

Attachment 8

TUP No.00028



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.
- Food truck events may only be permitted during those days/hours that the site is not being used by FHA for RCH staff or construction workers.

4. This Temporary Use Permit expires on September 19, 2025 at 12:00 midnight. This permit has been renewed once. 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) 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 drive-through events and no queueing or staging of vehicles onto street right of ways is permitted.
 - c. Overflow parking may be used by the tenants on the site during those days/hours that the site is not being used by FHA for RCH staff or construction workers, subject to the finalization of the Parking Service Treatments and Memo of Understanding between the on-site tenants and PHA regarding the use of overflow parking.
- (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) Subject to the safety and security plan, including a CPTED review prepared by Integrated Protection Services and dated September 2016.
- (j) Subject to the Transportation impact study and the implementation of measures, including updated traffic signal times, that maintain intersection Levels of Service and queue lengths prepared by Bunt and associations and dated September 2016.
- (k) Subject to the all on-site Civil Engineering (Schedule A) prepared by CitiWest Consulting Ltd. And dated September 2015 - and Landscape Drawings (Schedule B) for the proposed temporary parking lot prepared by M2 Landscape Architects and dated September 2016.
- (l) Subject to the implementation of the Fraser Health Authority (“FHA”) *Communication Action Plan (“communication plan”) for the Braid Street Staff Parking Lot Phase-in Campaign* prepared by Fraser Health and dated August 2016.

- (m) The applicant shall provide 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, upon City's request. 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) Subject to the Parking Lot maintenance plan for the proposed temporary parking lot prepared by M2 Landscape Architects, and September 2016 included:
 - 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 2400 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 140.38, the requirement to pave all parking spaces, maneuvering aisles, driveways and all access to parking spaces shall with a material that is durable and dust-free.
- (b) Section 140.40, 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 City Council:

THAT Temporary Use Permit No. 00028 for a portion of 97 Braid Street be approved.

Date: September 19, 2022

***THAT** Temporary Use Permit 00028 be extended for a period of three years to September 19, 2025 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 original Permit and attached Schedules.*

September 19, 2022

Date of Issue

Jacqueline Killawee,
City Clerk