



Attachment 2

Council Report dated April 8, 2019



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 4/8/2019

From: Emilie K Adin, MCIP **File:** TUP00019
 Director of Development Services

Item #: 144/2019

Subject: **488 Furness Street: Temporary Use Permit for Sales Centre - Issuance of Notice**

RECOMMENDATION

THAT Council issue notice that Council will consider issuance of Temporary Use Permit No. 00019, subject to the conditions outlined within this report, following an Opportunity to be Heard on April 29, 2019.

EXECUTIVE SUMMARY

An application for a Temporary Use Permit (TUP) has been received for 488 Furness Street. The TUP would allow two residential units on the site to be used as a temporary sales centre in order to market the multi-unit residential development. The TUP would be valid for a three-year period ending April 29, 2022.

PURPOSE

The purpose of this report is to request that Council issue notice that it will consider issuance of a Temporary Use Permit, subject to the conditions outlined within this report, following an Opportunity to be Heard on April 29, 2019.

POLICY AND REGULATIONS

Temporary Use Permits

A Temporary Use Permit (TUP) is a special permit issued by Council that allows a land use not permitted in the current zoning of a property to be situated on site for a limited period of time. The land use permitted in a TUP must be consistent with the Official Community Plan (OCP). The TUP sets out the terms and conditions of the use and may require securities to ensure adherence to these terms and conditions. A TUP is authorized under Section 493 of the *Local Government Act*. The TUP requirements are outlined in section 190.46 of Zoning Bylaw No. 6680, 2001.

Official Community Plan

Land Use Designation

The Queensborough Community Plan (QCP) is a schedule to the Official Community Plan. The land use designation for this site is “Residential – Medium Density” (RM) which allows medium density multi-unit residential uses such as rowhouses, townhouses, low-rises, and single detached dwellings on a compact lot. This area may also include complimentary uses such as home based businesses, small scale local commercial uses (e.g., corner stores), institutional uses (e.g., child care, child care facilities), utilities, transportation corridors, parks, open space, and community facilities.

The proposed application is consistent with the OCP designation for this site.

Zoning

The subject site is located at 488 Furness Street. The zoning for the subject site is Duncan Street Townhouse District (CD-42), which was adopted by Council August 27, 2018. The CD-42 district permits duplexes, townhouses, and home based businesses and is expected to be developed with 170 townhouse units constructed in four phases. As part of the overall development, a childcare building would be constructed at 490 Furness Street, adjacent to the townhouse site. The subject site is currently vacant and preloaded with soil. Phase 1 will consist of a total of nine buildings with a total of 47 units. Phase 1 would include the sales centre building.

The zoning does not permit a temporary sales centre or other commercial uses, which is why a temporary use permit is required.

Development Permit Area

This site is within Development Permit Area #3 East Queensborough. The purpose of the Development Permit Area is to create a transition between industrial uses and adjacent residential neighbourhoods. It permits medium density and multi-unit uses and establishes form and character guidelines for residential development.

BACKGROUND

Site Context

The property to the east of the site is the first phase of the Port Royal development constructed in 1997, including 45 compact lot houses and a low rise development with 70 apartment units and 14 townhouse units.

Across Duncan Street to the south is the area known as the Eastern Queensborough Neighbourhood Node (formerly the Queensborough Special Study Area). A Master Plan was adopted in 2016 which outlines the vision for the area, including a commercial node, a commercial high street, single detached dwellings and multi-unit residential. Zoning was subsequently adopted for much of the area, changing from Light Industrial Districts (M-1) to Queensborough Townhouse Districts (RT-3A) Comprehensive Development Districts (Mercer High Street) (CD-64). CD-64 allows a variety of commercial uses which would serve the local residents.

To the north of the site are the Fraser River and a property owned by Port Metro Vancouver. To the west is the former Interfor Sawmill site owned by Port Metro Vancouver that is zoned Heavy Industrial (M-2) and is used for industrial purposes. A majority of the Port site is occupied by large floorplate buildings with manufacturing and transportation uses in the buildings. The area of the Port site adjacent to the subject site was most recently used as an open transshipment area. The area is currently vacant.

