



**TO:** CITY MANAGER 2014 October 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #14-37**  
*Newell Transmission Corridor*

**ADDRESS:** Forty (40) properties in the Morley-Buckingham, Richmond Park, and Kingsway-Beresford neighbourhoods, as shown in Sketches #1 to #5 (*attached*).

**LEGAL:** Schedule A (*attached*)

**FROM:** R1 Residential District, R2 Residential District, R3 Residential District, R5 Residential District, RM2 Multiple Family Residential District and RM3 Multiple Family Residential District

**TO:** P12 Utility Corridor District

**APPLICANT:** City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2014 November 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 03 and to a Public Hearing on 2014 November 25 at 7:00 p.m.
2. **THAT** a copy of this report be sent to BC Hydro and the applicable Ministry responsible for the subject lands.

**R E P O R T**

**1.0 REZONING PURPOSE**

The purpose of this rezoning application is to maintain the Newell Transmission Corridor as a utility corridor consistent with the Official Community Plan (OCP) and other community plans.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject properties form part of a linear corridor that extends approximately 2.4 km (1.5 miles) from Robert Burnaby Park to north of the Newell Substation at Kingsway and Griffiths Avenue. This corridor passes through primarily single and two family residential neighbourhoods, as well as seven multi-family residential properties in the Edmonds Town Centre near the corridor terminus at the Newell Substation. The Newell Transmission Corridor also passes through Morley Park, Lakeview School and easement areas on private properties. Those portions of the corridor are not included in this rezoning proposal.

## **3.0 BACKGROUND**

- 3.1 On 2014 October 20, Council authorized staff to pursue a City-initiated rezoning process for forty (40) properties within the Newell Transmission Corridor to the P12 Corridor District. This report responds to that authorization.
- 3.2 On 2014 October 20, Council authorized staff to introduce a bylaw to amend the Burnaby Zoning Bylaw to include a new P12 Utility Corridor District. First Reading of the amending bylaw is scheduled for 2014 October 27, concurrent with this report.

## **4.0 GENERAL COMMENTS**

- 4.1 The proposal consists of the rezoning of forty (40) properties in the Newell Transmission Corridor from the R1 Residential, R2 Residential, R3 Residential, R5 Residential, RM2 Multiple Family Residential and RM3 Multiple Family Residential Districts to the proposed P12 Utility Corridor District. A list containing the address, ownership, PID number, zone district, and lot area of each property is shown in Schedule A (*attached*). Portions of the corridor located on park and school properties in the P3 Park and Public Use District, or on easements through private properties, are not included in this rezoning proposal.
- 4.2 Development on the subject properties is limited to utility infrastructure, including both overhead 69 kV electrical transmission lines supported by wood poles and underground 230 kV electrical transmission line conduits. Portions of City storm mains are also located on some properties, including 6620 Sixth Avenue, 6595 Walker Avenue, 6831 Balmoral Street, 6843 Balmoral Street, and 6844 Elwell Street. Landscaping consists primarily of mown grass, with trees in some locations. Concrete bollards to prevent vehicle access and BC Hydro signage have been placed on some of the properties, and many contain informal footpaths. A portion of one of the subject properties, 6620 Sixth Street, contains a culverted Class B reach of Crayfish Creek; otherwise no streams are present.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #14-37  
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The City maintains a lease with BC Hydro for a beautification area and public walkway at Imperial Street and Walker Avenue. It is noted, however, that the entire Newell Transmission Corridor is reflected in the City's open space and trail network as a component of the Byrne Creek - Burnaby Lake Greenway. In conjunction with future utility development of this corridor, the fulfilment of the formal greenway concept is encouraged.

- 4.3 Given that there is no development proposed as part of the subject rezoning, no development fees are required.
- 4.4 No servicing requirements, road dedications, easements, statutory rights-of-way or covenants are required in conjunction with this rezoning application.

