

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.

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.

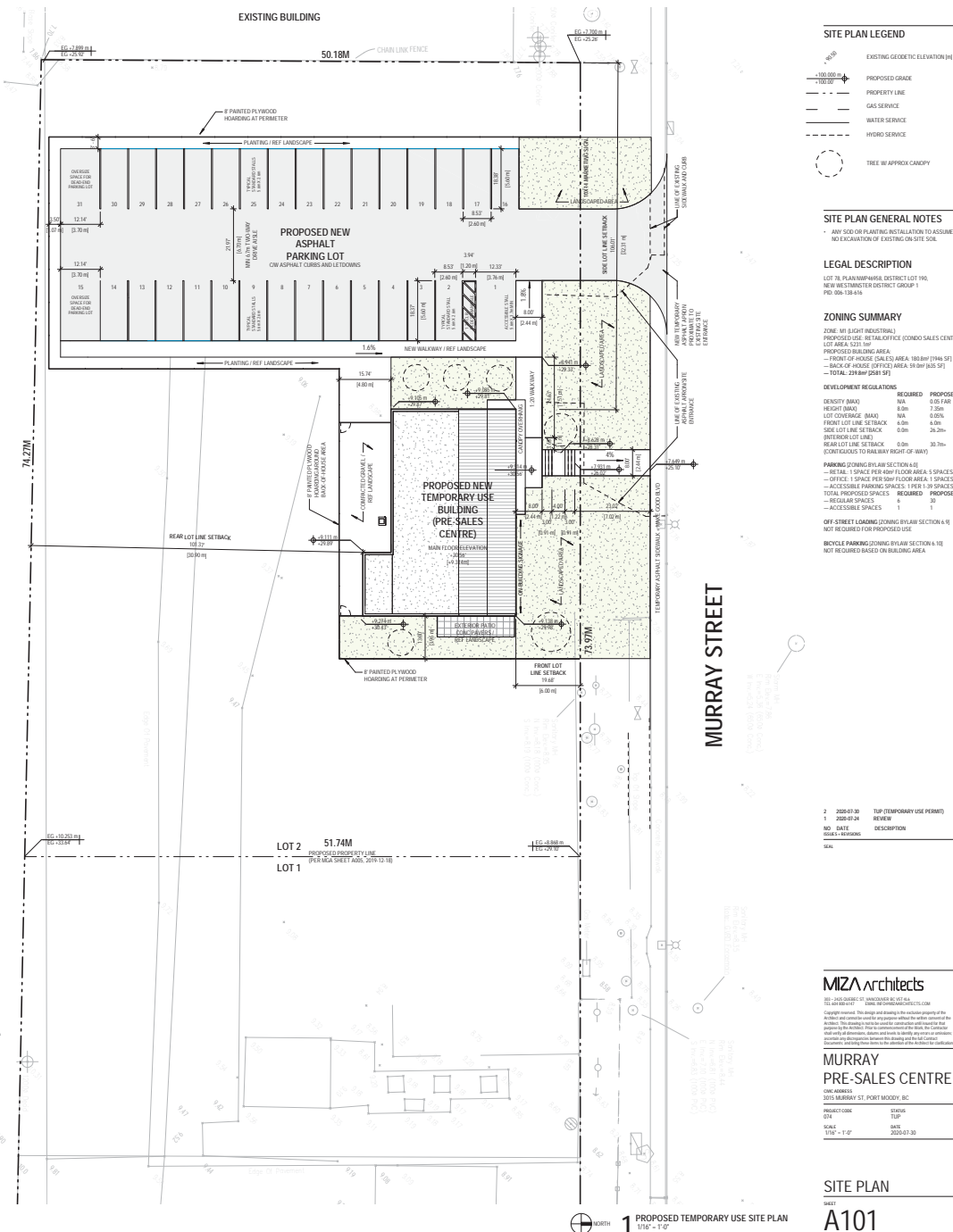
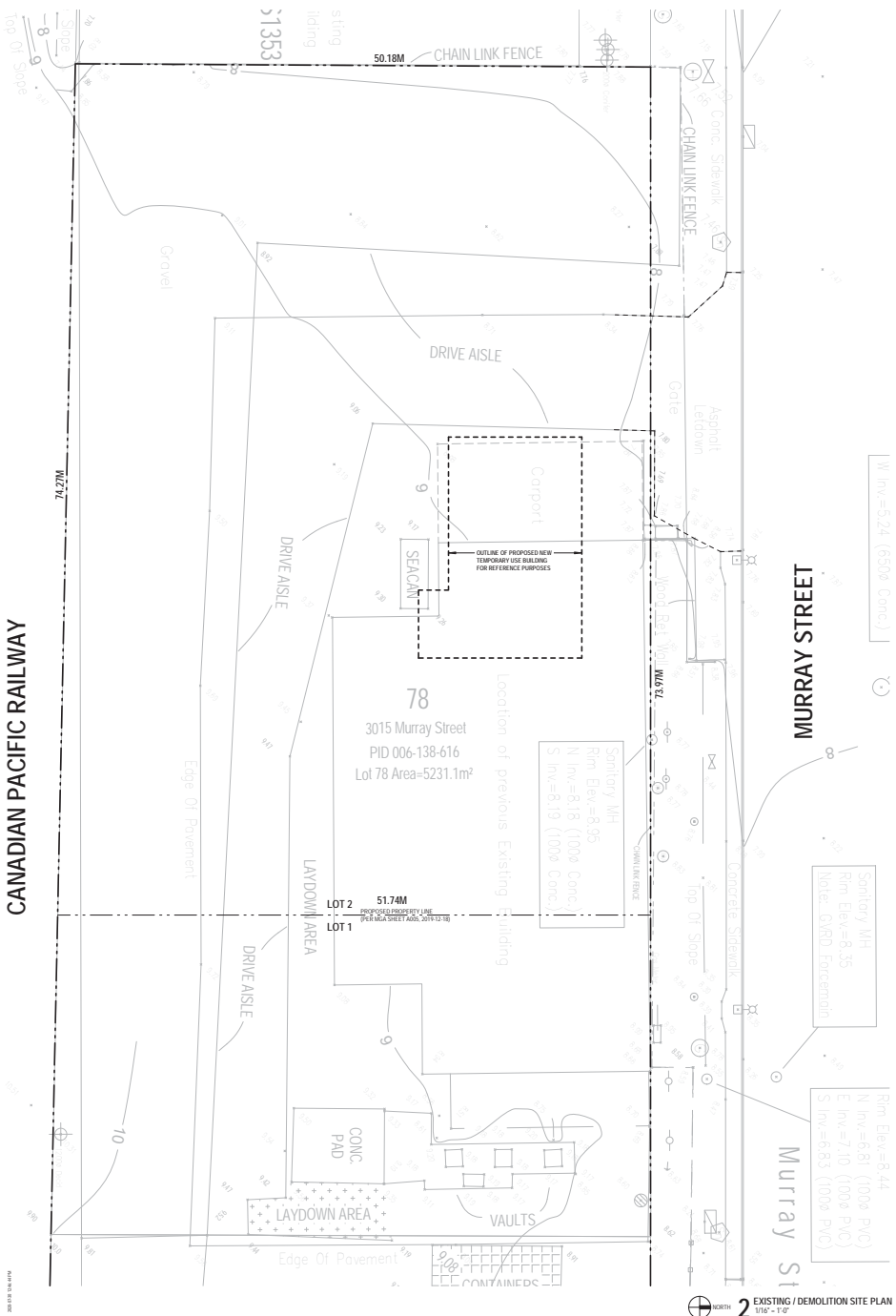
AUTHORIZED BY COUNCIL RESOLUTION _____.

