

ITEM	5
MANAGER'S REPORT NO.	55
COUNCIL MEETING	1982 10 12

RE: RELOCATION OF B. C. HYDRO TRANSMISSION FACILITIES TO FACILITATE  
CONSTRUCTION OF A.L.R.T. MAINTENANCE CENTER

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendations of the Director Planning & Building Inspection be adopted.*

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1982 OCTOBER 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 08.230.1

SUBJECT: RELOCATION OF B.C. HYDRO TRANSMISSION FACILITIES TO FACILITATE CONSTRUCTION OF A.L.R.T. MAINTENANCE CENTRE

RECOMMENDATIONS:

1. THAT Council authorize the preparation and execution of an easement to contain the relocated B.C. Hydro transmission facilities as shown on the attached Figure 1, subject to the following:
  - a) written confirmation of the verbal undertaking from B.C. Hydro that the construction of the future 230 KV transmission lines will be in an underground situation.
  - b) written confirmation of the verbal undertaking from B.C. Hydro to install transmission poles with stand-off insulators abutting the Byrne-Tenth Connector for the existing and proposed 69KV transmission lines.
  - c) preparation of an engineering design by B.C. Transit to establish final grades and road widths for that portion of the Byrne-Tenth Connector abutting the relocated transmission line.
  - d) approval of the foregoing design by the Municipality.
  - e) written confirmation of the verbal undertaking from B.C. Transit that they will landscape the right-of-way abutting the Byrne-Tenth Connector with suitable plant material which is compatible with transmission facilities and approved by B.C. Hydro and the Municipality.
  - f) preparation of the requisite right-of-way plans by B.C. Transit.

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2. THAT Council authorize the transfer of title on 1983 December 31 of additional Municipal lands as shown on the attached Figure 2 to B.C. Transit for the sum of \$1.00 subject to B.C. Transit acquiring and dedicating lands currently owned by B.C. Hydro and which are required for the Byrne Road-Tenth Avenue major road connector.
3. THAT a copy of this report be forwarded to:  
Mr. Vaughan Kennedy, P.Eng.  
Assistant Project Administrator (Civil)  
Rapid Transit Project, B.C. Transit  
8th Floor, 1055 Dunsmuir Street  
Vancouver, B.C. V7X IP6

#### SUMMARY

The foregoing recommendations have been advanced as a component of the sale and development of Municipal lands for the A.L.R.T. Maintenance Centre. An agreement in principle has been obtained to relocate the transmission facilities from the middle of the site to a corridor on the periphery of the site. B.C. Hydro and B.C. Transit will be required to provide certain undertakings that the relocation of these facilities will be compatible with community objectives for the area.

A land exchange is also proposed whereby surplus Municipal lands will be exchanged for lands which will be acquired by B.C. Transit and which are required for the Byrne Road-Tenth Avenue Connector.

#### REPORT

#### BACKGROUND

The majority of the lands required for the Maintenance Centre are owned by the Municipality. However, certain lands in the middle of the site are owned by B.C. Hydro and are currently used as a transmission line right-of-way as illustrated on Figure 1. The construction of the Maintenance Centre will require the relocation of these facilities and the technical requirements for their relocation in a suitable right-of-way was conveyed to B.C. Hydro and B.C. Transit on 1982 May 19.

#### EXISTING SITUATION

##### A. RELOCATION OF TRANSMISSION FACILITIES

At the present time B.C. Hydro has a single 69KV transmission line tranversing the site as illustrated on Figure 1. An additional 69KV overhead line and two 230KV underground cables are planned for the future.

B.C. Hydro's basic position is that they have an existing right-of-way over which they enjoy certain rights. They are prepared to accept an alternative right-of-way providing the relocation costs are borne by B.C. Transit and they maintain their rights.

The design requirements for the Maintenance Centre are such that there is not sufficient room within the site to provide an unencumbered transmission corridor. The most logical corridor is, therefore, along the eastern boundary of the Byrne Road-Tenth Avenue Connector, and along the southern boundary of the existing B.C. Hydro Rail right-of-way as illustrated on Figure 1.

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The Planning and Building Inspection Department has no objection to this proposal because they have agreed to:

1. The construction of the future 230KV transmission lines in an underground situation.
2. Provide the transmission poles with stand-off insulators rather than conventional cross members.
3. Establish a right-of-way abutting the Byrne-Tenth Connector at a width of 25 metres (as opposed to 20 metres) to enable berming and the planting of a landscape screen between the roadway and the transmission line and to plant the balance of the right-of-way area with suitable landscape materials which are compatible with transmission facilities to be approved by B.C. Hydro and the Municipality.

