

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-29 2017 OCTOBER 02

Item #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2
- 1.2 Subject:** Application for the rezoning of:
See Schedule A (*attached*)
- From:** R2 Residential District
- To:** M2 General Industrial District, P3 Park and Public Use District and
P12 Utility Corridor District
- 1.3 Address:** See Schedule A (*attached*)
- 1.4 Location:** The subject site is located at the southwest corner of Gaglardi Way
and Broadway (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 6.46 hectares (15.95
acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring
public lands in the Lougheed Town Centre into conformance with
their current uses and the adopted Community Plan.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site encompasses four BC Hydro owned properties at 9369, 9450, 9461 and 9520 Broadway, a portion of a Burnaby School District owned property at 2740 Beaverbrook Crescent, and unopened City road rights-of-way. All areas within the subject rezoning area are zoned R2 Residential District (see *attached* Sketches #1 and #2). The Barnard Substation, located at 9450 Broadway, is one of several large BC Hydro electrical facilities that are located in the City and linked through a system of transmission lines. Subject lands to the north and east of the Barnard Substation include three BC Hydro properties (9369, 9461 and 9520 Broadway) that are currently occupied by transmission facilities that form part of the regional network for electrical transmission.

South and south-east of the Barnard Substation is the boundary of the Stoney Creek Community School site and the Stoney Creek Ravine Park, respectively. A small portion of the existing school site retains the R2 District zoning due to a road closure and consolidation with the school site that was undertaken in 1977. Similarly, the Stoney Creek Ravine Park includes a section of an unopened portion of the Still Creek Avenue road right-of-way and a designated public walkway area that connects Beaverbrook Crescent to the public park. These portions of land within the Stoney Creek Community School site and Stoney Creek Ravine Park are included in the subject site for rezoning to the appropriate P3 Park and Public Use District.

To the west of the subject site is a low-rise multiple-family development. To the east is an established single-family residential neighbourhood. To the north-west, across Gaglardi Way, is East Grove Park and a low-rise multiple family development. To the north-west, across Broadway, is Burnaby Mountain Conservation Area.

3.0 BACKGROUND INFORMATION:

In 2017 February, the City was advised by BC Hydro that it is planning to undertake significant upgrades, including renewed City utility services, to the Barnard Substation located at 9450 Broadway. City staff have reviewed the Barnard Substation property, adjacent public utility corridor lands, the Stoney Creek Ravine Park, and the Stoney Creek Community School site, and have concluded that the prevailing R2 Residential District zoning in place for these lands is inconsistent with the City's adopted Official Community Plan and the Lougheed Town Centre Plan (see *attached* Sketches #1, #2 and #3). The direction and intent of these plans support the Barnard Substation property as a recognized industrial use, and designate adjacent lands for their intended use as public utility corridors, public use, and public school purposes (see *attached* Sketch #4).

The City is initiating this rezoning to bring the subject lands into conformance with their current uses and the adopted Lougheed Town Centre Community Plan. The City is including the BC Hydro properties in this rezoning because BC Hydro has responded that it will not be applying for a rezoning application for the Barnard Substation works pursuant to Section 32 of the Hydro and Power Authority Act which states that it is not subject to the Community Charter and municipal bylaws.

4.0 GENERAL INFORMATION:

4.1 The application is requesting to rezone the subject site from R2 Residential District to M2 General Industrial District, P12 Utility Corridor District, and P3 Park and Public Use District. The purpose of the proposed rezoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

- 4.2 The Barnard Substation at 9450 Broadway is proposed to be rezoned from R2 Residential District to M2 General Industrial District. The M2 District is consistent with the property's industrial designation in the Official Community Plan and the Lougheed Town Centre Plan. As such, the proposed Substation upgrades and future works would be in conformance with the community plan land use designation and this zoning district.

As indicated, BC Hydro is undertaking an upgrade project for the Barnard Substation to increase its reliability and to address near end-of-life equipment that will include, but is not limited to, the following:

- Replace old circuit breakers and existing relay buildings in the 60kV yard with a new relay building.
- Construct a new building and install:
 - indoor switchgear to replace existing aging outdoor feeder section;
 - a washroom and possibly a sprinkler system; and
 - water and sanitary sewer line connections to City services.
- Replace end-of-life protection, control and metering equipment.
- Remove existing feeder section after load has been transferred.
- Remove abandoned structures.
- Restore any ground disturbance.