A site context map is included in this report as Attachment 1.

PROJECT DESCRIPTION

Temporary Sales Centre

The sales centre would include four units in two separate buildings fronting Furness Street and adjacent to the driveway access to the subject site. The sales area would be on the ground floor of the first two units and include a reception, two offices, a display suite, and a marketing display area. The upper floors of the two units would be used as a display suite and to store sales materials and would not be altered from the residential floor plans. A third unit would be used for storage and a fourth unit would be a display unit. They would also not

be altered from the residential floor plans. A washroom would be available to service the sales centre. A site plan of the sales area, floor plan for the interior layout of the sales centre and elevations showing the temporary exterior changes are included in Attachment 2.

The exterior of one of the buildings would be temporarily altered. Instead of three garage doors, one garage door would be replaced with panels and a second garage door would be replaced with paneling and windows. The paneling would be the same dark grey colour of the third garage door, which would remain unchanged. A Building Permit would be required for the sales area.

The sales centre would operate for approximately 30 months and would be anticipated to be open 12:00 –5:00 pm Saturday to Thursday and closed Fridays. Once marketing of the development is complete, the building and units would be converted for residential occupancy consistent with the residential building permits and development permit.

Under Zoning Bylaw 6680, 2001, three parking spaces would be required on-site. Parking for the sales centre staff would be accommodated on site on the internal driveway, adjacent to the sales centre. It is anticipated that customers would use on-street parking along Furness Street. There would be no dedicated parking spaces for the sale centre along Furness Street. A turn around area for vehicles would be provided on-site.

The applicant's Letter of Intent is included in this report as Attachment 3.

DISCUSSION

Temporary Use Permit

Given that the operation of a sales centre is not permitted under the current CD-42 zoning, a Temporary Use Permit (TUP) would be required. The owners would also be required obtain a Business License for the operation of the sales centre, which would include regulation of hours. The applicant is not proposing any signage at this stage. Should the applicant decide to display signage, a Sign Permit application would be required.

The TUP for this site would be valid for a three-year period ending April 29, 2022 and would include the following conditions:

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 staff working at the sales centre is provided on-site.
3. That a turnaround area for customers be provided on-site.

4. That any landscaping installed for the sales centre be temporary in nature, or consistent with Development Permit 00140.
5. That the applicants obtain a business license from the City of New Westminster.
6. That when the temporary sales centre closes, the following actions be undertaken:
 - the temporary changes to the interior of the building be removed and the interior be converted for residential occupancy in compliance with the applicable Building Permits;
 - the temporary changes to the exterior of the units be removed and reconstructed to comply with Development Permit 00140 and any applicable Building Permits; and,
 - any temporary landscaping be removed and that landscaping comply with Development Permit 00140.

NEXT STEPS

The next steps for the application would be for Council to consider issuance of the TUP, subject to the conditions outlined within this report, following an Opportunity to be Heard on April 29, 2019. Notification for the Opportunity to be Heard would be undertaken by staff in accordance with City policy and practice.

INTERDEPARTMENTAL LIAISON

Feedback from Engineering has been included in this report.

OPTIONS

The following options are presented for Council's consideration:

1. That Council issue notice that Council will consider issuance of Temporary Use Permit No. 00019, subject to the conditions outlined within this report, following an Opportunity to be Heard on April 29, 2019.
2. That Council provide alternative direction.

Staff recommends Option 1.

