

CITY OF PORT MOODY

TEMPORARY USE PERMIT NO. TUP00027

ISSUED BY: CITY OF PORT MOODY

A municipal corporation pursuant to the *Community Charter*,
S.B.C. 2003, c26 with offices at 100 Newport Drive, Port Moody,
BC V3H 5C3

(the "City")

TO: NOORT INVESTMENTS LTD.

#101-403 6TH STREET,
NEW WESTMINSTER, BC
V3L 3B1

(the "Owner")

WHEREAS:

- A. City of Port Moody, Official Community Plan Bylaw, 2026, No. 3522 includes a provision whereby Council may consider temporary commercial and industrial use permit applications; and
- B. The Applicant has submitted an application for a temporary use permit to allow for a presentation centre and a licensed coffee shop use at 3001 St. Johns Street on the property described as:

LOT A DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 86357

PID: 016-331-664

NOW THEREFORE, the Council for the City hereby issues a Temporary Use Permit TUP00027 in respect of the lands, as follows:

1. This Temporary Use Permit is issued subject to all requirements contained in the City's Bylaws, except where specifically supplemented by this Temporary Use Permit.
2. The Applicant shall comply with all Permits applicable to the Lands, and with all applicable building regulations.

3. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.

4. The Applicant has agreed to comply with the following conditions of Temporary Use Permit TUP00027 (3001 St. Johns Street):
 - (a) The temporary use is limited to a presentation centre and a licensed coffee shop
 - (b) The uses shall generally be in accordance with the site plan and elevations and landscape plans in Schedule A, attached to and forming part of this permit.
 - (c) This permit does not authorize the construction of any new buildings.
 - (d) The property should be regularly maintained during the period of the permit.
 - (e) Prior to the start of the temporary use, a security of \$10,000 must be submitted to the City for removal of the temporary use
 - (f) Prior to the time of expiration of the Temporary Use Permit, the Owner will undertake to either apply for an extension to the permit, or remove the temporary use; and
 - (g) The expiry date of this permit is three years from issuance.

AUTHORIZED BY COUNCIL RESOLUTION passed on the ____ day of June 2026.

ISSUED THIS ____ day of _____, 2026

CITY OF PORT MOODY, by its authorized signatories:

M. Lahti, Mayor

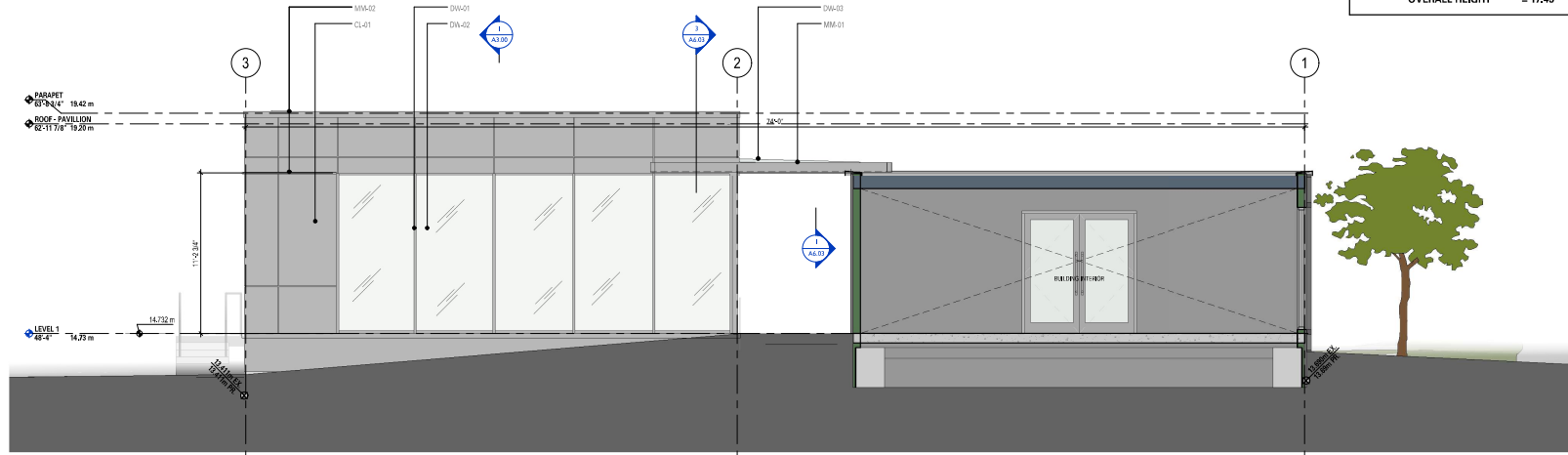
S. Lam, City Clerk

Schedule A

DRAFT

NOTE:
FOR BUILDING SIGNAGE AND GRAPHICS REFER TO
PHOTOGRAPHS PROVIDED BY OWNER.

