



Item .....
Meeting ..... 2018 March 26

COUNCIL REPORT

**TO:** CITY MANAGER 2018 March 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #17-29**  
**Rezoning to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan**

**ADDRESS:** 9369, 9450, 9461 and 9520 Broadway, and a portion of 2740 Beaverbrook Crescent (see *attached* Sketches #1 and #2)

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

**FROM:** R2 Residential District

**TO:** M2 General Industrial District, P3 Park and Public Use District and 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 2018 April 24.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 April 09 and to a Public Hearing on 2018 April 24 at 7:00 p.m.
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.

## REPORT

### 1.0 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 BACKGROUND

2.1 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-owned developed and undeveloped road rights-of-way. All areas within the subject rezoning area are zoned R2 Residential District (see *attached* Sketches #1 and #2).

The subject property at 9450 Broadway is the Barnard Substation site, 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 are portions of land located within the boundaries of the Stoney Creek Community School site and Stoney Creek Ravine Park which are also included in the subject site for rezoning.

2.2 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.

2.3 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.

2.4 BC Hydro has elected not to make a rezoning application citing the Section 3.2 of the Hydro and Power Authority Act, which exempts this crown corporation from the Community Charter and municipal bylaws. 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* Sketch #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). As such, this City-initiated rezoning has been advance at this time.

### 3.0 GENERAL COMMENTS

- 3.1 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. This rezoning would bring the subject lands into conformance with their current uses and the adopted Lougheed Town Centre Plan.
- 3.2 The Barnard Substation at 9450 Broadway is proposed to be rezoned from R2 Residential District to M2 General Industrial District. As such, the proposed Substation upgrades and future works to be undertaken by BC Hydro would be in conformance with the Lougheed Town Centre Community Plan's Industrial land use designation and provide guidance to BC Hydro on City development standards under this district.
- 3.3 BC Hydro has outlined that the purpose of the upgrade project for the Barnard Substation is to increase local power supply reliability and to address near end-of-life equipment and works 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.
  - Add three new distribution feeder positions to an existing feeder section on the western side of the substation.
- 3.4 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 and to protect open space, greenways, trails, and buffer zones between residential uses and electrical transmission infrastructure. The P12 Utility Corridor District is also consistent with the Lougheed Town Centre Community Plan designation of these lands for Park and Public Use/Public School Use.

- 3.5 Rezoning the portion of lands within the boundaries of the Stoney Creek Community School and the Stoney Creek Ravine Park, which are located south and southeast of the Barnard Substation at 2740 Beaverbrook Crescent, from R2 Residential District to the P3 Park and Public Use District will reflect their use for school and park use, and be in line with the Park and Public Use/Public School designation in the Loughheed Town Centre Community Plan.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

