
TO: CITY MANAGER **DATE:** 2014 October 08

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 05/68000 20

**SUBJECT: BURNABY ZONING BYLAW AMENDMENT
P12 UTILITY CORRIDOR DISTRICT**

PURPOSE: To propose a Burnaby Zoning Bylaw amendment and property rezoning process to appropriately zone utility transmission corridor lands.

RECOMMENDATIONS:

1. **THAT** Council authorize the introduction, at a future Public Hearing, of a bylaw to amend the Burnaby Zoning Bylaw to recognize utility transmission use of lands under a new P12 Utility Corridor District, as outlined in Section 4.1.1 of this report.
2. **THAT** Council authorize staff to pursue a City-initiated rezoning process of properties within the Newell Transmission Corridor to the P12 Utility Corridor District, as outlined in Section 4.1.2 of this report.
3. **THAT** Council authorize staff to pursue future City-initiated rezoning processes for other utility transmission corridor lands to the P12 Utility Corridor District, as outlined in Section 4.1.3 of this report.
4. **THAT** Council authorize staff to advise BC Hydro and the applicable Ministry responsible for the subject lands of the proposed rezoning to the P12 Utility Corridor District.
5. **THAT** a copy of this report be sent to the Community Development Committee and the Parks, Recreation and Culture Commission for their information.

REPORT

1.0 BACKGROUND

The City has been advised by BC Hydro of a proposal for the potential sale and transfer of a group of Provincial Crown properties that form part of the Newell Transmission Corridor (NTC), located in and adjacent to the Edmonds Town Centre. BC Hydro has advised that the sale of these properties is intended to potentially generate revenue for the Provincial Government through the sale of land assets considered surplus.

City staff have reviewed the NTC lands that could potentially be sold to private interests, and have concluded that the prevailing zoning in place for these lands is inconsistent with the City's adopted Official Community Plan and other area plans. The direction and intent of the City's

plans are to specifically preserve these lands for their intended and current dual use for both utility transmission corridors and open space purposes. The development of the NTC and other similar lands under prevailing zoning would erode the consistency of the City's plans for their use as transmission corridors and the contribution that is made to open space in our residential and other neighbourhoods. Further impacts would arise as opportunities are lost to improve and enhance the development of open space; create connections to public trail and cycle routes; and improve the sustainability and liveability of our neighbourhoods, in association with these lands.

Consistent with the City's prevailing Official Community Plan and other adopted area plans, this report seeks Council approval to advance a text amendment to the Burnaby Zoning Bylaw, and to pursue City-initiated rezoning processes for the NTC and other similar lands in Burnaby.

2.0 TRANSMISSION CORRIDORS IN BURNABY

There are a number of significant transmission corridors that link with urban electrical substations in Burnaby, which have been established and recognized as part of the city's community plans. Many of these corridors are within designated parks and conservation areas and are specifically integrated within adopted plans for use as pedestrian and cycle trails. These transmission corridors and their related titled properties are also located within the boundaries of, and/or adjacent to, many parks, conservation areas, and public open spaces including but not limited to:

- Burnaby Mountain Conservation Area
- Capitol Hill Conservation Area
- Stoney Creek Ravine Park
- Burnaby Lake Regional Nature Park
- Burnaby Lake Sports Complex
- Byrne Creek Ravine Park
- BC Parkway (Expo SkyTrain Line)
- Highland Park Line

A map showing these corridors in relation to the City's Park and Open Space System is provided in *Attachment 1*.

3.0 NEWELL TRANSMISSION CORRIDOR (NTC)

In 2013, BC Hydro advised the City that it was adding twenty properties that comprised a portion of the NTC to the "BC Hydro Surplus Property List." This proposal would potentially result in the sale of these lands to private interests for development under prevailing zoning. In many instances, the City's prevailing zoning for these lands does not reflect the directions and designations of the City's adopted community plans. This situation has arisen as the sale of such lands has generally been unprecedented in the City's history, and as such, consideration of a need for the specific zoning of these lands, to define their use consistent with the City's adopted plans, had not arisen, in past, as a topic of concern or interest.

3.1 Creation of the Newell Transmission Corridor

The NTC is a historic electric utility corridor that was developed with the approval and cooperation of the Municipality of Burnaby in 1949. The British Columbia Electric Company Limited (the predecessor of BC Hydro) required the development of a transmission line to link the Stave Falls Transmission Line and the Hill Avenue Substation on the south side of Burnaby Lake to the Newell Substation located at Griffiths Avenue and Kingsway to serve increased electrical use and capacity (see *Attachment 2*).

As Council considered the project integral to the post-war development of the municipality, and in the broad public interest, it advanced its approval to provide for the creation of a 100 foot wide corridor through Robert Burnaby Park and other city-owned lands parallel to Imperial Street and terminating at the Newell Substation at Kingsway and Griffiths Avenue. Additionally, the City, through “Burnaby Land Sale Bylaw No. 2063,” approved the sale of a number of Tax Sale properties in the form of vacant residential lots to the BC Electric Company as: “Council ... deem it expedient and in the Public interest to accept the said offer.” Subsequently the corridor was cleared and the high voltage transmission line was constructed and completed in 1950.

The NTC has retained its original overhead transmission lines (69 KV Circuit) supported with wood poles. Later an underground conduit (230 KV Circuit) was added to the right-of-way. In 2000-2001, BC Hydro completed a significant upgrade to the transmission line’s cables and infrastructure including installation of new underground line. These transmission lines remain an important part of the electrical distribution system within Burnaby serving both the City and regional transmission network.

3.2 Public Use of the Newell Transmission Corridor

The NTC has been incorporated into the City’s ongoing planning to protect the function and safety of this major electrical utility corridor, to enhance the City’s urban design, and to provide for open space, recreational and transportation opportunities for citizens. The long-held civic interests in the NTC are outlined below.

