



# **BC Hydro Rights-of-Way Request in Nelson Park**

Report Reference

Regular Board Meeting  
March 11, 2019







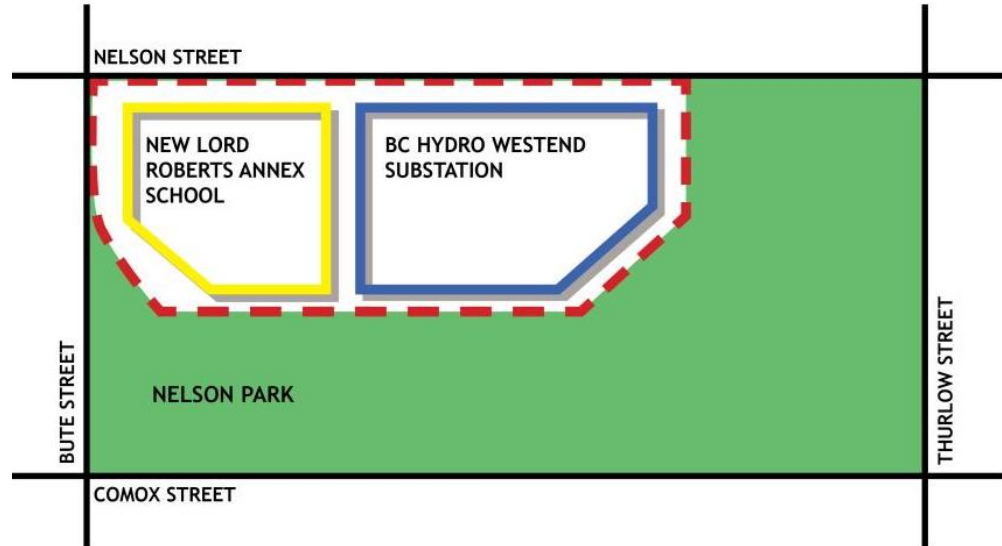
# Project Context



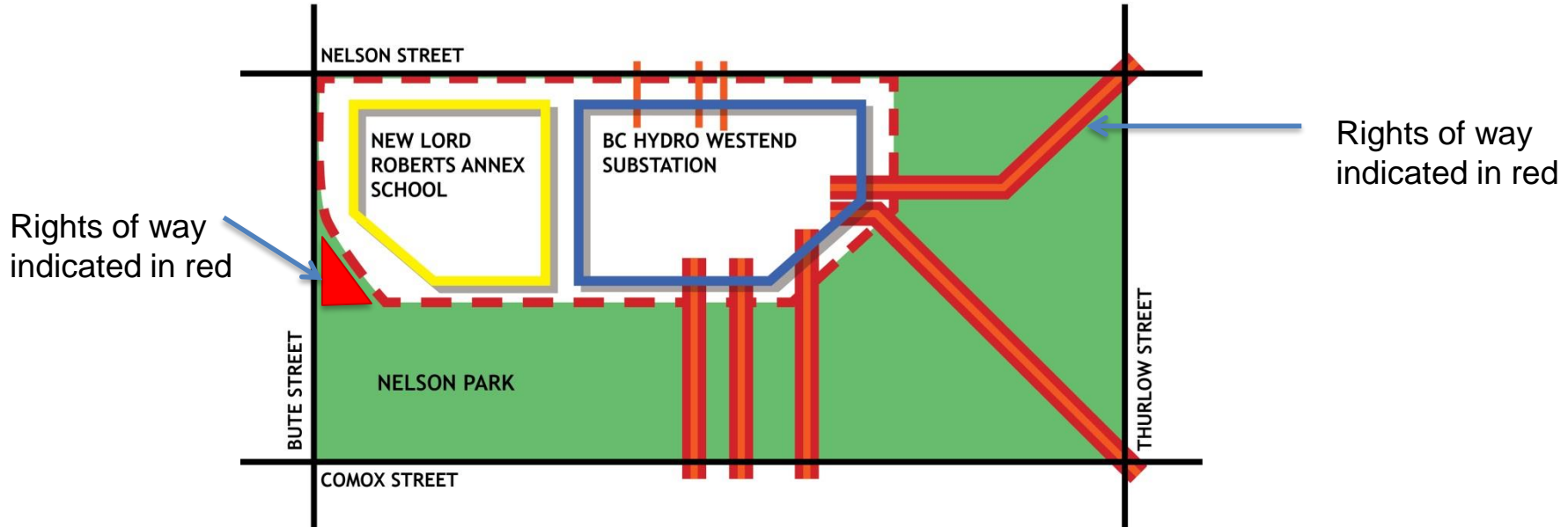
**Part 1** - Provide background information about BC Hydro's Westend substation construction at the Vancouver School Board's Lord Roberts Annex site from a park and neighbourhood context

*“At its public board meeting on June 25, 2018, trustees of the Vancouver School Board approved moving forward with a deal to sell BC Hydro a subsurface parcel beneath the Lord Roberts Annex site in the West End for development of an underground substation”*

*Source: Vancouver School Board website*

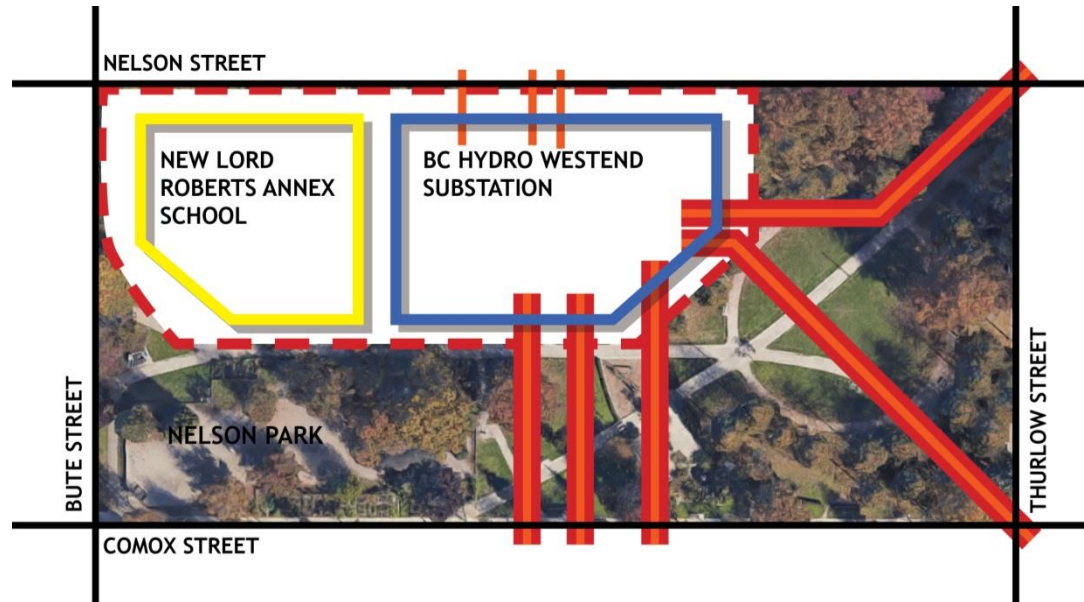


**Part 2** - Provide details of a right-of-way request from BC Hydro to install infrastructure related to the new Westend substation within Nelson Park





**Part 3** - Provide information on the upcoming Park Board staff led study that will identify the impacts of BC Hydro's proposal on the park, mitigation opportunities, and concurrent public engagement process



# Part 1 - Background Information/ Substation at Lord Roberts Annex





- BC Hydro currently operates three substations in Downtown Vancouver



**Dal Grauer Substation**  
944 Burrard Street



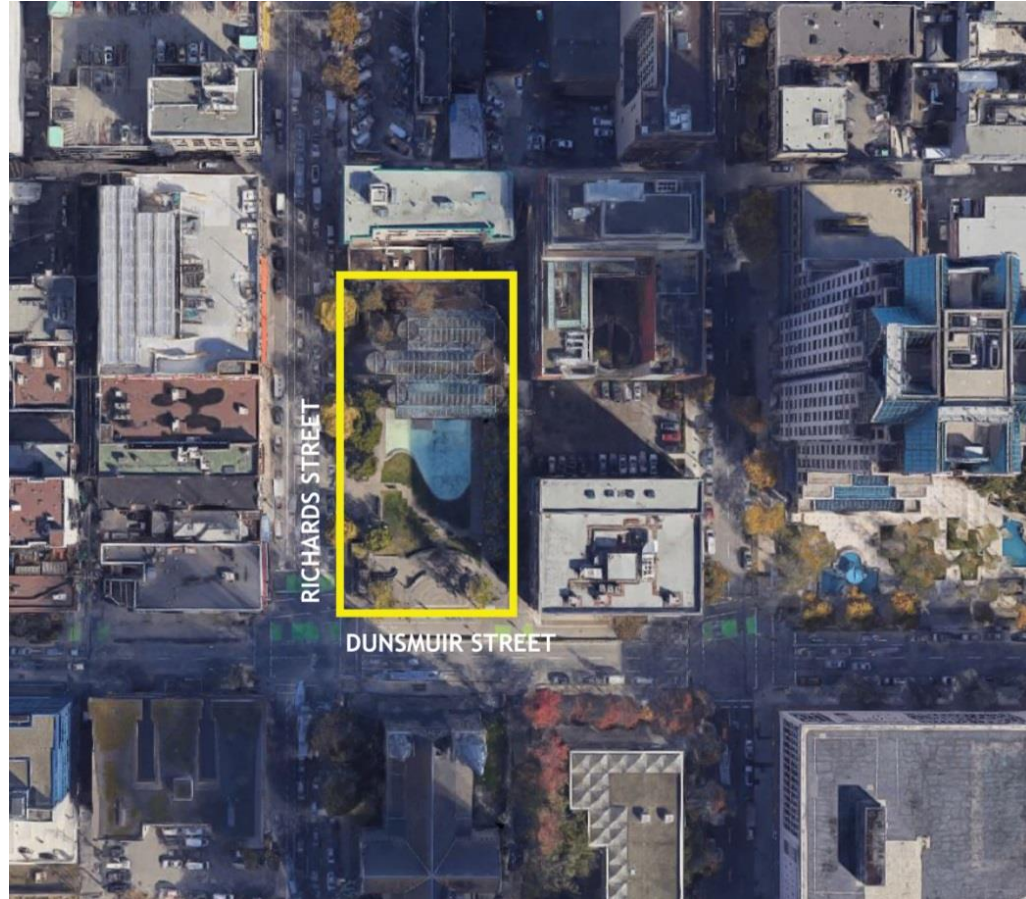
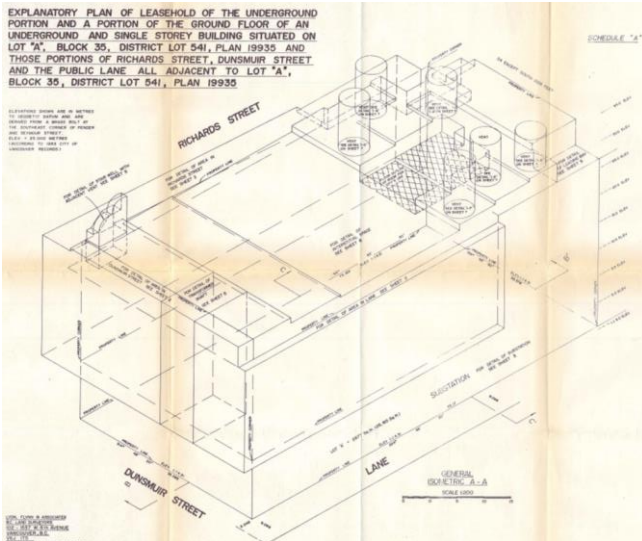
**Murrin Station**  
697 Main Street