All relevant bylaws and civic issues relating to utility services must be addressed in future submissions for any required civic approvals. Included in this review will be the maintenance of provisions for a 32.0 m (105 ft.) buffer area on-site. This commitment was related to the rezoning of BC Hydro lands located at 2600 Beaverbrook Crescent in 1990 (REZ #8/89).

- 4.3 The BC Hydro lands to the east and north of the Barnard Substation, located at 9520, 9461 and 9369 Broadway, and the Broadway road right-of-way, are proposed to be rezoned from the R2 Residential District to the P12 Utility Corridor District. In 2014 October, Council approved a comprehensive report respecting utility transmission corridor lands in the city which included recommendations respecting the amendment of the Burnaby Zoning Bylaw to include a new P12 Utility Corridor District. Council also approved staff to pursue City-initiated rezonings of public utility corridor lands including properties adjacent to the Barnard Substation. Rezoning these lands to the P12 District serves to maintain these lands in line with the local community plans. The P12 District serves to protect open space, greenways, trails, and buffer zones between residential uses and electrical transmission infrastructure corridors.
- 4.4 A portion of the Stoney Creek Community School and Stoney Creek Ravine Park south and southeast of the Barnard Substation, located at 2740 Beaverbrook Crescent, is zoned R2 Residential District, which is inconsistent with the City's adopted Official Community Plan and the Lougheed Town Centre Plan. Rezoning the portion of lands within the boundaries of the Stoney Creek Community School and the Stoney Creek Ravine Park from R2 Residential District to the P3 Park and Public Use District will reflect their school and public use, and be in line with Community Plans.

- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements.
- 4.6 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 Stoney Creek is located to the east of the subject site. City's records also shows an unclassified watercourse originating in the southwest corner of the Barnard Substation (9450 Broadway), flowing southward through the unopened portion of Still Creek Avenue and lands owned by School District #41 (2740 Beaverbrook Crescent) to its confluence with Stoney Creek. If development of the subject site is proposed in the future, the streamside protection provisions of the City's Zoning Bylaw would be applied to this segment of Stoney Creek, the unclassified watercourse, and any unmapped watercourses on or adjacent to the subject site.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

