



# City of Port Moody

## Report/Recommendation to Council

Date: December 4, 2020  
Submitted by: Community Development Department – Development Planning Division  
Subject: Temporary Use Permit – 2101 and 2110-2122 Clarke Street (Metro Vancouver)

---

### Purpose

To present for consideration a Temporary Use Permit (TUP) application by Metro Vancouver for a construction site required for a sanitary trunk replacement project.

---

### Recommended Resolution(s)

**THAT the requirement to refer Temporary Use Permit 3080-20-14 and Temporary Use Permit 3080-20-17 to the Land Use Committee be waived as recommended in the report dated December 4, 2020 from the Community Development Department – Development Planning Division regarding Temporary Use Permit – 2101 and 2110-2122 Clarke Street (Metro Vancouver);**

**AND THAT Temporary Use Permit 3080-20-14 be issued;**

**AND THAT Temporary Use Permit 3080-20-17 be issued;**

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

---

### Background

Metro Vancouver is in the process of upgrading the existing Albert Street Sanitary Trunk Sewer from the existing 200/250mm (7.8/9.8in) diameter asbestos and reinforced concrete pipe to a larger 600mm (23.6in) diameter PVC pipe. Phase 2 of the project will replace approximately 100m (328ft) of the pipe between Spring Street (west of Barnet Highway) to Vintner Street (**Attachment 1**). To complete this project, Metro Vancouver is requesting two temporary workspaces, one site at the southeast corner of Clarke Street and Barnet Highway (2101 Clarke Street), and the other site across the road on the north side of Clarke Street (2110-2122 Clarke Street) (**Attachment 2**). Metro Vancouver estimates that construction will begin in February 2021 and will take approximately four to six months. In order allow for the temporary uses, two temporary use permits (TUPs) are required to be issued, one for each site, as they are under different ownership. Draft TUPs are included as **Attachment 3** and **4**.

Under the City's Development Procedure Bylaw, No. 2918, a TUP application would be presented at a Land Use Committee (LUC) meeting. Given the limited timeline, scope, and impact of the project, staff recommend that this requirement be waived.

## Discussion

### Property Description and Site Conditions

The site at 2101 Clarke Street is located on the south side of Clarke Street and is currently zoned Semi-Detached Residential (RT). It is currently vacant, but is part of a larger land assembly to develop a mixed-use building (currently in process).

The site on the north side of Clarke Street is zoned Single Detached Residential (RS1). The property is adjacent to a habitat enhancement area that was recently restored during construction of the SkyTrain line. This site is part of the larger land assembly to develop the future Westport Village lands and is accessed via Vintner Street.

### Proposed Temporary Uses and Site Plan

Staff are supportive of the proposed TUP to allow for a working area as it would facilitate the necessary sanitary sewer upgrades by Metro Vancouver. A Highway Use Permit (to be reviewed and considered by staff) with appropriate traffic management plans, including the maintenance of pedestrian access on at least one side of Clarke Street, will be required. While the sites are proposed to be fenced for safety reasons, due the short timeframe of the project, screening of the site with public art displays seen in other recent TUP approvals were not considered or requested by staff. The site plan (**Attachment 5**) generally shows storage of construction materials, equipment, and machinery.

### Tree Protection

A tree removal application is required for any proposed tree removal associated with the TUP, and a tree retention plan must be in place and confirmed by Urban Forestry staff prior to construction activities commencing.

### Conditions of TUP

Conditions of the TUP, include, but are not limited to:

- That a deposit of \$5,000 be required to ensure that the temporary use is removed when the permit expires. The deposit will be returned once the temporary use is removed;
- That an arborist report and tree retention plan be submitted with a tree removal application prior to any construction activities commencing;
- That habitat and watercourse protection, including fencing, be addressed;
- That additional information on how the groundwater will be captured, treated, and discharged be submitted;
- That an erosion sediment control (ESC) plan be prepared and submitted;
- That any knotweed on the site be treated to the recommendation of staff; and
- That the TUP expires one year after issuance.

### Other Option(s)

THAT Temporary Use Permit 3080-20-14 and Temporary Use Permit 3080-20-17 be denied.

## Financial Implications

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

## Communications and Civic Engagement Initiatives

In accordance with the City's Development Approval Procedures Bylaw, 2011, No. 2918, a notification sign was posted on each site, and notification of TUP consideration at the January 12, 2021 Regular Council meeting was mailed to all owners and occupants within 140m of the subject property. Advertisements of the Council meeting were placed in the December 31, 2020 and January 7, 2021 editions of the Tri-City News.

## Council Strategic Plan Objectives

The proposal is consistent with the goals of the 2019-2022 Council Strategic Plan as they relate to Community Planning and the creation of a livable, vibrant, sustainable, orderly, and coordinated community.

## Attachment(s)

1. Metro Vancouver Albert Street Sanitary Trunk Sewer Replacement Map.
2. Location Map.
3. Draft Temporary Use Permit 3080-20-14.
4. Draft Temporary Use Permit 3080-20-17.
5. Site Plan.

## Report Author

Wesley Woo, MCIP, RPP  
Development Planner

## Report Approval Details

Document Title:	Temporary Use Permit - 2101 and 2110-2122 Clarke Street (Metro Vancouver).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Metro Vancouver Albert Street Sanitary Trunk Sewer Replacement, Phase 2 Map.pdf</li><li>- Attachment 2 - Location Map.pdf</li><li>- Attachment 3 - Draft TUP 3080-20-14.pdf</li><li>- Attachment 4 - Draft TUP 3080-20-17.pdf</li><li>- Attachment 5 - Site Plan.pdf</li></ul>
Final Approval Date:	Dec 21, 2020

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

André Boel, City Planner - Dec 16, 2020 - 10:09 AM

André Boel for Kate Zanon, General Manager of Community Development - Dec 16, 2020 - 12:53 PM

Dorothy Shermer, Corporate Officer - Dec 16, 2020 - 3:58 PM

Rosemary Lodge, Manager of Communications and Engagement - Dec 16, 2020 - 7:46 PM

Paul Rockwood, General Manager of Finance and Technology - Dec 17, 2020 - 5:01 PM

Tim Savoie, City Manager - Dec 21, 2020 - 8:57 AM