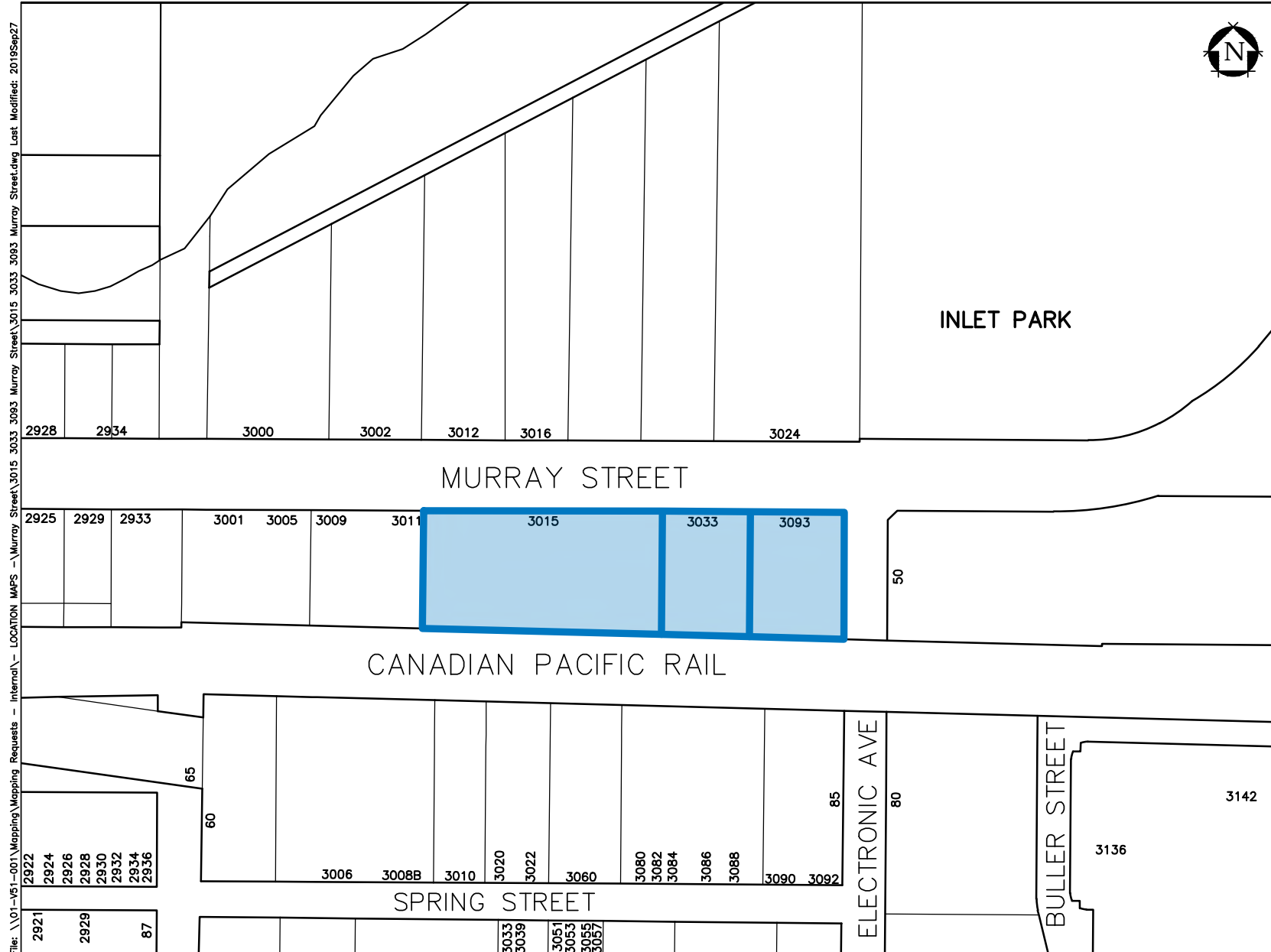
Tim Savoie, City Manager - Feb 16, 2021 - 9:06 AM

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LOCATION MAP - 3015, 3033, 3093 Murray Street

