

Attachment 3

Temporary Use Permit No. 00012

Council Report - 2016



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 11/28/2016

From: Beverly Grieve **File:** TUP00012
Director of Development Services

Item #: 277/2016

Subject: 97 Braid Street: Temporary Use Permit for Off-Site Parking for Hospital Staff and Construction Workers during Phase 1 RCH Redevelopment

RECOMMENDATION

***THAT** Council give notice that it will consider the following resolution at the Regular Council Meeting on September 19, 2016 to issue Temporary Use Permit TUP00012 for a portion of the property located at 97 Braid Street:*

***THAT** a Temporary Use Permit be issued for a portion of the property located at 97 Braid Street for the purpose of providing temporary off-site parking for Royal Columbian Hospital Staff and construction workers during the RCH Redevelopment based on the terms and conditions outlined in the Temporary Use Permit and attached Schedules to the satisfaction of the Director of Development Services and Director of Engineering and which would expire on September 19, 2019.*

EXECUTIVE SUMMARY

Fraser Health Authority (FHA) is seeking a Temporary Use Permit in order to provide for temporary lot on a portion of 97 Braid Street consisting of 500 spaces for use by Royal Columbian Hospital (RCH) staff and construction workers during the Phase 1 redevelopment. The temporary parking lot is a critical path item that needs to be operational prior to construction of the Mental Health and Substance Use Building, which is anticipated to commence early next year.

A Temporary Use Permit would be required for the 97 Braid Street site since the existing Commercial Industrial Districts (CM-1) zoning for the property does not permit commercial parking lots to accommodate off-site uses. It is recommended that the Temporary Use Permit be issued for a maximum of three years or the time required for the underground parkade in the proposed Mental Health and Substance Use (MHSU) Building to be completed (whichever date comes first). If required, the applicant could apply to Council one time for an extension of up to another three years.

PURPOSE

The purpose of this report is to provide Council with information in their consideration of issuing notice of an opportunity to be heard for a Temporary Use Permit to allow for a temporary parking lot on a portion of 97 Braid Street for hospital staff and construction workers during the Phase 1 RCH Redevelopment.

POLICY AND REGULATIONS

Temporary Use Permits

The Local Government Act authorizes municipalities to issue Temporary Use Permits, which allow uses which would not normally be permitted to operate on a temporary basis. The permits can be issued for a maximum of three years and, after that time, they may be extended once by application for an additional three years. Council may attach conditions to the issuance of the permit to ensure that the impacts of the temporary use on existing businesses and properties are mitigated.

Official Community Plan

The Official Community Plan designates the subject sites as (SGTMC) Sapperton Green Transit-Oriented Mixed-Use Community. This designation is described as:

SGTMC) Sapperton Green Transit-Oriented Mixed-Use Community - *This area will include a mix of medium to high density residential, office, retail, open space, and public and other community serving facilities in a transit supportive, complete community... Development of the site will require a comprehensive Master Plan including Design Guidelines to be created for the entire site prior to any rezoning of the site. The Master Plan is subject to a public review process. The area is a Development Plan Area; Design Guidelines developed;*

The subject site is located within the #3 Sapperton Green Comprehensive Development Permit Area.

The proposed Sapperton Green project is not anticipated to develop within the period outlined in the TUP since it entails a comprehensive master planning process to be completed and the site to be successfully rezoned. Another portion of the site (containing large warehouses) is also currently being leased by Amazon. The proponent currently holds a sublease from the landowner for the proposed interim parking period.

IDEA Centre (Economic Health Care Cluster)

The project supports the City's initiative to build on and support the existing and new investment in the RCH by allowing for the hospital to temporarily provide for off-site parking for its staff and construction workers during the Phase 1 RCH Expansion.

Zoning

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 temporary use permit 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".

PROPOSAL

The applicant is proposing to construct a temporary parking lot at 97 Braid Street within a vacant portion of the site that is adjacent to Braid Street and Rousseau Street (see location map – **Appendix 1**). This parking lot needs to be operational prior to construction of the proposed Mental Health and Substance Use Building which is anticipated to commence early next year and is a critical path item for the overall RCH Redevelopment. The parking lot would have 500 spaces that would be available only to RCH staff and construction workers during the Phase 1 redevelopment. There would not be any public use of the parking lot. This parking is intended to offset the loss of 300 parking spaces at the existing RCH site which will be unavailable during the construction of the Mental Health and Substance Use Building in Phase 1 of the RCH Redevelopment.

The parking lot would be secured with a perimeter fence (existing fencing to be maintained and repaired) and the surface of the parking lot would consist of asphalt millings or gravel that has been treated to be dust free with wheel stops to help delineate the parking spaces. The parking lot would also be patrolled by security services retained by Fraser Health Authority.

The applicant would also be required to install sufficient lighting in order to improve the safety of the parking lot and there would be personal security measures in the parking lot. The perimeter of the site would be screened through a combination of low-level landscaping

and mesh screening (7.5 metres by 1.5 metres) with images related to the redevelopment project and the Royal Columbian Hospital Foundation. A swale would be located around the perimeter of the parking lot to capture stormwater from the parking lot and eliminate impacts to the City's storm sewer system.

A frequent shuttle bus service will be provided between the temporary parking lot and the Royal Columbian Hospital property that would run from 6:00AM to 8:00PM. The shuttle bus would accommodate 24 passengers every 15 minutes or more frequently if necessary. The shuttle bus would follow a primary route which would go down Braid Street to Brunette Avenue, Brunette Avenue to Sherbrooke Street, Sherbrooke Street to the north access of RCH, and then down E. Columbia Street to Braid Street, and then down Braid Street towards 97 Braid Street (see **Appendix 2**). A covered bus shelter would be provided at the entrance of the parking lot with seating.

Draft Landscape and Civil drawings have been attached to this report as **Appendix 3** and **Appendix 4**. The applicant will be required to finalize these drawings to the satisfaction of City staff as a condition of the Temporary Use Permit.

Upon expiry of the Temporary Use Permit, the applicant would be required to restore this portion of 97 Braid Street back to its pre-parking lot condition and remove all lighting, banners, wheel stops, panic stations, and the shuttle bus shelter.

BACKGROUND

Applicant:	CitiWest Consulting Ltd. on behalf of Fraser Health Authority
Owners:	2725321 Canada Inc. (managed by Bentall Kennedy)
Site Characteristics:	Existing Site Area (97 Braid St.): 155,216 sq.m. (1,670,729 sq.ft.) Proposed Temporary Parking Area: 12,914 sq.m. (139,000 sq.ft.)

SITE CONTEXT

The portion of 97 Braid Street that the applicant wishes to utilize for the temporary parking lot is located within the future Sapperton Green site at the northeast corner of Rousseau Street and Braid Street (north side of Braid Street) near the Braid SkyTrain station. To the south of the site is the proposed Urban Academy/Wesgroup development at 100 Braid Street as well as existing light industrial/service uses within the Rousseau Triangle and single detached residences within the lower Sapperton area. To the north of the site is the Amazon warehouse that is also located on the same site and to the west is an undeveloped portion of the 97 Braid Street Site with single-detached residential further west and to the east is the Braid SkyTrain Station and Brunette Avenue further east.

DISCUSSION

Transportation and Access

The applicant has submitted a draft Transportation Study prepared by Bunt and Associates. Based on the findings of the report, no major impacts are anticipated to traffic with minor signal timing adjustments only required to the Braid Street and Brunette Avenue intersection for extended left turn movement periods. TransLink and the Ministry of Transportation and Infrastructure have been notified of the intended temporary use. This Transportation Study will need to be finalized as a condition of the TUP to the satisfaction of City staff.

In regards to monitoring spillover of parking demand into the Sapperton Neighbourhood, the applicant will work with the City in periodically reporting back on parking lot usage statistics. This periodic monitoring and reporting back to the City will be outlined as a condition of the Temporary Use Permit.

