

Attachment 7

Conditions

Appendix F – Temporary Use Permit No. 00028 Conditions

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) Fraser Health to provide the City with a letter from the property owner each year on September 19th, indicating whether they expect to terminate the lease in the following year. Should the property owner provide notice to Fraser Health after September 19th of one year but before September 19th of the following year, Fraser Health to provide 75 days notice to the City by letter.
- (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.
 - a. The exception to the above is that food truck events may be permitted during those days/hours that the site is not being used by FHA for RCH staff or construction workers.
 - b. In relation to any food truck events occurring on site, no queueing or staging of vehicles onto street right of ways is permitted.
- (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.