

Date: October 20, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Hillcrest Park and Nat Bailey Stadium Park:
Consolidation and Blanket Statutory Right-of-way

RECOMMENDATION

- A. *THAT the Board approve the consolidation of Nat Bailey Stadium Park (Block 806, Plan 19380, District Lot 526), and Hillcrest Park (Parcel A, Block 805, Plan LMP 40757, District Lot 526) as per the attached legal survey (Appendix A) to facilitate the construction of the Vancouver Olympic Centre.***
- B. *THAT the Board approve a blanket statutory right-of-way (SRW) in favour of the City of Vancouver to implement the relocation of existing utility services to facilitate the construction of the Vancouver Olympic Centre, which SRW will be reduced to a utility specific SRW upon completion of the utility service.***
- C. *THAT the Board authorize the Director of Legal Services to execute the consolidation plan (Appendix A), and necessary legal documents for the SRW as required for recommendations A and B above.***

POLICY

All changes to registered interests in land which is “Permanent Park” must be approved by the Board. Hillcrest Park and Nat Bailey Stadium were established as Permanent Parks by Council resolution dated July 26, 1983.

BACKGROUND

On January 16, 2006, the Board approved the rezoning proposal for Hillcrest/Nat Bailey Stadium Parks. This proposal illustrated two new buildings to be constructed on the site. On February 7, 2006, the consultant team submitted an updated design plan for the proposed facility to the Board’s Planning Committee, showing a single building solution for the Pool and Curling Venue, the latter to be converted to a Community Centre, Community Rink, Library and Curling Club post 2010.

On September 5, 2006, the Park Board approved the Development Permit design (Appendix B) for the Hillcrest Complex (Vancouver Olympic Centre) in Hillcrest Park.

DISCUSSION

Property Consolidation

The proposed new Vancouver Olympic Centre location straddles the property line that divides two legal lots-- Hillcrest Park and Nat Bailey Stadium Park. In addition, a number of utility corridors and underground services within various statutory rights-of-way (SRW) exist underneath the proposed location for the new building.

To issue a development permit for the project, the City requires that the two legal lots be consolidated and that all existing SRW under the proposed building location be relocated.

The City has developed a legal survey (Appendix A.) for the proposed consolidation of the two properties. The legal survey for the consolidated property can be registered with the Land Titles Office, subject to the Board's approval to consolidate the two properties.

Rights-of-way

In addition, the project consultants, in conjunction with the City Engineering Department, City Land Survey Branch, BC Hydro, Terasen Gas, and Telus have developed a plan for the proposed relocation of existing utility services (Appendix C). These new services include sanitary and storm, natural gas, hydro and Telus lines that will be installed in the park to service the new Vancouver Olympic Centre.

SRWs are in place to ensure that access for the purposes of inspection, maintenance, repair, and related functions is secured over the long-term, even in the unlikely event that the land in question ceases to be a park.

In order to facilitate utility relocation work prior to commencing construction of the Vancouver Olympic Centre, the City has requested that the Board temporarily grant the City a blanket SRW to permit the City to relocate the sanitary and storm lines and to also facilitate the relocation of Hydro, Telus, and Terasen services at the same time. City Engineering can proceed with the relocation of sanitary and storm sewers as required for the proposed new Vancouver Olympic Centre in November 2006.

City and Park Board staff have met on these issues, and have determined that a blanket SRW agreement satisfactory to both parties is the appropriate tool.

Staff do not anticipate there will be a conflict with the short-term construction or the longer term operations of the new facilities. Staff recommend that the Board support the registration of the blanket SRW for utility purposes, to be converted to a reduced surveyed SRW once the work has been completed.

SUMMARY

The Park Board is asked to approve the consolidation of Nat Bailey Stadium Park and Hillcrest Park, and grant the City of Vancouver a blanket SRW over the consolidated park to be converted to specific surveyed SRWs after the relocation of services in the Park, as described in this report.

Prepared by:

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