



City of Port Moody

Report/Recommendation to Council

Date: December 3, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Temporary Use Permit – 3058 St. Johns Street (Paradiz Teahouse and Hookah Lounge)

Purpose

To present for consideration of a Temporary Use Permit to facilitate the relocation of an existing teahouse and hookah lounge to 3058 St. Johns Street for a period of three years with the option to renew for an additional three years at the discretion of Council.

Recommended Resolution(s)

THAT Temporary Use Permit TUP00025 be authorized for a three-year period as recommended in the report dated December 3, 2024, from the Community Development Department – Development Planning Division regarding Temporary Use Permit – 3058 St. Johns Street (Paradiz Teahouse and Hookah Lounge);

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

Background

The applicant is proposing to relocate the existing business, Paradiz Teahouse and Hookah Lounge from its current location at 99 Moray Street to the subject property at 3058 St. Johns Street. The relocation is required as the current location on Moray Street is proposed for redevelopment and the applicant is required to vacate the property by December 31, 2024.

Discussion

Temporary Use Permit (TUP)

A TUP may allow for temporary commercial and industrial uses on a property that would not be currently permitted by the Zoning Bylaw. A TUP does not permanently 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 three-year period.

Site and Conditions

The subject property is located on St. Johns Street, west of Electronic Avenue and has frontage along St. Johns Street and Spring Street. The subject property is approximately 932m²

(10,035ft²) and is developed with a commercial building which, due to the grades, ranges from one storey along St. Johns Street to two-storeys along Spring Street.

The unit that is proposed for the TUP is accessed from St. Johns Street. A Location Map showing the subject property is included as **Attachment 1**, with the unit proposed for the TUP outlined in red.

The commercial building is currently occupied with a range of uses including a small grocery store/deli, home renovation store and fitness studio.

Official Community Plan (OCP)

The OCP designates the subject property as Moody Centre Transit-Oriented Development and Parks and Open Space (**Attachment 2**). The property also falls within Development Permit Area 2: Moody Centre for Form and Character of development, and Development Permit Area 5: Hazardous Lands due to potential soil liquefaction.

The OCP states that a TUP 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.

Zoning

The subject property is zoned General Commercial (C3) (**Attachment 3**), which permits a range of uses but does not include a smoking/hookah lounge. That said, smoking/hookah lounges and/or “social clubs” were historically permitted in the City but were removed from the City’s Zoning Bylaw in 2018.

TUP Proposal

Paradiz Teahouse and Hookah Lounge has been operating at its current location on Moray Street for approximately 13 years. However, its current location is proposed for redevelopment and is requiring the business to vacate the premises by December 31, 2024. The existing business consists of a café style setting where the primary component of the business is flavoured tobacco smoked in water-pipes (hookahs). The café also serves teas, beverages and prepared foods. The applicant is proposing to replicate the existing business in the new location.

The proposed TUP would be accommodated within an existing unit in the building. There are no exterior upgrades required to the building and no landscaping is proposed on the site. Matters related to interior ventilation upgrades required for indoor smoking will be addressed through a future building permit application.

Project Analysis

The existing hookah lounges in the City are all currently operating under legal non-conforming land use status granted under section 528 of the *Local Government Act*. This provision allows a use which lawfully existed prior to the zoning amendment (which removed the use) to continue operating unless the use ceases to operate for six months or longer. Under this provision, the Paradiz Teahouse and Hookah Lounge would have been permitted to continue operating at its current location indefinitely.

The Port Moody Police Department was also consulted on the proposal, and they indicated that they have no concerns.

Conclusion

Based on the applicant's long-standing history in Port Moody, along with the current non-conforming land use status, staff are supportive of the applicant's TUP request to relocate the existing business to 3058 St. Johns Street. A draft of Temporary Use Permit TUP00025 is attached as **Attachment 4**.

Other Option(s)

THAT the application to issue Temporary Use Permit TUP00025 be denied.

Financial Implications

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

Communications and Public Engagement Initiatives

Public notification has been conducted per the requirements in the City's Development Approval Procedures Bylaw and the *Local Government Act*. A development notification sign was posted at the site, and notices for the proposed Temporary Use Permit for this application were mailed to owners/occupants within 140m of the subject site two weeks in advance of the Council meeting date. Public notice was also provided electronically by distributing the notice through the City's email subscription service, and by posting the notice on the City's official website and social media sites. The notice was also posted in the breezeway and on dedicated, forward facing notice boards at City Hall.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 4.1 – Improve the local business climate

Attachment(s)

1. Location Map – 3058 St. Johns Street.
2. OCP Land Use Map – 3058 St. Johns Street.
3. Zoning Map – 3058 St. Johns Street.
4. Draft Temporary Use Permit TUP00025 – 3058 St. Johns Street.

Report Author

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Report Approval Details

Document Title:	Temporary Use Permit - 3058 St. Johns Street (Paradiz Teahouse and Hookah Lounge).docx
Attachments:	- Attachment 1 - Location Map - 3058 St. Johns Street.pdf - Attachment 2 - OCP Land Use Map - 3058 St. Johns Street.pdf - Attachment 3 - Zoning Map - 3058 St. Johns Street.pdf - Attachment 4 - Draft Temporary Use Permit TUP00025 - 3058 St. Johns Street.pdf
Final Approval Date:	Nov 26, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Nov 18, 2024

Wesley Woo, Manager of Development Planning - Nov 19, 2024

Kate Zanon, General Manager of Community Development - Nov 19, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 25, 2024

Lindsay Todd, Manager of Communications and Engagement - Nov 25, 2024

Paul Rockwood, General Manager of Finance and Technology - Nov 26, 2024

Anna Mathewson, City Manager - Nov 26, 2024