Council Agenda Information
☒ *Regular Council November 28, 2017*

City of Port Moody
Report/Recommendation to Council

Date:	November 14, 2017	File No. 08-3080-20-05
Submitted by:	Planning and Development Department – Planning Division	
Subject:	Temporary Use Permit Application – 3001 St. Johns Street	

Purpose / Introduction

To present for consideration a Temporary Use Permit (TUP) application for a temporary sales centre at 3001 St. Johns Street. The temporary sales centre would be used to accommodate pre-sale activities for the multi-family residential project proposed on the 3000 block of St. George Street.

Recommended Resolutions

THAT Temporary Use Permit 3080-20-05 be issued as recommended in the report dated November 14, 2017 from Planning and Development Department – Planning Division regarding Temporary Use Permit Application – 3001 St. Johns Street;

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

Background

Marcon St. George (GP) Ltd. has submitted a Temporary Use Permit (TUP) application for the siting of a sales centre at 3001 St. Johns Street. The sales centre would accommodate the pre-sale activities for the proposed multi-family residential project on lots at 3010-3042, 3009-3029, and 3037-3113 St. George Street, the draft bylaw for which was given third reading at the October 24, 2017 Regular Council meeting. The proposed structure would be temporary in nature and consist of a single-level wood-frame building to be used for display and meeting purposes, as well as to display a mock unit.

The application was considered by the Community Planning Advisory Committee (CPAC) on November 7, 2017 and the following resolution was passed:

> *CPAC17/034*
> THAT the Temporary Use Permit No. 3080-20-05 be supported as presented in the report dated October 26, 2017 from Development Services Department – Planning Division regarding Temporary Use Permit Application – 3001 St. Johns Street.

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Temporary Use Permit Application – 3001 St. Johns Street
November 14, 2017

Discussion

Temporary Use Permit (TUP)

A TUP is required to allow for temporary commercial and industrial 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 three years and may be renewed once, at the discretion of Council, for an additional three-year period. The applicants have stated that they are seeking a TUP for a term of two years.

Site and Conditions

The subject site is part of the larger split-zoned commercial property that extends east on lots 3003 and 3017 St. Johns Street as shown on the Location Plan (Figure 1). The subject site is zoned Service Station Commercial (C4), while the remainder of the property is zoned Comprehensive Development (CD8). The subject site is currently occupied by a service station which has been closed for a number of years. The site is approximately 1,195.6m² (12,870.0 ft²) in size, with the primary access on the north side of the site from St. Johns Street, and a secondary access point from the south from St. Andrews Street.

Figure 1: Location Plan

Official Community Plan (OCP)

The OCP states that Temporary Use Permits 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 – Moody Centre. The property also falls within Development

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Permit Area 2: Moody Centre and Development Permit Area 5: Protection of Development from Hazardous Conditions (flood hazard and moderate to high risk of earthquake soil liquefaction). The subject property is located within the 400m radius of Moody Centre transit station. If the TUP is approved, the applicants would be required to address geotechnical and flood hazard requirements as part of the Building Permit process. The form and character of the proposed sales centre are addressed through the TUP.

Zoning
As illustrated in the zoning map in Figure 2, the subject site is currently zoned Service Station Commercial (C4), a zone which limits permitted uses to:

(1) Gasoline Service Station;
(2) Confectionary Sales; and
(3) Accessory off-street parking.

There is a range of commercial zone types within the surrounding area. The remainder of the commercial property extending east from the subject site is a Comprehensive Development Zone (CD8) with the properties across St. Johns Street zoned Community Commercial (C3) and the property to the west zoned Neighbourhood Commercial (C2). Directly south of the subject site, across St. Andrews Street, is a property zoned Multiple-Family Residential (RM4). The proposed development site, to which this TUP directly supports, begins southeast of the subject site.

Figure 2: Zoning map

Analysis

Project Description
The applicant is proposing to construct a temporary sales centre to accommodate pre-sale activities for the proposed multi-family development on the 3000-block of St. George Street.

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The sales centre would be sited on the existing concrete pad, currently occupied by the closed service station. The applicants are proposing to demolish the above-ground service station structure and construct a 333.6m^2 (3,591 ft^2) temporary sales centre on footings, making use of existing water and sanitary connections if possible. If these connections are not viable, temporary on-site tanks would be used for water storage and sanitary. **Attachment 1** provides a site plan, floor plan, and elevations. The proposed structure is 5.29m (17ft 43/8in) high with site coverage of 27.9% and an FAR of 0.28. Under the existing zoning, lot coverage is limited to 40%, and maximum building height shall not exceed 7.5m (24.7ft) or one storey.

Thirteen parking spaces, including one wheelchair accessible parking space, are provided and new landscaping and planted areas are proposed per the landscape plan in **Attachment 2**. This exceeds parking requirements for commercial buildings by five spaces (including the wheelchair accessible space, which is not required for this size of structure).

There are three trees on-site, all located along the western edge of the property. All three trees were assessed by the applicant's arborist and landscape architect. The tree at the corner of St. Johns Street and Williams Street was deemed appropriate for removal as it is located in the building footprint and is unlikely to improve in size and form over time. The other trees would remain on-site despite poor health, as the property owners wish to retain them. Two replacement trees have been suggested by the landscape architect as outlined in **Attachment 2**. A security for landscaping would be obtained prior to permit issuance.

Building Form and Design
Through the Temporary Use Permit, form and character have been addressed to satisfy design guidelines for Development Permit Area 2: Moody Centre. Staff have worked with the applicant to improve (albeit temporarily) the pedestrian realm on an exposed and somewhat abandoned corner. The applicants have added fenestration, landscaping, and additional walkways along the north, east, and west lengths of the site. A mock-up of the proposed wrap signage is included as **Attachment 3**, to provide an idea of the general design and aesthetic of the structure. A copy of the draft Temporary Use Permit 2017-05 is included as **Attachment 4**. Prior to permit issuance, a security would be obtained to ensure the removal of the temporary structure once the permit has expired.

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;
- the location for this temporary use is appropriate as it directly serves the parent project located one block away and is well served by transit;
- the proposed structure falls within existing zoning requirements in terms of building size, height, and lot coverage, resulting in a building form that remains appropriate for the proposed location;
- the proposed temporary commercial use is appropriate given the location and is consistent with surrounding uses;

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November 14, 2017

- it would result in the demolition of a long-closed and fenced-off service station; and
- it would visually improve the pedestrian realm at the corner of St. Johns Street and Williams Street.

Other Options

THAT the application for Temporary Use Permit 2017-05 be denied.

Financial Implications

There are no anticipated financial implications for the City associated with this application.

Communications / Civic Engagement

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 November 28, 2017 Regular Council meeting was mailed to all owners and occupants within 140m of the subject property. Advertisements of the Council meeting were placed in the November 22 and November 24, 2017 editions of the Tri-City News. A copy of the notification and map showing the 140m notification area are included as **Attachment 5.**

Council Strategic Plan Objectives

The proposal is consistent with the goals of the 2015-2018 Council Strategic Plan as they relate to Community Planning and the creation of a livable, vibrant, sustainable, orderly, and coordinated community.

Attachments:

1. Site plan, floor plan, and building elevations.
2. Landscape plan.
3. Wrap signage mock-up.
4. Draft Temporary Use Permit 3080-20-05.
5. Notification of Council consideration and notification radius map.

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November 14, 2017

Prepared by:	Reviewed by:
Kaitlin Kazmierowski, MCIP, RPP Planner	Mary De Paoli, MCIP, RPP Manager of Planning Eric Vance, MA, FCMC, FCIP, RPP Acting GM, Planning and Development
Reviewed for Form and Content / Approved for Submission to Council:	
City Manager's Comments	**Tim Savoie, MCIP, RPP** **City Manager**

MARCON DEVELOPMENTS LTD.

TEMPORARY USE PERMIT APPLICATION - SALES CENTER

3001 St John Street, Port Moody BC

LOCATION PLAN

PROPERTY INFORMATION

PHASE 1
Legal Description:
Lot A, DL 190 GROUP 1 NWD PLAN 96357

Civic Address:
3001 St George Street - (PID 016-331-664)

PROJECT STATISTICS

Zoning Calculations - Overall Project

Site Area

Existing	12970.0 sq. ft.	or	1205.6 sq. m	

FSR

Allowable	N/A	
Proposed	0.28	3,591.7 sq. ft.

Lot Coverage

Allowable	N/A			
Proposed	27.9%	or	3591.7	sq. ft.

Area Summary

	Commercial Area	Gross Area	FSR AREA
Level 1	3,591.7	3,591.7	3,591.7 sq. ft.
Totals	**3,591.7**	**3,591.7**	3,591.7 sq. ft.

Parking Summary

VEHICLES	Vehicle Required	Vehicle Provided	Accessible Required	Accessible Provided	Small Car Maximum	Small Car Provided
Commercial	5	13	1	1	2	
Total Parking	5	13	1	1	2	

PROJECT TEAM

OWNER/DEVELOPER
MARCON DEVELOPMENTS INC.
Suite 1645 – 199th Street, Langley, BC, V3A 1H6
(604) 530.6648

ARCHITECT
SHIFT ARCHITECTURE INC.
Suite 200 - 1000 W 3rd Street, North Vancouver BC V7P 3J8
(604) 208.7501

LANDSCAPE ARCHITECT
CONNECT LANDSCAPE ARCHITECTURE INC.
2355 Hornbeck Street, Vancouver, BC, V6H 2V1
(604) 681.2003

ENVIRONMENTAL
KEYSTONE ENVIRONMENTAL LTD.
220 - 4400 Dominion Street, Burnaby, BC, V5G 4G3
(604) 435.6671

ARBORIST
FROGGERS CREEK TREE CONSULTANTS LTD.
7792 McGregor Avenue, Burnaby, BC, V5J 4N4
(604) 721.6032

DRAWING LIST

A0.00	COVER SHEET
A1.00	SITE PLAN
A2.01	FLOOR PLAN
A3.01	NORTH & SOUTH - ELEVATIONS
A3.02	EAST & WEST - ELEVATIONS
A4.01	BUILDING - SECTIONS
A5.01	ENTRY - SECTIONS

SHIFT
SHIFT ARCHITECTURE INC
200-1000 West 3rd Street,
North Vancouver, B.C. V7P
3J8
Tel: 604.208.7501
Fax: 604.688.7512

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No.	Date	Revision Notes
C	2017/08/11	REISSUED FOR TUP APPLICATION
B	2017/06/07	ISSUED FOR TUP APPLICATION
A	2017/05/16	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

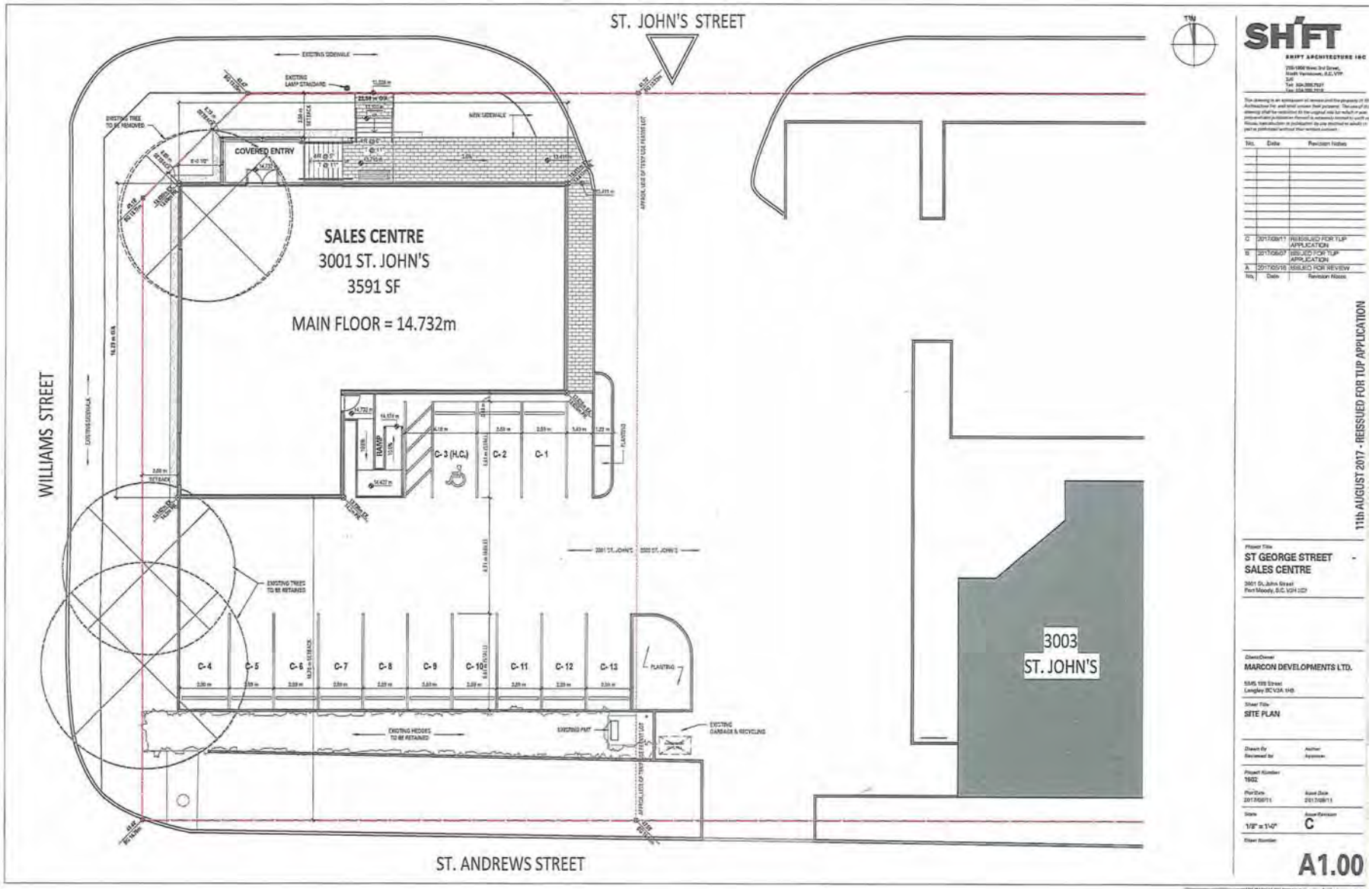
Project
ST GEORGE STREET - SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

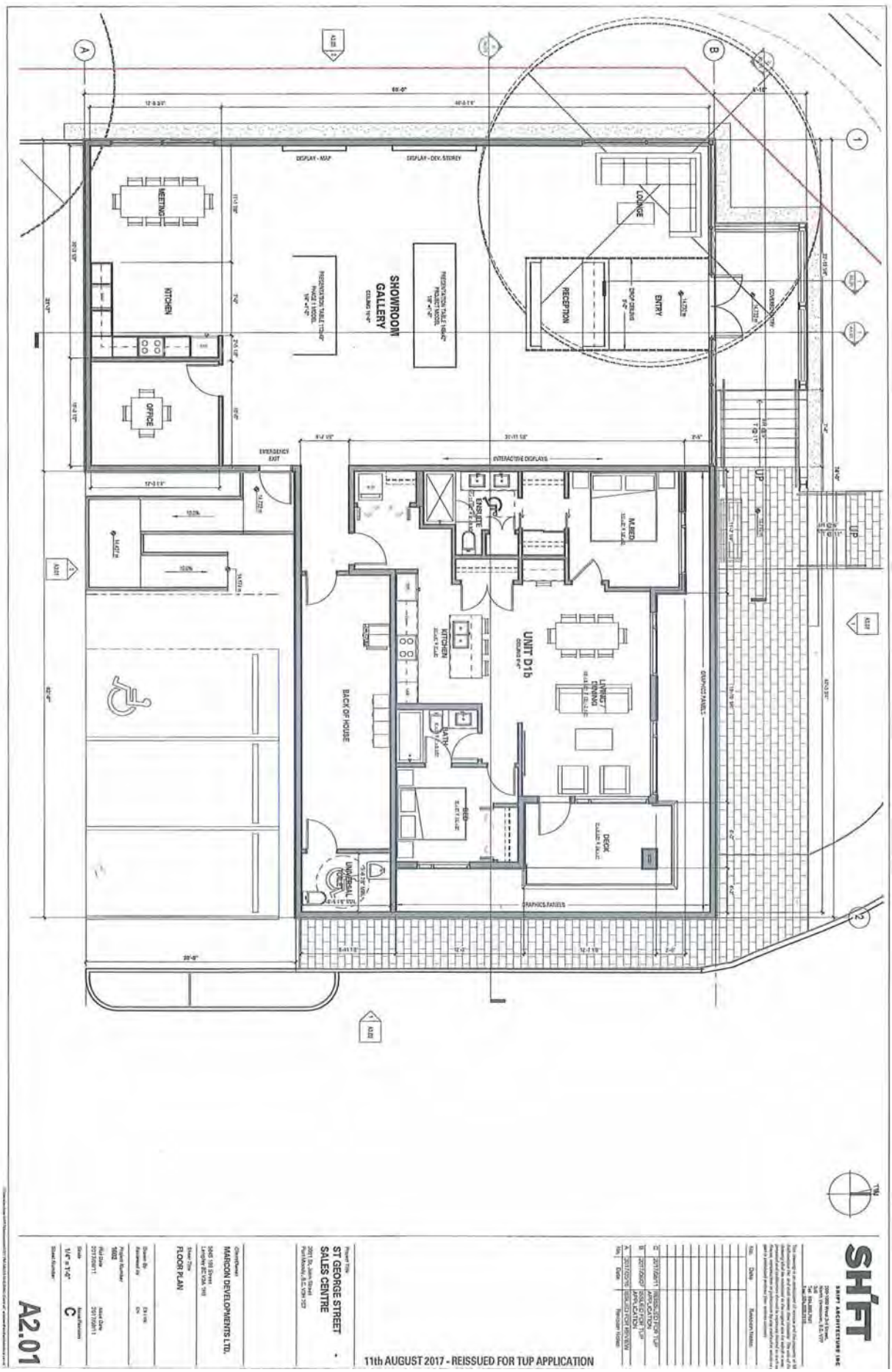
Client/Owner
MARCON DEVELOPMENTS LTD.
1645 199 Street
Langley BC V3A 1H9