3.2.1 Burnaby OCP – Parks and Public Open Spaces

Following the completion of the NTC in 1950, the right-of-way with its associated access road became widely and informally used by residents within the Edmonds and Lakeview neighbourhoods for passive trail use to access parks and recreational amenities including Malvern Park, Lakeview Elementary School, Lakeview Park and Robert Burnaby Park. The active public use of the corridor was first recognized in the 1970s, and was formally adopted as part of the City’s trail network by Council in the Burnaby Trail Study (1980), and again was reflected in the Burnaby Trail Inventory and Development Program (1986). Council adopted the Newell Transmission Line route as part of the Burnaby Transportation Plan in 1995 for use by both pedestrians and cyclists.

In 1998, Burnaby's OCP was adopted with a number of goals and provisions related to integrating all of the City's trail, greenway and transportation plans. This plan, which provides for a more formalized and ongoing vision of the City's Urban Trail system, identified the NTC as a park trail route with the potential to become a fully developed 'greenway' that would provide significant open space linking green spaces to the developing Edmonds Town Centre. This vision is articulated in the Park and Open Space section of the OCP within the goal: "... to provide a system of pedestrian/cycle trails and other greenways to connect the major park and open space areas of the City with each other and other strategic components of the City and adjacent municipalities."

3.2.2 Urban Greenway Plan

Using the connectivity concept envisioned by the OCP, Burnaby has worked over many years to establish a regional urban greenway plan. In 1999, Burnaby partnered with Metro Vancouver to commence the planning phase for the Burrard Peninsula Recreational Greenway Plan. The concept of a regional greenway vision originates from the Green Zone Strategy and the Liveable Region Strategic Plan. The goal of the plan is to achieve connectivity amongst the region's parks and open spaces by developing a network of regionally significant recreational greenways that link across municipalities.

Council adopted a comprehensive greenway plan for the City which included the "Byrne Creek-Burnaby Lake Greenway" which utilized the NTC as a key component of this route. Following this direction, the Planning Department approached BC Hydro to establish an agreement respecting its use for a public trail/greenway. As BC Hydro was in the process of upgrading the transmission line at that time, the development of a formal agreement related to the planning and development of the anticipated urban trail on the NTC was delayed pending the completion of these works.

Discussions with BC Hydro, however, resulted in a written commitment from BC Hydro that it "... had no objection in principle to the ...trail within our right-of-way" subject to:

- advancement of the project following completion of the cable replacement project;
- any trail works would require separate approval;
- installation of gates or post to prevent unauthorized vehicles;
- maintaining continuous access for BC Hydro at all times; and,
- the City would be requested to execute a Licence of Occupation to use the right-of-way for a recreational urban trail.

These conditions would be expected to remain applicable for any future agreement reached between the City and BC Hydro respecting the implementation of future formalized public access, on the NTC or other similar routes in Burnaby.

3.2.3 Beautification Area

In 1979, the City entered into a lease with BC Hydro for a 3,433 m² (0.85 acres) section of the Newell Transmission Corridor for a civic beautification area that also included City properties and closed road allowances. The lease agreement encompassed nine properties owned by BC Hydro located at the intersection of Imperial Street, Walker Avenue and Salisbury Street (see *Attachment 4*).

This project recognized the local community interest in ensuring that the transmission line was properly integrated into its mature residential neighbourhood context, as an amenity. The Parks Department completed the works under the Burnaby Beautification Committee with a landscape plan that includes flowering trees and lawns that have been maintained annually by the City. Later, civic improvements such as road closures and the installation of sidewalks have been completed to improve pedestrian access and use of the greenway and road intersection.

The five year lease term (1979 – 1983) was for \$1.00 per year, with terms that have since permitted the agreement to continue on an ongoing month to month basis. The lease provides a termination clause permitting either party to cancel the agreement with formal notification of 90 days. BC Hydro staff have indicated that it is not their intention to cancel the lease with the City at this time, but to cooperate to ensure civic needs for the lands are maintained as part of an agreement for any associated BC Hydro properties.

3.2.4 Edmonds Town Centre Community Plan

The legal lots that comprise the section of transmission line within the boundaries of the Edmonds Town Centre, and located between Kingsway and Balmoral Street, were designated for Park and Public Use, as part of the adopted Community Plan initially developed in 1981. This designation recognized, in part, that the use of the corridor properties for a major transmission line precluded their future redevelopment for other commercial and/or residential purposes (see *Attachment 2*).

3.3 BC Hydro Surplus Property Review Process

As noted, in 2013 the City was formally advised by BC Hydro that it was adding a number of properties in Burnaby to their “Surplus Property List” (see *Attachments 3 and 4* and *Appendix B*). As part of this process, BC Hydro is undertaking a review of the potential disposition of 20 residentially zoned properties (approximately 2.35 acres) that constitute a significant section of the NTC in and adjacent to the Edmonds Town Centre. Two of the subject properties are currently leased to the City, as part of the beautification area located at Salisbury Avenue and Halligan Street. These properties were identified as surplus, and available for sale under the Provincial Budget directive, based on a special review of land assets by the BC Hydro. Seven additional properties within the beautification area under lease are not affected by the potential land sale.

Staff have been advised that it is the current policy of BC Hydro to sell any lands considered surplus and to protect existing electrical transmission infrastructure through the registration of any necessary easements or rights-of-way. Following BC Hydro's established disposition policy for surplus properties, notification was provided to the City of Burnaby, Metro Vancouver (Property Division), Province of BC (Shared Services) and TransLink to determine whether any of these governments and agencies have an interest in acquiring the identified properties. At this time, staff are not aware that any other agency has expressed an interest in the acquisition of the subject lands.

City staff have advised BC Hydro representatives of the long-standing City designations and public interests served by transmission corridor lands, as outline above. BC Hydro staff have, however, indicated that there is the potential for the properties to be made available for public sale, as soon as surveys of the current infrastructure have been completed and legally registered against the legal titles of the lands, and any necessary utility relocation work has been completed to support future development of the lands under prevailing zoning.

