

TO: CITY MANAGER 2001 APRIL 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #01-03
PROPOSED B.C. HYDRO ELECTRICAL SUBSTATION

ADDRESS: PORTION OF 7450 WIGGINS STREET

LEGAL: PORTION OF LOT 27, DISTRICT LOT 155B, GROUP 1,
NWD PLAN 1248

FROM: A1 AGRICULTURAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(based on M3 Heavy Industrial District guidelines and in
accordance with the development plan entitled "Byrne Road
Substation" prepared by B. C. Hydro)

APPLICANT: B.C. HYDRO & POWER AUTHORITY
333 DUNSMUIR STREET
VANCOUVER, B.C. V6B 5R3
Attention: Mr. Robert Unger

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2001 May 15.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2001 April 23, and to a Public Hearing on 2001 May 15 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all

requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The granting of any necessary easements and covenants.
- d. The provision of a statutory right-of-way for Urban Tail purposes and the deposit of monies for its future construction.
- e. The deposit of the applicable GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area.
- f. The submission of a Site Profile and resolution of any arising requirements.
- g. The satisfaction of all necessary flood proofing requirements.
- h. The dedication of any rights-of-way deemed requisite.
- i. The approval of the Land Reserve Commission for the special case use application made by B.C. Hydro for the proposed electrical substation.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a B.C. Hydro electrical substation to serve the Big Bend area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is flat and occupied by two small abandoned buildings and considerable natural vegetation. A CP Rail line is located to the immediate north of the site beyond which are a variety of industrial facilities fronting Byrne Road and some vacant properties fronting Marine Way. Lands located to the south, west and east are currently undeveloped. Vehicular access to the site is currently unavailable but will be provided from Wiggins Street to be constructed to serve the site.

3.0 **BACKGROUND**

3.1 On 2001 March 26, Council received a report from the Planning and Building Department providing the background information regarding B.C. Hydro's application to the Land Reserve Commission (LRC) for a special case use of the subject site for an electrical substation to serve the growing demand for power from new development in the Big Bend. This site was selected for the substation use due to its proximity and access to power transmission lines along the adjacent CP Rail line and its visually remote location from Byrne Road. On that occasion, Council adopted the following 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.

3.2 On 2001 March 26, Council also received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

4.0 **GENERAL COMMENTS**

4.1 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. Phase II construction and installation of the first bank of transformers for the permanent substation, together with required screening 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.

4.2 The site is currently zoned A1 Agricultural District. Rezoning to the CD Comprehensive Development District using the M3 Heavy Industrial District as a guide is proposed to permit the proposed electrical substation use. Approximately two-thirds of the site will be rezoned

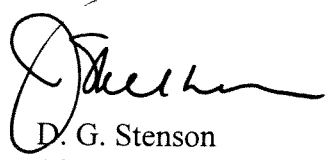
to accommodate the proposed substation while the remainder will retain its current A1 zoning and remain in its current undeveloped state.

- 4.3 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. While the site has a history of use for industrial purposes dating back to 1954, which indicates some degradation of its agricultural use potential, the LRC approval of the special case use application does *not* result in its exclusion from the Agricultural Land Reserve (ALR).
- 4.4 In order to provide an appropriate visual interface with the surrounding lands, the substation facility will provide a 10 metre landscaped setback from its site boundaries and a solid evergreen screen hedge adjacent to its security fencing. The substation transformers will be provided with exterior cladding for additional visual screening.
- 4.5 Vehicular access to the site will be from Wiggins Street which will be constructed by the applicant to a full standard adjacent the site including a public rail crossing of the CP rail line. Wiggins Street from Byrne Road to the CP Rail crossing will be constructed by the applicant to an interim standard.
- 4.6 The applicant will also deposit monies with the City for the future construction of an Urban Trail adjacent the north property line of the property which will form part of the trail network plan for this portion of the Big Bend area. A 6-metre statutory right-of-way will be registered over the property for this purpose.
- 4.7 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.8 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project as a requirement of PPA.
- 4.9 A Site Profile will be submitted and the resolution of any arising requirements are to be satisfied.
- 4.10 The site is within the Fraser River Flood Plain. Provisions will be made to raise the site grade to design flood proof elevations.

