

**Minutes of Meeting of the Board of Parks and Recreation
Planning & Environment Committee Meeting
Held at the Vancouver Park Board Office on
Thursday, January 13th, 2011**

ATTENDEES: Park Board Commissioners

Sarah Blyth, Chair
Raj Hundal, Vice Chair
Ian Robertson
Stuart Mackinnon
Aaron Jasper

Park Board Staff

Danica Djurkovic	Acting Director, Planning & Operations
Diane Murphy	Acting Director, Queen Elizabeth District
Octavio Silva	Manager of Business Development
Bill Manning	Manager of Arboriculture and Horticulture
Kevin Tuerlings	Recorder

Delegations:

- John O'Grady
- Stephen Rybak
- Marcel Reghelini, Senior Project Manager, BC Hydro
- Sharon Wasyluk, Communications and Consultation Advisor, BC Hydro
- Gina MacInnes, Real Estate and Government Affairs Manager, TELUS
- Greg Findlay, Associate, Senior Project Engineer, GS Sayers Engineering Ltd.

The meeting was called to order at 6:30pm, with the following agenda:

1. Approval of Minutes of the December 9, 2010 Meeting
2. Dog off leash – Memorial West
3. BC Hydro Transmission Project
4. TELUS Wireless Upgrade at Nat Bailey
5. Shaw Wireless Proposal at Nat Bailey

1. Approval of Minutes

The minutes of the meeting of the Planning & Environment Committee held on Thursday, December 9, 2010 were adopted as circulated.

2. Dog off leash – Memorial West

Staff presented costs for a proposed fenced-in dog off-leash area for the northwest segment of West Memorial Park in the corner of Wallace St. and 31st Ave. Staff provided two fencing options: a cedar split rails fence with an estimated cost of \$80,100, and a chain link fence with an estimated cost of \$63,400, similar to Devonian Park fence.

The following delegations requested to speak to the Committee:

- John O'Grady
- Stephen Rybak

The following is a summary of the foregoing delegations:

- Could not comment on the proposal because it was not made available before the meeting.
- Unhappy with the representation of discussion in the minutes of the previous Planning and Environment meeting.
- Stressed that any form of fencing would cut off other users of the park, and that the fences would ruin the aesthetics of a "beautiful park."
- The proposed northwest sector is low-use by the community, and the area has been used for the past 30 years as an unofficial off-leash area.
- Questioned the rationale for selecting this corner as the proposed area. Believe it negates the need for large off-leash space because the selected area is heavily treed and does not allow for their intended needs.
- Questioned how the proposal became a full enclosure, rather than the single fence on the south side of the area suggested at the last meeting.
- Believes fencing is necessary in high-use parks that have a lot of shared activities, but there is no rationale for fencing in this area because of its low-usage by the community.

Discussion

A member of the Committee asked why the current proposed area was chosen. A member of the staff replied that they were directed to do so by the Committee at the last meeting and that upon review of the specific location, the area chosen had the least impact to the rest of the park. Staff noted that they are still open to other options.

A member of the Committee asked if any pre-existing dog-off leash parks have been successful when using just signs to enforce dog off-leash areas. Staff replied that signs are generally unsuccessful, and that parks with no signs become unofficial off-leash parks. It is the goal of the Park Board to improve the signage at the existing parks in 2011.

A member of the Committee asked if costs would be cut in half if the North and West sections of the fence were not constructed. Staff replied that costs would be cut by approximately 40%.

A member of the Committee asked the delegation if the proposed off-leash area shown was in line with what they initially asked for. The delegation responded that they had wanted the quadrant west of the lawn bowling field (approximately 20% of the park), and that the current proposal was much less than desired.

A member of the Committee noted that there is strong support based on the petition in favour of an off-leash area in West Memorial Park and recommended that the issue be brought to a community consultation.

A member of the Committee stated that fencing limits conflict amongst different user groups within parks but that a community consultation should come after a re-evaluation of the dog off-leash policy.

The Committee directed staff not to proceed with West Memorial Park dog off-leash proposal at this time, but to accelerate the Park Board's overall dog off-leash study and report back to the Planning and Environment Committee.

3. BC Hydro Transmission Project

Staff informed the Committee that construction for this project is planned to begin next week upon finalization of planning.

Staff introduced Marcel Reghelini and Sharon Wasylik from BC Hydro. When the project was first undertaken in 2009 to improve the electric reliability for the City of Vancouver and long term supply for south False Creek, it required construction of a transmission circuit beneath False Creek. At that time, BC Hydro asked the Vancouver Park Board to allow the completion of the project in two phases, the second phase being the topic of the presentation. BC Hydro has hired a contractor to carry out the completion of the project, which they would like to begin this month.

The method of construction will be with a drill rig that will be established in David Lam Park with a slight overflow onto Pacific Blvd, and a smaller rig on the exit side on Laurel St. The initial phase of construction has an estimated completion time of 17 – 19 weeks.

An access route (off of Drake St.) into the work area will be needed once the drilling phase is complete; this will lead to lots of truck activity, but will have little impact on traffic and residents. Approximately 10-15 weeks after the drilling and pipe installation phase, the project will require more extensive work in the playing fields of the park.

BC Hydro is working with their drilling contractor, Michels Canada, to review the project plan and optimize it in order to complete the work faster than originally estimated. The trade-off for a quicker completion date may be the need for a larger footprint in David Lam Park. A discussion between BC Hydro and Staff must take place in order to weigh the benefits and cost.

