

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

RE: **CITY COST-SHARING FOR UNDERGROUND WIRING
3800 BLOCK PENDER STREET
Rezoning Reference #02-31, Subdivision Reference #02-93**

2003 June 02

PURPOSE: To seek authority from Council to cost-share with the applicant for Rezoning Reference #02-31, costs related to undergrounding of existing overhead wiring located in the rear lane abutting private and City-owned lands adjacent to the subject development site to allow for the removal of the overhead lines at this time.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to pursue cost-sharing with Listraor Development Corporation, the applicant for Rezoning Reference #02-31, for the undergrounding of existing overhead wiring which abuts private and City-owned lands adjacent to the subject development site, on the terms outlined in this report.
2. **THAT** Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$77,680.00 to fund the City's share of costs to remove overhead lines, on the terms outlined in this report.
3. **THAT** Council authorize staff to prepare any necessary statutory right-of-way plans for BC Hydro works to be located on the property at 3802 Hastings Street, on the terms outlined in this report.

R E P O R T

1.0 BACKGROUND

On 2003 April 07 Council gave Second Reading to a rezoning bylaw that provides for the redevelopment of the properties at 3805 to 3869 Pender Street (see *attached* Sketch #1) to accommodate a proposed new 40-unit townhouse development project by Listraor Developments Inc.

One of the prerequisites to the completion of the rezoning is the undergrounding of existing overhead wiring abutting the site. Overhead BC Hydro and Telus services are located in the rear abutting lane on both the north and south sides of the lane, extending from the west side of Esmond Avenue to the property at 3900 Hastings Street (see *attached* Sketch #2). Adjacent to the subject development site to the east is an existing older apartment building on privately-owned property at 3873 Pender Street. To the east of the apartment building are the City-owned properties at 3885 and 3897 Pender Street, currently leased by the Heights Neighbourhood Allotment Gardens. The utility companies have indicated that partial removal of the overhead wiring to just abutting the development site is not

feasible at this time as the overhead wiring extends the length of the lane and also serves the adjacent private and City-owned properties, as well as the existing high-rise apartment building at 3900 Hastings Street. However, removal of overhead lines in the rear abutting lane would be feasible if the undergrounding works were to extend through the entire length of the lane from Esmond Avenue to the intersecting lane as shown in Sketch #2 attached.

The removal of overhead utility lines is considered to be a desirable and worthwhile endeavour for the City of Burnaby to pursue. The subject rezoning and development of the properties between 3805 and 3869 Pender Street presents an opportunity for the City to contribute to the undergrounding of visually obtrusive overhead wiring within the Hastings Street lane right-of-way. Without a contribution from the City for the portion of overhead wires fronting the private and City-owned properties, it would not be feasible to remove the overhead wires at this time.

It is noted that the City had allocated funds for the removal of overhead wiring in the Hastings Street lanes (north of 4100 block, south of 4000 block) through a previously proposed BC Hydro Beautification Project. The Beautification Project was not able to proceed as a result of complications regarding obtaining the necessary statutory right-of-ways or easements from abutting private properties. In this case, there is an opportunity to coordinate with the developer for Rezoning Reference #02-31 to achieve the undergrounding of overhead utility lines in this block of the Hastings Street lane right-of-way at this time.

2.0 PROPOSED COST-SHARING ARRANGEMENT

Given that a portion of the overhead lines located to the east in the lane right-of-way abut privately-owned and City-owned lands adjacent to the development site, this Department supports pursuing a cost-sharing arrangement whereby the City would pay for the undergrounding costs related to the private property at 3873 Pender Street and the City-owned properties at 3885 & 3897 Pender Street, leased by the community garden users. The City's portion of the total project costs would be based upon the frontage of City and privately-owned lands, including any necessary connection across the lane to the east to connect to existing underground works serving the high-rise apartment building at 3900 Hastings Street.

BC Hydro has been requested to provide detailed design and cost-estimates for the proposed works, to include an extension of the undergrounding works from the subject development site across the private and City-owned properties to the east. Staff have consulted with representatives from BC Hydro and Telus, who have indicated that preliminary design considerations include an underground trench to accommodate both utilities to be situated on the north side of the lane right-of-way, adjacent to the City-owned Urban Renewal Site at 3802 Hastings Street. The preliminary design has identified the need for two BC Hydro junction boxes to be situated on the Urban Renewal Site at 3802 Hastings Street. It is expected that the detailed design will identify the specific locations of such necessary BC Hydro civic and electrical work on City-owned property and related statutory right-of-ways will be pursued accordingly. It is noted that the adjacent Urban Renewal Site is currently vacant and would benefit from the proposed undergrounding works. Efforts will be made

to allow for the future integration of any required BC Hydro works within the future development of the Urban Renewal Site.

It is expected that the detailed design and cost estimates will be completed in the upcoming weeks. In the interim, both BC Hydro and Telus have provided "ball park" estimates of the costs of undergrounding. It is estimated that the City's share of the undergrounding costs will not exceed \$77,680.00, inclusive of a 10% contingency and 7% GST.

