

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10010 2017 December 06

ITEM #12

1.0 GENERAL INFORMATION

- 1.1 Applicant:** CWA Engineering Inc.
Suite 380 – 2925 Virtual Way,
Vancouver, BC V5M 4X5
(Attention: Rigel Wong)
- 1.2 Subject:** Application for the rezoning of:
A portion of Lot 1, District Lot 151, Group 1, New Westminster
District Plan LMP 7878
- From:** P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on the P2
Administration and Assembly District and Metrotown Downtown
Plan as guidelines)
- 1.3 Address:** Portion of 3883 Imperial Street (5989 Patterson Avenue)
- 1.4 Location:** The subject site is located within Central Park, proximate to the
eastern park entry via Patterson Avenue, south of the tennis courts
(Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, measuring approximately 44.7 m
(147 ft.) x 84.3 m (277 ft.) and an area of approximately 3,768.2 m²
(40,560 sq. ft.)
- 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 permit
the installation of a one-storey electrical building related to the Metro
Vancouver Central Park Pump Station.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located within Central Park, proximate to the eastern park entry via Patterson Avenue. On the surface, the site is improved with parking, washroom facilities, and the eastern trail entry into Central Park, as well as ventilation equipment and small kiosks related to Metro Vancouver's subsurface Central Park Water Pump Station.
- 2.2 To the north are tennis courts, beyond which are the Central Park forest conservation area, Expo Line SkyTrain and baseball diamond/lawn bowling area. To the east, across Patterson Avenue, are high-rise apartment buildings. To the south, is the Central Park Pitch and Putt, beyond which is Imperial Street. To the west is the Central Park forest conservation area, beyond which is Boundary Road.

3.0 BACKGROUND INFORMATION

- 3.1 In 1971, Council received a report summarizing a three year study by the Greater Vancouver Water District (GVWD) determining Central Park as the optimal location for future major water installations (water main, reservoir, and pump station) necessary to serve Burnaby. The report also concluded that recreational amenities, such as tennis courts and other allied uses, could be supported atop the subsurface infrastructure. In 1976, the water infrastructure and recreational uses were constructed and have been operating since that time.
- 3.2 Metro Vancouver has advised that the electrical equipment for the Central Park Pump Station is nearing the end of its useful life and requires replacement. Since 2015, Metro Vancouver and their consultants have been reviewing options for the replacement of the electrical equipment, including location and enclosure type. Based on the results of the review, Metro Vancouver has determined that the preferred option for the replacement electrical equipment is to locate the infrastructure within the existing Metro Vancouver statutory right-of-way at Central Park, above ground, with vehicular access for servicing and post-disaster reasons.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for the construction of a one-storey building, which will be used to house the electrical equipment related to the operations of the Metro Vancouver Central Park Pump Station. It is noted that the subject site, which sits atop the Metro Vancouver statutory-right-of-way, is occupied with other Metro Vancouver infrastructure, including a climate station, as permitted by the existing statutory right-of-way in favour of Metro Vancouver. As part of a suitable plan of development, the applicant in working with Planning and Parks staff will determine the preferred location for the proposed electrical building within this defined area, as well as to ensure that the building is designed in a manner that is integrated with the overall park and compatible with the adjacent Central Park East neighbourhood. The building will also be designed

with the necessary sound attenuations to mitigate any noise emanating from the electrical equipment, compliant with the Burnaby Sound Abatement Bylaw. It is anticipated that Metro Vancouver staff will access the finished electrical building on a monthly basis for maintenance and monitoring. Vehicular access to the site is via Patterson Avenue, using the existing Central Park eastern parking area.

- 4.2 No road dedication, closures or additional statutory rights-of-way are required in connection with this application.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.4 Stormwater Management Best Practises in line with established guidelines will be required.
- 4.5 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system.
- 4.6 A tree survey is required to determine if any trees are to be retained. Existing trees to be retained are to be protected by 4.0 ft. high chain link fencing, on steel posts. Temporary chain link fencing around the site area is also to be provided during construction adjacent to public park areas.
- 4.7 The proposed perquisite conditions to the rezoning will be included in a future report.

