



City of Port Moody

Report/Recommendation to Council

Date: July 23, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Development Permit No. DP000064 – TransLink Substation – Clarke Street ROW (TransLink)

Purpose

To present for Council consideration Development Permit No. DP000064 for Form and Character and Hazardous Conditions for Council information.

Recommended Resolution(s)

THAT Development Permit No. DP000064 be authorized for issuance as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Development Permit No. DP000064 – TransLink Substation – Clarke Street ROW (TransLink);

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

The Millennium Line Evergreen Extension (EGL) was put into service in late 2016. Construction and operation of the EGL in Port Moody were facilitated through a Municipal Agreement signed by the City and Province in 2011 and transferred from the Province to TransLink in 2016.

The Municipal Agreement allows TransLink to acquire additional System Required Lands, where exclusive, or non-exclusive occupation is needed for purposes including construction, maintenance, and operation of the EGL from the City at no cost (except for fair market reimbursement for specific City Fee Simple Lands listed in the agreement). TransLink is required to provide a written request and consult the City on such land requirements.

TransLink has been working with City staff since January 2022 regarding the design of the Substation (referred to as a power propulsion station on drawings) and has also undertaken considerable public consultation during this period. Further details on the design of the power propulsion station (PPS) and consultation to date will be discussed in the latter sections of this report.

Discussion

Site Description

The PPS is proposed in the Clarke Street road allowance in between Grant Street and Moody Street.

More specifically, the PPS is proposed on the north side of Clarke Street in the grassed portion of the road allowance adjacent to the SkyTrain rail as shown in the image below:

Location Map



Development Proposal

TransLink is proposing to construct a new substation which is required to provide additional power capacity to allow for increased SkyTrain car capacity and service level improvements on the Expo and Millennium Lines. This increased capacity would allow for additional transit demand in the future, improve reliability, and support the opening of the Millennium Line Broadway Extension and Surrey Langley SkyTrain. The Port Moody PPS is one of eight proposed substations in the lower mainland required to meet the future power requirements.

The substation consists of a 224m² building, a 97m² mechanical and utility enclosure, and two at-grade parking spaces. A portion of the building and the entire mechanical and utility enclosure is 'sunken' to minimize impacts on adjacent residential and commercial uses and pedestrians along Clarke Street.

The proposed building has been designed with a brick exterior which includes indented arches providing articulation along Clarke Street. The building includes a metal, black pitched-roof

which blends in well with the coloured brick. A copy of the architectural drawings and renderings are included as **Attachment 1**.

The project is also proposing two bio-swales for stormwater management and 9 trees which are not in conflict are proposed to be retained. A total of 26 trees are in conflict with the proposed development and are required to be removed. The City's arborist is working with TransLink to determine if any trees that need to be removed are suitable for transplanting in the adjacent grassed area.

Consultation

Prior to the submission of this application, TransLink undertook a considerable public consultation in June 2023. The consultation included the following initiatives:

- advertisements placed in the Tri-City news June 1 and June 8, 2023;
- 1,793 letters to all addresses within approximately 500 metres of the project;
- letter emailed to property management for strata buildings on the south side of Clarke Street;
- project information on translink.ca/propulsionpower;
- public Information session at Moody Centre Station on June 15, 2023, at 3:00pm to 7:00pm;
- door knocking at businesses along Clarke Street on June 15, 2023; and
- email account (publicengagement@translink.ca) to respond to questions and receive feedback.

Based on the summary report provided by the applicant mixed opinions were provided on the project. The positives included: a) building design; b) efforts taken to minimize view impacts; c) improvements to transit service; and d) use of green infrastructure such as rain-gardens.

The key themes for concerns included: a) the selection of the location; b) view impacts; c) displaced vegetation; and d) noise impacts.

A copy of the summary report from the engagement is attached to this report (**Attachment 2**).