 SUBJECT PROPERTY

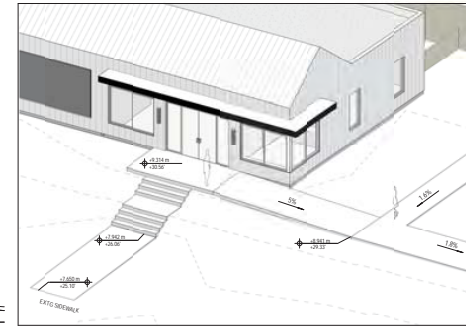
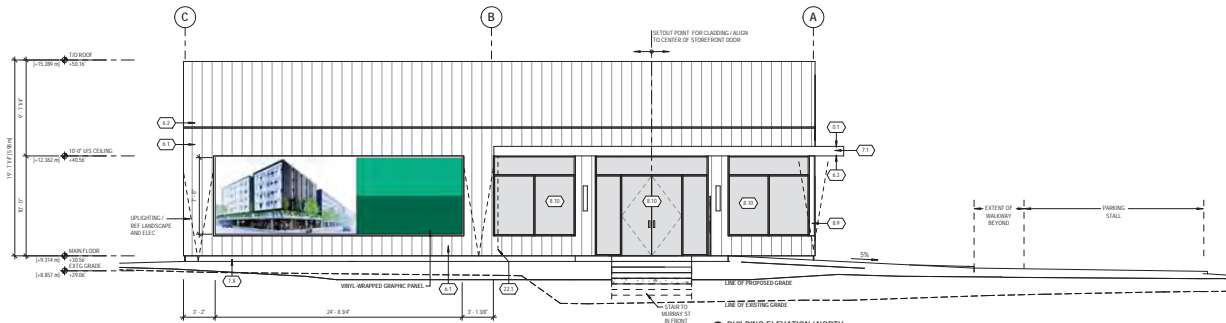


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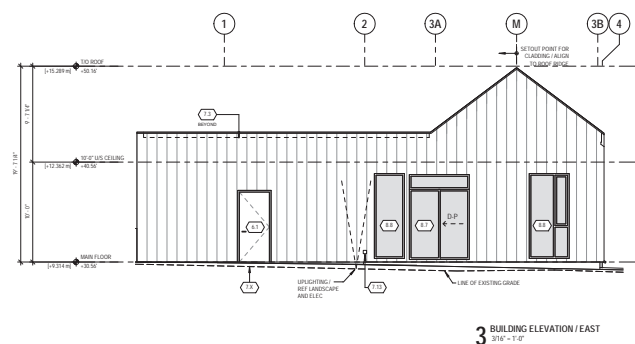
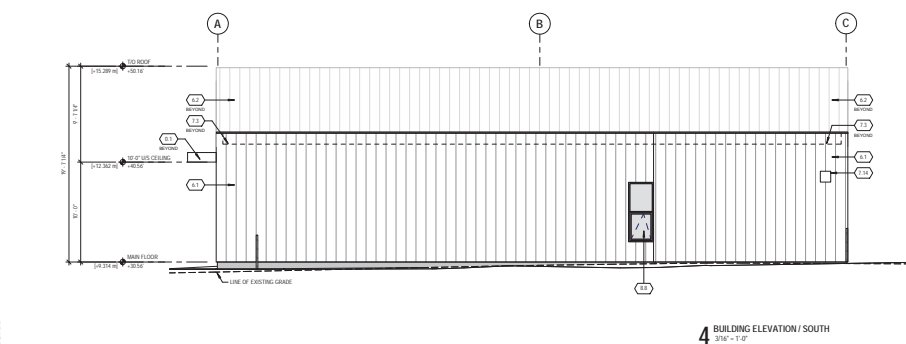
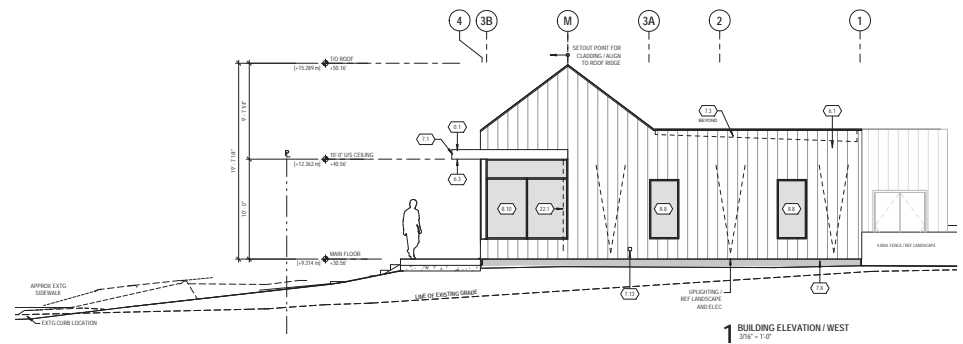
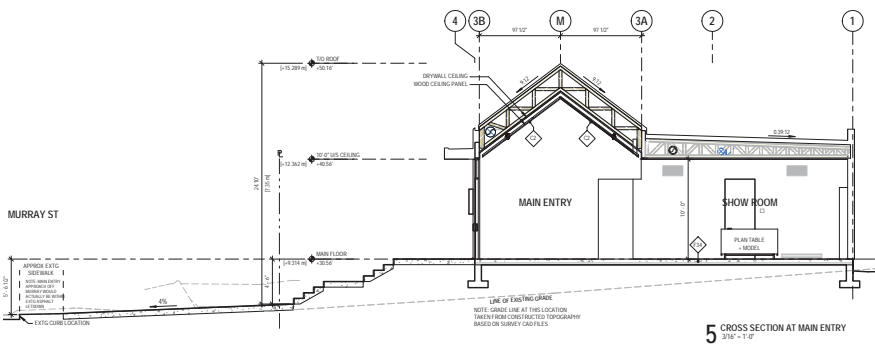
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KEYNOTES — ELEVATIONS

