

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #14-25 - PROPOSED STATUTORY RIGHT OF WAY FOR BC HYDRO OVERHEAD POWER LINE - EDMONDS TOWN CENTRE PLAN**
PURPOSE: To seek Council approval to execute and register a Statutory Right-of-Way in favour of BC Hydro over 7679 and 7701 – 18th Street to permit the installation of an overhead pole line to serve the Southgate neighbourhood.

RECOMMENDATION

THAT the execution and registration of a Statutory Right-of-Way in favor of BC Hydro over portions of 7679 and 7701 - 18th Street to permit the installation of an overhead pole line to serve the Southgate neighbourhood, be authorized.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022);
- Official Community Plan (1998);
- Edmonds Town Centre Plan Area (1994);
- Economic Development Strategy (2007); and,
- Southgate Master Plan (2015).

2.0 BACKGROUND AND GENERAL INFORMATION

In accordance with the original adopted Southgate Master Plan (2015), the City-owned properties located at 7679 and 7701 – 18th Street were initially included and accommodated a planned future road connection between Griffiths Avenue and 18th Street (Southgate Boulevard). This dedicated road right-of-way was to accommodate vehicle, pedestrian and cycling movements to the broader Southgate neighbourhood, as well as necessary utility connections.

Since the Southgate Master Plan’s adoption, three site specific multi-family residential rezoning development applications have advanced for the Island neighbourhood southeast of the 18th Street and Southgate Boulevard intersection (Rezoning Reference REZ #14-28, REZ #16-08, and REZ #16-10). These developments are currently under construction and will be completed in 2023/2024. While a majority of services to serve the Southgate neighbourhood can be accommodated through adjacent road connections surrounding the site, a new power connection from the Newell Substation at Griffiths Avenue and Kingsway is required to serve the site at this time. The connection has been planned to run down Griffiths Avenue and the future road right-of-way (Southgate Boulevard).

As the City properties at 7679 and 7701 – 18th Street are no longer being developed concurrently with the Southgate neighbourhood, and the future road accommodated within these lands would be constructed by the City or its development partner at a future date, an overhead power line is proposed to serve the Southgate neighborhood. The developer of the Southgate neighbourhood will be responsible for the capital cost of undergrounding the overhead line in the future when the road is constructed, and as such, they will be required to provide a cost estimate and sufficient security to ensure this future work is completed.

Staff in the Legal, Engineering, Lands & Facilities, and Planning and Development Departments will work with BC Hydro to finalize the SRW agreement to permit BC Hydro to install the overhead power line and associated works. The proposed SRW measures approximately 190 m in length between Griffiths Drive and 18th Street, with an approximate width that ranges from 8.0 m to 11.7 m. The approximate area of the proposed SRW is 1,565.9 m² (see Attachment 1). 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 power is a necessary component to provide energization to the Southgate neighbourhood, that otherwise would have been accommodated within the future dedicated road right-of-way in this location.

Respectfully submitted,

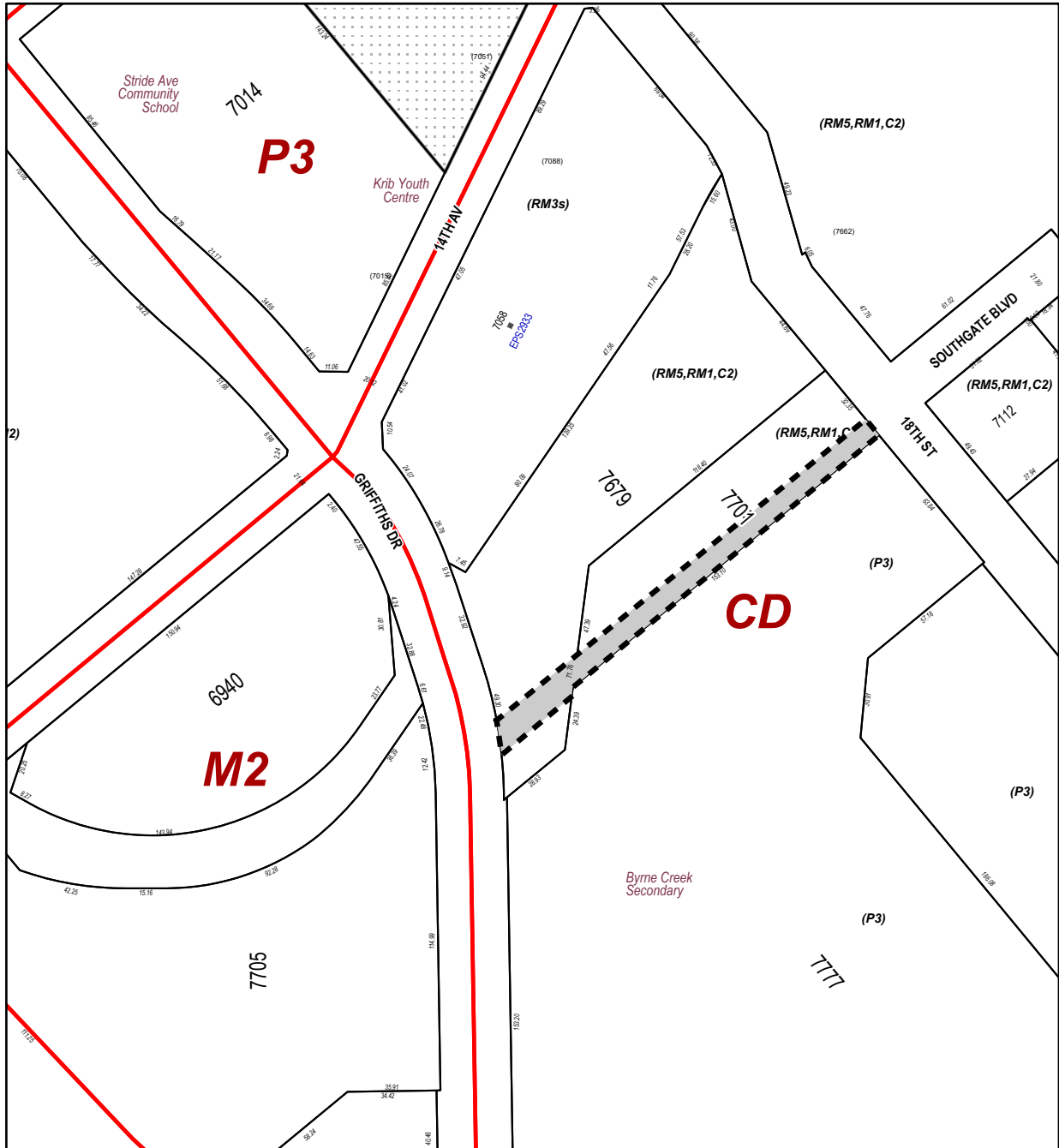
E. W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment 1 – Sketch 1

REPORT CONTRIBUTORS

This report was prepared by Kyra Lubell, Development and Urban Design Planner, reviewed by Jesse Dill, Senior Development and Urban Design Planner, and Johannes Schumann, Director Development and Urban Design and Lee-Ann Garnett, Deputy General Manager Planning and Development.



PLANNING AND DEVELOPMENT DEPARTMENT



Date:
AUG 30 2023

Scale:
1:2,500

Drawn By:
RW

7679 AND 7701 18TH STREET



Proposed BC Hydro Statutory Right of Way
on City Owned Properties