**Cathedral Square Park and Substation**  
566 Richards Street

# Part 1 - BC Hydro in Downtown Vancouver

- The substation beneath Cathedral Square Park was constructed in partnership with the Vancouver Park Board in 1982



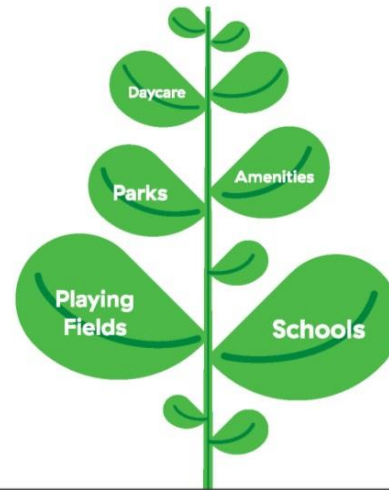


- BC Hydro submitted a proposal to the Park Board, City and Community to construct two new substations downtown called SEED in 2017

**seed** a power smart  
innovation

**Community  
consultation:  
interests and ideas**

January 20–February 28, 2017



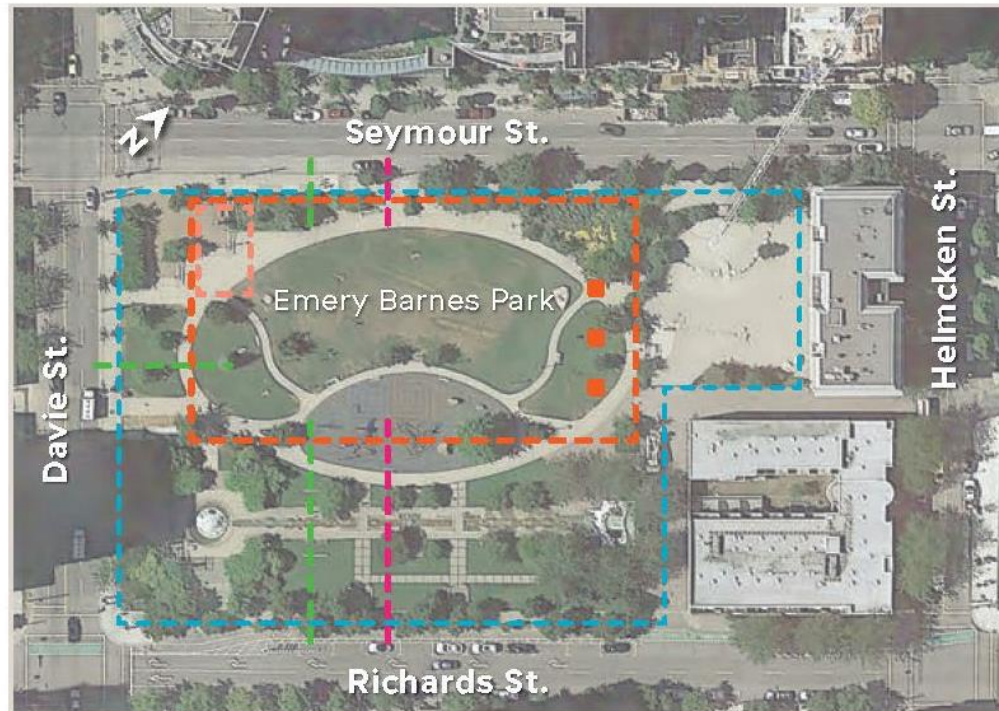
Clean & Reliable Energy









**BC Hydro**  
Power smart

[bchydro.com/seed](http://bchydro.com/seed)

- SEED was similar to BC Hydro's current proposal for Nelson Park, and it also included the construction of a Yaletown Substation beneath Emery Barnes Park



	Underground substation
	Above ground substation entrance structure & public washrooms
	Above ground vents
	230 kV underground cables
	25 kV underground cables
	Emery Barnes Park boundary

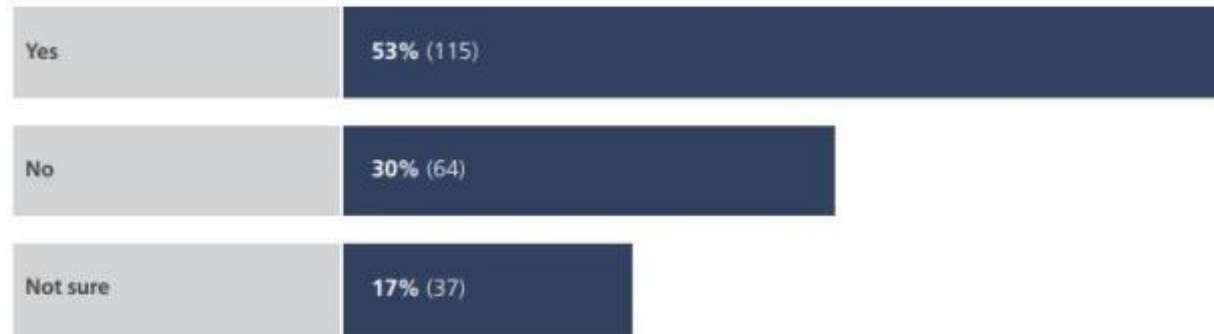


- The SEED project included a report by Stantec Consulting titled 2017 BC Hydro SEED : Technical, Environmental and Socio-Economic Study
- This report will be used as a reference for upcoming phases of work



- BC Hydro led public engagement which included open houses, small group discussions and a feedback form
- 219 feedback forms were submitted by the public

Q1. Now that you've heard about our seed idea, do you think it's better than our traditional approach?



n= 216



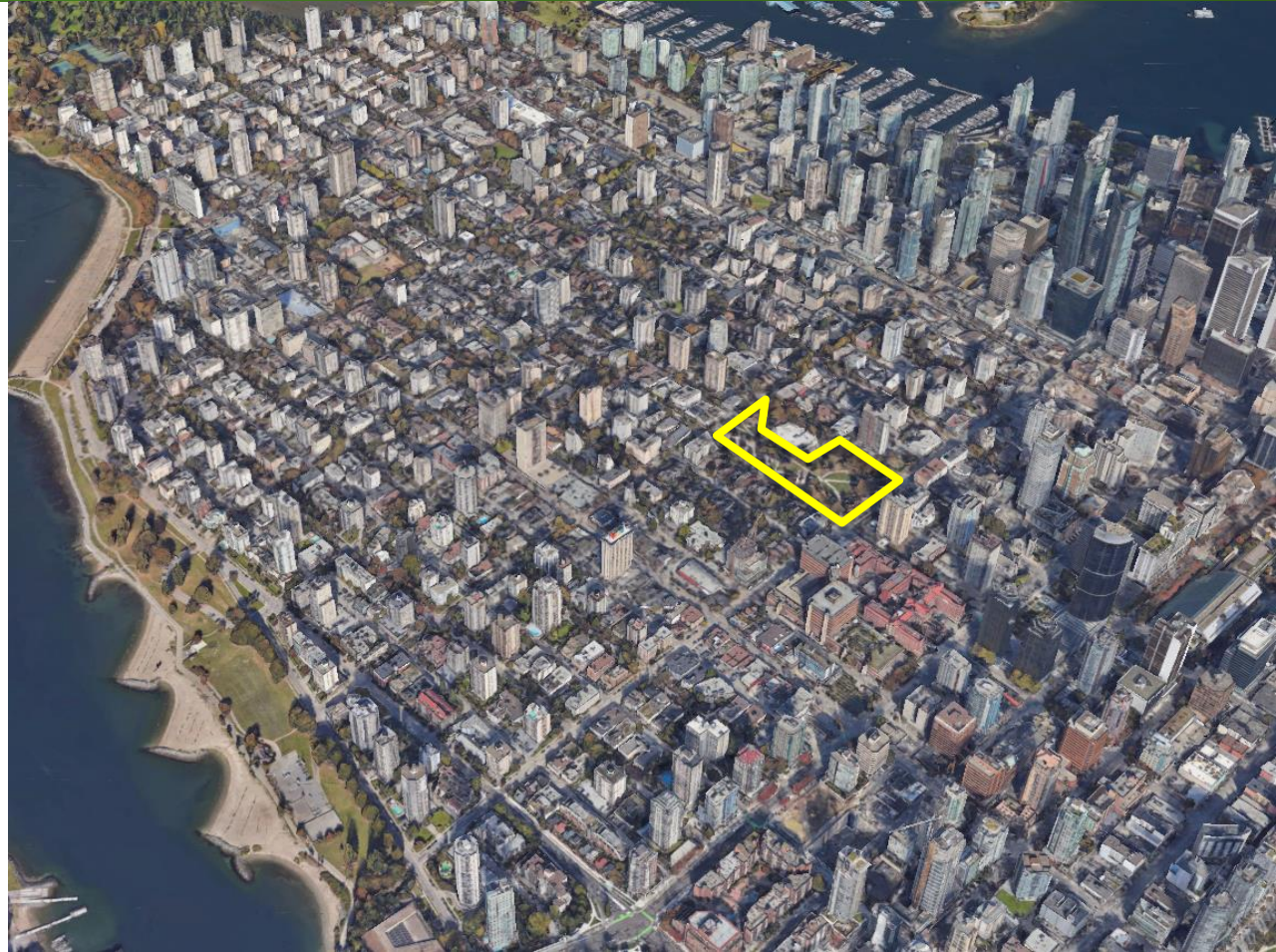
- BC Hydro withdrew the SEED proposal on March 9, 2017
- In a media release former BC Hydro CEO Jessica McDonald stated:

*“We recently learned that, in exchange for the rights to build a substation underneath Emery Barnes Park, similar to our existing substation lease at Cathedral Square, the City of Vancouver has asked BC Hydro to pay a price based on what it would cost to purchase the land outright. This shift makes the extra costs of building underground prohibitive. We also learned that the City will not be making a decision about whether or not **seed** could move forward for many more months. While we respect their processes and views in reaching this decision, this means that our proposal is no longer possible.”*

Source: BC Hydro Statement on Seed March 2017

# Part 1 - West End Neighbourhood Growth

- West End is home to 45,000 people (2013)
- Expected to grow by 30,000 people over the next 30 years

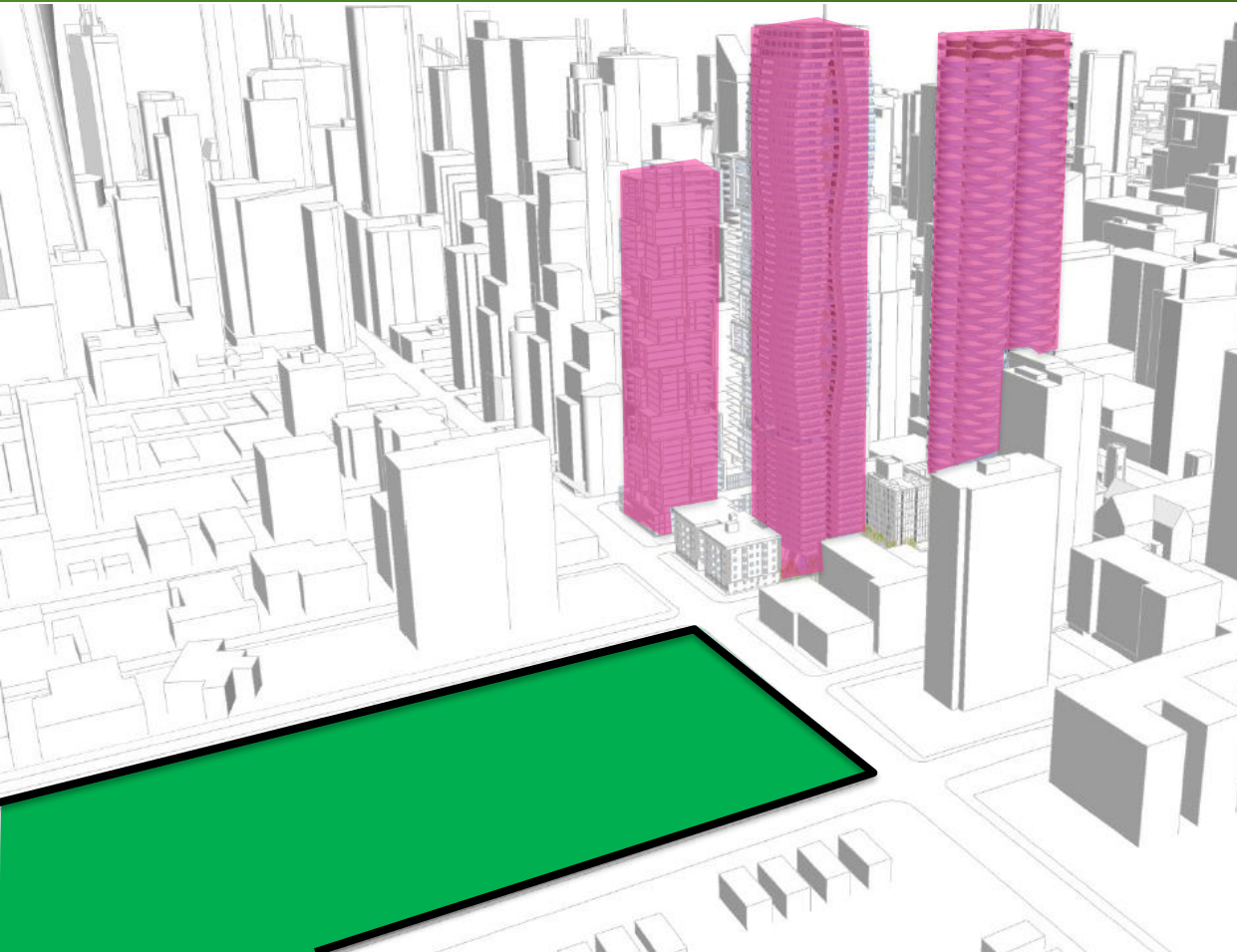


Source: West End Plan 2013



# Part 1 - West End Neighbourhood Growth: St. Paul's Site

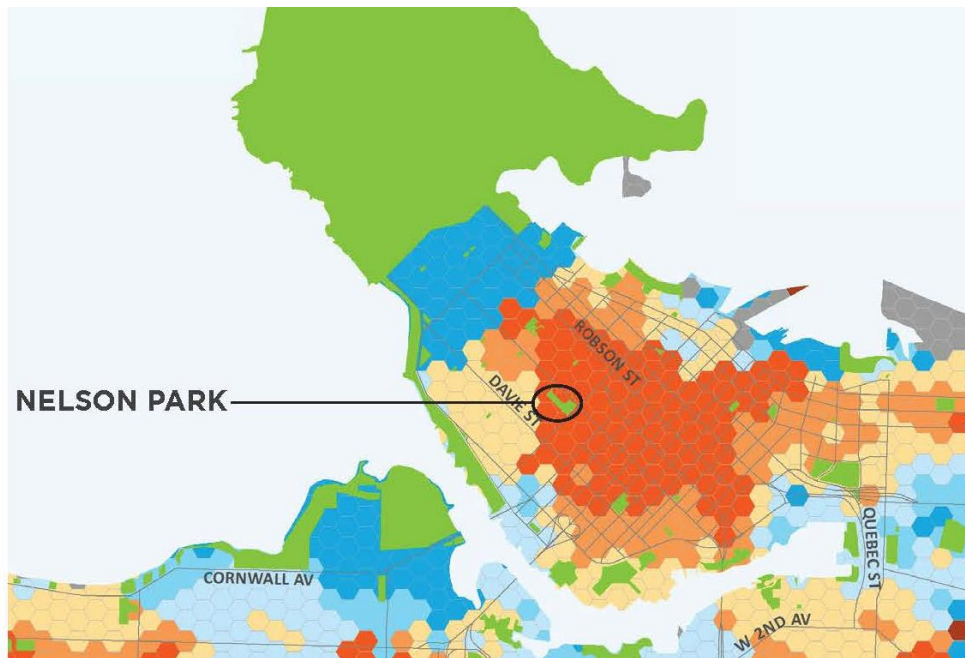




- Several major developments are proposed or underway near Nelson Park
- Significant increase in park space demand for residents



- The West End contains 6 of the top 10 parks\* with the highest number of residents within a ten minute walk in Vancouver which includes Nelson Park