KL/JD:eb  
**Attachments**

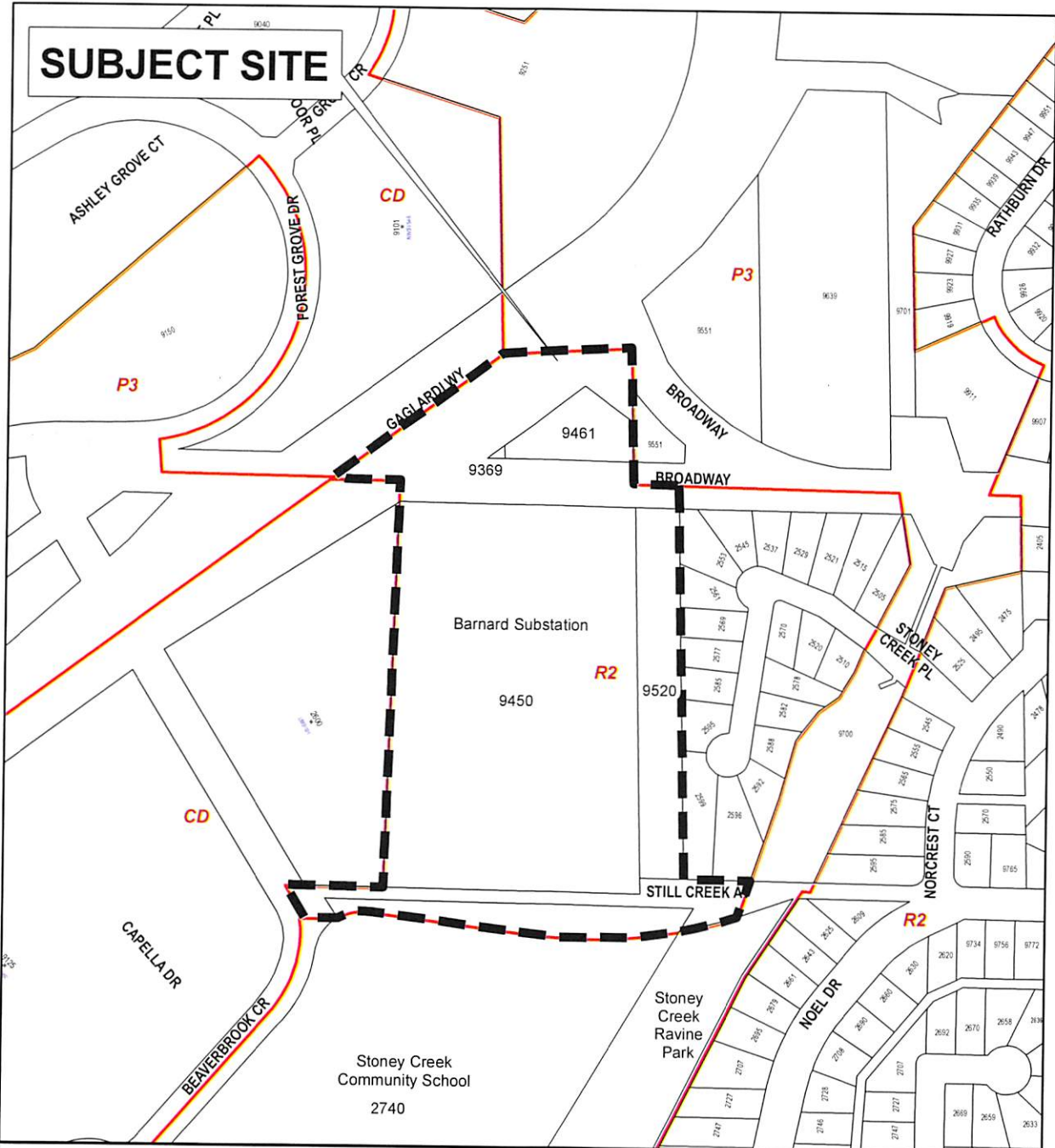
cc: City Solicitor  
City Clerk

**SCHEDULE A  
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
<b>BC Hydro and Power Authority Owned Lands</b>			
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
<b>Burnaby School District Owned Lands</b>			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113