5.0 DEVELOPMENT STATISTICS

- 5.1 Site Area: - 1.5 hectares (3.77 acres) approximately

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| 5.2 | Substation Installation Area (secured) | - | 6,080 m ² (1.5 acres) approximately |
| 5.3 | Perimeter Landscaped Area | - | minimum 10 metres from net site boundaries |
| 5.4 | Transformer Units Height: | - | 7.3 metres (24 ft.) approximately |
| 5.5 | Parking Required/Provided: | - | 2 spaces |
| 5.6 | Loading Required/Provided: | - | 1 space |



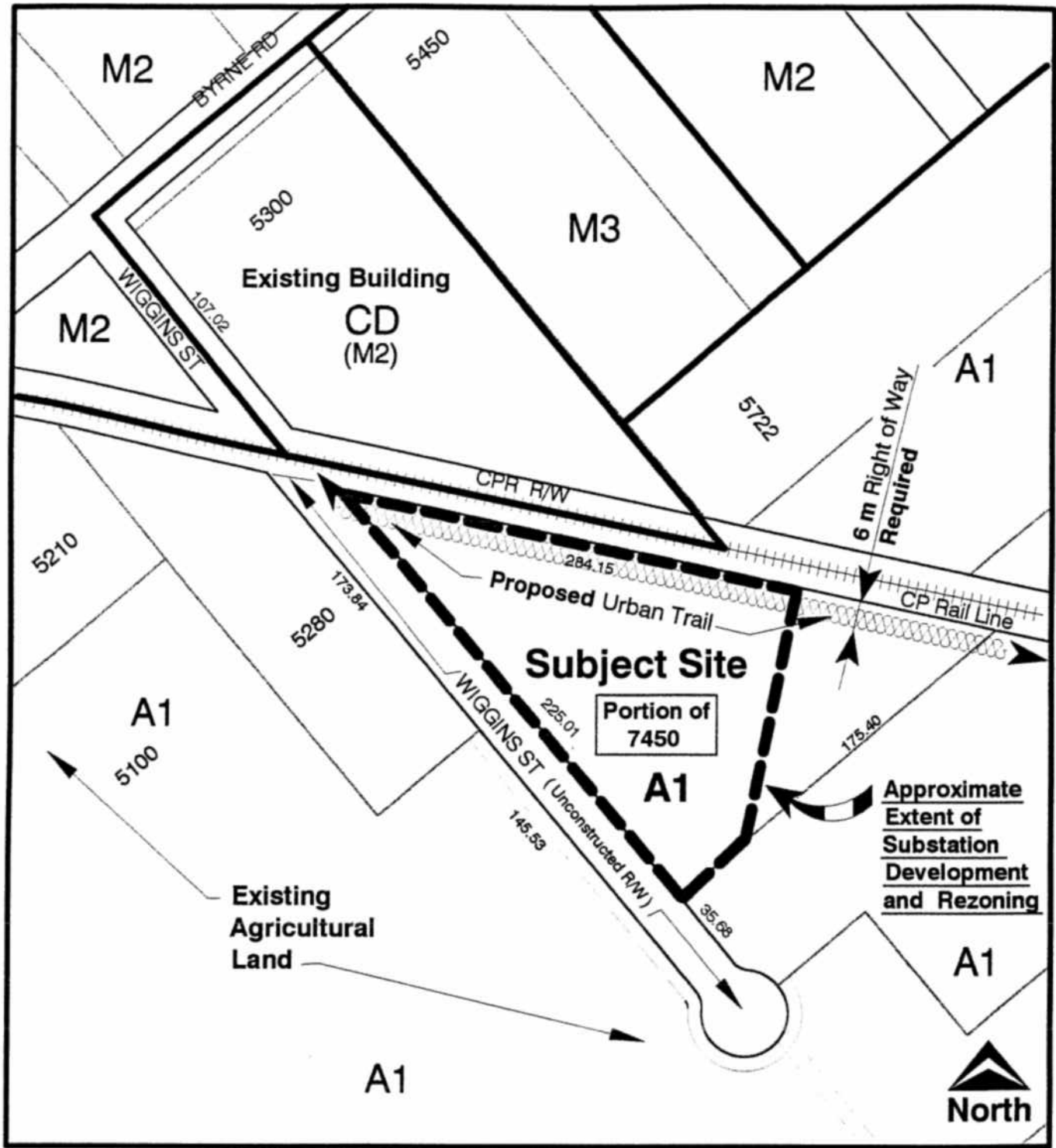
D. G. Stenson
Director Planning and Building