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2 2020-07-30 TOP (TEMPORARY USE PERMIT)

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| 1 | 2020-07-24 | REVISION |
| 0 | 2020-07-24 | DESCRIPTION |

MZA architects

1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MZAArchitects.com

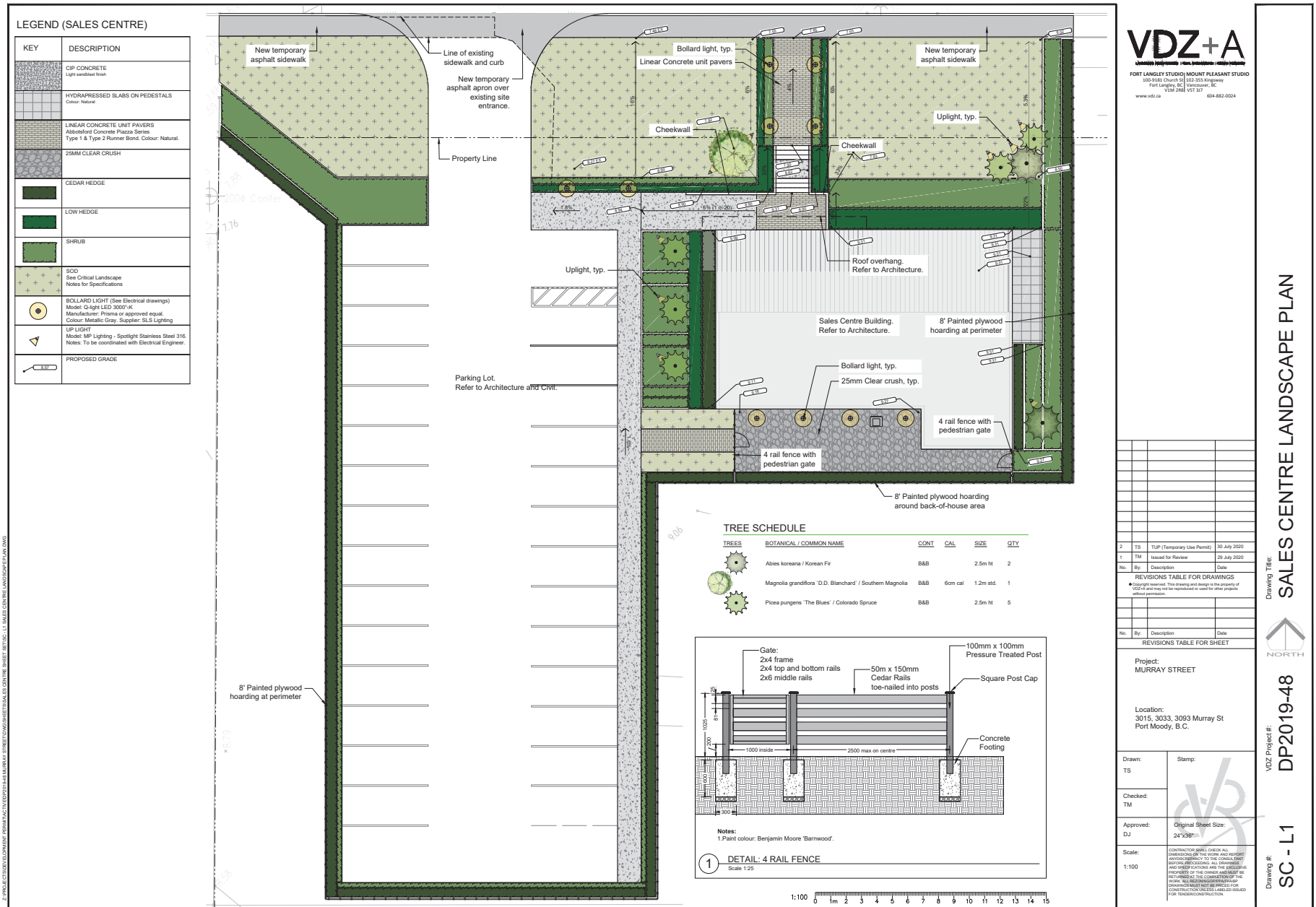
MURRAY PRE-SALES CENTRE