As communicated by the applicant, there will be measures in place to encourage the use of the parking lot and to discourage parking within the Sapperton Neighbourhood. Such measures include performance requirements within construction contracts to ensure that construction workers only use the temporary parking lot and getting commitments from RCH staff that they will use parking lot before it is in operation. Given that there is a waiting list for parking passes, there will be priority given to those who use the temporary parking lot during construction in regards to getting passes for any new parking facilities that will ultimately be constructed at the RCH site. The applicant has developed a communications strategy for staff in regards to promoting the new temporary parking lot. This plan entails offering appreciation such as providing coupons for free muffins and coffee/tea, prize draws and other rewards/recognition during the early stages of the parking lot being open. As a condition of the TUP, the applicant will be required to finalize and implement their communications plan.

Parking Rates

As indicated by the applicant, the rates for the temporary parking lot will be similar to those already paid by staff for parking facilities on-site which amounts to \$40 a month. City staff has expressed concerns to Fraser Health in regards to RCH staff not having enough incentive to park at the temporary parking. Given that Fraser Health is a public agency, the applicant has indicated that they are unable to reduce these rates during the construction phase but will monitor parking lot usage and report back to the City if there is a dramatic reduction in staff using the temporary parking lot (in comparison to the existing on-site parking lot).

As outlined above, the applicant has developed a communication plan to express the importance of staff to use the new parking facilities and there will be measures in place to

dissuade those who choose to park within the neighbourhood versus the new proposed parking lot.

Alternative Transportation Options

Parking lot users would also have other options for getting to and from the temporary parking lot and RCH such as taking the SkyTrain (Braid Station to Sapperton Station) or walking (about a 10 minute walk). As outlined in the Transportation Study, Fraser Health would provide a walking map at the entrance of the proposed parking lot showing walking routes to and from the Hospital. To further encourage walking, Fraser Health has agreed to work with the City in regards to the creation of a pedestrian cross-walk to the hospital's main entrance near Fader and Sherbrooke Street. The walking routes that will be communicated to parking lot users have been included as part of the Transportation Study.

Transportation Demand Management

In order to promote trip reduction, Royal Columbia Hospital will continue to work with its staff to promote alternative modes of transportation to and from the hospital during the construction. This will entail a comprehensive communications plan which has been attached to this report.

Fraser Health will work with City staff in regards to monitoring the usage of the parking lot and for monitoring commuter behaviour. This monitoring would commence two months after the proposed parking lot is in operation. If any issues arise, FHA will be required to work with staff to identify and implement solutions in order to mitigate any parking and traffic concerns within the neighbourhood resulting from the proposed RCH redevelopment and temporary parking lot at 97 Braid Street.

The RCH redevelopment team has committed to approach FHA's executive to seek an exemption to current policy regarding financial subsidies for sustainable transportation modes, e.g., discounted transit passes, in order to provide incentives to not drive to work during the upcoming construction phases.

Landscaping and Screening

City staff has been working closely with the applicant in regards to providing a sufficient level of landscaping/screening while minimizing costs since the parking lot will need to be removed after the TUP lapses. The approach that has been taken is to use/repair the existing fence and to provide low-level landscaping and mesh screening around the perimeter of the parking lot. The landscaping and mesh screening would be interspersed around the perimeter with mesh screening at key locations to help promote the RCH Redevelopment/FHA messaging. There would be a dry stream and spoils mound feature at the eastern edge of the parking lot adjacent to the existing walkway from the Braid Station to

the Brunette Avenue/Braid Street intersection. These landscaped features would help provide a more prominent buffer between the parking lot and the walkway.

Dust Control and Parking Lot Maintenance

As indicated by the applicant, it is their preference to surface the parking lot with fine asphalt millings versus using gravel since the former generates less dust. However, the applicant has indicated that this will largely depend on the availability of the millings, which are dependent on the timing of local asphalt repaving projects. The applicant has indicated that if they are unable to use fine asphalt millings that they would defer to high fines granular surface aggregate (HFSA) to Ministry of Transportation and Infrastructure standards. HFSA is used by MOTI for gravel roads along the coast and is known to generate little to no dust. Additional measures would also be implemented if HFSA is used such as the application of Magnesium Chloride (dust suppressor) on a bi-annual or as-needed basis.

As a condition of the TUP, the applicant would be required to demonstrate that these surfacing materials will provide a suitable alternative to asphalt and implement dust control measures as part of the on-going maintenance plan for the parking lot. Such maintenance would be required to happen on a quarterly basis and would also include inspections and grading and fill of potholes and washboards, re-compaction of gravel surface, cleaning of swales and the pond area, clearing of drainage pipes and inlets of debris and silts, and cleaning road and catch basin sumps around the site perimeter. The applicant would be required to finalize this maintenance plan to the satisfaction of City staff as a condition of the TUP.

Permit Length

Staff is recommending that Council consider issuing a permit for three years which is the maximum amount of time for which a temporary use permit can be issued. The applicant would have the option to apply to Council for an extension for up to an addition three years, for a total of 6 years of operation. If a temporary use permit is not in place, the applicant would be required to apply to rezone the property.

Proposed Conditions

The following is a list of the proposed conditions that will be included as part of the Temporary Use Permit for the proposed temporary parking lot:

1. Finalization of Civil and Landscape Drawings for the proposed temporary parking lot to the satisfaction of City staff.

2. Finalization of a transportation impact study and the implementation of measures, including updated traffic signal times, that maintain intersection Levels of Service and queue lengths at acceptable levels.
3. Finalization of the FHA Communication Action Plan for the Braid Street Staff Parking Lot Phase-in Campaign to the satisfaction of City staff.
4. The parking lot shall not be used by the general public and is only for the sole use of Royal Columbian Hospital Staff and construction workers involved with the Royal Columbia Hospital Redevelopment Phase 1 (Mental Health and Substance Use) Building located at 330 E Columbia Street, New Westminster, BC.
5. FHA must demolish or remove all parking spaces, bus shelter, garbage receptacles, panic stations, lighting, wheel stops, and other structures that are to be constructed/located for the proposed parking lot and restore the site to the condition that it was prior to the parking of vehicles.
6. Finalization of a safety and security plan, including a CPTED review and the identification of measures and practices that ensure security and personal safety on the site and routes between the lot and RCH.
7. Finalization of an on-going monitoring plan commencing two months after the opening of the temporary parking lot to assess shuttle bus service and frequency, parking lot usage, parking spillover onto residential streets, and commuting behaviour, to the satisfaction of City staff. As part of this monitoring, FHA shall work with City Staff in regards to identifying/implementing solutions to address parking concerns.
8. Finalization of a Parking Lot maintenance plan for the proposed temporary parking lot to the satisfaction of City staff to include:
 - a. Bi-annual maintenance to be provided in autumn and spring, or as required by City staff;
 - b. Grading and filling of potholes and washboards;
 - c. Re-compaction of gravel surface and application of Magnesium Chloride or other dust suppression measures, as required;
 - d. Cleaning of swales and the dry pond area, clearing of drainage pipes, and inlets of debris and silts, and;
 - e. Cleaning road and catch basin sumps around perimeter of the Site.
9. No outdoor storage of construction vehicles or materials shall be permitted.

10. Parking spaces shall be exclusively for the parking of motor vehicles less than 4,536 kilograms gross vehicle weight.
11. The normal hours of the lot operation shall be between 0600 and 2000 daily. The hours of operation for the temporary parking lot may be modified subject to prior consent from the City.
12. Submission of securities for hard and soft landscaping and parking lot maintenance based on 125% of a cost estimate submitted by a qualified landscaping and civil engineering professional to the satisfaction of City staff.

The above-noted conditions have been outlined within the attached Temporary Use Permit and will need to be addressed to the satisfaction of City staff.

A copy of the Temporary Use Permit is attached to this report as **Appendix 5**.

INTERDEPARTMENTAL LIASON

The Development Services Department has consulted with staff from the Engineering Department and Parks and Recreation Department in regards to this proposal.