**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



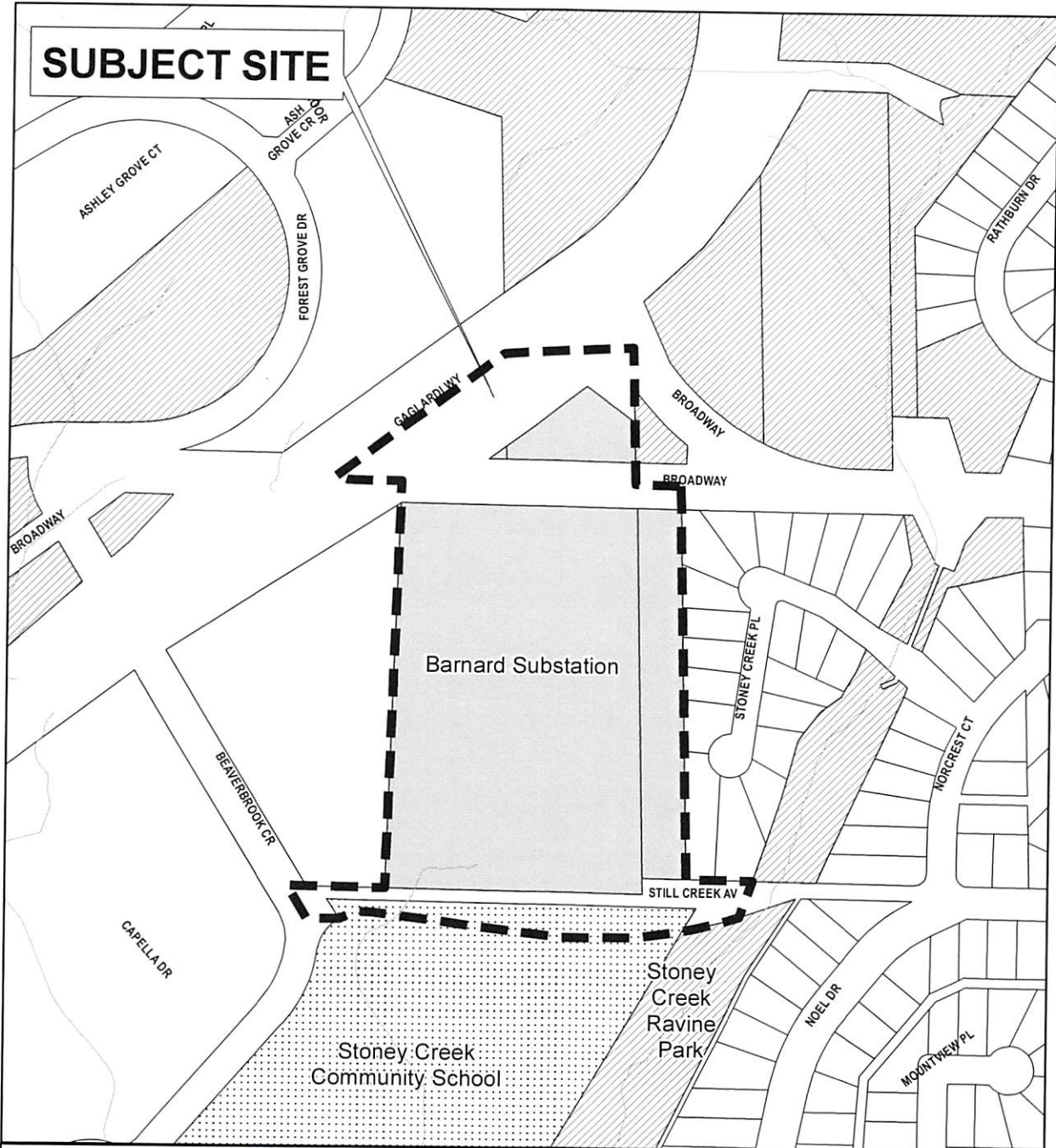
DATE:  
SEP 22 2017






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

 Subject Site

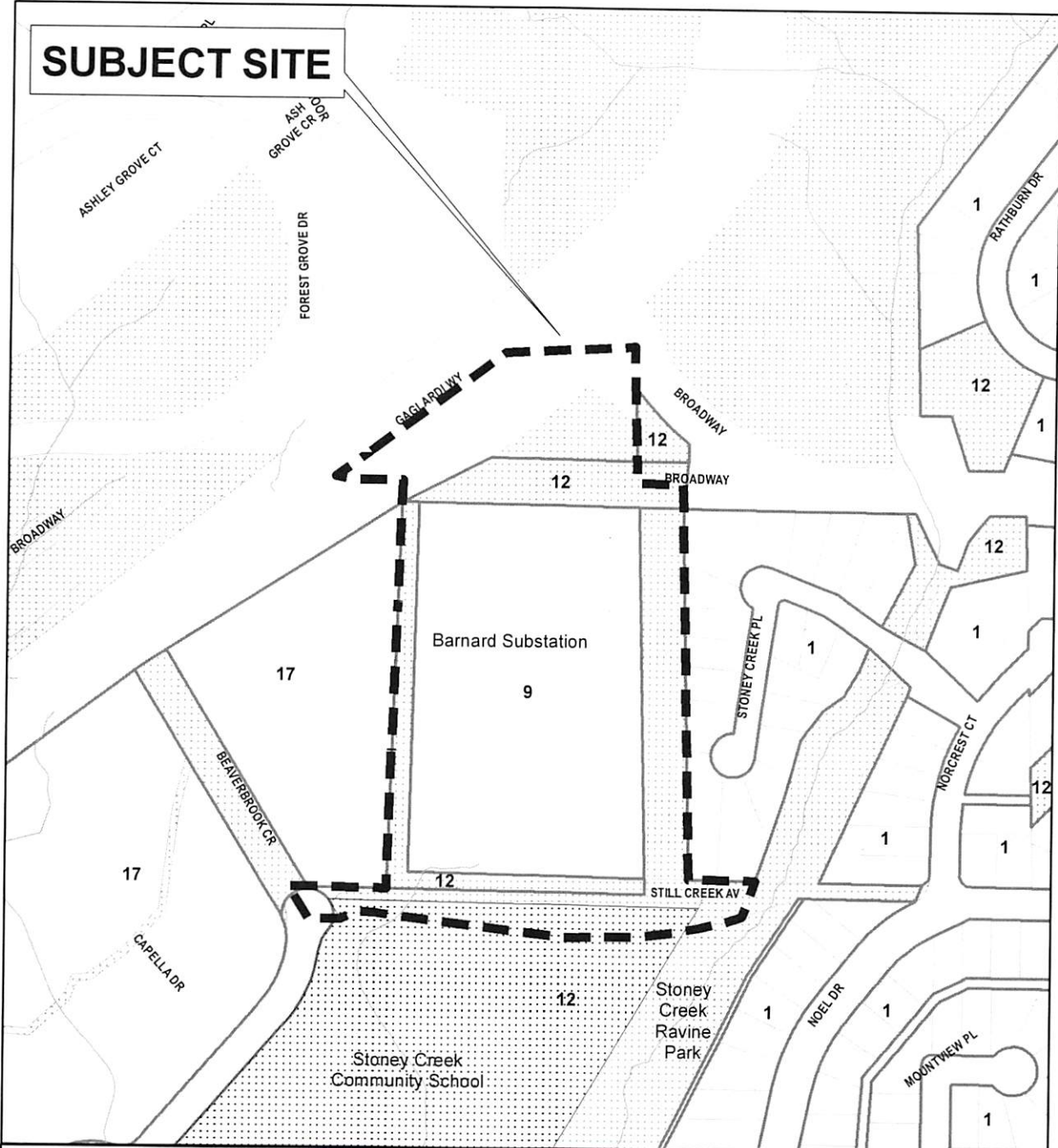


	<p>PLANNING &amp; BUILDING DEPARTMENT</p> <p style="text-align: right;">↑ N</p>	
<p>DATE: SEP 22 2017</p>	<p style="text-align: center;"><b>REZONING REFERENCE #17-29</b> <b>LOUGHEED TOWN CENTRE - LAND USE OWNERSHIP</b></p>	
<p>SCALE: 1:4,000</p>	<p> Subject Site</p> <p> Burnaby School District #41</p>	<p> City-owned Land</p> <p> BC Hydro</p>
<p>DRAWN BY: AY</p>		

