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Manager's Report No. ....	09
Council Meeting .....	01/03/26

**TO:** CITY MANAGER 2001 March 19

**FROM:** DIRECTOR PLANNING AND BUILDING OUR FILE: 15.601

**SUBJECT:** BC HYDRO SUB-STATION  
ALR SPECIAL CASE USE APPLICATION - 7450 Wiggins Street

**PURPOSE:** To seek Council's approval in principle to BC Hydro's application to the Land Reserve Commission for an electrical substation use on lands within the Agricultural Land Reserve in the Big Bend.

**RECOMMENDATIONS:**

1. **THAT** the Land Reserve Commission be advised that the City supports, in principle and subject to Council approval of a rezoning application, the proposed special case use of the subject property.
2. **THAT** a copy of this report be sent to the Land Reserve Commission, Attn: Mr. Andrew Upper, #133 - 4940 Canada Way, Burnaby, BC, V5G 4K6, and to B.C. Hydro & Power Authority, Attn: Mr. Robert Unger, 333 Dunsmuir Street, Vancouver, BC, V6B 5R3.

**REPORT**

**1.0 INTRODUCTION**

BC Hydro has made application to the Land Reserve Commission (LRC) for a special case use of Hydro property at 7450 Wiggins Street for an electrical substation to service the growing demand for power from new development in the Big Bend. The LRC has circulated the application to the City for comment.

This report provides background information on BC Hydro's application to the LRC, and seeks Council's concurrence for the special case use application to proceed through the LRC process. BC Hydro has also submitted an application to the City for rezoning of a portion of the subject property to accommodate substation use. The initial rezoning report for this property appears elsewhere on this Agenda.

## 2.0 SUBJECT SITE

The subject site is located southeast of Byrne Road between the unopened Wiggins Street right-of-way and the existing CP Rail line, as shown on Figure 1, *attached*. This site was purchased by BC Hydro, through a wholly owned subsidiary, in 1970. BC Hydro also owns a second property in the immediate area at 5210 Byrne Road (1.69 ha). These two properties have been retained by BC Hydro to provide for potential alternative locations for the future development of a substation to service the Big Bend.

Through preliminary discussions with City staff, BC Hydro has determined that the property at 7450 Wiggins Street (1.97 ha) would be the preferred location of the two available sites for a potential substation given its proximity to power transmission lines along the CPR line, and its more visually remote location from the Byrne Road frontage. In addition, the past use of the site for industrial purposes, from as early as 1954 to 1974, for a lumber mill and peat extraction operations indicates some degradation of the agricultural potential of the site. There is preliminary evidence of hog fuel, wood debris, and other materials on site consistent with previous industrial uses. BC Hydro and City staff were not able to identify any other available sites that would be suitable for a substation use given site requirements for a central location in the Big Bend, proximity to transmission lines, and lot size.

BC Hydro is proposing a phased development of the property to address current and future demands for power in the Big Bend. First phase of development would involve the installation of a portable / temporary substation to meet immediate needs to supply power to new Business Centre and industrial developments in the Big Bend by the fall of 2001. Construction and installation of the first bank of transformers for the permanent substation would then be completed by the fall 2002. The substation would have remaining capacity to meet all foreseeable needs for power to service planned future industrial and business centre developments in the Big Bend.

As indicated in the initial rezoning report, appearing elsewhere on this Agenda, a portion of the property is proposed to be rezoned to CD Comprehensive Development District (based on the M3 Heavy Industrial District). See Figure 2, *attached*. The preparation of a suitable plan for development for the site will provide for extensive landscape screening of the development, an urban trail segment flanking the property, construction of the adjacent Wiggins Street frontage to a finished standard, installation of a public rail crossing, certificate of compliance with environmental regulations for site development, and other on and off-site improvements.

It is noted that provision of a secure and reliable power supply is a key consideration for commercial and industrial developments seeking a suitable location for the establishment of new facilities. The provision of a substation is seen by BC Hydro as the best alternative to meet immediate urgent requirements for power in the area, and to properly service the growing base of high technology, commercial and industrial development in the Big Bend.

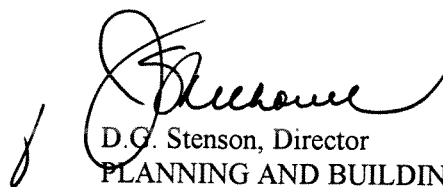
### 3.0 LAND RESERVE COMMISSION PROCESS

BC Hydro has made application directly to the LRC for a special case use of the subject property within the reserve land under Section 22 of the Agricultural Land Commission Act and in accordance with Section 34 (2) (f) of the ALR Procedure Regulation. Special case use applications provide for LRC consideration of non-farm and other specified uses of reserve land, including electrical substations and other utility installations.

