

Date: June 28, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Approval of Statutory Right-of-Way in Queen Elizabeth Park

RECOMMENDATION

- A. THAT the Board approve temporary access by the Greater Vancouver Sewerage and Drainage District (GVSD) to Queen Elizabeth Park for the purpose of construction of a water main and valve chamber, subject to the conditions and measures described in this report;*
- B. THAT the Board approve the granting of a statutory right-of-way in perpetuity to the Greater Vancouver Sewerage and Drainage District (GVSD), as described in this report and its appendices, subject to legal documents being prepared to the satisfaction of the General Manager.*

POLICY

The Vancouver Charter specifies that the Board has “exclusive jurisdiction and control of all areas designated as permanent public parks” (Section 488.1), and that “exclusive jurisdiction and control of real property includes the authority to determine how such real property shall be used” (Section 488.6).

BACKGROUND

A number of utility corridors and underground services run through lands under the jurisdiction of the Park Board, protected in most instances by a statutory right-of-way, to ensure that access for the purposes of inspection, maintenance, repair, and related functions is secured over the long term, even in the event that the land in question ceases to be a park.

This report responds a proposal by the Greater Vancouver Sewerage and Drainage District to expand an existing statutory right of way at the 33rd Avenue and Cambie Street entrance to Queen Elizabeth Park to accommodate the installation of a new water main and associated valve chamber extending off the road allowance into park land.

GVSDD staff made a presentation on the proposed water main project to the Park Board Planning Committee on May 2, 2006.

DISCUSSION

The Greater Vancouver Sewerage and Drainage District (GVSDD) is upgrading the Capilano Watermain No. 5, which is a key component in the regional water supply system. Built in the 1950s and 1960s, this main conveys water from Capilano Lake to the Little Mountain and Kersland reservoirs in Queen Elizabeth Park in Vancouver. The most recent section of this main was constructed in 1967 between 16th Avenue/Maple Street and Selkirk Street/Connaught Drive. The GVSDD is now prepared to install the remaining 1,250 metre section of Capilano Main No. 5 between Selkirk Street/Connaught Drive and the Little Mountain Reservoir. This section is comprised of approximately 1800 mm diameter steel pipe and a valve chamber at the entrance to Queen Elizabeth Park on 33rd Avenue just east of Cambie Street.

GVSDD has scheduled most of this work to be done over 2007-2008. However, a section of the installation is being coordinated with the current Canada Line construction on Cambie Street. In advance of other project work, a section of pipe will be laid through the Cambie intersection after the Canada Line tunnel is cast and prior to the street repaving. The intent is to avoid future disruption of traffic flow on Cambie and 33rd Avenue, and to reduce project construction and restoration costs.

GVSDD and Park Board staff have met to discuss the proposed alignment, scheduling, restoration requirements, and impacts to park operations, and have identified and reached agreement on the following issues:

- 1) To avoid closing the west park entrance a second time after completion of the Canada Line tunnel, the pre-build section of the watermain through the Cambie Street/33rd Avenue intersection will be extended an additional 69 meters past the park entrance (see attached plan). The target is to complete the pre-build section by November 2006.
- 2) The water main and valve chamber will be placed to minimize impact on the park, and particularly to protect specimen trees near the 33rd Avenue entrance. GVSDD has accordingly reduced the area originally requested both for construction space and for the permanent right-of-way. Moreover, the working area extending into the park has been reconfigured around the drip line of the trees adjacent to the water main route. The working area in the park will be restored by GVSDD to a standard meeting or exceeding its current condition.

- 3) The valve chamber will be installed with a flush-mounted access hatch, and the area around the chamber will be landscaped to minimize the visual impact of the chamber at this high profile entry point to Queen Elizabeth Park. District staff will review these elements in the design stage prior to the work being performed.
- 4) Pipe installation west of Cambie Street on 33rd Avenue will require the removal of up to ten street trees, of which three are less than one year old and can be temporarily transplanted. All disturbed trees will be reinstated once construction is complete.

Subject to the above itemized conditions, staff recommend that the Board support the registration of the proposed right-of-way over the portions of Queen Elizabeth Park as shown in Appendices A and B.

SUMMARY

The Park Board is asked to allow the Greater Vancouver Sewerage and Drainage District temporary access to a portion of Queen Elizabeth Park, and to approve a right-of-way to accommodate the installation of a new water main and associated valve chamber extending off the road allowance into the park, under the conditions described in this report.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation
Vancouver, BC
MV