

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** March 28, 2022

From: Jackie Teed, Acting Director, Climate **File:** TUP00019
Action, Planning and Development

Item #: 2022-191

Subject: Temporary Use Permit Renewal: 488 Furness Street – for Presentation Centre

RECOMMENDATION

THAT Council extend the expiry date of TUP00019 to April 29, 2024 to allow the continued operation of a temporary sales centre.

PURPOSE

To request Council extend the expiry date of the Temporary Use Permit at 488 Furness Street from April 29, 2022 to April 29, 2024 to allow the continued operation of a temporary sales centre.

BACKGROUND

488 Furness Street is the site of a 170 townhouse development, which is under construction. In order to facilitate the sale of the units, Council issued a Temporary Use Permit (TUP) at 488 Furness Street on April 29, 2019. The TUP allows a temporary sales centre to operate on-site until April 29, 2022. Additional information about the site context and policy information is included in **Attachment 1, Site and Policy Context**, and **Attachment 2, Council Report dated April 8, 2019**.

The sales centre consists of four units and includes a reception area, offices, marketing display, display suite, and storage. The TUP permits minor changes to the building interiors, exteriors and landscaping to facilitate the sales centre. Parking for staff and customers is provided on-site.

The following conditions apply to the TUP:

1. That a comprehensive advertising and sign plan be provided for the site and all signage related to the Temporary Use be approved by the City.
2. That parking for sales-centre staff be provided on-site.
3. That parking and a turn-around area for customers be provided on-site.
4. Once the childcare building is open, Phase 1 of the Development Agreement as registered on Title is occupied, and fencing on the internal roads is removed, customers may be directed to use visitor parking stalls.
5. That any landscaping installed for the sales centre be temporary in nature, or consistent with Development Permit 00140.
6. That the applicants receive a business license from the City of New Westminster before operating.
7. That upon the conclusion of the temporary sales centre, the following actions be undertaken:
 - a. the temporary changes to the interior of the building be removed and the interior be readied for residential occupancy as per Building Permit;
 - b. the temporary changes to the exterior of the units be removed and the development comply with Development Permit 140, prior to residential occupancy; and,
 - c. any temporary landscaping be removed and that landscaping comply with Development Permit 140.

The TUP is included in **Attachment 3**.

DISCUSSION

The applicant anticipates closing the sales centre before the end of 2022, but requests a two-year extension to accommodate unforeseen changes and prevent additional temporary use requests regarding the sales centre. The applicant's Project Summary Letter is included as **Attachment 4**. The Local Government Act permits a maximum three-year extension to a Temporary Use Permit.

There are no changes proposed to the design and operation of the sales centre and there would be no changes to the conditions of the permit. Staff have received no complaints about the sales centre during its operation.

REVIEW PROCESS

During the application review process in 2019, an Opportunity to be Heard was held. No correspondence was received, but three people spoke to raise concerns about the TUP using on-street parking to accommodate visitor parking. In response, Council directed that staff and visitor parking be accommodated on-site.

Public notification is not required for a Temporary Use Permit extension.

INTERDEPARTMENTAL LIAISON

This report was written with input from the Engineering Department and the Office of the CAO.

OPTIONS

The following options are available for Council's consideration:

1. That Council extend the expiry date of TUP00019 to April 29, 2024 to allow the continued operation of a temporary sales centre.
2. That Council provide staff with other direction.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Site and Policy Context
Attachment 2: Council Report dated April 8, 2019
Attachment 3: TUP00019
Attachment 4: Project Summary Letter

APPROVALS

This report was prepared by:
Samantha Bohmert, Planning Assistant

This report was reviewed by:
Mike Watson, Acting Supervisor of Development Planning
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:
Jackie Teed, Acting Director, Climate Action Planning and Development
Lisa Spitale, Chief Administrative Officer