3.4 Development Potential Under Prevailing Zoning

The properties being considered by BC Hydro for sale, under existing historical zoning, would include 13 legal lots in the Single Family (R5) Residential District, 4 legal lots in the Multi-family (RM3) Residential District, and 3 lots in the Multi-family (RM2) Residential District. These lands and prevailing zoning designations are shown on *Attachment 5* and *Appendix B*. As legal lots, the lands could be developed directly, or sold for consolidation purposes with adjacent private holdings. As noted above, development of these lands under prevailing zoning is inconsistent with the City's Official Community Plan and other plans.

4.0 PROPOSED CITY-INITIATED REZONING

Based on the established community plan designations and broader civic interest in the NTC lands, staff propose that a City-initiated rezoning of the lands be pursued. The rezoning of the NTC lands to a District consistent with the prevailing designations of the City's community plans would serve to maintain the lands for their designated purposes, whether the lands are held by BC Hydro or other private interests. This would also ensure that the lands were not developed, contrary to the City plans, under historic zoning designations that are inconsistent with the City's intent and purposes for the lands. Rezoning to the proper district would also serve to protect citizens from impacts arising from the development of these lands contrary to the local community plans. Potential impacts include: loss of open space, greenways, trails, and buffer zones between residential uses and electrical transmission infrastructure, and incompatible urban design implications.

4.1 Land Use Zoning Designations for Transmission Corridors

It is noted that in the past, the lands associated with transmission corridors were largely seen by the City to have been held within a well-defined "public trust" which would be protected both by BC Hydro and the Provincial Government. The consistent administration of the corridors by BC

Hydro, in cooperation with the City, ensured that these assets served transmission needs and supported community integration objectives and that they were not eroded by inappropriate development.

Given the current circumstances, it is now necessary to consider establishing the appropriate zoning designation for these lands, consistent with the City's plans and designations. Primarily, the new zoning of the lands would serve to maintain the opportunity for these lands to provide for the accommodation of electrical transmission and/or other utility infrastructure to meet the future needs of the community as we continue to grow into the future.

To achieve the City's community plan objectives and provide for continued and future utility infrastructure on the subject lands, it is proposed that the lands be rezoned to a new district, the P12 Utility Corridor District, as discussed below.

4.1.1 Proposed Text Amendments to the Burnaby Zoning Bylaw

To support the proposed approach, several amendments to the Burnaby Zoning Bylaw are required, including:

- Creation of the new P12 Utility Corridor District;
- Addition of a definition for "utility corridor;" and,
- Minor amendments to two sections of the Supplemental Regulations.

These proposed amendments are discussed in turn below.

P12 Utility Corridor District

Currently, no district in the Zoning Bylaw explicitly provides for the current and intended uses of utility transmission corridors, as discussed above. Similarly, these uses do not readily fit within the intent of any existing zoning district. For these reasons, and to ensure that the intended uses and regulation of utility transmission corridors are clearly defined, it is recommended that a new zoning district, the P12 Utility Corridor District, be added to the Zoning Bylaw (see ***Appendix A***).

As proposed, the P12 Utility Corridor District would provide for the location of utility infrastructure, including:

- overhead electrical transmission lines and support structures;
- underground electrical transmission lines;
- underground sewer or water lines;
- underground telecommunication infrastructure; and,
- other underground infrastructure.

It would also permit compatible uses, including:

- trails and open space; and,
- accessory uses and structures.

The latter could include equipment boxes and other utility infrastructure, as well as benches, signage, and other infrastructure related to trail amenities.

It is recommended that the above noted uses be subject to a condition of use that requires those portions of a P12 zoned lot not used for permitted uses to be fully and suitably landscaped and properly maintained.

In order to ensure the safety of adjacent roads and to minimize interference, it is also recommended that where a lot abuts a street or lane, all electrical transmission lines and support structures shall comply with BC Ministry of Transportation design criteria for transmission lines adjacent to highways.

In addition, in order to minimize conflicts with adjacent residential uses, it is recommended that a minimum setback of 3 m (9.84 ft.) be required for all uses on a P12 District lot that abuts a lot in an A, C8, C9, R, or RM District, or in a CD District based on an A, C8, C9, R, or RM District.

Definition of “Utility Corridor”

In order to clarify the applicability of the proposed P12 District, it is recommended that the following (or similar) definition be added to Section 3 of the Zoning Bylaw:

“UTILITY CORRIDOR” means a parcel or an assemblage of parcels of land forming a linear tract that contains or is intended to contain as the principal use, one or more of the following:

- a) overhead electrical transmission lines and support structures;*
- b) underground electrical transmission lines;*
- c) underground sewer or water lines;*
- d) underground telecommunications infrastructure; and/or,*
- e) other underground infrastructure*

and that contains no development other than the above noted uses and/or open space, trails, or accessory uses and structures that are customarily ancillary to such uses.

This definition distinguishes utility corridors from utility infrastructure that is located within road right-of-ways or that exists solely on easements or statutory right-of-ways through private land.

Infrastructure and development in road right-of-ways, including utility lines, is not generally regulated under the Zoning Bylaw; utility infrastructure in easements and right-of-ways is generally more limited in extent and is intended to coexist unobtrusively within a variety of

development contexts. Neither of these forms of utility development fit within the intended scope of the proposed P12 District.

Supplementary Regulations

Utility corridors are distinct from most development types in that they generally contain no buildings, parking or loading facilities. In order to ensure that all relevant Zoning Bylaw provisions apply to the specific forms of development permitted in the proposed P12 District, it is necessary to amend two sections of the Supplementary Regulations, as discussed below.

Section 6.6(1)(a) states

No accessory building or structure shall be erected on any lot unless the principal building to which the accessory building is an incidental use has been erected or will be erected simultaneously with said accessory building.

It is the intent of the proposed P12 District that the principal utility corridor uses be established before or simultaneously with any accessory structures and uses. However, since such uses will not likely consist of buildings, it is necessary to amend Section 6.6(1)(a) to also apply to uses and structures, as follows:

No accessory building or structure shall be erected on any lot unless the principal building, structure, or use to which the accessory building or structure is an incidental use has been erected or will be erected simultaneously with said accessory building, structure, or use.