Sheet
COVER SHEET

Drawn: Reviewed: Author: Approver:

Project 1602
Plot 2017/08/11 Issue 2017/08/11
Scale 1" = 1'-0" Issue/Revision C
Sheet A0.00


ST. JOHN'S STREET
WILLIAMS STREET
ST. ANDREWS STREET
SALES CENTRE
3001 ST. JOHN'S
3591 SF
MAIN FLOOR = 14.732m
COVERED ENTRY
RAMP
C-1
C-2
C-3 (H.C.)
C-4
C-5
C-6
C-7
C-8
C-9
C-10
C-11
C-12
C-13
3003
ST. JOHN'S
SHIFT
SHIFT ARCHITECTURE INC
11th AUGUST 2017 - REISSUED FOR TUP APPLICATION
ST GEORGE STREET
SALES CENTRE
MARCON DEVELOPMENTS LTD.
SITE PLAN
1/8" = 1'-0"
C
A1.00


SHIFT
SHIFT ARCHITECTURE INC
ST GEORGE STREET
SALES CENTRE
MARCON DEVELOPMENTS LTD.
FLOOR PLAN
A2.01
11th AUGUST 2017 - REISSUED FOR TUP APPLICATION
SHOWROOM GALLERY
UNIT D1b
KITCHEN
MEETING
OFFICE
RECEPTION
LOUNGE
ENTRY
BACK OF HOUSE
DECK
BED
M.BED
DINING
LIVING
DISPLAY - MAP
DISPLAY - DEV. STOREY
INTERACTIVE DISPLAYS
GRAPHICS PANELS
EMERGENCY EXIT
UP

SHIFT ARCHITECTURE INC

No.	Date	Revision Notes
C	2017/08/11	REISSUED FOR TUP APPLICATION
B	2017/06/01	REISSUED FOR TUP APPLICATION
A	2017/05/15	ISSUED FOR REVIEW

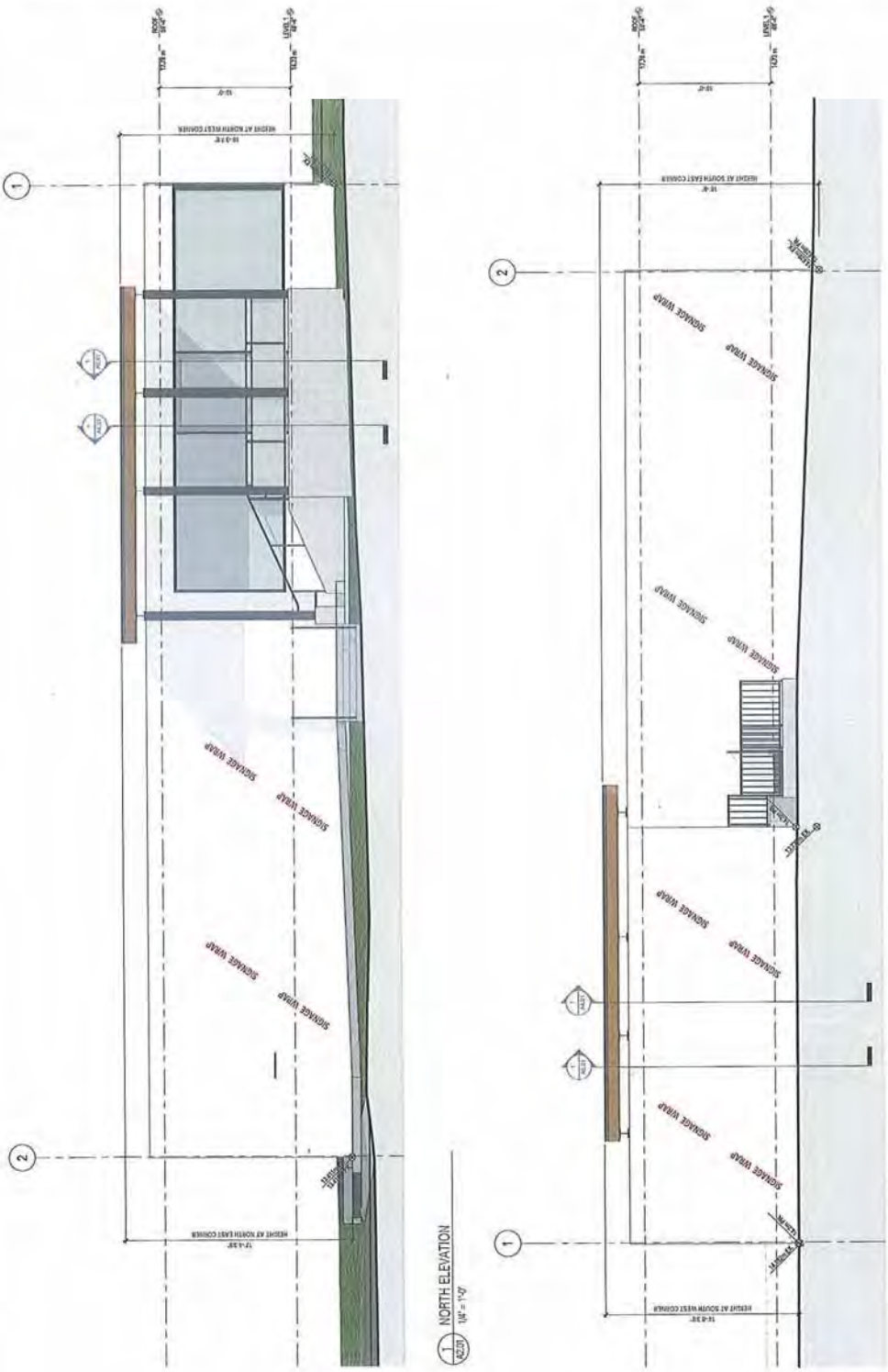
11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

Owner/Client
MARCON DEVELOPMENTS LTD.
5505 199 Street,
Langley BC V3A 1H2

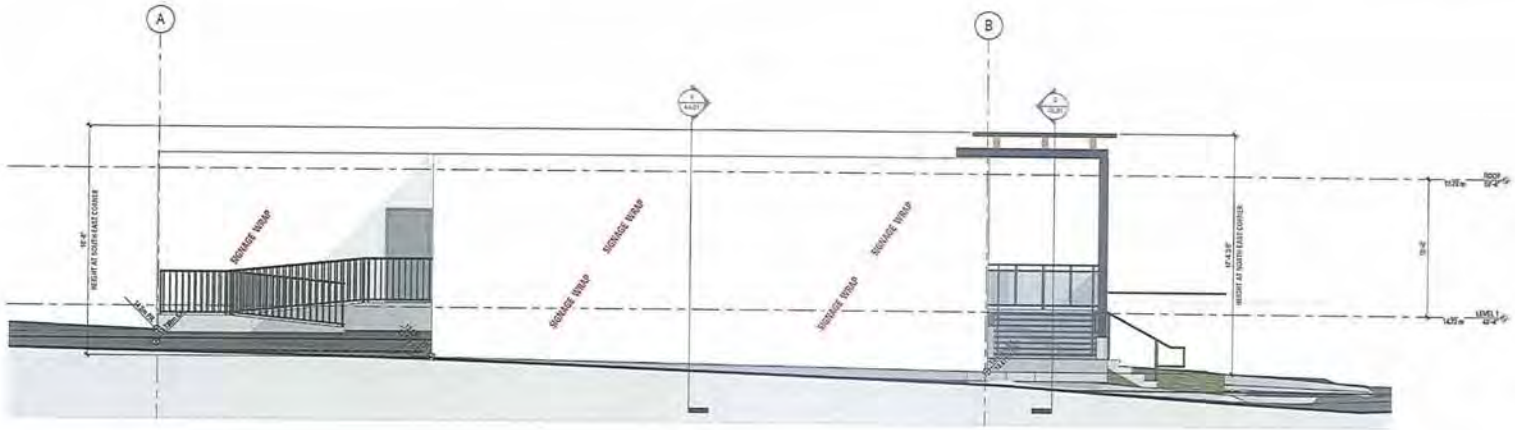
Drawn
NORTH & SOUTH - ELEVATIONS

Project No. 1602
File 2017-08-11
Scale 1/4" = 1'-0"
Revision C
Sheet A3.01

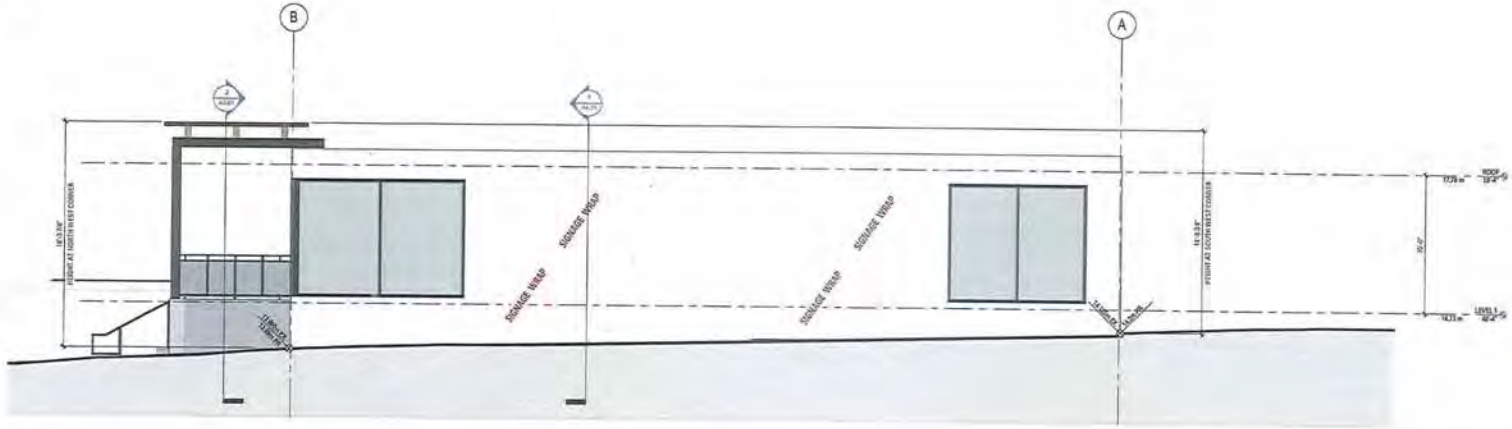


1 NORTH ELEVATION
A2.01 1/8" = 1'-0"

2 SOUTH ELEVATION
A2.01 1/8" = 1'-0"



1 A2.01 EAST ELEVATION
1/4" = 1'-0"



2 A2.01 WEST ELEVATION
1/4" = 1'-0"

BUILDING HEIGHT:

NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	= 17'-4 3/8"

SHIFT

SHIFT ARCHITECTURE INC

No.	Date	Revision Notes
C	2017/08/11	REISSUED FOR TUP APPLICATION
B	2017/06/07	ISSUED FOR TUP APPLICATION
A	2017/05/18	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
2601 St. John Street
Port Moody, B.C. V3H 2C3

Client/Owner
MARCON DEVELOPMENTS LTD.
5545 199 Street
Langley BC V3A 1H9

Sheet
EAST & WEST - ELEVATIONS

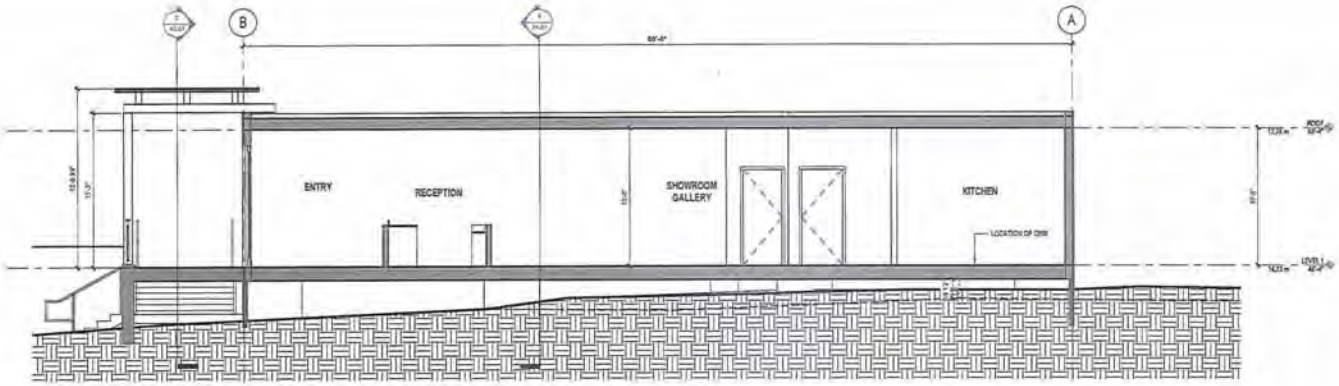
Drawn: Reviewed: Author: Approved:

Project 1502

Plot 2017/08/11 Issue 2017/08/11

Scale 1/4" = 1'-0" Issue/Revision C

Sheet A3.02



1 A2.01 BUILDING SECTION A-A
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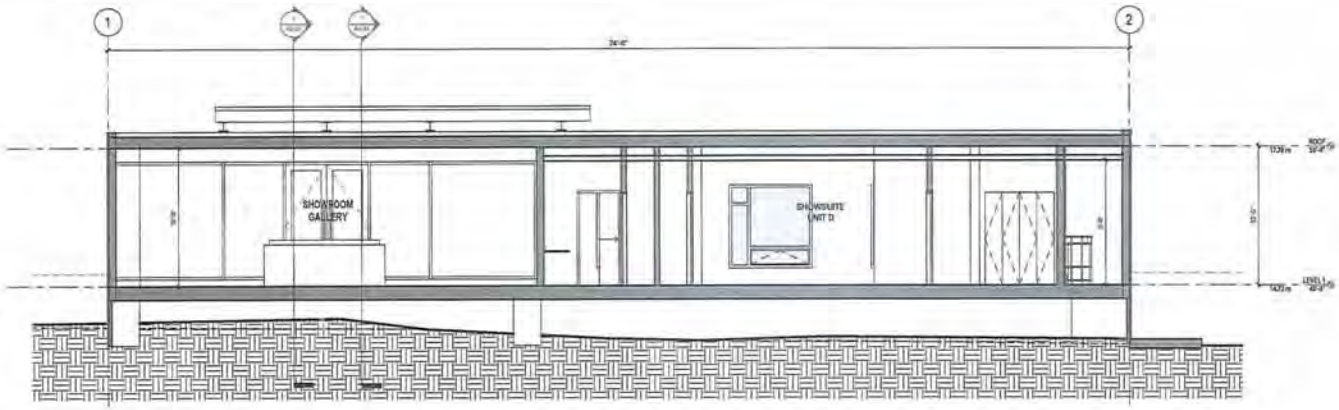


4 A2.01 BUILDING SECTION B-B
1/4" = 1'-0"

BUILDING HEIGHT:

NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	= 17'-4 3/8"

SHIFT

SHIFT ARCHITECTURE INC

No.	Date	Revision Notes
C	2017/08/11	REISSUED FOR TUP APPLICATION
B	2017/06/07	ISSUED FOR TUP APPLICATION
A	2017/05/16	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE

Client/Owner
MARCON DEVELOPMENTS LTD.

