



# City of Port Moody

## Report/Recommendation to Council

Date: October 31, 2019  
Submitted by: Planning and Development Department – Development Planning Division  
Subject: Temporary Use Permit Application for 3015, 3033, and 3093 Murray Street

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### Purpose

To report back to Council on the temporary use permit application for 3015, 3033 and 3093 Murray Street which was referred back to staff on October 22, 2019.

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### Recommended Resolution(s)

**THAT the requirement to refer Temporary Use Permit 3080-20-08 to the Community Planning Advisory Committee be waived as recommended in the report dated October 31, 2019 from the Planning and Development Department – Development Planning Division regarding Temporary Use Permit Application for 3015, 3033, and 3093 Murray Street;**

**AND THAT Temporary Use Permit 3080-20-08 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

Mosaic Murray Master Holdings Ltd. submitted an application for a TUP on September 18, 2019 which was brought forward for Council's consideration on October 22, 2019. During the meeting a concern was raised over the existing uses on the property compared to those identified in the temporary use permit. Given this uncertainty, Council referred the report back to Planning staff for further investigation and to report back to Council at a later date. The report from the October 22, 2019 Council Meeting is included as **Attachment 1**.

### Site Description

The subject property is located on the south side of Murray Street, west of Electronic Avenue and consists of three parcel municipally known as 3015, 3033 and 3093 Murray Street. The subject lands are currently being used as a laydown area for construction materials, storage containers, assembly of rebar casing, and parking for 20-25 vehicles. As the storage uses do not conform to the Zoning Bylaw, a Temporary Use Permit (TUP) is required.

## Discussion

### Site Visit/Conditions

On October 23, 2019 By-laws and Planning staff conducted a site visit to evaluate the uses occurring on site. Through visual observation and a conversation with the site supervisor, it was confirmed that rebar materials are shipped to the site, assembled into rebar baskets and shipped to an active construction site.

The assembly of the rebar consists of approximately 6-8 individuals assembling the casing by hand. There is no machinery required, nor is there any excessive noise, odour, dust or other nuisance created through the assembly process. However, staff note that technically, this use is required to take place inside a building under the Zoning Bylaw provisions. Photographs from the site are included as **Attachment 2**.

Besides the assembly use, the current predominant use on the subject property is unenclosed storage and parking as indicated in the applicant's original application. Based on staff's observations on October 23<sup>rd</sup>, 2019 we believe the use is appropriate for the site. However, under the Zoning Bylaw these uses are not allowed as primary uses, since the Light Industrial definition requires uses to be enclosed in a building. For this reason all current uses are proposed to be considered under a Temporary Use Permit. A copy of the amended Temporary Use Permit including assembly of rebar casing is included as **Attachment 3**.

### Artistic Contribution

The applicant has indicated that they will provide artwork along the Murray Street frontage. Given the length of frontage it was suggested that the artwork be placed on alternating fencing segments. An area of fencing may also be available for signage for community events.

The applicant has indicated that both tenants will be vacating the property in March of 2020, as a result it was determined that the artwork will be installed by April 30, 2020 to avoid damaging any artwork as a result of removing the existing fence when the tenant moves out. As a condition of the TUP the applicant will be required to install and maintain a new fence and artistic vinyl-wrap / panels.

### Other Option(s)

1. THAT the conditions of Temporary Use Permit application 3080-20-08 be changed as follows...; or
2. THAT the Temporary Use Permit application 3080-20-08 be denied; or
3. THAT the Temporary Use Permit application be referred to the December 3, 2019 Community Planning Advisory Committee for further advice and recommendation.

### Financial Implications

There are no financial implications associated with the approval of the TUP.

### 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 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 were placed in the October 10, 2019 and October 17, 2019 editions of the Tri-City News.

As part of the recommendation is to waive the CPAC meeting requirement 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 Planning and the creation of a livable, vibrant, sustainable, orderly, and coordinated community.

### Attachment(s)

1. 3015, 3033 and 3093 Murray Street Council Report
2. Site Photographs
3. Draft Temporary Use Permit

### Report Author

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## Report Approval Details

Document Title:	Temporary Use Permit Application for 3015, 3033 and 3093 Murray Street.docx
Attachments:	- Attachment 1 - 3015, 3033 and 3093 Murray Street Council Report.pdf - Attachment 2 - Site Photographs.docx - Attachment 3 - Draft Temporary Use Permit.docx
Final Approval Date:	Nov 5, 2019

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

Rosemary Lodge  
Manager of Communications and Engagement

Paul Rockwood  
General Manager of Finance and Technology

André Boel  
General Manager of Planning and Development

Tim Savoie  
City Manager