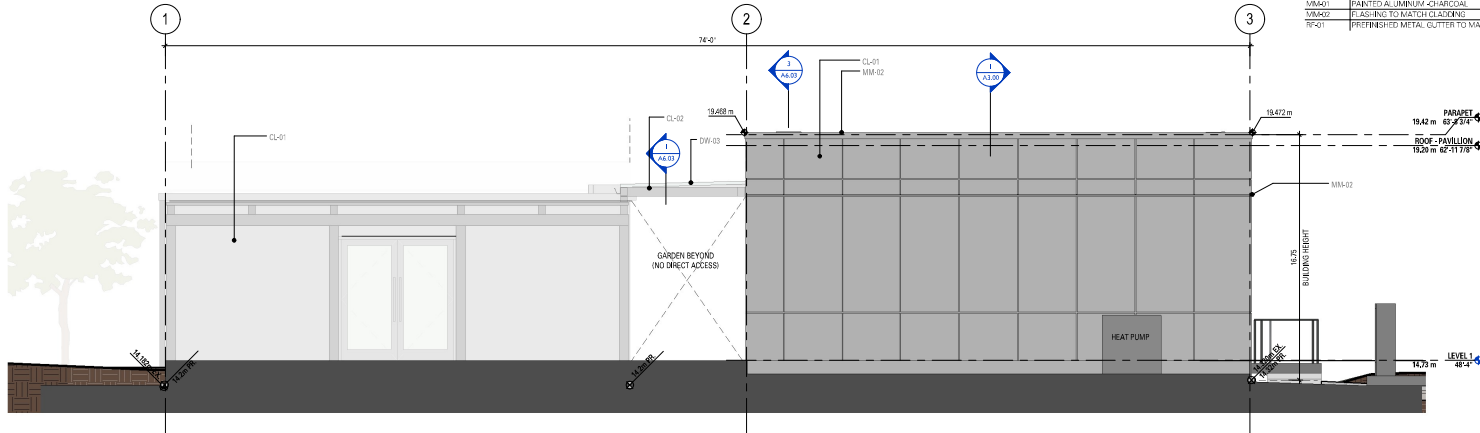
BUILDING HEIGHT:	
NORTH WEST CORNER	= 16.39'
NORTH EAST CORNER	= 17.43'
SOUTH EAST CORNER	= 16.75'
SOUTH WEST CORNER	= 16.05'
OVERALL HEIGHT	= 17.43'



1
A1.00 NORTH ELEVATION-ANNEX
1/4" = 1'-0"

MATERIAL LEGEND

CL-01	CEMENTITIOUS CLADDING PANEL, SEAMS GW/MATCHING TRIM
CL-02	PAINTED WOOD - CHARCOAL
DW-01	PAINTED WINDOW FRAME - CHARCOAL
DW-02	CLEAR GLASS AS PER WINDOW SCHEDULE
DW-03	TEMPERED LAMINATED PROTECTED GLASS SKY LIGHT
DW-04	PAINTED DOOR - CHARCOAL
DW-05	PAINTED DOOR FRAME - CHARCOAL
DW-06	TEMPERED LAMINATED GLASS
DW-07	PAINTED ALUMINUM CHARCOAL
MM-01	FINISHING TO MATCH CLADDING
MM-02	PRE-FINISHED METAL GUTTER TO MATCH CLADDING



2
A1.00 SOUTH ELEVATION - PAVILLION
1/4" = 1'-0"

SH'FT
ARCHITECTURE

200, 1000 West 3rd Street
North Vancouver, BC V7P 2J6
T 604.888.7561 | shft@shftarchitecture.ca

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No.	Date	Revision Notes
M	2026-05-25	ISSUED FOR TUP
L	2026-04-30	ISSUED FOR TUP
K	2026-04-09	ISSUED FOR TUP
F	2023-12-19	ISSUED FOR BP
C	2023-09-11	ISSUED FOR BP
B	2023-08-24	ISSUED FOR TUP
A	2023-06-06	ISSUED FOR TUP