*\*excluding Andy Livingstone Park  
and English Bay Beach Park*

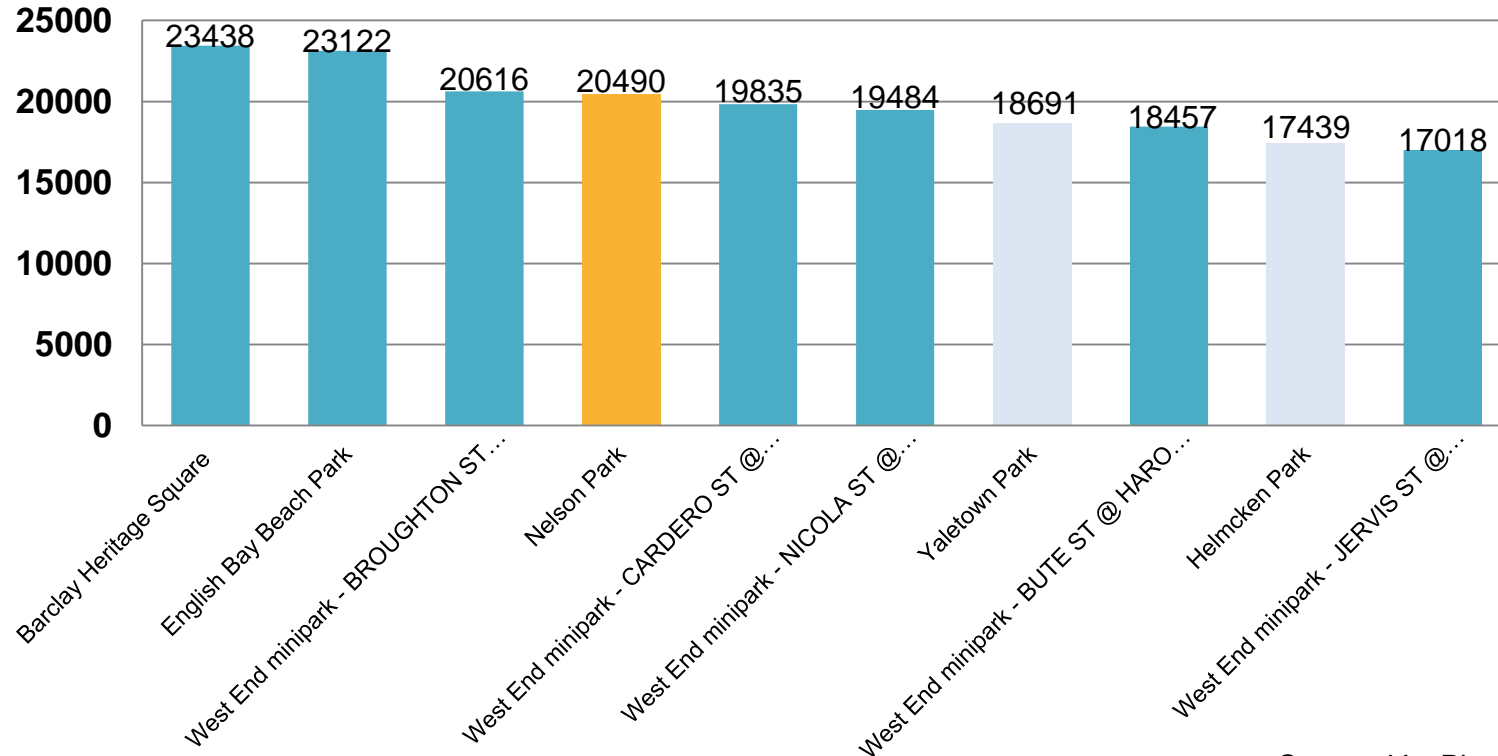


Source: VanPlay 2018



# Part 1 - West End Park Service Levels

- Number of residents served within a ten-minute walk of parks



Source: VanPlay 2018

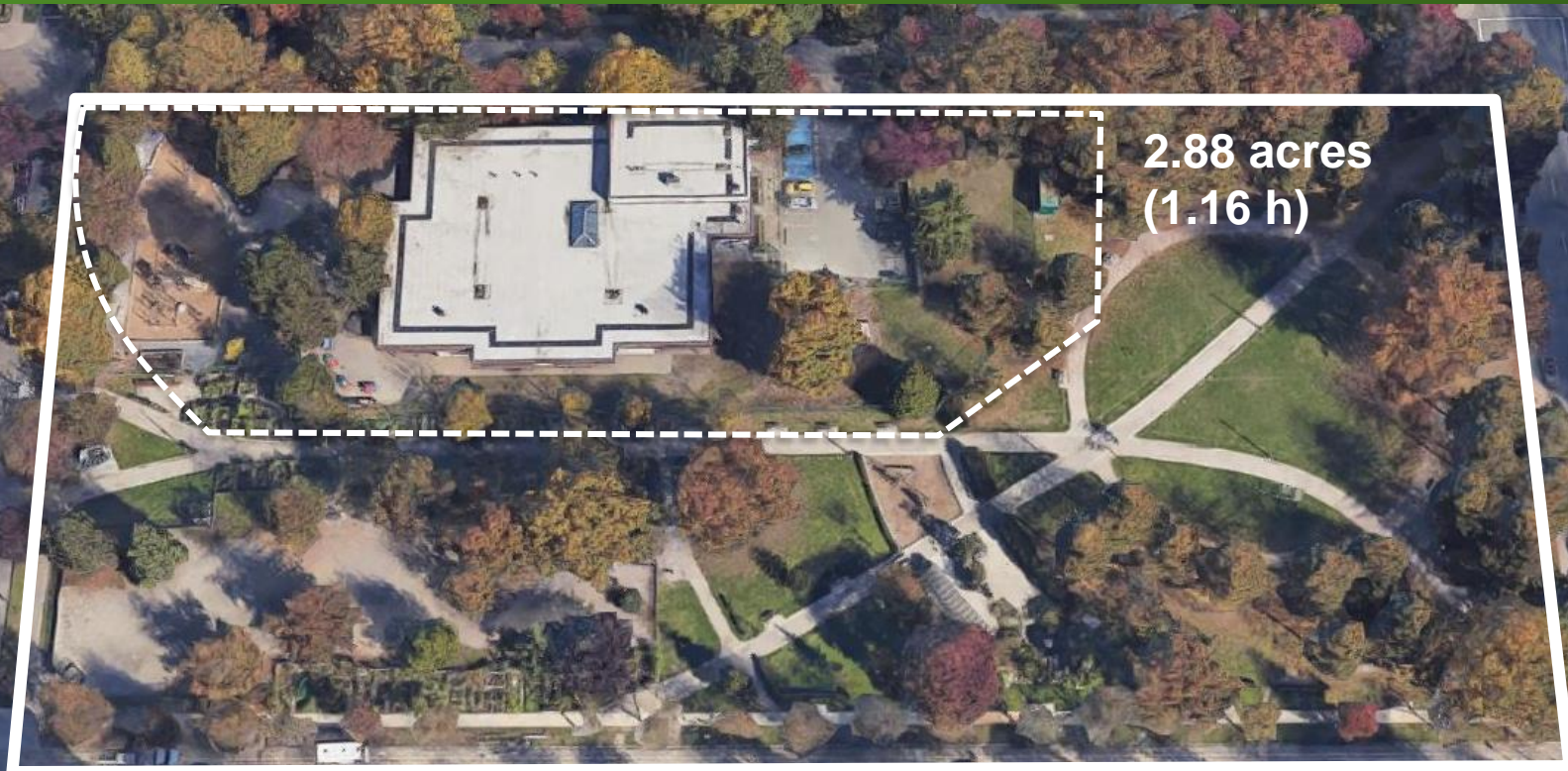
# Part 1 - Nelson Park – Walkshed and Park Service Levels

- Nelson Park serves 20,490 people within a ten minute walk (4<sup>th</sup> highest in Vancouver)
- Most park visitors are from the local area and visit daily or weekly



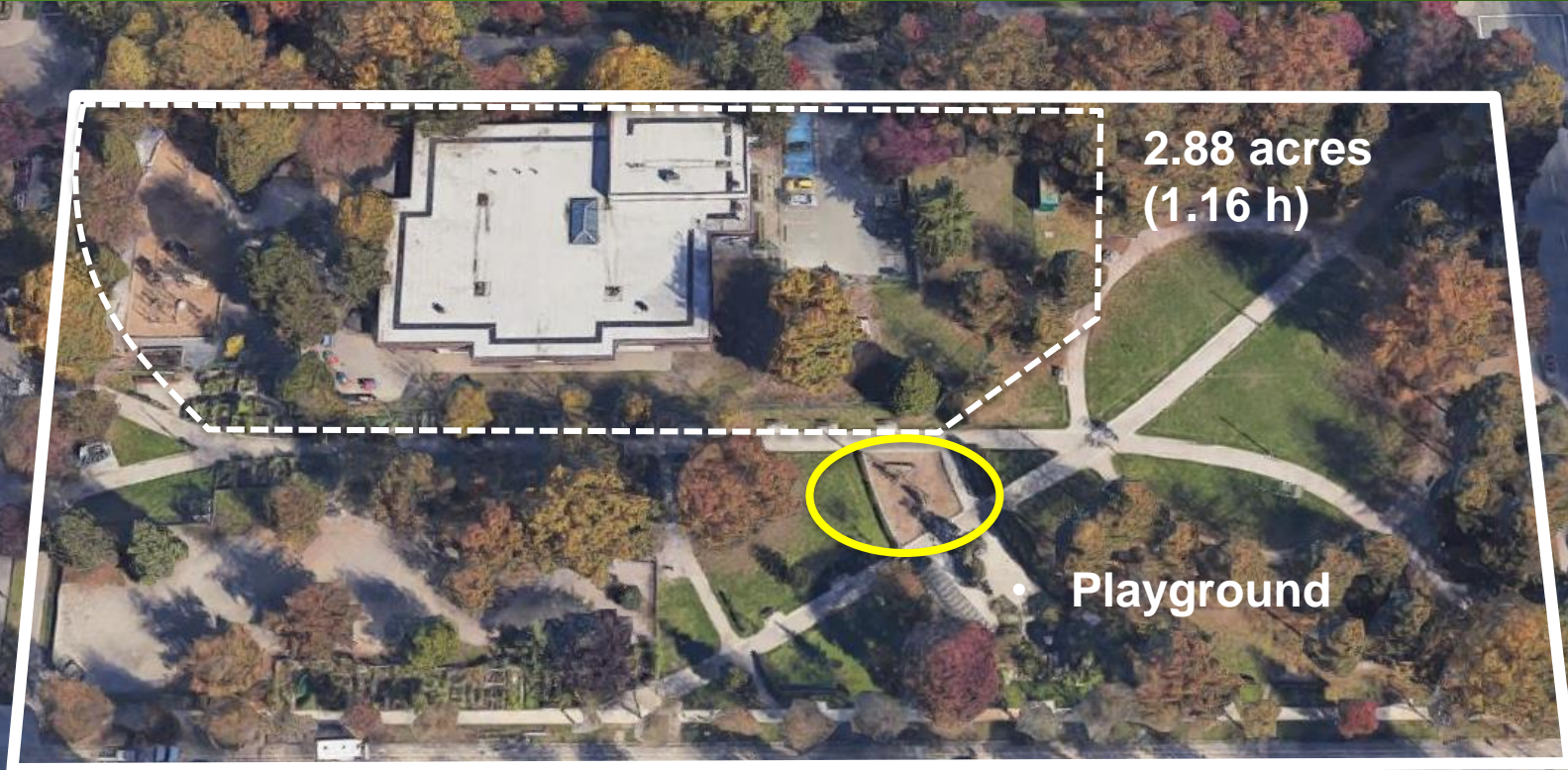


# Part 1 - Nelson Park - Today



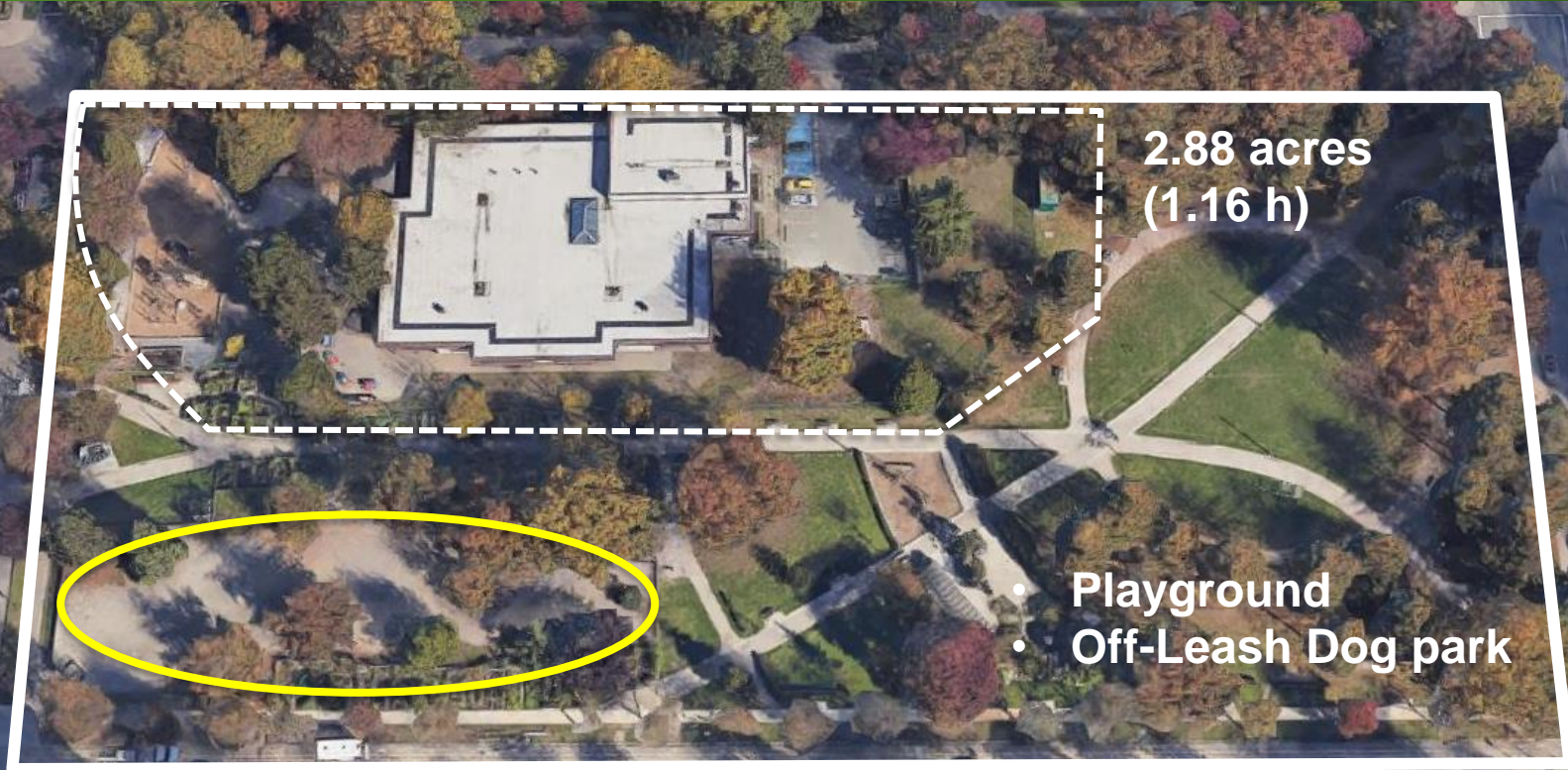


# Part 1 - Nelson Park - Today



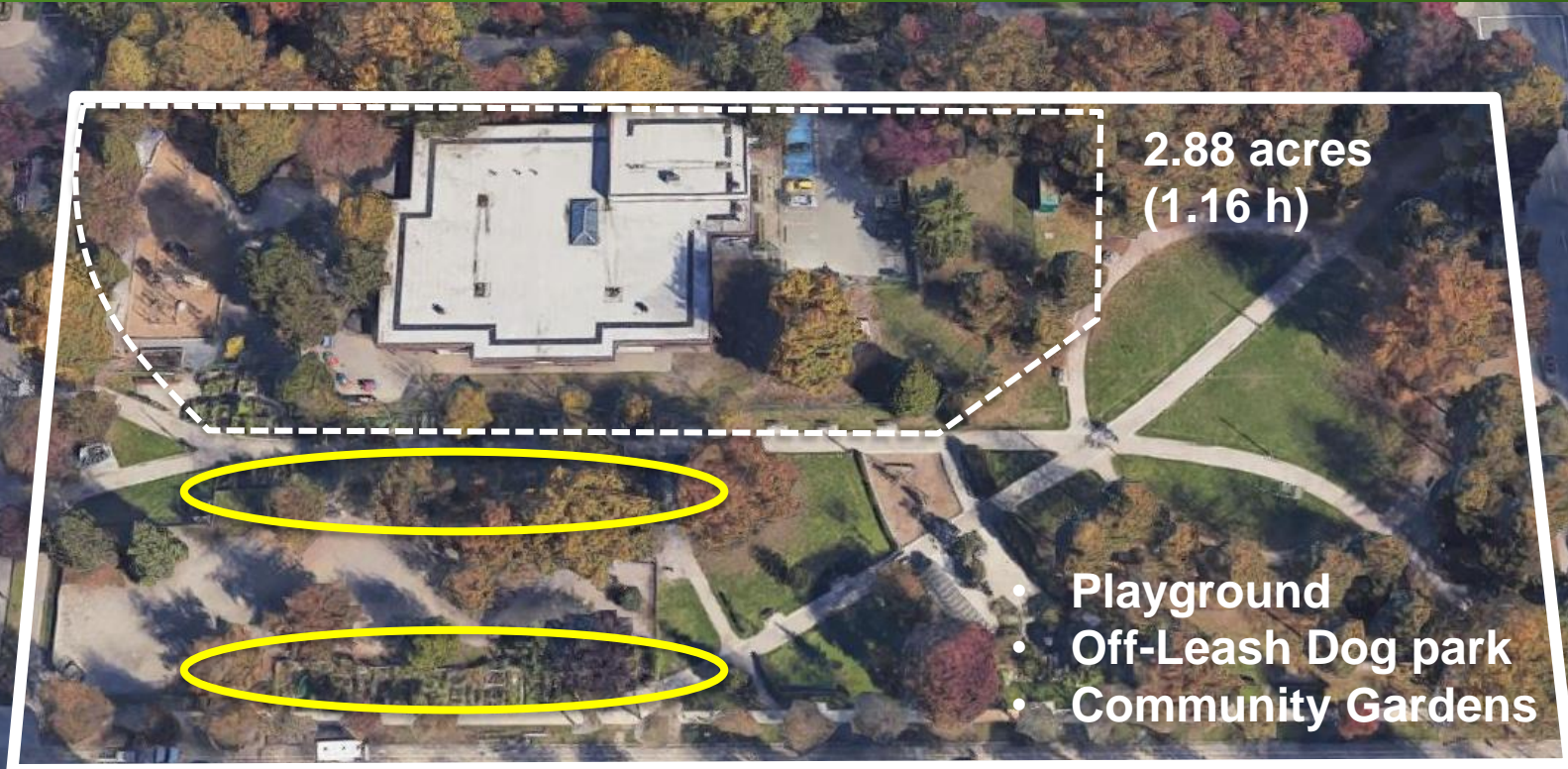


# Part 1 - Nelson Park - Today





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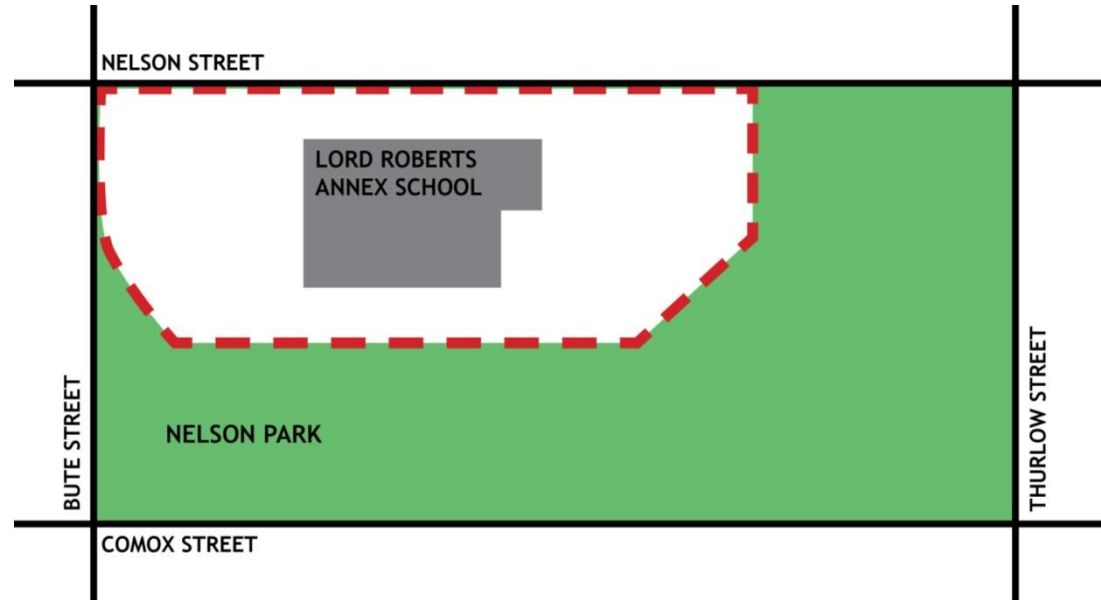




- In 2018, BC Hydro, in partnership with the VSB, held community and stakeholder consultation, focused on the idea of an underground substation at the Lord Roberts Annex site.
- *“At its public board meeting on June 25, 2018, trustees of the Vancouver School Board approved moving forward with a deal to sell BC Hydro a subsurface parcel beneath the Lord Roberts Annex site in the West End for development of an underground substation.”*

*Source: Vancouver School Board website*

- BC Hydro and the VSB have developed a multi-year\* plan for the Lord Roberts Annex Site