The application seeks approval for development of about two-thirds of the site for the substation use. The balance of the site would remain in its currently undeveloped state. The second BC Hydro property at 5210 Byrne Road does not have a history of previous industrial use and is currently in a natural condition. BC Hydro has indicated to the LRC and city staff that it is willing to investigate options for releasing its property at 5210 Byrne Road for future agricultural utilization, as it would no longer be required for future Hydro purposes with the development of the proposed substation.

Approval of special case use applications does *not* result in the exclusion of the lands from the Agricultural Land Reserve (ALR). The development would, however, preclude potential future agricultural uses, and require rezoning to reflect the proposed use. LRC has circulated BC Hydro's application to the City for comment, and is requesting to be notified of any objections to or concerns with the application by 2001 March 30. The LRC would proceed with consideration of the application provided that Council does not object to the application as submitted.

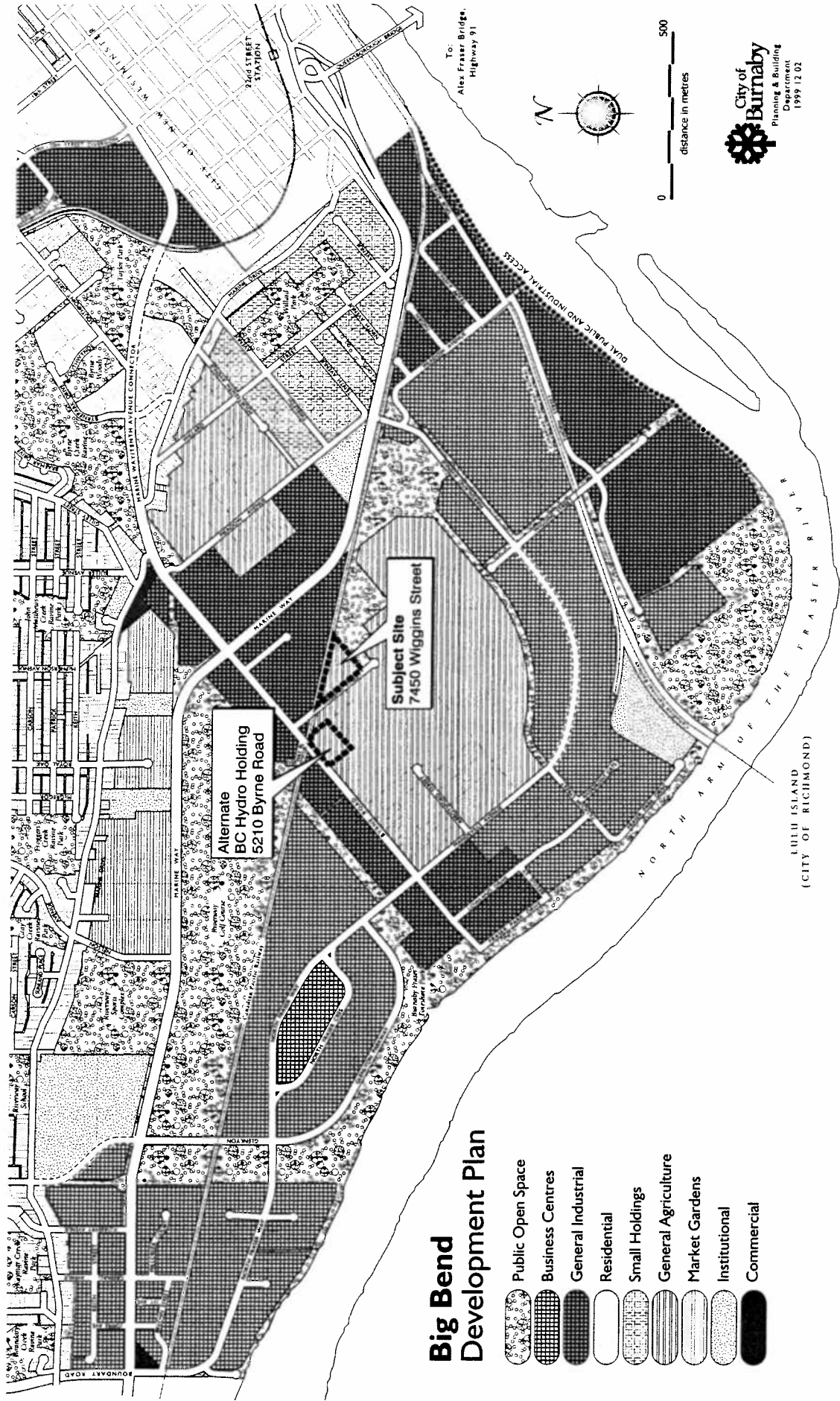
Given the general suitability of the proposed site for the proposed use, and the critical need to provide for secure and reliable electrical service to support anticipated future high technology, office, commercial and industrial development in the Big Bend, it is proposed that the Land Reserve Commission be advised that the City supports, in principle and subject to Council approval of a rezoning application, the proposed special case use of the subject property.