1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MZAArchitects.com

ELEVATIONS
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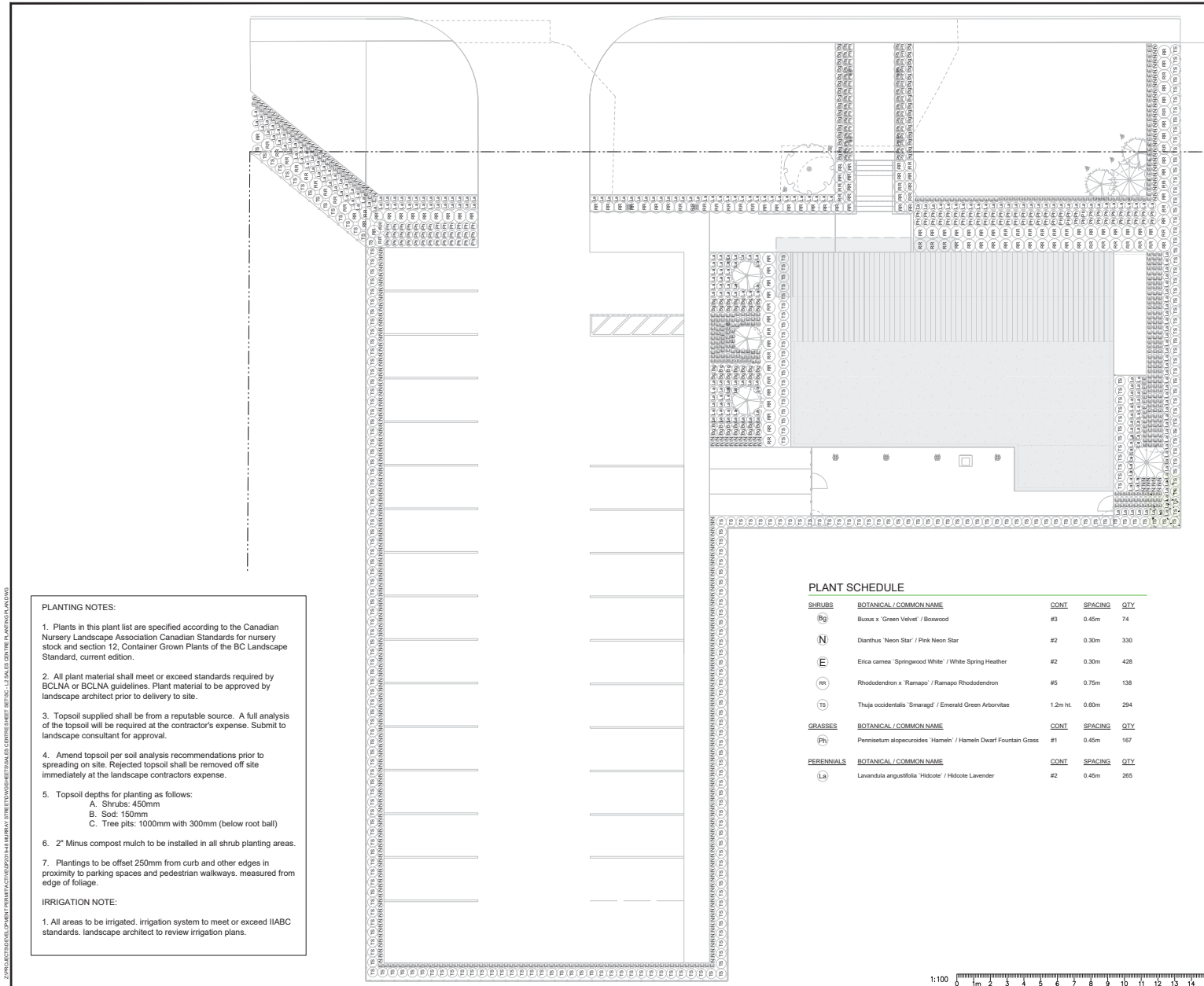
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VDZ+A
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 100-9301 Court St 100-9301 Highway
 Fort Langley, BC Vancouver, BC
 V4M 2M6 V5T 2V7
 www.vdz.ca 604-883-0024