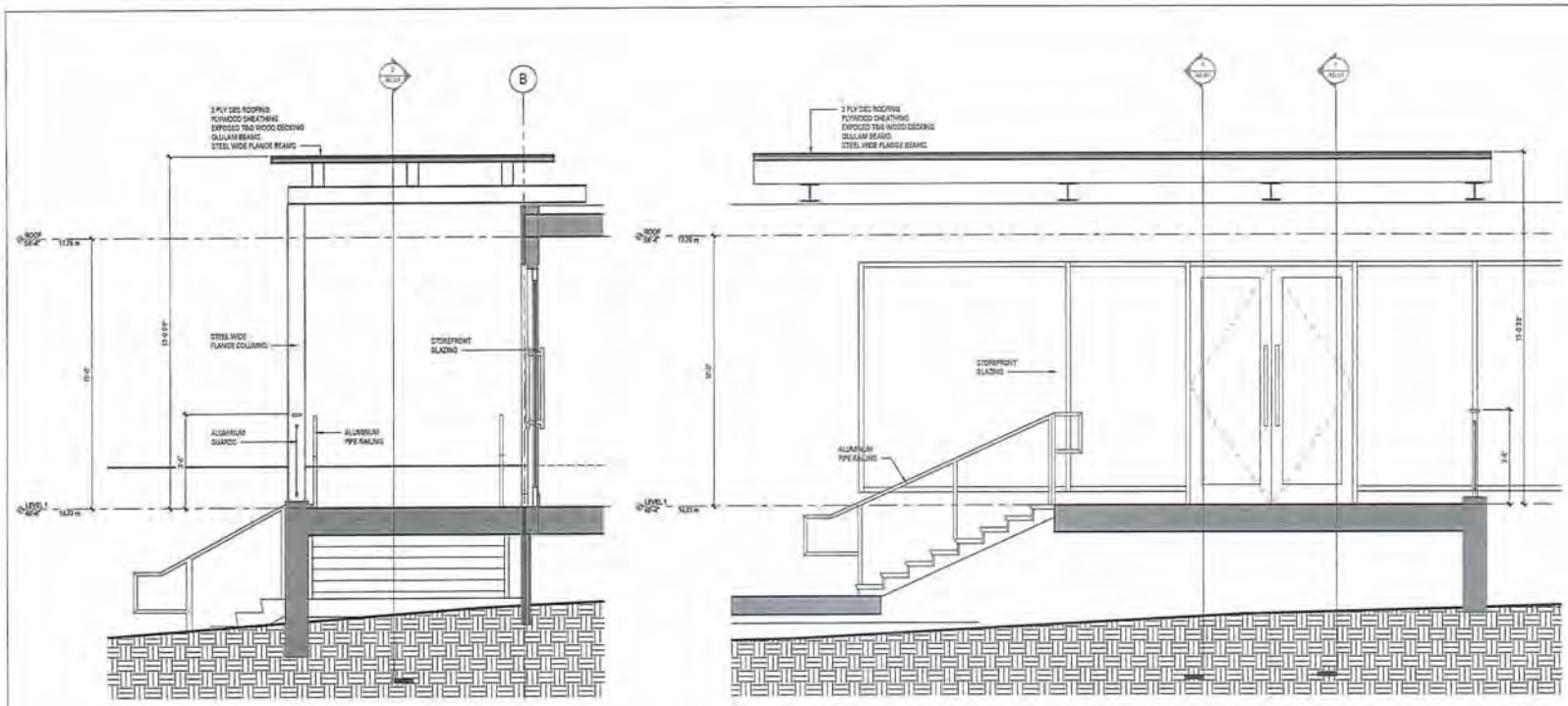
Sheet
BUILDING - SECTIONS

Project
1602

Plot 2017/08/11
Date 2017/08/11

Scale 1/4" = 1'-0"
Revision C

Sheet
A4.01



1 A2.01 ENTRY - CROSS SECTION
1/2" = 1'-0"

2 A2.01 ENTRY - LONG SECTION
1/2" = 1'-0"

SHIFT

SHIFT ARCHITECTURE INC

No.	Date	Revision Notes
B	2017/08/07	ISSUED FOR TUP APPLICATION
A	2017/05/16	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
2001 St. John Street
Port Moody, B.C. V3H 3C7

Client/Owner
MARCON DEVELOPMENTS LTD.
5545 199 Street
Langley BC V3A 1H9

Sheet
ENTRY - SECTIONS

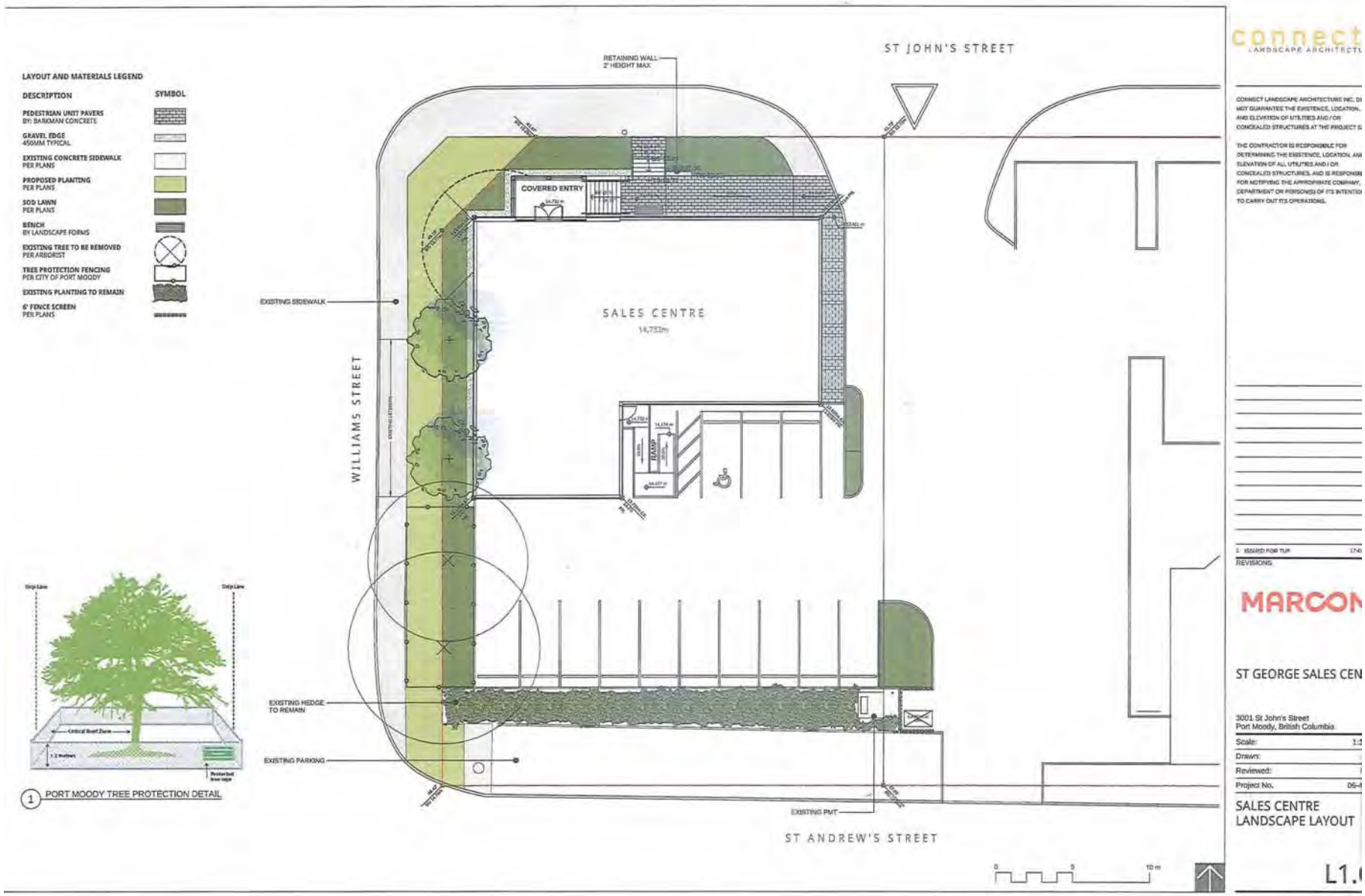
Drawn
Reviewed
Author
Approver

Project
1602

Date
1/2" = 1'-0"

Issue/Revision
B

Sheet
A5.01

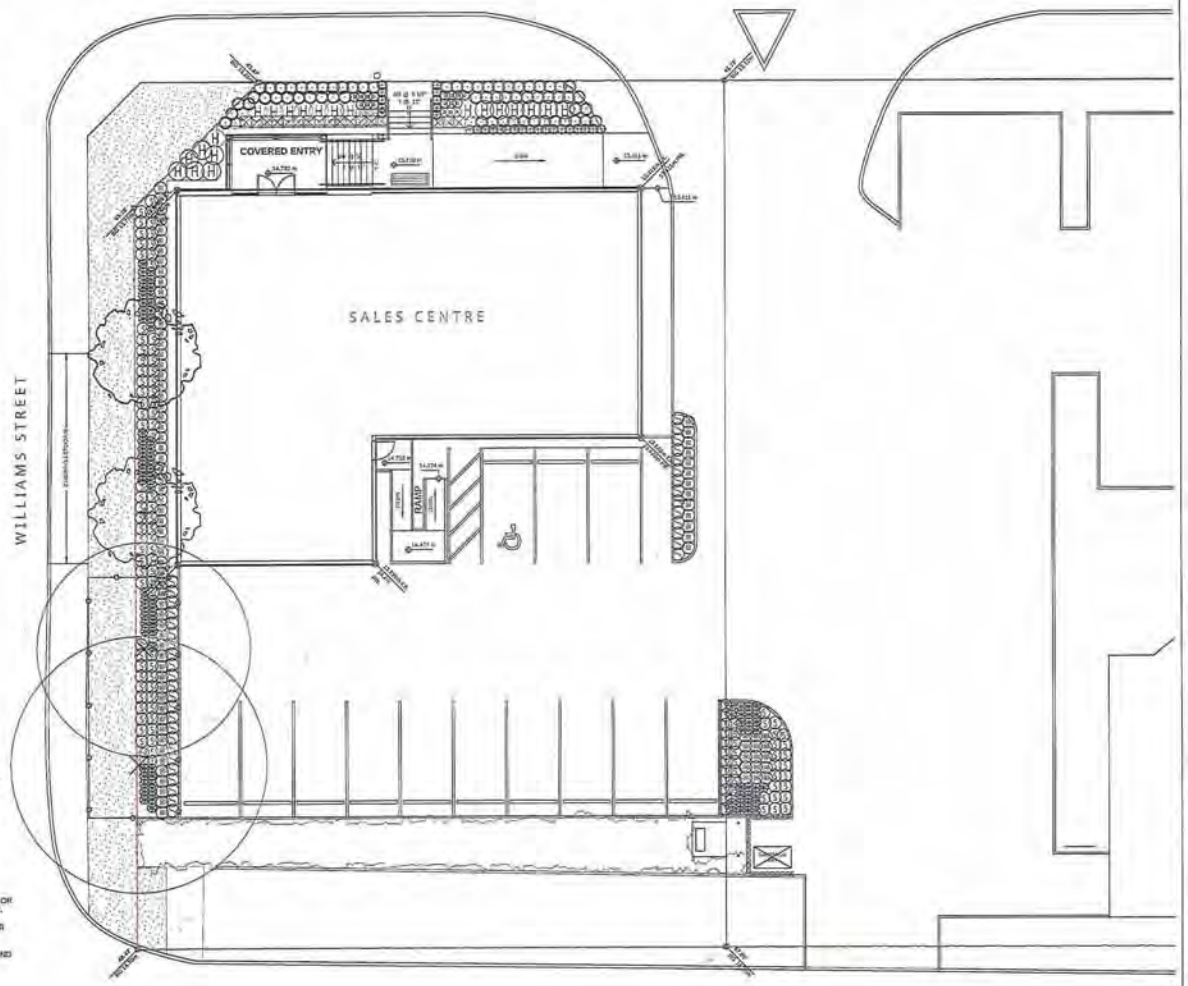

LAYOUT AND MATERIALS LEGEND
DESCRIPTION
SYMBOL
PEDESTRIAN UNIT PAVERS
BY: BARKMAN CONCRETE
GRAVEL EDGE
450MM TYPICAL
EXISTING CONCRETE SIDEWALK
PER PLANS
PROPOSED PLANTING
PER PLANS
SOD LAWN
PER PLANS
BENCH
BY LANDSCAPE FORMS
EXISTING TREE TO BE REMOVED
PER ARBORIST
TREE PROTECTION FENCING
PER CITY OF PORT MOODY
EXISTING PLANTING TO REMAIN
6' FENCE SCREEN
PER PLANS
RETAINING WALL
2' HEIGHT MAX
ST JOHN'S STREET
COVERED ENTRY
EXISTING SIDEWALK
SALES CENTRE
14,733m
WILLIAMS STREET
RAMP
EXISTING HEDGE
TO REMAIN
EXISTING PARKING
EXISTING PMT
ST ANDREW'S STREET
1 PORT MOODY TREE PROTECTION DETAIL
connect
LANDSCAPE ARCHITECTU
CONNECT LANDSCAPE ARCHITECTURE INC. DO
NOT GUARANTEE THE EXISTENCE, LOCATION,
AND ELEVATION OF UTILITIES AND / OR
CONCEALED STRUCTURES AT THE PROJECT S
THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AN
ELEVATION OF ALL UTILITIES AND / OR
CONCEALED STRUCTURES, AND IS RESPONSIB
FOR NOTIFYING THE APPROPRIATE COMPANY,
DEPARTMENT OR PERSON(S) OF ITS INTENTIO
TO CARRY OUT ITS OPERATIONS.
1 ISSUED FOR TUP
REVISIONS
MARCON
ST GEORGE SALES CEN
3001 St John's Street
Port Moody, British Columbia
Scale:
Drawn:
Reviewed:
Project No.
SALES CENTRE
LANDSCAPE LAYOUT
L1.

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
3	Existing Tree to Remain			as shown
2	Styrax japonicus	Japanese Snowbell	7cm cal.	as shown
SHRUBS				
28	Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c
80	Ilex crenata	Japanese Holly	#2 pot	24" o.c
21	Rhododendron 'Hotei'	Yellow Rhododendron	#5 pot	36" o.c
37	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c
66	Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c
113	Stipa tenuissima	Mexican Feather Grass	#2 pot	24" o.c
17	Thuja occidentalis 'Smaragd'	Emerald Cedar	#5 pot 4' High	24" o.c
GRASSES, PERENNIALS, BULBS, AND ANNUALS				
87	Achillea millefolium	Yarrow	#1 pot	18" o.c
20	Dicentra formosa	Bleeding Heart	#1 pot	18" o.c
	Sod Lawn			

NOTES:

1) All planting shall be in accordance with BC Landscape Standard, latest edition
2) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus Builder' or approved equal.
3) The species and spacing street trees will be confirmed by the City Parks and Recreation Department as a condition of Servicing Agreement at the time of issuance the first building permit.



PLANTING NOTES:

1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
3. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF COQUITLAM PRIOR TO COMMENCEMENT OF WORK.
4. ALL PLANTING BEDS TO BE MULCHED, SMOOTHED, AND RAKED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
6. ALL EXISTING TREES TO BE PROTECTED PER DRAWINGS AND CITY OF COQUITLAM REQUIREMENTS.
7. DAMAGE TO EXISTING VEGETATION TO BE REPLACED AND REPAIRED.
8. ALL PLANTING IS TO BE COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, OR SEDIMENT LADEN WATER, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY STREET OR STORM SEWER.
9. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
10. ALL AREAS NOT INDICATED AS PLANTED OR HARDSCAPE (INCLUDING UNIT PAVING, GRAVEL, CONCRETE, AND ASPHALT) TO BE INSTALLED WITH SOD.

connect
LANDSCAPE ARCHITECTS

CONNECT LANDSCAPE ARCHITECTURE INC. DO NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SI

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIB FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

1. ISSUED FOR TUP 17-0
REVISIONS

MARCON

ST GEORGE SALES CEN

3001 St John's Street
Port Moody, British Columbia

Scale:	1:1
Drawn:	
Reviewed:	
Project No.	06-

SALES CENTRE
LANDSCAPE PLANTIN

L2.

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

Sales Centre Building Wrap Mock-up George, Residential Development	Building Address: 3001 St. Johns Street Port Moody, BC	Date: August 15, 2017

CITY OF PORT MOODY

TEMPORARY USE PERMIT NO. 3080-20-05

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, B.C. V3H 5C3

(the "City")

TO: Marcon St. George (GP) Ltd.
5645 199th Street,
Langley, B.C. V3A 1H9

(the "Applicant")

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.

B. The Applicant has submitted an application for a temporary commercial use permit to allow for a temporary sales centre. This activity would occur at 3001 St. Johns Street on the property described as:

Lot A, District Lot 190, Group 1, New Westminster District Plan 86357
(the "Lands")

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 Applicant shall comply with all Permits applicable to the lands, and with all applicable building regulations, and shall not commence work on the lands until a Demolition Permit has been issued for the removal of the existing structure and a Building Permit has been issued from the City for the proposed sales centre.

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 Applicant has agreed to comply with the following conditions of Temporary Use Permit 3080-20-05 (3001 St. Johns Street):

   (a) The sales centre shall be constructed in accordance with the drawings package in Schedule A, attached to and forming part of this permit.

   (b) The applicant will obtain a valid Demolition Permit for the removal of the existing structure and a valid Building Permit from the City prior to construction of the sales centre.

   (c) New landscaping shall be installed in accordance with Schedule B, *Sales Centre Landscape Layout* and *Sales Centre Landscape Planting*, attached to and forming part of this permit.

