

Temporary Use Permit - 2440 Shaughnessy Street

RECOMMENDATION:

That Committee of Council authorize staff to provide notice of a Temporary Use application at 2440 Shaughnessy Street.

PREVIOUS COUNCIL/COMMITTEE ACTION

One January 28th Committee of Council approved a Development Permit to regulate a six- storey apartment development at 2444 and 2448 Shaughnessy Street.

REPORT SUMMARY

Kutak Development Services Inc. proposes to construct a temporary building to accommodate a real estate sales and presentation centre associated with its proposed development of adjoining lands. The development includes provision for 4 onsite parking spaces and landscaping improvements.

BACKGROUND

The applicant wishes to construct a temporary building at 2440 Shaughnessy Street to accommodate a real estate sales and presentation centre for its recently approved apartment development nearby at 2444 and 2448 Shaughnessy Street (referred to as “One Shaughnessy”).

Policy and Regulations: The authority to issue temporary use permits (TUP) is set out in S.493 of the *Local Government Act*. A permit may be valid for up to three years (and renewed for an additional three years) and may specify conditions under which the temporary use is carried out. The legislation also requires public notification of the proposed issuance of a permit.

OCP policies provide that the City may consider a temporary presentation center for sales and marketing on residential sites through issuance of a TUP. The site's land use designation is AH (High Density Apartment) to encourage multifamily development. The site is zoned Residential Apartment 2 (RA2) and is within the Downtown Development Permit Area. A development permit is not required for a temporary building which complies with Zoning Bylaw siting regulations.



Report To: Committee of Council
Department: Development Services
Approved by: L. Grant
Meeting Date: February 11, 2020

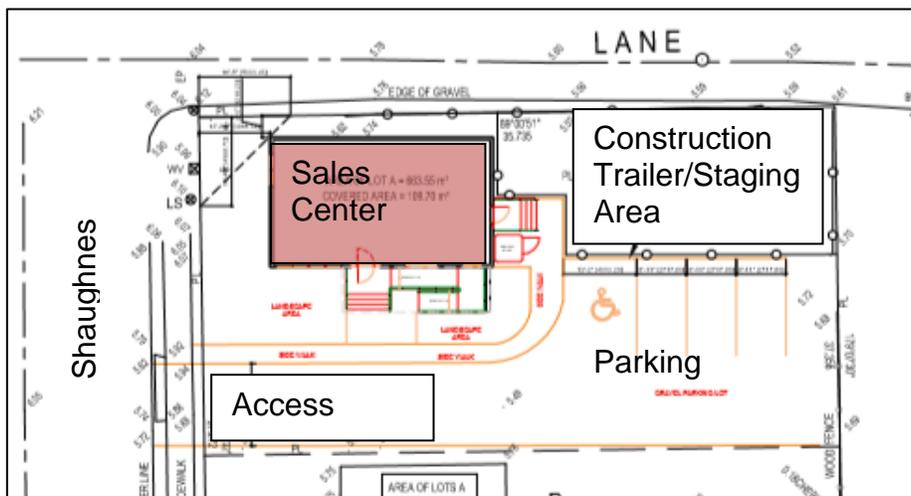
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Project Description: 2440 Shaughnessy Street is located across the lane from the site recently approved for Kutak's One Shaughnessy development at 2444-2448 Shaughnessy. The 699m² (7,524ft²) site is currently vacant after an older single residential home was demolished. The property to the south is still occupied by a single residential home. Both properties are owned by Kutak, who has indicated their intention to submit a Development Permit application for a second apartment building in keeping with the area's RA2 (Residential Apartment 2) zoning and AH (High Density Apartment) designation. They are referring to this upcoming proposal as "Two Shaughnessy".



Facade Character

The proposed 109.7 m² (1180.8 ft²) building would be sited at the front of the property and contain a presentation area, meeting room, sales office, and staff room. The proposed building would have fiber cement cladding painted black with a wooden canopy. Kutak advises they intend to have the sales center open until 7 pm weekdays, 8 pm on Saturdays and 4 pm on Sundays.



Site Plan

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A 4-stall parking lot is proposed to be located to the east of the building and accessed via the existing driveway connecting to Shaughnessy Street. Visitors would have access to a pedestrian walkway which connects the building entrance to the parking lot and to the sidewalk. A portion of the lot will be used to site a construction trailer and the remainder of the lot will be landscaped with a combination of 3 Serbian Spruce trees, Yew Hedges, annual flowers, and grass.

The applicant expects the sales center to be used for approximately 2 years to facilitate sales of the One Shaughnessy development. The center may remain in place after this timeframe to provide sales of the future Two Shaughnessy apartment development on the property; this use would not require issuance of a TUP as onsite unit sales are a normal part of constructing a residential strata development.

DISCUSSION

The temporary sales use is in keeping with the OCP policies and the design of the proposed building, the proposed landscaping and pedestrian pathway will provide for a tidy, attractive use on the property.

Staff recommend the following conditions be included in the permit to regulate the sales activity, and design of the building:

1. That the hours of operation be limited to 8 a.m. to 8 p.m. daily. These hours provide some flexibility to the applicant while ensuring the commercial development would be in keeping with the residential setting. These hours are also consistent with those approved for other sales trailers in the Downtown in recent years.
2. That the building, landscaping and parking generally be as shown on the plans.

FINANCIAL IMPLICATIONS

None

PUBLIC CONSULTATION

A public input opportunity is required prior to consideration of a temporary use permit. The Committee of Council has the delegated authority to consider the permit and the public input opportunity would be scheduled for an upcoming Committee meeting.

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OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Authorize notification of the temporary use permit application
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.

ATTACHMENTS

Attachment #1: Draft Temporary Use Permit

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