



Item
Meeting.....2021 06 December

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2021 November 26
FROM: DIRECTOR ENGINEERING **FILE:** 9400 – 35
SUBJECT: **REQUEST FOR STATUTORY RIGHT OF WAY AT 4949 CANADA WAY FOR BC HYDRO PAD MOUNTED TRANSFORMER AND JUNCTION BOX**

PURPOSE: To seek approval in principle to grant a Statutory Right of Way over City land and authorization to negotiate the terms of the right of way agreement.

RECOMMENDATIONS:

1. **THAT** Council approval in principle be given to the granting of a Statutory Right of Way on a portion of City land at 4949 Canada Way in favor of the British Columbia Hydro and Power Authority (BC Hydro) for the purpose of installing and maintaining a pad mounted transformer and adjacent underground electrical junction box as described in this report.
2. **THAT** Council authorize staff to negotiate the terms of a new Statutory Right of Way Agreement with BC Hydro under the terms and conditions outlined in this report.

REPORT

1.0 INTRODUCTION

As part of the City's Climate Action Strategy and Low Carbon Transition Plan, the City is in the process of electrifying its fleet vehicles. A part of this plan includes installing necessary charging infrastructure at the City Hall fleet parking lot which includes the installation of 54 Level 2 electrical vehicle charging stations. A feasibility study was conducted prior to project start in collaboration with BC Hydro, which determined that upgrades to the existing electrical infrastructure are required to support an additional service for fleet EV charging stations at the parking lot. The electrical upgrades include undergrounding the existing electrical overhead lines to a new junction box along with the addition of a new 500kVA pad mounted transformer and an electrical kiosk. BC Hydro is requesting that the City grant them a Statutory Right of Way for the pad mounted transformer and electrical junction box over City land at 4949 Canada Way, next to the fleet parking lot, which these upgrades will service.

2.0 POLICY SECTION

The granting of a Statutory Right of Way to BC Hydro for this project is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan.

Goals

- A Connected Community
 - Partnership –
Work collaboratively with businesses, educational institutions, associations, other communities and governments
- An Inclusive Community
 - Serve a diverse community –
Ensure City services fully meet the needs of our dynamic community
- A Healthy Community
 - Healthy environment –
Enhance our environmental health, resilience and sustainability
- A Dynamic Community
 - City facilities and infrastructure –
Build and maintain infrastructure that meets the needs of our growing community
- A Thriving Organization
 - Organizational culture –
Ensure that our core values are reflected in our policies, programs and service delivery

3.0 DISCUSSION

The City's existing capital project – Burnaby Fleet EV Charging Stations – includes the installation of 54 Level 2 EV chargers and a solar canopy at the City Hall fleet parking lot. The construction works also include underground electrical conduit, drainage, lighting, fencing, and paving. These works require additional electrical upgrades in order to be serviced. The new underground electrical junction box will serve as a single point of disconnection from the new undergrounded service which will service City Hall, the west building, the RCMP building, as well as the fleet parking lot which fronts Deer Lake Parkway. The new pad mounted transformer is required as part of the additional power requirements for the EV chargers.

To: Chief Administrative Officer
From: Director Engineering
Re: Request for SRW at 4949 Canada Way
2021 November 26 Page 3

The new pad mounted transformer (4m by 4m) and adjacent electrical junction box (3m by 1.2m) are to be located next to the existing City Hall fleet parking lot, on the green space behind the west building, along the access lane as depicted in the figures below. The combined area required by BC Hydro is 19.6 square metres.

BC Hydro requires access to the pad mounted transformer and junction box which will be provided via the access lane off of Deer Lake Parkway. Grass pavers will be installed from the curb to the transformer to maintain a clean working access for service vehicles. This area will not constitute a part of the statutory right of way.

The attached plan identifies the approximate required area(s) for the statutory right of way. Once the infrastructure is installed, a formal surveyed plan will be produced from an as built survey which will form the basis of the statutory right of way agreement.

