

## Attachment 3

*TUP00019*



**Temporary Use Permit No. TUP00019**

1. This Temporary Use Permit is issued to:

ANTHEM DUNCAN DEVELOPMENTS LTD  
PO BOX 49200 STN BENTALL CENTRE  
VANCOUVER BC V7X 1K8

*(the "Permittee")*

2. This Temporary Use Permit applies to, and only to, those lands within the City described below, and any or all buildings, structures and other development thereon:

Parcel Identifier(s): 030-654-530

Legal Description: LOT 1 DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER  
DISTRICT PLAN EPP85642

Civic Address(es): 488 FURNESS STREET, NEW WESTMINSTER, BC

*(the "Site")*

3. This Temporary Use Permit is issued subject to compliance with all the bylaws of the City of New Westminster (the "City") applicable thereto except as specifically allowed by this Permit. This permit allows for the following land uses at the Site:

- Business and professional offices.

4. Subject to the terms of this Permit, the Units 001, 001 and 003 of Building 01 and Unit 004 of Building 02 may be used as a temporary sales centre and be developed as per the attached drawings:

- A2.02,
- Anthem Properties 488 Furness Presentation Centre,
- ID-1.01 and
- A5.52,

which form part of this Permit.

5. This Temporary Use Permit expires on April 29, 2022 at 12:00 midnight. The permittee may apply to have the permit renewed. A Temporary Use Permit may be renewed by City Council only once.

6. The Permittee must cease all operation of the Temporary Use before the expiry of this Temporary Use Permit, unless the Temporary Use Permit has been renewed after consideration by Council, or the zoning applicable to the Site has been amended to allow the land use herein permitted;

7. The following conditions apply to the Temporary Use:

- (a) 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.
  - (b) That parking for sales-centre staff be provided on-site.
  - (c) That parking and a turn-around area for customers be provided on-site.
  - (d) 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.
  - (e) That any landscaping installed for the sales centre be temporary in nature, or consistent with Development Permit 00140.
  - (f) That the applicants receive a business license from the City of New Westminister before operating.
  - (g) 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.
8. City of New Westminister Zoning Bylaw No. 6680, 2001 is varied as follows:
- For the duration of the Permit, Businesses and Professional Offices shall be a Permitted Use, per the definition in s.120.29, City of New Westminister Zoning Bylaw No.6680, 2001, as amended.
9. This Permit is non-transferrable.
10. This Permit is not a Building Permit.

Authorizing Resolution of Council on April 29, 2019:

***MOVED and SECONDED***

***THAT issuance of Temporary Use Permit No. 00019 be approved, on the condition that public sales centre parking is located on the property.***

***CARRIED.***

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April 29, 2019  
Date of Issue

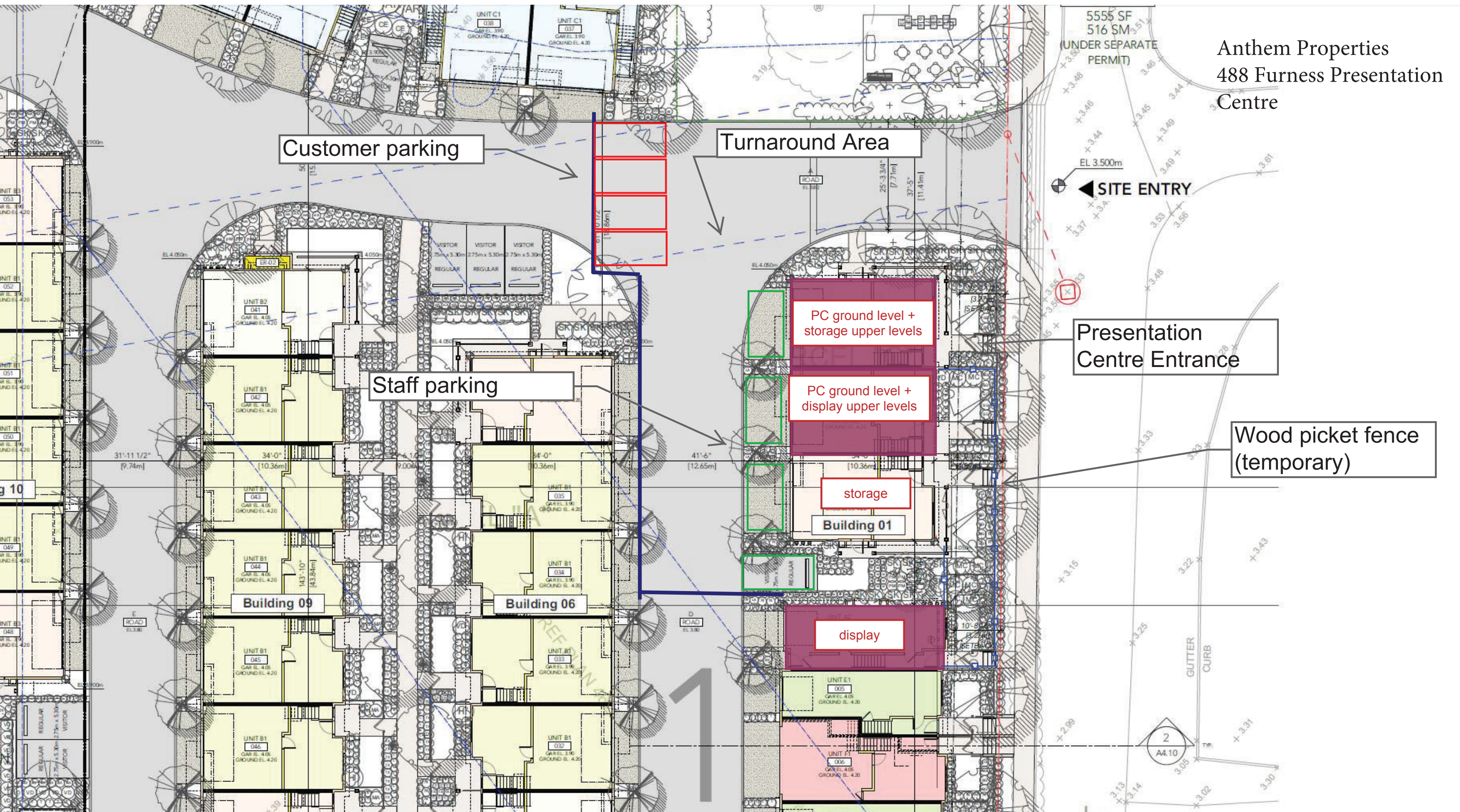
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Jacquie Killawee, City Clerk