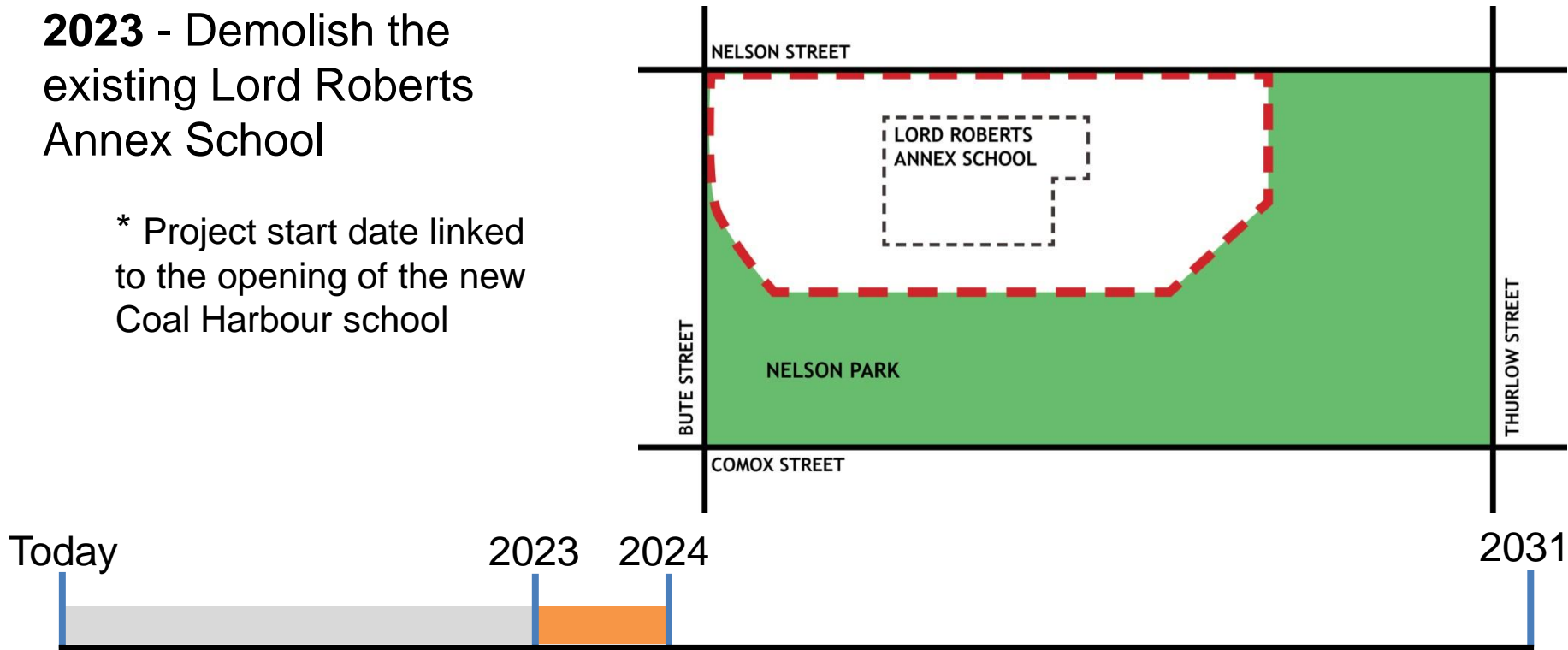
Today

2031

*\*All dates tentative*  
Source: BC Hydro and VSB

## 2023 - Demolish the existing Lord Roberts Annex School

\* Project start date linked to the opening of the new Coal Harbour school

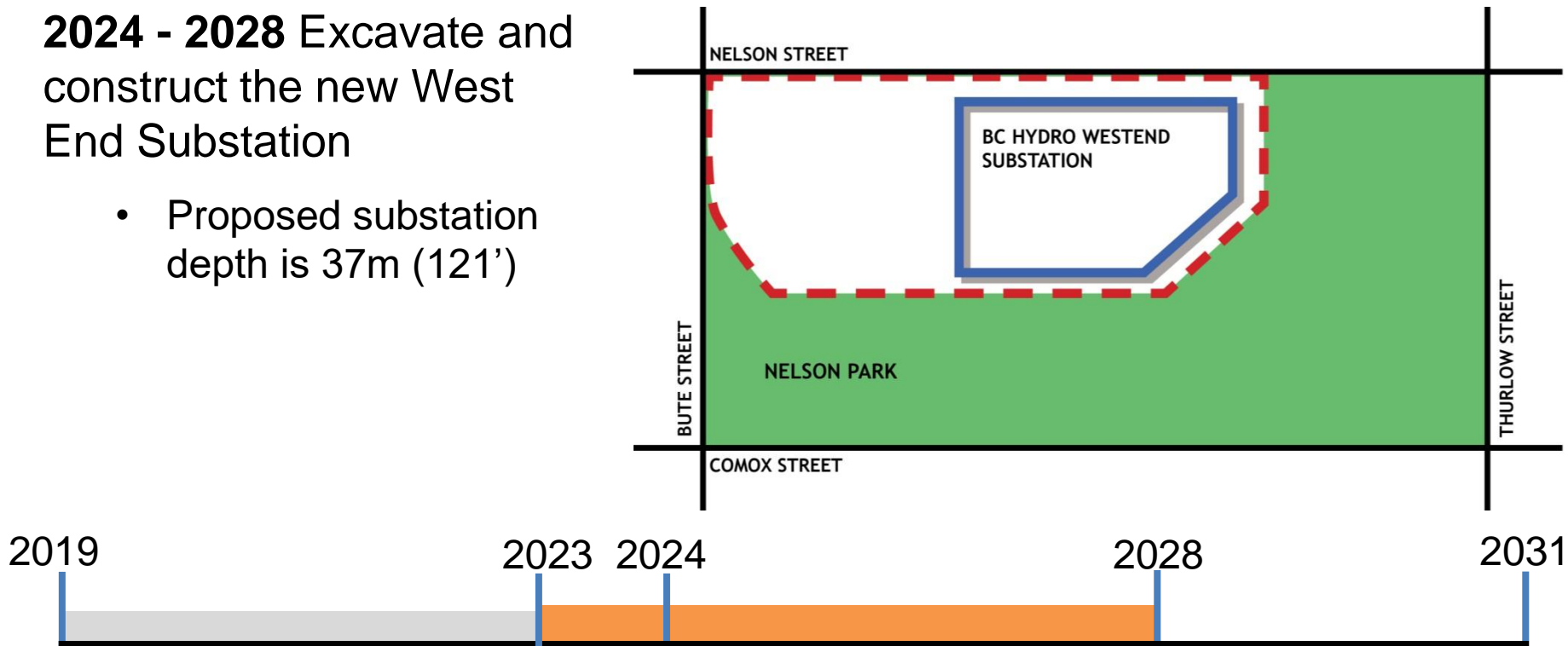


*\*All dates tentative*  
Source: BC Hydro and VSB

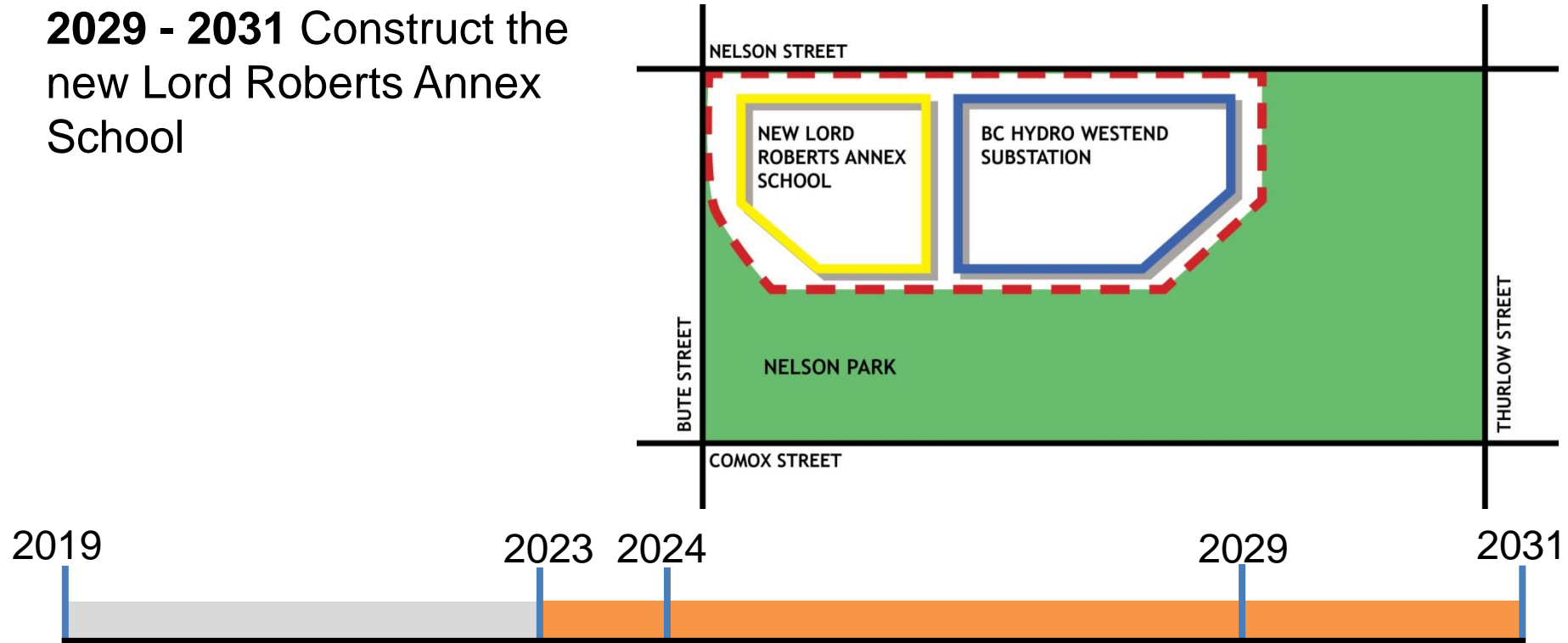


## 2024 - 2028 Excavate and construct the new West End Substation

- Proposed substation depth is 37m (121')



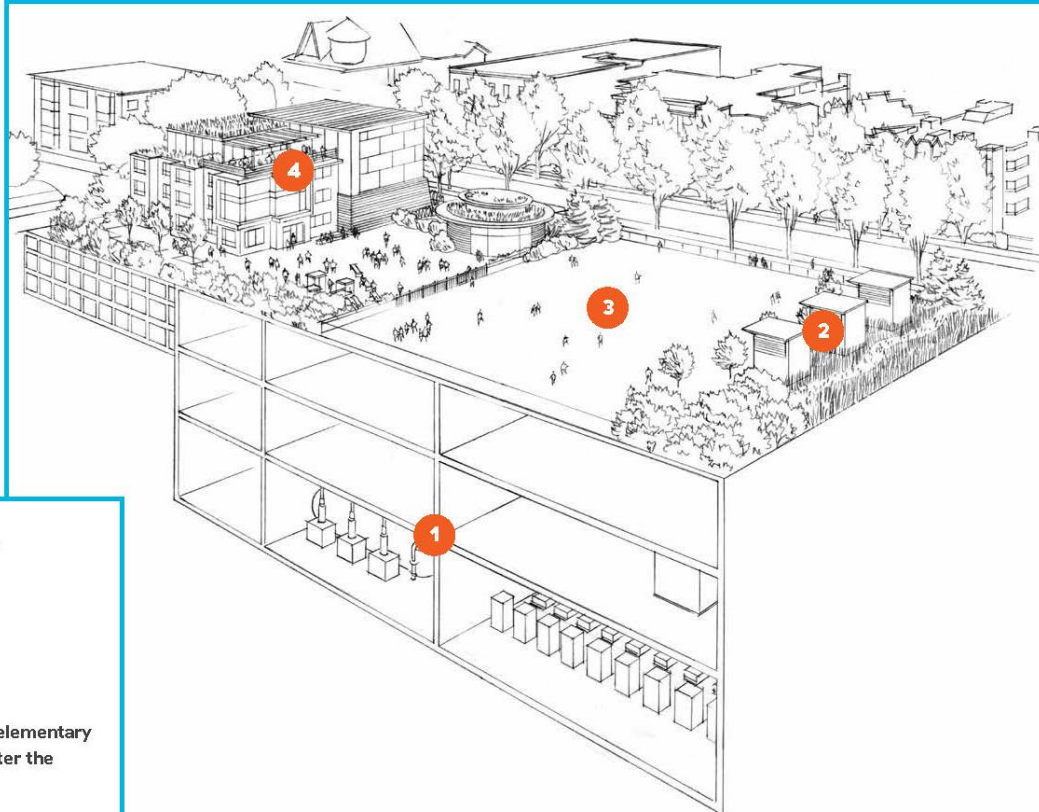
**2029 - 2031** Construct the new Lord Roberts Annex School



