



Item.....	07
Meeting.....	2009 Sep 21

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2009 September 17

**FROM:** DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT:** **DAWSON-DELTA PARK SITE/REZONING REF. #06-60 – STATUTORY RIGHT-OF-WAY FOR HYDRO SERVICE TO DELTA PUMP STATION AND DAWSON STREET LIGHTS**

**PURPOSE:** To request approval for the granting and execution of a Statutory Right-of-Way for hydro service to Delta Pump Station and Dawson Street Lights.

**RECOMMENDATION:**

1. **THAT** approval be given for the granting and execution of a Statutory Right-of-Way over a 3.5 m. by 3.5 m. portion of Lot 2, District Lots 124 and 125, Group 1, New Westminster District, Plan BCP37267 (within the Dawson-Delta Park site) in favour of British Columbia Hydro and Power Authority for the purpose of installing, accessing, maintaining and servicing a low profile transformer as outlined in the attached report.

**REPORT**

At its 'Open' Meeting of 2009 September 16, the Parks, Recreation and Culture Commission received the above noted report and adopted the recommendation contained therein.

Dave Ellenwood  
 DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

DE:tc

Attachment

P:\ADMIN\TC\DATA\COUNCIL\090916\PK-DAWSON-DELTA PARK SITE - STATUTORY RIGHT-OF-WAY

Copied to: City Solicitor  
 Deputy City Manager  
 Director Engineering  
 Director Finance  
 Director Planning & Building

**TO:** CHAIR AND MEMBERS  
PARKS, RECREATION & CULTURE COMMISSION

**FROM:** DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT:** DAWSON-DELTA PARK SITE/REZONING REF. #06-60 – STATUTORY  
RIGHT-OF-WAY FOR HYDRO SERVICE TO DELTA PUMP STATION  
AND DAWSON STREET LIGHTS

**RECOMMENDATION:**

1. **THAT** Council be requested to approve the granting and execution of a Statutory Right-of-Way over a 3.5 m. by 3.5 m. portion of Lot 2, District Lots 124 and 125, Group 1, New Westminster District, Plan BCP37267 (within the Dawson-Delta Park site) in favour of British Columbia Hydro and Power Authority for the purpose of installing, accessing, maintaining and servicing a low profile transformer as outlined in this report.

**REPORT**

**INTRODUCTION**

As a requirement of Rezoning Reference #06-60 and Subdivision Reference #07-57 Ledingham McAllister (the developer) subdivided and transferred ownership of Lot 2, District Lots 124 and 125, Group 1, NWD, Plan BCP37267, a 1.29 hectare (3.19 acre) land parcel, from its Perspectives Project site to the City for future park. The location of the Perspectives Project site is shown on the attached Brentwood Town Centre and Holdom Station Area plan (Attachment #1). The newly created park lot (Lot 2) is addressed 4900 Dawson Street and is located between the new Dawson Street extension and the Burlington Northern Rail Corridor.

City Engineering Department staff recently met with Ledingham McAllister and the British Columbia Hydro and Power Authority to review the design for the power service to the Perspectives Tower, Dawson Street lights and the Delta Sanitary Pump Station which is located within the newly created city park property (Lot 2). The BC Hydro service design identifies a requirement to install a new underground conduit and low profile transformer (LPT) within the city park property (Lot 2). To provide continuity of service into the future, BC Hydro requires that the LPT on city property be protected by a statutory right-of-way in its favour for the purpose of installing, accessing, maintaining and servicing the BC Hydro transformer.

To: Parks, Recreation & Culture Commission  
From: Director Parks, Recreation and Cultural Services  
Re: Dawson-Delta Park Site - Request for SRW for  
Hydro Service to Delta Pump Station and Street  
Lights

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The newly created park property is encumbered with an existing city sanitary pump station at its southwest corner, and a sanitary main and watercourse both running along the west side of the property. Ledingham McAllister has yet to complete its restoration of the transferred site, including raising the majority of the site to a flood proof elevation, rehabilitation and enhancement of the watercourse and 30 metre riparian setback zones along the site's west and south perimeters, interim landscaping of the remaining park area, and construction of the services (water and hydro) and service access road to the Delta Sanitary Pump Station.