Sketch #2



# SUBJECT SITE



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Subject Site

Park and Open Space

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

1

Single and Two Family Residential

9

Industrial

12

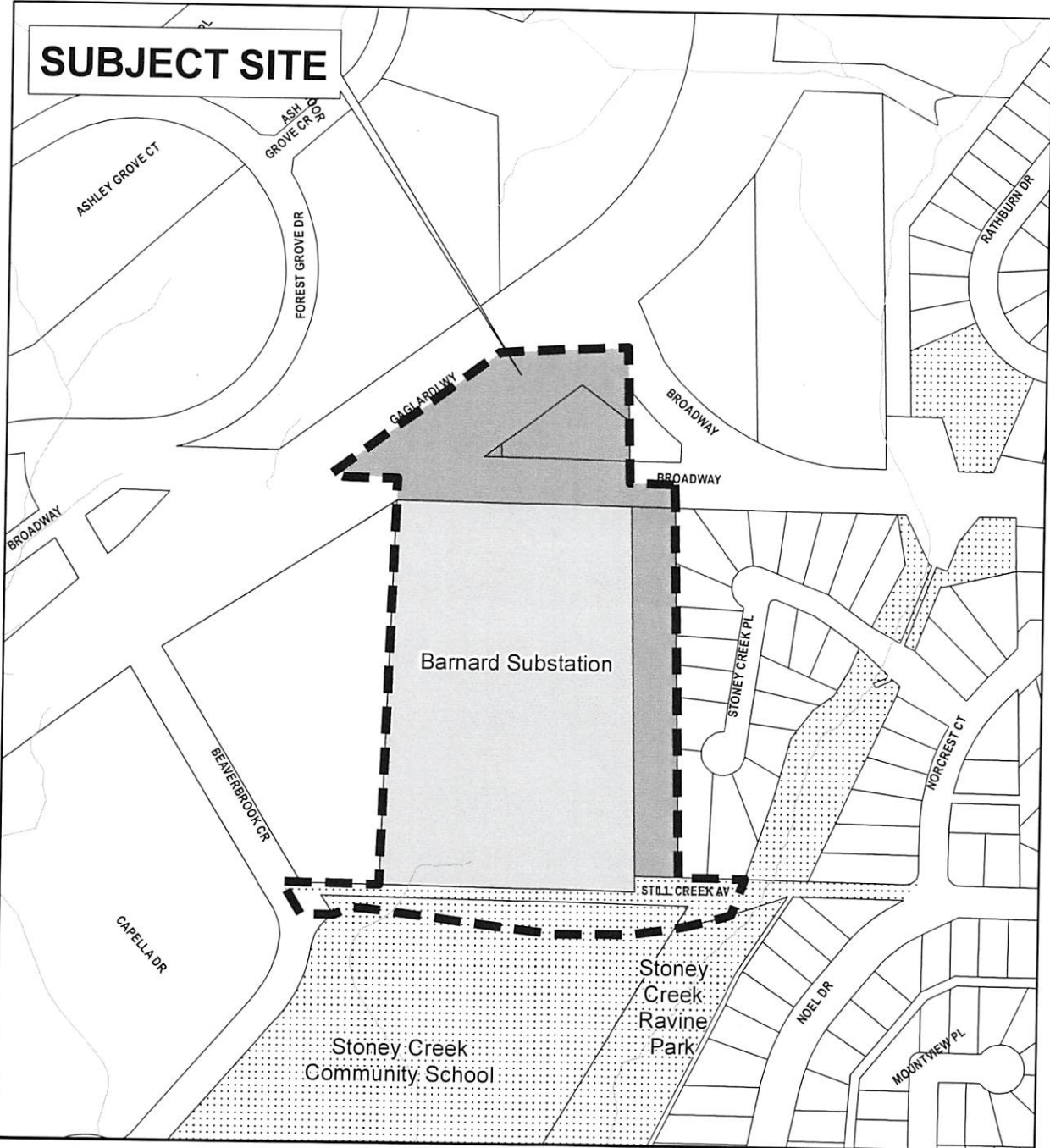
Park and Public Use/Public School

17

Low or Medium Density Multiple Family Residential



# SUBJECT SITE



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SEP 22 2017

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



Subject Site



Park and Public Use (P3)



General Industrial (M2)



Public Utility Corridor (P12)