No. Date Revision Notes



May 25th 2026 - REISSUED FOR TUP

Project Title
ST GEORGE STREET - SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

MARCON

Client/Owner
Marcon Albert (GP) Ltd.
Suite B700 - 20020 86th Avenue
Langley BC V2Y 5K9

Sheet Title
BUILDING ELEVATIONS

Drawn By: Author
Reviewed By: Approver

Project Number
2301

Plot Date: 2026-04-30 Issue Date: 2026-05-25

Scale: Input/Revision
1/4" = 1'-0" **M**

Sheet Number

A2.00

THE OUTPOST

RE-ISSUED FOR TEMPORARY USE PERMIT
MAY 19, 2026

JUDY STOYKO LANDSCAPE ARCHITECTURE DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, ON THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THE PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

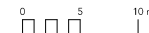
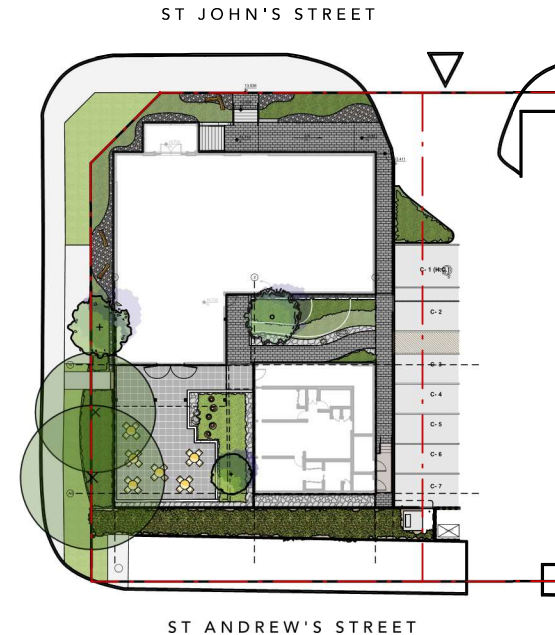
LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL LANDSCAPING AND LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS, LATEST EDITION.

GUARDRAILS AND PRIVACY SCREENS INCLUDED ON LANDSCAPE PLANS ARE INDICATIVE OF POTENTIAL EXTENT ONLY AND NOT INTENDED TO REPRESENT A LANDSCAPE PLAN REQUIREMENT; REFER TO ARCHITECTURAL PLANS IN ALL CASES.

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L1.0	LANDSCAPE LAYOUT PLAN
L1.1	LANDSCAPE MATERIALS
L1.2	GRADING PLAN
L2.0	PLANT PALETTE
L2.1	PLANTING PLAN
L3.0	DETAILS



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2	ISSUED FOR REVIEW 23-08-09
1	ISSUED FOR REVIEW 23-06-05
REVISIONS	

MARCON

THE OUTPOST

3001 St. John's Street,
Port Moody, British Columbia

Scale:	1:200
Drawn:	DS
Reviewed:	JS
Project No.	22-007

COVER PAGE

L0.0

Judy Stoyko
Landscape Architecture

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 778.658.6310

JUDY STOYKO LANDSCAPE ARCHITECTURE DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, ON THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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REVISIONS	