### **STATUTORY RIGHT-OF-WAY REQUIREMENT**

The location of the proposed hydro works and associated statutory right-of-way is shown on the attached plan (Attachment #2). The conduit duct will enter the city-owned park lot from Dawson Street, at a location approximately 2 metres to the west of the new service access road to the Delta Sanitary Pump Station and will run approximately 1.5 metres south to connect to the proposed new low profile transformer kiosk (LPT). The proposed LPT kiosk will be 1.0 metre in height by 1.0 wide by 1.0 metre deep. A sealed underground conduit, proposed to exit the kiosk on its south side, will connect the new transformer to the Delta Sanitary Pump Station.

BC Hydro will own and maintain the transformer kiosk. A registered right-of-way easement over Lot 2, measuring approximately 3.5 metres wide by 3.5 metres deep, is required to provide BC Hydro legal access to the duct and the LPT on city land.

The statutory right-of-way agreement with BC Hydro will incorporate standard city terms. The cost of any legal survey work required for registration of the associated explanatory plan will be the responsibility of the City and no compensation is being requested from BC Hydro as the work is being done at the request of the City to service the Delta Sanitary Pump Station and Street lights. The LPT could also provide power, if necessary, to future park amenities.

### **CONCLUSION**

The construction of required improvements to the newly created Dawson-Delta Park site property (Lot 2), including riparian enhancements, park landscaping and services for the Delta Sanitary Pump Station and street lights on Dawson Street is now underway and scheduled to be completed this fall. Installation of hydro ducting and a low profile transformer within a new statutory right-of-way over the city owned Lot 2 at the Dawson-Delta Park site is required. To meet this schedule, the granting, execution and registration of the requested right-of-way in favour of BC Hydro by the city is recommended at this time.

To: Parks, Recreation & Culture Commission  
From: Director Parks, Recreation and Cultural Services  
Re: Dawson-Delta Park Site - Request for SRW for  
Hydro Service to Delta Pump Station and Street  
Lights