Anthem Properties  
488 Furness Presentation  
Centre



Customer parking

Turnaround Area

Presentation  
Centre Entrance

Wood picket fence  
(temporary)

Staff parking

PC ground level +  
storage upper levels

PC ground level +  
display upper levels

storage

Building 01

display

Building 09

Building 06

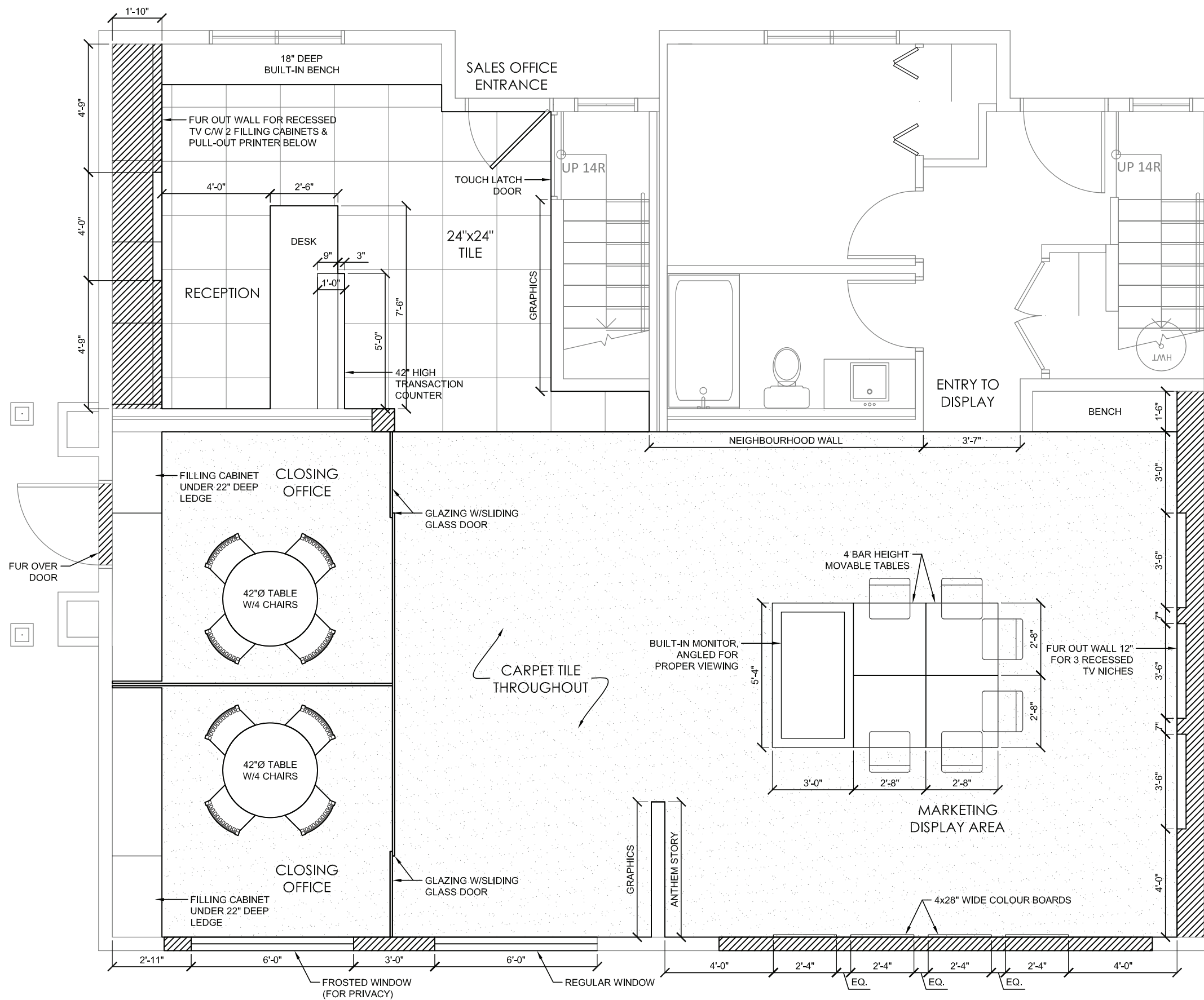
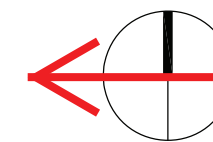
5555 SF  
516 SM  
(UNDER SEPARATE  
PERMIT)

