

From: **"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>**
To: **"Direct to Mayor and Council - DL"**
Date: 7/20/2023 6:02:17 PM
Subject: Council Memo - Marpole Transit Centre - 8902 and 9001 Heather Street - Road Exchange
Attachments: ENG - Council Memo - Marpole Transit Centre - 8902 and 9001 Heather St - Road Exchange
15601.pdf

Dear Mayor and Council,

Please see the attached memo from Lon LaClaire. A short summary of the memo is as follows:

- Translink has provided application to develop a 20 acre site adjacent to the south foot of Heather Street to accommodate a new bus depot (the Marpole Transit Centre).
- A report is being provided to Council on July 25th, 2023 seeking authority to close a portion of Heather Street within the proposed Marpole Transit Centre in exchange for the dedication of a new extension of Laurel Street south to the Fraser River.
- This project underwent an enhanced public engagement process and was presented and approved at the Development Permit Board on May 1st, 2023 where members of the public were able to speak to the Development Application.
- This memo outlines some public concerns about this development in relation to foreshore and access to water, parkland, and associated transportation improvements.

If you have any questions, please feel free to contact Lon LaClaire at 604-873-7336 or lon.laclaire@vancouver.ca.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Sḵwəxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

July 20, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Maria Pontikis, Chief Communications Officer, CEC
Rosemary Hagiwara, Acting City Clerk
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Interim Chief of Staff, Mayor's Office
Theresa O'Donnell, General Manager, Planning Urban Design and Sustainability
Andrea Law, General Manager, Development, Building and Licences
Steve Jackson, Acting General Manager, Park Board
Jason Olinek, Director, Development Planning
Neil Hrushowy, Director, Community Planning
Karima Mulji, Director, Engineering Projects and Development Services
Paul Storer, Director, Transportation
Dan Parker, City Surveyor
Kaveh Imani, Project Facilitator

FROM: Lon LaClaire
General Manager, Engineering Services

SUBJECT: Marpole Transit Centre - 8902 and 9001 Heather Street – Road Exchange

RTS #: 15601

This memo provides an overview of the upcoming Marpole Transit Centre Road Exchange Council report (RTS 15601). Given some public concern about the Marpole Transit Centre development, this memo provides a brief summary of the site history, policy and community context, foreshore and access to water, transportation improvements, and public engagement feedback.

Road Exchange

A report outlining the road exchange (RTS 15601) will be considered by Council at the July 25, 2023 Council Meeting. This report seeks Council authority to close, stop-up and convey the required portion of Heather Street (the 'City Exchange Lands') within the proposed Marpole

Transit Centre to Translink, in exchange for the dedication of a portion of the site along the western boundary (the 'Translink Exchange Lands') for road purposes, creating an extension of Laurel Street south to the Fraser River (see attached Sketch Plan). This was a condition of the development permit for this project, and if approved by Council, will allow TransLink to develop their site in accordance with their Development Permit application.

Summary

- New TransLink bus depot on 20-acre site (see attached MTC Rendering).
- Accommodates over 300 buses
- Needed for new battery electric fleet
- Development Permit under existing M-2 zoning
- Consolidates 5 parcels & Heather Street road exchange (see attached Sketch Plan).
- DP submitted Dec 21, 2022
- Anticipated opening - 2027
- Site includes:
 - 2-storey Bus Maintenance building,
 - 3-storey Operations building/parkade
 - Accessory buildings (eg. fueling, cleaning, etc – see attached Site Plan)

Site History, Policy and Community Planning Context

The [Marpole Community Plan \(April 2014\)](#) provides policy to achieve objectives including land use, transportation, parks, and community amenity goals. The Plan includes a goal of providing approximately ten acres of new parkland close to the Fraser River. At the time the Plan was developed, the TransLink site by the Fraser River was identified as a potential option for acquisition for future parkland. The Park Board and the City have been working to establish a park in this area since completion of the Marpole Community Plan.

As TransLink advanced their plans to develop the Marpole Transit Centre, TransLink and City staff investigated options to co-locate a park on the site, but it was found unfeasible. Based on this, staff recommended a revised parks and open space strategy in the [Marine Landing Policy Updates \(approved by Council in December 2021\)](#). The revised public realm plan focuses on opportunities for small, incremental changes to develop an interconnected network of green public spaces as buildout of the area occurs.

Foreshore and Access to Water

The site has significant importance as it is adjacent to the Fraser River. In coordination with the Development Permit, flood protection and potential access will be built on Provincial water lots adjacent the site, pending approvals from Ministry of Forests. TransLink and City staff have been engaging with Musqueam on designs to enhance and restore the foreshore as a functioning ecological system. An easterly access to water will be achieved through the subdivision process and requirements, although at this time it is not certain if this access will be open to the general public (see link below to letter submitted by Musqueam).

<https://vancouver.ca/files/cov/mtc-musqueam-indian-band-letter-appendix-g.pdf>

Transportation Improvements

City staff are working closely with TransLink to accommodate bus access to the site. Potential upgrades include:

- Safe at-grade rail crossings/intersection improvements along West Kent Avenue.
- New traffic signal at Laurel Street and Southwest Marine Drive.
- Public realm improvements along West Kent Avenue South, including new and widened sidewalks and boulevards and bike path.

