

Re: PROPOSED ALTERNATIVE TO UNDERGROUNDING OF EXISTING ABOVE
GROUND WIRING ON UNDERHILL AVENUE
REZONING REFERENCE #45/75 - BURNABY 200 - PHASE I

Following is a report from the Director of Planning dated September 14, 1977 which deals with a proposal from the Housing Corporation of British Columbia to provide an intensive landscape screen along Underhill Avenue as an alternative to undergrounding of existing overhead wiring.

RECOMMENDATIONS:

1. THAT Council approve the provision of a special landscape screen on the west boulevard of Underhill Avenue as an appropriate alternative to the undergrounding of the existing overhead wiring on Underhill Avenue, as provided for in the servicing agreement. The Letters of Credit submitted by the applicant initially totalling \$4,225,000. will be utilized as a bond to guarantee the completion of this requirement; and
2. THAT Council direct the municipal staff to work with the applicant in determining the final detailed appropriate landscape proposal.

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PLANNING DEPARTMENT
September 14, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: Proposed Alternative to Undergrounding of Existing
Above Ground Wiring on Underhill Avenue
REZONING REFERENCE #45/75 - BURNABY 200 - Phase I

1.0 BACKGROUND:

Council, on December 13, 1976, gave Final Adoption to Rezoning Reference #45/75 which represented the Phase I development of Burnaby 200. One of the prerequisites to the rezoning was the placement underground of the existing overhead wiring on Underhill Avenue between Broadway and Shellmont. The Final Adoption report to Council in discussing this prerequisite, indicated that:

"The servicing agreement outlines the undergrounding of the existing overhead wiring on Underhill Avenue between Broadway and Shellmont. The applicant has submitted Letters of Credit totalling \$4,225,000, which will be utilized as a bond to guarantee the completion of this prerequisite."

The final wording of the servicing agreement stated:

Underground the existing overhead wiring on Underhill OR provide a suitable alternative as approved by the Planning Director.

The addition of the qualifying phrase "or provide a suitable alternative as approved by the Planning Director" was requested by the applicant and was considered by the Planning Department to be an acceptable qualification under the circumstances.

The circumstances were as outlined in the following section.

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2.0 Undergrounding of Existing Overhead Wiring on Underhill Avenue

Initially, B. C. Hydro was requested to provide an estimate for the cost of undergrounding the existing overhead wiring on Underhill Avenue. The estimate for the cost of undergrounding was \$195,828.00. This estimate is based on the provision of six underground ducts with oil filled conductors - a relatively complex and more substantial system than is usually provided in normal undergrounding installations. An estimate of normal wiring costs comparable to that provided in the rest of Burnaby 200 is in the range of \$31,500. to \$39,000. for the length of Underhill Avenue under consideration.

Both the rezoning applicant (the Housing Corporation of B.C.) and the Planning Department had contacted B.C. Hydro to ascertain whether cost sharing of the underground ducting costs between the developer and B.C. Hydro would be possible and also whether the substantial nature of the installation could be reduced to one more comparable with normal undergrounding installations. The developer has also indicated that the underground electrical system for Burnaby 200 is self-sufficient without requiring any link to the existing Underhill Avenue line. However, in practice, there will be an actual tie to the Underhill line which will act as a secondary safety valve.

After extensive discussions, B.C. Hydro has reconfirmed their need for the outlined substantial underground installation and has in fact upgraded their initial cost estimate from \$195,828. to a current cost of \$215,000.

The developer/applicant has proposed the provision of a special landscape screen on the west side of Underhill Avenue as an alternative to the undergrounding of wiring on Underhill Road. It has been made clear that the approval of Council would be required for any solution which may be considered as an acceptable and equal alternative for the determined prerequisite; that is, the undergrounding of the existing overhead wiring on Underhill Avenue.