## 5.0 DEVELOPMENT PROPOSAL

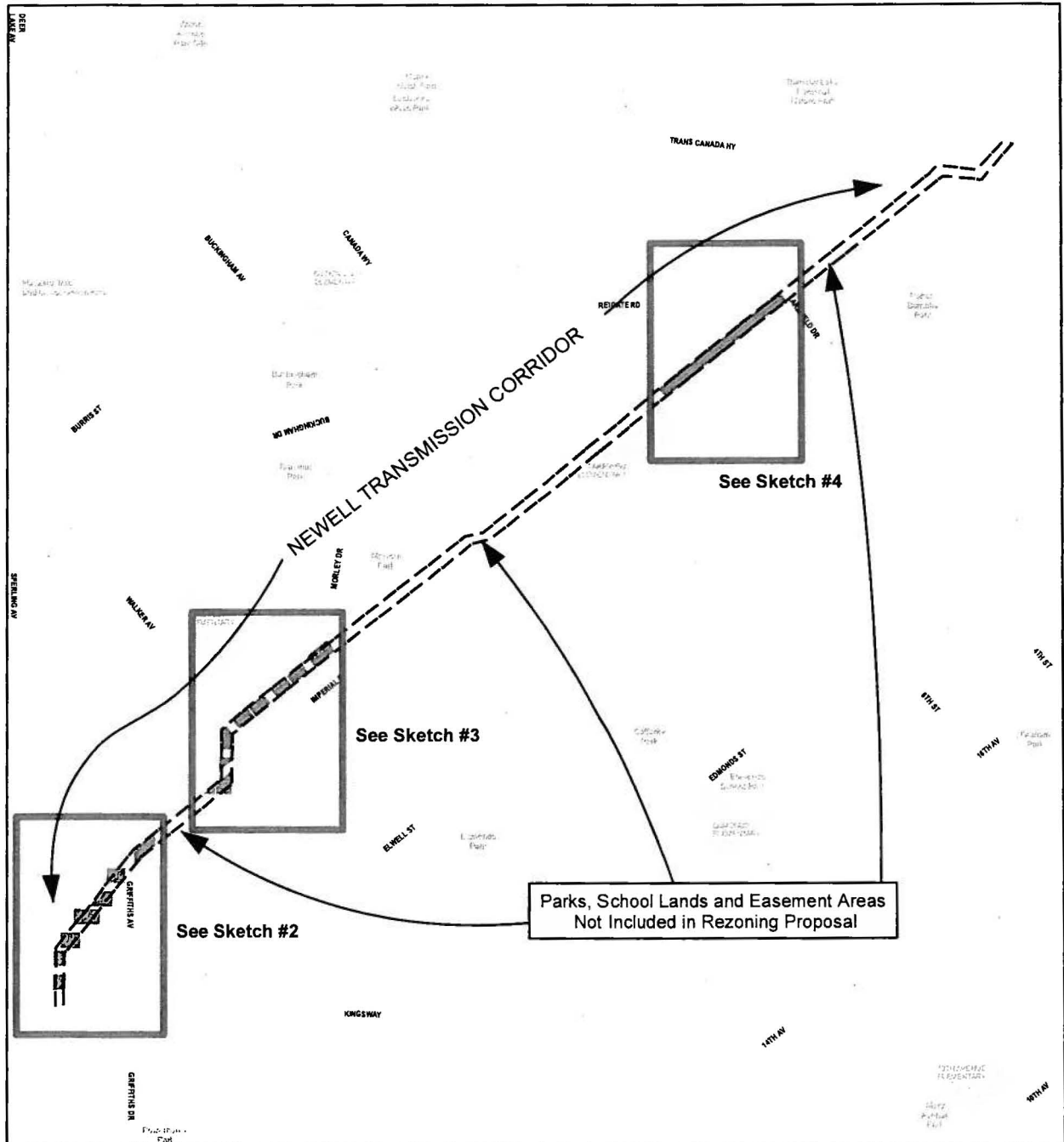
- 5.1 Lot Area (total of all lots) - 3.29 ha (8.13 acres)

Individual lot areas are provided in Schedule A (*attached*).