| 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 V.D.Z. and may not be reproduced or used for other projects without permission. | | | |

| No. | By | Description | Date |
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| REVISIONS TABLE FOR SHEET | | | |

Project:
 MURRAY STREET
 Location:
 3015, 3033, 3093 Murray St
 Port Moody, B.C.

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| Drawn: TS | Stamp: |
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| Approved: DJ | Original Sheet Size: 24"x36" |
| Scale: 1:100 | CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS AGAINST THE CONSTRUCTION PERMIT AND THE CONSTRUCTION PERMIT. ANY DISCREPANCY TO THE CONSTRUCTION PERMIT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS SHALL BE IN METERS. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED. |

Drawing Title:
SALES CENTRE PLANTING PLAN



VDZ Project #:
DP2019-48

Drawing #:
SC - L2

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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.

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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.

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AUTHORIZED BY COUNCIL RESOLUTION _____.

CITY OF PORT MOODY, by its authorized signatories:

Rob Vagramov, Mayor

Dorothy Shermer, Corporate Officer

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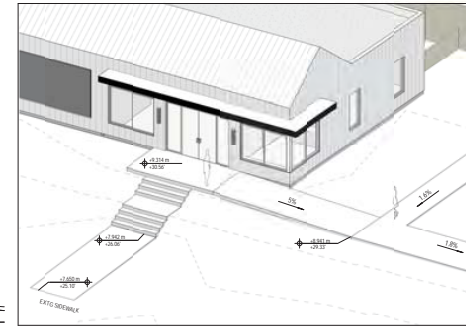
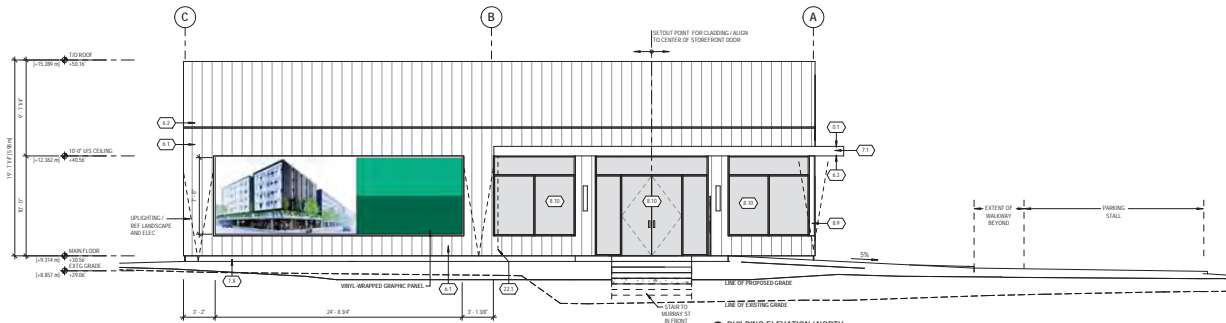
Schedule A