   (d) Existing landscaping comprising the two existing trees located at the western edge of the property and the cedar hedge existing along the south side of the property shall be retained and maintained in accordance with Schedule B.

   (e) Tree protection fencing shall be installed in accordance with Schedule C, *Tree Report*, attached to and forming part of this permit.

   (f) Erosion and sediment control during all phases of demolition and construction, including removal of the temporary structure once this permit expires, shall be in accordance with Schedule D, *Erosion and Sediment Control Site Plan* and *Erosion and Sediment Control Design Details and Notes*, attached to and forming part of this permit.

   (g) Parking shall be sited in accordance with Schedule A and shall consist of twelve (12) spaces and one (1) wheelchair-accessible space.

   (h) The building and property should be regularly maintained during the period of the permit.

   (i) At the time of expiration of the Temporary Use Permit, the applicant undertakes to either apply for an extension to the permit, or complete the following to the satisfaction of staff:
      (a) remove the temporary sales centre structure from the land or apply for the necessary permits in order to bring the property in conformance with the Zoning Bylaw; and
      (b) ensure the property is free of debris and any invasive species by the 26th day of December, 2019.

(j) A Letter of Credit in the amount of $25,200.00 shall be submitted to the City as security for removal of the temporary sales centre following the temporary use.

(k) A Letter of Credit in the amount of $18,928.00 shall be submitted to the City as a security for the completion of landscaping to staff satisfaction as per Schedule B of this permit.

AUTHORIZED BY COUNCIL RESOLUTION passed on the 28th day of November, 2017.

CITY OF PORT MOODY, by its authorized signatories:

_____
Mike Clay, Mayor

_____
Dorothy Shermer, Corporate Officer

Schedule A

MARCON DEVELOPMENTS LTD.

TEMPORARY USE PERMIT APPLICATION - SALES CENTER

3001 St John Street, Port Moody BC

LOCATION PLAN

PROPERTY INFORMATION

PHASE 1
Legal Description:
Lot A, DL 190 GROUP 1 NWD PLAN 89257

Civic Adresses:
3001 St George Street - (PID 016-331-664)

PROJECT STATISTICS

Zoning Calculations - Overall Project

Site Area

Existing	12870.0 sq. ft.	or	1195.6 sq. m.	

Lot Coverage

Allowable	N/A			
Proposed	27.9%	or	3591.7 sq. ft.	

FSR

Allowable	N/A	
Proposed	0.28	3,591.7 sq. ft.

Area Summary

	Commercial Area	Gross Area	FSR AREA
Level 1	3,591.7	3,591.7	3,591.7 sq. ft.
Totals	3,591.7	3,591.7	3,591.7 sq. ft.

Parking Summary

VEHICLES	*Vehicle*		*Accessible*		*Small Car*	
	Required	*Provided*	*Required*	*Provided*	*Maximum*	*Provided*
Commercial	5	13	1	1	2	
Total Parking	5	13	1	1	2	

PROJECT TEAM

OWNER/DEVELOPER
MARCON DEVELOPMENTS INC.
Suite 5646 – 199th Street, Langley, BC, V3A 1H9
(604) 530.5646

ARCHITECT
SHIFT ARCHITECTURE INC.
Suite 200 - 1000 W 3rd Street, North Vancouver BC V7P 3J6
(604) 988.2591

LANDSCAPE ARCHITECT
CONNECT LANDSCAPE ARCHITECTURE INC.
2205 Hemlock Street, Vancouver, BC, V6H 2V1
(604) 681.2303

ENVIRONMENTAL
KEYSTONE ENVIRONMENTAL LTD.
200 - 4400 Dominion Street, Burnaby, BC, V5G 4G3
(604) 430.0671

ARBORIST
FROGGERS CREEK TREE CONSULTANTS LTD.
7792 McGregor Avenue, Burnaby, BC, V5J 4H4
(604) 721.6002

DRAWING LIST

A0.00	COVER SHEET
A1.00	SITE PLAN
A2.01	FLOOR PLAN
A3.01	NORTH & SOUTH - ELEVATIONS
A3.02	EAST & WEST - ELEVATIONS
A4.01	BUILDING - SECTIONS
A5.01	ENTRY - SECTIONS

SHIFT
SHIFT ARCHITECTURE INC
200-1000 West 3rd Street,
North Vancouver, B.C. V7P
3J6
Tel: 604.988.2591
Fax: 604.988.2510

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No.	Date	Revision Notes
C	2017/08/11	REISSUED FOR TUP APPLICATION
B	2017/06/07	ISSUED FOR TUP APPLICATION
A	2017/05/16	ISSUED FOR REVIEW
No.	Date	Revision Notes

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1H9

Sheet
COVER SHEET

Drawn / Reviewed
Author / Approved

Project
1602

File
2017/08/11

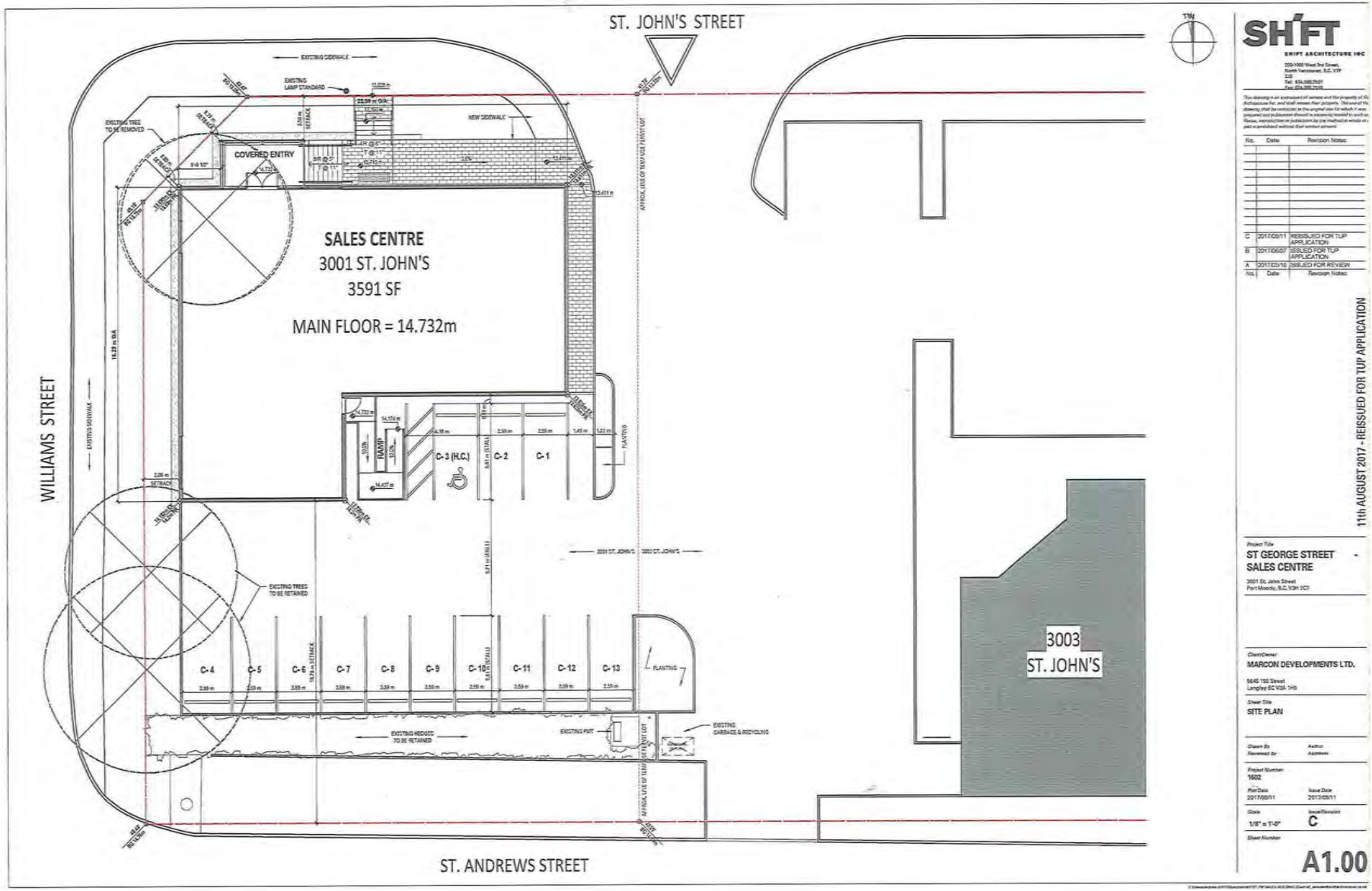
Issue
2017/08/11

Scale
1" = 1'-0"

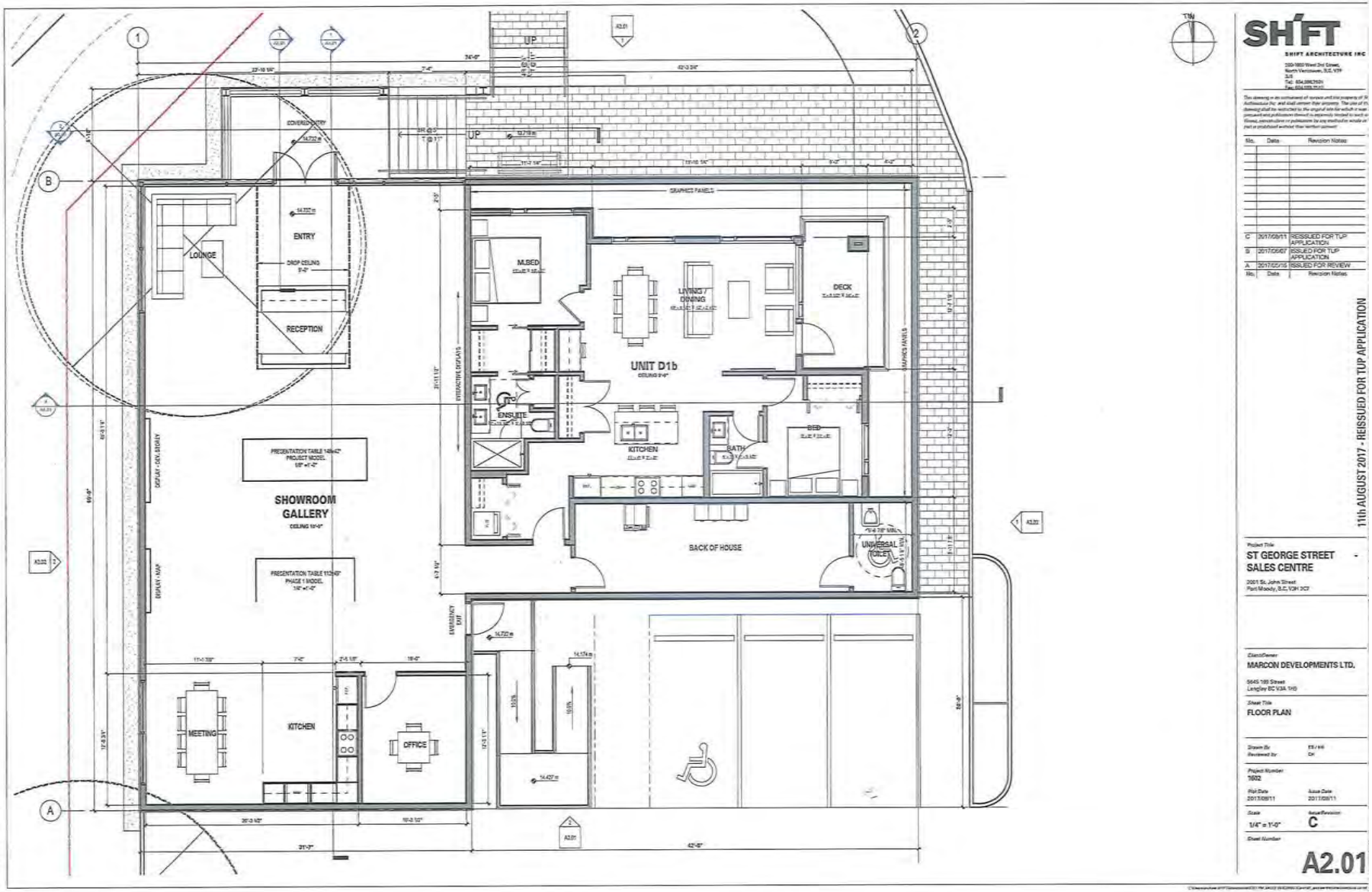
Issue/Revision
C

Sheet
A0.00

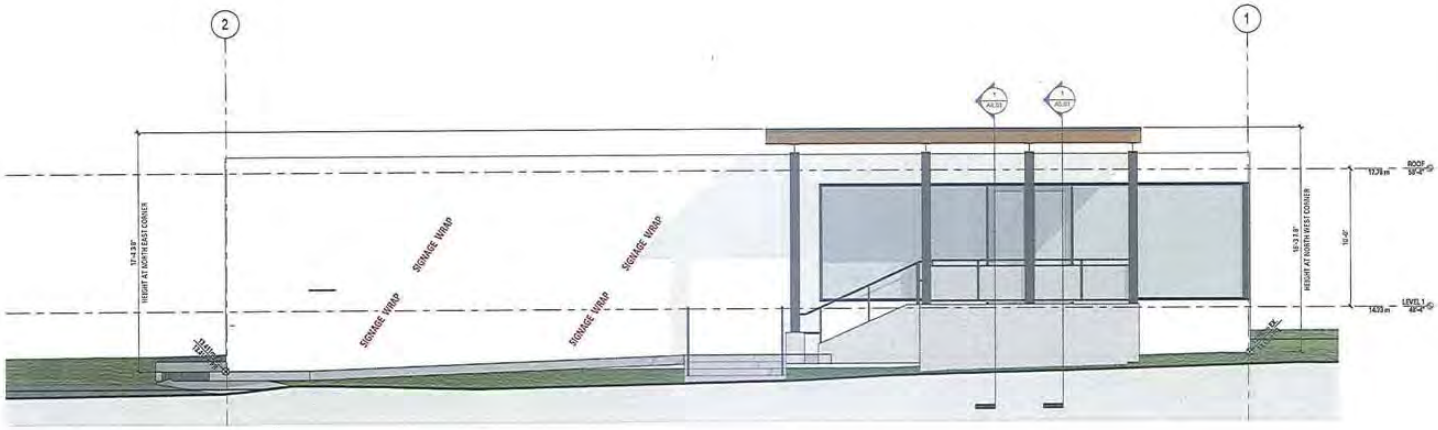
Schedule A


ST. JOHN'S STREET
ST. ANDREWS STREET
WILLIAMS STREET
SALES CENTRE
3001 ST. JOHN'S
3591 SF
MAIN FLOOR = 14.732m
COVERED ENTRY
RAMP
C-3 (H.C.)
C-2
C-1
C-4
C-5
C-6
C-7
C-8
C-9
C-10
C-11
C-12
C-13
3003
ST. JOHN'S
SHIFT
SHIFT ARCHITECTURE INC
11th AUGUST 2017 - REISSUED FOR TUP APPLICATION
ST GEORGE STREET
SALES CENTRE
MARCON DEVELOPMENTS LTD.
SITE PLAN
1/8" = 1'-0"
C
A1.00

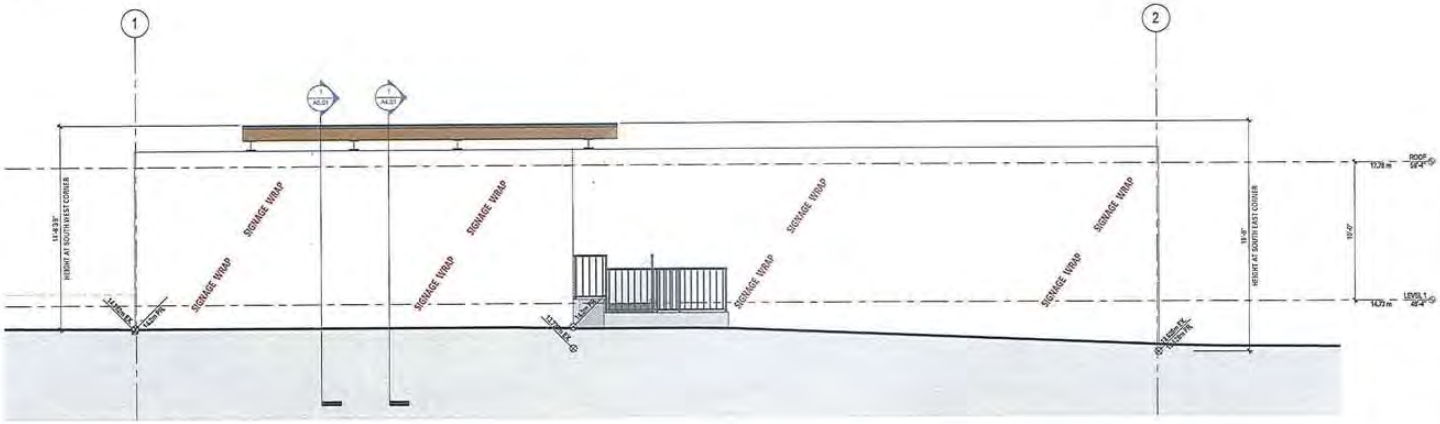
Schedule A


SHIFT
SHIFT ARCHITECTURE INC
ENTRY
LOUNGE
RECEPTION
SHOWROOM GALLERY
PRESENTATION TABLE
PROJECT MODEL
DISPLAY - DEVELOPMENT
DISPLAY - MAP
M.BED
LIVING / DINING
DECK
UNIT D1b
ENSUITE
KITCHEN
BATH
BED
BACK OF HOUSE
UNIVERSAL TOILET
MEETING
KITCHEN
OFFICE
UP
11th AUGUST 2017 - REISSUED FOR TUP APPLICATION
ST GEORGE STREET SALES CENTRE
MARCON DEVELOPMENTS LTD.
FLOOR PLAN
1/4" = 1'-0"
C
A2.01