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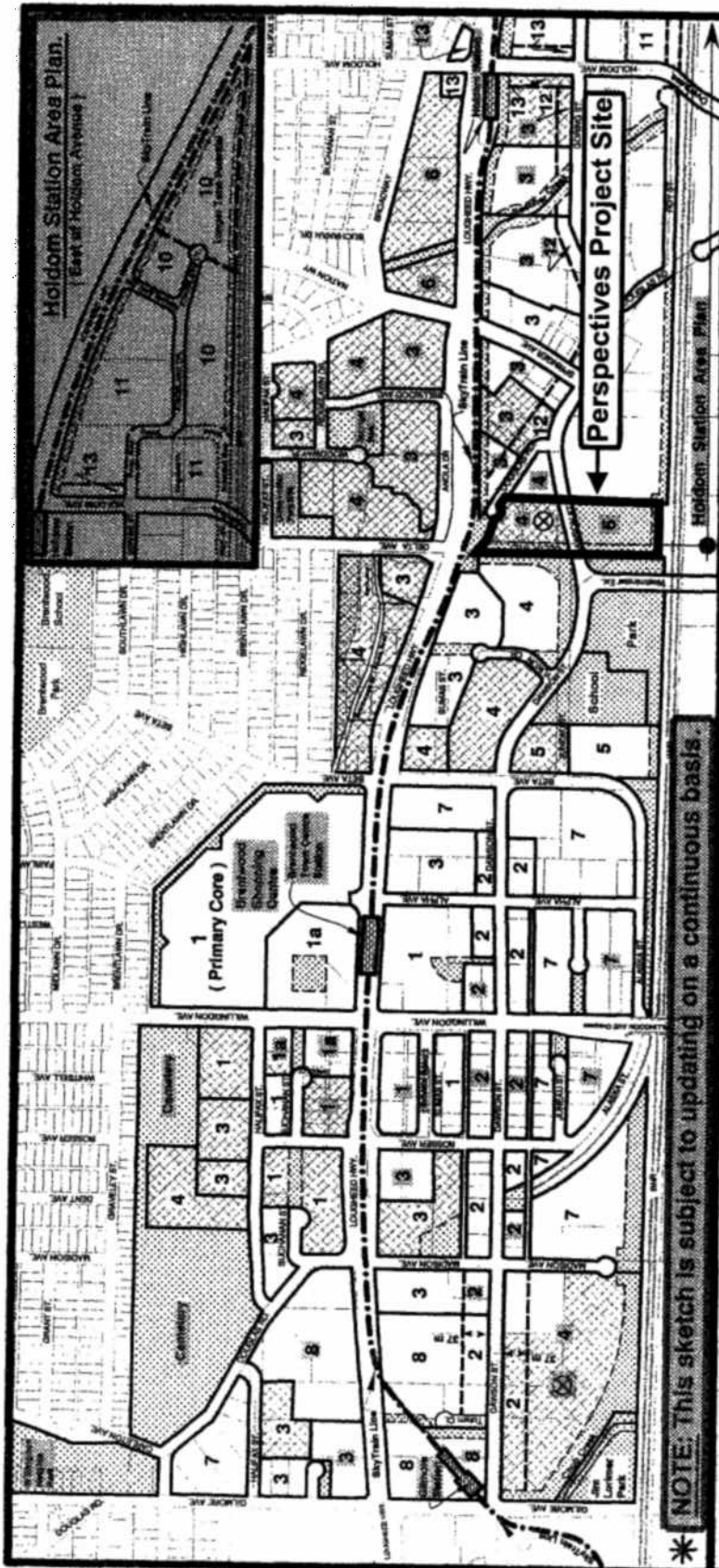
Dave Ellenwood  
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

ATS:ats:tc

Attachments (2)

P:\admin\shared\as\reports\to be formatted\dawson-delta park site - srw hydro

Copied to: City Solicitor  
Deputy City Manager  
Director Engineering  
Director Finance  
Director Planning & Building