Section 6.15(1) states

In R, RM, C5 and P Districts, any part of a lot not used for building, parking or loading facilities or outdoor recreation or, in the case of a lot in the P4 District, not used for any permitted use, shall be fully and suitably landscaped and properly maintained.

Similar to P4 Cemetery District uses, utility corridors contain fewer buildings, and more limited parking and loading facilities. It is therefore recommended that the reference to the P4 District in Section 6.15(1) be extended to include the P12 District, as follows:

In R, RM, C5 and P Districts, any part of a lot not used for building, parking or loading facilities or outdoor recreation or, in the case of a lot in the P4 or P12 District, not used for any permitted use, shall be fully and suitably landscaped and properly maintained.

It is further noted that the provisions of the P12 Utility Corridor District would not apply to utility transmission lines and other underground infrastructure on easements or right-of-ways in other zoning districts. Existing installations would also largely conform to the proposed amendment to the Bylaw. It is noted, however, that BC Hydro, in pursuing new infrastructure, may rely on its prevailing legislative entitlement to develop new facilities, in line or contrary to City requirements.

4.1.2 Proposed City-initiated Rezoning of Newell Transmission Corridor Lands

With respect to the Newell Transmission Corridor (NTC), it is recommended that with the proposed creation of the P12 Utility Corridor District, these lands be advanced to Public Hearing for rezoning. This proposed rezoning includes three groups of BC Hydro and City-owned properties that comprise sections of the NTC, as follows:

- The NTC proposed for rezoning between Arcola Street and Walker Avenue consists of the lands previously described, which include 26 lots owned by BC Hydro and four lots owned by the City and zoned under RM2, RM3 and R5 Districts (see **Attachment 5**).
- The NTC proposed for rezoning between Walker Avenue and Malvern Park consists of seven properties owned by BC Hydro and zoned under the R3 and R5 Districts (see **Attachment 6**).
- The NTC proposed for rezoning between Sixth Street and Lakefield Drive (linking Lakeview School and Park with Robert Burnaby Park) consists of one property owned by BC Hydro zoned under the R2 District (see **Attachment 7**).

The rezoning of these lands to the P12 Utility Corridor District would conform to and be consistent with the Burnaby OCP and the adopted land use designations, as outlined in the Edmonds Community Plan.

The full list of properties and their current zoning designations are listed in **Appendix B**. As outlined, **Attachments 5, 6, and 7** illustrates the areas of the NTC proposed for rezoning to the P12 Utility Corridor District.

4.1.3 Future City-initiated Rezoning of Other Lands

In order to implement rezoning of other transmission corridor lands, it is proposed that the City undertake a program of future City-initiated rezoning of these properties to the P12 Utility Corridor District, as appropriate.

These identified corridors and associated lands would be part of a phased program of rezoning to ensure that the highest priority corridor lands were rezoned to their appropriate District. Each rezoning would be advanced through its own individual rezoning process with appropriate notification of the affected land owner(s) including BC Hydro and the responsible Provincial Ministry.

The rezoning of these lands to the P12 Utility Corridor District would also be pursued to conform to and be consistent with the Burnaby OCP and specific community plan land use designations to protect the communities' interests in the long-term protection of these lands for utility infrastructure and open space purposes.

5.0 CONCLUSION

The proposal by the Provincial Government and BC Hydro to advance the potential sale of land assets that currently form electric transmission corridors has significant implications for the City. The prevailing historical zoning of these lands, which would allow for their residential development, is inconsistent and contrary to the City's established community plans which designate these lands for protection of electrical transmission corridors and open space. Specifically, the potential loss of lands associated with the Newell Transmission Corridor to residential development would significantly erode the City's long-standing community plans.

In order to appropriately zone these lands, it is recommended that Council authorize staff to:

- introduce a bylaw at a future Public Hearing to amend the Burnaby Zoning Bylaw to recognize utility transmission corridor use of lands under a new zoning district – the P12 Utility Corridor District;
- pursue a City-initiated rezoning process of specific properties within the Newell Transmission Corridor to the P12 Utility Corridor District;
- pursue future City-initiated rezoning processes for lands that form utility transmission corridors to the P12 Utility Corridor District;
- advise BC Hydro and the applicable Ministry responsible for the subject lands of the proposed rezoning to the P12 Utility Corridor District; and
- forward a copy of this report to the Community Development Committee and Parks, Recreation and Culture Commission for their information.

These recommendations, if adopted, would result in the substantial implementation of a process to regulate the subject Newell Transmission Corridor properties, as well as other utility corridor lands, in a manner consistent with Burnaby's OCP and other community plans.


Lou Pelletier, Director
PLANNING AND BUILDING

JW/LF:tn

Attachments

cc: Deputy City Managers
Director Engineering
Director Parks, Recreation and Cultural Services
Director Finance
City Solicitor
City Clerk

Proposed P12 Utility Corridor District

512. UTILITY CORRIDOR DISTRICT (P12)

This District provides for the location and regulation of utility corridors and compatible uses.

512.1 Uses Permitted:

- (1) Utility corridors containing:
 - a) overhead electrical transmission lines and support structures; or
 - b) underground electrical transmission lines; or
 - c) underground sewer or water lines;
 - d) underground telecommunication infrastructure; or
 - e) other underground infrastructure.
- (2) Trails and open space.
- (3) Accessory uses and structures.