EL 3.500m  
SITE ENTRY

GUTTER  
CURB

2  
A4.10





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

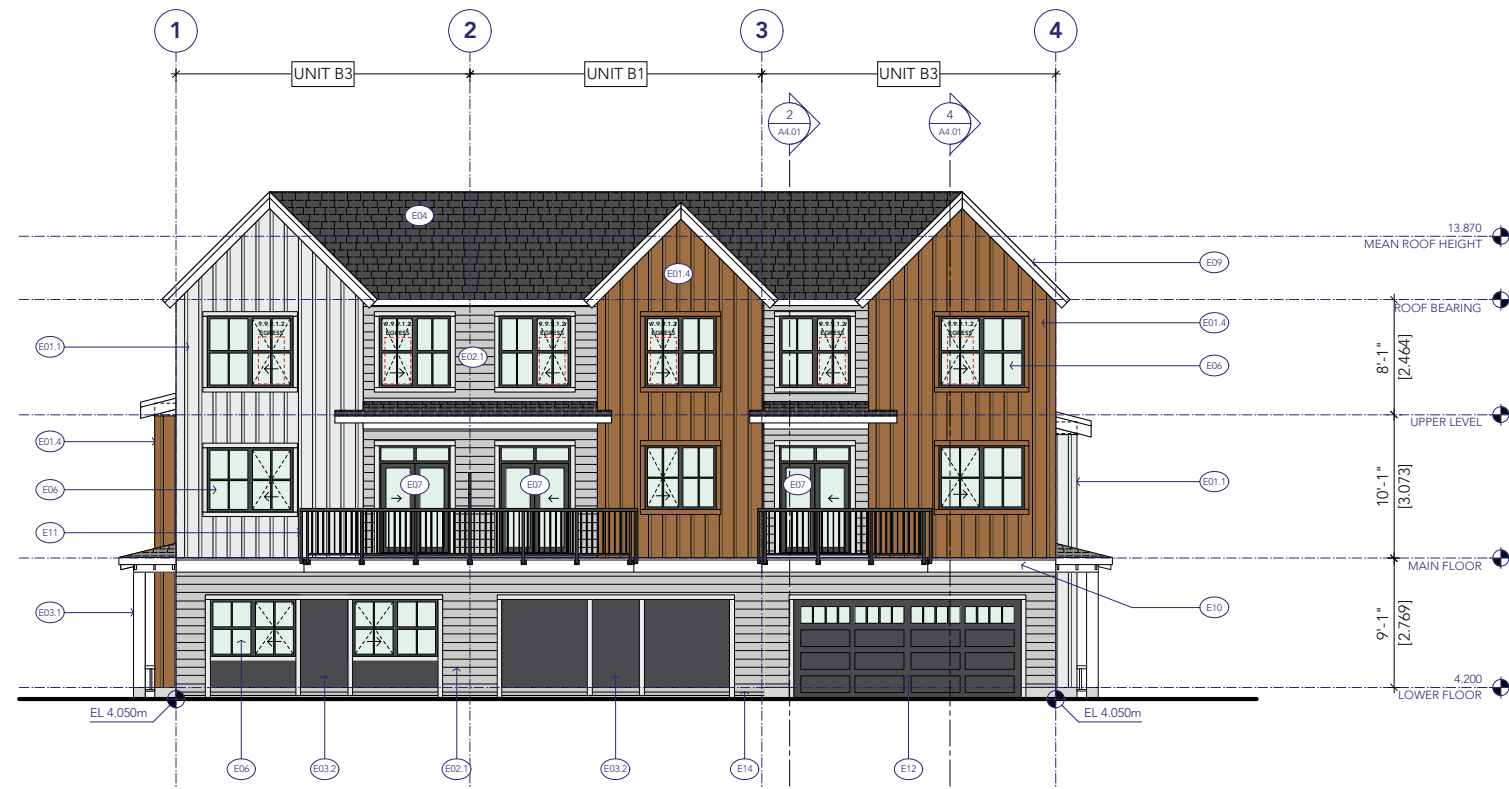
Project:  
**QUEENSBOROUGH  
SALES OFFICE**

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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**Burrows Huggins Architects**  
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**project:**  
**QUEENSBOROUGH**  
 PROPOSED TOWNHOUSE PROJECT  
 488 Furness Street  
 New Westminster, B.C.

**consultant:**  
 Anthem PROPERTIES

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.:

