



City of Port Moody

Report/Recommendation to Council

Date: March 15, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Temporary Use Permit – 1190 Cecile Drive (Edgar Development Inc.)

Purpose

To present for Council consideration issuance a Temporary Use Permit (TUP) for a sales centre at 1190 Cecile Drive.

Recommended Resolution(s)

THAT Temporary Use Permit TUP00019 be authorized as recommended in the report dated March 15, 2022 from the Community Development Department – Development Planning Division regarding Temporary Use Permit – 1190 Cecile Drive (Edgar Development Inc.);

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required to issue the permit.

Background

Edgar Development Inc. has applied for a Temporary Use Permit (TUP) at 1190 Cecile Drive to allow for the construction and operation of a temporary sales centre for an initial period of three years. A location map is included as **Attachment 1**.

Discussion

Temporary Use Permit

A TUP is required to allow for temporary uses that are not permitted under the current properties zoning as set out in 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 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 Use – Woodland Park, a multi-family type residential designation.

Zoning

The subject property is currently zoned Comprehensive Development Zone 83 (CD83), with this portion of the property allowing for Multi-Residential and Retail Food Service uses, meaning that a TUP is required to allow for a commercial Office use on the site.

Site and Conditions

The subject site is located on the southeast corner of Cecile Drive and Angela Drive, as illustrated on **Attachment 1**, with only approximately 900m² (9,687ft²) of the site being impacted by the proposal. Vehicular access to the site from Angela Drive.

Project Description

The applicant is proposing to replace the former rental office with a new one-storey sales centre to accommodate marketing and sales activity associated with the development of the Woodland Park site by Edgar Development Inc. The gross floor area of the sales centre is 266.2m² (2,865ft²), with surface parking, including six parking spaces accessed from Angela Drive.

In terms of landscaping, three trees are to be removed to accommodate the new building. Given the site will ultimately be redeveloped in the future staff are recommending that replacement trees not be included at this time. Additional landscaping, including on the Cecile Drive and Angela Drive frontages are proposed.

The draft Temporary Use Permit is included as **Attachment 2** with Architectural Plans, Landscape Plan and Tree Retention and Removal Plan forming part of the Permit. 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.

Other Option(s)

1. THAT Temporary Use Permit TUP00019 be amended as directed by Council.
2. THAT Temporary Use Permit TUP00019 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 April 26, 2022 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.

Attachment(s)

1. Location Map
2. Draft Temporary Use Permit TUP00019

Report Author

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Report Approval Details

Document Title:	Temporary Use Permit - 1190 Cecile Drive (Edgar Development Inc.).docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - Draft Temporary Use Permit TUP00019.pdf
Final Approval Date:	Apr 14, 2022

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

André Boel, City Planner - Apr 13, 2022 - 10:48 AM

Kate Zanon, General Manager of Community Development - Apr 13, 2022 - 12:11 PM

Rosemary Lodge, Manager of Communications - Apr 13, 2022 - 2:08 PM

Paul Rockwood, General Manager of Finance and Technology - Apr 13, 2022 - 6:58 PM

Paul Rockwood for Tim Savoie, City Manager - Apr 14, 2022 - 12:50 PM