

# **REPORT**

## ***Planning & Development***

<b>To:</b>	Mayor Johnstone and Members of Council	<b>Date:</b>	August 25, 2025
<b>From:</b>	Serena Trachta, Acting Director, Planning and Development	<b>File:</b>	EDMS#2724197 TUP00028
		<b>Item #:</b>	2025-239
<b>Subject:</b>	<b>Temporary Use Permit Extension for Royal Columbian Hospital Phase Two Construction Parking: 97 Braid Street</b>		

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### **RECOMMENDATION**

*THAT Temporary Use Permit 00028 be extended for a period of one year to September 19, 2026 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 second phase of Royal Columbian Hospital redevelopment.*

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### **PURPOSE**

The purpose of this report is to provide Council with information for their consideration in extending TUP0028 for one year to continue providing temporary off-site parking on a portion of 97 Braid Street for hospital staff and construction workers during the second phase of Royal Columbian Hospital redevelopment.

### **EXECUTIVE SUMMARY**

The Fraser Health Authority is seeking an extension to Temporary Use Permit TUP00028 (Attachment 3) for an additional one year, until September 19, 2026. This extension would align with the scheduled completion of phase two of the Royal Columbian Hospital redevelopment in 2026, which comprises the new acute care tower and underground parkade. The current permit allows for a temporary parking lot with up to 500 spaces on a portion of 97 Braid Street (Attachment 1), to be used by Hospital staff and construction workers during the redevelopment.

## **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 Temporary Use Permit is required as the proposed parking would be considered “commercial parking”, given that the parking is intended to serve a use which is not located on the property, which falls under the definition of “commercial parking.” A summary of related policy and regulations is included in Attachment 2.

### **Site Characteristics and Context**

The portion of 97 Braid Street proposed for use as a 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 (Attachment 1). The existing site area at 97 Braid Street is 155,216 square metres (1,670,729 square feet), with a proposed temporary parking area of 12,914 square metres (139,000 square feet). To the south are the Urban Academy at 100 Braid Street, existing light industrial and service uses within the Rousseau triangle, and single detached houses in the lower Sapperton area. To the north is the Amazon warehouse, which is part of the same site. To the west lies an undeveloped section of the 97 Braid Street property, with single detached houses located further west. To the east are the Braid SkyTrain Station and Brunette Avenue.

### **Royal Columbian Hospital Redevelopment Phase 2 Temporary Use Permit**

The subject Temporary Use Permit was originally issued by Council on October 3, 2022 ([report](#) / [minutes](#)) to support Phase Two of the Royal Columbian Hospital redevelopment, with the expectation that it could be renewed for an additional three years or until the completion of Phase Two. A background of the previous Permits is included in Attachment 2. The Permit’s conditions largely relate to landscaping, maintenance, drainage/irrigation features, safety and security plan, ongoing monitoring plan, and hours of operation. The Permit also allows food truck events, and includes conditions and specifications related to such operations such as hours, queueing and staging.

## **PROJECT DESCRIPTION**

The Royal Columbian Hospital 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 Two of the project includes a new acute care tower, an underground parkade, a new main entrance, and a rooftop helipad.

The Fraser Health Authority has proposed to extend TUP00028 (Attachment 3) for one year, until September 19, 2026, which would align with the anticipated completion of Phase Two of the redevelopment project. The current Permit allows for a temporary parking lot on a portion of 97 Braid Street consisting of up to 500 spaces for use by Royal Columbian Hospital staff and construction workers. The purpose of the extension is to continue to support the project's off-site parking needs through to the anticipated completion of the Phase Two A complementary shuttle will continue to be used to transfer Hospital staff from the parking lot.

## **DISCUSSION**

The proposed extension to TUP0028 would support off-site parking needs related to construction of Phase Two of the Royal Columbian Hospital redevelopment project. Though the Permit could be considered by Council for renewal of up to three years, the applicant has elected to only request renewal until September 19, 2026, which is anticipated to span through completion of Phase Two.

There are a number of conditions placed on TUP0028 (Attachment 3). In general, staff finds that the applicant is in compliance with the conditions placed on the original Permit. These conditions are still valid and should be retained throughout the Permit extension.

One of the conditions on the original Permit requires that the any parking infrastructure (e.g., parking spaces, pay stations, etc.) be removed and the land restored to its original condition prior to expiration of the Permit. The applicant has submitted a detailed list of items that will be decommissioned once the site is no longer used as a parking lot. Staff would work with the applicant to ensure that all such items are removed prior to expiration of the Permit, to confirm compliance with the Permit condition.

## **NEXT STEPS**

Council may consider whether to extend Temporary Use Permit 00028. As per legislation, an opportunity to be heard is not required for Permit extensions.

## **INTERDEPARTMENTAL LIAISON**

This application has been reviewed by staff from Planning and Development, Engineering, Integrated Services, and Parks and Recreation Departments.

## **OPTIONS**

The following options are presented for Council consideration.

1. That Temporary Use Permit 00028 be extended for a period of one year to September 19, 2026 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 second phase of Royal Columbian Hospital redevelopment.

2. That Council provide staff with other direction.

Staff recommends Option 1.

### **ATTACHMENTS**

Attachment 1: Location Map

Attachment 2: Policy, Regulations and Background

Attachment 3: Temporary Use Permit 00028

### **APPROVALS**

This report was prepared by:

Nazanin Esmaeili, Planning Analyst

This report was reviewed by:

Wendee Lang, Supervisor, Development Planning

Demian Rueter, Manager, Development Planning

John Stark, Acting Deputy Director, Planning

This report was approved by:

Serena Trachta, Acting Director, Planning and Development

Lisa Spitale, Chief Administrative Officer