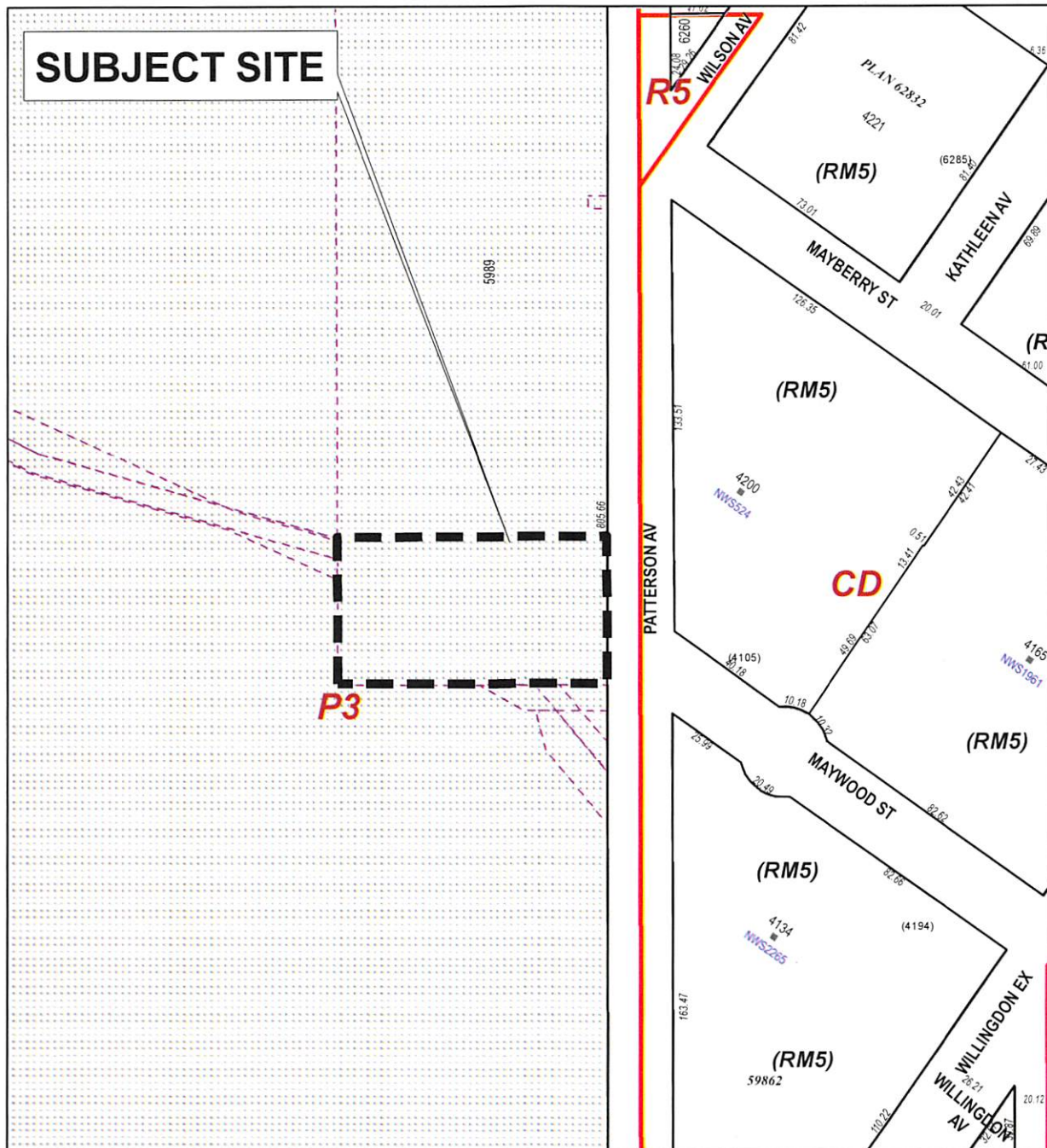
5.0 RECOMMENDATIONS

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development 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 sent to the Parks, Recreation and Culture Commission for information purposes.

LP.