OPTIONS

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

1. That Council give notice that it will consider the following resolution at the Regular Council Meeting on September 19, 2016 to issue Temporary Use Permit TUP00012 for a portion of the property located at 97 Braid Street:

That a Temporary Use Permit be issued for a portion of the property located at 97 Braid Street for the purpose of providing temporary off-site parking for Royal Columbian Hospital Staff and construction workers during the RCH Redevelopment based on the terms and conditions outlined in the Temporary Use Permit and attached Schedules to the satisfaction of the Director of Development Services and Director of Engineering and which would expire on September 19, 2019.

2. That Council provide staff with other direction.

Staff recommends option 1.

ATTACHMENTS

- Appendix 1 - Location Map
- Appendix 2 - Proposed Shuttle Bus Route
- Appendix 3 - Draft Civil Drawing
- Appendix 4 - Draft Landscape Drawing
- Appendix 5 - Temporary Use Permit - TUP00012 - 97 Braid Street

This report has been prepared by:
Rupinder Basi, Senior Planner

Approved for Presentation to Council



Beverly Grieve
Director of Development Services



Lisa Spitale
Chief Administrative Officer

Appendix 1

Location Map – 97 Braid Street

Location of Proposed Temporary Parking Lot - 97 Braid Street



1:3,500

0.2 0 0.09 0.2 Kilometers

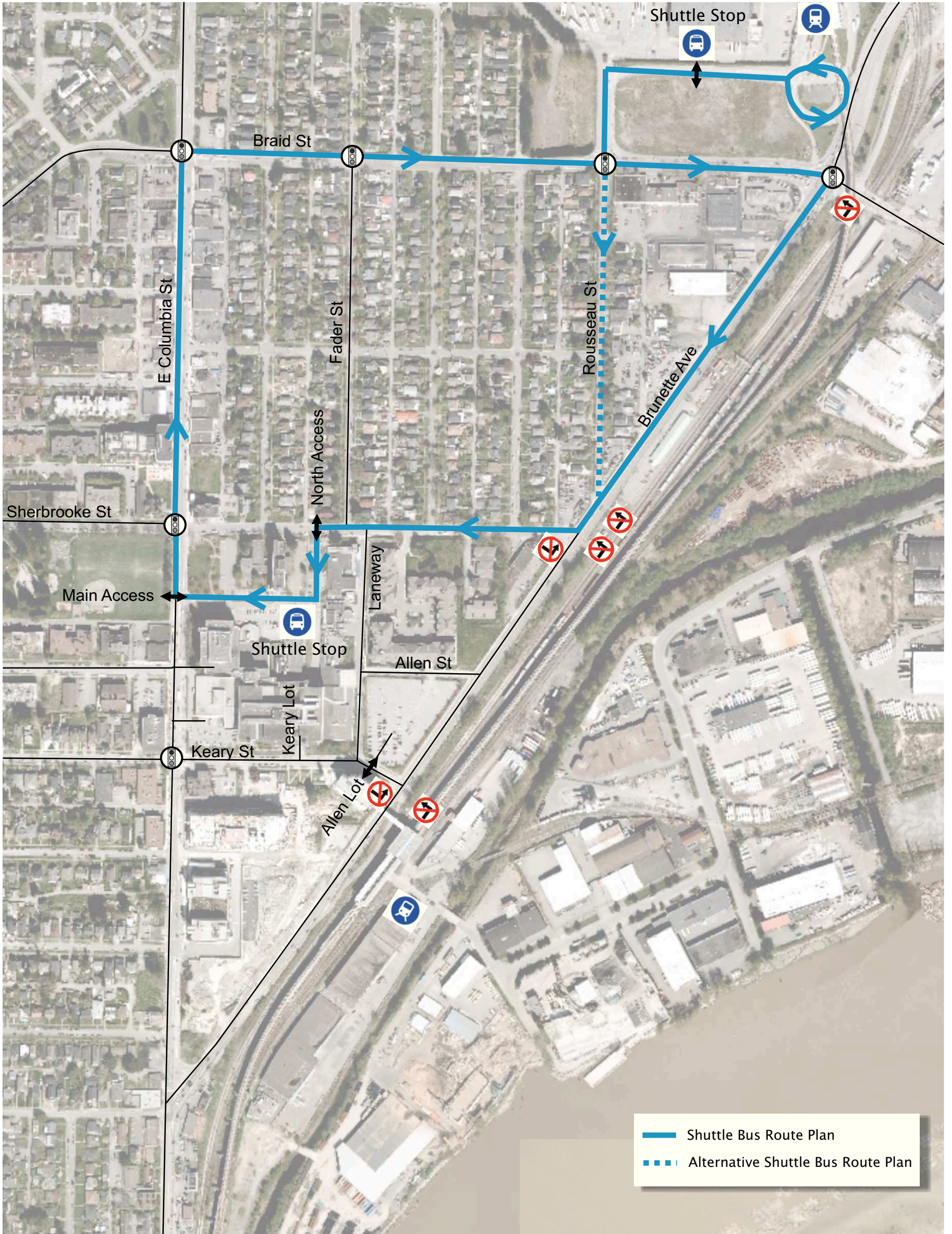
NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Appendix 2

Proposed Shuttle Bus Route

DRAFT - Subject to finalization of Transportation Study as a condition of Temporary Use Permit (TUP00012), to the satisfaction of the City of New Westminster



S:\PROJECTS\PD\4492-11 RCH Temp Car Park\5.0 Deliverables\5.1 Draft Reports\Graphics

Exhibit 6 Shuttle Bus Route Plan

Royal Columbian Hospital Temporary Car Parking
4492.11 August 2016



Appendix 3

Draft Civil Drawing

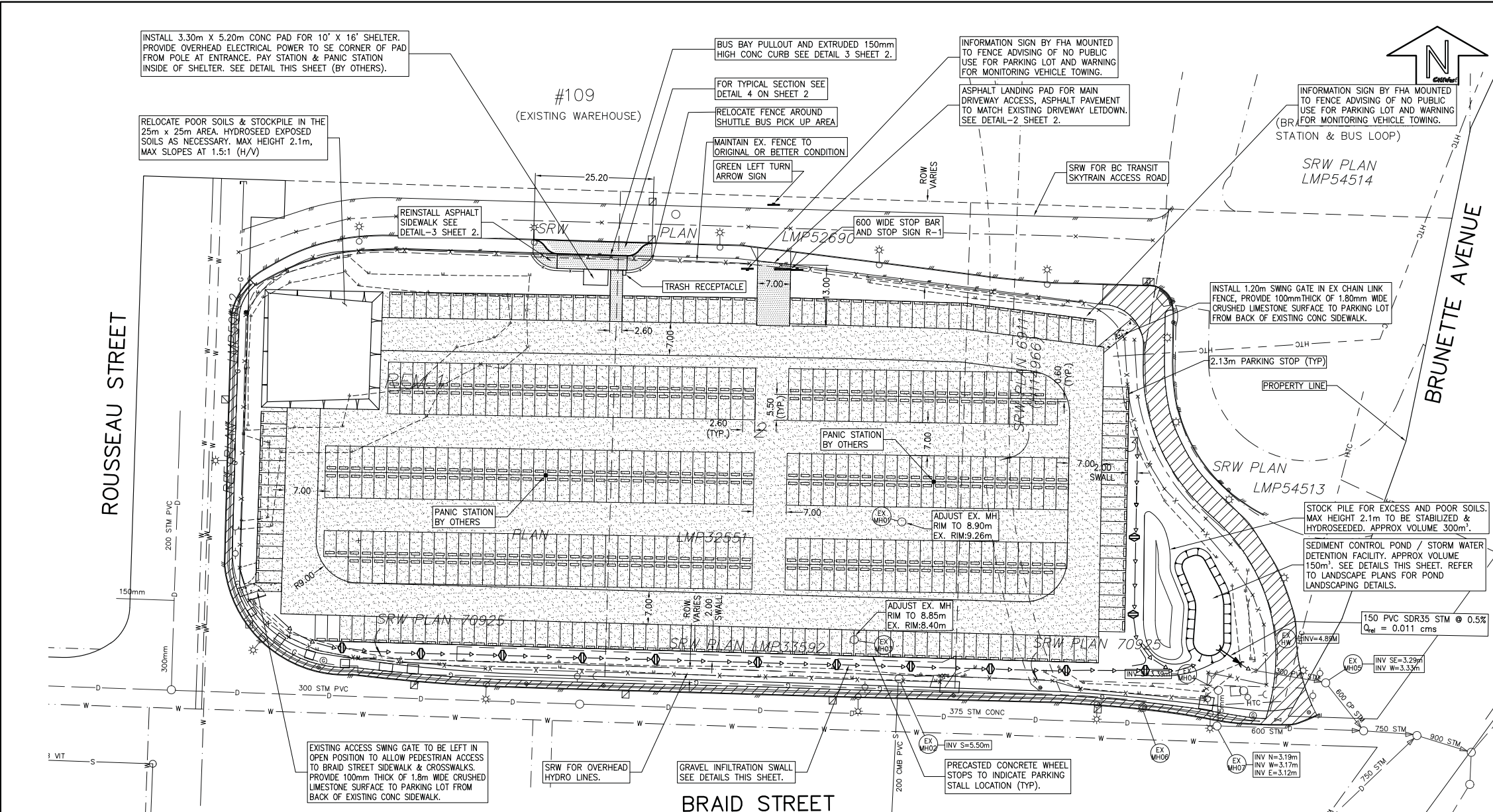
BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 79H0011
ELEV. 64.626
LEGAL DESCRIPTION OF PROPERTY
LOT 1, DISTRICT LOT 1, NEW WEST DISTRICT,
PLAN BCP44916 SUBURBAN BLOCK 1, SUB 2.