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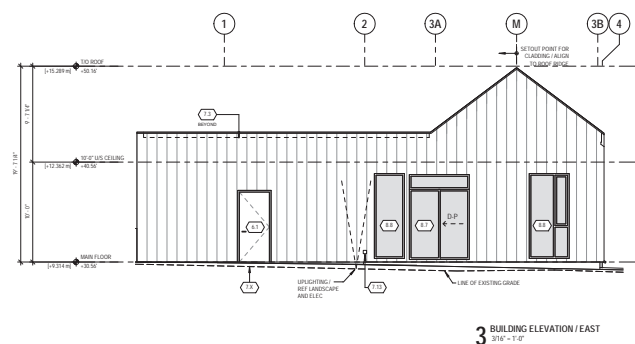
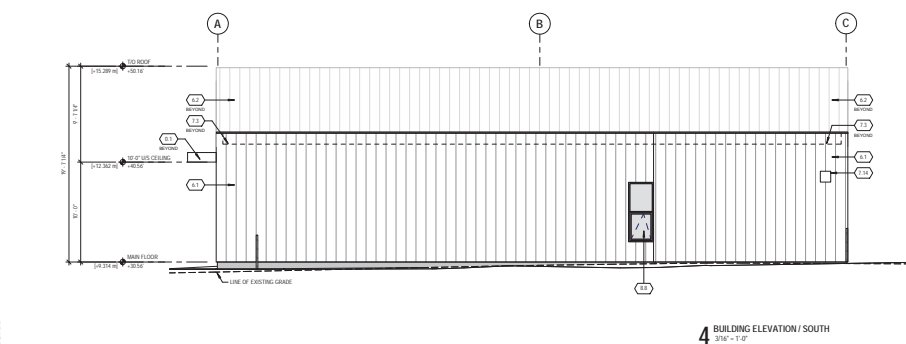
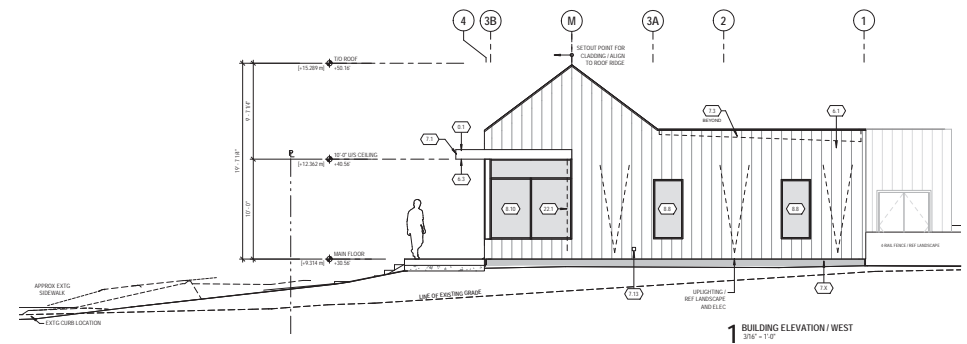
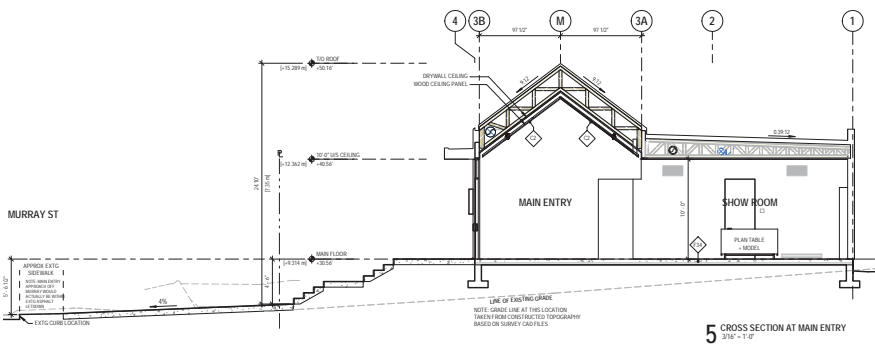
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KEYNOTES — ELEVATIONS

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| 2 | 2020-07-30 | TYP (TEMPORARY USE PERMIT) |
| 1 | 2020-07-24 | REVISION |
| 0 | 2020-07-24 | DESCRIPTION |
| 0 | 2020-07-24 | REVISION |
| 0 | 2020-07-24 | REVISION |

