

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** August 29, 2022

From: Emilie K. Adin, MCIP **File:** TUP00028
Director, Climate Action, Planning and
Development

Item #: 2022-569

Subject: Temporary Use Permit: 97 Braid Street (Royal Columbian Hospital Parking) Phase 2 – Consideration of Notice of Issuance

RECOMMENDATION

THAT Council issue notice that it will consider a resolution to issue a Temporary Use Permit to allow a temporary parking lot on a portion of 97 Braid Street for hospital staff and construction workers during the Phase 2 of Royal Columbian Hospital redevelopment, following a Request for Public Comment period ending on September 19, 2022

PURPOSE

To seek Council's approval to proceed with a Temporary Use Permit to allow a temporary parking lot on a portion of 97 Braid Street for hospital staff and construction workers during the Phase 2 of Royal Columbian Hospital redevelopment.

EXECUTIVE SUMMARY

Fraser Health Authority (FHA) is seeking a Temporary Use Permit (TUP) in order to provide for a temporary parking lot on a portion of 97 Braid Street. This parking use would consist of 500 vehicle parking spaces for use by Royal Columbian Hospital (RCH) staff and construction workers during Phase 2 of the redevelopment project. Phase 2 includes a new acute care tower, an underground parkade, a new main entrance and a rooftop helipad. The temporary parking lot needs to be operational until the construction of the new acute care tower, which is anticipated to be complete in 2025.

A TUP is required as the existing Commercial Industrial Districts (CM-1) zoning for the property does not permit commercial parking lots to accommodate off-site uses.

A TUP was approved in 2016 to allow temporary parking at 97 Braid Street during Phase 1 of the RCH redevelopment. This TUP expires on September 19, 2022. The original TUP was amended in 2021 to allow food truck events to occur outside of peak demand hours for the FHA. The new TUP would continue to allow food trucks to operate at this location but would restrict drive-through events, which were previously permitted due to the pandemic. On-site tenants would also be permitted to use the parking during hours when it is not being used for temporary off-site parking for RCH staff and construction workers.

It is recommended that the new TUP be issued for a maximum of three years with the potential for Council consideration of a one-time extension of up to another three years.

OPTIONS

There are two options presented for Council's consideration, they are:

1. That Council issue notice that it will consider a resolution to issue a Temporary Use Permit to allow a temporary parking lot on a portion of 97 Braid Street for hospital staff and construction workers during the Phase 2 of Royal Columbian Hospital redevelopment, following a Request for Public Comment period ending on September 19, 2022.
2. That Council provide staff with other direction.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Staff Memo

Attachment 2: Location Map

Attachment 3: Temporary Use Permit No. 00012 Council Report - 2016

Attachment 4: Parking Service Treatments and Memorandum of Understanding

Attachment 5: Temporary Use Permit No. 00012 Amendment Council Report - 2021

Attachment 6: Policy and Regulations

Attachment 7: Conditions

Attachment 8: Temporary Use Permit No. 00028

APPROVALS

This report was prepared by:
Nazanin Esmaeili, Planning Technician

This report was reviewed by:

Mike Watson, A/Supervisor of Development Planning

John Stark, A/ Manager of Planning

This report was approved by:

Emilie Adin, Director of Development Services

Lisa Spitale, Chief Administrative Officer