PS:lf:gk
Attachments

cc: City Clerk
City Solicitor
Director Engineering
Director Engineering (Environmental Services Division)

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Planning And Building Department

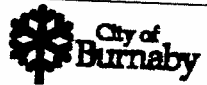
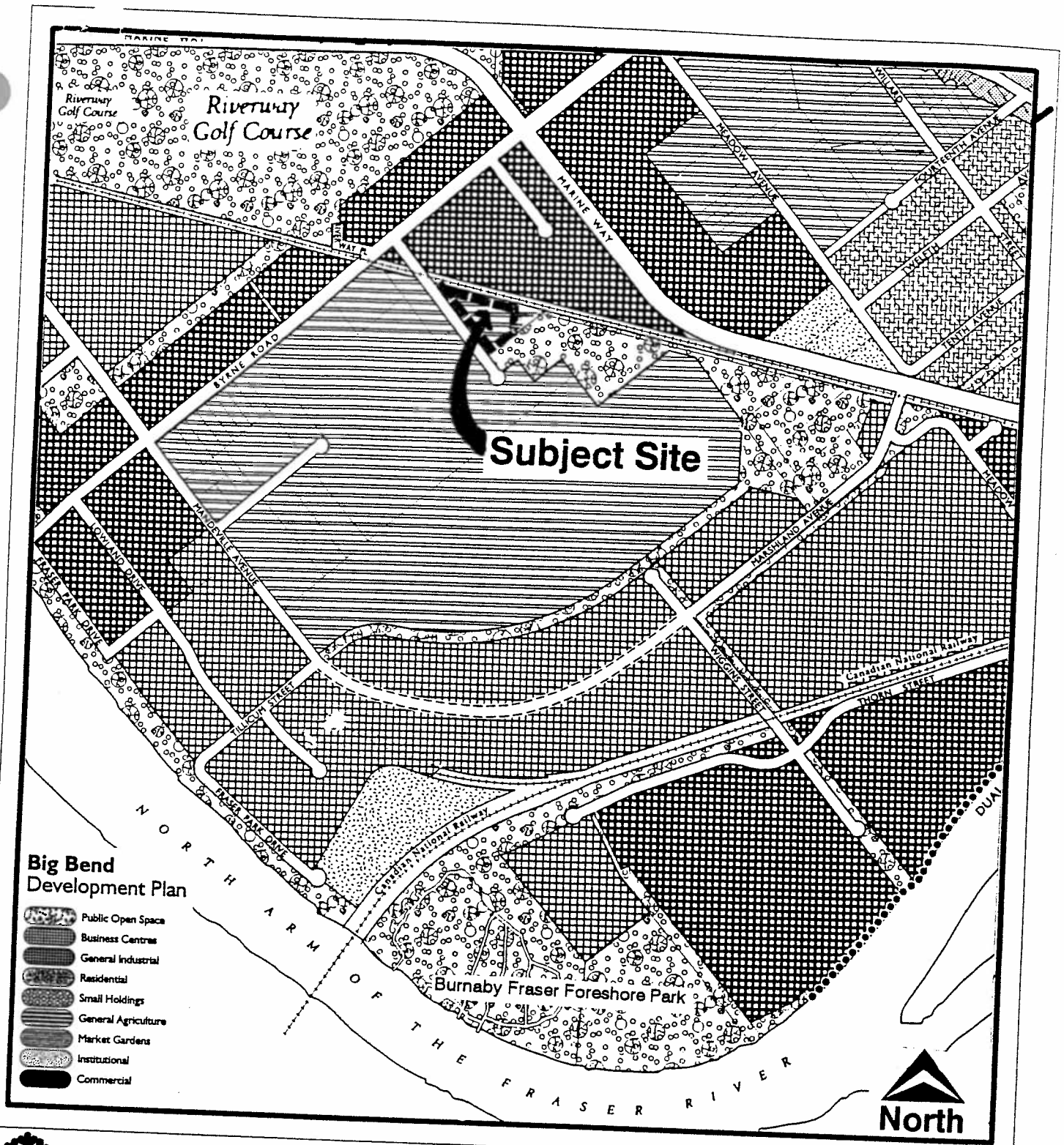
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Date: March 2001

REZONING REFERENCE 01 -- 03

Sketch # 1



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: March 2001

REZONING REFERENCE 01 -- 03

Sketch # 2