  
D.G. Stenson, Director  
PLANNING AND BUILDING

LP:sa

Attachment

cc: Director Engineering  
Director Finance  
Director Parks Recreation and Cultural Services



### Big Bend Development Plan

- Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial

FIGURE 1  
**SUBJECT SITE**

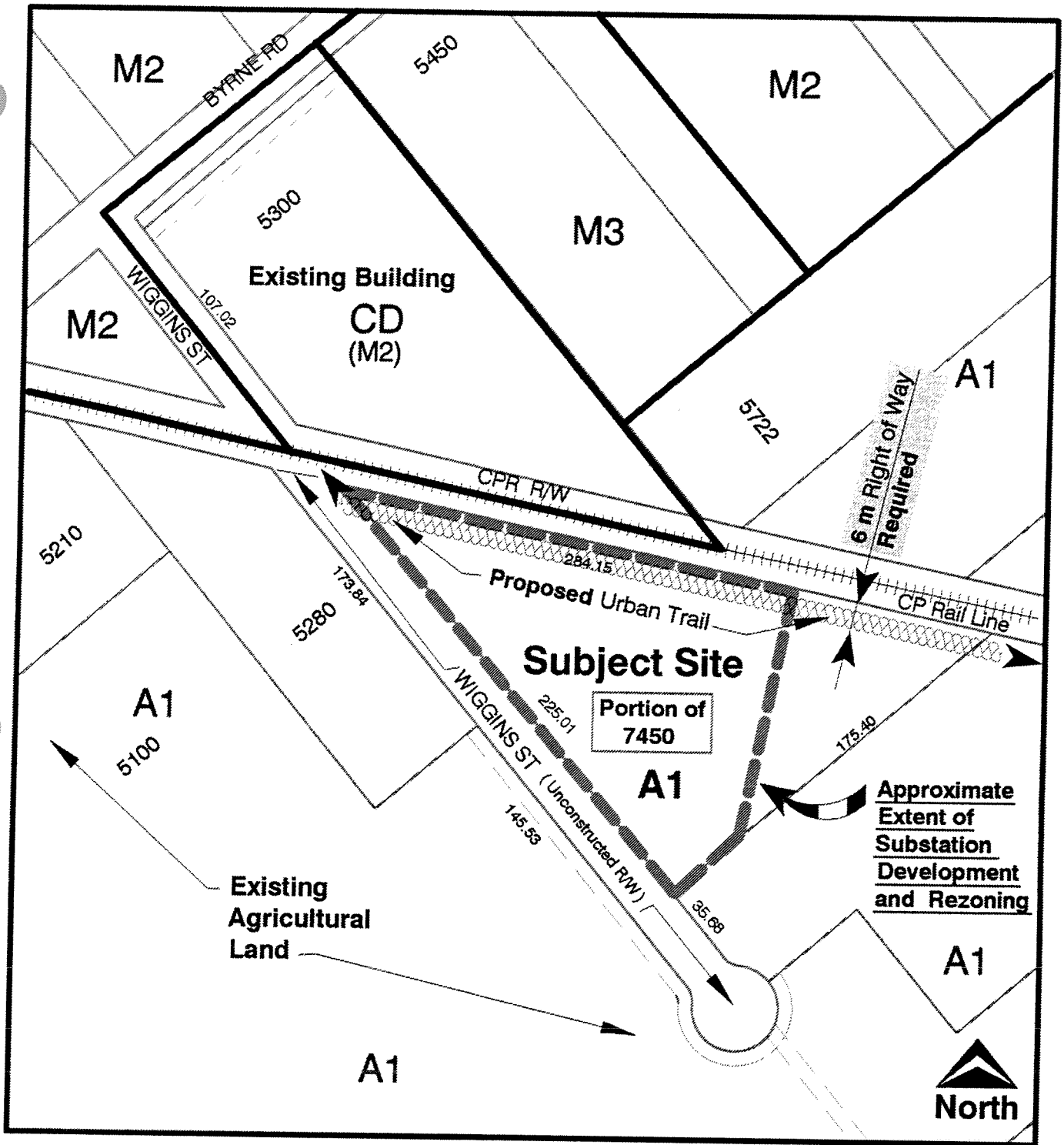


FIGURE 2  
**SUBJECT SITE**