*\*All dates tentative*  
Source: BC Hydro and VSB

- BC Hydro and VSB are proposing a playing field above the substation

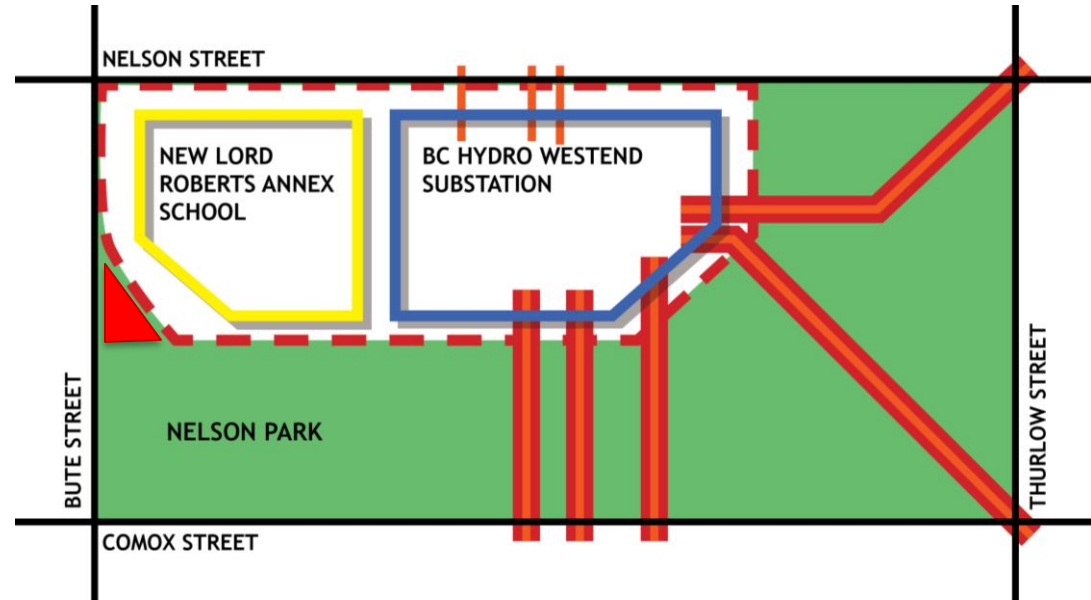
Artist's rendering of what our proposal could look like at the Lord Roberts Annex property



- 1 The underground substation
- 2 Vents for the substation
- 3 Synthetic turf playing field
- 4 Conceptual sketch of a new elementary school, to be built by VSB after the substation is complete.

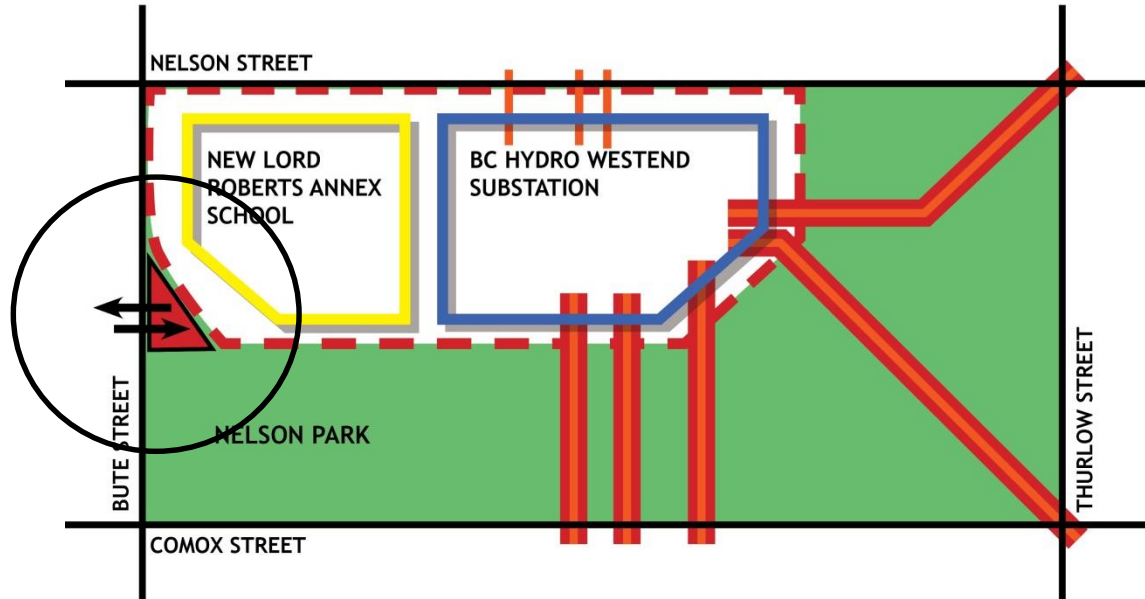


- BC Hydro is requesting rights-of-way for distribution and transmission cables through Nelson Park
- Each cable (total five) requires a 5.0m wide right-of-way
- Final layout and timing of the cables to be coordinated with VPB

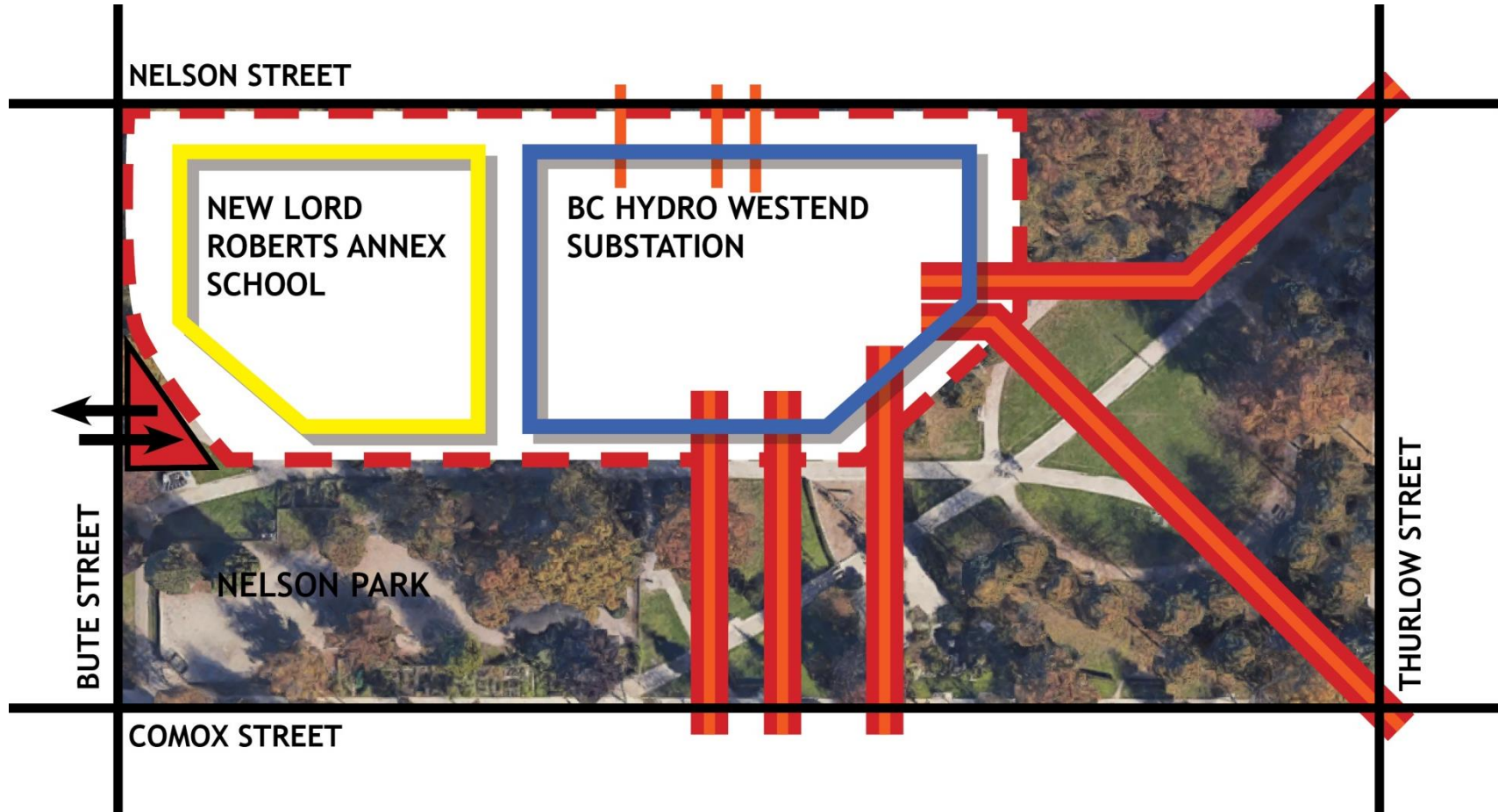


(Rights of way indicated in red)

- BC Hydro is also requesting a right-of-way to construct a driveway entrance into the shared underground space off of Bute Street