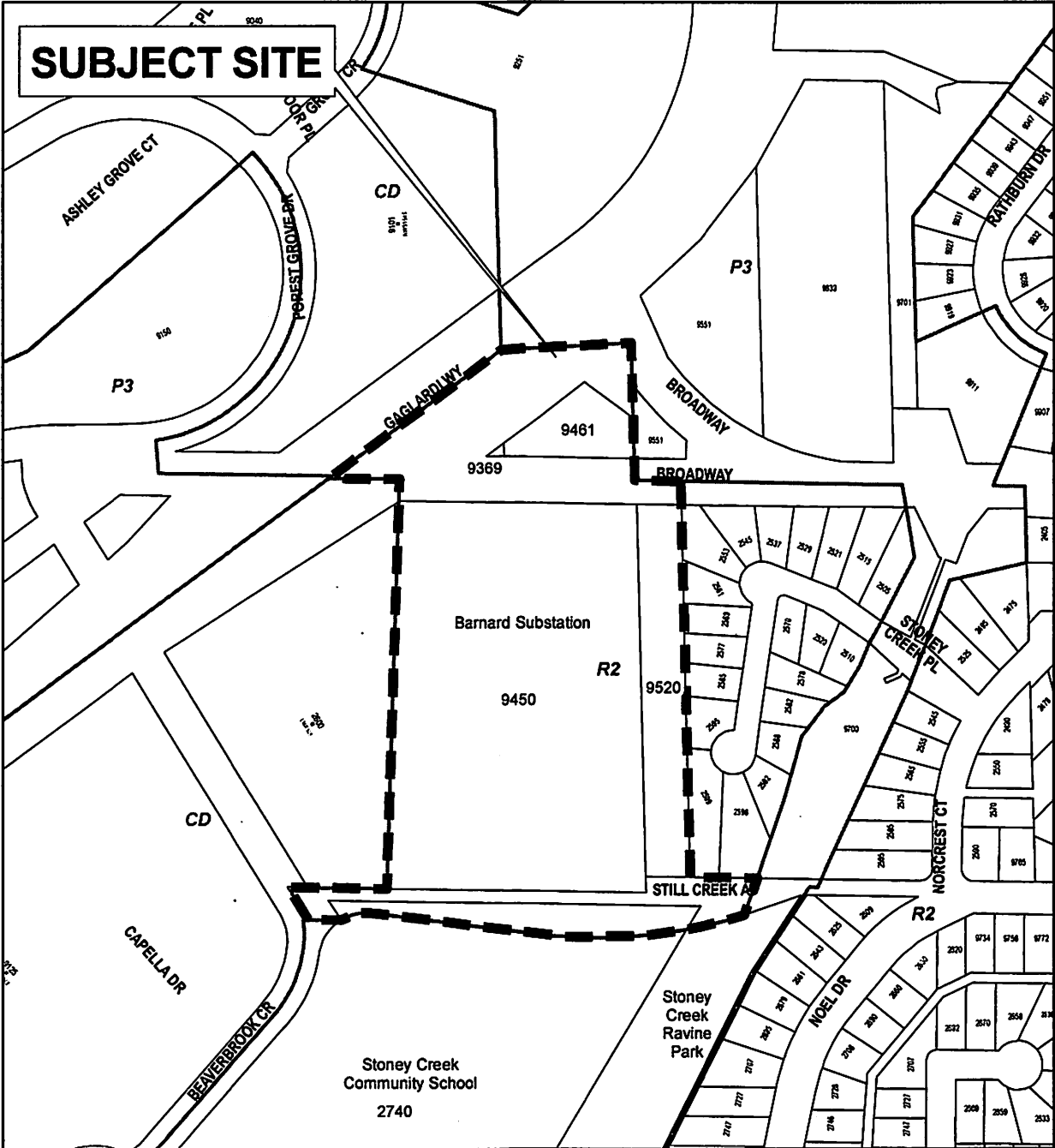
5.0 RECOMMENDATIONS:

- 1. **THAT** the Planning and Building Department be authorized to continue to work towards the rezoning of the subject site, in line with the Lougheed Town Centre Plan, for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** a copy of this report be forwarded to the Project Manager, Katrine Nielsen, BC Hydro and Power Authority, 15th Floor, 6911 Southpoint Drive, Burnaby, BC, V4N 4X8.
- 3. **THAT** a copy of this report be forwarded to the Secretary-Treasurer, Russell Horswill, Burnaby School District 41, 5325 Kincaid Street, Burnaby, BC, V5G 1W2.

LP.