  
Lou Pelletier, Director  
PLANNING AND BUILDING

LF:spf  
*Attachments*

cc: Director Engineering  
Chief Building Inspector  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT

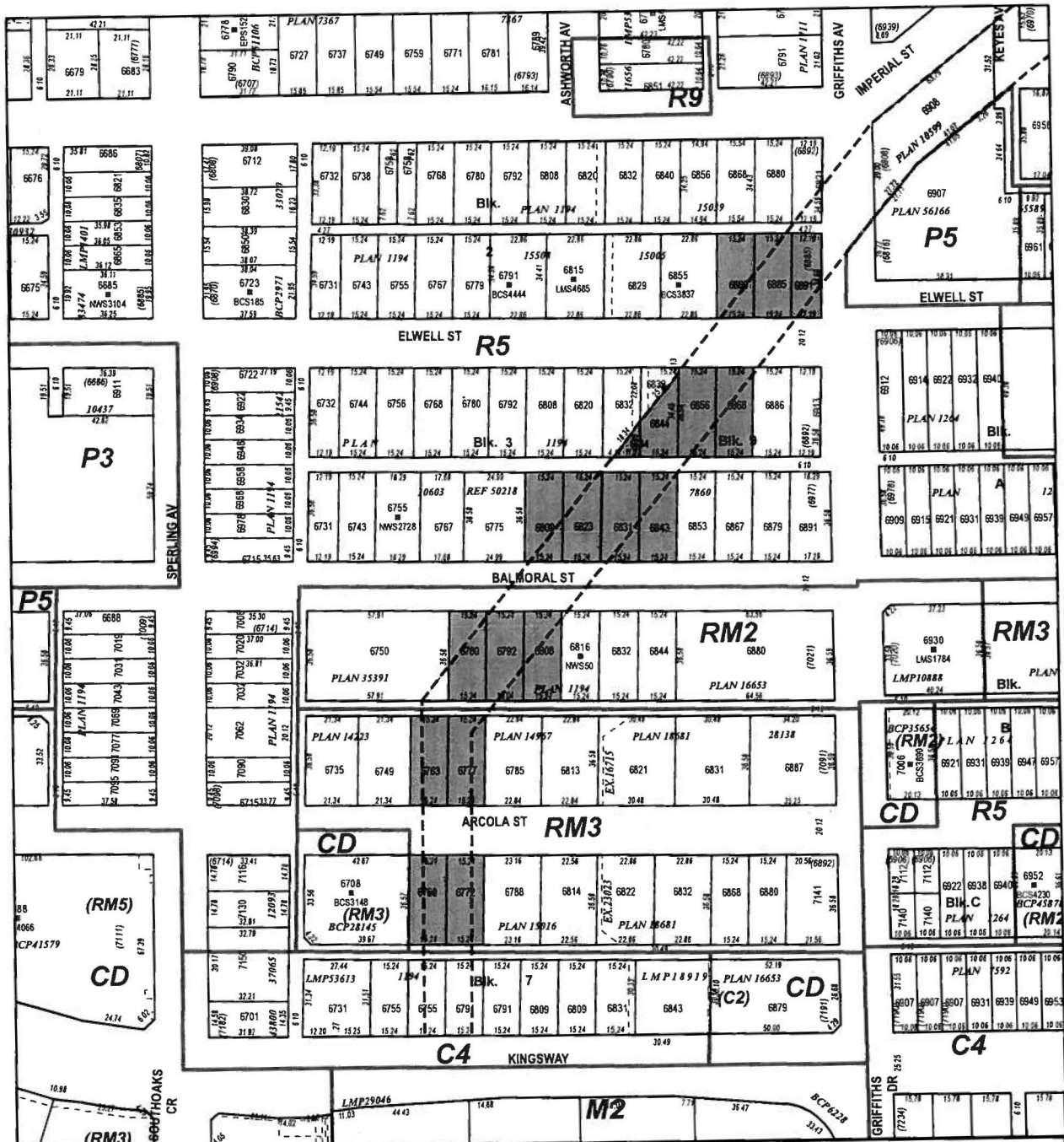


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**NEWELL TRANSMISSION CORRIDOR**

