

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** September 20, 2021

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Extension of Temporary Use Permit - 1589 Maple Street (TUP 21-019)

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**RECOMMENDATION**

THAT the Land Use and Planning Committee direct staff to host a public meeting regarding Temporary Use Permit No. 21-019, for the extension of a temporary sales centre and construction site office at 1589 Maple Street.

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**EXECUTIVE SUMMARY**

The City of White Rock has received an application for an extension to Temporary Use Permit (TUP), TUP 18-001, to allow a temporary sales centre and construction site office, and associated off-street parking to be located at 1589 Maple Street. Both the sales centre and construction site office are tied to the on-going development of the Altus building located at 1526 Finlay Street, being immediately west of the property subject to this TUP request.

Staff are generally supportive the application to extend the TUP, recognizing the need to accommodate off-street parking associated with tradespersons working on the Altus building in addition to the need for a site to support the marketing of the building. It is not anticipated that the sales centre or the construction site office will generate any further traffic or parking management impacts nor will the continuation of the use result in any land use conflicts.

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2018-093 March 5, 2018	THAT Council approves Temporary Use Permit No. 18-001 for 1569-89 Maple Street and 15630 North Bluff Road as circulated within this Council agenda.

**INTRODUCTION/BACKGROUND**

The City of White Rock has received an application from Oviedo Properties Ltd. for an extension to Temporary Use Permit (TUP) No. 18-001. The permit, if approved, will allow for the continuous use of the 'Altus' development sales centre and construction site office, and associated off-street parking currently located at 1589 Maple Street (See Appendix A – Location and Ortho Maps). The property subject to this permit application is located on the same block as the 13-storey mixed-use

Altus development. A TUP was issued for the requested use in 2018; a copy of this permit is provided in Appendix B to this corporate report.

Under the *White Rock Zoning Bylaw, 2012, No. 2000*, the current RS-1 zoning of the subject properties does not allow for the use of modular buildings as a construction site office or temporary sales centre to market units. A TUP is required to permit the placement of the modular buildings on the properties, and to allow their use as a temporary sales centre and construction site office. The sales centre is approximately 270 square metres (2,900 square feet) in area, and the construction site office is approximately 53 square metres (580 square feet) in area. The applicant has provided eighteen (18) off-street parking spaces for the sales centre, and nine (9) off-street parking spaces for the construction site office. A draft copy of proposed TUP 21-019 is included as Appendix C.

### **Land Use and Location**

The property currently houses the temporary sales centre, construction and associated off-street parking spaces, and the surrounding area is primarily residential in nature, with detached dwellings to the north (City of Surrey) south and west, and a BC Hydro Sub Station to the west, with Peace Arch Hospital beyond.

The location of the temporary sales centre is close to both the North Bluff Road and Maple frontages, providing visibility to the sales centre. The construction site office is located further away from the street and is secured with fencing.

### **Tree Management**

The subject property is subject to *White Rock Tree Management Bylaw, 2008, No. 1831*. A Tree Management Permit has been issued for the demolition of the detached houses in 2018, and the mature (98cm diameter) Red Oak tree at the north east corner of the site has been retained, and the siting of the temporary buildings will allow for its retention, as well as all trees on adjacent properties and within the City road allowance.

### **Decommissioning Requirements**

The requested TUP would, if approved, grant a three-year extension to TUP 18-001. Following this period, the permit would lapse and the use would have to be discontinued. The City is currently holding securities in the amount of \$30,400, which is 125% of the estimated cost (\$24,351), to have the land restored. This restoration would include the removal of the temporary buildings and fencing as well as the placement of topsoil and hydroseeding. This work must be completed prior to the expiration of the Temporary Use Permit, and in the event that the applicant fails to do so the City may use the security to have the work done. It is noted that the surficial restoration of the property would not be required if a building permit for new development is issued before the term of the TUP lapses.