NOTES
1. TOP 0.3m OF SURFICIAL, LOOSE AND ORGANIC FILL MATERIAL ON SITE TO BE REMOVED AND DISPOSED OFFSITE.

DRAFT - to be finalized as a condition of Temporary Use Permit (TUP00012) to the satisfaction of the City of New Westminster

DETENTION CALCULATIONS

SITE AREA	1.52 Ha, Tc = 30mins
R _{pre}	= 0.20, R _{post} = 0.40, i = 25mm/hr
Q _{10pre}	= 0.022 cms, Q _{10post} = 0.067 cms
Q _{10rel}	= 0.011 cms
10YR 2hr	Q _{DET} = 100.0 m ³
10YR 6hr	Q _{DET} = 70.9 m ³
10YR 12hr	Q _{DET} = 95.9 m ³
POND VOLUME REQUIRED	= 100 m ³
POND VOLUME PROVIDED	= 150 m ³



INSTALL 3.30m X 5.20m CONC PAD FOR 10' X 16' SHELTER. PROVIDE OVERHEAD ELECTRICAL POWER TO SE CORNER OF PAD FROM POLE AT ENTRANCE. PAY STATION & PANIC STATION INSIDE OF SHELTER. SEE DETAIL THIS SHEET (BY OTHERS).

RELOCATE POOR SOILS & STOCKPILE IN THE 25m x 25m AREA. HYDROSEED EXPOSED SOILS AS NECESSARY. MAX HEIGHT 2.1m, MAX SLOPES AT 1.5:1 (H/V)

BUS BAY PULLOUT AND EXTRUDED 150mm HIGH CONC CURB SEE DETAIL 3 SHEET 2.

INFORMATION SIGN BY FHA MOUNTED TO FENCE ADVISING OF NO PUBLIC USE FOR PARKING LOT AND WARNING FOR MONITORING VEHICLE TOWING.

INFORMATION SIGN BY FHA MOUNTED TO FENCE ADVISING OF NO PUBLIC USE FOR PARKING LOT AND WARNING FOR MONITORING VEHICLE TOWING.

EXISTING ACCESS SWING GATE TO BE LEFT IN OPEN POSITION TO ALLOW PEDESTRIAN ACCESS TO BRAID STREET SIDEWALK & CROSSWALKS. PROVIDE 100mm THICK OF 1.8m WIDE CRUSHED LIMESTONE SURFACE TO PARKING LOT FROM BACK OF EXISTING CONC SIDEWALK.

EXISTING CHAIN LINK FENCE
SHRUBS AROUND THE PERIMETER FOR SCREENING. REFER TO LANDSCAPE PLANS FOR DETAILS.

SILT FENCE AS PER DETAIL SHEET 3
DITCH SPOIL
HYDROSEED EXPOSED SOILS

150 TOPSOIL AND SEED TO MMCD 02921
PLACE 40mm CLEAN CRUSHED GRAVEL IN BOTTOM OF CUT-OFF DITCH & COMPACT

350 SANDY GRAVEL BASE COMPACTED TO 90% SPD

ROCK SET IN 100mm (MIN.)

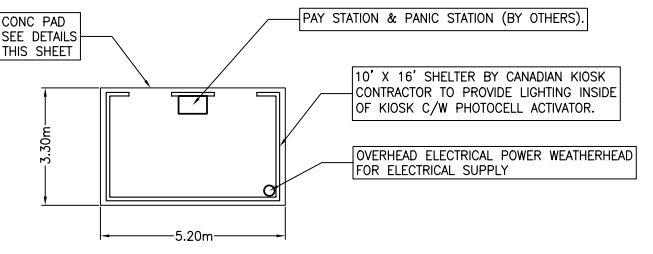
GRAVEL INFILTRATION SWALE DETAIL
N.T.S.

REMOVE OLD SILT FENCE MATERIAL AND REPAIR EXISTING CHAIN LINK FENCE AS REQUIRED AND AS DIRECTED BY THE ENGINEER

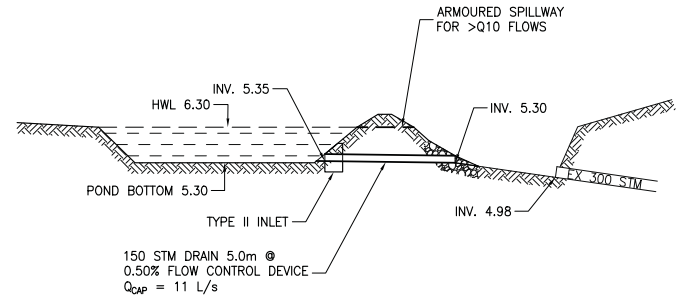
LONGITUDINAL DITCH SECTION SHOWING SPACING
N.T.S.

200mm OF 32mpa NON REINFORCED CONCRETE
100mm OF 19mm CRUSH GRAVEL BASE COMPACTED TO 95% MMPD
MIN. 200mm OF 75mm MINUS SUB-BASE GRAVEL TO SUIT APPROVED SUB-BASE MATERIAL ALL COMPACTED TO 95% MMPD

BUS SHELTER CONC PAD DETAIL
N.T.S.



BUS SHELTER DETAIL
N.T.S.



SEDIMENT CONTROL POND / STORM WATER DETENTION FACILITY DETAIL
N.T.S.

NOTE:
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No	Date	Revision	Dr	Ch
1	16/07/18	MODIFIED SWALE ALONG SOUTH PL	HF	BC

CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citiwest.com



FRASER HEALTH AUTHORITY
SUITE 100, CENTRAL CITY TOWER 13450 - 102 AVENUE SURREY, BC. V3T 5X3
TEMP PARKING KEY PLAN
FACILITY AT 109 BRAID STREET, NEW WESTMINSTER