BC Hydro R.O.W. BC Hydro Properties

**Sketch #1**



PLANNING & BUILDING DEPARTMENT

DATE:  
OCT 20 2014

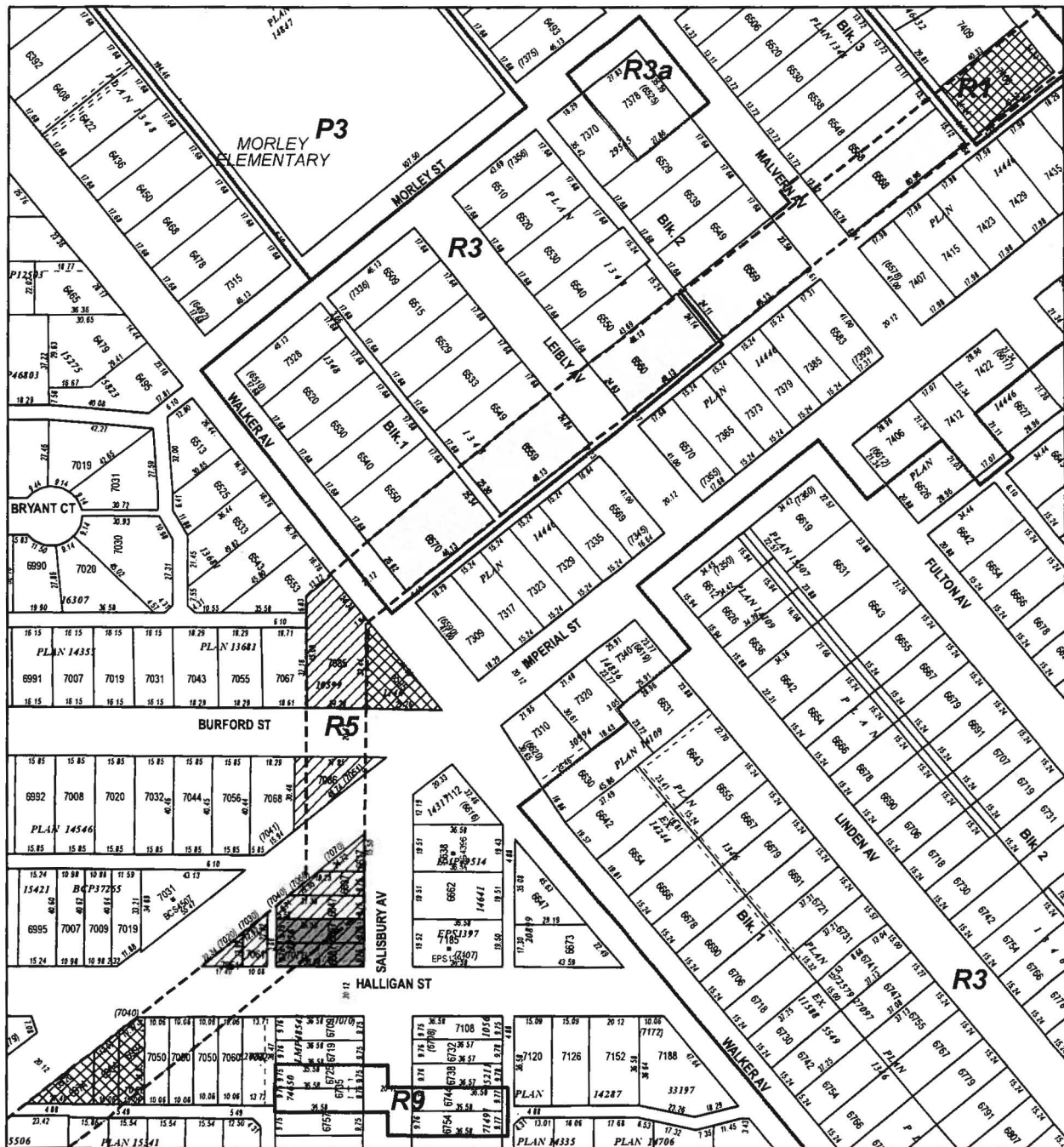
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### NEWELL TRANSMISSION CORRIDOR