CITY OF PORT MOODY, by its authorized signatories:

Rob Vagramov, Mayor

Dorothy Shermer, Corporate Officer

Schedule A



SITE PLAN LEGEND

---	EXISTING GEODETIC ELEVATION (M)
---	PROPOSED GRADE
---	PROPERTY LINE
---	GAS SERVICE
---	WATER SERVICE
---	HYDRO SERVICE
---	TREE W/ APPROX CANOPY

SITE PLAN GENERAL NOTES

- ANY SOIL OR PLANTING INSTALLATION TO ASSUME NO EXCAVATION OF EXISTING ON SITE SOIL.

LEGAL DESCRIPTION
LOT 78 PLAN MAP/MHRA DISTRICT LOT 78, NEW WESTMINSTER DISTRICT GROUP 1
PID 006-138-616

ZONING SUMMARY
ZONE: M-1 (LIGHT INDUSTRIAL)
PROPOSED USE: RETAIL OFFICE (SECOND SALES CENTRE)
LOT AREA: 5231.1m²
PROPOSED BUILDING AREA:
- FRONT OF HOUSE (CALLED AREA: 1800sf (164 SF))
- BACK OF HOUSE (LOT 78) AREA: 3000sf (276 SF)
- TOTAL: 4800sf (240 SF)

DEVELOPMENT REGULATIONS

REQUIREMENT	REQUIRED	PROPOSED
HEIGHT (MAX)	N/A	0.00 FAR
HEIGHT (MAX)	8.0m	7.25m
LOT COVERAGE (MAX)	N/A	0.00%
FRONT LOT LINE SETBACK	0.0m	6.0m
SIDE LOT LINE SETBACK	0.0m	24.2m
REAR LOT LINE SETBACK	0.0m	30.7m
CONTIGUOUS TO REAR LOT LINE SETBACK	0.0m	30.7m

OFF-STREET LOADING (ZONING BY-LAW SECTION 4.1)
NOT REQUIRED FOR PROPOSED USE

REAR LOT LINE SETBACK (ZONING BY-LAW SECTION 4.1)
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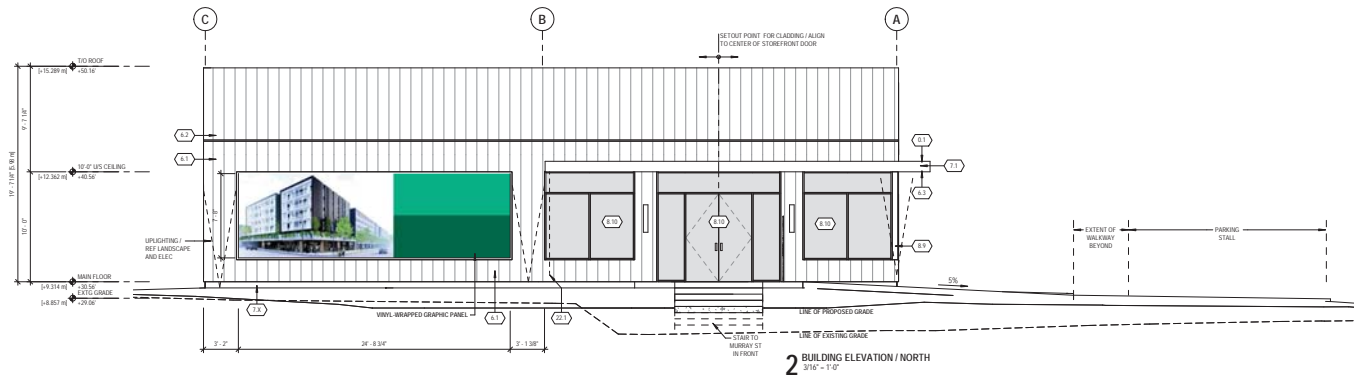
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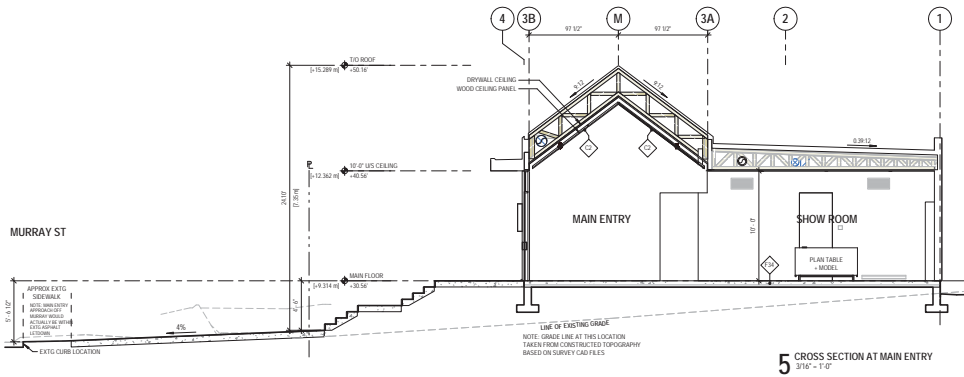
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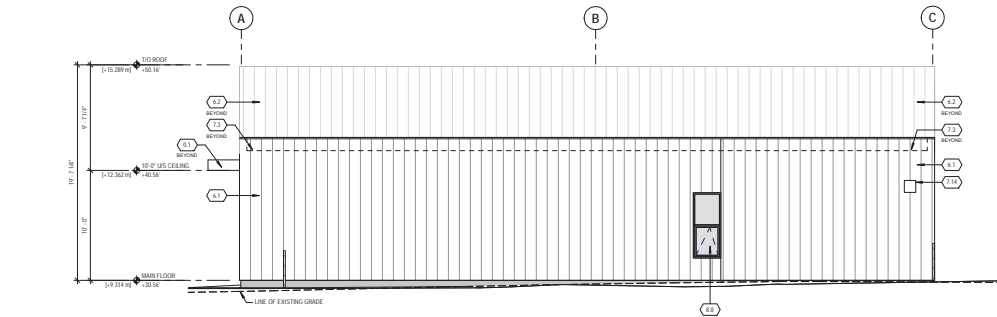
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NOT REQUIRED FOR PROPOSED USE