It is emphasized that the applicant's proposal of a special landscape screen in place of undergrounding the overhead line in no way contradicts the Burnaby Electrical Connection Regulation Bylaw, since the overhead line is an existing line and no additional power lines or capacity are to be placed on the existing poles. This proposal also does not preclude the undergrounding of the Underhill pole lines at some future date. As the municipality develops, and as the need for additional electrical capacity is recognized, it is expected that underground wiring facilities would be provided along the Underhill Avenue alignment.

3.0 Special Landscape Screen on the West Side of Underhill Avenue

As a summary of the discussions to date the developer/applicant has submitted the attached letter which includes the formal request that the municipality approve the provision of a special landscape screen on the west side of Underhill Avenue as an appropriate alternative to the undergrounding of the existing overhead wiring on Underhill Avenue.

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The key operational points of the proposal made by the Housing Corporation of B. C. are:

- a) The applicant is willing to spend \$35,000. on a quality landscape screen which is approximately equal to the cost of a typical urban standard underground wiring installation.
- b) The landscaping will primarily consist of a mass planting of coniferous and deciduous trees as near as possible to the existing chain link fence line, appropriate ground covers, and quality low maintenance accent wood screens along the west side of Underhill Avenue. The preliminary proposal has been examined by the Parks and Recreation Department on its technical content. The provision of standard street trees at appropriate centres is part of the road construction requirements. The applicant's landscape architect will discuss the details with the municipal staff to ensure the appropriateness of the final landscape scheme.
- c) The applicant, the Housing Corporation of British Columbia, undertakes to maintain the landscaping on this boulevard for three (3) years.

In summary, in the light of what appears to be an excessive cost (\$215,000.) to underground the existing pole line on Underhill Avenue, the Planning Department is of the opinion that the special landscape screen valued at \$35,000. proposed by the applicant has merit. In particular, it will screen out as much as possible views of the industrial tank farm on the west side of Underhill.

4.0 RECOMMENDATION:

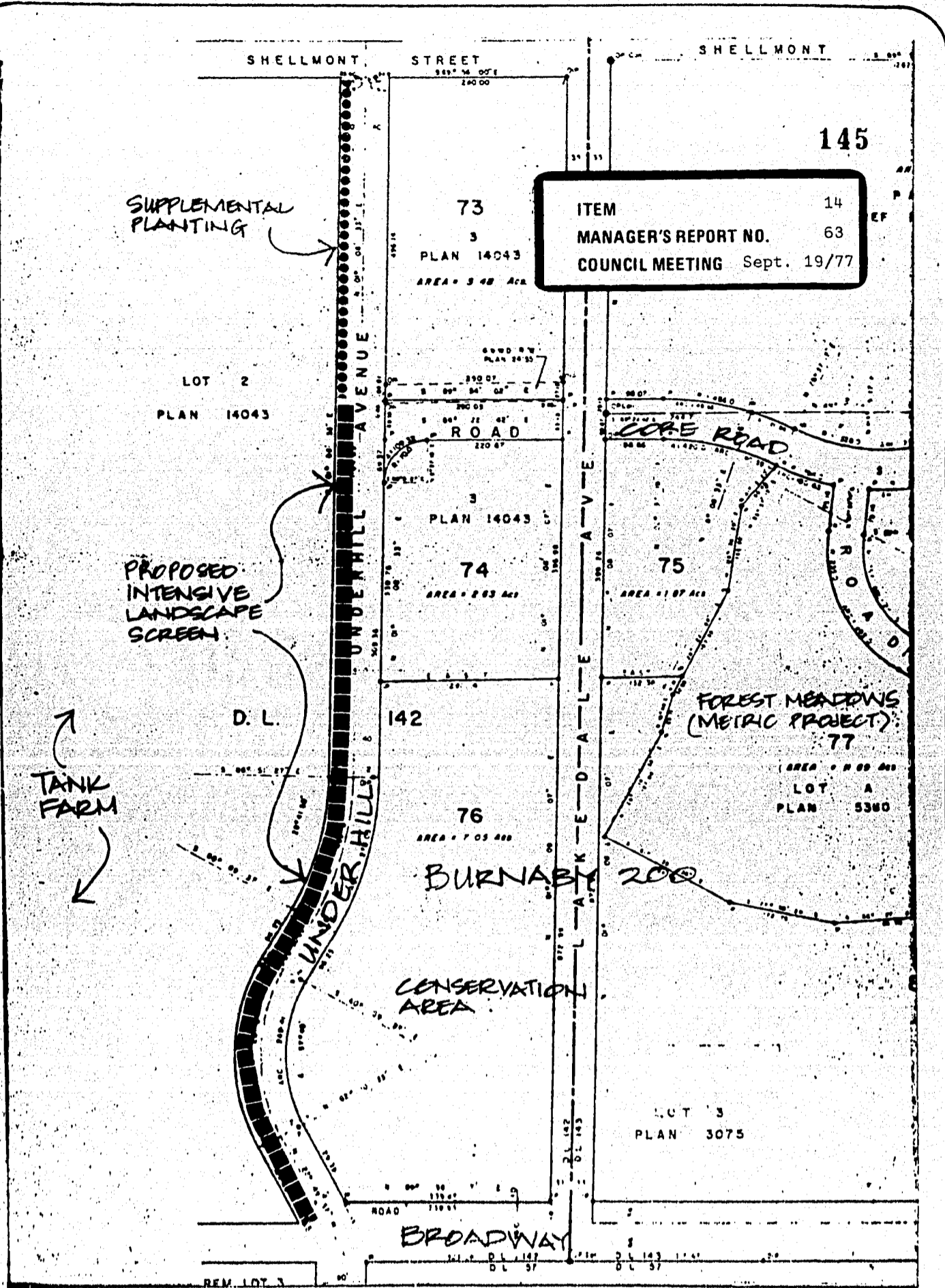
It is recommended THAT:

