

Temporary Use Permit for 3660 & 3670 Westwood Street

RECOMMENDATION:

That Committee of Council:

- 1. Authorize staff to provide public notice of the temporary use permit application for 3660 and 3670 Westwood Street; and*
- 2. Recommend Committee of Council support the temporary use permit with the provision of landscape and performance securities.*

PREVIOUS COUNCIL/COMMITTEE ACTION

September 2023 to January 2025 – Council approved rezoning and development permits to facilitate development of two high-rise buildings and landscaping at 3630 and 3638 Westwood Street and 2803 Anson Avenue.

REPORT SUMMARY

This report describes an application for a temporary use permit to allow temporary construction parking and storage on residential lots adjacent to a high-rise development site. The proposed storage area is screened from adjacent property by existing privacy fences and landscaping and allowing for the temporary use will help decrease on-street construction parking, reduce the need for street front storage and provide a secure area for construction material and equipment storage. Staff recommend Committee authorize public notification of the temporary use permit and provide a recommendation of support for the permit to Council.

BACKGROUND

Proposal: The applicant, Mosaic Town and Centre Two Holdings Ltd, is constructing high-rise developments at 3630 and 3638 Westwood Street, and 2803 Anson Avenue and has applied for a temporary use permit to allow construction related parking and storage in the rear yards of two adjacent residential small-scale properties (3660 and 3670 Westwood Street).

Site context: 3660 and 3670 Westwood Street are large residential properties, located directly adjacent to the Mosaic Town & Centre Development at 3638 Westwood Street. Each property is



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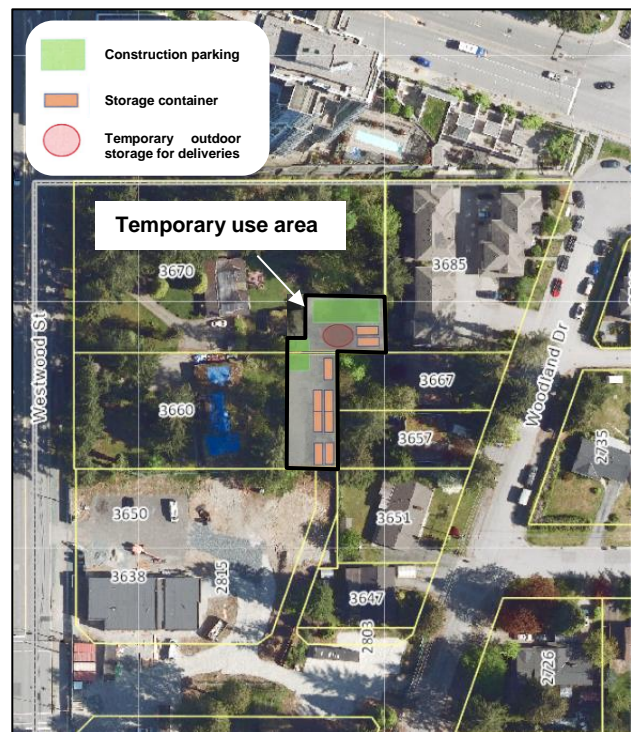
occupied by a single detached house and residential landscaping; the proposed temporary use area would be sited to the rear of the properties. The surrounding area includes the Westwood/Woodland residential neighbourhood to the south and east, commercial and mixed-use developments in Coquitlam to the north and west.

Policy and regulations: 3660 and 3670 Westwood Street are zoned Residential Small-Scale 1 (RS1) and have an Official Community Plan land use designation of Frequent Transit Development (FTD). The RS1 zone is intended to support residential uses and does not permit the proposed commercial parking and outdoor storage uses, or the use of shipping containers for storage purposes.

OCP policies, however, provide that the City may consider non-residential uses through issuance of a temporary use permit in accordance with Section 493 of the *Local Government Act*. This section grants Council authority to issue a temporary use permit to allow a use not permitted by a zoning bylaw, specify conditions under which the use may occur, and allow and regulate the construction of buildings and structures in respect for which the permit is issued. A temporary use permit may be valid for up to a three-year period and renewed once for up to an additional three years. The legislation also requires public notification of the proposed temporary use permit prior to Council's consideration of the permit.

Temporary use description: The applicant seeks to use a portion of the rear yards of 3660 and 3670 Westwood Street for temporary parking and storage uses to support construction activities of their adjacent high-rise developments. The proposed 10,035 square foot area is intended to provide parking for tradespeople, space for a temporary outdoor storage area for deliveries and nine 20ft long shipping containers to store materials. The temporary use area will be surfaced with gravel and secured with a construction fence with screening. The applicant has also committed to minimizing the height of stored materials to a maximum height of 10ft to minimize potential visual impact to adjacent residential uses.

Three non-significant trees will need to be removed to accommodate the temporary use.



Site plan

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Once the temporary use is complete, the applicant will remove the storage containers, gravel and construction fence, replant the grass and replace sections of the residential fences removed to grant access to the site from the rear lane. The applicant has estimated the cost of this remediation work to be approximately \$50,000.

The applicant has requested the permit be approved for the maximum three-year period. They further note construction for the north tower is expected to continue into early 2029 and anticipate they may need to request an extension.

DISCUSSION

The applicant commenced construction of the southern tower of their two high-rise developments in the fall of 2024 and anticipates construction to continue on the project for the next 4 years.

As development progresses, available space on the site for construction parking and storage will decrease; the request for temporary parking and storage uses at the rear of the adjacent residential properties at 3660 and 3670 Westwood Street will provide additional off-street opportunities for construction parking and reduce the need for street front storage of materials and equipment. The proposal includes securing the site with ~6ft tall screened construction fencing. Staff are further recommending the permit restrict the stacking of storage containers and limit the height of stored materials to a maximum of 10ft.

While the temporary use area is adjacent to the rear yards of two existing residential uses, the screening, storage height limit and existing yard vegetation (trees and shrubbery) will help limit the visual impact of the use.


Staff support approval of the permit for the requested three-year period and recommend a \$50,000 landscape security to reinstate the rear yard landscaping and a \$10,000 performance security (to remove the storage containers and construction fencing) be required as a condition of the permit.

PUBLIC CONSULTATION

Public notice of the application is required prior to Council's consideration of a temporary use permit.

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OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of the temporary use permit application and advise Council that it supports the temporary use with the specified conditions.
	2	Request staff provide additional information or an amended proposal prior to making a decision on whether or not to proceed with the application.
	3	Not authorize notification of the temporary use permit if Committee does not support the requested use. The applicant may then request the application be forwarded to Council for consideration.

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