

TO: CITY MANAGER

2001 AUGUST 7

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: BC HYDRO'S GILMORE/LOUGHEED SITE
Horne-Payne Substation
4051 Lougheed Highway

PURPOSE: To respond to a Council enquiry regarding B.C. Hydro's Horne-Payne Substation in Burnaby.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to B.C. Hydro, Edmonds VO3, 6911 Southpoint Drive, Burnaby, B.C. V3N 4X8, Attention: Mr. Ron Cleven, Project Manager, Horne-Payne Substation.

R E P O R T

1.0 BACKGROUND INFORMATION:

At its meeting of 2001 July 23, Council inquired about the apparent site construction activity in progress at B.C. Hydro's Gilmore/Lougheed site, the Horne-Payne Substation (see **attached** Sketch #1) and any City involvement in this matter. Staff was requested to investigate these activities, with the added suggestion that landscaping related to this highly visible site is desirable.

As background, on 2001 February 16th Planning staff had met with B.C. Hydro representatives with respect to expansion of the Horne-Payne Substation and construction of a new Big Bend substation. This is related to the growing power needs of our Business Centres with their high-tech companies. In that meeting, a new feeder section was discussed which would be installed on old footings of disused equipment in the southeast area of the Horne-Payne Substation. It was indicated that cladding could be added to screen the new feeder and a landscape plan would be prepared.

Since that time staff have contacted BC Hydro to encompass the proposals through a Preliminary Plan Approval (PPA) application. Staff have discussed the need for screening around the feeder section including a fence and sufficient landscape screening (in terms of both area and planting) around the edge of the site. The frontages of the site along Lougheed Highway and Gilmore Avenue are particularly prominent. A continuation of the Urban Trail located on the west side of Gilmore Avenue south of Lougheed Highway to the north of the Highway along the Substation frontage towards 1st Avenue is desirable and should be

protected as part of the landscape plan. A landscape plan is currently being developed by a consultant hired by B.C. Hydro. Staff intend to meet with B.C. Hydro and its consultant in the following weeks regarding proposals related to the Horne-Payne Substation including cladding treatments and landscaping. In addition, B.C. Hydro indicates that a program is underway on the site to remove old foundations of equipment long since disassembled.

Staff will continue to work with B.C. Hydro in appropriately co-ordinating its site works for the Horne-Payne Substation.

This is for the information of Council.

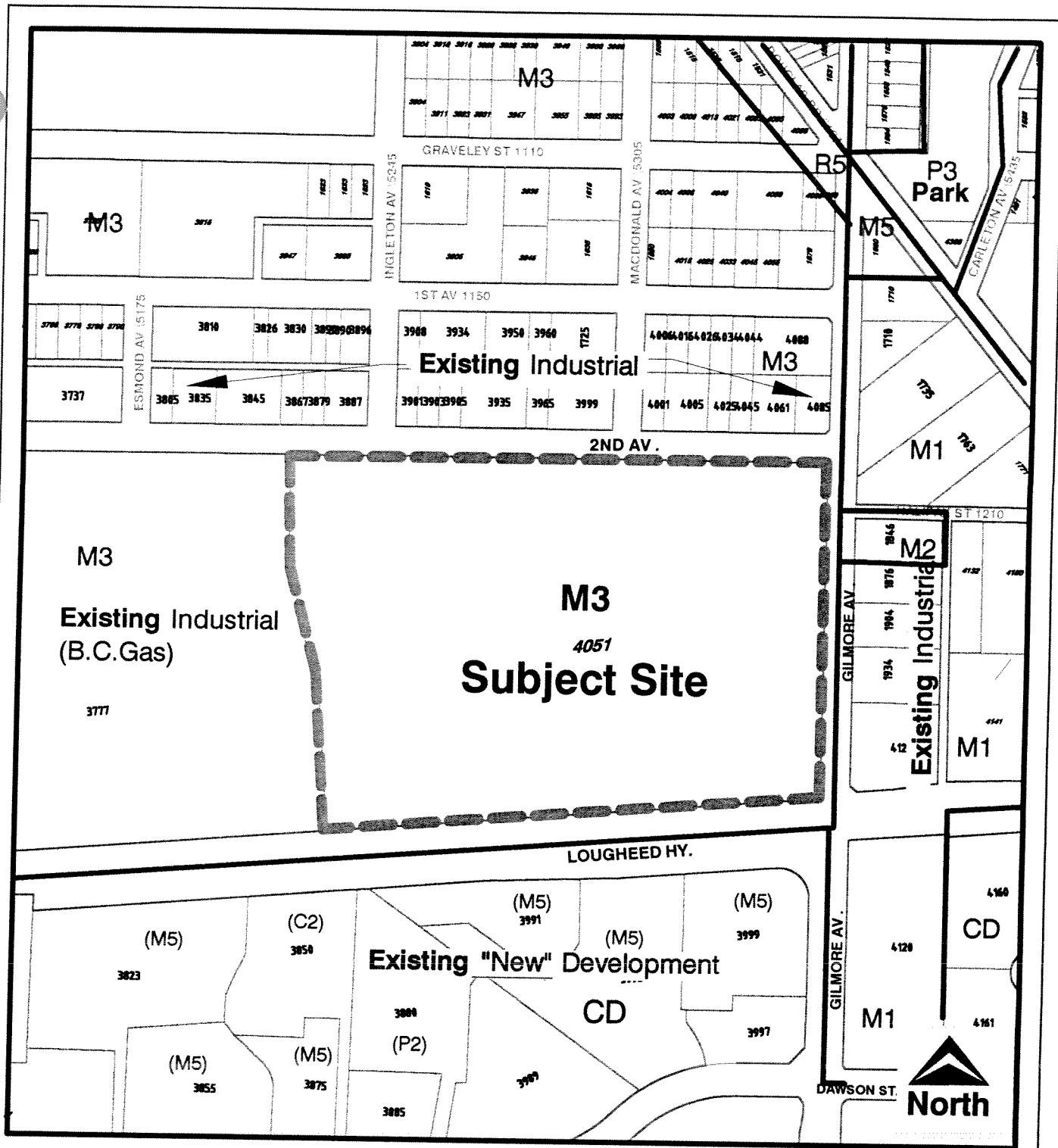


J. S. Belhouse
Director Planning and Building

PJA:gk
Attach

cc: Director Engineering
City Clerk

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Planning And Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

Date: August 2001

**B.C.Hydro's Gilmore/ Lougheed Site
(Horne-Payne Substation)**

Sketch # 1