Schedule A



1 A2.01 NORTH ELEVATION
1/4" = 1'-0"



2 A2.01 SOUTH ELEVATION
1/4" = 1'-0"

BUILDING HEIGHT:

NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	**= 17'-4 3/8"**

SHIFT
SHIFT ARCHITECTURE INC
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A	2017/03/16	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

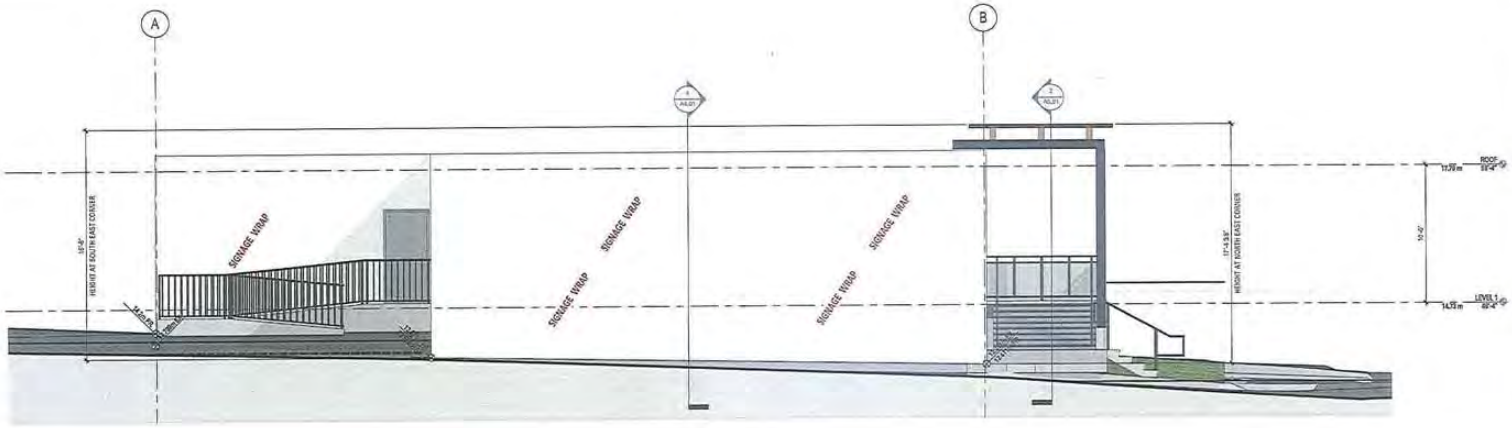
Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1H9

Sheet
NORTH & SOUTH - ELEVATIONS

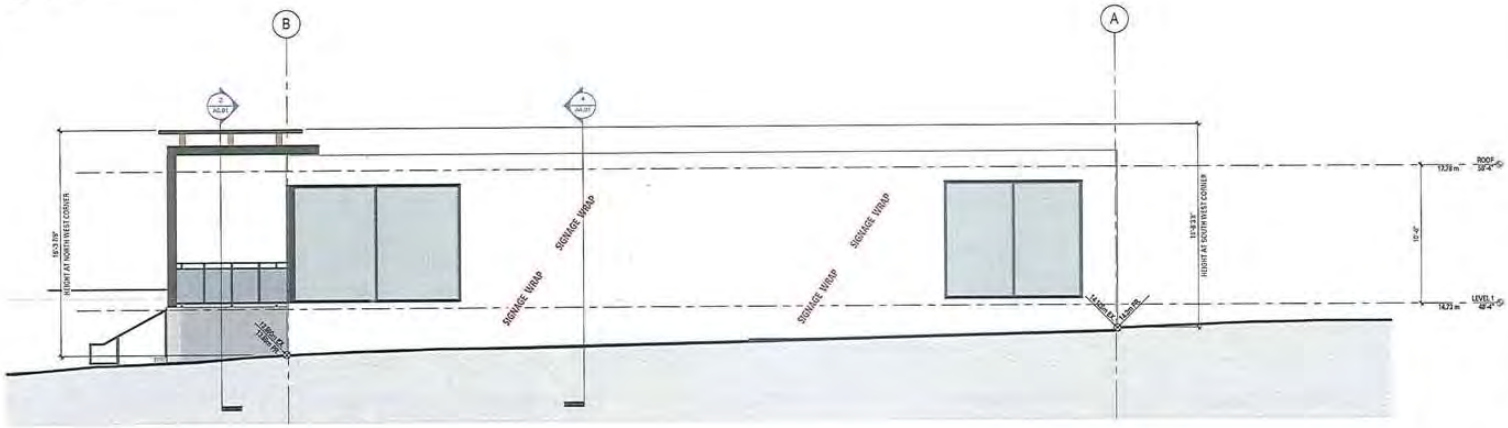
Drawn: Author
Reviewed: Approver

Project: 1602
Plot: 2017/08/11
Issue: 2017/08/11
Scale: 1/4" = 1'-0"
Issue/Revision: C
Sheet: A3.01

Schedule A



1 A2.01 EAST ELEVATION
1/4" = 1'-0"



2 A2.01 WEST ELEVATION
1/4" = 1'-0"

BUILDING HEIGHT:

NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	= 17'-4 3/8"

SHIFT
SHIFT ARCHITECTURE INC
200-1000 West 3rd Street,
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Fax: 604.988.7510

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A	2017/05/16	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
2001 St. John Street
Port Moody, B.C. V3H 2C7

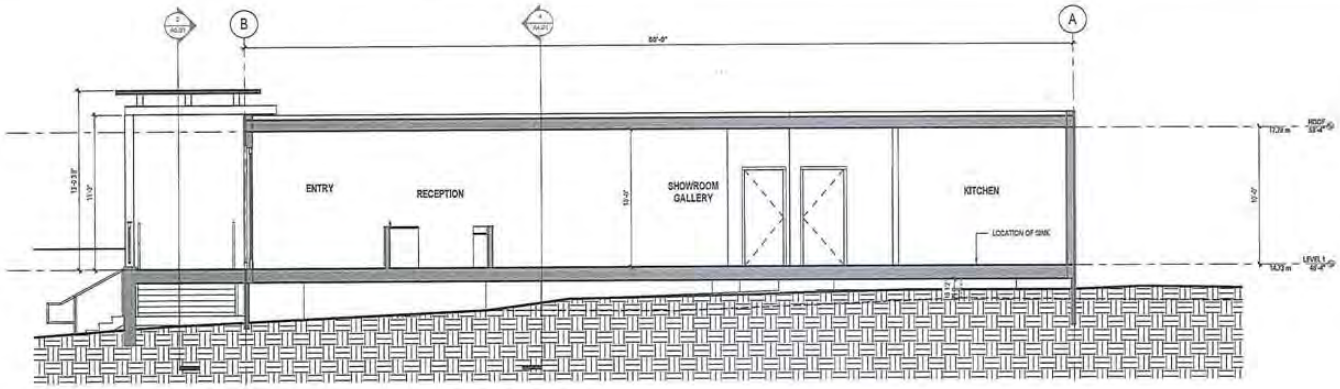
Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1H3

Sheet
EAST & WEST - ELEVATIONS

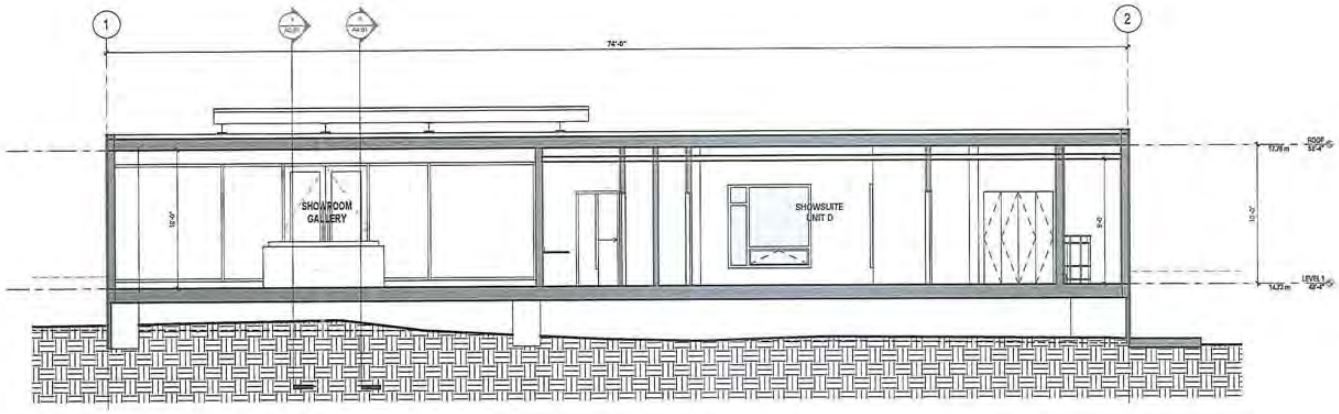
Drawn / Reviewed
Author / Approver

Project 1602
Plot 2017/08/11
Issue 2017/08/11
Scale 1/4" = 1'-0"
Issue/Revision C
Sheet A3.02

Schedule A



1 A2.01 BUILDING SECTION A-A
1/4" = 1'-0"



4 A2.01 BUILDING SECTION B-B
1/4" = 1'-0"

BUILDING HEIGHT:

NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	**= 17'-4 3/8"**

SHIFT
SHIFT ARCHITECTURE INC
255-1000 West 3rd Street,
North Vancouver, B.C. V7P
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Tel: 604.986.7601
Fax: 604.988.3018

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11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

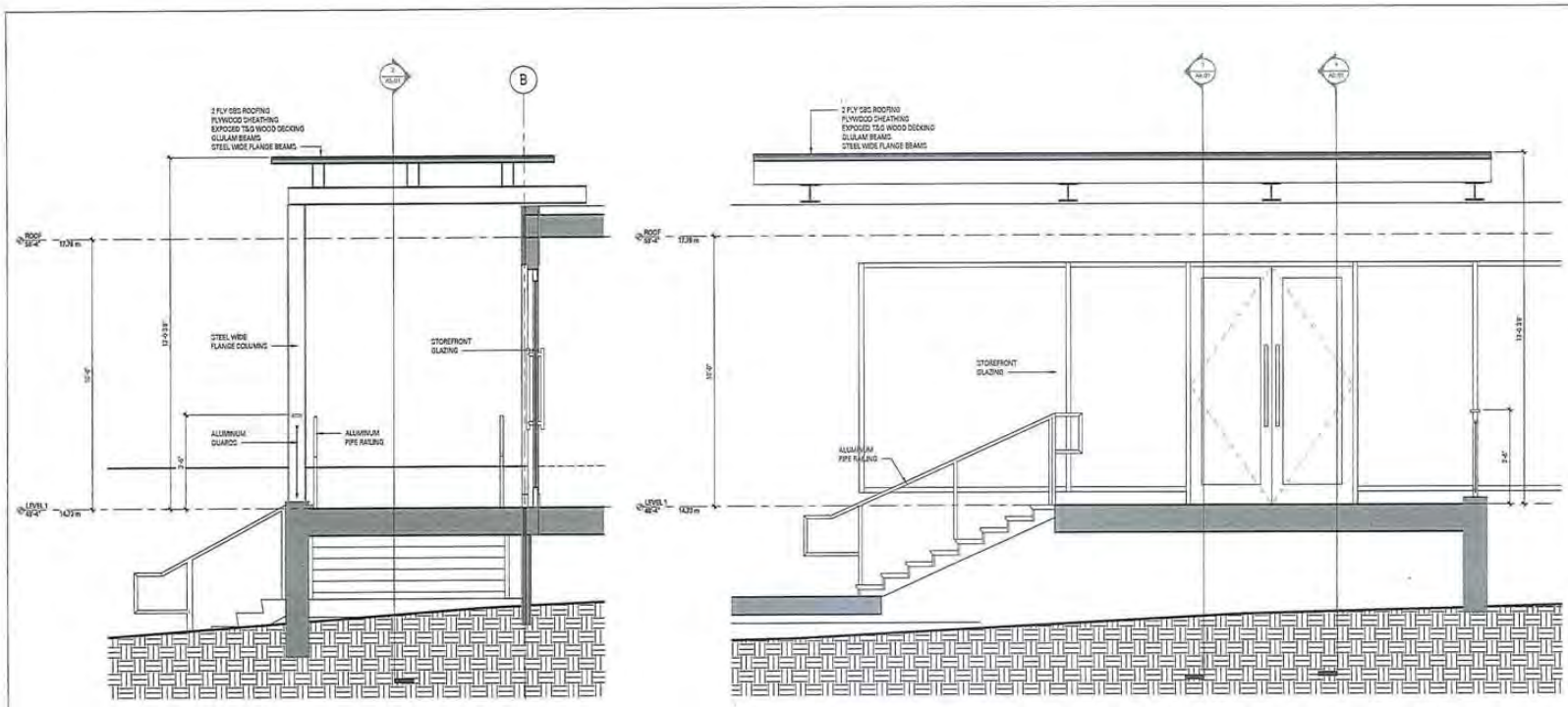
Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1H9

Sheet
BUILDING - SECTIONS

Drawn: Blackwood
Author: Applewood

Project: 1602
Plot: 2017/08/11
Issue: 2017/08/11
Scale: 1/4" = 1'-0"
Issue/Revision: C
Sheet: A4.01

Schedule A



1 A2.01 ENTRY - CROSS SECTION
1/2" = 1'-0"

2 A2.01 ENTRY - LONG SECTION
1/2" = 1'-0"

SHFT
SHIFT ARCHITECTURE INC
205-1000 West 3rd Street,
North Vancouver, B.C. V7P
3J6
Tel: 604.988.7501
Fax: 604.988.7532

No.	Date	Revision Notes
B	2017/08/07	ISSUED FOR TUP APPLICATION
A	2017/05/16	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET SALES CENTRE
3901 St. John Street
Port Moody, B.C. V3H 2C7

Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1N9

Sheet
ENTRY - SECTIONS

Drawn: Reviewed: Author: Approved:

Project 1602
Plot 2017/08/11
Issue 2017/08/07
Scale 1/2" = 1'-0"
Issue/Revision B

Sheet
A5.01

Schedule A

EAST ELEVATION

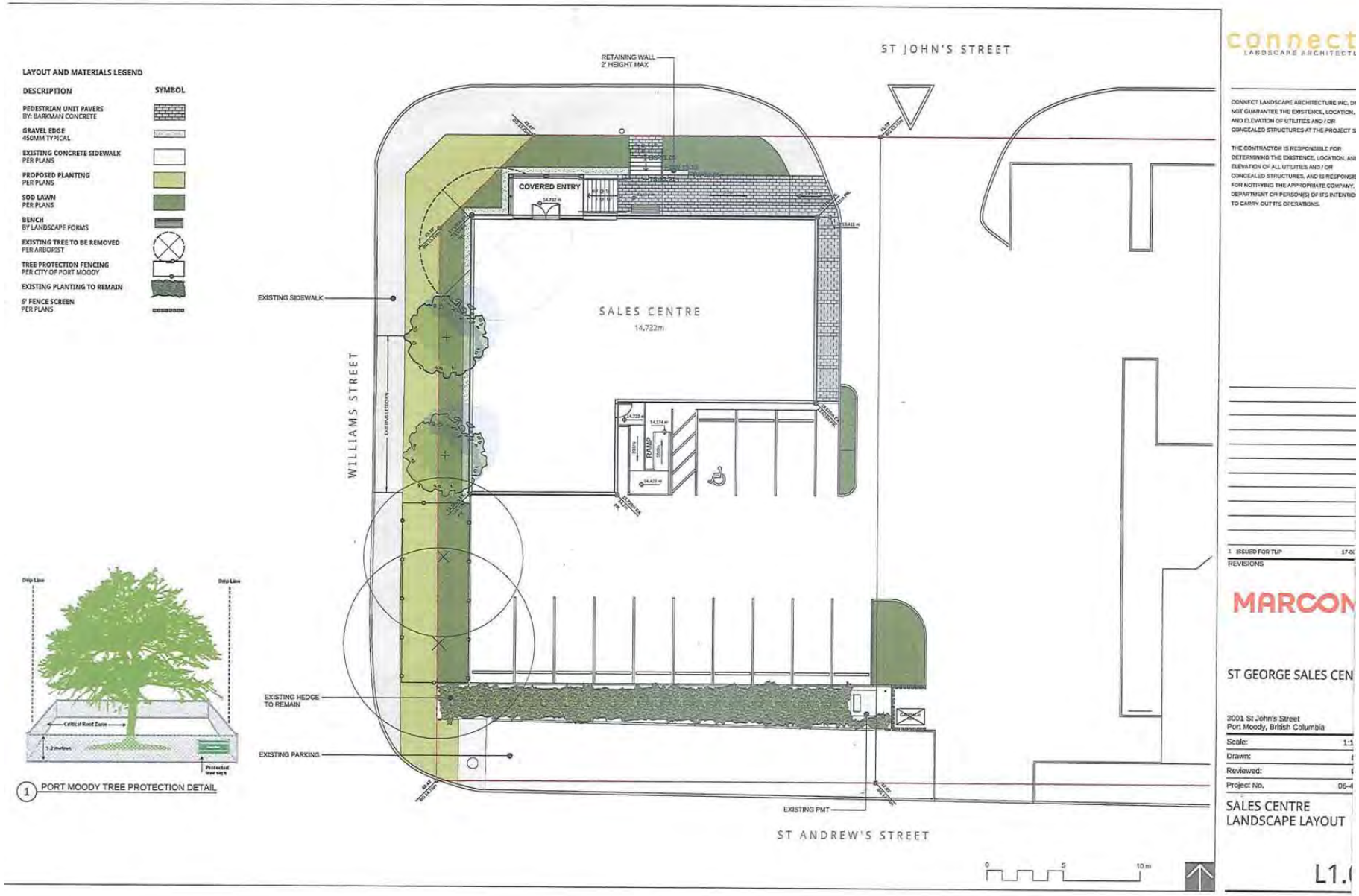
WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