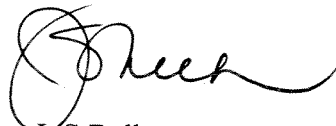
3.0 FINANCING

It is expected that this project will commence in 2003 and will be completed in 2004. The City will be invoiced for the City's portion upon completion of the project. Sufficient Capital Reserves are available, however this project is not included in the 2003-2007 Annual Capital Program. Upon Council approval, this project will be included in the 2004 Underground Wiring component of the 2004-2008 Provisional Capital Program and any necessary adjustments will be made within the existing capital program allocation.

4.0 CONCLUSION

The City's contribution to the undergrounding costs will allow for the removal of the overhead wiring in the 3800 block of Hastings Street and Pender Street, to be completed in conjunction with the developer's required works related to Rezoning Reference #02-31. The removal of overhead utility lines in the Hastings Street lane will contribute to an improved public right-of-way, and is considered a desirable civic beautification project.

It is therefore recommended that Council authorize staff to pursue cost-sharing with Listraor Development Corporation, the applicant for Rezoning Reference #02-31, for the undergrounding of existing overhead wiring which abuts private and City-owned lands adjacent to the subject development site and that a Capital Reserves Expenditure Bylaw in the amount of \$77,680.00 be brought down to fund the City's share of the undergrounding costs, on the terms outlined in this report. It is also recommended that staff be authorized to prepare any necessary statutory right-of-way plans for BC Hydro works to be located on the property at 3802 Hastings Street, on the terms outlined in this report.

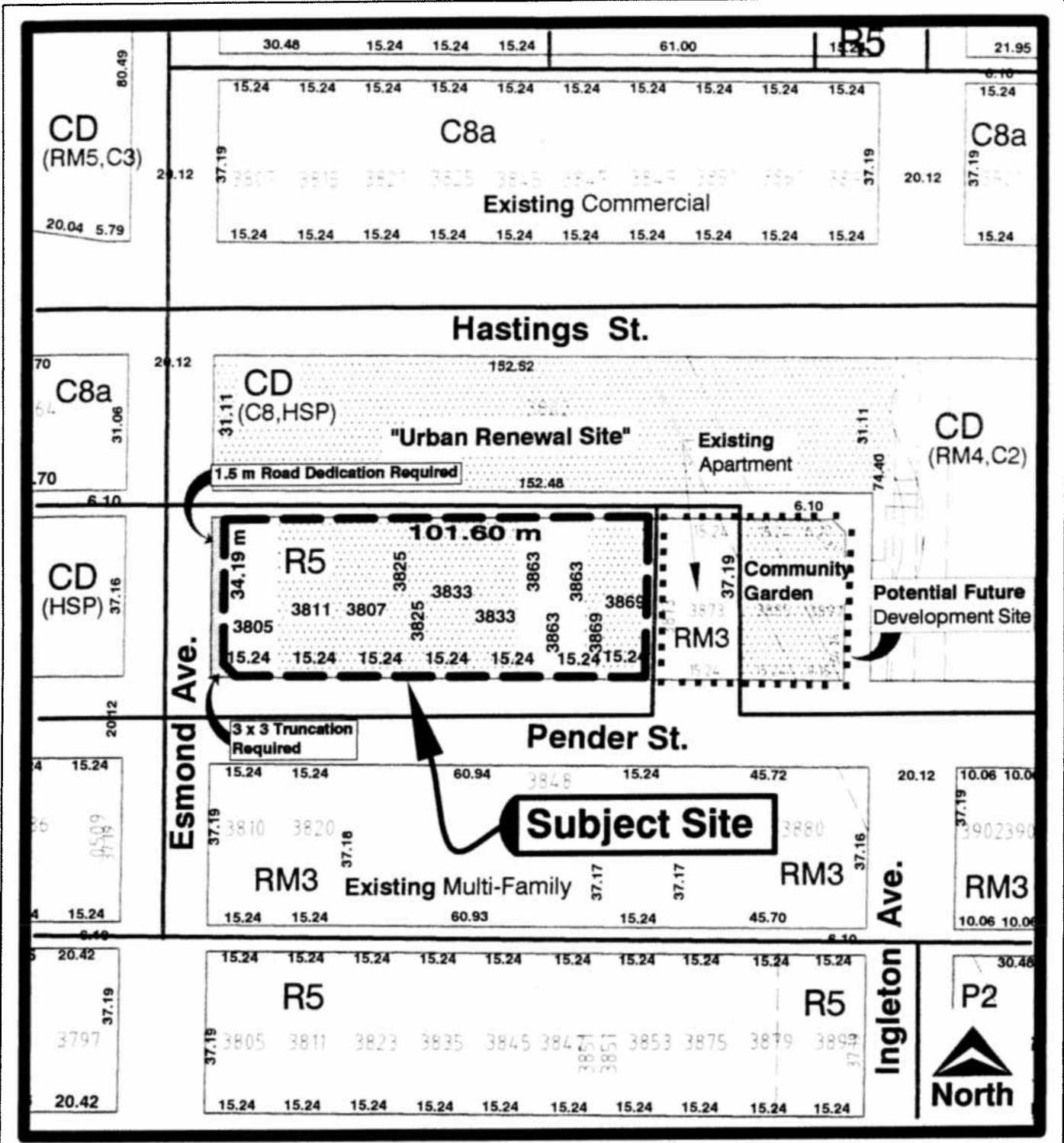


J. S. Belhouse
Director Planning and Building

JK:gk

Attachments (2)

