

Attachment 6
Policy and Regulations

POLICY AND REGULATIONS

Local Government Act

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 are issued for a maximum of three years and, after that time, may be extended 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 subject site is located within the #5.2 Sapperton Green Comprehensive Development Permit Area.

While the proposed Sapperton Green project is still in the development review process, it is possible that construction of Sapperton Green will commence before the expiration (September 19, 2022) of the proposed TUP extension for this parking lot. The proponent (FHA) currently holds a sublease from the landowner for the proposed interim parking period, which includes a provision allowing for a 90 day notice of termination of the lease. Conditions will be placed on the TUP extension to ensure that the city receives adequate notice of the termination of the lease, so that replacement parking or other alternative solution can be found, if deemed necessary.

IDEA Centre Strategy and Road Map

The IDEA Centre Strategy and Road Map describes a series of actions by the City and its partners which seek to develop and enhance the health care cluster which has developed in the area surrounding Royal Columbian Hospital. The strategy was developed collaboratively between the City and a range of stakeholders, including Fraser Health Authority, Royal Columbian Hospital, Royal Columbian Hospital Foundation, TransLink, Douglas College, the Justice Institute of British Columbia, City of Surrey, Metro Vancouver, Port Metro Vancouver, Wesgroup, Bentall Kennedy and Discovery Parks.

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 RCH Expansion.

Zoning Bylaw

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."

Section 190.46 of the Zoning Bylaw, allows for temporary uses to be considered and identifies criteria for the issuance of a Temporary Use Permit:

- a) Whether the proposed use is consistent with the official community plan designation for the land;
- b) Whether the proposed use is consistent with any neighbourhood plan applying to the land;
- c) Whether the proposed use is consistent with relevant policies adopted by the Council;
- d) In the case of any proposed use that is not consistent with any such plan or Council policy, the nature and extent of any community benefit from the use;
- e) Whether the proposed use is of a temporary nature or whether it would be more appropriate for the City to consider permitting the use by rezoning;
- f) The suitability and compatibility of the proposed use with the surrounding area, including its operation, function, appearance and intensity of use;
- g) The impact of the proposed use on the operation of adjacent uses, including future land uses permitted by the zoning bylaw and designated by the official community plan.