512.2 Conditions of Use:

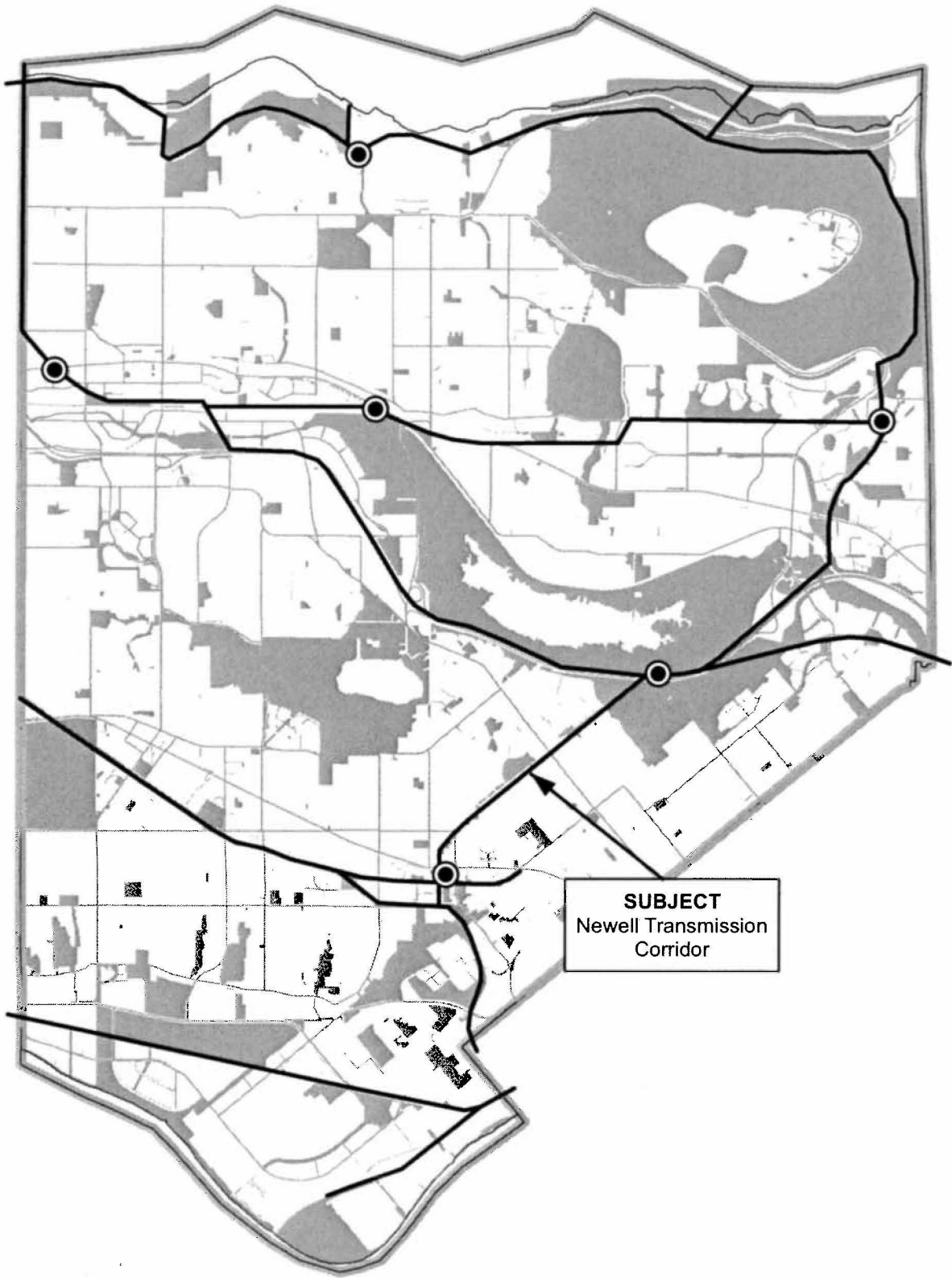
- (1) All those portions of a lot not used for permitted utility, infrastructure or trail purposes shall be fully and suitably landscaped and properly maintained.
- (2) Where a lot abuts a street or lane, all electrical transmission lines and support structures shall comply with BC Ministry of Transportation design criteria for transmission lines adjacent to highways.

512.3 Setbacks:

Where a lot abuts a lot in an A, C8, C9, R, or RM District, or in a CD District based on an A, R, or RM District, a setback of not less than 3 m (9.84 ft.) from the abutting lot line shall be provided for all above ground structures.




**Newell Transmission Line:
Properties Proposed for Rezoning to P12 Utility Corridor District**

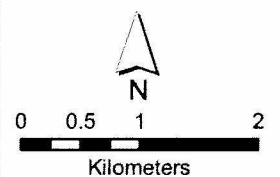
ADDRESS	PID	CURRENT ZONING	LOT AREA (M ²)
BC HYDRO PROPERTIES FOR POTENTIAL SALE			
6760 Arcola St.	011-142-162	RM3	557.42
6763 Arcola St.	011-142-120	RM3	557.42
6772 Arcola St.	011-142-171	RM3	557.42
6777 Arcola St.	011-142-103	RM3	557.42
6780 Balmoral St.	012-030-457	RM2	557.42
6792 Balmoral St.	012-030-473	RM2	557.42
6808 Balmoral St.	011-142-090	RM2	557.42
6809 Balmoral St.	011-142-073	R5	557.42
6823 Balmoral St.	011-142-065	R5	557.42
6831 Balmoral St.	011-142-057	R5	557.42
6843 Balmoral St.	011-142-049	R5	557.42
6844 Elwell St.(lot 17)	011-141-981	R5	451.76
6844 Elwell St.(lot 18)	011-141-999	R5	557.42
6856 Elwell St.	011-142-014	R5	557.42
6868 Elwell St.	011-142-031	R5	557.42
6869 Elwell St.	011-141-948	R5	527.22
6885 Elwell St.	011-141-921	R5	527.22
6891 Elwell St.	011-141-905	R5	421.78
6667 Salisbury Ave.	011-990-449	R5	356.75
6687 Salisbury Ave.	011-990-406	R5	356.75
OTHER BC HYDRO CORRIDOR PROPERTIES			
7085 Burford St.	013-784-374	R5	1,175.06
7086 Burford St.	012-091-278	R5	577.92
7051 Halligan St.	011-990-384	R5	119.74
7061 Halligan St.	011-990-392	R5	180.65
6908 Imperial St.	024-074-811	R5	1,623.93
6559 Leibley Ave.	012-168-980	R3	1,174.26
6560 Leibley Ave.	012-169-013	R3	1,135.72
6569 Malvern Ave.	012-169-048	R5	1,205.42
6558 Malvern Ave.	012-169-081	R5	836.13
6568 Malvern Ave.	012-169-064	R5	1,131.93
6617 Salisbury Ave.	011-990-431	R5	149.18
6637 Salisbury Ave.	011-990-422	R5	248.63
6647 Salisbury Ave.	011-990-414	R5	345.78
6620 Sixth St.	007-146-094	R2	8,921.89
6570 Walker Ave.	012-168-947	R3	1,179.85
CITY OWNED PROPERTIES			
6974 Imperial St.	011-990-376	R5	290.73
6984 Imperial St.	011-990-368	R5	262.74
6994 Imperial St.	011-990-341	R5	335.98
7405 Morley Dr.	002-460-203	R1	971.25
6595 Walker Ave.	012-012-131	R5	577.85