Sales Centre Building Wrap Mock-up George, Residential Development	Building Address: 3001 St. Johns Street Port Moody, BC	Date: August 15, 2017

Schedule B


LAYOUT AND MATERIALS LEGEND
DESCRIPTION
SYMBOL
PEDESTRIAN UNIT PAVERS
BY: BARKMAN CONCRETE
GRAVEL EDGE
450MM TYPICAL
EXISTING CONCRETE SIDEWALK
PER PLANS
PROPOSED PLANTING
PER PLANS
SOD LAWN
PER PLANS
BENCH
BY LANDSCAPE FORMS
EXISTING TREE TO BE REMOVED
PER ARBORIST
TREE PROTECTION FENCING
PER CITY OF PORT MOODY
EXISTING PLANTING TO REMAIN
6' FENCE SCREEN
PER PLANS
1 PORT MOODY TREE PROTECTION DETAIL
RETAINING WALL
2' HEIGHT MAX
ST JOHN'S STREET
COVERED ENTRY
SALES CENTRE
14,732m
RAMP
WILLIAMS STREET
EXISTING SIDEWALK
EXISTING HEDGE
TO REMAIN
EXISTING PARKING
EXISTING PMT
ST ANDREW'S STREET
connect
LANDSCAPE ARCHITECTU
CONNECT LANDSCAPE ARCHITECTURE INC. DI
NOT GUARANTEE THE EXISTENCE, LOCATION,
AND ELEVATION OF UTILITIES AND / OR
CONCEALED STRUCTURES AT THE PROJECT S
THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AN
ELEVATION OF ALL UTILITIES AND / OR
CONCEALED STRUCTURES, AND IS RESPONSI
FOR NOTIFYING THE APPROPRIATE COMPANY,
DEPARTMENT OR PERSON(S) OF ITS INTENTIO
TO CARRY OUT ITS OPERATIONS.
1 ISSUED FOR TUP
REVISIONS
MARCON
ST GEORGE SALES CEN
3001 St John's Street
Port Moody, British Columbia
Scale:
Drawn:
Reviewed:
Project No.
SALES CENTRE
LANDSCAPE LAYOUT
L1.

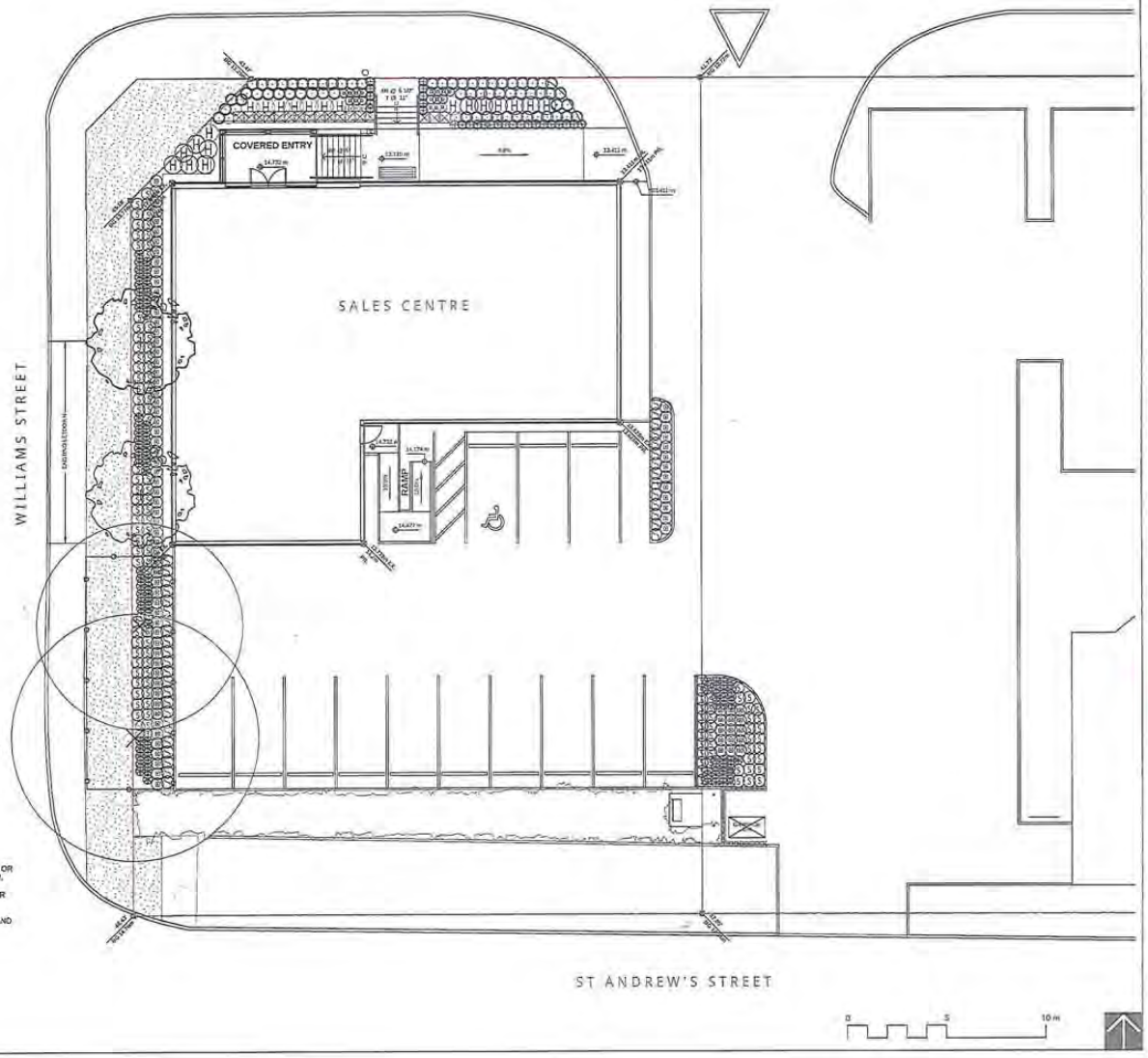
Schedule B

PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
2	Existing Tree to Remain			as shown
2	Styrax japonicus	Japanese Snowbell	7cm cal.	as shown
SHRUBS				
28	Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c
89	Ilex crenata	Japanese Holly	#2 pot	24" o.c
21	Rhododendron 'Hotei'	Yellow Rhododendron	#5 pot	36" o.c
37	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c
65	Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c
113	Stipa tenuissima	Mexican Feather Grass	#2 pot	24" o.c
17	Thuja occidentalis 'Smaragd'	Emerald Cedar	#5 pot 4' High	24" o.c
GRASSES, PERENNIALS, BULBS, AND ANNUALS				
87	Achillia millefolium	Yarrow	#1 pot	18" o.c
20	Dicentra formosa	Bleeding Heart	#1 pot	18" o.c
	Sod Lawn			

NOTES:

1) All planting shall be in accordance with BC Landscape Standard, latest edition.
2) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus Builder' or approved equal.
3) The species and spacing street trees will be confirmed by the City Parks and Recreation Department as a condition of Servicing Agreement at the time of issuance the first building permit.



PLANTING NOTES

1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPESTANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
3. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF COQUITLAM PRIOR TO COMMENCEMENT OF WORK.
4. ALL PLANTING BEDS TO BE MULCHED, SMOOTHED, AND RAKED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
6. ALL EXISTING TREES TO BE PROTECTED PER DRAWINGS AND CITY OF COQUITLAM REQUIREMENTS.
7. DAMAGE TO EXISTING VEGETATION TO BE REPLACED AND REPAIRED.
8. ALL PLANTING IS TO BE COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, OR SEDIMENT LADEN WATER, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY STREET OR STORM SEWER.
9. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
10. ALL AREAS NOT INDICATED AS PLANTED OR HARDSCAPE (INCLUDING UNIT PAVING, GRAVEL, CONCRETE, AND ASPHALT) TO BE INSTALLED WITH SOD.

connect
LANDSCAPE ARCHITECTU

CONNECT LANDSCAPE ARCHITECTURE INC. DO NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SI

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIB FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

1 ISSUED FOR TUP 17-0
REVISIONS

MARCON

ST GEORGE SALES CEN

3001 St John's Street
Port Moody, British Columbia

Scale: 1:
Drawn:
Reviewed:
Project No. 06-

SALES CENTRE
LANDSCAPE PLANTIN

L2.

Schedule C

Froggers Creek
Tree Consultants Ltd.
7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 glenn_murray@shaw.ca

City of Port Moody
100 Newport Drive Box 36
Port Moody, BC
V3H 3E1

July 19, 2017

RE: 3001 St John's Street, Port Moody

Tree Report

The owners this property is proposing to build a temporary building with a parking area and the City of Port Moody has requested a Tree Preservation Report. I have been asked to assess 3 trees located along on the west side of the property.

OBSERVATIONS

I visited the site on June 29 to assess the trees. I have done a basic visual assessment of these 3 trees. All 3 trees are within the property lines. I have assessed the trees for trunk size (DBH), crown radius (CR), height (Ht), health and apparent structural condition. This information is recorded in the inventory table below: The 3 trees are not in great health. See attached pictures.

TREE INVENTORY

#	Type	DBH	MPZ	Ht	CR	Health	Notes
1	Honey Locust	21cm	1.3m	7m	4m	Fair	
2	Honey Locust	22cm	1.3m	7m	3.5m	Poor	
3	Honey Locust	24cm	1.4m	7m	3.5m	Poor	Shared with City
DBH- trunk diameter, MPZ- protection zone, Ht- height, CR-crown radius							

DISCUSSION

To help determine the protection area required for the trees I have calculated out their minimum protection zones (MPZ)[1]. A tree that requires any excavation inside of the Protection Zone is usually not considered a good candidate for retention. The Protection Zones are included in the inventory above and shown on the drawing as a dashed circle around the trees.

Tree Removals

Tree #1 is inside the proposed building and cannot be retained.

Retained Trees

Tree #2 and 3 will not be directly impacted by the construction, the owner would like them retained and they do not pose any risk. I am showing these trees retained. The proposed parking area is close to the trees. As long as all excavation is kept outside the minimum protection zone the trees should not be critically impacted. I recommend the Arborist be consulted before the parking area is constructed. These trees will need to be protected. See protection measures next page.

1 MPZ- In an effort to retain trees most of the municipalities of the lower mainland have accepted 6 times the diameter of the trunk as the Minimum Protection Zone required during excavation and construction.

Schedule C

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Drawings
A Tree Protection Drawing is attached as Appendix 2. The drawing plots all trees proposed for retention, removal, their canopies, Protection Zones and Protection Fencing in relation to the proposed layout.

TREE PROTECTION MEASURES

Tree Protection Fencing
I am recommending robust tree protection fencing around all retained trees prior to construction beginning and remaining throughout the duration of construction. The City of Port Moody requires the drip lines of the trees as the protection zones. The fencing needs to be installed outside the drip lines of the trees where possible. The fencing will need to be installed the following minimum distances from the retained trees where possible:

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
2	Honey Locust	22cm	3.5m	11.5ft
3	Honey Locust	24cm	3.5m	11.5ft

A Tree Protection Fencing detail is attached as Appendix—1.

Protection Measures
The following protection measures are recommended to minimize the impact to the trees:

- No access by vehicles or personnel is permitted within the fenced-off areas. Storage of materials is also not permitted inside this area.
- In the eventuality that the site supervisor requires access to the tree protection area, the Project Arborist should be consulted beforehand.
- Services (gas, sewer, septic, water, electrical) should be dug outside the protected areas of the retained trees.
- The Project Arborist should be consulted before any grade changes are performed within the protected areas. This includes landscape grade changes that take place after construction.
- The retained trees may need to be pruned for clearance. This work should be performed by a qualified Arborist under the direct supervision of the arborist with the permission of the owner of the tree.
- The arborist should be onsite during excavation within 3' of any protection zone.
- The Project Arborist should be responsible for inspecting and re-assessing the trees following completion of the project.

Landscape Protection Measures
Often trees are adequately protected during the construction phase only to be critically impacted during the landscape phase after the fencing has been removed. It is my experience that most landscape contractors are not aware of the needs and requirements of the protected trees. In order to insure that the trees are properly protected I am recommending the following protection measures during landscape phase:

- I recommend the landscape contractor meets with the Project Arborist and the Project Manager before the fencing is removed to discuss the protection requirements during landscaping.
- There should be minimal excavation within the protection zones.

Schedule C

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- Underground irrigation lines must be kept outside the protection zones and be only dug into already disturbed areas. Any irrigation required inside of the protection zones must be installed along the existing grade with no excavation.
- No equipment is permitted inside the protection areas, this includes bobcats, mini excavators, trucks, etc. unless soil protection measures are put in place (see above). The arborist should be consulted beforehand.
- All plant material proposed within the protection areas should be 4" pots or smaller. And plants should be planted in added soil reducing the need to excavate for installation.
- The grade in the protection areas should be limited to the addition of a maximum of 4" of well drained sandy loam topsoil (no clay).
- Any proposed permanent fences within the protection areas will need to be carefully aligned as to minimize the impact to the trees. The holes for the posts will need to be hand dug.
- The hardscape areas within the protection areas; sidewalks, play areas, benches etc. should be installed without any excavation under the supervision of the arborist.
- Retaining walls cannot be built within the protection zones of the trees.

End Report.

CERTIFICATION:
This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Froggers Creek Tree Consultants Ltd.
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795
Certified Tree Risk Assessor #0049

July 19, 2017

Schedule C

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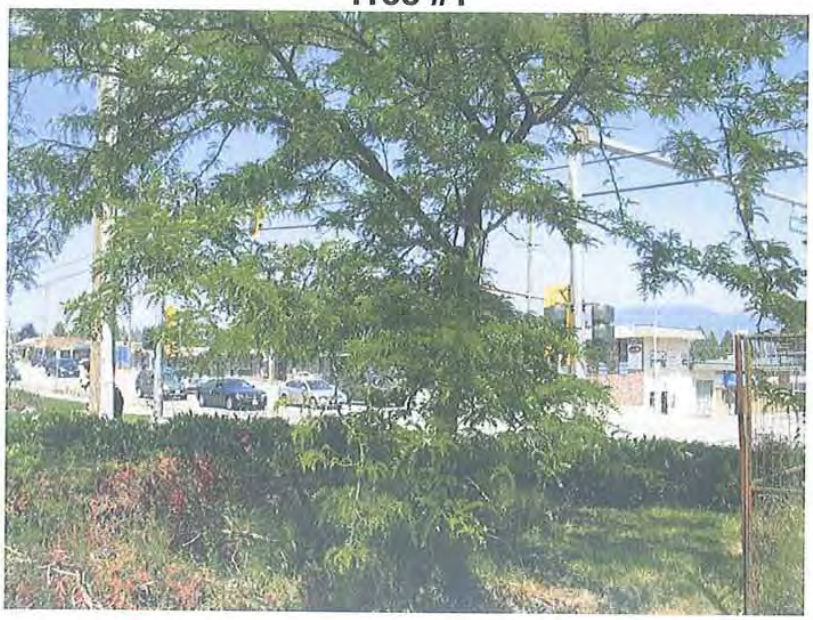
Tree #1



Tree #2 and #3

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ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.

2. This assessment was limited to a level 2 basic visual assessment of all onsite protected trees and a limited (level 1) visual assessment of all others. A level 3 Advanced Assessment has not been completed. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars.

3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.