- BC Hydro R.O.W.
- City-owned Property
- BC Hydro Properties for Potential Sale
- City Lease for Beautification

Sketch #2



PLANNING & BUILDING DEPARTMENT



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OCT 20 2014

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### NEWELL TRANSMISSION CORRIDOR

BC Hydro R.O.W.

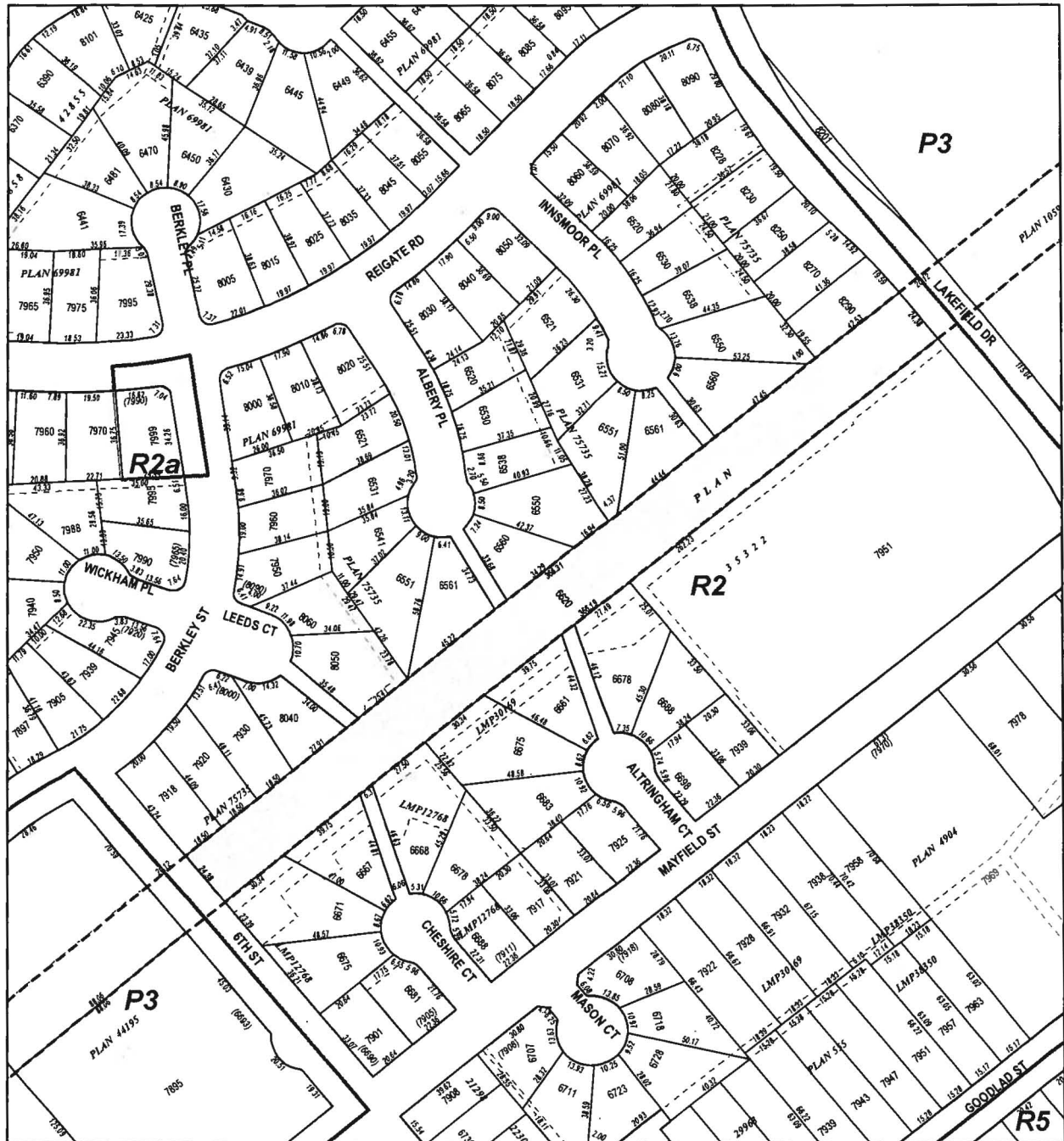
City-owned Property

City Lease for Beautification

BC Hydro Properties

BC Hydro Properties  
for Potential Sale

Sketch #3



PLANNING & BUILDING DEPARTMENT



DATE:  
OCT 20 2014


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### NEWELL TRANSMISSION CORRIDOR

 BC Hydro R.O.W.