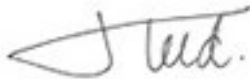
ATTACHMENTS

- Attachment 1 - Site Context Map
- Attachment 2 - Proposed Temporary Sales Centre Plans
- Attachment 3 - Applicant's Letter of Intent

This report has been prepared by:
Samantha Bohmert, Planning Assistant

This report was reviewed by:
Jackie Teed, Manager of Planning

Approved for Presentation to Council



For:
Emilie K Adin, MCIP
Director of Development Services

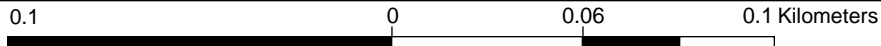
Lisa Spitale
Chief Administrative Officer

Attachment 1
Site Context Map

City of New Westminster - 488 and 490 Furness Street

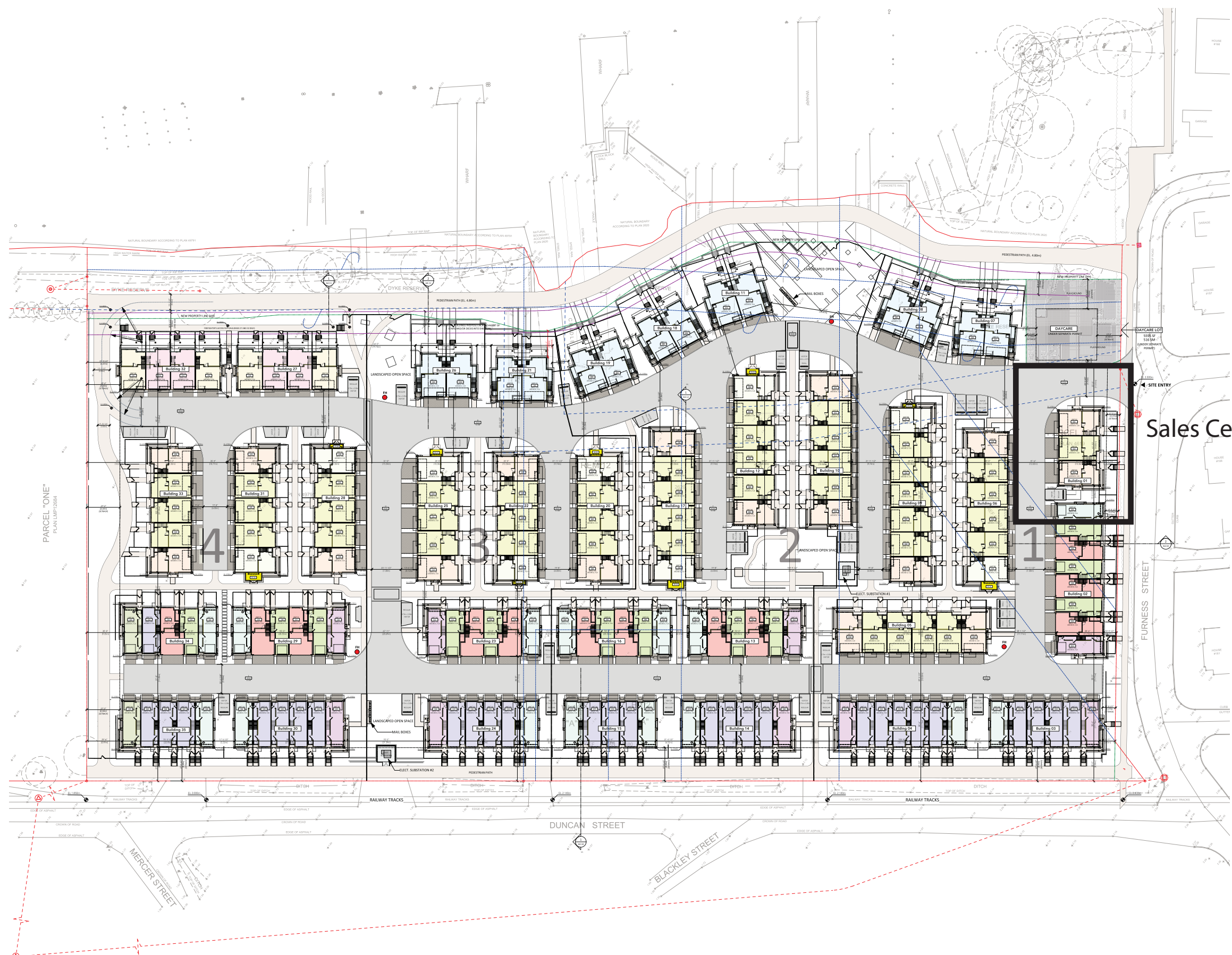