6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

7. Loss or alteration of any part of this report invalidates the entire report.

8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.

Schedule C

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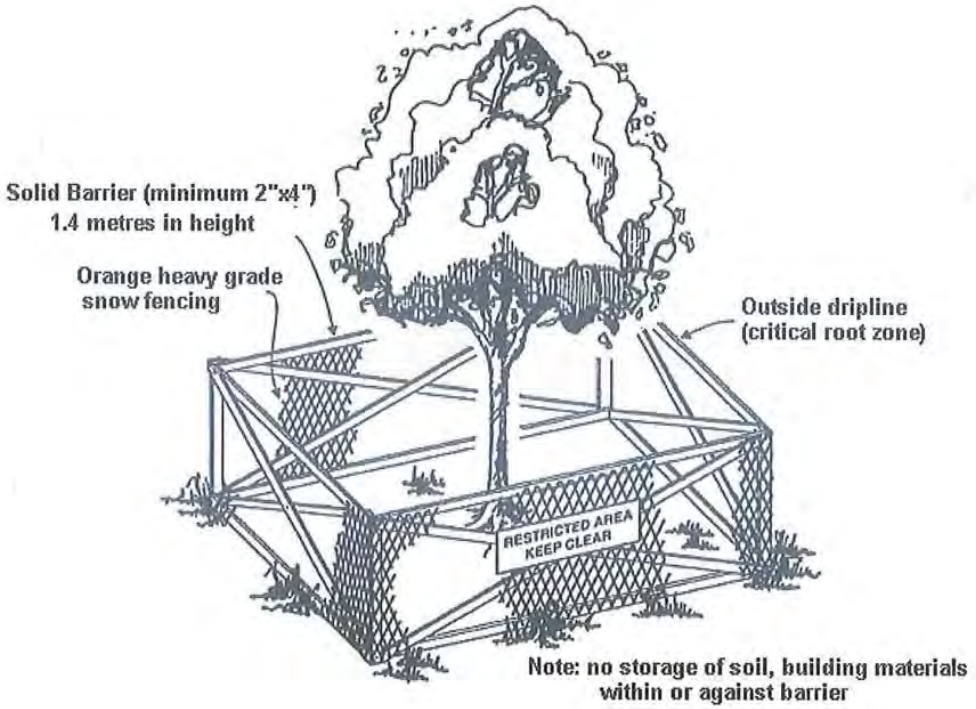
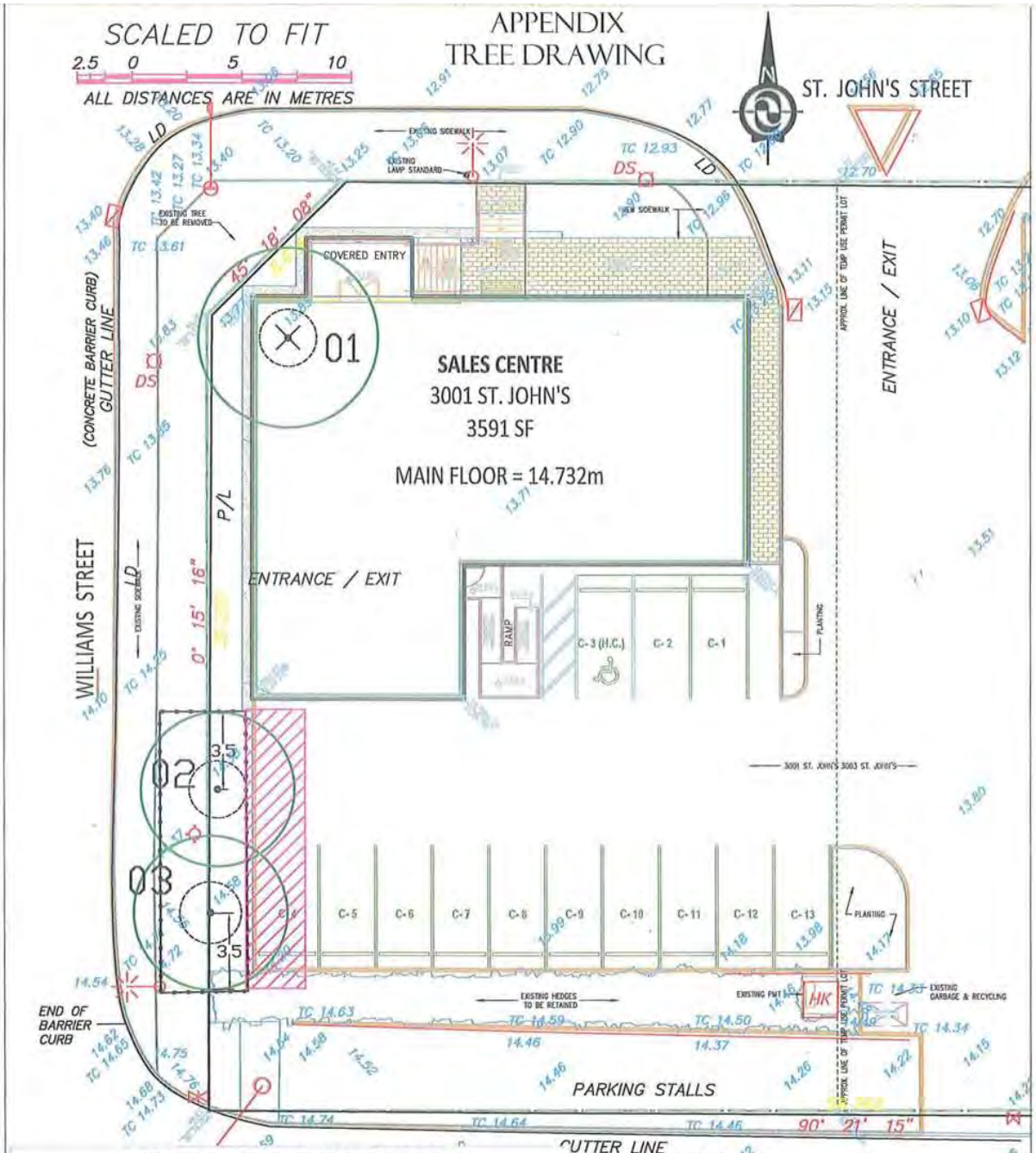
Appendix 1

Tree Protection Fencing Detail



Schedule C



TREE INVENTORY

#	Type	Action	DBH	MPZ
1	Honey Locust	Remove	21cm	1.3m
2	Honey Locust	Retain	22cm	1.3m
3	Honey Locust	Retain	24cm	1.4m
DBH- trunk diameter, MPZ- protection zone				

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
2	Honey Locust	22cm	3.5m	11.5ft
3	Honey Locust	24cm	3.5m	11.5ft

LEGEND

TREE PROPOSED FOR RETENTION

TREE PROPOSED FOR REMOVAL

AREAS REQUIRING ARBORIST SUPERVISION

NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

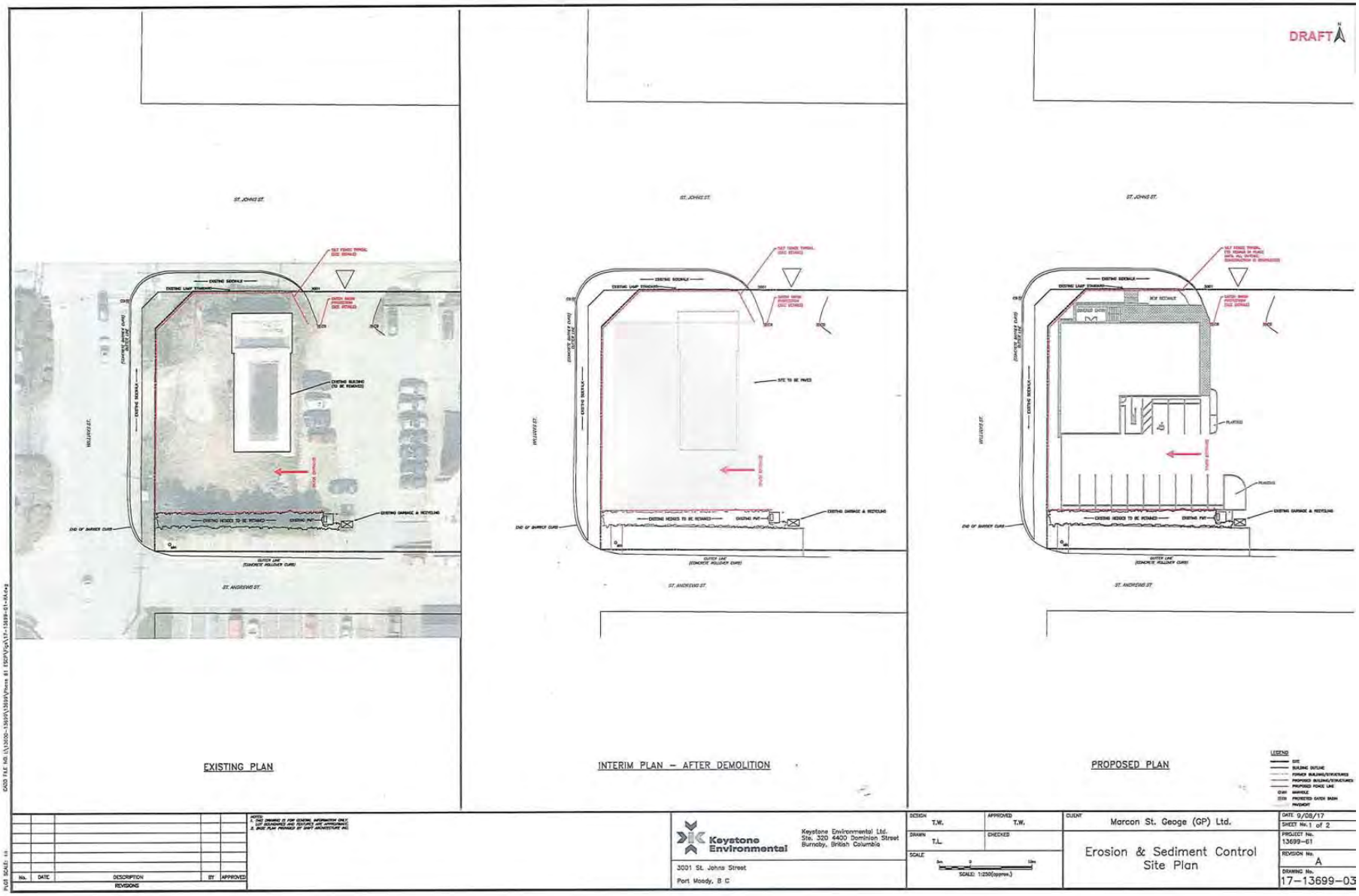
Froggers Creek
Tree Consultants Ltd
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

3001 St John's Street Port Moody

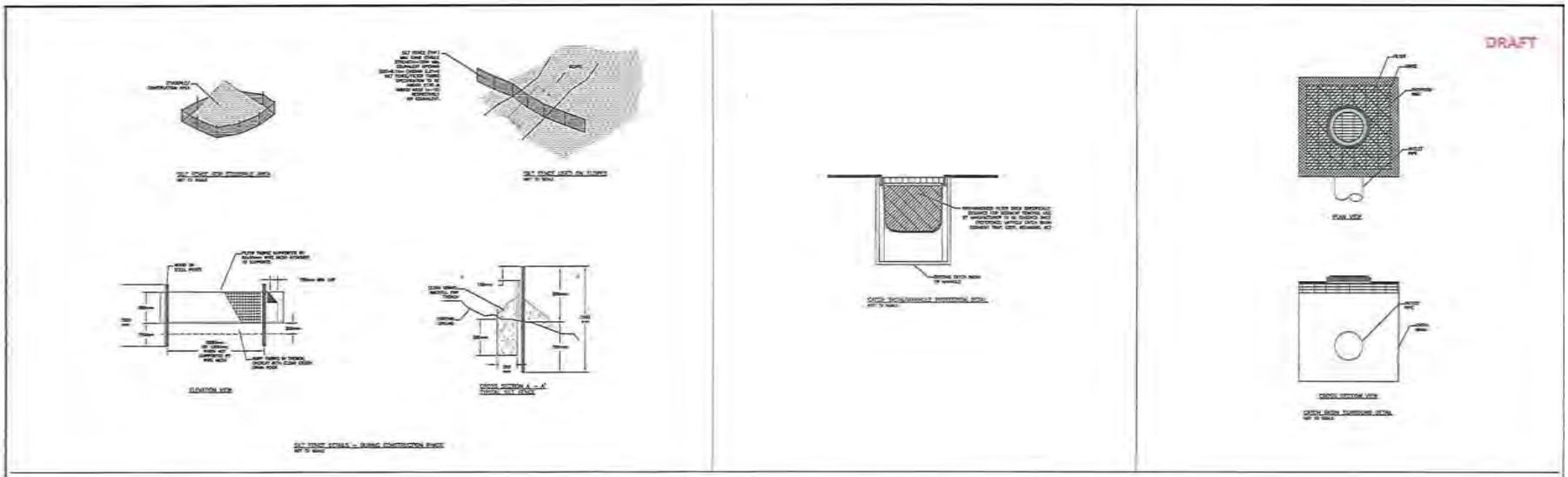
TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

July 17, 2017

Schedule D


DRAFT
ST. JOHNS ST.
ST. ANDREWS ST.
WILLIAM ST.
EXISTING PLAN
INTERIM PLAN – AFTER DEMOLITION
PROPOSED PLAN
LEGEND
Keystone Environmental
Keystone Environmental Ltd.
Ste. 320 4400 Dominion Street
Burnaby, British Columbia
3001 St. Johns Street
Port Moody, B.C.
DESIGN T.W.
APPROVED T.W.
DRAWN T.L.
CHECKED
SCALE
SCALE: 1:250(approx.)
CLIENT
Marcon St. Geoge (GP) Ltd.
Erosion & Sediment Control
Site Plan
DATE 9/08/17
SHEET No. 1 of 2
PROJECT No. 13699-61
REVISION No. A
DRAWING No. 17-13699-03
No. DATE DESCRIPTION BY APPROVED
REVISIONS

Schedule D



SEDIMENT CONTROL

1.1 THE SITE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE EROSION AND SEDIMENT CONTROL (ESC) WORKS DURING CONSTRUCTION IN ACCORDANCE WITH "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT" ISSUED BY THE HABITAT MANAGEMENT DIVISION OF THE DEPARTMENT OF FISHERIES AND OCEAN CANADA (DFO), THE BC MINISTRY OF ENVIRONMENT (MOE), CITY OF PORT MOODY'S VANCOUVER STREAM & PROTECTION BYLAW NO. 2470 & GUIDELINES FOR SINGLE LOT DEVELOPMENT EROSION & SEDIMENT CONTROL FEATURES.

1.2 PRIOR TO COMMENCING INTRUSIVE WORK ON SITE, THE CONTRACTOR SHALL CONSTRUCT THE COMPLETE ESC WORKS AS SHOWN ON THESE DRAWINGS.

1.3 IT IS THE DEVELOPER AND SITE CONTRACTOR'S RESPONSIBILITY TO ENSURE EFFECTIVE AND EFFICIENT MAINTENANCE AND OPERATION OF THE ESC STRUCTURES AND TO ENSURE THAT THE WATER BEING DISCHARGED FROM THE SITE MEETS THE DFO WATER QUALITY GUIDELINES OF 25S LESS THAN OR EQUAL TO 25mg/L (IN DRY WEATHER) AND/OR 75mg/L (DURING RAINFALL EVENT) AND pH BETWEEN 6-9 . ADDITIONAL WORKS SHALL BE INSTALLED AS NECESSARY TO MEET THESE REQUIREMENTS. DISCHARGE OF PETROLEUM HYDROCARBONS, SOLVENTS, HEAVY METAL PARTICULATES, CONCRETE, ETC. OR ANY MATERIAL THAT COULD BE DEEMED TO BE "DELETERIOUS" UNDER THE FISHERIES ACT IS NOT PERMITTED.

1.4 ALL ONSITE WORKS SHALL BE IN ACCORDANCE WITH THE CURRENT BC BUILDING CODE AND BC PLUMBING CODE.

1.5 THE COMPLETE SEDIMENT CONTROL WORKS SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED BY THE ENGINEER.

1.6 NO SEDIMENT LADEN WATER FROM THE SITE SHALL BE PUMPED OUT OR OTHERWISE DISCHARGED DIRECTLY TO A STORM SEWER SYSTEM, WATERCOURSE, OR OTHER DRAINAGE SYSTEM IN SUCH A MANNER AS TO BYPASS THE ESC SYSTEM. ALL SITE DISCHARGE MUST BE DIRECTED TO THE STORM SEWER IN ACCORDANCE WITH THE DFO WATER QUALITY GUIDELINE.

1.7 EXISTING GROUND COVER SHALL BE LEFT IN PLACE FOR AS LONG AS POSSIBLE AND SHALL ONLY BE REMOVED AS REQUIRED TO ALLOW WORK IN THAT PARTICULAR AREA. SUBGRADE SHALL BE EXPOSED FOR AS SHORT A TIME AS POSSIBLE AND OVER AS SMALL AN AREA AS POSSIBLE AT ANY ONE TIME.