KL/JD:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT




DATE:
SEP 22 2017

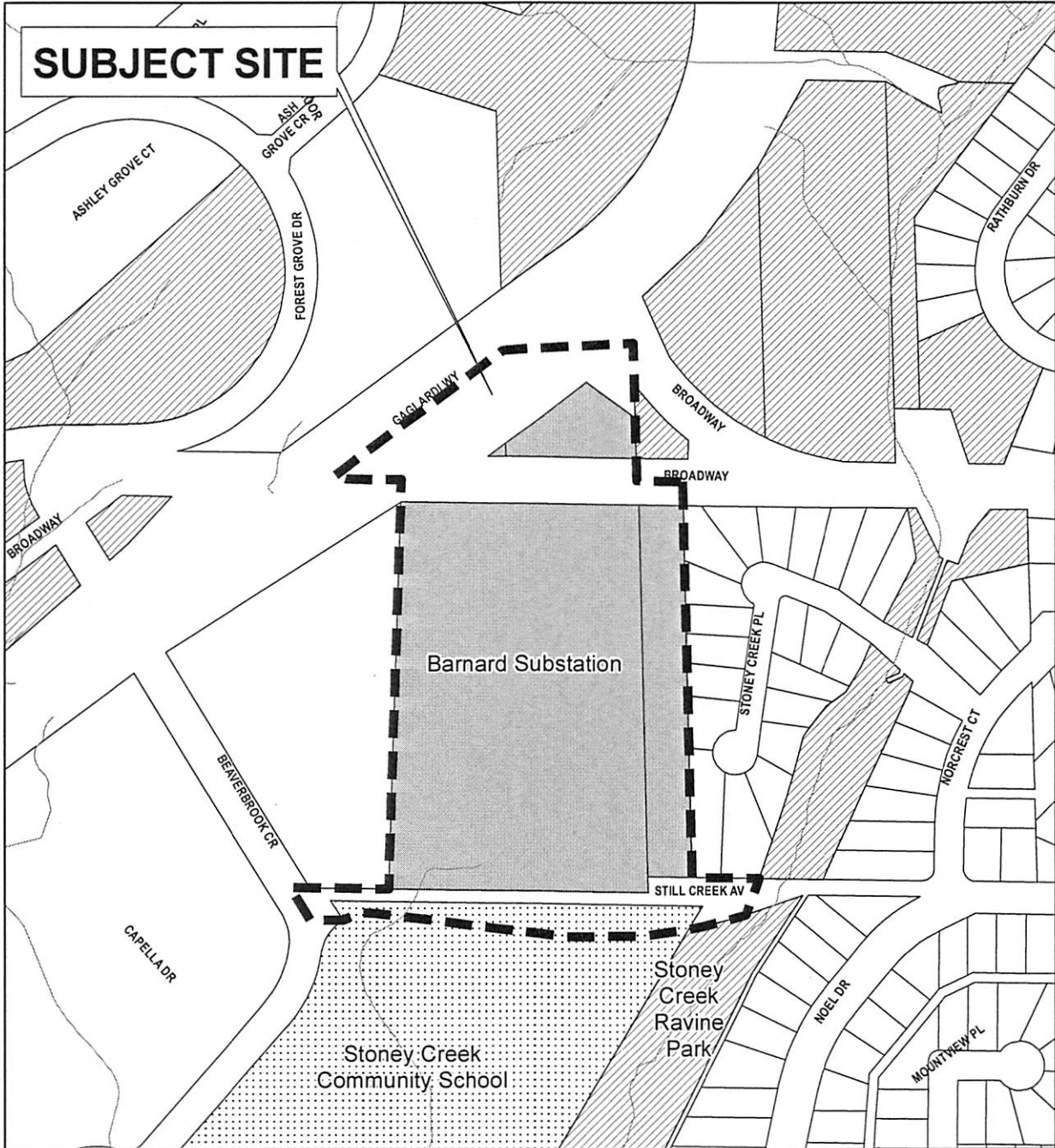
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REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - CURRENT ZONING DISTRICTS

 Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT



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REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - LAND USE OWNERSHIP