- 1) Council approve the provision of a special landscape screen on the west boulevard of Underhill Avenue as an appropriate alternative to the undergrounding of the existing overhead wiring on Underhill Avenue, as provided for in the servicing agreement. The Letters of Credit submitted by the applicant initially totalling \$4,225,000. will be utilized as a bond to guarantee the completion of this requirement.
- 2) Council direct the municipal staff to work with the applicant in determining the final detailed appropriate landscape proposal.

A. L. Parr
DIRECTOR OF PLANNING

AWP
KI:hr
Attach.: Letter + Sketch

cc: Parks & Recreation Administrator
Municipal Engineer
Municipal Solicitor



Date	SEPT/77
Scale	NTS.
Drawn By	

Burnaby Planning Department

UNDERHILL AVE.
 LANDSCAPE SCREEN PROPOSAL.

PZ# 45/75.



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123 East Fifteenth Street
North Vancouver, B.C. V7L 2P7
(604) 984-0311

Housing Corporation of British Columbia

September 12th, 1977

Municipality of Burnaby
Municipal Hall
4949 Canada Way
BURNABY, B. C.
V5G 1M2

ATTENTION: Mr. A. L. Parr

RE: Landscape Proposal - Underhill Avenue
Harold Winch Park
BURNABY, B. C.

Dear Sir:

The Subdivision Servicing Agreement #118/75, supplemented with schedule 'A' dated August 25th, 1976, adopted by Council in 1976, outlined a requirement placing the wires underground on Underhill Avenue. Article '8' of the Servicing Agreement schedule stated:- "Wiring - Underground the existing overhead wiring on Underhill or provide a suitable alternative as approved by the Planning Director." It is with this letter that HCBC request that we substitute the special landscape screen submitted as a suitable substitution and adjustment to the underground requirement.