The Engineering Department has expressed concern that, inasmuch as a portion of the relocated transmission corridor will abut the Byrne-Tenth roadway, and be constructed at the same vertical elevation, it will be necessary to finally establish road grades and widths for this portion of the roadway. Not only is the final design critical with respect to the vertical alignment, it is also necessary to firmly locate the transmission right-of-way horizontally relative to the final road allowance requirements. B.C. Transit has agreed to undertake this design for approval by the Municipality.

The balance of the transmission right-of-way which parallels the south side of the B.C. Hydro Railway falls within an area which will be developed for industrial use. The nature of the lands in this area is such that they will need to be developed for larger industrial uses and the establishment of this right-of-way will not be a negative factor.

In summary, the relocation of the subject transmission facilities is a vital and integral component of the A.L.R.T. Maintenance Centre development. The recommendations which have been advanced to Council will provide for this relocation in an orderly manner with a minimum of disruption to the area.

Time is of the essence in this matter as B.C. Transit have advised that the utility pole relocation is scheduled to commence on 1982 October 15.

#### B. TRANSFER OF ADDITIONAL LANDS TO B.C. TRANSIT

The foregoing items were discussed at a 1982 October 05 meeting attended by staff from B.C. Transit, the Engineering Department and the Planning and Building Inspection Department, resulting in an agreement in principle to proceed as outlined, subject to Council's confirmation.

At this meeting staff was advised that B.C. Transit is in the process of acquiring the Connaught Gravel Pit lands from B.C. Hydro as shown on the attached Figure 3.

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A portion of these lands are required for the Maintenance Centre as shown on Figure 1. The remainder of the Connaught lands will be utilized as a limited source for gravel in filling the Maintenance Centre site. Gravel will be extracted down to the designed elevations of the Byrne-Tenth Connector and the ground sloped up at 1 and 1/2 to 1 to meet with the existing Tenth Avenue right-of-way.

Inasmuch as B.C. Transit will be acquiring these additional lands an opportunity exists to enter into a land exchange whereby the Corporation acquires the road right-of-way through the Connaught Pit area and B.C. Transit receives title to the surplus Municipal lands shown on Figure 2. This proposal will be of mutual benefit and is, therefore, being recommended as an equal exchange.