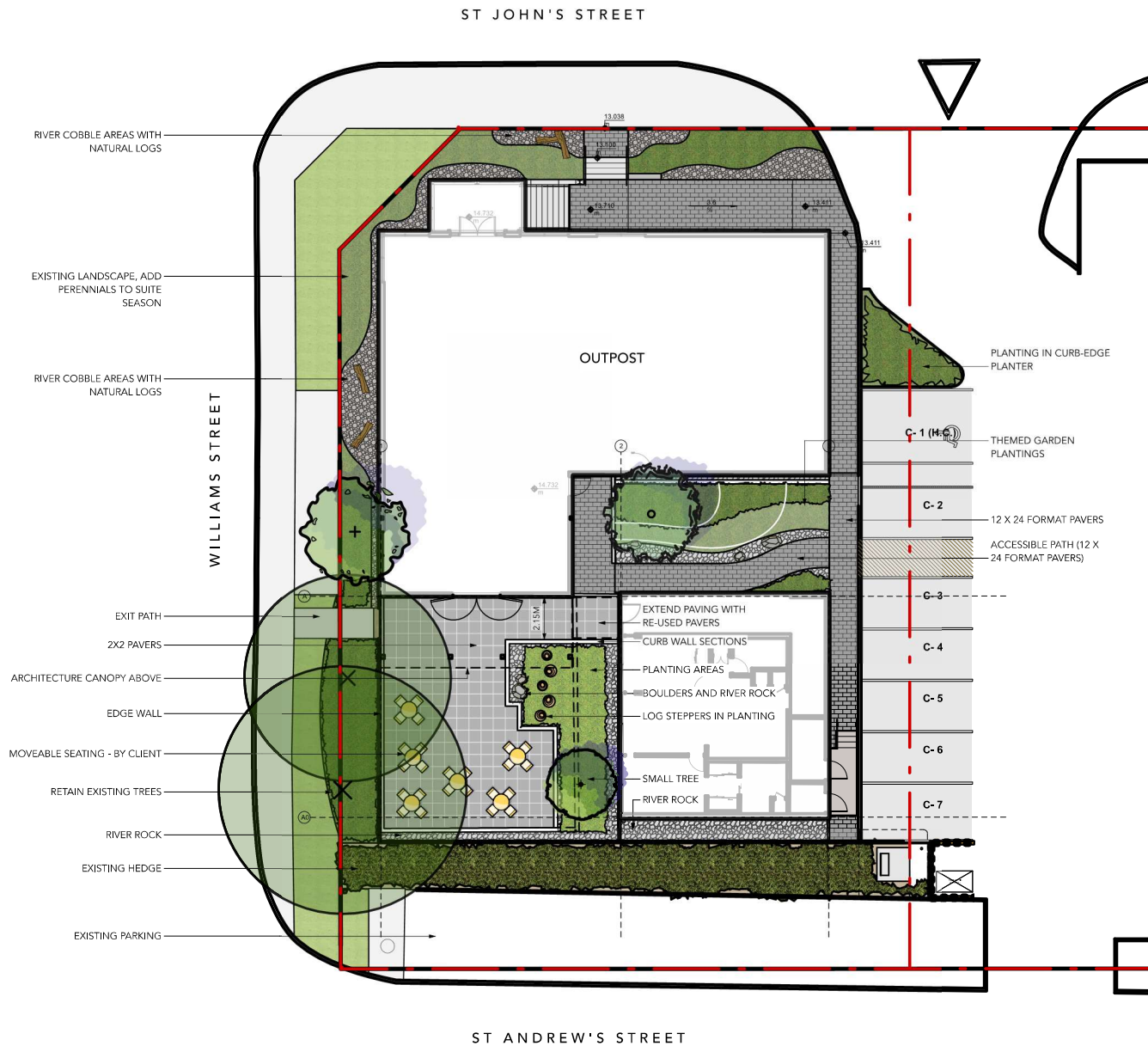
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THE OUTPOST

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Port Moody, British Columbia

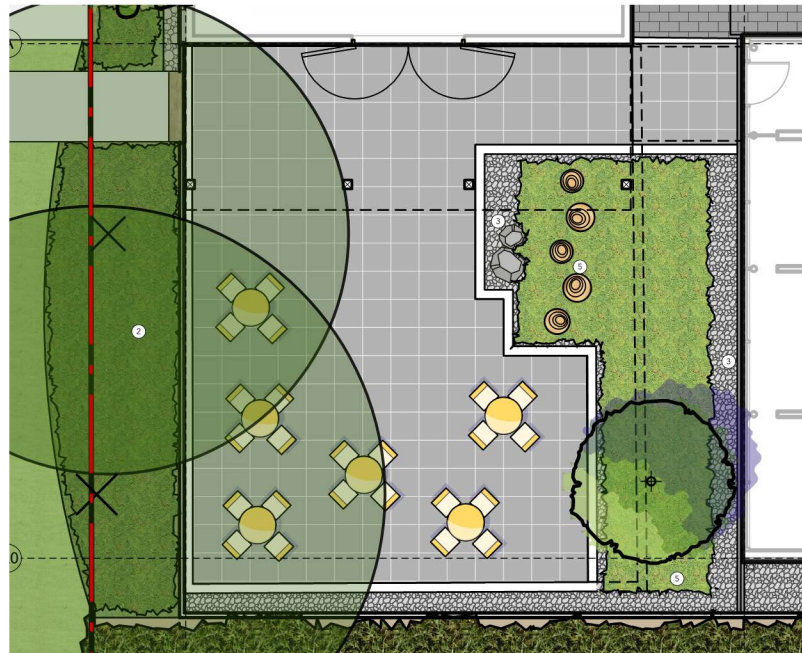
Scale:	1:100
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Reviewed:	JS
Project No.	22-007