Development Permit Areas (DPA)

The proposed development site is located within two Development Permit Areas: DPA 2 – Moody Centre and DPA 5 – Hazardous Lands. That said, the Municipal Agreement between TransLink and the City exempts TransLink from the requirement to obtain any municipal permits, including Development Permits. Notwithstanding, TransLink agreed to a voluntary Development Permit application which allowed for City input into the design of the substation and includes a public consultation component.

Development Permit Area 2 – Moody Centre

The proposed development was reviewed in the context of the Moody Centre design guidelines for Industrial Uses. As noted above the applicant has proposed a building design which includes a brick exterior with a black pitched roof. The architectural features resemble an older industrial building which staff feel is suitable for the location. The exterior wall also features a series of indented arches which provide some articulation compared to a blank wall.

The building has also been sunken down to minimize view impacts for residents and businesses on the south side of Clarke Street while maintaining an attractive streetscape along Clarke Street for pedestrians.

The use of bio-swales for stormwater management and the commitment to retaining and transplanting existing trees is also seen as a positive aspect of the project. Overall staff feel that the applicant has considered the City's guidelines and listened to feedback from the public consultation when designing the substation.

Development Permit Area 5 – Hazardous Lands (Soil Liquefaction)

This portion of Clarke Street is located within the Development Permit Area 4 – Hazardous Lands for soil liquefaction. The applicant has submitted a preliminary geotechnical study which outlines the existing soil conditions and provides recommendations on construction methods for the substation. Prior to commencing construction, the applicant will be required to submit an updated geotechnical study which confirms that the site is safe for the intended use.

A copy of Development Permit DP000064 is included as **Attachment 3**.

Construction Approval Process (CAP)

As noted above, TransLink is not required to obtain any municipal permits, including a Building Permit. In place of a municipal Building Permit TransLink is subject to an internal CAP whereby a Building Code Review Agent (BCRA) is retained to enforce the BC Building Code. A simplified overview of the CAP is provided below:

- retain a Building Code Review Agent (BCRA). TransLink has retained Senez Consulting for this project;
- have BCRA conduct reviews on design at different design stage milestones and at IFC;
- registered professional of record or registered coordinating professional signs off on all Schedule B's and applies to BCRA for authorization to proceed with construction (ATPC) (the equivalent of a building permit);
- the BCRA reviews the ATPC and when satisfied submits recommendation to the authority having jurisdiction (AHJ), which is the TransLink VP Engineering, to issue the ATPC; and
- the AHJ issues the ATPC and construction can proceed.

Conclusion

City staff are supportive of TransLink moving forward with the CAP as outlined in this report. The applicant has undertaken considerable consultation and has worked closely with staff and the public to deliver a well-designed building which minimizes impacts on adjacent properties.

The project will also provide additional power capacity to allow for increased SkyTrain car capacity and deliver service level improvements for residents of Port Moody and the Tri-cities.

Other Option(s)

THAT Development Permit No. DP000064 be revised to address the following items:

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Public Engagement Initiatives

There are no communications or public engagement initiatives associated with the recommendations in this report. As noted above, TransLink undertook consultations in June 2023, a summary report of the engagement is attached to this report.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal:

- Strategic Goal 3.2 – Provide safe, efficient, and accessible transportation options.

Attachment(s)

1. Architectural Drawings.
2. Engagement Summary Report.
3. Development Permit No. DP000064.

Report Author

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Report Approval Details

Document Title:	Development Permit No. DP000064 – TransLink Substation – Clarke Street ROW (TransLink).docx
Attachments:	- Attachment 1 - Architectural Drawings.pdf - Attachment 2 - Engagement Summary Report.pdf - Attachment 3 - Development Permit No. DP000064.pdf
Final Approval Date:	Jul 12, 2024

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Jul 8, 2024

Michael Olubiyi, Manager of Development Planning - Jul 8, 2024

Kate Zanon, General Manager of Community Development - Jul 9, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 9, 2024

Lindsay Todd, Manager of Communications and Engagement - Jul 9, 2024

Paul Rockwood, General Manager of Finance and Technology - Jul 9, 2024

Anna Mathewson, City Manager - Jul 12, 2024