

Request for Decision



To: Committee of the Whole

From: **Development, Engineering and Planning**

Date: May 6, 2019

Subject: Temporary Use Permit Application - Parking Lot for Cannafest on the 2200 Block of 68th Avenue (FILE: TUP1901)

Recommendation: **THAT Committee of the Whole recommends to Council at its Regular Meeting of May 6, 2019, to direct staff to proceed with the statutory requirements for public notice respecting a Temporary Use Permit Application for a Parking Lot located on the 2200 Block of 68th Avenue.**

Background

The City has received a temporary use permit application from the owner of Cannafest to temporarily establish a parking lot on a vacant site adjacent to Brycen Place (Parcel Z). The parking area will accommodate organized day parking for the 3 day Cannafest Music Festival held in August. The temporary use permit, if approved, would be valid for a period of three years (renewable upon application for an additional three years).

Further details about this proposal are:

- The property is 2.7 hectares (6.7 acres) in size and is zoned R1 – Single and Two-family Residential (which does not permit parking lots as a single use on a lot);
- The property will be fenced along 70th and 68th Avenues during the Cannafest event;
- There will be no overnight parking permitted;
- Parking operations will be managed by on-site security/patrol and patrons will walk north to the event site or take a shuttle;
- A temporary use permit was issued in 2018 to accommodate RV camping immediately west of this site (the site has been fenced and irrigated); and
- A fire protection and suppression plan will be in effect while the site is used for parking.

Further applicant and site information is attached as Appendix A.

If Council approves this application to move forward, the permit application would be advertised in the Gazette and the immediate neighbours would be notified of the application. A draft permit would then be prepared and any comments received from the community would be transmitted for Councils consideration at an upcoming Council meeting.

Benefits or Impacts

General

As a temporary use, the lot can be redeveloped at anytime for it's intended use as low density residential.

Strategic Impact



Community Engagement

- The public and immediate neighbourhood will be invited to review and comment on this proposal thereby encouraging community participation on land use issues in the City.



Community Livability

- The property will be used as a parking lot for about 3 days a year. An operations plan will ensure orderly and secure parking options for festival patrons.



Economic Growth

- The parking area will foster and support this major community event which brings economic benefits to the entire community.



Fiscal Responsibility

- No City financial or staff resources will be used in the operation of this parking area.

Policy/Legislation

The Local Government Act and the Official Community Plan.

Attachments

Appendix A: Applicant and Site Information

Recommendation

THAT Committee of the Whole recommends to Council at its Regular Meeting of May 6, 2019, to direct staff to proceed with the statutory requirements for public notice respecting a Temporary Use Permit Application for a Parking Lot located on the 2200 Block of 68th Avenue.

Options

1. THAT the Committee of the Whole accepts the report.

2. THAT the Committee of the Whole does not accept the report.
3. THAT the Committee of the Whole refers the matter back to staff for further information.

Applicant and Site Information
Temporary Use Permit Application No. TUP1901
Proposed Temporary Day Use Parking Lot – 2200 Block of 68th Avenue

Civic Address: 2200 Block of 68th Avenue.

Legal Description: Parcel Z; Plan KAP35 District Lot 380 Land District 54; PID 008-286-701.

Applicant/Owner: 1185487 BC Ltd.

Proposal: To establish a temporary day parking area for Cannafest patrons.

Existing Land Use: Vacant uncultivated field.

Adjacent Land Uses: North – vacant, City-owned property; South – single family residential and an apartment building; East – residential zoned R1 (Brycen Place); West – vacant uncultivated field (irrigated, used for RV camping during Cannafest).

Current Zoning: R1 (Residential – Single and Two-Family) Zone.



OCP Land Use Designation: Low Density Residential (LR).

Development Permit Area: N/A

Servicing: N/A. No infrastructure required.