 City-owned Property

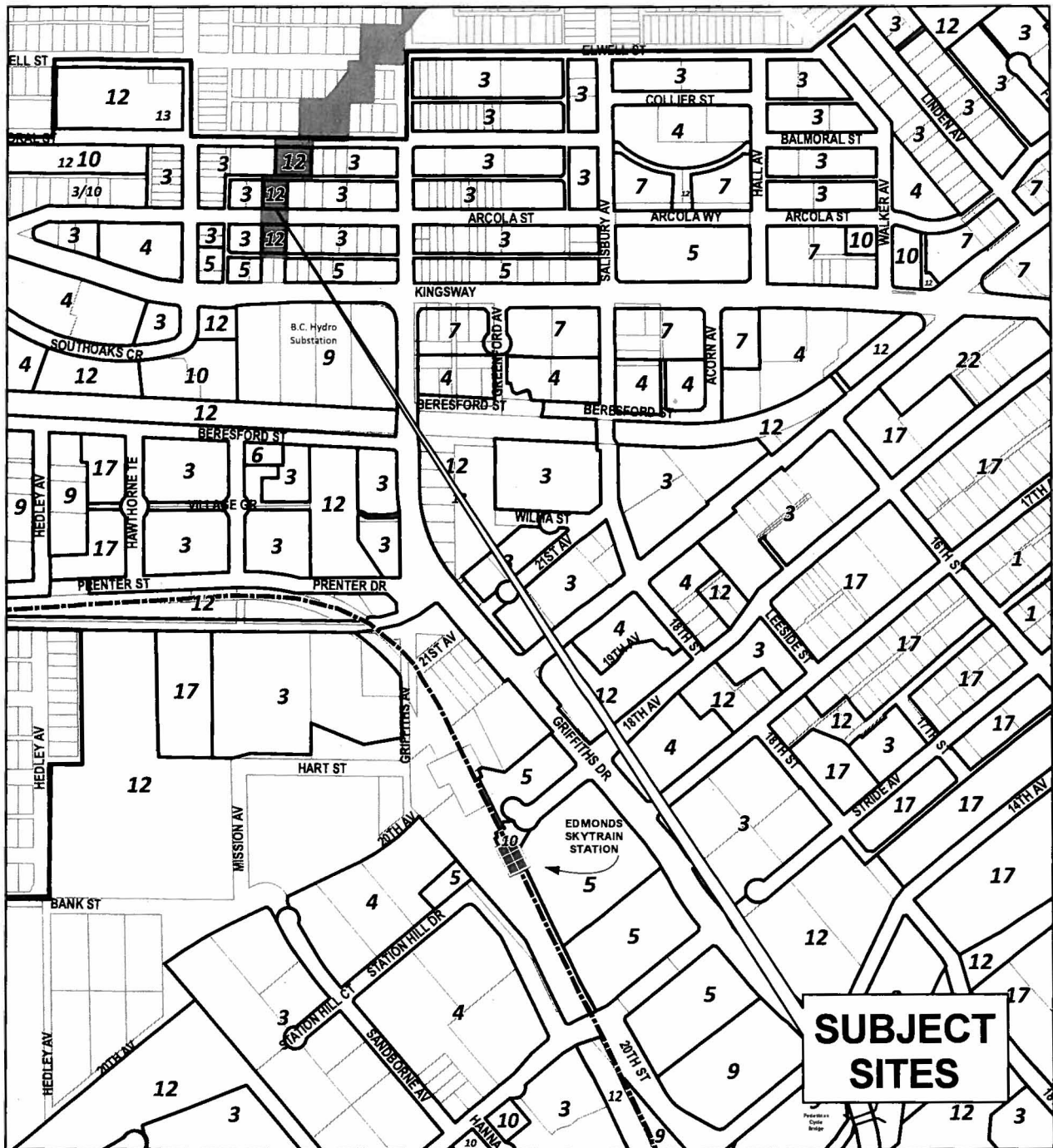
 City Lease for Beautification

 BC Hydro Properties

 BC Hydro Properties  
for Potential Sale

Sketch #4





- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

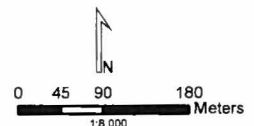
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on October 20, 2014

Sketch #5



**SCHEDULE A**  
**Rezoning 14-37**  
**Newell Transmission Corridor**

ADDRESS	LEGAL DESCRIPTION	PID	ZONING	LOT AREA (m2)
<b>BC HYDRO CORRIDOR PROPERTIES</b>				
6760 Arcola St.	Lot 12, Block 7, D.L. 96, Group 1, NWD Plan 1194	011-142-162	RM3	557.42
6763 Arcola St.	Lot 33, Block 6, D.L. 96, Group 1, NWD Plan 1194	011-142-120	RM3	557.42
6772 Arcola St.	Lot 13, Block 7, D.L. 96, Group 1, NWD Plan 1194	011-142-171	RM3	557.42
6777 Arcola St.	Lot 32, Block 6, D.L. 96, Group 1, NWD Plan 1194	011-142-103	RM3	557.42
6780 Balmoral St.	Lot 13, Block 6, D.L. 96, Group 1, NWD Plan 1194	012-030-457	RM2	557.42
6792 Balmoral St.	Lot 14, Block 6, D.L. 96, Group 1, NWD Plan 1194	012-030-473	RM2	557.42
6808 Balmoral St.	Lot 15, Block 6, D.L. 96, Group 1, NWD Plan 1194	011-142-090	RM2	557.42
6809 Balmoral St.	Lot 30, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-073	R5	557.42
6823 Balmoral St.	Lot 29, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-065	R5	557.42
6831 Balmoral St.	Lot 28, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-057	R5	557.42
6843 Balmoral St.	Lot 27, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-049	R5	557.42
6844 Elwell St. (Lot 17)	That Portion Lot 17, Block 3, D.L. 96, Group 1, NWD Plan 1194 Shown Outlined Red On Statutory Right Of Way Plan 10599	011-141-981	R5	451.76
6844 Elwell St. (Lot 18)	That Portion Lot 18, Block 3, D.L. 96, Group 1, NWD Plan 1194 Shown Outlined Red On Statutory Right of Way Plan 10599	011-141-999	R5	557.42
6856 Elwell St.	Lot 19, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-014	R5	557.42
6868 Elwell St.	Lot 20, Block 3, D.L. 96, Group 1, NWD Plan 1194	011-142-031	R5	557.42
6869 Elwell St.	Lot 24, Block 2, D.L. 96, Group 1, NWD Plan 1194	011-141-948	R5	527.22