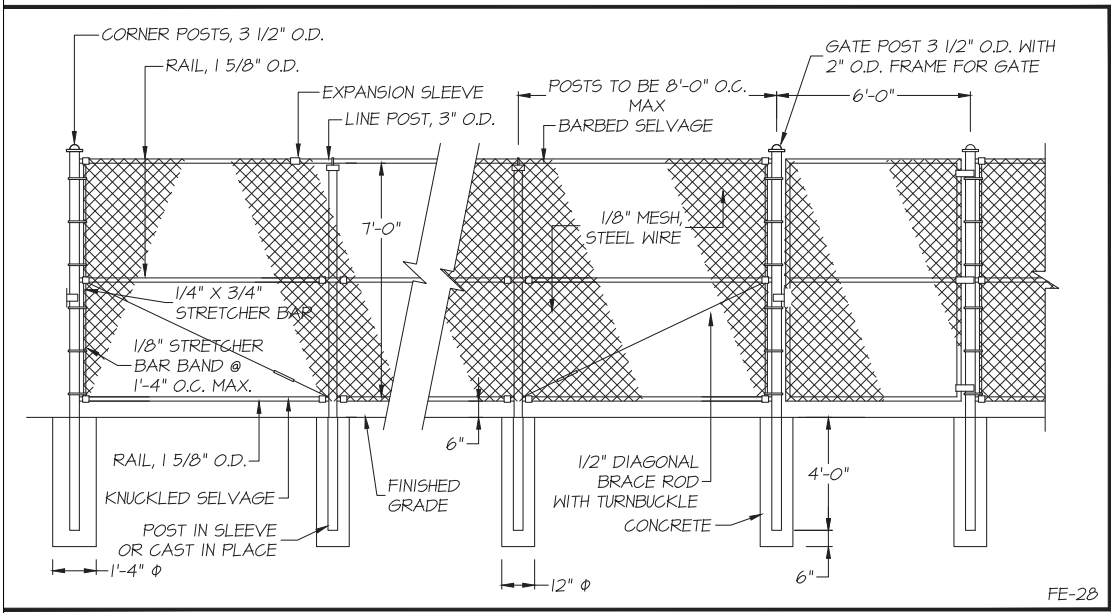
Scale:	1:500	Mun. Proj. No.		Dwg. No.	1
Drawn:	HF	Mun. Dwg. No.			
Designed:	PM	Job No.	15-3281	Of	3
P.W. P.U.		Date	SEP/2015	Revision	1

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destroy all prints bearing previous number

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Appendix 4
*Draft Landscape
Drawing*



1 6'-0" CHAIN LINK STEEL FENCE
L2 1/4"=1'-0"

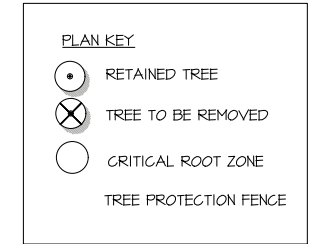
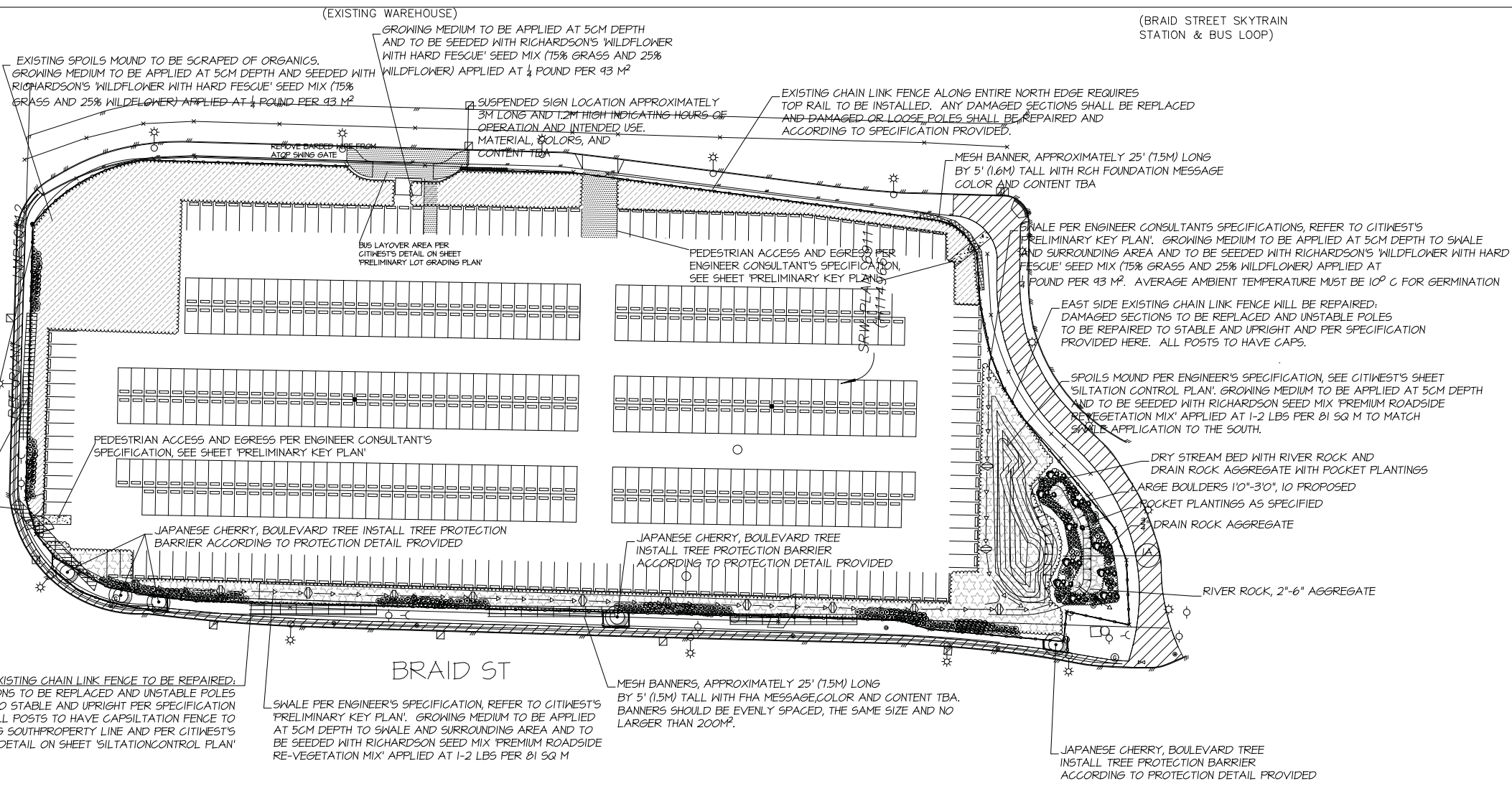
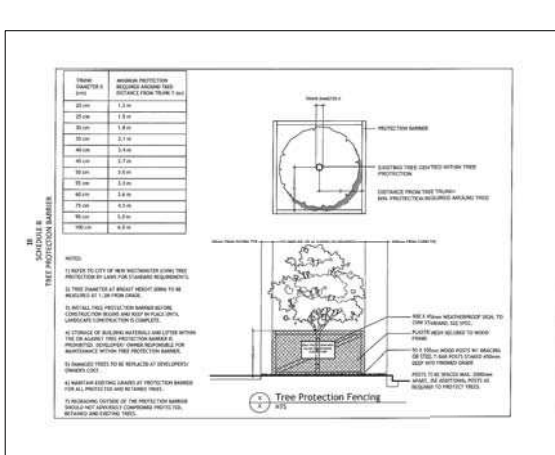
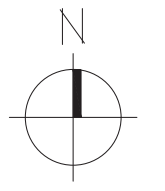
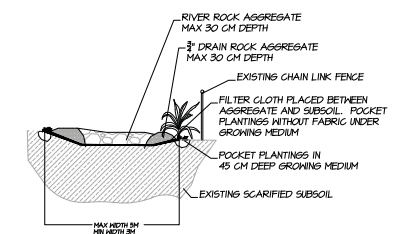
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
PI	4	PINUS MUGHO 'MUGO'	MUGO PINE	#2 POT; 25CM
P	65	PEROVSKIA ATRIFLICIFOLIA	RUSSIAN SAGE	#1 POT
PO	70	POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL; GOLD	30CM #3 POT
Y	6	YUCCA FILAMENTOSA	ADAM'S NEEDLE	#3 POT; 50CM
PERENNIAL				
R	192	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#1POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

DRAFT - to be finalized as a condition of Temporary Use Permit (TUP00012) to the satisfaction of the City of New Westminster



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 Fax: 604.553.0045
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	7.11.16	LANDSCAPE PLAN	AO

SEAL:

