



# City of Port Moody

## Report/Recommendation to Council

Date: October 10, 2019  
Submitted by: Planning and Development Department – Development Planning Division  
Subject: Temporary Use Permit Application – 130 loco Road

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### Purpose

To present for consideration a Temporary Use Permit (TUP) application by Onni for construction staging, storage, loading, and delivery to service the applicant's adjacent development lands. It should be noted that the proposed construction staging uses will operate simultaneously with a previously-approved TUP on this site which allows off-street parking and unenclosed storage for U-Haul and Westwood Honda that is set to expire in January 2020. The subject property is located on the west side of loco Road, north of the Canadian Pacific Railway at 130 loco Road.

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### Recommended Resolution(s)

**THAT the requirement to refer Temporary Use Permit 3080-20-09 to the Community Planning Advisory Committee be waived as recommended in the report dated October 10, 2019 from Planning and Development Department – Development Planning Division regarding Temporary Use Permit Application – 130 loco Road;**

**AND THAT Temporary Use Permit 3080-20-09 be issued;**

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

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### Background

Onni has applied for a Temporary Use Permit (TUP) to allow for the construction staging in support of the development of Parcel D of Suterbrook Village, located adjacent to this site. A location map is included as **Attachment 1**.

Appia Developments is the registered owner of the subject lands located on the west side of loco Road, north of the Canadian Pacific Railway. Development plans for this site were developed a number of years ago, but the property has been vacant since.

#### 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 permit 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. The applicant has stated that they are seeking a TUP for a term of 14 months.

#### 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 – Inlet Centre. The property also falls within Development Permit Area 3: Inlet Centre for the regulation of the form and character of development. As no buildings are proposed the DPA designation does not impact the proposal.

#### Zoning

The current CD40 Zone of the subject property permits multiple-family residential uses for up to 172 units and 24 storeys. In addition, home occupations, off-street parking, and off-street loading are all permitted as accessory uses. Construction staging is not a permitted use and since there is no principal use on the subject property accessory off-street parking would not be permitted. Therefore, a TUP is required.

### Discussion

#### Site and Conditions

The subject property is located at the northwest corner of Barnet Highway and Ioco Road, north of the Inlet Centre SkyTrain Station. The site is approximately 4,030m<sup>2</sup> (1 acre) in size and is zoned Comprehensive Development 40 (CD40), which permits multiple-family residential uses in the form of a 24-storey building.

#### Project Description

The applicant is proposing a two-phased approach for this TUP. The first phase will occur simultaneously with existing temporary use and includes a temporary construction vehicle staging area, concrete pouring, and materials delivery and storage area. The Phase 1 site plan (**Attachment 2**) shows separate areas allocated for Westwood Honda, U-Haul, and Onni.

As noted above, the off-site parking and storage uses operated by Westwood Honda and U-Haul will cease operation on February 15, 2020. At that point the entire property would be utilized by Onni for off-site parking to alleviate the congestion in Suter Brook Village, as shown on the Phase 2 site plan (**Attachment 3**). Onni is also proposing to provide internal fencing to delineate boundaries and will implement erosion and sediment control measures to ensure that no deleterious materials impact the adjacent Environmentally Sensitive Area to the west.

#### Relation to current temporary use on site

The lands are currently leased to TransLink to facilitate the expansion of their existing vehicle storage facility adjacent to the U-Haul and Westwood Honda properties located east of Ioco Road along the Barnet Service Road. A Temporary Use Permit for this use was approved on November 13, 2018. This permit allows for off-street parking and unenclosed storage until January 2020. TransLink has advised that the off-site parking and unenclosed storage will not be removed until February 15, 2020.

A portion of the property subject to this new TUP application is currently unoccupied and is intended to be used for staging concrete trucks and concrete pouring to facilitate construction on the applicant's site to the west. After February 15, 2020, Onni would utilize the lands vacated by TransLink for Company parking.

#### Form and Character

As part of the previously approved TUP, a 1.8m (6ft) high chain-link fence with mesh privacy screens, and an artistic vinyl wrap was installed around the perimeter of the property. It appears that the current vinyl wrap has been vandalized in certain sections and the proposed TUP requires that the applicant remove any graffiti and repair the vinyl wrap as necessary.

No landscaping is being proposed with this TUP.

#### Access

Vehicular access will be provided from loco Road and the TUP requires that the applicant obtain a Highway Use Permit. The number of trucks accessing the site will vary up to 100 trucks/day, depending on the day and stage of construction. As part of the highway use permit, a \$5,000 security will be collected to ensure that the temporary letdown is removed and that the boulevard is reinstated to its original condition after completion of the temporary use.

#### CPAC referral

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

#### Concluding Comments

Staff are supportive of the TUP for the following reasons:

- it is in line with OCP policy that permits Council to consider such applications on a case-by-case basis in areas designated Mixed Use; and
- the proposed temporary use does not appear to have the potential to become a permanent fixture as the project has a fixed start and end date and it does not prevent the lands from being developed in accordance with the Official Community Plan.

A copy of the draft TUP is included as **Attachment 4**. Prior to permit issuance, a refundable security in the amount of \$5,000 is required to ensure the removal of the temporary use once the permit has expired.

#### **Other Option(s)**

1. THAT the application for a Temporary Use Permit be denied; or
2. THAT the application be referred to the November 5, 2019 Community Planning Advisory Committee for further advice and recommendation.

#### **Financial Implications**

There are no financial implications to the City.

## Communications and Civic Engagement Initiatives

In accordance with the City's Development Approval Procedures Bylaw, a notification sign was posted on the property and notification of the TUP consideration at the October 22, 2019 Council meeting was mailed to all owners and occupants within 140m of the subject property. Advertisements of the Council meeting was placed in the October 10 and October 17, 2019 editions of the Tri-City News.

As part of the recommendation is to waive the CPAC meeting for this application, advertising for CPAC consideration was not prepared. Should Council wish to refer this application to CPAC at a future meeting, the date will be advertised on the notification sign that is currently posted on the 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 by ensuring future community growth is carefully considered and strategically managed consistent with our Official Community Plan.

## Attachment(s)

1. Location Map.
2. Phase 1 – Site plan.
3. Phase 2 – Site Plan.
4. Draft Temporary Use Permit 3080-20-09.

## Report Author

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## Report Approval Details

Document Title:	130 loco Road TUP.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map.pdf</li><li>- Attachment 2 - Phase 1 Site Plan.pdf</li><li>- Attachment 3 - Phase 2 Site Plan.pdf</li><li>- Attachment 4 Draft Temporary Use Permit 3080-20-09.docx</li></ul>
Final Approval Date:	Oct 15, 2019

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

Tim Savoie