ZT:eb
Attachments

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



PLANNING & BUILDING DEPARTMENT



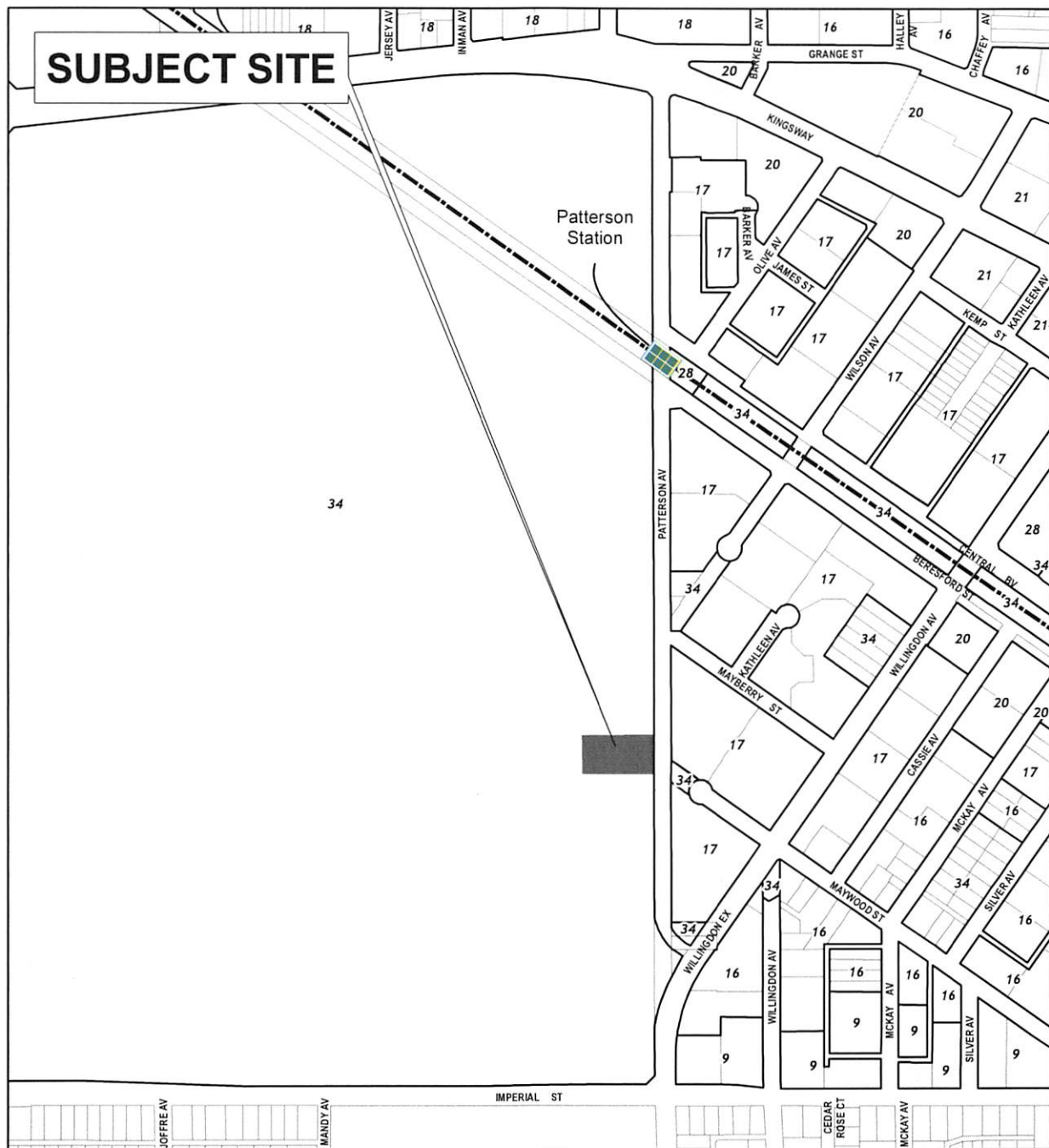
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REZONING REFERENCE #17-10010
PORTION OF 3883 IMPERIAL STREET

 Subject Site



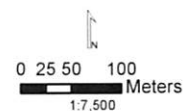
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan





October 27, 2017

City of Burnaby
4949 Canada Way,
Burnaby, BC, V5G 1M2

Project: 15047-02

Attention: Planning and Building Department

Reference: Application for Rezoning: Letter of Intent

Dear Sir / Madam,

The area for planned development is within Lot 1 of District Lot 151, Group 1, New Westminster District, Plan LMP7878. The Central Park Pump Station is currently zoned P3 and the proposed zoning will be CD(P2). Only the southeast portion of this area is intended to be developed.

In this area, Metro Vancouver proposes to install an aboveground, pre-fabricated electrical building on the rooftop of the existing underground Central Park Pump Station. The electrical building will then be fenced off for approximately one-half of its perimeter. The reasons to install this pre-fabricated electrical building aboveground are the following:

- The electrical feed to the pump station is going to be upgraded from 2400V to 4160V
- The current electrical equipment at Central Park Pump Station is nearing the end of life
- There is insufficient space to install all the new electrical equipment inside Central Park Pump Station
- For operational safety and maintenance, having the new electrical equipment aboveground is preferred
- Pre-fabrication of the electrical building will reduce the overall site construction footprint and minimize disruption to the public.

Functional operations of the pump station will remain the same after the project is completed. Ongoing maintenance of the new aboveground equipment will be done at an annual frequency. Accessibility to the equipment by Metro Vancouver personnel will be by vehicles, utilizing the parking lot at the pump station.

There is a climate station located within the project site. This climate station may be relocated depending on the final footprint configuration of the electrical building. The nominal footprint dimensions of the proposed electrical building is approximately 12m x 6m x 4m high.

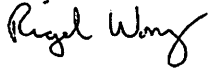
Metro Vancouver is currently working with CWA Engineers Inc. (CWA) on the engineering detailed design for this project. For overall sequencing and scheduling, CWA and Metro Vancouver intends to work closely with the City of Burnaby with the rezoning and permitting process concurrently with engineering detailed design. Since August 2015, Metro Vancouver and CWA Engineers worked rigorously to identify several possible locations for the electrical building before finalizing the aboveground location. Metro Vancouver/CWA has also had preliminary discussions with the Burnaby Parks Board and with BC Hydro.

Metro Vancouver intends to begin construction at the Central Park Pump Station site starting in early 2019, and finish construction in 2020. The construction start date is contingent on receiving approvals for rezoning and permitting and the ability to work through potential architectural requirements for the electrical building and

transformer enclosure with stakeholders. These potential requirements need to be communicated with vendors and suppliers prior to signing purchase agreements.

We trust that the above letter of intent satisfies the initial requirements from City of Burnaby and supports a favourable consideration of the rezoning application by Council. Please do not hesitate to contact the undersigned should you have additional questions.

Yours truly,
CWA Engineers Inc.



Rigel Wong, P.Eng, PMP
Mechanical Engineer