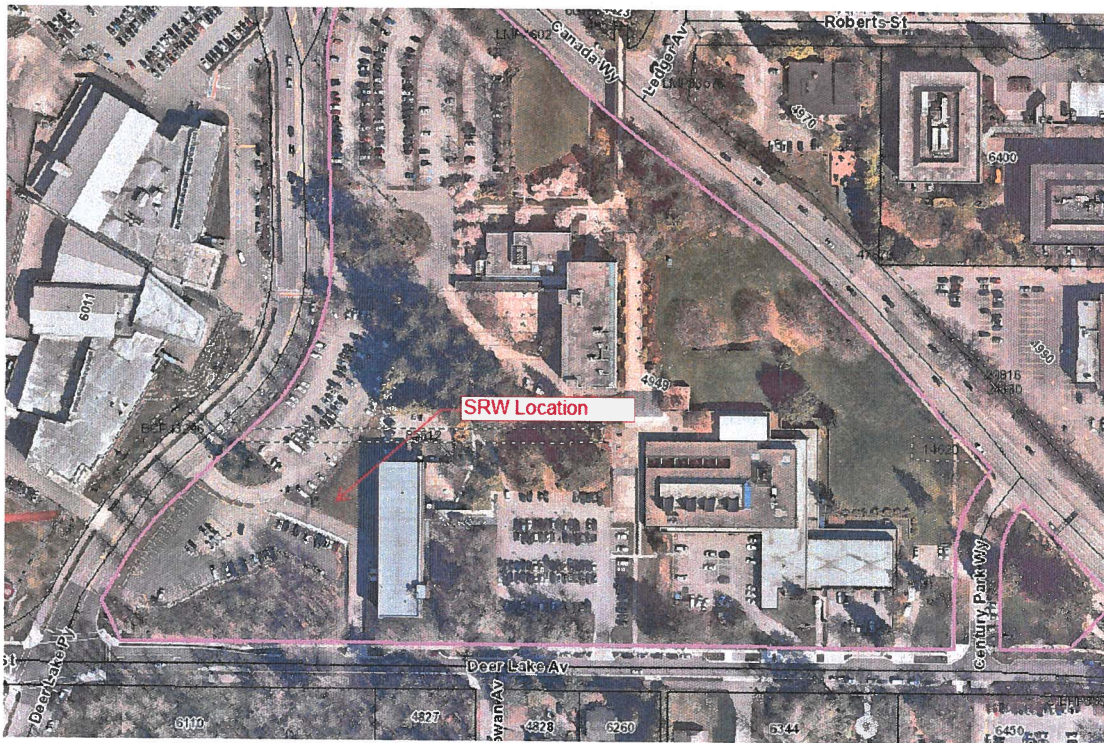


Figure 1 – 4949 Canada Way – City Hall

To: Chief Administrative Officer
From: Director Engineering
Re: Request for SRW at 4949 Canada Way
2021 November 26 Page 4