### **Planning Review**

Staff support the application for a Temporary Use Permit for a temporary sales centre and construction site office at 1589 Maple Street. The proposal will accommodate the needs of the applicant to market the Altus project close to the subject site and provide sufficient off-street parking for both prospective buyers and contractors associated with the Altus project. It is not anticipated that the sales centre or the construction site office will generate any further traffic or parking management impacts nor will the on-going use result in any issues of incompatibility.

## **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

On September 9, 2021 a Public Information Meeting (PIM) was held to raise awareness of the application. There were 60 letters delivered to property owners and occupants within 100 metres

of the subject property, including on the City of Surrey side of North Bluff Road. The meeting was advertised in the Peace Arch News on August 26, 2021 and September 2, 2021. There were no attendees at the September 9, 2021 PIM.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The application was referred to the Planning, Building, Engineering, Operations, Fire, and Parking Departments. The Building department noted the following:

- As the building permits issued for the sales centre are tied to the time frame of the Temporary Use Permit, building permit extension fees are to be paid on all related Construction permits for the sales centre.

No other issues were identified.

### **OPTIONS / RISKS / ALTERNATIVES**

The Land Use and Planning Committee can recommend that Council:

1. Direct staff to schedule a Public Meeting for consideration of the Temporary Use Permit;
2. Deny the Temporary Use Permit;
3. Defer the application subject to specific direction being provided to Staff.

Staff recommend Option 1 which is incorporated into the recommendations at the beginning of this corporate report.

## **CONCLUSION**

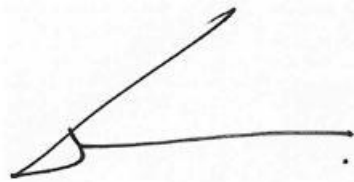
Staff support the application for the extension of the Temporary Use Permit (TUP) for the continuous use of the Altus development sales centre and construction site office at 1589 Maple Street. The temporary buildings will be removed after the expiry of the Temporary Use Permit. It is not anticipated that the continuous use of the sales centre will create any traffic or parking management problems as on-site parking is provided for the centre, and the construction site office and associated parking will assist in mitigating construction parking impacts.

Respectfully submitted,



Carl Isaak, RPP, MCIP  
Director, Planning and Development Services  
**Comments from the Chief Administrative Officer**