PROJECT:
**LANDSCAPE PLAN
 BRAID ST PARKING LOT
 NEW WESTMINSTER, BC**

DRAWING TITLE: LANDSCAPE PLAN	
DATE: 16.JUL.06	DRAWING NUMBER: L1
SCALE: 1/500	
DRAWN: AO	
DESIGN: -	
CHKD: MM	
M2LA PROJECT NUMBER:	16059

Appendix 5
Temporary Use Permit
TUP00012



1. This Temporary Use Permit is issued to:

Fraser Health Authority
Lower Mainland Facilities Management
Suite 500, 520 W 6th Avenue, Vancouver, BC V5Z 4H5
Suite 400, 13450 102th Avenue, Surrey, BC V3T 0H1

(the "Permittee")

2. This Temporary Use Permit applies to, and only to, a portion of those lands, as shown on Appendix "A", within the City of New Westminster ("City") described below, and any or all buildings, structures and other development thereon:

Legal: Parcel Identifier: 028-225-635
Description: LOT 1 SUBURBAN BLOCKS 1 AND 2 NEW WESTMINSTER
DISTRICT PLAN BCP44916

Civic Addresses: 97 Braid Street, New Westminster, British Columbia

(the "Site")

3. This Temporary Use Permit is issued subject to compliance with all the bylaws of the City of New Westminster ("City") applicable thereto except as specifically allowed by this Permit. This Permit allows for the following land uses at the Site:

- Surface parking lot facility ("parking lot") with up to 500 spaces for the sole use of Royal Columbia Hospital Staff and constructions workers involved with the Royal Columbian Hospital Redevelopment project.

4. This Temporary Use Permit expires on September 19, 2019 at 12:00 midnight or three years after the Temporary Use Permit was issued, whichever occurs later. The permittee may apply to have the permit renewed. A Temporary Use Permit may be renewed by City Council only once.

5. The following conditions apply to the Temporary Use:

- (a) The access, number of parking spaces, surfacing materials, bus shelter, garbage receptacles, personal security measures, lighting, signage, stops used for stall delineation and other structures shall be substantially in compliance with Schedule A (the "Site Plan"), as finalized to the satisfaction of City Staff, a draft copy of which is attached hereto.
- (b) All structures and other site improvements must be maintained in a state of good repair for the duration of the Temporary Use Permit.
- (c) The hard and soft landscaping shall substantially conform to the drawings attached as Schedule B (the "Landscaping Plan"), as finalized to the satisfaction of City Staff, a draft copy of which is attached hereto.

- (d) Landscaping and drainage/irrigation features must be maintained in a state of good repair for the duration of the Temporary Use Permit.
- (e) The permittee must cease all operation of the Temporary Use before the expiry of this Temporary Use Permit, unless the Temporary Use Permit has been renewed after consideration by Council, or the zoning applicable to the Site has been amended to allow the land use herein permitted.
- (f) The permittee must give the City of New Westminster 60 days notice if the temporary use is to be terminated.
- (g) The parking lot shall not be used by the general public and shall only be for sole use of Royal Columbian Hospital Staff and construction workers involved with the redevelopment of the Royal Columbia Hospital campus located at 330 East Columbia Street, New Westminster, BC.
- (h) The permittee must demolish or remove all parking spaces, bus shelter, garbage receptacles, panic stations, lighting, wheel stops, and other structures that are to be constructed/located on the lands pursuant to this Temporary Use Permit to the satisfaction of City staff and to restore the Land to the condition it was prior to the parking of vehicles.
- (i) Finalization of a safety and security plan, including a CPTED review and the identification of measures and practices that ensure security and personal safety on the site and routes between the lot and RCH to the satisfaction of City staff.
- (j) Finalization of a transportation impact study and the implementation of measures, including updated traffic signal times, that maintain intersection Levels of Service and queue lengths at acceptable levels to the satisfaction of City staff.
- (k) Finalization of all on-site Civil Engineering (Schedule A) and Landscape Drawings (Schedule B) for the proposed temporary parking lot to the satisfaction of City staff.
- (l) Finalization and implementation of the Fraser Health Authority (“FHA”) *Communication Action Plan (“communication plan”) for the Braid Street Staff Parking Lot Phase-in Campaign* to the satisfaction of City staff.
- (m) Finalization of an on-going monitoring plan commencing after the opening of the temporary parking lot to assess shuttle bus service and frequency, and after two months to assess parking lot usage, parking spillover onto residential streets, and commuting behaviour, to the satisfaction of City staff. As part of this monitoring, FHA shall work with City Staff in regards to identifying/implementing solutions to address parking concerns as they may arise.
- (n) Finalization of a Parking Lot maintenance plan for the proposed temporary parking lot to the satisfaction of City staff to include:
 - a. A quarterly inspection and maintenance program, or as required by City staff;
 - b. Maintaining a level, well-drained surface that is free of accumulated water;
 - c. Re-compaction and fill of surface materials and application of dust suppression measures, as required;
 - d. Cleaning of swales and the dry pond area, clearing of drainage pipes, and inlets of debris and silts, and;
 - e. Cleaning road and catch basin sumps around perimeter of the Site.

- (o) Submission of securities for hard and soft landscaping, drainage infrastructure and maintenance based on 125% of a detailed cost estimate as submitted by a qualified landscaping and civil engineering professionals to the satisfaction of City staff.
- (p) No outdoor storage of construction vehicles or materials shall be permitted.
- (q) Parking spaces shall be exclusively for the parking of motor vehicles less than 4,536 kilograms gross vehicle weight.
- (r) The normal hours of the lot operation shall be between the hours of 0600 and 2000 daily. The hours of operation for the temporary parking lot may be modified subject to prior consent from the City.

6. City of New Westminster Zoning Bylaw No. 6680, 2001, as amended is varied as follows:

- (a) Section 150.62, the requirement to pave the parking area with asphaltic pavement or with a similar type of surfacing which is equally durable for the purpose and demonstrated to be dust free.
- (b) Section 150.63, the requirement for parking spaces in the parking area to be marked on the ground by painted white or yellow lines not less than 3 inches (7.62 centimetres) in width or wheel stops that clearly delineate each stall location.

7. This temporary use permit is non-transferrable.

Authorizing Resolution of Council on _____:

MOVED and SECONDED

THAT Temporary Use Permit No. 00012 for a portion of 97 Braid Street be approved.

CARRIED.

Date of Issue

Corporate Officer

BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 79H0011
ELEV. 64.626
LEGAL DESCRIPTION OF PROPERTY
LOT 1, DISTRICT LOT 1, NEW WEST DISTRICT,
PLAN BCP4916 SUBURBAN BLOCK 1, SUB 2.