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Attachment 2

Proposed Temporary Sales Centre Plans



PARCEL "ONE"
PLAN LUMP 15884

Sales Centre Area

1 SITE PLAN OVERALL
Scale: 1:400



revisions:		
no.	date	description

issues:		
2018-03-08		Issued for APC Meeting
2018-03-15		Re-Issued for DP

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Burrows Huggins Architects
Suite 205 - 1628 West 1st Avenue, Vancouver B.C.
Telephone: (604) 730-8100 | Web: www.bha.ca

project:
RIVERWALK
PROPOSED TOWNHOUSE PROJECT
41 and 175 Duncan St.
New Westminster, B.C.



consultant:

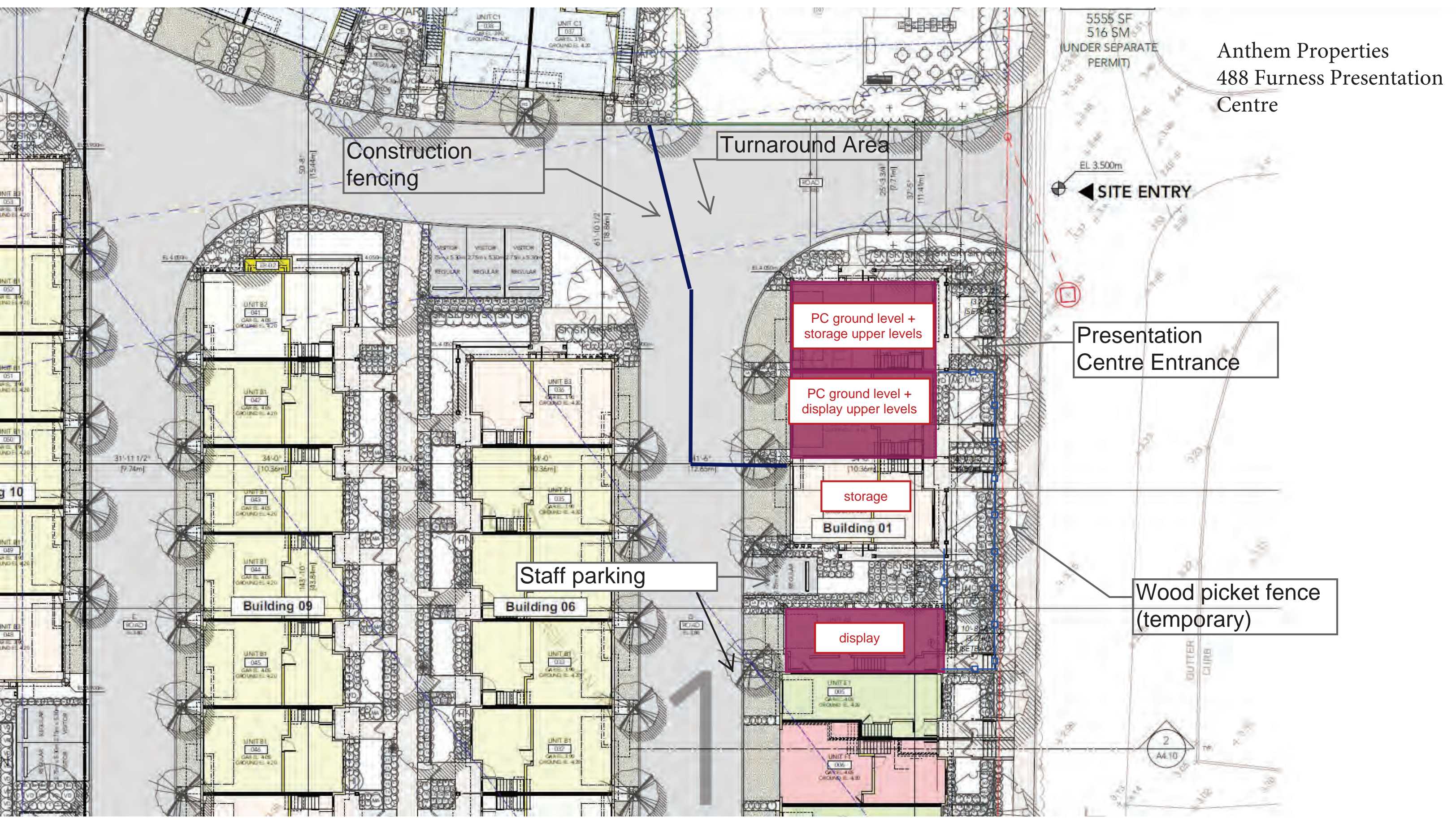
drawn: MCH/PH	date: September 2017
checked:	
scale: 1:400	project no.: P-427