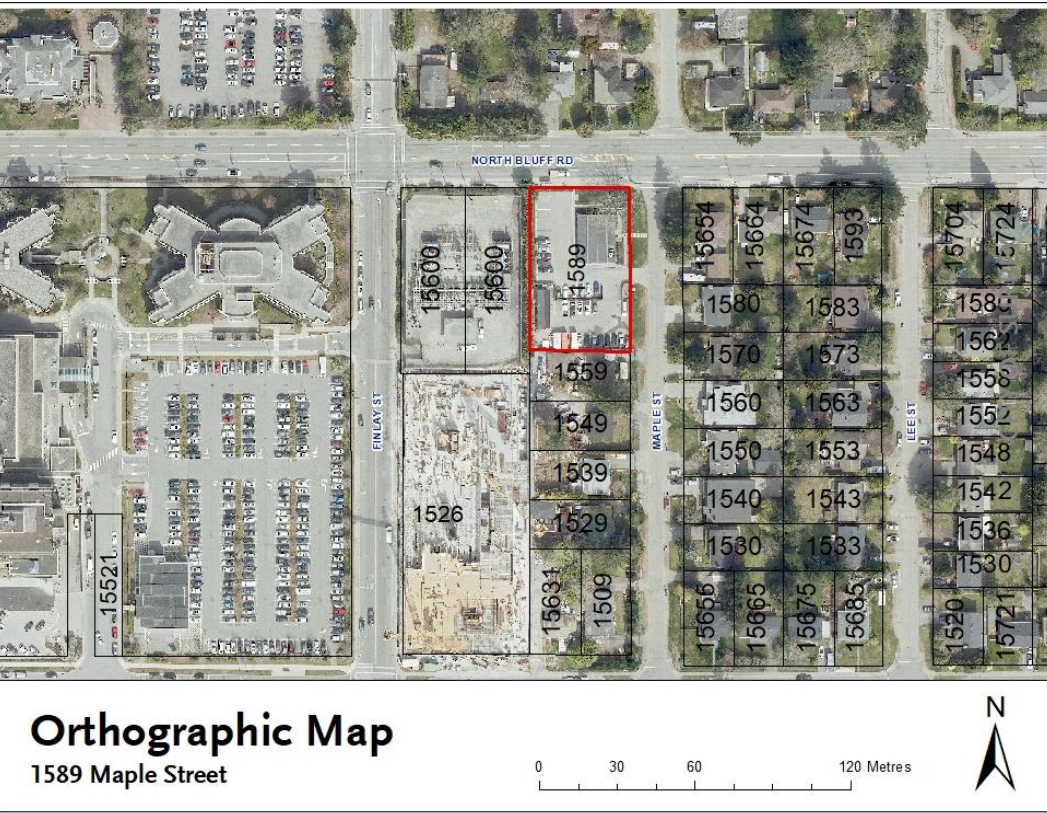
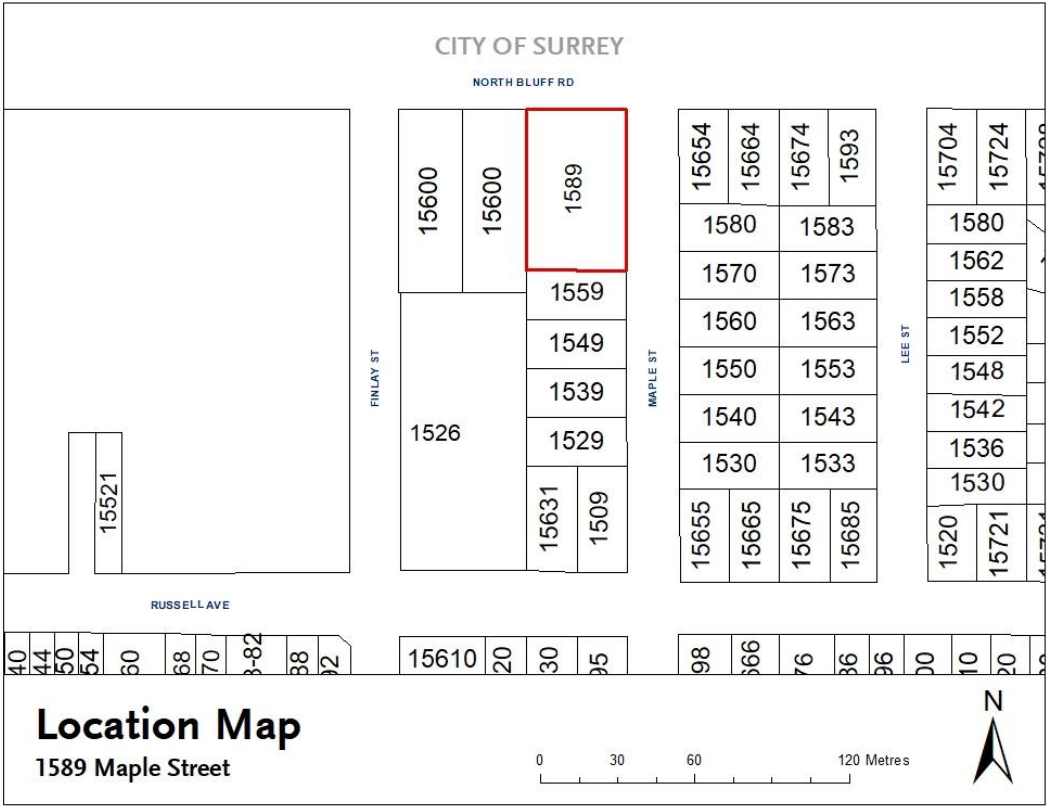
I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps  
Appendix B: Temporary Use Permit No. 18-001  
Appendix C: Draft Temporary Use Permit No. 21-019

**APPENDIX A**  
**Location and Ortho Maps**



**APPENDIX B**

**Temporary Use Permit No. 18-001**

**APPENDIX C**

**Draft Temporary Use Permit No. 21-019**