NOTES

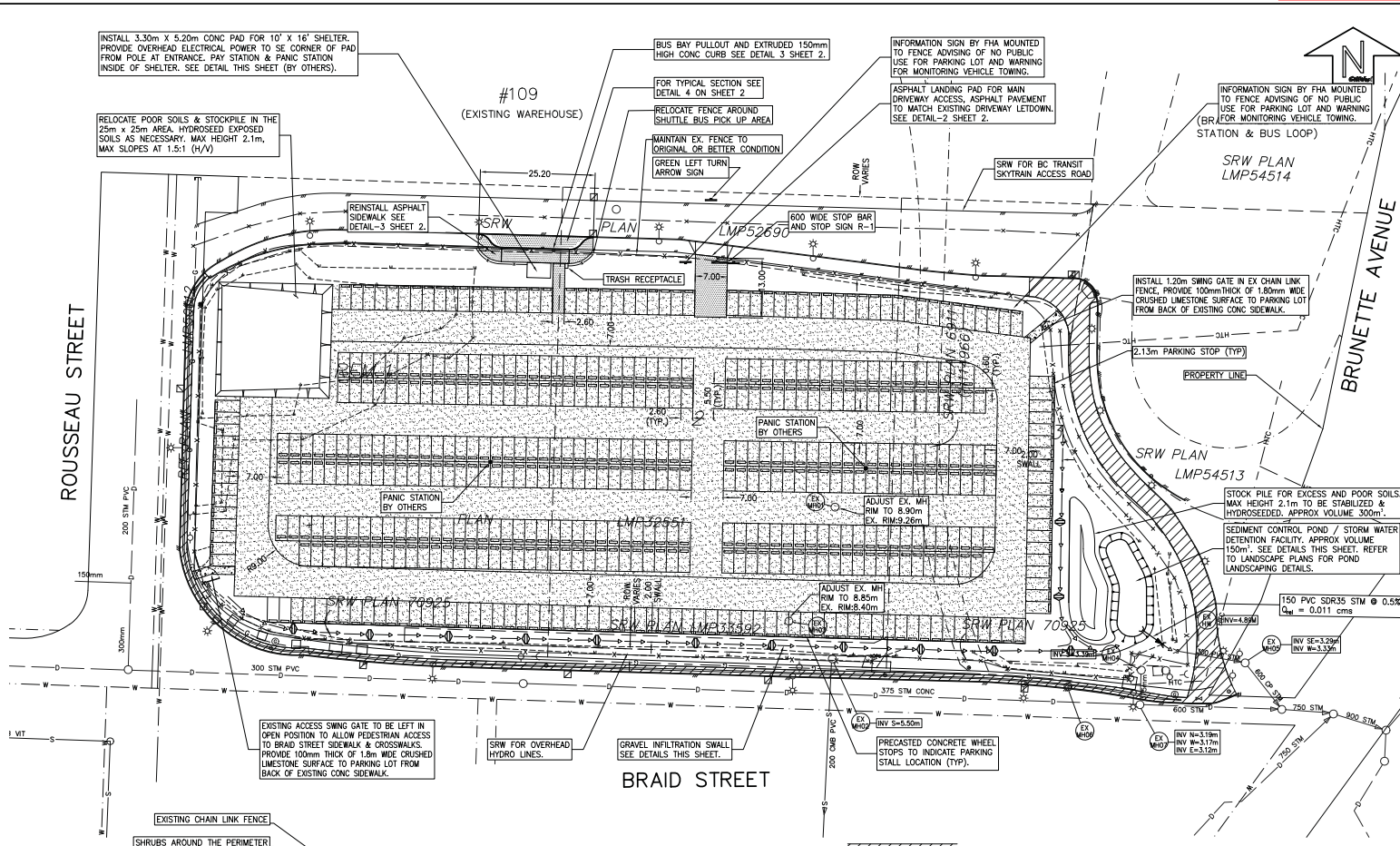
- TOP 0.3m OF SURFICIAL LOOSE AND ORGANIC FILL MATERIAL ONSITE TO BE REMOVED AND DISPOSED OFFSITE.

DRAFT - to be finalized as a condition of Temporary Use Permit (TUP0012) to the satisfaction of the City of New Westminster

DETENTION CALCULATIONS

SITE AREA	1.52 Ha.	T _c = 30mins
R _{pre}	= 0.20,	R _{post} = 0.40, i = 25mm/hr
Q _{10pre}	= 0.022 cms,	Q _{10post} = 0.067 cms
Q _{10det}	= 0.011 cms	
10YR 2hr	Q _{det} = 100.0 m ³	
10YR 6hr	Q _{det} = 70.9 m ³	
10YR 12hr	Q _{det} = 95.9 m ³	
POND VOLUME REQUIRED	= 100 m ³	
POND VOLUME PROVIDED	= 150 m ³	

NOTE:
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS



INSTALL 3.30m x 5.20m CONC PAD FOR 10' X 16' SHELTER. PROVIDE OVERHEAD ELECTRICAL POWER TO SE CORNER OF PAD FROM POLE AT ENTRANCE. PAY STATION & PANIC STATION INSIDE OF SHELTER. SEE DETAIL THIS SHEET (BY OTHERS).

RELOCATE POOR SOILS & STOCKPILE IN THE 25m x 25m AREA. HYDROSEED EXPOSED SOILS AS NECESSARY. MAX HEIGHT 2.1m, MAX SLOPES AT 1.5:1 (H/V)

BUS BAY PULLOUT AND EXTRUDED 150mm HIGH CONC CURB SEE DETAIL 3 SHEET 2

FOR TYPICAL SECTION SEE DETAIL 4 ON SHEET 2

RELOCATE FENCE AROUND SHUTTLE BUS PICK UP AREA

MAINTAIN EX. FENCE TO ORIGINAL OR BETTER CONDITION

GREEN LEFT TURN ARROW SIGN

INFORMATION SIGN BY FHA MOUNTED TO FENCE ADVISING OF NO PUBLIC USE FOR PARKING LOT AND WARNING FOR MONITORING VEHICLE TOWING.

ASPHALT LANDING PAD FOR MAIN DRIVEWAY ACCESS. ASPHALT PAVEMENT TO MATCH EXISTING DRIVEWAY LETDOWN. SEE DETAIL-2 SHEET 2.

INFORMATION SIGN BY FHA MOUNTED TO FENCE ADVISING OF NO PUBLIC USE FOR PARKING LOT AND WARNING FOR MONITORING VEHICLE TOWING. (BR FOR MONITORING VEHICLE TOWING) STATION & BUS LOOP

REINSTALL ASPHALT SIDEWALK SEE DETAIL-3 SHEET 2

TRASH RECEPTACLE

INSTALL 1.20m SWING GATE IN EX CHAIN LINK FENCE. PROVIDE 100mm THICK OF 1.80mm WIRE CRUSHED LIMESTONE SURFACE TO PARKING LOT FROM BACK OF EXISTING CONC SIDEWALK.

2.13m PARKING STOP (TYP)

STOCK PILE FOR EXCESS AND POOR SOILS. MAX HEIGHT 2.1m TO BE STABILIZED & HYDROSEED. APPROX VOLUME 300m³.

SEDIMENT CONTROL POND / STORM WATER DETENTION FACILITY. APPROX VOLUME 150m³. SEE DETAILS THIS SHEET. REFER TO LANDSCAPE PLANS FOR POND LANDSCAPING DETAILS.

150 PVC SDR35 STM @ 0.5% Q_{det} = 0.011 cms

INV SE=3.05m INV WS=3.20m

INV WS=4.50m

INV WS=3.19m INV WS=3.17m INV WS=3.22m

EXISTING ACCESS SWING GATE TO BE LEFT IN OPEN POSITION TO ALLOW PEDESTRIAN ACCESS TO BRAID STREET SIDEWALK & CROSSWALKS. PROVIDE 100mm THICK OF 1.8m WIDE CRUSHED LIMESTONE SURFACE TO PARKING LOT FROM BACK OF EXISTING CONC SIDEWALK.

SRW FOR OVERHEAD HYDRO LINES.

GRAVEL INFILTRATION SWALE (SEE DETAILS THIS SHEET)

PRECAST CONCRETE WHEEL STOPS TO INDICATE PARKING STALL LOCATION (TYP).

EXISTING CHAIN LINK FENCE

SHRUBS AROUND THE PERIMETER FOR SCREENING. REFER TO LANDSCAPE PLANS FOR DETAILS.

SILT FENCE AS PER DETAIL SHEET 3

DITCH SPOIL

HYDROSEED EXPOSED SOILS

150 TOPSOIL AND SEED TO IMC2 02921

350 SANDY GRAVEL BASE COMPACTED TO 90% SPD

PLACE 40mm CLEAN CRUSHED GRAVEL IN BOTTOM OF CUT-OFF DITCH & COMPACT

REMOVE OLD SILT FENCE MATERIAL AND REPAIR EXISTING CHAIN LINK FENCE AS REQUIRED AND AS DIRECTED BY THE ENGINEER

200mm OF 32mpa NON REINFORCED CONCRETE
100mm OF 19mm CRUSH GRAVEL BASE
COMPACTED TO 95% MPPD
MIN. 200mm OF 75mm MINUS SUB-BASE GRAVEL TO SUIT
APPROVED SUB-BASE MATERIAL
ALL COMPACTED TO 95% MPPD

BUS SHELTER CONC PAD DETAIL N.T.S.

