

Attachment 4
Project Summary Letter



Samantha Bohmert
City of New Westminster
511 Royal Ave
New Westminster, BC V3L 1H9

February 18, 2022

Re: TUP Extension Summary Letter for 488 Furness (Portside) Townhome Presentation Centre

Dear Samantha,

With TUP00019 set to expire on April 29, 2022, we are submitting this application to extend the permit until April 29, 2024. Although Anthem expects to end the Portside sales program and close the presentation centre before the end of 2022, the real estate market is uncertain – a two-year extension is requested in order to avoid another extension request in the future.

Anthem is not proposing any changes to the current TUP. For reference, the letter that accompanied the initial application is below – note that during the review process parking was accommodated on site, and this application extension proposes continuing with on-site parking.

Thank you for your consideration,

Ryan Vanderham

Ryan Vanderham
Manager, Development

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*