



BOARD COMMITTEE MEETING MEETING MINUTES

FEBRUARY 7, 2022

A Board Committee meeting was held on Monday, February 7, 2022, at 6:41 pm, via videoconference and at the Park Board Office.

PRESENT: Commissioner Tricia Barker
Commissioner John Coupar
Commissioner Dave Demers
Commissioner Camil Dumont, Chair
Commissioner Gwen Giesbrecht
Commissioner John Irwin, Vice-Chair
Commissioner Stuart Mackinnon

GENERAL MANAGER'S OFFICE: Donnie Rosa, General Manager
Cheryl Chan, Manager, Executive Office and Board Relations
Carol Lee, Meeting Clerk
Jessica Kulchyski, Board Support and Meeting Assistant

ACKNOWLEDGEMENT

The Chair acknowledged that the meeting is taking place on the traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations.

Motion to Suspend the Rules

MOVED by Commissioner Mackinnon
SECONDED by Commissioner Demers

THAT the Vancouver Park Board suspends the rules to allow Speakers who registered after the deadline to be heard.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Board Committee Meeting – November 29, 2021

MOVED by Commissioner Irwin
SECONDED by Commissioner Giesbrecht

THAT the Board Committee minutes of the November 29, 2021 meeting be adopted as circulated.

CARRIED UNANIMOUSLY

ANNOUNCEMENTS

Commissioner Irwin wished Asian communities a happy Lunar New Year and expressed disappointment at the defacing of the lion statues in front of the Chinese Cultural Centre.

COMMUNICATIONS

The Board Committee was advised that from January 24, 2022 to 3:00 pm on February 7 2022, the following emails were received via the PBCCommissioners@vancouver.ca account with respect to the report titled “BC Hydro Request for Rights-of-Way in Nelson Park:

- One in opposition to the staff recommendation
- One in support of the staff recommendation but disagrees with the proposed location.

STAFF REPORTS

1. REPORT: BC Hydro Requests for Rights-of-Way in Nelson Park

The following individuals joined the meeting:

- Dave Hutch, Director, Planning and Park Development, Park Board
- Tony Lee, Senior Manager, Real Estate Services, BC Hydro
- Andrew Leonard, Project Manager, BC Hydro
- Alexandre Man-Bourdon, Project Manager II, Park Development, Park Board
- Andrew Newman, Associate Director, Real Estate Operations, City of Vancouver
- Joanna Sofield, Director, Properties, BC Hydro
- Ian Stewart, Manager, Park Development, Park Board
- Joanna Track, Solicitor, City of Vancouver.

A. Leonard led the review of a presentation on the West End Substation and highlighted:

- Power requirements in downtown Vancouver
- Substations must be located as close as possible to the neighbourhoods where the power is required
- The need to replace the Del Grauer Substation, which is at the end of its service life
- BC Hydro’s requested property rights in Nelson Park
- Artist rendering of the design of the West End Substation and Lord Roberts Annex:
 - The importance of the shared driveway to the success of the school design
- Construction impacts and mitigations by BC Hydro
- Safety of substations
- Proposals to reduce and monitor public exposure to electric and magnetic fields (EMF).

A. Leonard, along with J. Sofield, responded to questions from the Board Committee. There was discussion on:

- Confirmation that a natural turf field may be constructed above an underground substation
- The amount of heat and noise that will be emitted from the vents to be located on the Lord Roberts Annex grounds
- The life expectancy of an underground substation is a minimum of 70 years
- BC Hydro's plans regarding the decommissioning of the Del Grauer Substation has not been determined
- Concern regarding the impact of potential construction delays on the West End Farmers' Market.

A. Man-Bourdon led the review of a presentation on BC Hydro's request for rights-of-way in Nelson Park and highlighted:

- Site context
- Goals, events and results of the public engagement on the BC Hydro's request for rights-of-way through Nelson Park
- Impact and mitigation study undertaken by the Park Board to better understand the short and long-term impacts of BC Hydro's request
 - High-level impacts identified
 - Additional request for access to Nelson Park to install safety hoarding and fencing around the perimeter of the school site will impact some community garden plots
 - BC Hydro modified the requested right-of way alignments to mitigate short and long-term impacts
- Project timeline
- Park encumbrances that would result from granting BC Hydro's request
- Legal agreements required
- Next steps.

A. Man-Bourdon, along with A. Newman, responded to questions from the Board Committee. There was discussion on:

- Whether the large and small trees to be removed from Nelson Park would be replaced
- The need for future discussion with the Lord Roberts Annex on the use of the stranded triangular piece of park land adjacent to the school site
- BC Hydro has the option to take expropriation action if the request for rights-of-way were not granted by the Park Board
- Whether there will be opportunities to collaborate with the Engineering Department to increase the green space in Nelson Park by narrowing the rights-of-way of the adjacent roads.

Recess

The meeting recessed at 7:50 pm and reconvened at 8:03 pm.

The Board Committee heard from five speakers, of which one spoke in support and four in opposition to the staff recommendation. The speakers provided the following comments and responded to questions from the Board:

- Concern regarding the amount of development occurring in the West End and the construction impacts
- Concern regarding the location of the proposed West End Substation
- Concern that locating the parkade entrance on Bute Street would result in the loss of park space and hamper the future development of the Bute Greenway
- Request that the Park Board defer its decision to provide more time for public engagement and to explore other options for the West End Substation
- Concern with the dangers of exposing the public, particularly young children, to EMF.

MOVED by Commissioner Mackinnon
SECONDED by Commissioner Demers

THAT the Board Committee recommend to the Board:

THAT the Vancouver Park Board authorize the Director of Real Estate Services to execute multiple land use agreements with BC Hydro, as outlined in this report (the “Nelson Park Hydro Agreements”), for 1030 Bute Street, legally described as: PID 007-036-817, Lot B Block 22 District Lot 185 Plan 19348 related to the West End Substation Project (the “Project”) on the terms and conditions outlined in this report and to the satisfaction of the General Manager of Real Estate and Facilities Management, the General Manager of Parks and Recreation and the Director of Legal Services.

CARRIED UNANIMOUSLY

The Board Committee adjourned at 8:48 pm.

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Donnie Rosa
General Manager

Commissioner Camil Dumont
Chair