PB/tgg

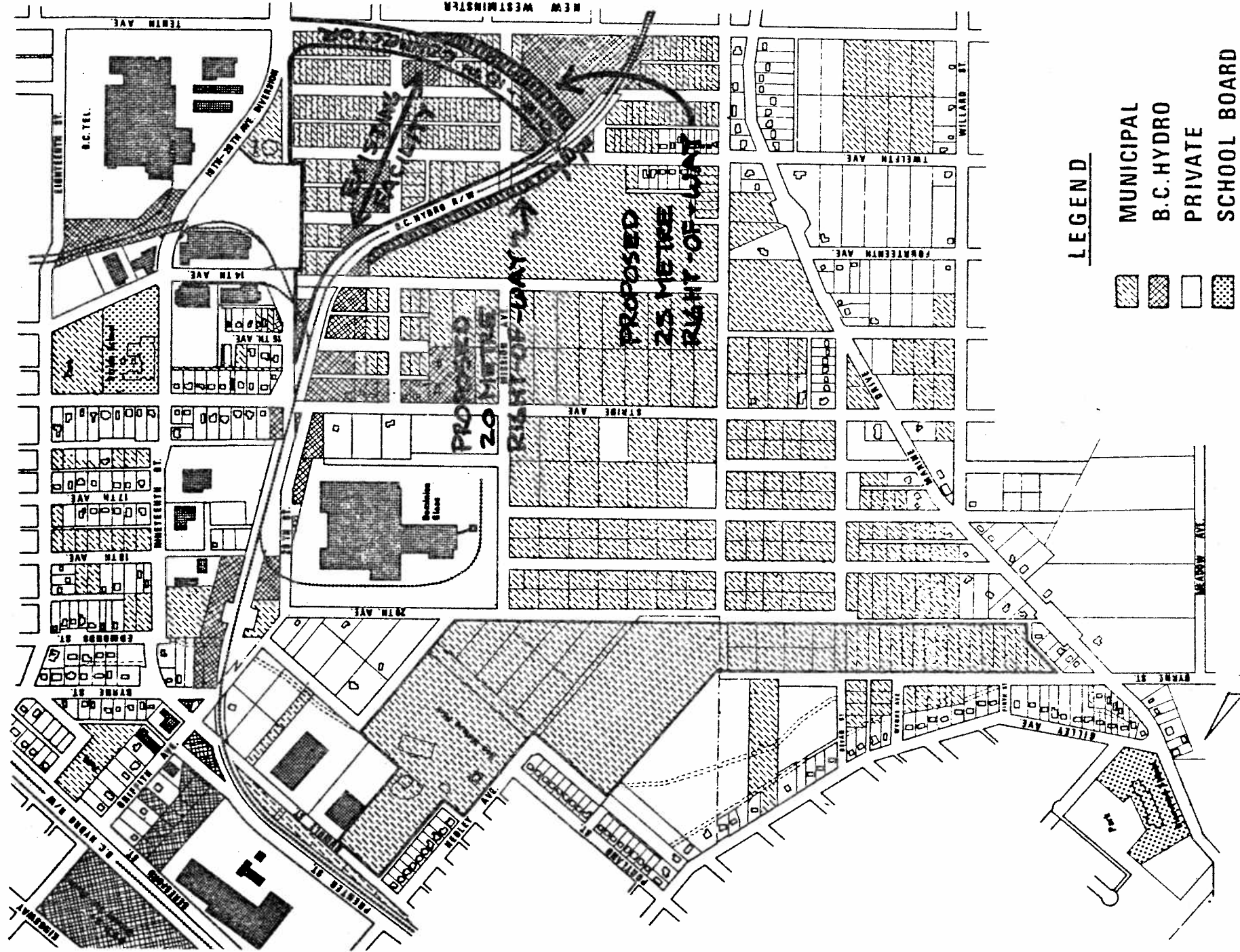
attachments





c.c. Director Engineering  
Municipal Solicitor



A. L. Parr  
Director Planning &  
Building Inspection

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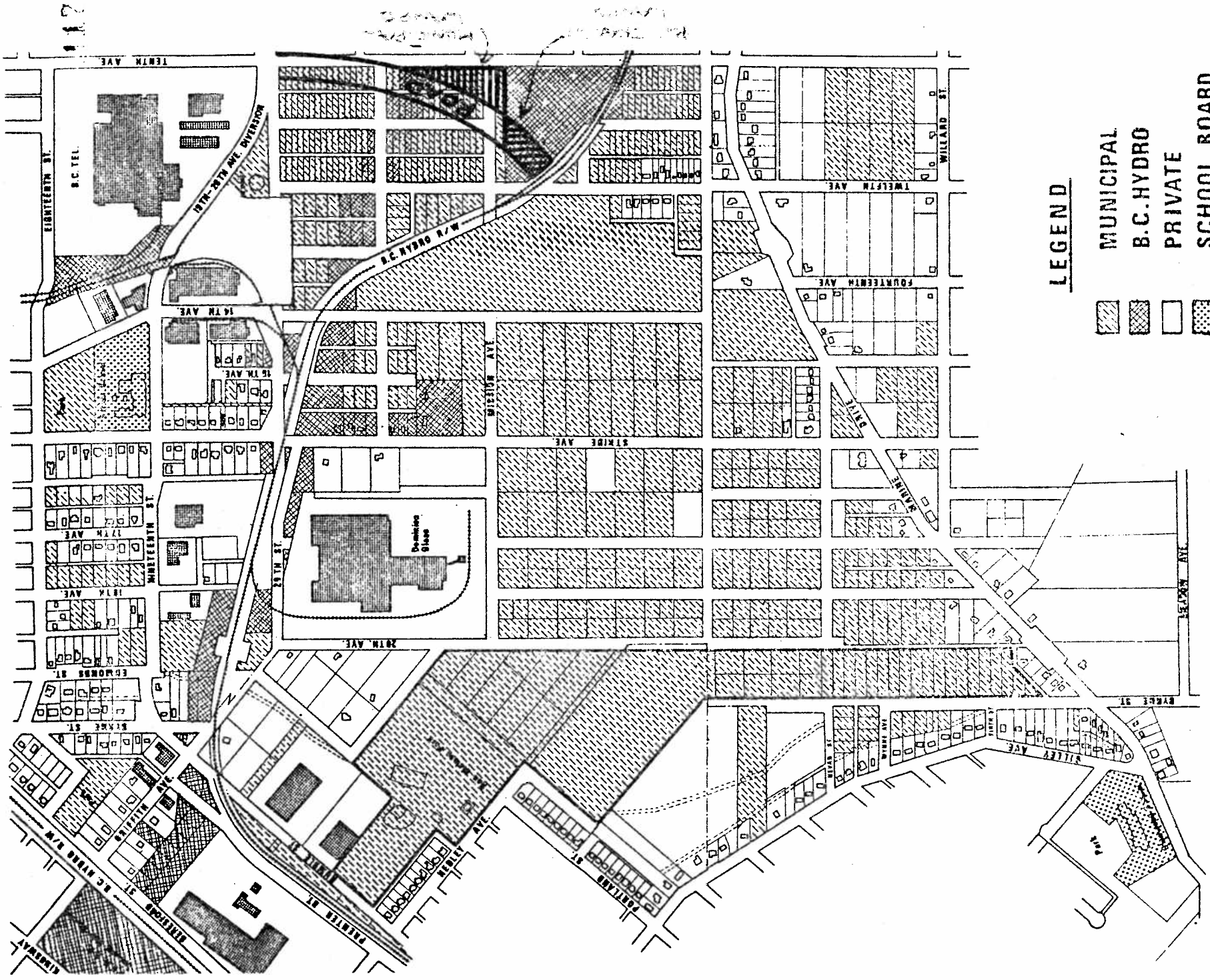
- LEGEND**
-  MUNICIPAL
  -  B.C. HYDRO
  -  PRIVATE
  -  SCHOOL BOARD