Public Engagement

The Development Permit application underwent an enhanced public engagement process, initiated on February 3rd, 2023. This project was presented and approved at the [Development Permit Board](#) on May 1st, 2023, where members of the public were able to speak to the Development Application. A total of 30 responses were received through the Shape Your City portal. Nine (9) in support; five (5) mixed and sixteen (16) in opposition. Written statements from the Marpole BIA and Marpole-Oakridge Community Association were also received in opposition. Those in opposition expressed the following comments:

- This site was identified in the 2014 Marpole Community Plan as public park space.
- The proposal lacks publicly accessible trail along the Fraser River.
- How will the City address flooding issues in this area?
- This development will cause more traffic in the area.

An [online petition](#) for 'Marpole Waterfront Park' has obtained 359 signatures as of July 14, 2023.

If you have any questions or concerns with regard to this memo, please contact me directly at lon.laclair@vancouver.ca or 604-873-7336.



Lon LaClaire, M.Eng., P.Eng.
General Manager, Engineering Services
604.873.7336 | lon.laclair@vancouver.ca

Site Plan

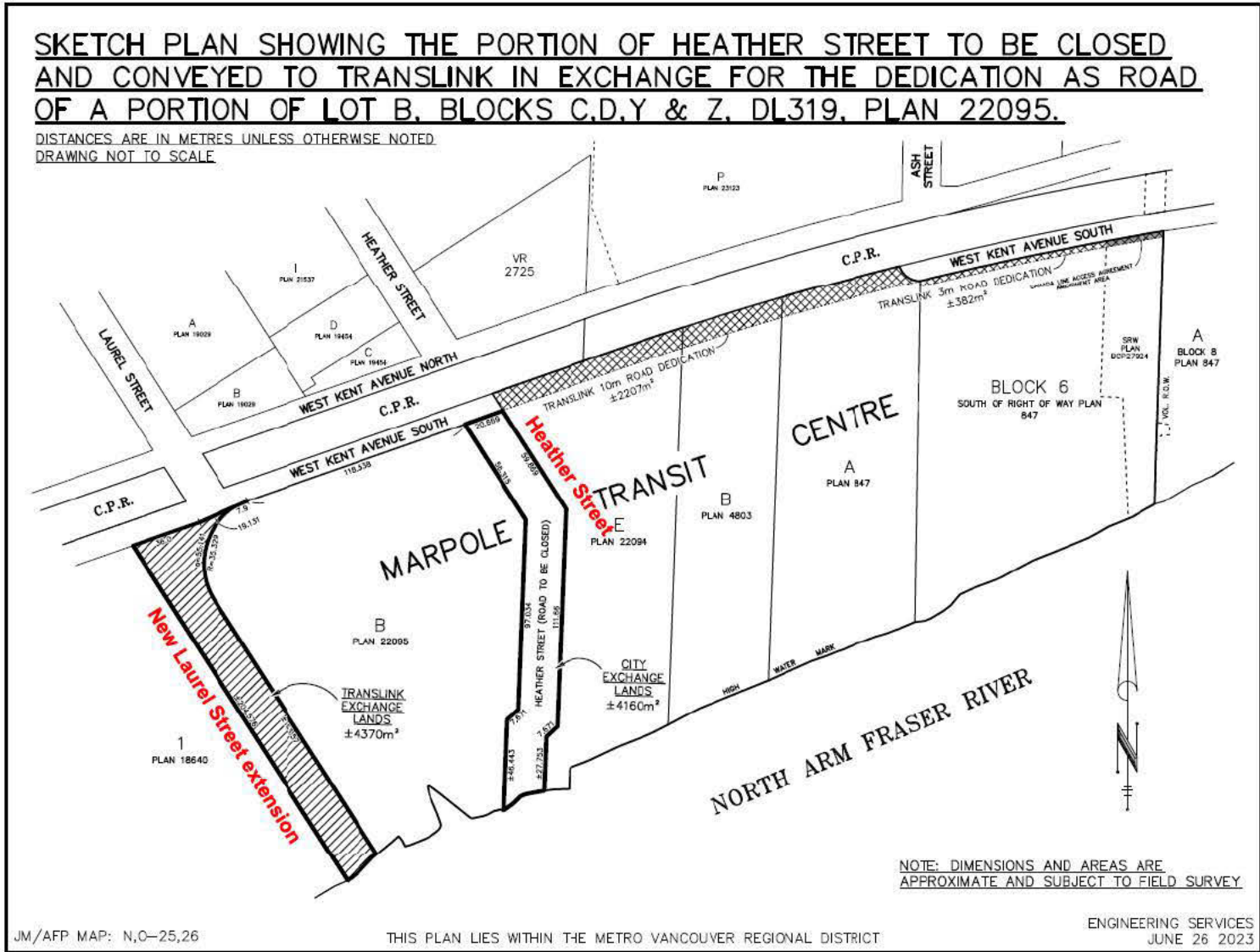


Foreshore Design – separated from Development Permit application process

Sketch Plan

SKETCH PLAN SHOWING THE PORTION OF HEATHER STREET TO BE CLOSED AND CONVEYED TO TRANSLINK IN EXCHANGE FOR THE DEDICATION AS ROAD OF A PORTION OF LOT B, BLOCKS C,D,Y & Z, DL319, PLAN 22095.

DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
DRAWING NOT TO SCALE



JM/AFP MAP: N,C-25,26

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

ENGINEERING SERVICES
JUNE 26 2023

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MTC Rendering

