

Attachment 1

Staff Memo

MEMO

Climate Action, Planning and Development

To: Emilie K. Adin, MCIP
Director, Climate Action, Planning and
Development

Date: August 29, 2022

From: John Stark,
Supervisor of Community Planning

File: TUP00028

Subject: **Temporary Use Permit for Royal Columbian Hospital Phase 2
Construction Parking – 97 Braid Street**

RECOMMENDATION

Staff recommends that the Director forward this memo and the following resolution to Council for consideration:

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.

BACKGROUND

Policy and Regulations

The subject site is currently zoned Commercial Industrial Districts (CM-1), which allows for a range of uses such as education, office use, light manufacturing and repair, retail, personal service, public assembly, entertainment and recreation, storage and warehouse uses, but does not allow a commercial parking lot. A TUP is required since the proposed parking is intended to serve a use which is not located on the property, which falls under the definition of “commercial parking.”

A further summary of related policy and regulations is included in Attachment 6.

Site Characteristics and Context

The portion of 97 Braid Street that is being utilized for the temporary parking lot is located at the northeast corner of Rousseau Street and Braid Street (north side of Braid Street) near the Braid SkyTrain station (See Location Map in Attachment 2). Applications for a mixed use, transit-oriented master planned community (Sapperton Green) for this site are also under City review. To the south of the site is the Urban Academy/Wesgroup development at 100 Braid Street, existing light industrial/service uses within the “Rousseau triangle”, and single detached residences within the lower Sapperton area. There is a warehouse currently leased by Amazon located on the northern portion of the 97 Braid Street site. To the west is an undeveloped portion of the site with single detached residential further west. To the east is the Braid SkyTrain Station and Brunette Avenue is further east.

Phase 1 Temporary Use Permit

In 2016, a TUP for Phase 1 of the Royal Columbian Hospital (RCH) redevelopment (TUP00012) was issued by Council for three years' duration. The 2016 TUP permitted parking for RCH staff and construction workers at 97 Braid Street. In 2019, Council approved an extension for an additional three years to September 19, 2022 with an additional condition to require a longer notice period to the City should the property owner terminate the lease of the lot prior to the expiration of this TUP. This would ensure that the City receives adequate notice of the termination of the lease, so that replacement parking or another alternative solution can be found, if deemed necessary. The Council report is included as Attachment 3.

In 2021, Council approved an amendment to TUP00012 to allow food truck events at 97 Braid Street, subject to the conditions outlined in the report. One condition was that food truck events could only be held during times when the site was not being used for temporary off-site parking by RCH staff and construction workers (e.g. periods of decreased demand such as evenings and weekends). The 2021 TUP Amendment Council report can be found at Attachment 5. The property owner, Fraser Health Authority, the RCH Foundation and the Sapperton Residents Association have all indicated their support for the proposed use. The applicant stated that partial proceeds from the food truck sales would go towards the RCH Foundation.

PROJECT DESCRIPTION

The RCH redevelopment project is a multi-year initiative to improve patient care, upgrade and replace aging facilities and expand the capacity of the hospital in order to meet future regional and provincial health care needs of the province. Redevelopment has been divided into three major integrated and overlapping phases. Phase 2 of the project includes a new acute care tower, an underground parkade, a new main entrance, and a rooftop helipad.

FHA has applied for a Temporary Use Permit to continue to use the temporary parking constructed on a portion 97 Braid Street to facilitate up to 500 spaces for RCH staff and construction workers for Phase 2 of the RCH redevelopment. 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 complementary shuttle will continue to be used to transfer RCH staff from the parking lot to the hospital.

The application also proposes to continue to allow food truck events during times when the site is not being used by RCH staff and construction workers. In addition, the site owner has requested the flexibility to use the parking area for other site users when not in use by FHA. The parking would be used by the Soccer Academy and Planet Lazer, Monday to Friday from 3 pm to 6 am, and 24 hours on weekends and statutory holidays. The additional users will pay for the parking access with revenues being retained by FHA. FHA has confirmed the additional users would not impact RCH operational needs. The applicant has provided a draft Memorandum (MOU) of Understanding and Parking

Service Treatments, including the hours of operation, tenants' responsibilities and restrictions. Finalization of the MOU would be one of the TUP conditions. (See Attachment 4 for MOU and Parking Service Treatments).

The TUP would allow the commercial parking use for three years, ending on September 19, 2025, with a potential of Council consideration of a one-time extension of up to another three years.

DISCUSSION

Temporary Use Permit Analysis

The TUP is consistent with the criteria contained in section 190.46 of the Zoning Bylaw for Commercial and Industrial Temporary Use Permits. This includes consideration of consistency with the Official Community Plan, the temporary nature of the use, and impacts on adjacent uses.

As the proposed TUP for Phase 2 is largely the same as the TUP that was previously approved for Phase 1, the analysis completed by staff in relation to transportation, access, parking rates, alternate transportation options, dust control, parking lot maintenance and landscaping and screening remains unchanged. This analysis is included in the 2016 Council report regarding the issuance of the original TUP (see Attachment 3). Staff concluded that this proposal was supportable since there haven't been any issues or complaints that arose during the Phase 1 redevelopment.

Temporary Use Permit Timing and Conditions

The applicant is requesting a TUP for three years, which is the maximum length allowed under legislation. The TUP could be considered for extension one time for up to an additional three years, for a total of six years.

The Local Government Act allows municipalities to impose conditions on their approval of TUP proposals. As the proposal for Phase 2 remains largely the same as the proposal for Phase 1, staff are recommending the same conditions for the TUP. These relate to landscaping, maintenance, drainage/irrigation features, safety and security plan, ongoing monitoring plan and hours of operation. The previous conditions related to the inclusion of food truck operations, including operational hours, queueing and staging, would also be included. The applicant would be required to finalize a Parking Service Treatments and a Memorandum of Understanding with the current tenants of 97 Braid Street and the FHA. A complete list of the conditions is attached to this report in Attachment 7.

INTERDEPARTMENTAL LIAISON

The Climate Action, Planning and Development Department has consulted with staff from the Engineering Department and Parks and Recreation in regard to the proposed TUP. Bylaw enforcement staff have confirmed that no complaints have been received by the City regarding the temporary parking lot over the past six years. Provided that the applicant complies with the conditions outlined within the original TUP, TUP extension and TUP amendment, staff are satisfied and support the proposal

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 memo was prepared by:

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This memo was reviewed by:

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This memo was approved by:

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