1.8 ACCESS ROAD MUST BE LIMITED TO VEHICLE/EQUIPMENT ENTERING THE WORK AREA. ALL TRUCKS MUST EXIT SITE THROUGH DESIGNATED TRUCK ENTRANCE/EXIT.

1.9 ALL CONCRETE SUPPLY TRUCKS SHALL BE EQUIPPED WITH WASH BUCKET SYSTEM FOR FLUSHING OF CHUTE. UNDER NO CIRCUMSTANCES SHALL EXCESSIVE CONCRETE FROM CHUTE AND/OR TRUCK BE FLUSHED ONTO ROADS OR INTO SEWER SYSTEMS.

1.10 IF ANY SOIL IS TRACKED ON TO ANY PAVED SURFACE, IT SHALL BE REMOVED IMMEDIATELY WITH SHOVELS, SWEEPING AND/OR OTHER APPROVED MEANS IN SUCH A WAY AS TO LEAVE THE PAVED SURFACE FREE OF SEDIMENT; UNDER NO CIRCUMSTANCES SHALL SEDIMENT BE REMOVED FROM PAVED SURFACE BY FLUSHING.

1.11 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL CRITICAL ELEVATIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF ANY DISCREPANCY.

1.12 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS, SIZES AND ELEVATIONS SHOWN ARE IN METRIC.

1.13 ALL EXISTING MUNICIPAL UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION. APPROPRIATE UTILITY PERSONNEL SHALL BE CONTACTED IMMEDIATELY WHERE AND WHEN UNFORESEEN CONFLICTS OCCUR. ADJUSTMENT OR REPAIR OF UTILITIES SHALL BE APPROVED BY THE AUTHORITY OF JURISDICTION.

1.14 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN VEHICLE AND PEDESTRIAN TRAFFIC ON ALL MUNICIPAL RIGHTS OF WAY BY THE USE OF SIGNS, BARRICADES, FLAG PERSONS, ETC., ACCEPTABLE TO THE CITY OF PORT MOODY.

1.15 CONTRACTOR TO CONFIRM ELEVATION AND LOCATION OF ALL EXISTING SERVICES. REPORT ALL DISCREPANCIES IN EXISTING CONNECTIONS TO THE DEVELOPER PRIOR TO CONSTRUCTION.

1.16 NEARBY EXISTING CATCH BASINS SHOWN ON DRAWING 17-13699-01 ARE TO BE COVERED WITH FILTER SOCKS OR APPROVED EQUAL MEASURE DURING CONSTRUCTION.

1.17 AN ADEQUATE SUPPLY OF COMPOSITE FILTER SOCKS ON SITE IS REQUIRED TO ENABLE A SUITABLE EMERGENCY RESPONSE AND DEAL WITH CONTAINING DOWNSTREAM WATERCOURSE CONTAMINATION.

1.18 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE EFFECTIVE AND EFFICIENT MAINTENANCE AND OPERATION OF THE SILTATION CONTROL STRUCTURES AND TO ENSURE THAT THE WATER BEING DISCHARGED FROM THE SITE MEETS THE DFO WATER QUALITY GUIDELINES.

1.19 SEDIMENT IS TO BE REMOVED FROM THE SEDIMENT CONTROL SYSTEM AS REQUIRED BY THE MANUFACTURER SPECIFICATIONS.

1.20 THERE IS NO PLANNED EXCAVATION AT THIS SITE, THEREFORE NO DEWATERING SUMPS/PUMPING SYSTEM IS REQUIRED.

1.21 THE CONTRACTOR IS PLANNING ON DEMOLISHING THE EXISTING BUILDING AND WILL PAVE THE ENTIRE SITE AS SHOWN ON DRAWING 17-13699-01 "INTERIM PLAN".

1.22 THE PROPOSED DEVELOPMENT IS A TEMPORARY SALES OFFICE WHICH WILL BE CONSTRUCTED ON GRADE OVER THE PAVEMENT. SEE DRAWING 17-13699-01 "PROPOSED PLAN".

INSPECTION AND MONITORING

2.1 ONCE THE SEDIMENT CONTROL WORKS HAVE BEEN INSTALLED AND BEFORE THE START OF ANY OTHER ON-SITE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE ENGINEER SHALL INSPECT THE SEDIMENT CONTROL WORKS TO ENSURE COMPLIANCE WITH THE APPROVED DRAWINGS. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF ANY DEFICIENCIES IN THE SEDIMENT CONTROL WORKS AND THE CONTRACTOR SHALL, BEFORE PROCEEDING WITH ANY OTHER ON-SITE WORK, FIRST RECTIFY SUCH DEFICIENCIES, AS IDENTIFIED BY THE ENGINEER. THROUGHOUT THE DURATION OF THIS PROJECT THE ENGINEER, SHALL CHECK ALL COMPONENTS OF THE ESC WORKS AT LEAST ONCE EVERY 2 WEEKS (EXCEPT THE CATCH BASINS/MANHOLES SHALL BE INSPECTED DAILY BY THE CONTRACTOR) AND DURING PERIODS OF SIGNIFICANT RAINFALL (25mm OR MORE IN 24 HOURS).

SAMPLING

3.1 THE ENGINEER WILL CONDUCT BI-WEEKLY (EVERY 2 WEEKS) INSPECTION AND SAMPLING OF THE SYSTEM, AND IN ADDITION, DURING OR IMMEDIATELY AFTER EACH AND EVERY SIGNIFICANT RAINFALL EVENT OF 25mm OR GREATER IN A 24 HOUR PERIOD.

3.2 NOTWITHSTANDING THE NEXHEMER CONDITIONS AND SAMPLING FREQUENCIES NOTED ABOVE, THE SAMPLING FREQUENCY AND ANALYSIS SHALL BE AT THE DISCRETION OF, AND TO THE SATISFACTION OF THE CITY OF PORT MOODY.

3.3 IF THE MEASURED PH/TURBIDITY AND CONCENTRATIONS OF OTHER SPECIFIED CONSTITUENTS IN THE DISCHARGE LEVELS EXCEED THE LIMITS SET FORTH IN THE CITY OF PORT MOODY BULLETIN AND/OR THE DFO WATER QUALITY GUIDELINES THE CONTRACTOR SHALL COMPLETELY DISCONTINUE DISCHARGING AND PUMP THE EXCESSIVE WATER TO AN ON-SITE STORAGE TANK. THE CONTRACTOR SHALL NOT RESUME WATER DISCHARGES UNTIL APPROPRIATE REMEDIAL MEASURES HAVE BEEN UNDERTAKEN AND THE PH/TURBIDITY LEVELS ARE WITHIN THE SPECIFIED LIMITS. THE ENGINEER MAY FORMULATE APPROPRIATE CORRECTIVE MEASURES WHICH SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.

MAINTENANCE

4.1 SHOULD ANY PART OF THE ESC WORKS BECOME DAMAGED OR BLOCKED, OR IN ANY OTHER WAY NOT FUNCTION PROPERLY, THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO REPAIR AND/OR REMOVE SUCH DAMAGE, OR BLOCKAGE, OR OTHER CAUSES OF MALFUNCTION, AND SHALL PERFORM ANY OTHER NECESSARY REMEDIAL RESOURCES.

4.2 WHERE THE ENGINEER DIRECTS THAT REMEDIAL MEASURES BE UNDERTAKEN FURTHER TO TO THE ABOVE CLAUSE OR AS A RESULT OF ANY DEFICIENCY IN ANY PART OF THE SEDIMENT CONTROL WORKS IDENTIFIED OR NOTED DURING INSPECTIONS, OR OTHERWISE BROUGHT TO HIS/HER ATTENTION, THE CONTRACTOR SHALL UNDERTAKE SUCH REMEDIAL MEASURES.

4.3 ACCUMULATED SEDIMENT REMOVED FROM ANY ESC WORKS SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT ITS ENTRY INTO THE CITY OF PORT MOODY SANITARY OR STORM SEWER SYSTEM.

4.4 THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENTS FROM ESC STRUCTURES AFTER EACH STORM EVENT OR WHENEVER THE VOLUME OF ACCUMULATED SEDIMENTS IS IN EXCESS OF 0.2m DEEP IN ANY ESC WORKS OR WHEN SILT FENCING HAVE BECOME BLOCKED.

DECOMMISSIONING

5.1 ONCE APPROVAL IS GRANTED TO DECOMMISSION THE SEDIMENT CONTROL WORKS, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL WORKS INCLUDING, REMOVING AND DISPOSING THE FILTER CLOTH AND SILT FENCES, UNLESS OTHERWISE DIRECTED. THE CONTRACTOR SHALL DISPOSE OF EXCESSIVE MATERIALS OFF-SITE IN AN APPROVED MANNER, AND SHALL REINSTATE OR COMPLETE THE CONSTRUCTION OF ANY WORKS NECESSARY TO COMPLETE THE CONSTRUCTION OF ANY WORKS NECESSARY TO THE SATISFACTION OF ANY AUTHORITY WHICH HAS JURISDICTION.

5.2 FOLLOWING DECOMMISSIONING OF THE SEDIMENT CONTROL WORKS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR AN INSPECTION TO VERIFY THERE ARE NO UNACCEPTABLE RESIDUAL SEDIMENT LEVELS IN THE STORM SEWER. THE CONTRACTOR SHALL TAKE ANY AND ALL STEPS NECESSARY TO REMOVE ANY SUCH RESIDUAL SEDIMENT LEVELS IN THE STORM SEWER.

No.	DATE	DESCRIPTION	BY	APPROVED
		REVISIONS		

Keystone Environmental

Keystone Environmental Ltd.
Ste. 320 4400 Dominion Street
Burnaby, British Columbia

3001 St. Johns Street
Port Moody, B.C.

DESIGN T.M.	APPROVED T.M.	CLIENT Marcon St. George (GP) Ltd.	DATE 9/05/17
DRAWN T.L.	CHECKED	Erosion & Sediment Control Design Details & Notes	SHEET No. 2 of 2
SCALE NOT TO SCALE			PROJECT No. 13699-61
			REVISION No. A
			DRAWING No. 17-13699-02

Notice of Intention to Consider Issuance of a Temporary Use Permit

When: Tuesday November 28, 2017, 7pm

Where: Inlet Theatre, City Hall, 100 Newport Dr., Port Moody, B.C.

What's it about: Marcon St. George (GP) Ltd. has applied for a Temporary Use Permit to allow for a temporary sales centre on the property located at 3001 St. Johns Street.

If you believe your property is affected by this permit, comment directly to the Council on November 28, 2017. You can also send a submission in writing before 12 noon on November 28, 2017 by emailing clerks@portmoody.ca or faxing 604.469.4550.

Review the proposed Temporary Use Permit #3080-20-05 and related information at the Planning Division counter on the 2nd floor of City Hall, 100 Newport Drive, Port Moody, B.C. between 8:30am and 5pm, Monday to Friday, or at portmoody.ca/tup after Wednesday November 22, 2017.

Eric Vance, MA, FCMC, FCIP, RPP, Acting General Manager of Development Services

See reverse for a map of the subject properties →

«Name1»
«Name2»
«Add_l1»
«Add_l2»
«Add_l3»
«Add_l4»

Notice of Intention to Consider Issuance of a Temporary Use Permit

Port Moody Council will consider issuing the following Temporary Use Permit:

Temporary Use Permit: 3080-20-05

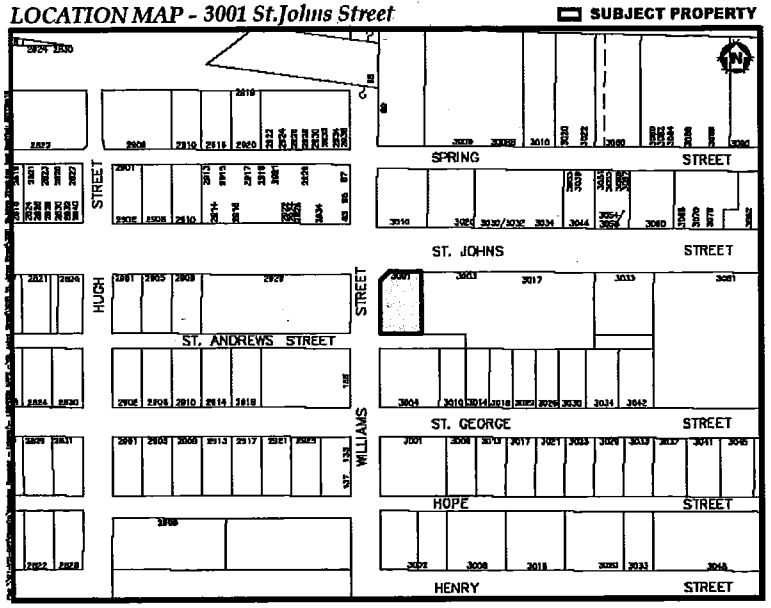
Applicant: Marcon St. George (GP) Ltd.

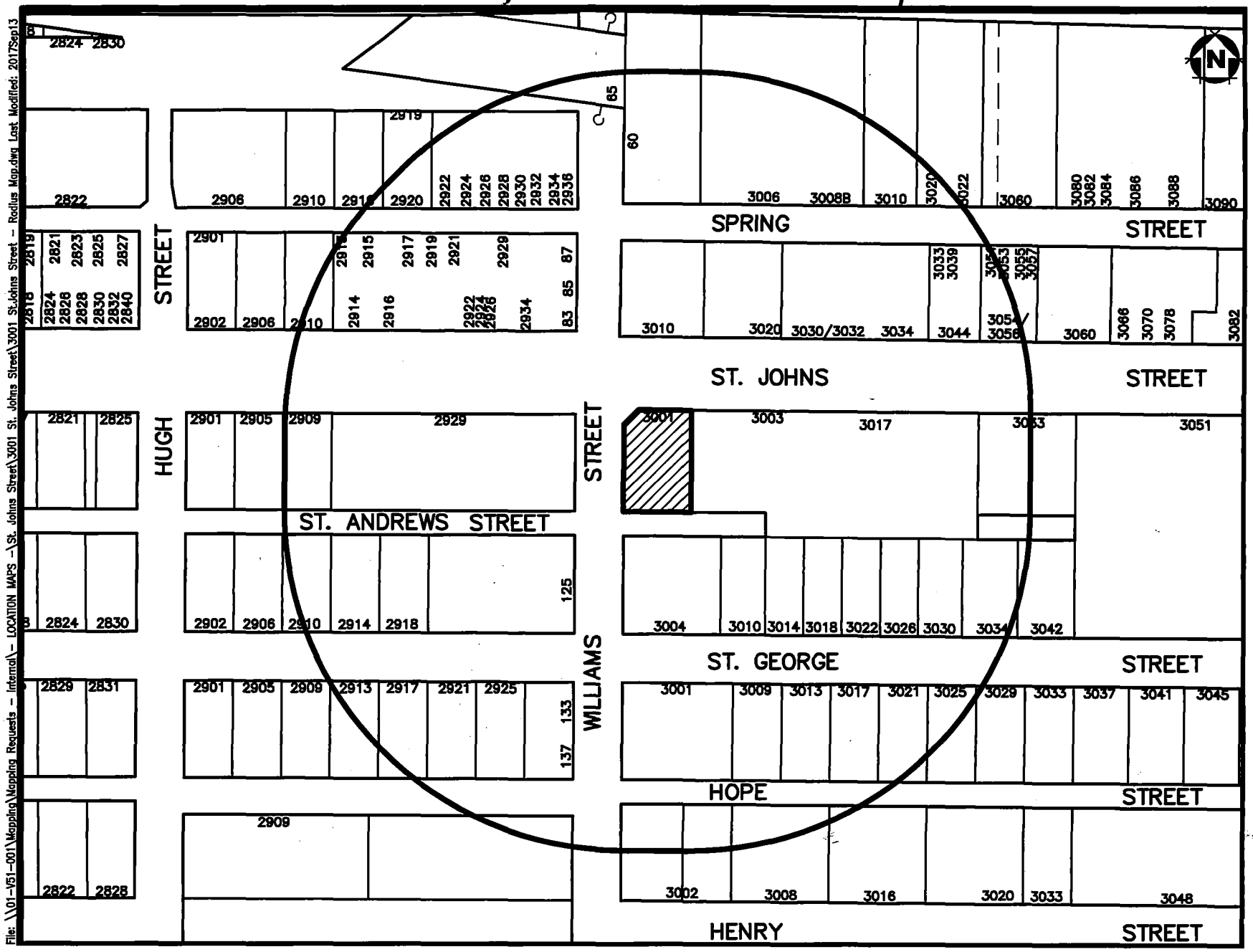
Location: 3001 St. John Street

Purpose: To consider issuance of a temporary use permit for a temporary sales centre located at 3001 St. Johns Street. The proposed sales centre is related to the proposed multi-family redevelopment of the 3000 block of St. George Street (File 6700-20-140). The sales centre would be located on the subject property for a term of 2 years.

LOCATION MAP - 3001 St.Johns Street

SUBJECT PROPERTY



140m RADIUS MAP - 3001 St.Johns Street - Radius Map

SUBJECT PROPERTY