CONCEPT PLAN





COURTYARD GARDEN DETAIL PLAN



MAIN SEATING SPACE DETAIL PLAN



PLANT TEXTURES



EVERGREEN PLANTS AND NATURAL STONE



ROUND RIVER COBBLE



SEDUM CARPET



PLANT FORMS AND TYPES

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REVISIONS

MARCON

THE OUTPOST

3001 St. John's Street,
Port Moody, British Columbia

Scale:	1:50
Drawn:	DS
Reviewed:	JS
Project No.	22-007

MATERIALS AND CHARACTER



L1.1

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P. 778.658.6310

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REVISIONS	

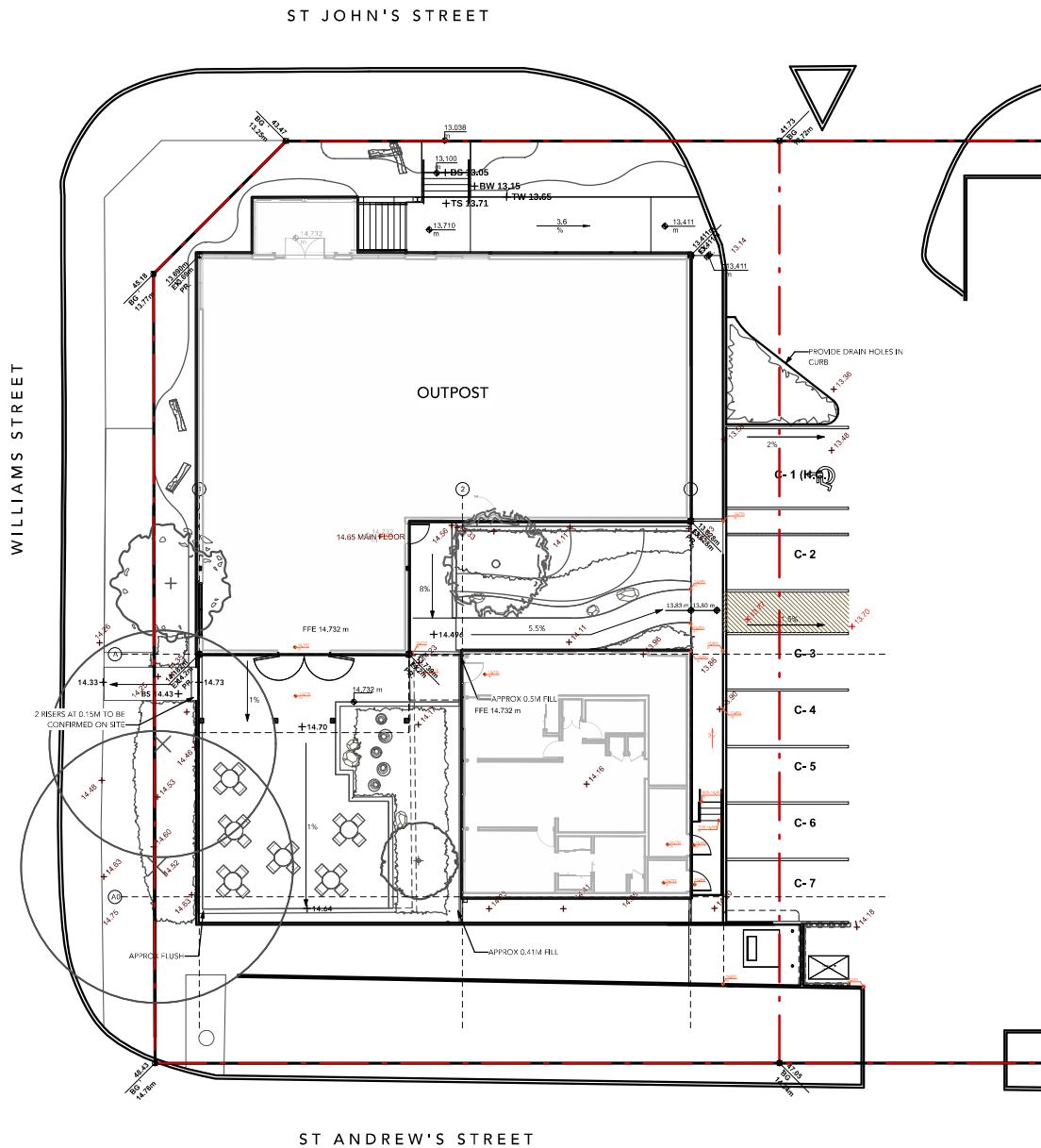
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THE OUTPOST