**FIGURE 1**





1982 Oct. 05 HB

**PROPOSED RELOCATION OF B.C. HYDRO'S TRANSMISSION FACILITIES.**

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LEGEND

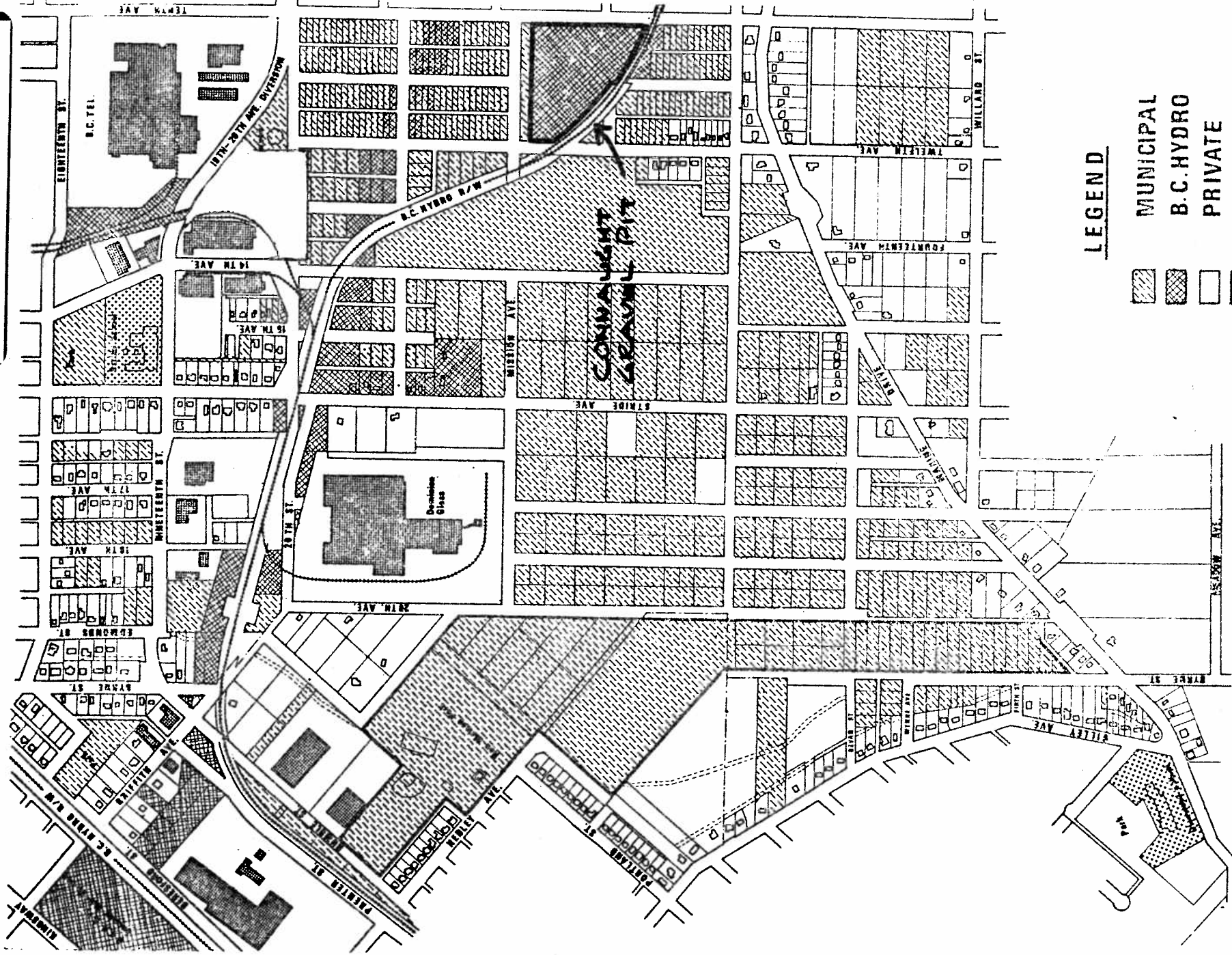
-  MUNICIPAL
-  B.C. HYDRO
-  PRIVATE
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PROPOSED PROPERTY EXCHANGE  
 WITH B.C. TRANSIT





FIGURE 2

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LEGEND

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B.C. HYDRO LANDS  
 TO BE ACQUIRED BY  
 B.C. TRANSIT.

