

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **NEW FIRE HALL 4 – STATUTORY RIGHT OF WAY FOR BC HYDRO PAD-MOUNTED TRANSFORMER**
PURPOSE: To seek Council approval to grant a Statutory Right-of-Way in favour of BC Hydro over a portion of 1556 Greystone Drive (1600 Greystone Drive), to permit the installation of a new pad-mounted transformer to serve the new Fire Hall 4.

RECOMMENDATION

THAT a Statutory Right-of-Way be granted in favour of BC Hydro over a portion of 1556 Greystone Drive (1600 Greystone Drive) to permit the installation of a new pad-mounted transformer to serve the new Fire Hall 4.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

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

1.0 POLICY SECTION

The development of a new fire hall and the granting of the associated BC Hydro SRW is aligned and supported by the following Council-adopted policies and plans/strategies:

- Corporate Strategic Plan (2022); and
- Official Community Plan (1998).

2.0 BACKGROUND AND GENERAL INFORMATION

City staff are currently working with an external consultant team to build a replacement Fire Hall 4 at 1600 Greystone Drive (Portion of 1556 Greystone Drive). Construction is well underway, with occupancy anticipated by early 2024. However prior to occupancy, a BC Hydro Statutory Right of Way (SRW) is required to permit the installation and future maintenance of a new pad-mounted transformer (PMT) to provide energy to the new fire hall. This report seeks Council approval to grant a blanket SRW in favour of BC Hydro to install a new PMT. 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 a new pad-mounted transformer and associated works over the site as 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") and accompanying hydro lines will be prepared to accompany the SRW agreement document. This SRW document will restrict the granting of the SRW to the SRW Area. The standard City terms for SRWs, including the terms and conditions that protect the City'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 energy to the new City-owned and operated fire hall.

3.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

No community engagement is required as part of this SRW approval request.

4.0 FINANCIAL CONSIDERATIONS

There will be no additional City costs associated with the preparation and execution of this SRW.

Respectfully submitted,

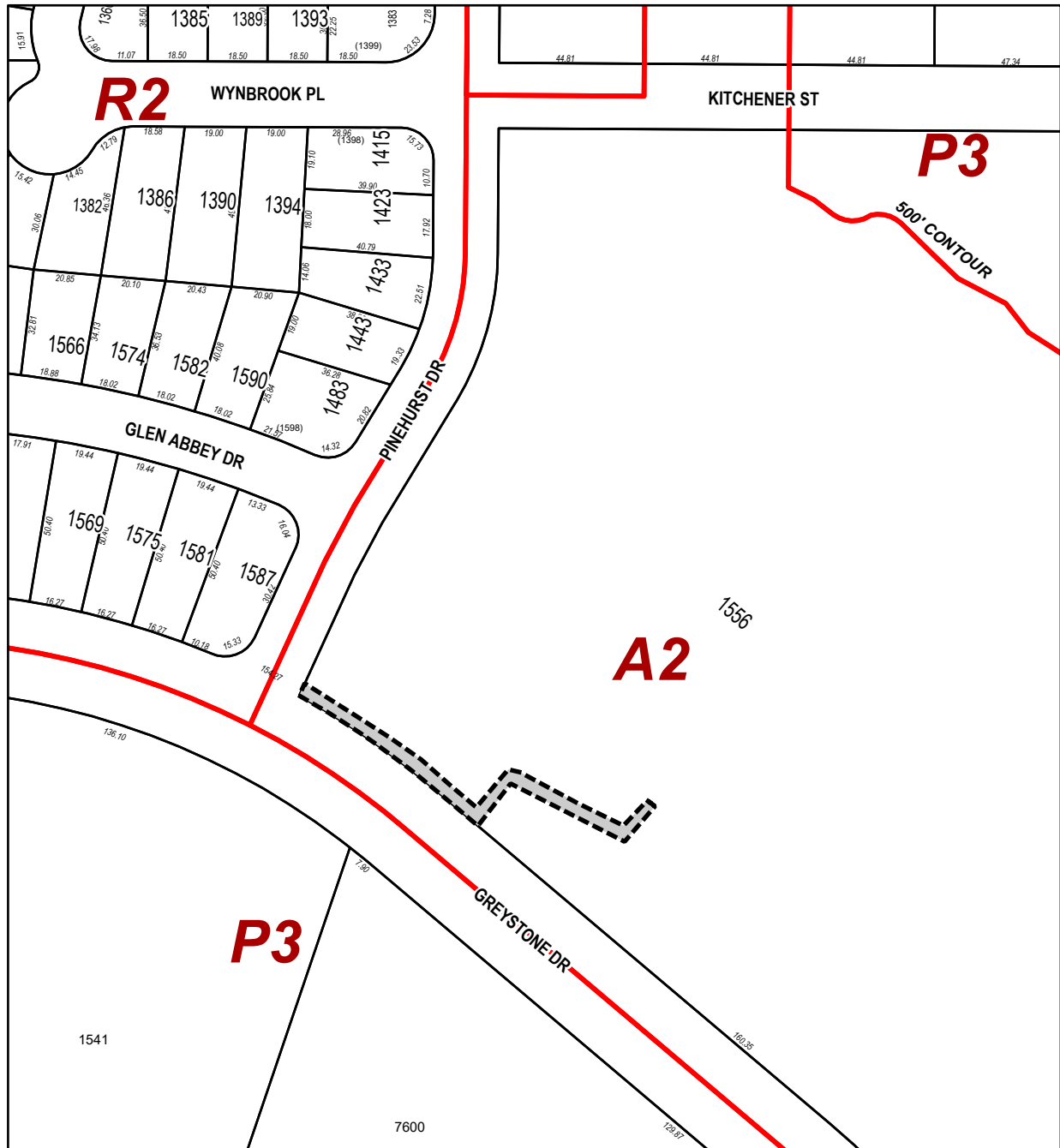
E. W. Kozak, General Manager Planning and Development




ATTACHMENT

Attachment 1 – Sketch 1

REPORT CONTRIBUTORS

This report was prepared by Chun Nam Law, Planner 2, reviewed by Johannes Schumann, Director Development and Urban Design, and Lee-Ann Garnett, Deputy General Manager Planning and Development.



	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p> 
<p>Date: SEP 13 2023</p>	<p>1556 GREYSTONE DRIVE FIRE HALL NO.4</p> <p> Proposed BC Hydro Statutory Right of Way on City Owned Properties</p>
<p>Scale: 1:2,000</p>	
<p>Drawn By: RW</p>	