**\* NOTE: This sketch is subject to updating on a continuous basis.**

**Brentwood Town Centre Development Plan**  
(Including Hoidom Station Area Plan)

**Land Use Concept**

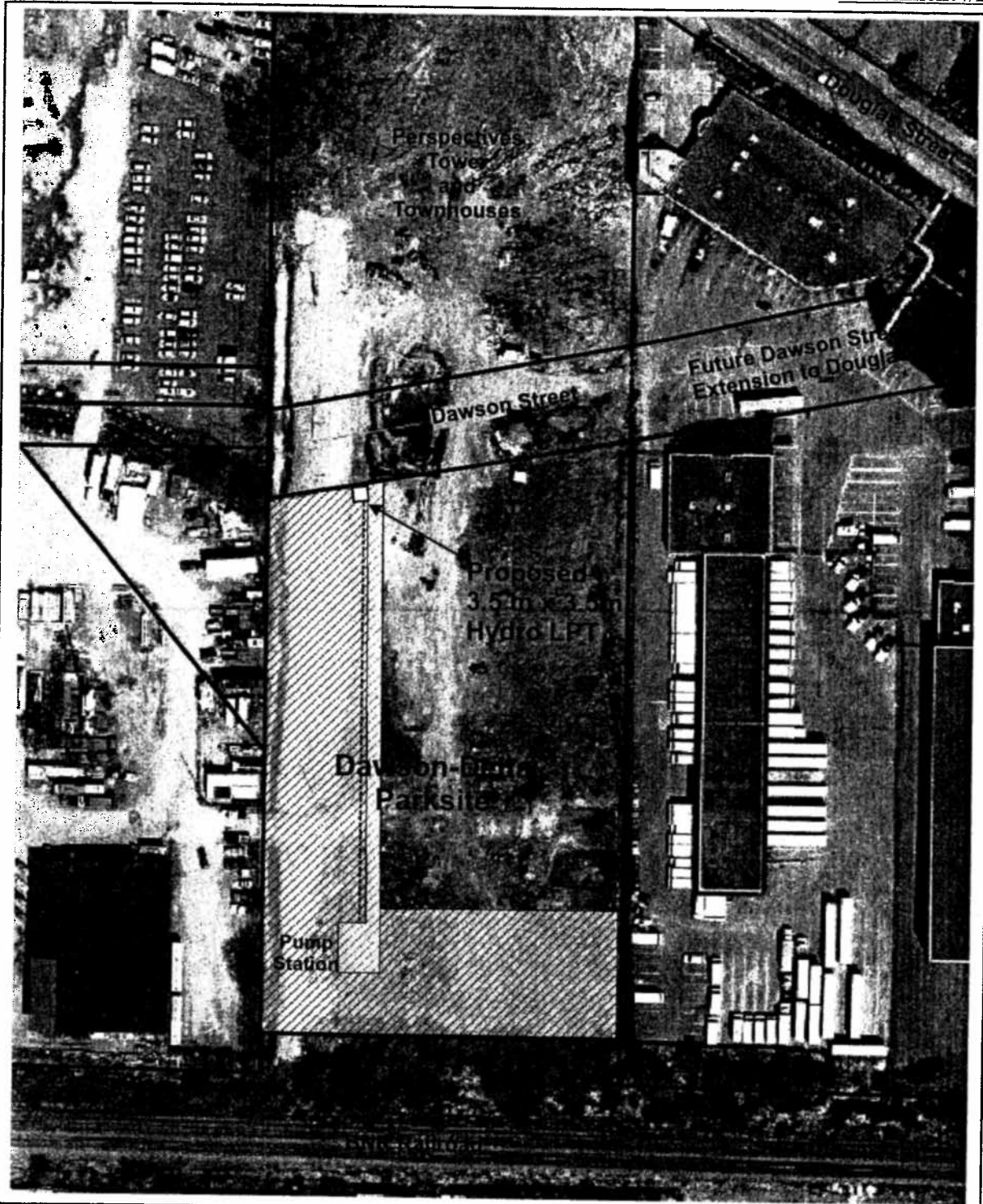
1 → Core Development CD (C3, RM5) → 1a → CD (C3)  
 2 → Village Street C9  
 3 → Residential (High Density) CD (RM5)  
 4 → Residential (Medium Density) CD (RM3)  
 5 → Residential (Medium Density) CD (RM2)  
 6 → Residential (Low-Density Townhousing) CD (RM1)  
 7 → Succession (Industrial to Multiple Family Residential)  
 8 → Secondary Commercial (Council Adopted on 00.12.11)  
 9 → Existing Service Commercial  
 10 → Suburban Business Centre (B1)  
 11 → Urban Business Centre (B2)

12 → Live/Work or Townhouse Buffer  
 13 → Street Front Commercial (See Hoidom Station Area Guide Plan)  
 ⊗ → Areas may include tower forms  
 ▨ → Park, School, Public Open Space, Buffer





\*\*Particular Clarification of Guidelines is Required with Planners for any serious development inquiring utilizing these Designated Guidelines as well as any specific Reports to Council.

▨ → Completed or Rezoned in Accordance with Development Guidelines

**City of Burnaby**  
 Planning and Building Department  
 North  
 1, 1996 Updated to March 2009



**Dawson-Delta Parksite:**  
*Proposed BC Hydro*  
*Statutory Right-of-Way Area*

Legend	
	Riparian Area
	Service Access Road
	Conduit
	Future Connection