



SITE PLAN
NTS

Autodesk Docs: 724881 - Elizabeth Fry Society (EFS) / 21-13095-00 - Elizabeth Fry Modular Housing.rvt

© 2020, NRB Modular Solutions Inc. ("NRB"). All rights reserved. This document contains confidential information of NRB and may not be used or disclosed, other than for the limited purpose(s) for which it is furnished, except with the written permission of NRB.

No.	YMD	Revision Description	Issued By
Z	2023/01/16	STRUCTURAL BULLETIN # 3	AR
1	2023/01/06	STRUCTURAL BULLETIN # 2	AR
0	2022/06/10	ISSUED FOR CONSTRUCTION	RM
B	2022/03/11	ISSUED FOR BUILDING PERMIT	RM
A	2022/02/25	ISSUED FOR BP COORDINATION	AR



Engineers & Geoscientists
BC Permit #1000200

PROJ#: 211-13095-00
SCALE: NTS
DRAWN BY: KH
CHECKED BY: APV/JG

ELIZABETH FRY SOCIETY AFFORDABLE HOUSING

8305 11 Avenue
BURNABY, B.C.

SITE PLAN

DRAWING NO.
S105

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** March 28, 2023

FROM: GENERAL MANAGER **FILE:** 16000-20
PLANNING AND DEVELOPMENT *Reference: Elizabeth Fry Society /
CMHC Rapid Housing Initiative*

**SUBJECT: NON-MARKET HOUSING DEVELOPMENT ON CITY-OWNED LAND -
STATUTORY RIGHT OF WAY FOR BC HYDRO PAD-MOUNTED
TRANSFORMER**

PURPOSE: To seek Council approval to grant and execute a Statutory Right of Way over 8305 11th Avenue, a City-owned site leased for non-market housing development, in favour of BC Hydro to install a new pad-mounted transformer.

RECOMMENDATION:

1. **THAT** Council authorize the granting and execution of a Statutory Right of Way over 8305 11th Avenue in favour of BC Hydro to install a new pad-mounted transformer as part of a new non-market housing development.

REPORT**1.0 INTRODUCTION**

The City of Burnaby secured funding of \$11 million from the Canada Housing and Mortgage Corporation (CMHC) Rapid Housing Initiative (RHI) in October 2021 to develop new modular housing units for vulnerable populations. The City-owned site at 8305 11th Avenue was selected to support this initiative and the Elizabeth Fry Society of Greater Vancouver (EFry) was approved by Council to develop and operate the proposed housing for women and children at risk of homelessness. To maximize the number of units on site, Council approved a grant of \$8 million from the Community Bonus Benefit Affordable Housing Reserve to EFry to develop a 58-unit development. With an additional grant of \$773,300 for capital development costs, the total contribution from the City is \$8,773,300 for this project.

To enable the development in an expedited manner, the City concurrently rezoned 8305 11th Avenue to establish development guidelines to facilitate a new non-market housing development. Final adoption of Rezoning Reference #21-03 was given on April 4, 2022. The City land lease was finalized in July 2022 and the Building Permit was issued on July 26, 2022. Construction is well underway, with occupancy anticipated in the coming weeks. However, prior to occupancy, a BC Hydro Statutory Right of Way (SRW) is required to permit the installation of a new pad-mounted transformer (PMT) to provide energization to the new housing development. As such, this report seeks Council approval to grant and execute a SRW in favour of BC Hydro to install a new PMT.

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: Non-Market Housing Development on City-Owned Land –
Statutory Right of Way for BC Hydro Pad-Mounted Transformer
March 28, 2023..... Page 2

2.0 POLICY CONTEXT

There are several City policies that support the provision of non-market housing, particularly in partnership with other levels of government and the community housing sector, including the *Corporate Strategic Plan* (2022), *HOME: Housing and Homelessness Strategy* (2021), *Burnaby Housing Needs Report* (2021), *Mayor's Task Force on Community Housing Final Report* (2019), *Burnaby Social Sustainability Strategy* (2011), *Burnaby Economic Development Strategy* (2007) and *Official Community Plan* (1998).

3.0 STATUTORY RIGHT OF WAY TERMS

Staff in the Legal, Engineering and Planning and Development Departments will work with BC Hydro to finalize the SRW agreement to permit BC Hydro to install a new pad-mounted transformer (PMT) and associated works over that approximately 16 m² portion of the site shown in *Attachment 1*. Following the construction of the PMT and associated works, a survey of the area required for the PMT (the “SRW Area”) will be prepared to restrict the grant of the SRW to the SRW Area. The standard City terms for SRWs, including the terms and conditions that protect the City’s (and its lessee’s) right to build, install, develop and use infrastructure, amenities, facilities or improvements on all or any part of the lands outside the SRW Area, will be included in the proposed agreement. The City has not requested compensation for the SRW as the PMT is a necessary component to provide energization to the new non-market housing development.

4.0 RECOMMENDATION

The BC Hydro SRW to install a PMT at 8305 11th Avenue is required to provide energization to a new 58-unit non-market modular development for women and children at risk of homelessness. The granting of the requested SRW will include standard City terms. In order to ensure no delays to occupancy, staff seek Council approval to grant and execute a statutory right of way over 8503 11th Avenue in favour of BC Hydro to install a new pad-mounted transformer.


for: E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

WT:sa

Attachment 1 – Sketch 1