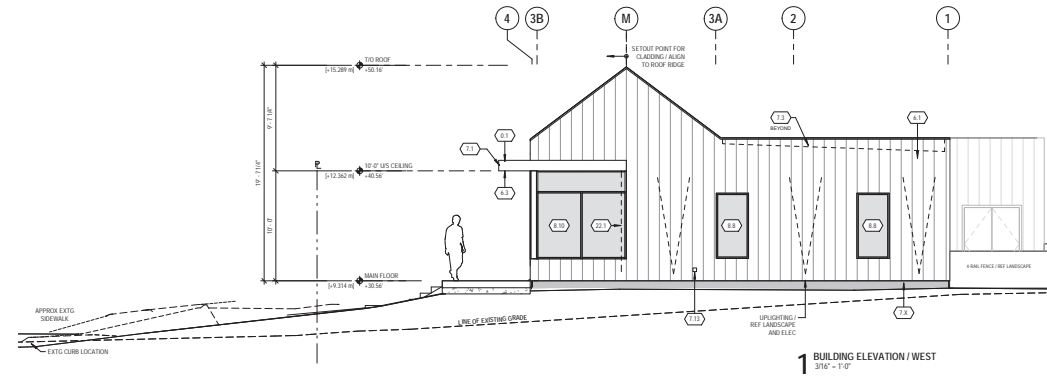
2 BUILDING ELEVATION / NORTH
3'10" - 1'0"



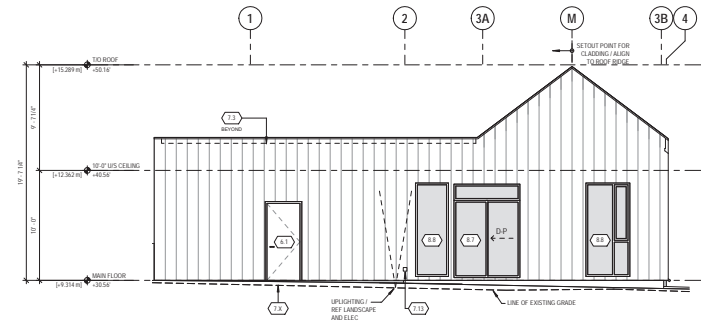
5 CROSS SECTION AT MAIN ENTRY
3'10" - 1'0"



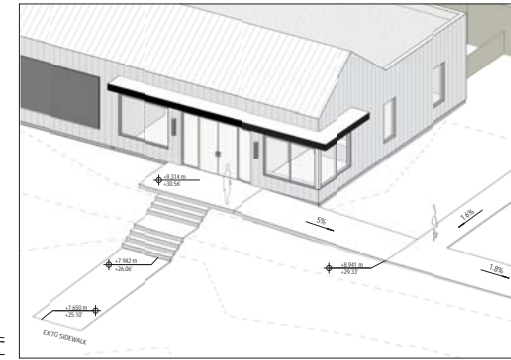
4 BUILDING ELEVATION / SOUTH
3'10" - 1'0"