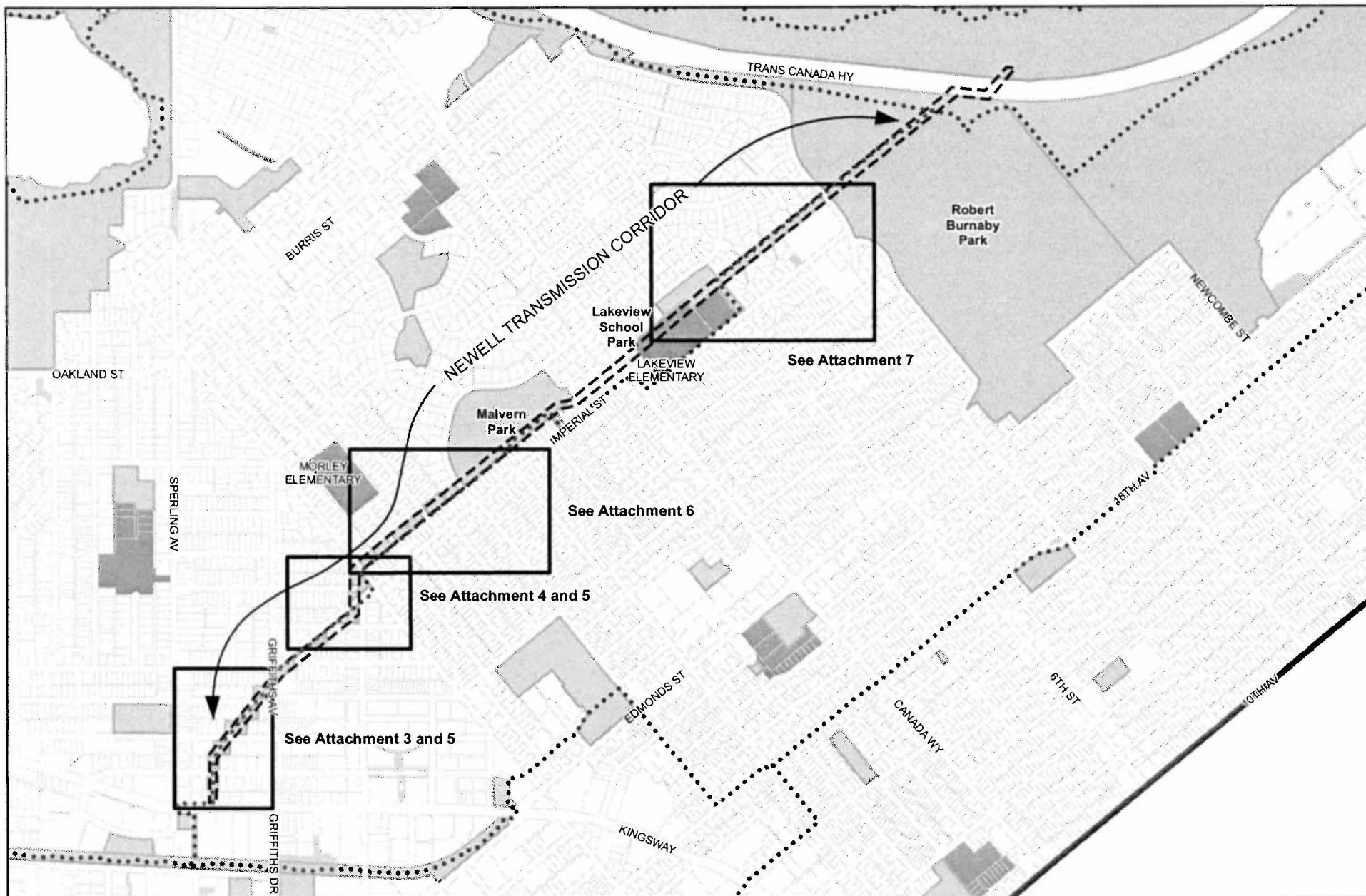


Burnaby Planning Department

BC HYDRO TRANSMISSION CORRIDORS

-  Major BC Hydro Substations
-  Major BC Hydro Transmission Cooridors
-  Burnaby Parks and Open Space System