The Housing Corporation of B. C. acting on behalf of the Ministry, agreed to the servicing at reasonable cost for urban undergrounding. Prices were obtained from B. C. Hydro in July 1976, for the required works at an estimated cost of \$192,000. The estimated costs were considered to be unreasonable, which precipitated consideration of other options.

Recalling several points which lead to the development of the plan you have before you:-

- 1) The estimated cost of placing Underhill underground is now estimated by B. C. Hydro at \$215,000 (1977) for 1500 lineal feet. The normal cost for undergrounding an urban development is estimated by B. C. Hydro to be \$6.00 per lineal foot for electrical work and \$15.00 to \$20.00 per foot for the civil portion or \$31,500 - \$39,000. The developer has budgeted for a sum of money in that range.

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2) The justification for the B. C. Hydro's cost of \$215,000 was that they were designing to accommodate a 25 year demand projection for all of Burnaby Mountain, including Simon Fraser University Expansion. They were also considering the maximum draw that may be required by adjacent Commercial/Industrial development if expansion or re-development were allowed in the future. Hydro claim that these projections were necessary even after Burnaby explained that the area north of the project through to Burrard Inlet has been designated as a Conservation Reserve by the Municipal Council and the lands west of the project have been developed in an industrial use and will not require power to an urban standard.

3) The underground wires within Harold Winch Park are looped within the development and do not require Underhill Power lines to supplement the the power required by the development.

4) Efforts to interest B. C. Hydro to cost share to a greater degree in this particular case or to reduce the level of service in this proposed undergrounding to urban standards has failed.

5) The removal of the wires would not enhance the aesthetic value appreciably as 30 feet further to the west, inside the tank farm property, another Hydro pole line runs north to south. At present, there is no landscaping on the tank farm property and the only visual separation between the 'farm' and those driving up Underhill is the odd scrub alder and a 10 foot high chain link fence. We have submitted some photographs of the existing situation which illustrates that a landscape screen would be beneficial.

HCBC is prepared to place the approximate \$35,000 value of undergrounding Underhill to an urban standard into a high quality landscaped corridor. This corridor would be on the westerly boulevard of Underhill Avenue from Broadway to Core Road.

In the developing of the landscape plan several points were considered:

1) The constraints of the overhead wires (height limiting), several underground services and main lines, the chain link fence, and accesses to the tank farm were considered in the selection and placement of plant material.

2) The proposal displays plant species that compliment the native vegetation in Harold Winch Park.

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- 3) The accent wood screens (stained with Olympic #722 Semi Transparent Stain) are placed strategically to draw the eye from the tanks to the pleasing vegetation that surrounds them.
- 4) The Modesto Ash was chosen as the main boulevard tree, as it matures to a 20 - 30 foot height and remains in full leaf 8 - 10 months of the year. It is fast growing and is considered to be a clean tree (hardy and free from pests).
- 5) There are three brilliant colors of clematis used that will drape nicely over the wood screening. The continuous planting theme with intermittent fence accents, will always improve as the plants mature.
- 6) The remaining species of plants were chosen with a view that this corridor would be dense and maintenance free within a very few years. Mature stock has been specified and HCBC will undertake to maintain the landscaping on this boulevard for three years.
- 7) The details and specifications of this landscape screen have been explored with your staff, and we have been advised that this concept is attractive but would require Council approval. The plan has also been passed on to the Parks and Recreation Department for their comments.

This proposal for high quality landscaping for this transition between the Industrial tank farm and the wooded setting of Harold Winch Park is submitted as an appropriate alternative to the requirement of undergrounding of Underhill. In fact, we believe that from an environmental point of view that the quality landscape screen is far superior to the simple undergrounding of existing above ground wiring along Underhill Avenue, which is one of the two main entrances into Harold Winch Park.

Trusting you will view it with favor and recommend that Council accept this landscape proposal, we remain

Yours truly,

HOUSING CORPORATION OF BRITISH COLUMBIA



J. L. Northey
Vice President

/sdc