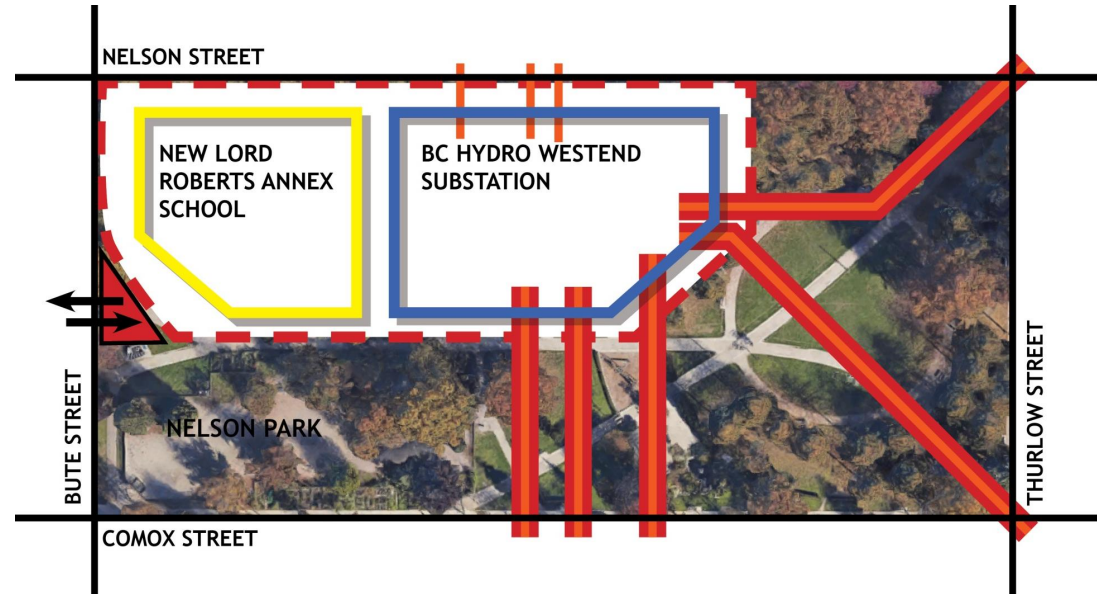


## Part 2 - Nelson Park Rights-of-Way





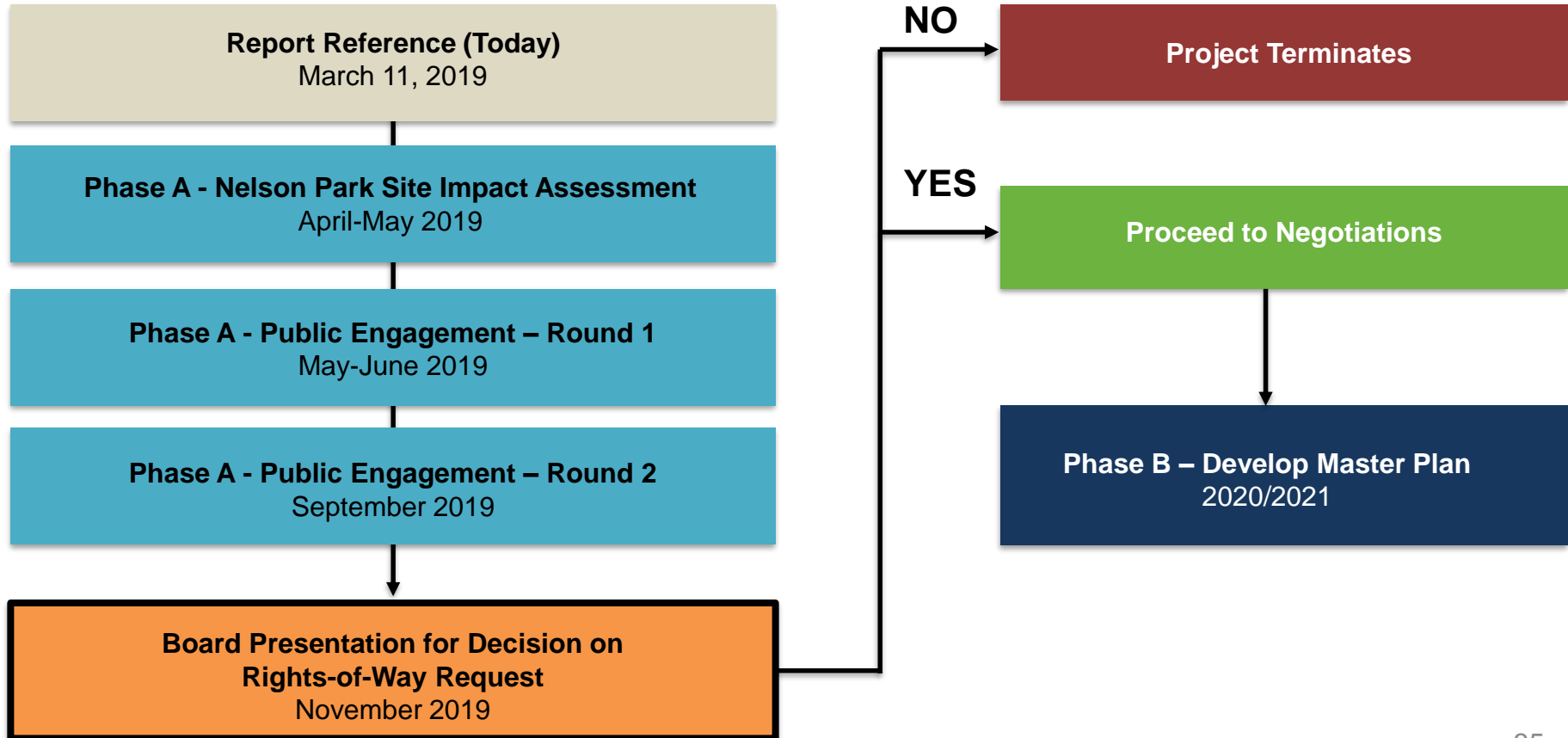
- Potential above and below ground impacts of the cabling include:
  - Loss of access to park space
  - Relocation of park amenities
  - Loss of trees
- Further impacts to be identified through a site study



# Part 3 - Nelson Park Study Scope of Work



# Project Timeline





- In order to understand the potential right of ways impacts on Nelson Park staff have issued a Request for Proposals (RFP) for consultant services.
- The RFP has two parts:

Part A	Part B (subject to Board decision)
<ul style="list-style-type: none"><li>• Study impacts of ROWs and substation project</li></ul>	<ul style="list-style-type: none"><li>• Develop a master plan</li></ul>
<ul style="list-style-type: none"><li>• Engage the public</li></ul>	<ul style="list-style-type: none"><li>• Engage the public</li></ul>

- Phase A will identify and review impacts on:
  - Park users
  - Existing park features
  - Trees and vegetation
  - Site hydrogeology
  - Park operations
  - Birds and wildlife
  - Air Quality
  - Sound/Noise
  - Stormwater
  - Access to park space
- Phase A will also identify methods to mitigate the impact of the proposed substation construction and the ROW's

- Phase A also includes public engagement which will:
  - Provide context and background information related to the BC Hydro proposal
  - Identify and confirm expected impacts of the project on the park and users
  - Provide an opportunity for the public to ask questions and voice their opinions and ideas about the project
  - Include two open house events as well as meetings with stakeholder groups

### Stakeholders include:

West End BIA

Nelson Park Community  
Garden

Mole Hill Housing

WECCA and West End  
Seniors Association

Dr. Peter Centre

Gordon Park Neighbourhood  
House

Other nearby residential  
complexes

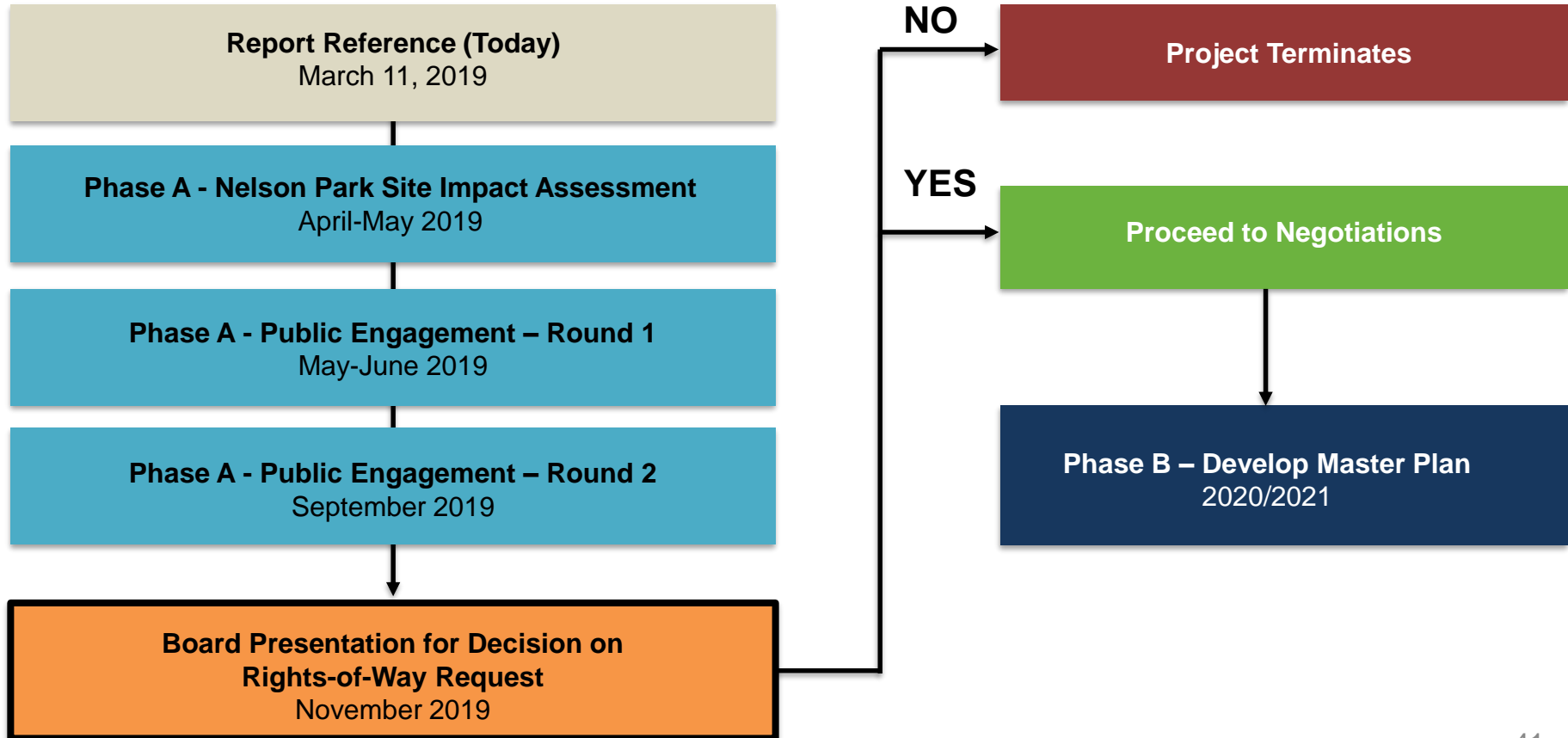
Others to be identified



- Staff are also working with an interdepartmental working group represented by other City departments.
- If the Board supports the proposal work on Phase B would begin

- Phase B of the project is subject to Park Board decision and focuses on creating a master plan for Nelson Park
- Public consultation will include:
  - Open house events
  - Stakeholder meetings
  - The development of a Park Design Focus Group

# Project Timeline





# Questions?