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Port Moody, British Columbia

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GRADING PLAN



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QSK

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REVISIONS

MARCON

THE OUTPOST

3001 St. John's Street,
Port Moody, British Columbia

Scale: _____ NTS

Drawn: _____ DS

Reviewed: _____ JS

Project No. 22-007

PLANTING PALETTE

L2.0

PLANT LIST

TREES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
1	<i>Acer palmatum 'SangoKaku'</i>	Coral Bark Japanese Maple	6cm cal. B&B	as shown	
1	<i>Acer palmatum 'Koto'</i>	Ukon Japanese Maple	5cm cal. B&B	as shown	
1	<i>Styax japonicus</i>	Japanese Snowbell	5cm cal. B&B specimen tree	as shown	

SHRUBS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
22	<i>Ilex crenata 'Convexa'</i>	Japanese Holly	#2 pot	24" o.c.	
37	<i>Polystichum munium</i>	Western Sword Fern	#2 pot	18" o.c.	
12	<i>Lavandula angustifolia 'Hidcote'</i>	English Lavender	#2 pot	18" o.c.	
9	<i>Perovskia atriplicifolia 'Blue Steel'</i>	Blue Steel Russian Sage	#2 pot	30" o.c.	
19	<i>Pinus mugo</i>	Dwarf Mountain Pine	#5 pot	36" o.c.	
38	<i>Sarcococca hookeriana humilis</i>	Himalayan Sweet Box	#2 pot	24" o.c.	
35	<i>Skimmia japonica</i>	Japanese Skimmia	#3 pot	24" o.c.	
27	<i>Spiraea bumalda 'Goldflame'</i>	Goldflame Spiraea	#3 pot	24" o.c.	
44	<i>Viburnum davidii</i>	David's Viburnum	#3 pot	24" o.c.	

GROUND COVERS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
16	<i>Etera TuF Surf Sedum 'Ile de Je'</i>	Sedum			
211	<i>Rubus calycinoides</i>	Emerald Carpet	4" (10cm) pot	15" o.c.	

GRASSES, PERENNIALS, BULBS, ANNUALS, AND GREENROOFS QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
78	<i>Achillea millefolium</i>	Yarrow	#1 pot	18" o.c.	
41	<i>Dicentra formosa</i>	Bleeding Heart	#1 pot	18" o.c.	
21	<i>Echinacea purpurea</i>	Purple Cone Flower	#1 pot	18" o.c.	
17	<i>Pennisetum alopecuroides 'Muhlenb.'</i>	Foundation Grass	#2 pot	24" o.c.	
81	<i>Sipa tenuissimas</i>	Mexican Feather Grass	#1 pot	18" o.c.	

NOTES:
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 2) All planting shall be in accordance with BC Landscape Standards, latest edition.
 3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Yuma mulch' or approved equal.
 4) The species and spacing street trees will be confirmed by the City Parks and Recreation Department as a condition of Servicing Agreement at the time of issuance of the final building permit.