BC Hydro expects the work to start in January and, after looking at the range of equipment being used and the ability of the contractors, are estimating a timeframe of 9 – 10 months.

BC Hydro has taken a number of steps to ensure the community is informed of all possible construction impacts, even holding an open house at the Roundhouse Community Centre. The majority of questions from the community concerned the length and frequency of construction in the park and whether the summer Jazz festival would still take place. BC Hydro will communicate the answers to the public via mail-outs as soon as the plans have been finalized, and project contact information will be posted on the worksite fences.

The Committee thanked the BC Hydro representatives for their presentation.

Discussion

A member of the Committee asked the delegation to elaborate on the noise and dirt issues caused by construction. The delegation replied that measures such as ensuring sediment will not be washed away into False Creek or sewer systems, using sound dampening techniques on equipment, and screening the fences around the worksite to decrease the amount of dust and dirt that escapes, will be taken to reduce any negative impact.

A member of the Committee asked if the project is following the same timeline that was presented at the beginning of the first phase of construction in Fall 2010 – Early Summer 2011. The delegation replied that preliminary schedules communicated to the public estimated an early September 2010 start on the project, but getting contractor proposals and reviewing them set the project back 3-4 months. The delegation ensured that if construction continues through the 2011 Jazz festival, they will take every step possible to avoid complication of park usage and minimize footprint.

Staff commented that BC Hydro had provided funding of \$250,000 to the Roundhouse Community Centre for an upgrade of the turntable plaza. Subsequent to further complication of timing and layout of area, BC Hydro will do an electrical upgrade to the park in the value of \$120,000.

A member of the Committee expressed concerns over noise mitigation at David Lam Park if constructional impact on the community escalates. The delegation answered that the contractors will have a representative on-site and will also have a communications liaison team to communicate with public. The delegation added that these steps were taken in 2009 with a pilot project and were proven successful.

Staff stated BC Hydro and their contractors will be working with the Park Board to ensure work is within the limits of city bylaws, such as noise during late hours.

The Committee requested that they be kept informed about any complaints or complications with this project.

4. TELUS Wireless Proposal at Nat Bailey

Staff presented a proposal from TELUS to upgrade the antennas and wireless service at Nat Bailey Stadium as the current pole can not sustain the required upgrades. The Park Board, in conjunction with TELUS, will replace the existing pole and update the antennas.

Staff introduced Gina McInnes of TELUS and Greg Findlay of GS Sayers Engineering Ltd. to present their proposal. Currently, the facility provides wireless service to visitors of the park and the surrounding community for their personal and occupational needs. The goal of the new pole is to upgrade and optimize the services provided, and make the new tower aesthetically pleasing.

The tower is modeled after the pre-existing Rogers tower, but requires 6 antennas per level, requiring the new structure to be more sturdy and slightly taller to accommodate the extra weight and relocated light fixtures.

The project is on an extremely tight deadline in order to be completed before the start of the Canadians season. Construction is set to begin on March 1st and last for 16 weeks, with the service being operational May 31st. If these goals are not met, the project must be deferred until September. TELUS will cover the associated capital costs.

(At this point Commissioner Jasper left the meeting.)

Discussion

A member of the Committee asked why the new antenna was not done at the same time as the installation of a new light stand, and whether the old light could be used somewhere else. Staff answered that the recently installed poles could not support the necessary weight of the new antenna upgrades, and that the need for new antennas was not evident at the time of light installation. The old poles will be utilized at another location.

A member of the Committee asked when this item would come to the Board. Staff answered that it would be presented at the Board Meeting on February 14th.

A member of the Committee asked if TELUS was already looking at other locations for further upgrades and whether these locations could be covered in a comprehensive agreement. Staff answered there are other locations in mind but they cannot be covered in one common agreement, though the form of each specific site agreement will be consistent with each other.

Staff asked the delegation if there should be concern for public safety with these new antennas. The delegation answered that TELUS is obligated to follow stringent regulations, and ensured each site is compliant with safety codes. There is no danger

concerning public health and safety.

The Board directed staff to bring this item to the Board meeting on February 14th on the condition that it be brought before the Riley Park Community Association at their next general meeting in January.

(At this point commissioner Hundal left the meeting.)

5. Shaw Wireless Proposal at Nat Bailey

Staff presented a proposal on behalf of Shaw Wireless for a new light pole at Nat Bailey stadium. Staff met with consultants in September 2010 to review the site and various pole locations. The location of the pole is on the left field outside the boundaries of the Canadians' lease.

The proposed pole will have two bands and three antennas with the capacity for six altogether. Beneath the pole will be a fenced-in area for technical equipment. Shaw will cover the costs for movement and installation. The work will not commence until Fall.

Discussion

A member of the Committee asked if the antennas will be installed on the existing lighting pole. Staff answered that the existing poles do not have the capacity to hold the new fixtures, and that new poles will be installed for this project.

A member of the Committee expressed concerns about losing money by uninstalling recently installed poles in order to upgrade to new poles. Staff and Committee members clarified that the City and Park Board are not paying for the project, and that the poles being removed will be relocated to another facility and put to good use.

The meeting adjourned at 8:03 pm.

Danica Djurkovic, Acting Director,
Planning & Operations

Commissioner Sarah Blyth,
Chair