CONC PAD SEE DETAILS THIS SHEET

PAY STATION & PANIC STATION (BY OTHERS)

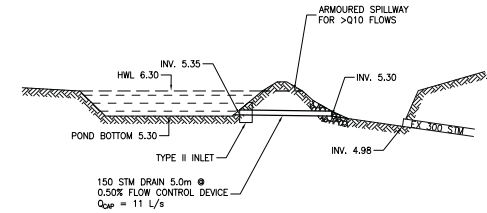
10' X 16' SHELTER BY CANADIAN KIOSK CONTRACTOR TO PROVIDE LIGHTING INSIDE OF KIOSK C/W PHOTOCCELL ACTIVATOR.

OVERHEAD ELECTRICAL POWER WEATHERHEAD FOR ELECTRICAL SUPPLY

3.30m

5.20m

BUS SHELTER DETAIL N.T.S.



SEDIMENT CONTROL POND / STORM WATER DETENTION FACILITY DETAIL N.T.S.

GRAVEL INFILTRATION SWALE DETAIL N.T.S.

LONGITUDINAL DITCH SECTION SHOWING SPACING N.T.S.

No.	Date	Revision	HF	BC
1	16/07/18	MODIFIED SWALE ALONG SOUTH PL	HF	BC
			Dr	Ch

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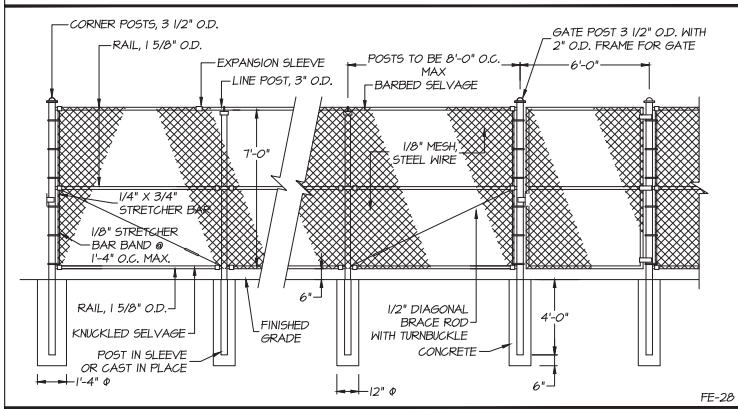
CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citwest.com



FRASER HEALTH AUTHORITY
SUITE 100, CENTRAL CITY TOWER 13450 - 102 AVENUE SURREY, BC, V3T 5X3
TEMP PARKING KEY PLAN
FACILITY AT 109 BRAID STREET, NEW WESTMINSTER

Scale:	1:500	Mun. Proj. No.		Dwg. No.	1
Drawn:	HF	Mun. Dwg. No.			
Designed:	PM	Job No. 15-3281		Of	
P.W. P.U.		Date	SEP/2015	Revision	1
Approved:					

destroy all prints bearing previous number



1 6'-0" CHAIN LINK STEEL FENCE
1/4"=1'-0"

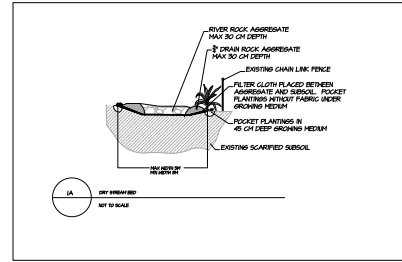
PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 16 059	PLANTED SIZE / REMARKS
SHRUB				
P1	4 PINUS MUGHO 'MUGO'	MUGO PINE		#2 POT; 25CM
P	65 PEROVSKIA ATRIPILICIFOLIA	RUSSIAN SAGE		#1 POT
PO	70 POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL; GOLD		30CM #3 POT
Y	6 YUCCA FILAMENTOSA	ADAM'S NEEDLE		#3 POT; 50CM
R	142 RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN		#1POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

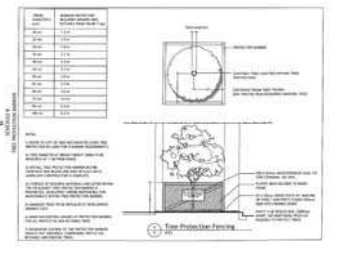
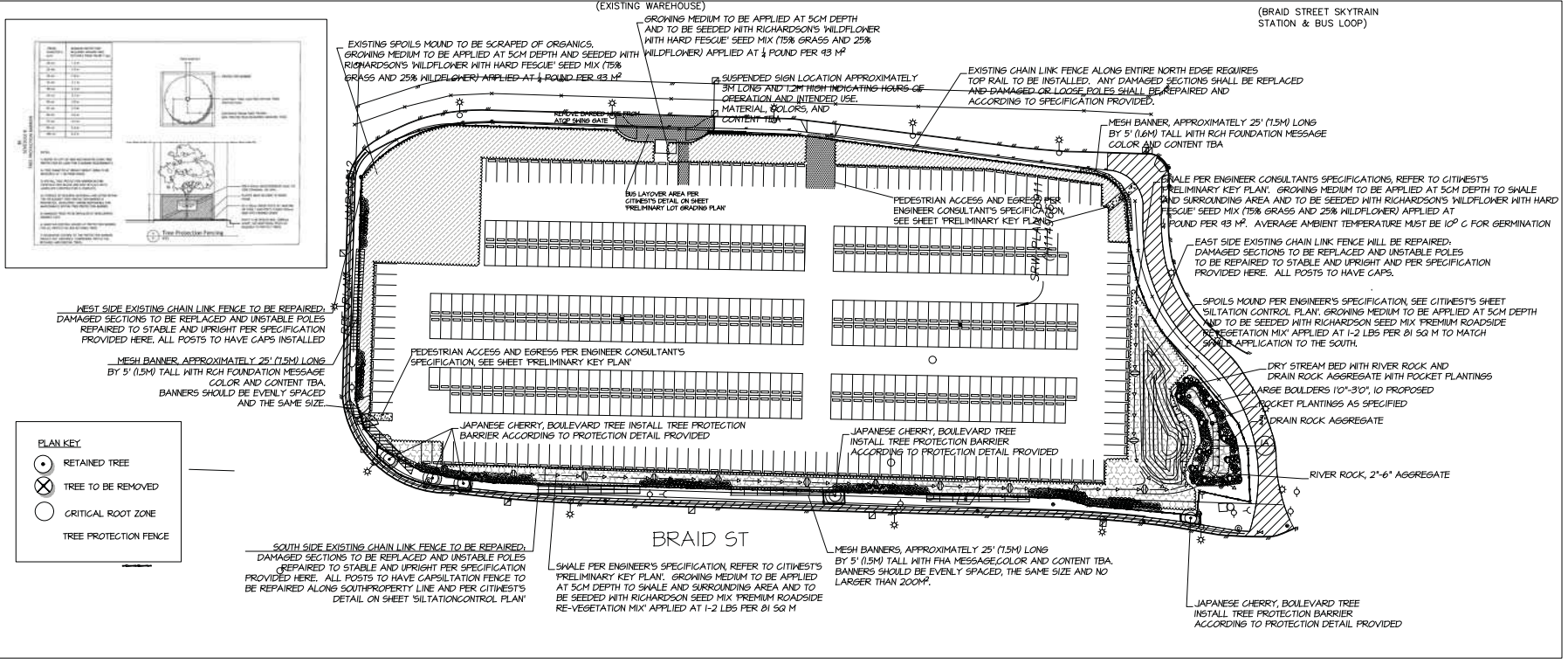
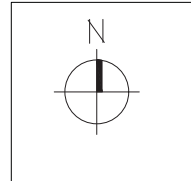
DRAFT - to be finalized as a condition of Temporary Use Permit (TUP00012) to the satisfaction of the City of New Westminster



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PLAN KEY

- RETAINED TREE
- ⊗ TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCE

NO.	DATE	REVISION DESCRIPTION	DR.	
1		TABLES	LANDSCAPE PLAN	AO

SEAL:

PROJECT:
LANDSCAPE PLAN
BRAID ST PARKING LOT
NEW WESTMINSTER, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 16 JUL 06
SCALE: 1/800
DRAWN: AO
DESIGN: -
CHKD: MM
M2LA PROJECT NUMBER: 16059

L1