Coral Bark Maple



Ukon Japanese Maple



Japanese Snowbell



English Lavender



Dwarf Mountain Pine



Russian Sage



Purple Cone Flower



Yarrow



David's Viburnum



'Goldflame' Spiraea



Emerald Carpet



Feather Grass



Sedum mix

Judy Stoyko
Landscape Architecture

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VANCOUVER BC V6M 1R3
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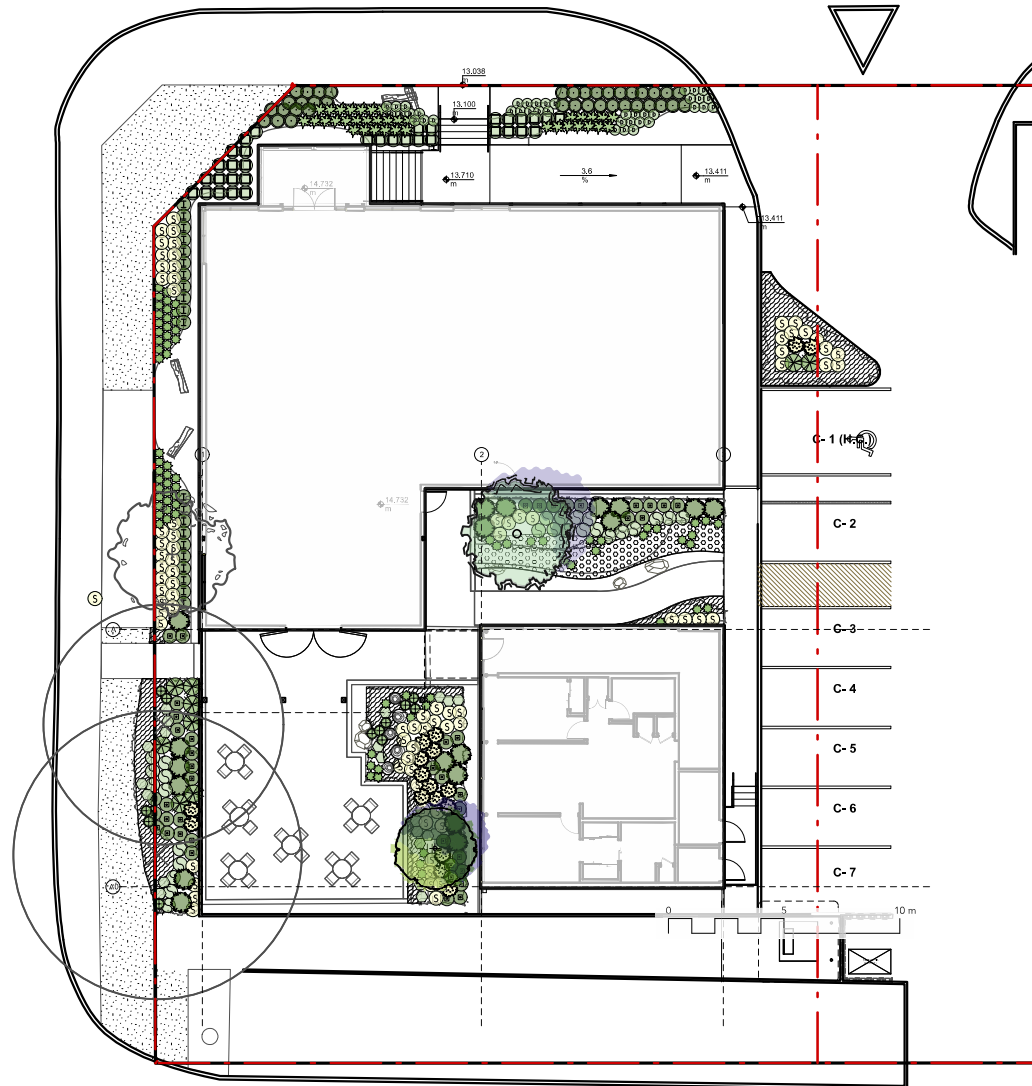
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DSK



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REVISIONS

MARCON

THE OUTPOST

3001 St. John's Street,
Port Moody, British Columbia

Scale: 1:50
Drawn: DS
Reviewed: JS
Project No. 22-007

PLANTING PLAN



L2.1

Judy Stoyko
Landscape Architecture

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REVISIONS	

MARCON

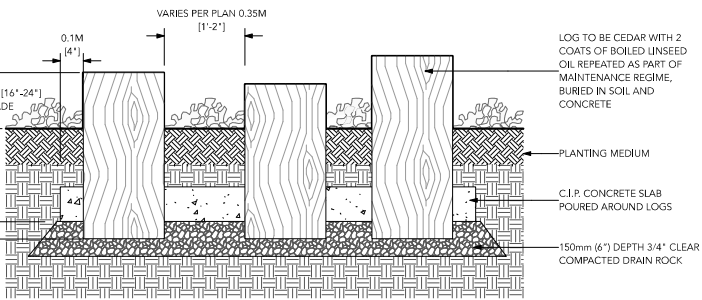
THE OUTPOST

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Port Moody, British Columbia