sheet title:
Site Plan (Overall)

sheet no.:	P&Z7 Plans v2016.vwx
A2.02	
rev.:	
plotted:	18-5-28 11:49:13 AM



Anthem Properties
488 Furness Presentation
Centre



Construction
fencing

Turnaround Area

EL 3.500m
SITE ENTRY

PC ground level +
storage upper levels

PC ground level +
display upper levels

storage

Building 01

Staff parking

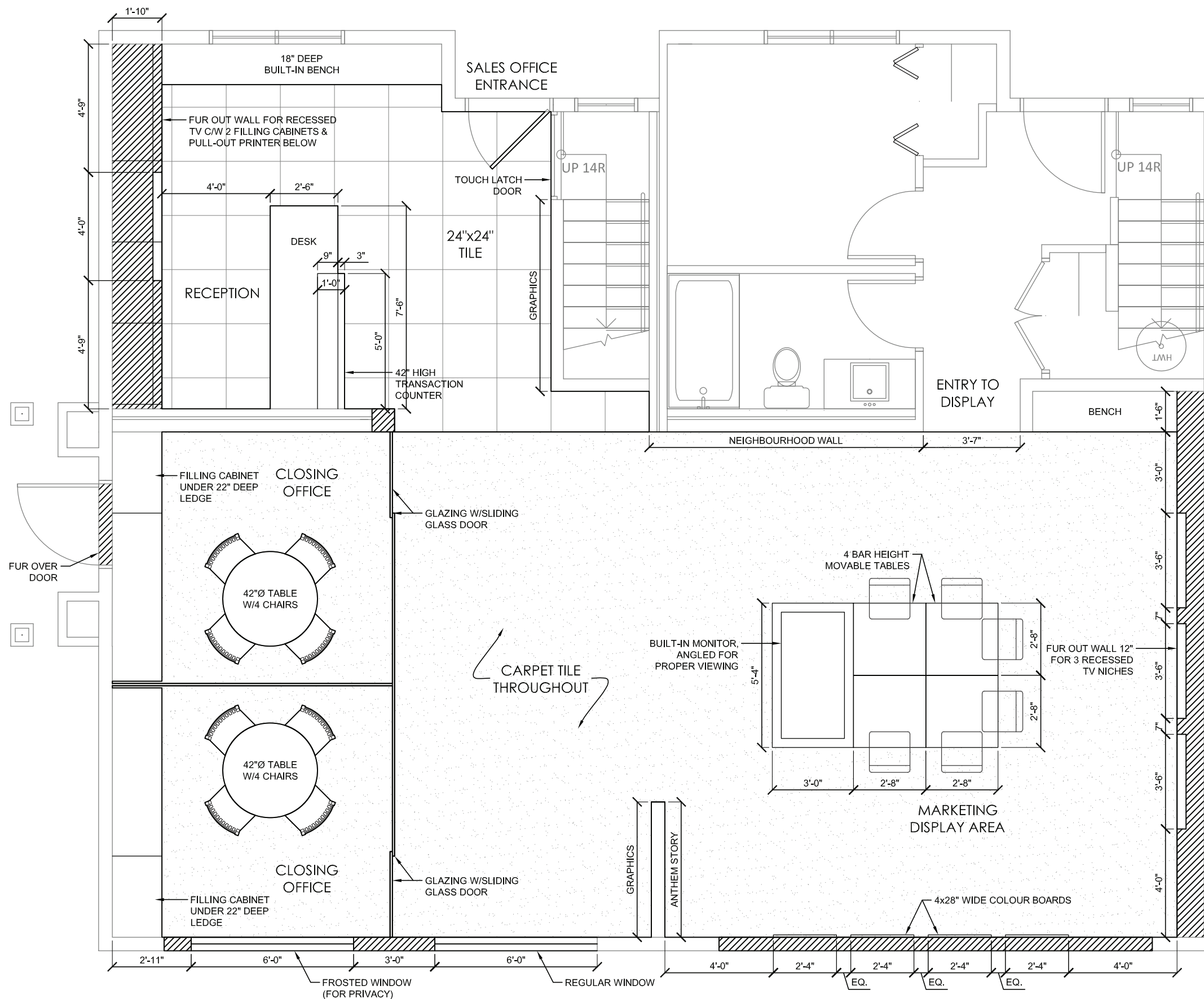
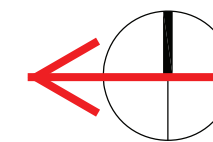
Building 09