cc. Director Finance
Director Engineering



Planning and Building Department

Scale: 1 : 1500

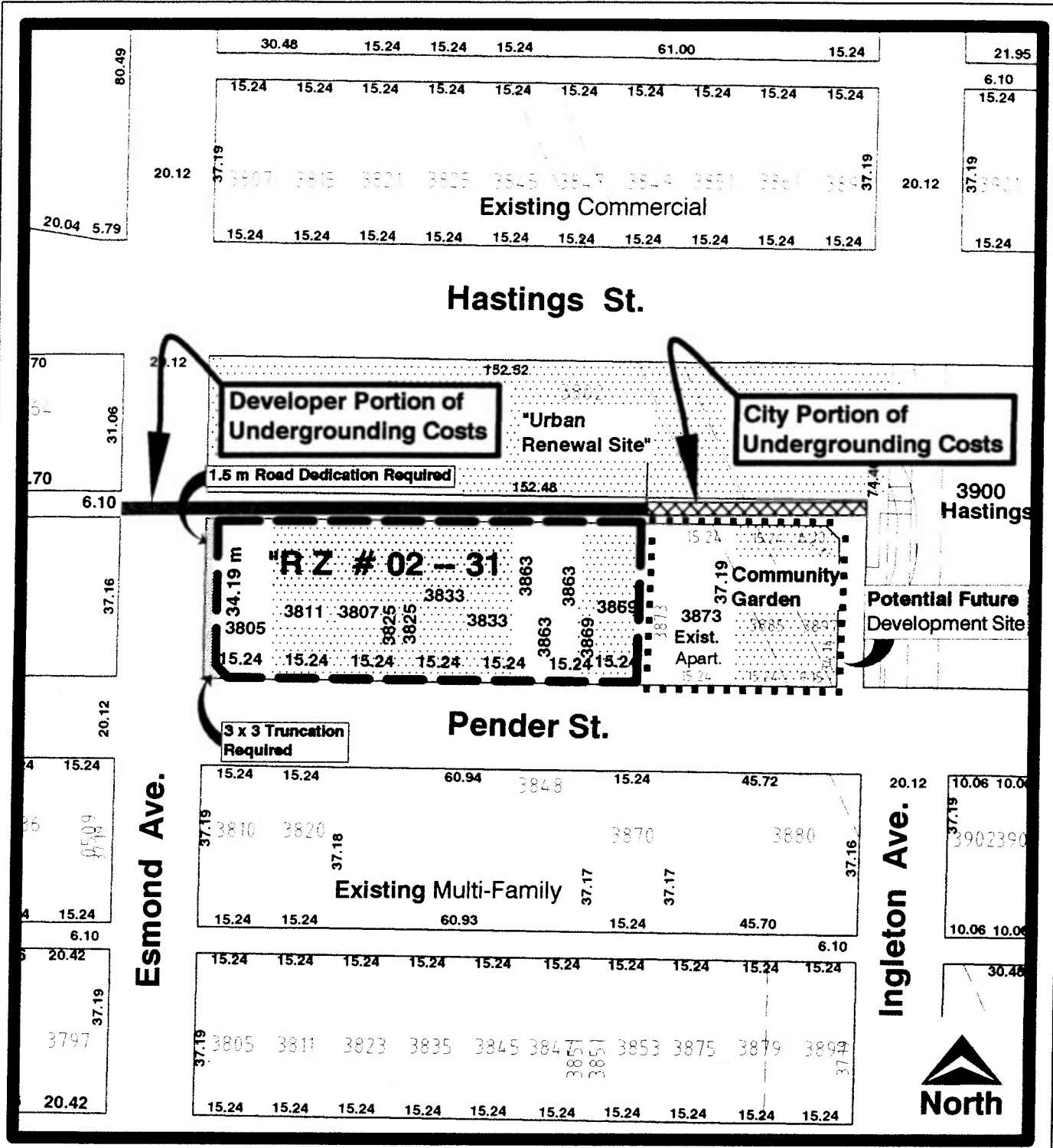
Drawn By: J.P.C.

Date: May 2003

REZONING REFERENCE 02 -- 31
3805 -- 3869 Pender St.

 City Property

Sketch # 1



Planning and Building Department

Scale: 1 : 1500

Drawn By: J.P.C.

Date: May 2003

Proposed Underground Wiring
3805 -- 3869 Pender St.

City Property

Sketch # 2