1 BUILDING ELEVATION / WEST
3'10" - 1'0"



3 BUILDING ELEVATION / EAST
3'10" - 1'0"



6 EXTERIOR STAIRS AND RAMPS (AXONOMETRIC)

KEYNOTES — ELEVATIONS

01	CANOPY OVER ENTRY
02	ANCHOR BOLTS WITH GASKET / REF LITING
03	PREP LIT PREHUNG METAL DOOR ON
04	UP LIGHTING / REF SPECIES
05	PREP LIT PREHUNG METAL DOOR ON
06	ANCHOR BOLTS WITH GASKET / REF LITING
07	PREP LIT PREHUNG METAL DOOR ON
08	ANCHOR BOLTS WITH GASKET / REF LITING
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98	ANCHOR BOLTS WITH GASKET / REF LITING
99	PREP LIT PREHUNG METAL DOOR ON
100	ANCHOR BOLTS WITH GASKET / REF LITING

2	2020-01-30	TUP (TEMPORARY USE PERMIT)
1	2020-01-24	REVIEW
NO	DATE	DESCRIPTION
004	REVISIONS	
001		

MIZA Architects
TEL 404-844-4447 • WWW.MIZAARCHITECTS.COM

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MURRAY
PRE-SALES CENTRE

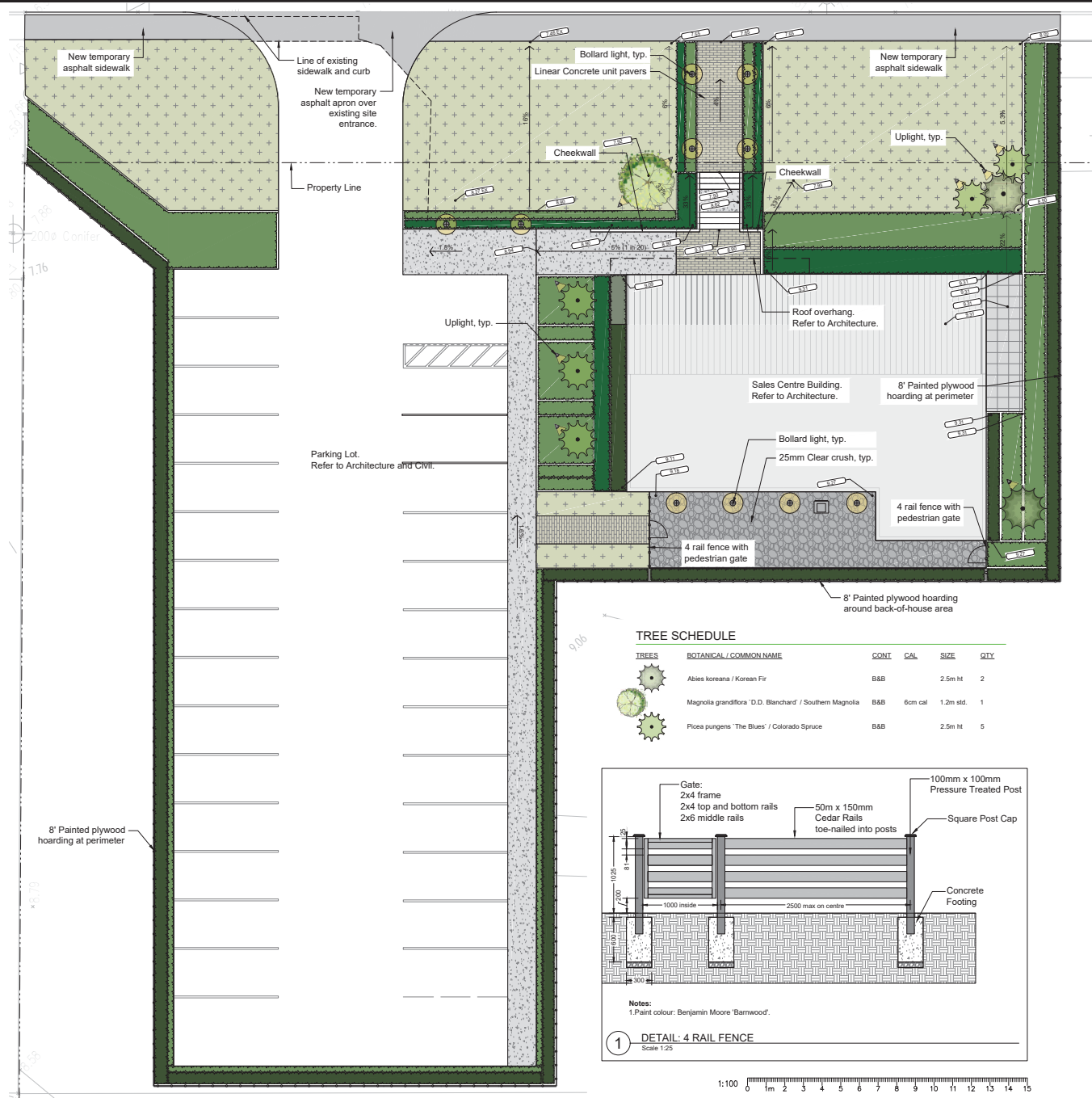
1000 AMERICA
3015 MURRAY ST, PORT MOODY, NC
PROJECT CODE: 014
DATE: 2020-01-30
SCALE: 3'10" - 1'0"