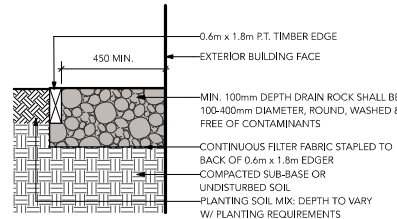
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LANDSCAPE DETAILS

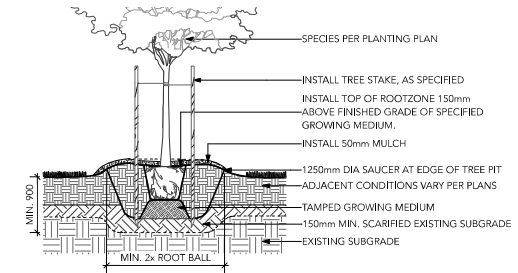
L3.0



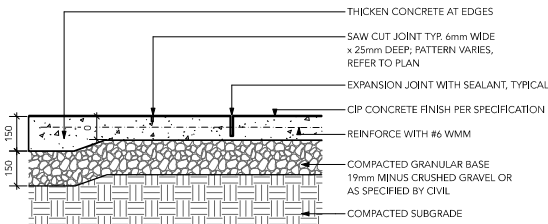
6 STEPPING LOGS
Scale: 1/2"=1'-0"



2 RIVER ROCK SURFACING
Scale: 1:10



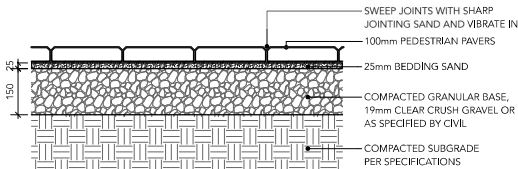
3 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:25



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10

CORTEZ SLAB PAVERS
SIZE: 305mm x 610mm x 50mm (12" x 24" x 2")
COLOUR: MIDNIGHT
PATTERN: RUNNING BOND
SUPPLIED BY BELGARD



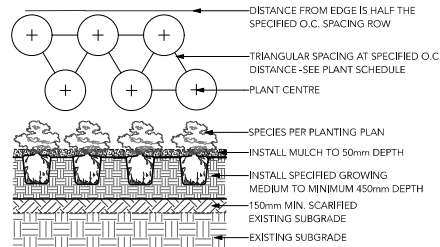
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

8 PEDESTRIAN UNIT PAVERS ON GRADE (TYPICAL)
Scale: 1:10

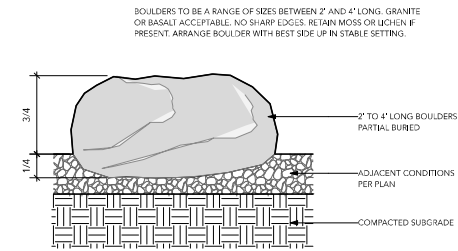


NOTES:
1. BURY LOGS TO REPRESENT A NATURAL APPEARANCE
2. LOCATION, SIZE, SPECIES AND APPEARANCE OF STUMPS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
3. SHARP EDGES TO BE SANDED DOWN

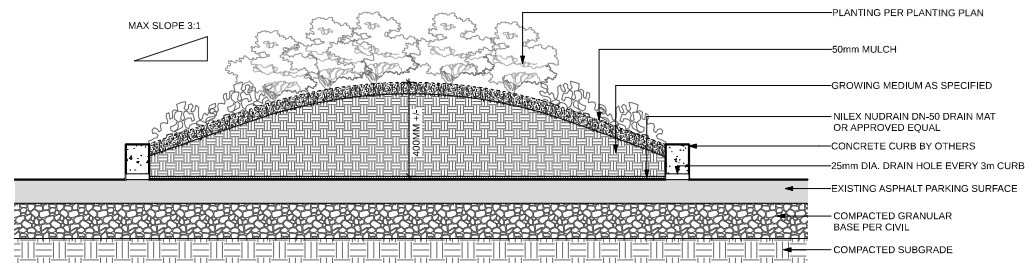
8 WEATHERED LOG
Scale: 1:20



4 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



7 BOULDER PLANTING
Scale: 1:10



5 PLANTING OVER ASPHALT
Scale: 1:10