Building 06

display

Presentation
Centre Entrance

Wood picket fence
(temporary)



P1 sales office - plan
SCALE: 1/4"=1'-0"

- ISSUED FOR REVIEW 2018/11/16
No. Revision/Issue Date

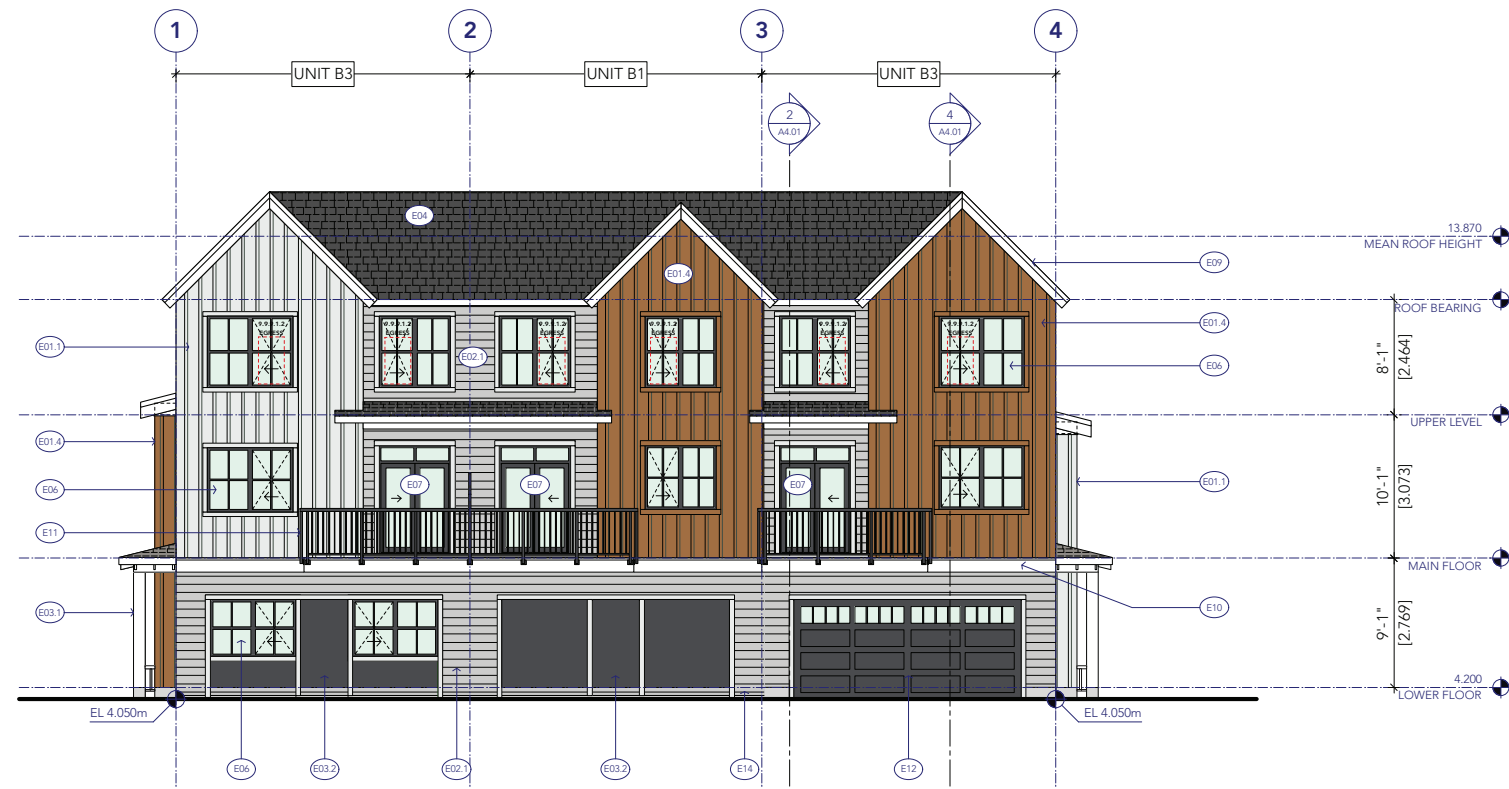
Project:
**QUEENSBOROUGH
SALES OFFICE**

175 DUNCAN STREET
NEW WESTMINSTER, B.C.

DRAWING TITLE:
**SALES OFFICE
PLAN**

DESIGNED BY: C.FLORANO
DRAWN BY: Q'S DRAFTING
PAGE #:

ID- 1.01



BUILDING 1 - WEST ELEVATION (Presentation Centre) 1
 Scale: 3/16" = 1'-0" (1:48) A5.52

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	ELEMENT	FINISH	COLOUR
E01.1	CEMENTITIOUS BOARD & BATTEN SIDING	PAINTED	BM 2126-70 CHALK WHITE
E01.2	CEMENTITIOUS BOARD & BATTEN SIDING	PAINTED	BM 2126-30 ANCHOR GRAY
E01.3	CEMENTITIOUS BOARD & BATTEN SIDING	PAINTED	BM CC-780 KENSINGTON BLUE
E01.4	CEMENTITIOUS BOARD & BATTEN SIDING	PAINTED	BM AF-355 ETRUSCAN
E01.5	CEMENTITIOUS BOARD & BATTEN SIDING	PAINTED	BM AF-300 DINNER PARTY
E02.1	CEMENTITIOUS LAP SIDING	PAINTED	HARDIE - PEARL GRAY
E02.2	CEMENTITIOUS LAP SIDING	PAINTED	BM 2133-30 DAYS END