ELEVATIONS

A401

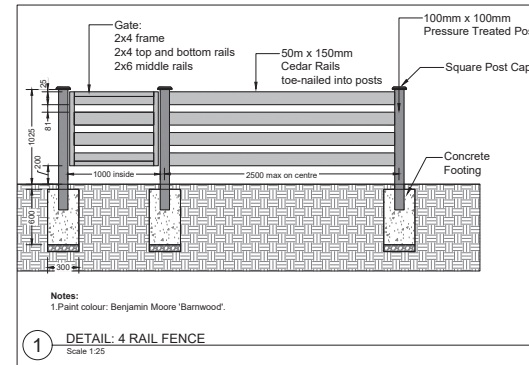
LEGEND (SALES CENTRE)

KEY	DESCRIPTION
	CIP CONCRETE Light sandblast finish
	HYDRAPRESSED SLABS ON PEDESTALS Colour: Natural
	LINEAR CONCRETE UNIT PAVERS Abbottford Concrete Plaza Series Type 1 & Type 2 Runner Bond. Colour: Natural.
	25MM CLEAR CRUSH
	CEDAR HEDGE
	LOW HEDGE
	SHRUB
	SOD See Critical Landscape Notes for Specifications
	BOLLARD LIGHT (See Electrical drawings) Model: O-light LED 3000°K Manufacturer: Plasma or approved equal. Colour: Metallic Gray. Supplier: SLS Lighting
	UPLIGHT Model: MP Lighting - Spotlight Stainless Steel 316. Notes: To be coordinated with Electrical Engineer.
	PROPOSED GRADE



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Abies koreana / Korean Fir	B&B		2.5m ht	2
	Magnolia grandiflora "D.D. Blanchard" / Southern Magnolia	B&B	6cm cal	1.2m std.	1
	Picea pungens "The Blues" / Colorado Spruce	B&B		2.5m ht	5



Notes:
1. Paint colour: Benjamin Moore "Barnwood".

1 DETAIL: 4 RAIL FENCE
Scale 1:25

VDZ+A
FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
100-9381 Church St 100-355 Kingsway
Fort Langley, BC Vancouver, BC
V1M 2B6 V5T 3J7
www.vdz.ca 604-883-0024

No.	By	Description	Date
2	TS	TUP (Temporary Use Permit)	30 July 2020
1	TM	Issued for Review	29 July 2020

REVISIONS TABLE FOR DRAWINGS			
No.	By	Description	Date

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

Drawn: TS	Stamp:
Checked: TM	
Approved: DJ	Original Sheet Size: 24"x36"