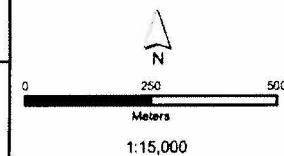


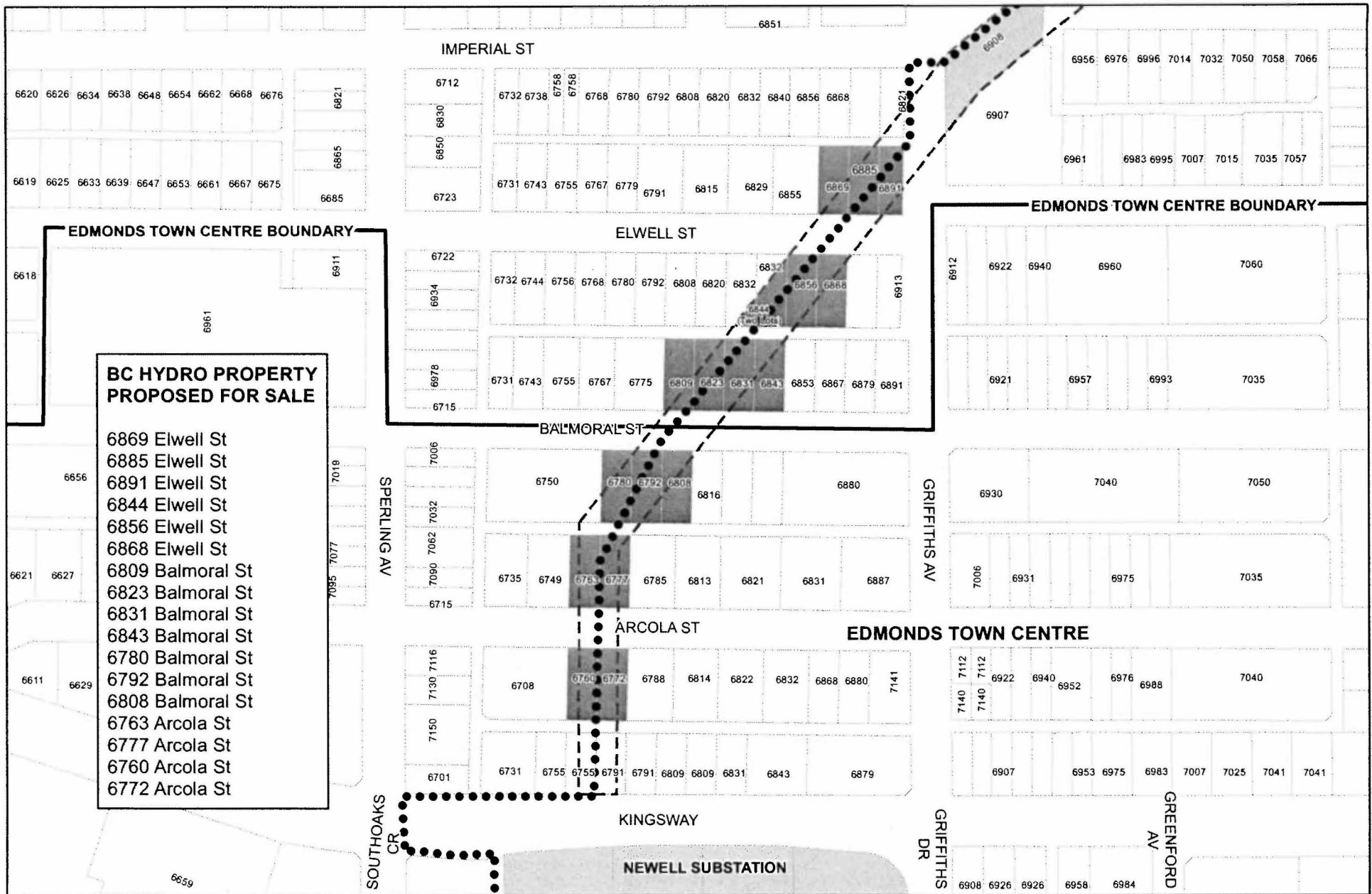
Burnaby Planning Department

NEWELL TRANSMISSION CORRIDOR

- Major Trail (Existing and Proposed)
- BC Hydro Newell Transmission Corridor

- Schools
- Park and Open Space Plan





BC Hydro R.O.W.



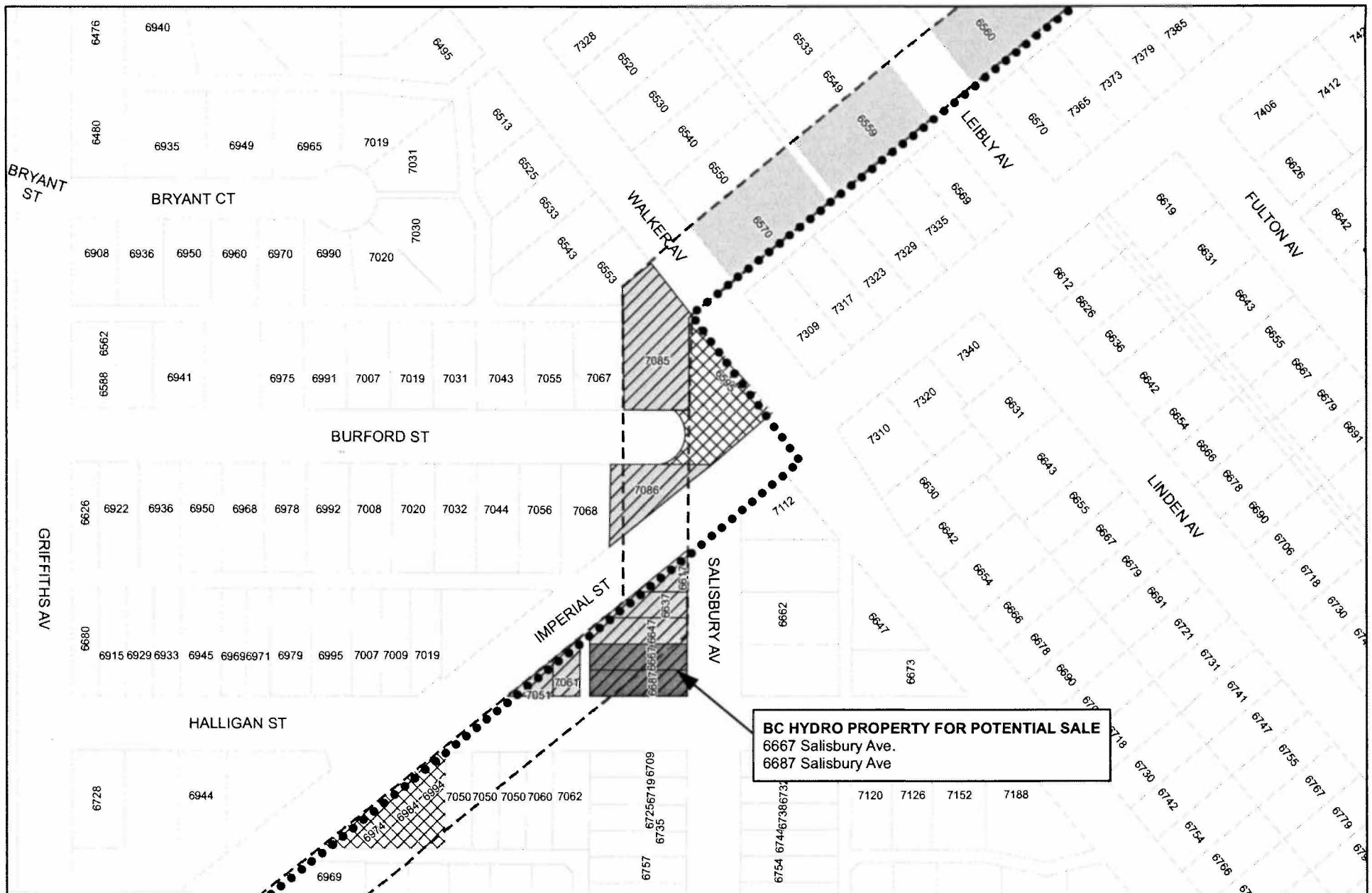
Adopted Greenway Route (Conceptual)