MZA architects

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MURRAY PRE-SALES CENTRE

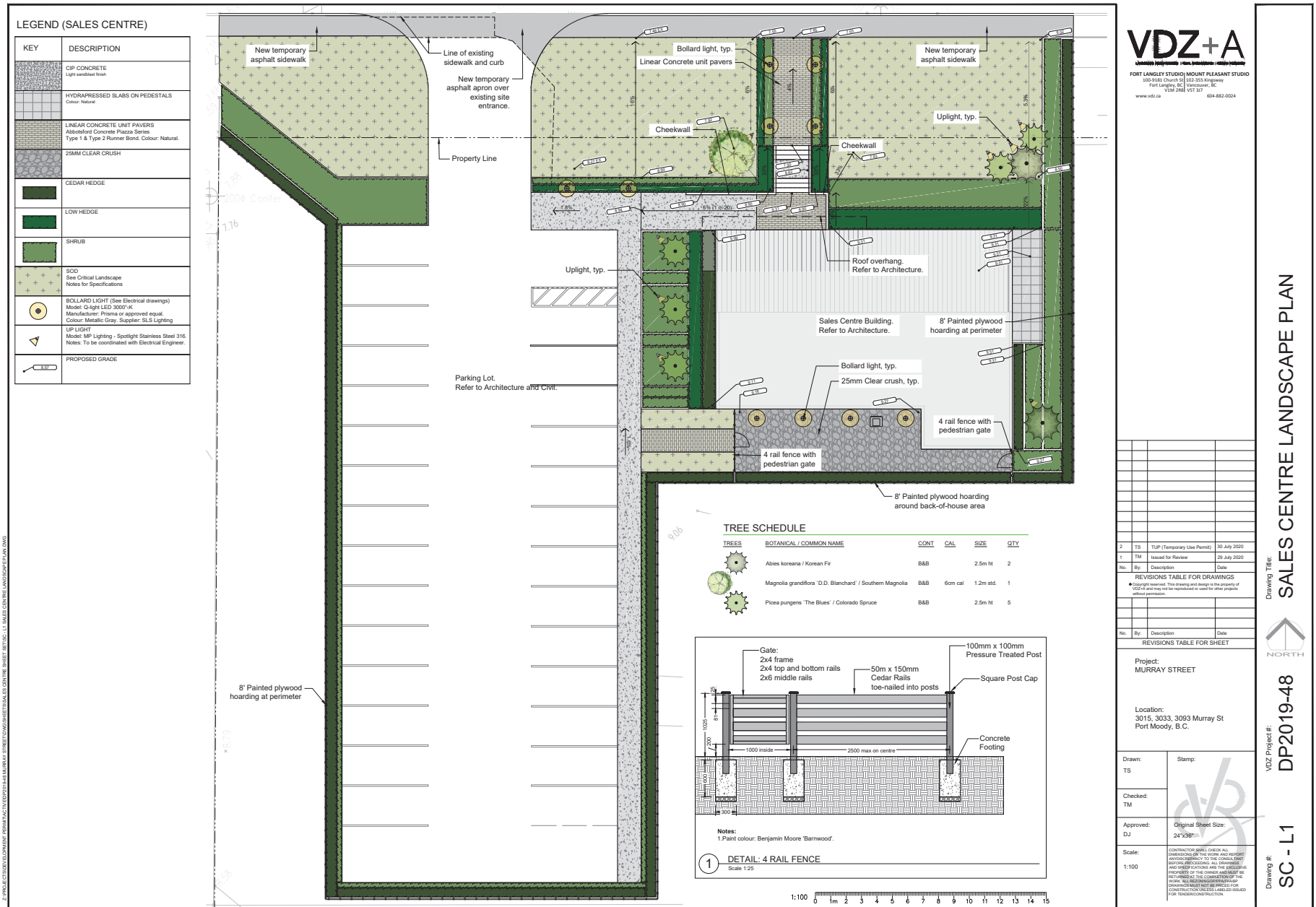
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PROJECT CODE: 2020-07-30
DATE: 2020-07-30

ELEVATIONS
A401

Considered at February 23, 2021 Council Meeting

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Considered at February 23, 2021 Council Meeting

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