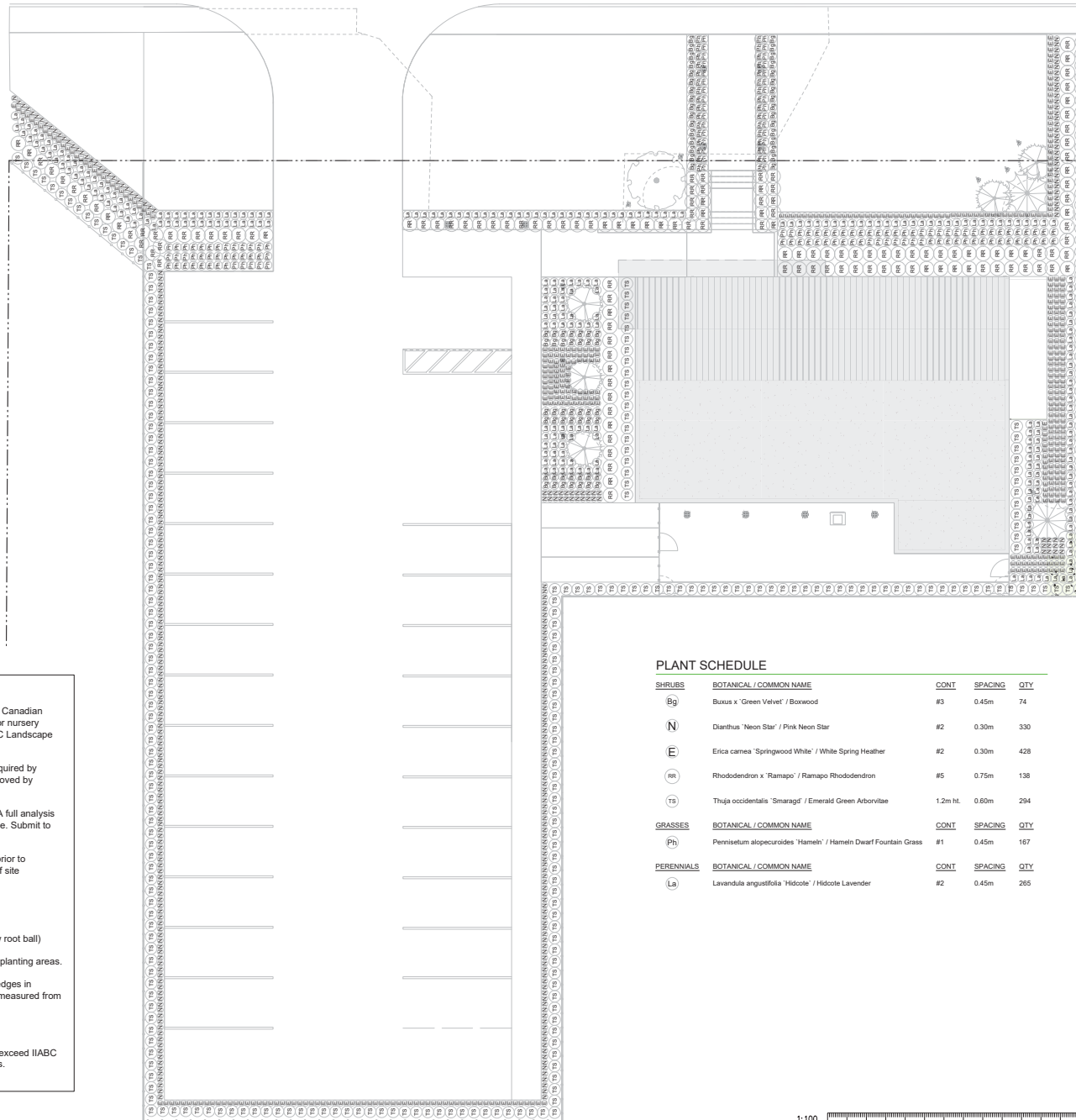
Scale:
1:100
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE RETURNED TO THE CONSULTANT FOR REVIEW AND APPROVAL. NO DIMENSIONS SHALL BE USED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER CONSTRUCTION.

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 contractor's expense.
- Topsoil depths for planting as follows:
 - Shrubs: 450mm
 - Sod: 150mm
 - 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 IABC standards. landscape architect to review irrigation plans.



1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

2	TS	TUP (Temporary Use Permit)	30 July 2020
1	TM	Issued for Review	29 July 2020
No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date
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Project: MURRAY STREET			
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Checked: TM			
Approved: DJ	Original Sheet Size: 24"x36"		
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