Figure 2 – Proposed Statutory Right of Way Location

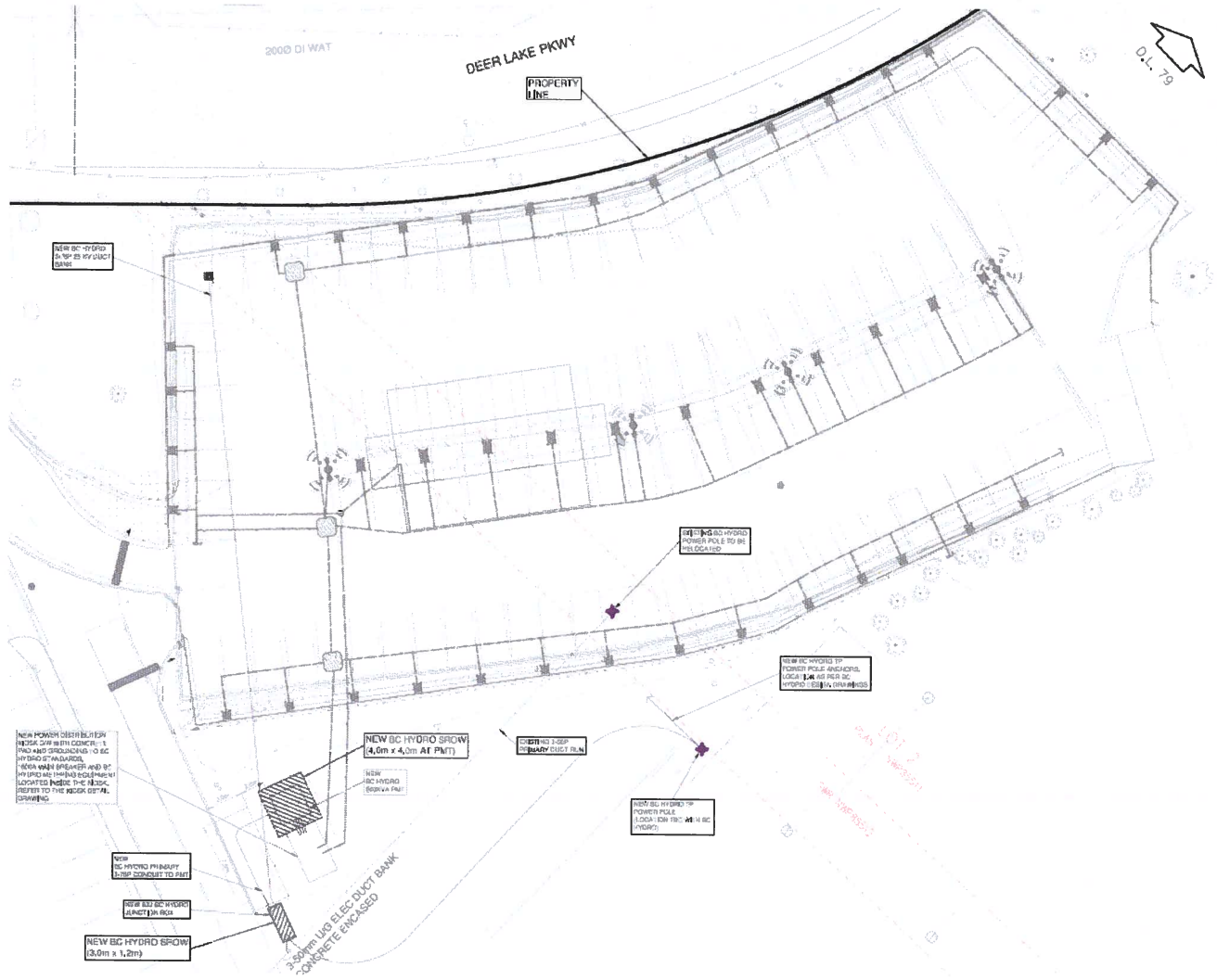


Figure 3 – Proposed Statutory Right of Way Plan (Hatched Areas)

Staff have reviewed BC Hydro's request for this statutory right of way and recommend that the City proceed with drafting terms and conditions of the statutory right of way agreement with BC Hydro.

The preparation of the statutory right of way agreement, and review of its terms will be coordinated by the Legal Department with input from Engineering Department staff. As the registration of a statutory right of way on this property is only needed to service City Hall, the west building, the RCMP building and the fleet parking lot, no payment is required for the right of way.

To: Chief Administrative Officer
From: Director Engineering
Re: Request for SRW at 4949 Canada Way
2021 November 26 Page 6

RECOMMENDATION

Staff have reviewed BC Hydro's request for the statutory right of way at 4949 Canada Way, which is City-owned property next to the City Hall fleet parking lot. The granting of the requested statutory right of way will be subject to standard City terms and conditions.

Staff are therefore seeking Council approval in principle to grant the requested statutory right of way over 19.6 square metres at 4949 Canada Way, and authority to negotiate the terms of the statutory right of way with BC Hydro. Upon successful conclusion of the negotiations, a future Report to Council will be brought forward to seek approval to authorize the granting and execution of the requested statutory right of way.



James Lota, P.Eng., MBA, MPA
DIRECTOR ENGINEERING

LV/JL/jv

Copied to: City Solicitor
Manager, Realty and Lands