Subject Site



City-owned Land

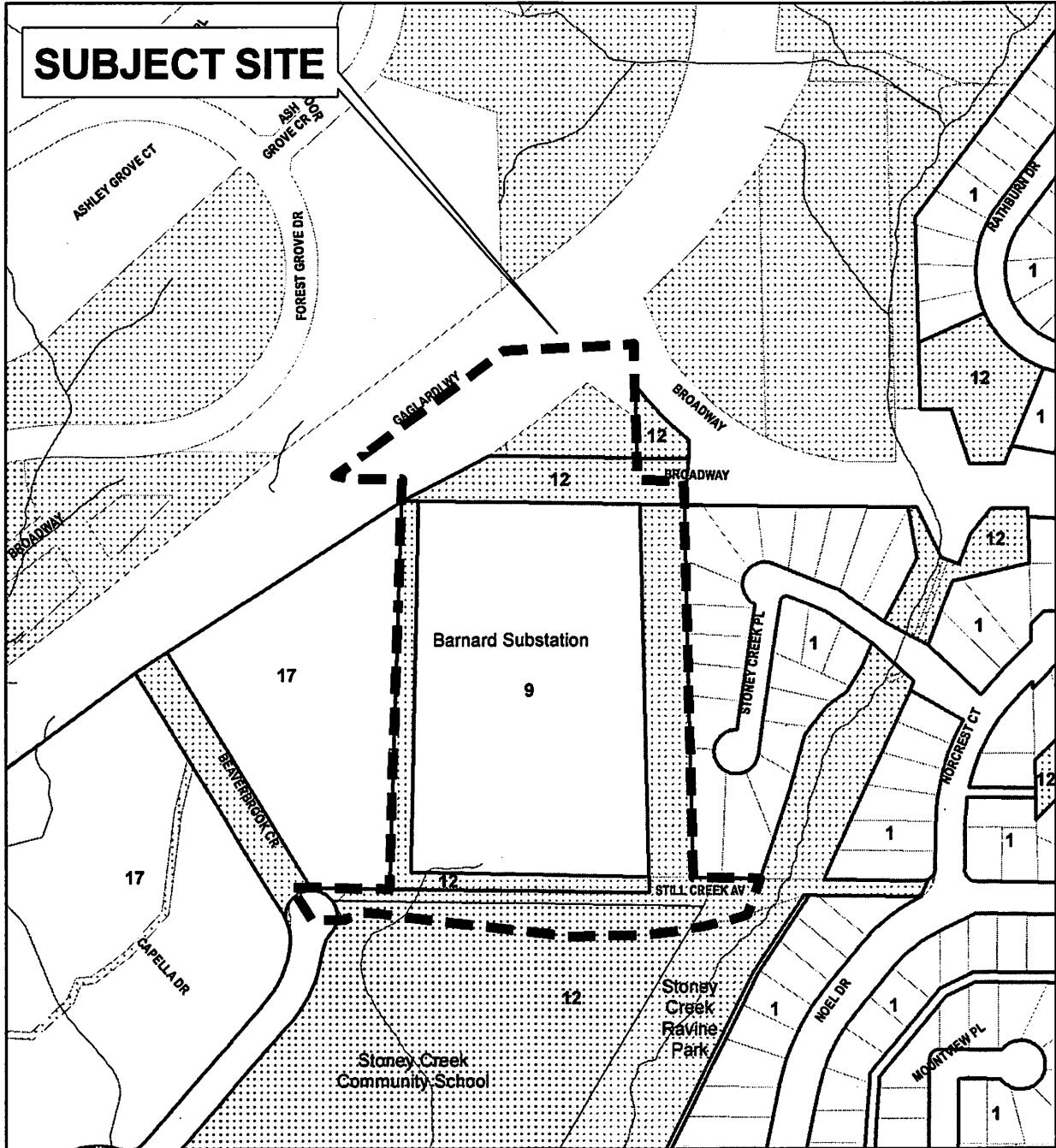


Burnaby School District #41



BC Hydro

Sketch #2



PLANNING & BUILDING DEPARTMENT







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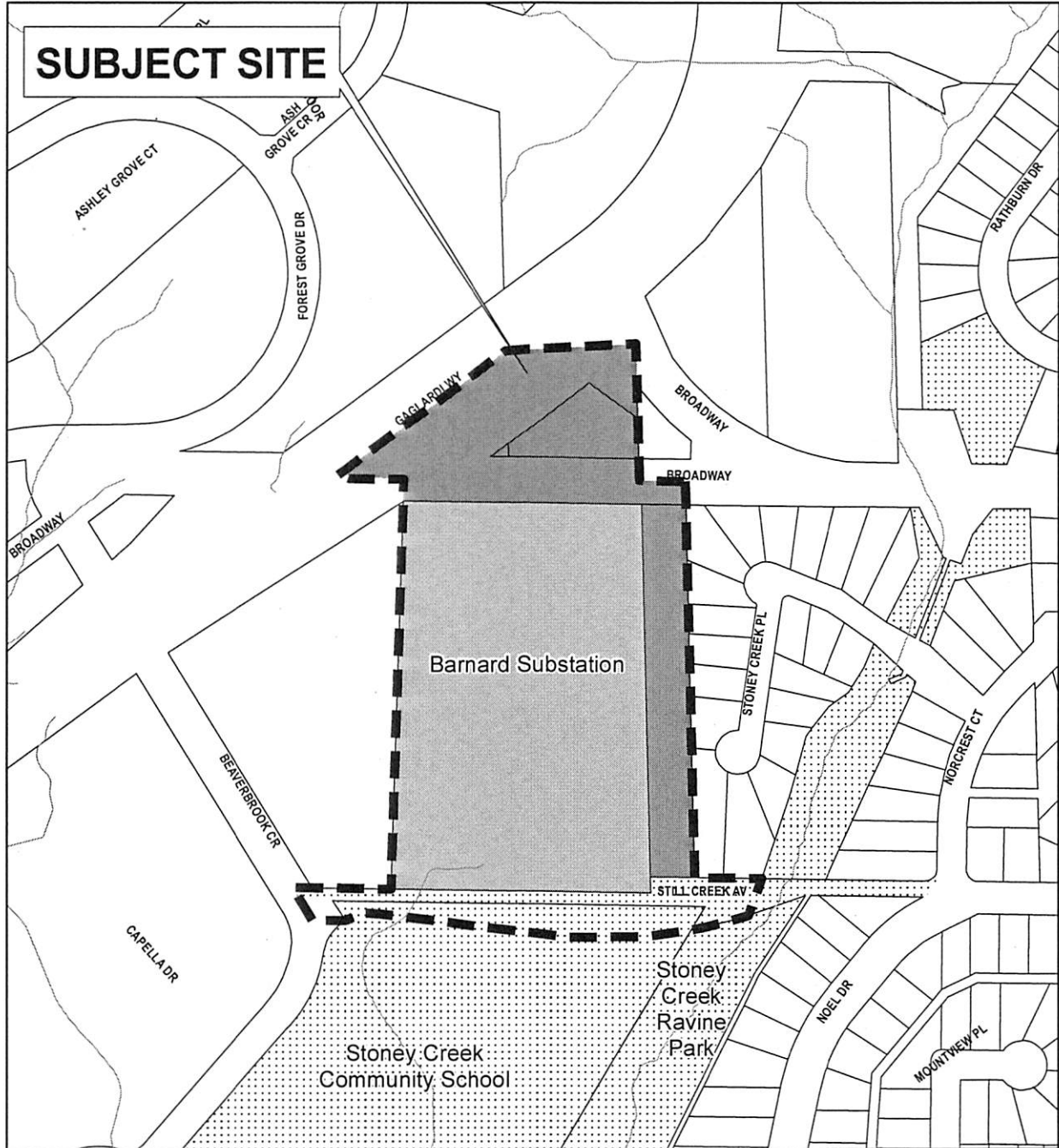
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**REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - LAND USE DESIGNATION**

-  Subject Site
-  Park and Open Space

-  Single and Two Family Residential
-  Industrial
-  Park and Public Use/Public School
-  Low or Medium Density Multiple Family Residential

Sketch #3



PLANNING & BUILDING DEPARTMENT







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REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - PROPOSED ZONING DISTRICTS

 Subject Site	 General Industrial (M2)
 Park and Public Use (P3)	 Public Utility Corridor (P12)

Sketch #4

**SCHEDULE A
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
BC Hydro and Power Authority Owned Lands			
9450 Broadway	R2	M2	South West Quarter District Lot 15 Group 1 Except: Firstly: East 264 Feet Secondly: Part Subdivided By Plan 49579 Thirdly: Part Subdivided By Plan 51478 Fourthly: Part Subdivided By Plan 83735 Fifthly: 2.213 Acres Statutory Right Of Way Plan 31706 New Westminster District
9369 Broadway	R2	P12	Lot 3, Except: Firstly: Part On Reference Plan 2411, Secondly: Part Subdivided By Plan 51478 And Thirdly: Part Road On Plan Lmp24005, Fourthly: Part Road On Statutory Right Of Way Plan 49347, District Lot 15 Group 1 New Westminster District Plan 209
9461 Broadway	R2	P12	Lot 4, Except: Firstly: Part On Reference Plan 2411; Secondly: Part Subdivided By Plan 51478, Thirdly: Part On Statutory Right Of Way Plan 62130, Fourthly: Part Road On Plan Lmp24005 And Fifthly: Part On Statutory Right Of Way Plan 49247, District Lot 15 Group 1 New Westminster District Plan 209
9520 Broadway	R2	P12	Lot 1 District Lot 15 Group 1 New Westminster District Plan 17870
Burnaby School District Owned Lands			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113