E03.1	CEMENTITIOUS PANEL SYSEM	PAINTED	HARDIE - ARCTIC WHITE
E03.2	CEMENTITIOUS PANEL SYSEM	PAINTED	BM 2133-30 DAYS END
E03.3	CEMENTITIOUS PANEL SYSEM	PAINTED	BM 2126-70 CHALK WHITE
E04	FIBERGLASS ROOF SHINGLES	PREFINISHED	PEWTER GRAY
E06	VINYL WINDOWS (CASINGS TO MATCH ADJACENT SUBSTRATE U.N.O.)	PREFINISHED	BLACK
E07	VINYL SLIDING DOOR	PREFINISHED	BLACK
E08	FIBERGLASS DOOR (REFER TO DOOR SCHEDULE FOR GLAZED DOORS)	PREFINISHED	TO MATCH BM 2133-30 DAYS END
E09	WOOD BARGE BOARD / EAVE FASCIA / RAFTER TAILS	PAINT	BM 2122-70 SNOW WHITE
E10	WOOD BELT COURSE / BALCONY FASCIA	PAINT	BM 2122-70 SNOW WHITE
E11	ALUMINUM GUARDRAIL W/ PICKETS	PREFINISHED	BLACK
E12	METAL GARAGE DOOR W/ GLAZING	PREFINISHED	GRAY
E13	HOLLOW METAL SERVICE ROOM DOOR	PAINT	TO MATCH SIDING
E14	CONCRETE FOUNDATION / CONCRETE CAP / STAIRS AND STOOPS	SACKED	CONCRETE
E15	METAL FLASHING	PREFINISHED	TO MATCH ADJACENT MATERIAL
E16	VENTED VINYL SOFFIT	PREFINISHED	WHITE
E17	ALUMINUM PICKET FENCE	PREFINISHED	WHITE
E18	ALUMINUM PRIVACY SCREEN	PREFINISHED	BLACK

MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCAL COLOUR CHOICES SUBJECT TO CHANGE BASED ON APPROVED ALTERNATE CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN

revisions:

no.	date	description

issues:
 2017-03-20 Issued for Development Permit
 2018-03-15 Reissued for DP
 2018-08-07 Issued for Pricing
 2018-11-28 Issued for BP Application
 2019-03-25 Issued for Temp. Use Permit

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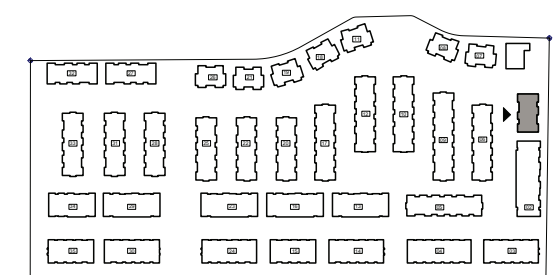
seal:

drawn: MH/PH	date: March 2019
checked	
scale: 3/16" = 1'-0"	project no.: P-427

sheet title:
 Elevations
 BUILDING 01 - WEST
 (Presentation Centre)

sheet no.: P427-Elevations.vwx

A5.52
 rev.: 



Attachment 3

Applicant's Letter of Intent

Hardev Gill
City of New Westminster
511 Royal Ave
New Westminster, BC V3L 1H9

December 20, 2018

Re: TUP Summary Letter for Duncan Street Townhome Presentation Centre

Dear Hardev,

In connection with Anthem's townhome development at 488 Duncan Street (formerly 41 & 175 Duncan), please accept this application for a Temporary Use Permit to allow for the temporary use of two townhomes as a presentation centre (the "PC") that will allow potential future residents to learn more about the project from Anthem staff and view display homes. The approval of this TUP, and the opening of a presentation centre, will be crucial for Anthem to successfully sell (and subsequently construct) the planned 170 townhomes.

Assuming construction begins in February 2019 as anticipated, the PC would open in early 2019 and operate for approximately 30 months. This timeline is subject to market conditions and may change; Anthem would be prepared to apply for an extension if the presentation centre needs to stay open for longer than the standard 3-year term. After closing the PC it will take approximately two months to ready the building for residential occupancy.

Parking for PC staff will be accommodated on-site. Customers will park on the west side of Furness and be able to turn around on-site if required. Anticipated hours of operation for the PC are noon – 5pm Saturday to Thursday, closed Fridays.

Anthem's intent is to alter the interior of the building (from the approved DP drawings) as per the attached plans and will submit a Building Permit application to this end if required. The exterior of the building will stay largely unchanged.

Thank you for your consideration,

Nick Kasidoulis
Director, Development