**SCHEDULE A**  
**Rezoning 14-37**  
**Newell Transmission Corridor**

ADDRESS	LEGAL DESCRIPTION	PID	ZONING	LOT AREA (m2)
<b>BC HYDRO CORRIDOR PROPERTIES</b>				
6885 Elwell St.	Lot 23, Block 2, D.L. 96, Group 1, NWD Plan 1194	011-141-921	R5	527.22
6891 Elwell St.	Lot 22, Block 2, D.L. 96, Group 1, NWD Plan 1194	011-141-905	R5	421.78
6667 Salisbury Ave	Lot 67, D.L. 95, Group 1, NWD Plan 1056	011-990-449	R5	356.75
6687 Salisbury Ave.	Lot 66, D.L. 95, Group 1, NWD Plan 1056	011-990-406	R5	356.75
7085 Burford St.	Part .284 Of An Acre More Or Less Of Lot 162, D.L. 92, Group 1, NWD Plan 1146 As Shown Red On Statutory Right Of Way Plan 10599	013-784-374	R5	1,175.06
7086 Burford St.	Lot 21, D.L. 92, Group 1, NWD Plan 1318	012-091-278	R5	577.92
7051 Halligan St.	Lot 64, D.L. 95, Group 1, NWD Plan 1056	011-990-384	R5	119.74
7061 Halligan St.	Lot 65, D.L. 95, Group 1, NWD Plan 1056	011-990-392	R5	180.65
6908 Imperial St.	D.L. 90, NWD Plan 10303	024-074-811	R5	1,623.93
6559 Leibly Ave.	Lot 12, Block 1, D.L. 91, Group 1, NWD Plan 1348	012-168-980	R3	1,174.26
6560 Leibly Ave.	Lot 1, Block 2, D.L. 91, Group 1, NWD Plan 1348	012-169-013	R3	1,135.72
6558 Malvern Ave.	Lot 2, Block 3, D.L. 91, Group 1, NWD Plan 1348	012-169-081	R5	836.13
6568 Malvern Ave.	Lot 1, Block 3, D.L. 91, Group 1, NWD Plan 1348	012-169-064	R5	1,131.93
6569 Malvern Ave.	Lot 12, Block 2, D.L. 91, Group 1, NWD Plan 1348	012-169-048	R5	1,205.42
6617 Salisbury Ave.	Lot 70, D.L. 95, Group 1, NWD Plan 1056	011-990-431	R5	149.18
6637 Salisbury Ave.	Lot 69, D.L. 95, Group 1, NWD Plan 1056	011-990-422	R5	248.63
6647 Salisbury Ave.	Lot 68, D.L. 95, Group 1, NWD Plan 1056	011-990-414	R5	345.78

**SCHEDULE A**  
**Rezoning 14-37**  
**Newell Transmission Corridor**

ADDRESS	LEGAL DESCRIPTION	PID	ZONING	LOT AREA (m2)
<b>BC HYDRO CORRIDOR PROPERTIES</b>				
6620 Sixth St.	Lot 211, D.L.'s 89 & 90, Group 1, NWD Plan 35322	007-146-094	R2	8,921.89
6570 Walker Ave.	Lot 1, Block 1, D.L. 91, Group 1, NWD Plan 1348	012-168-947	R3	1,179.85
<b>CITY OWNED PROPERTIES</b>				
6974 Imperial St.	Lot 63, D.L. 95, Group 1, NWD Plan 1056	011-990-376	R5	290.73
6984 Imperial St.	Lot 62, D.L. 95, Group 1, NWD Plan 1056	011-990-368	R5	262.74
6994 Imperial S.	Lot 61, D.L. 95, Group 1, NWD Plan 1056	011-990-341	R5	335.98
7405 Morley Dr.	Lot 324, D.L. 91, Group 1, NWD Plan 46432	002-460-203	R1	971.25
6595 Walker Ave.	Lot 162 Except: Firstly: Part On Statutory Right Of Way Plan 10599 Secondly: Part Subdivided By Plan 13681, D.L. 92, Group 1, NWD Plan 1146	012-012-131	R5	577.85