BC Hydro Properties



BC Hydro Properties for Potential Sale



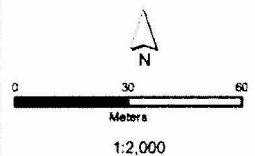
BC HYDRO PROPERTY FOR POTENTIAL SALE
 6667 Salisbury Ave.
 6687 Salisbury Ave

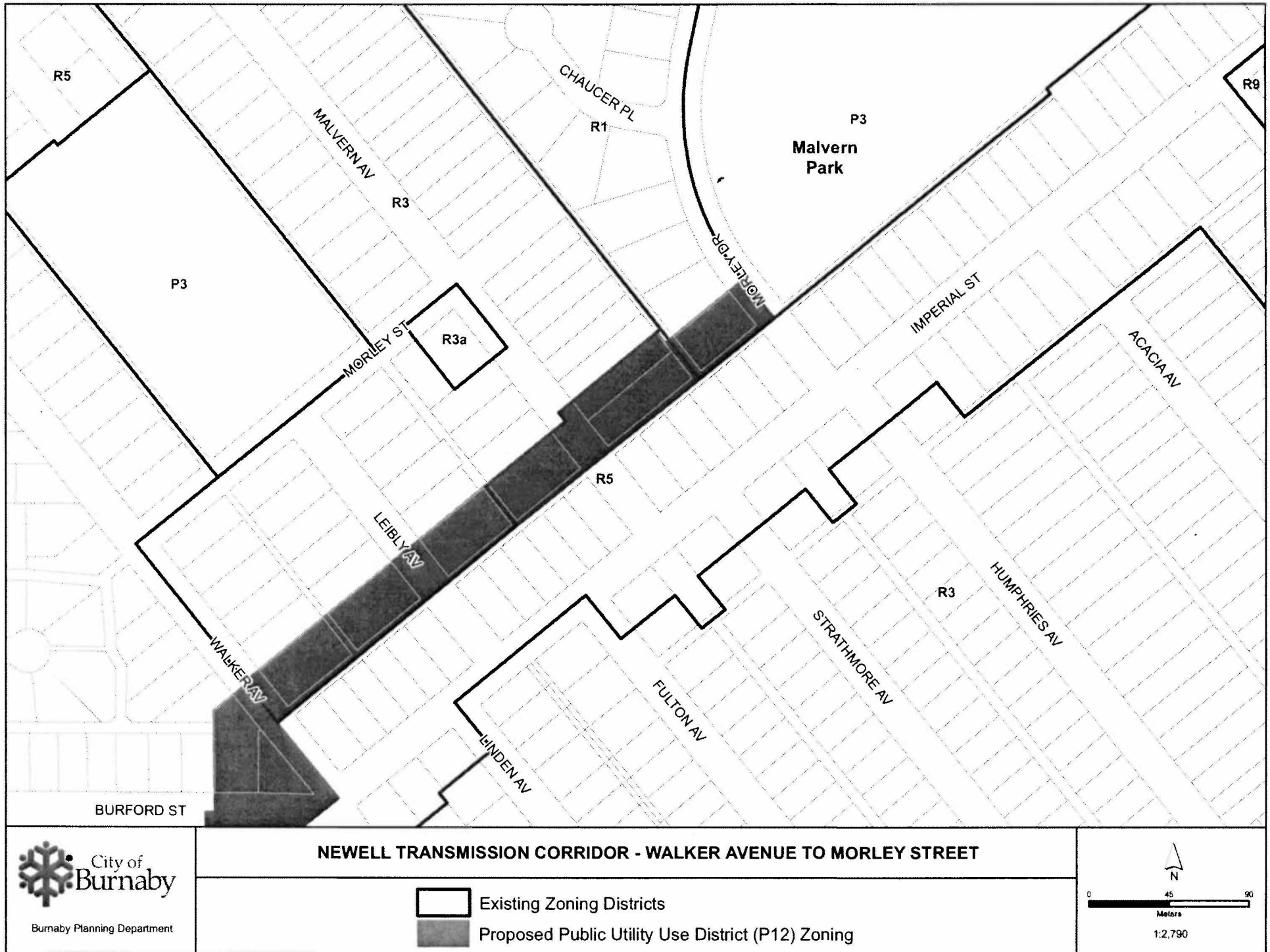


Burnaby Planning Department

NEWELL TRANSMISSION CORRIDOR

- | | | |
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| BC Hydro R.O.W. | BC Hydro Properties | City Lease for Beautification Area |
| Adopted Greenway Route (Conceptual) | BC Hydro Properties for Potential Sale | City Land |







NEWELL TRANSMISSION CORRIDOR - SIXTH STREET TO LAKEFIELD DRIVE



Existing Zoning Districts

Proposed Public Utility Use District (P12) Zoning

