



BC HYDRO REQUEST FOR RIGHTS-OF-WAY IN NELSON PARK Agreements

Board Committee Meeting
Monday, February 7, 2022



- To provide details and background on the request from BC Hydro for rights-of-way and an easement through Nelson Park to support the approved BC Hydro substation at Lord Roberts Annex School.
- To seek a decision on whether or not to enter into multiple land use agreements across Nelson Park with BC Hydro.

Background



West End Substation

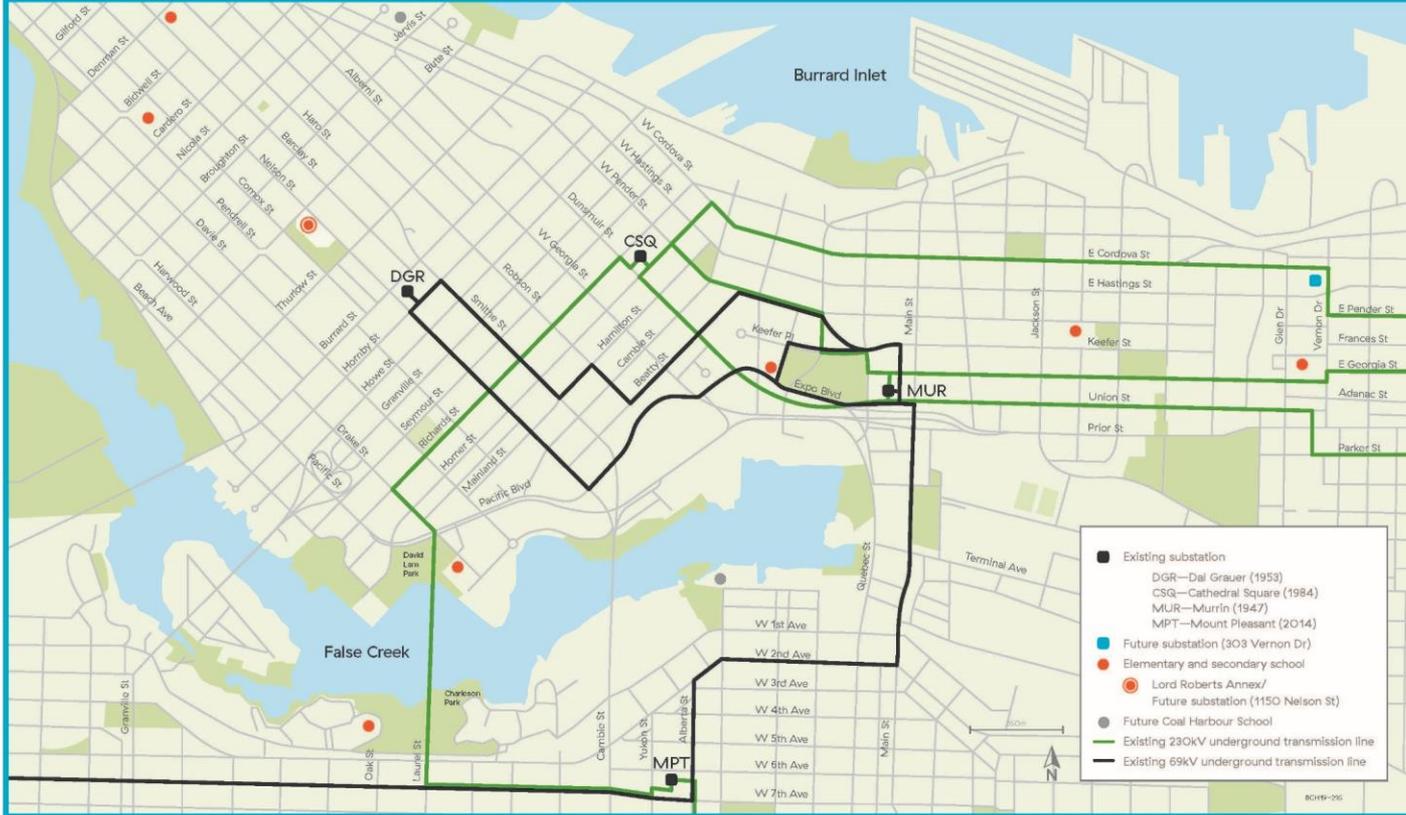
Request for property rights in Nelson Park



Vancouver Park Board
February 7, 2022

 **BC Hydro**
Power smart

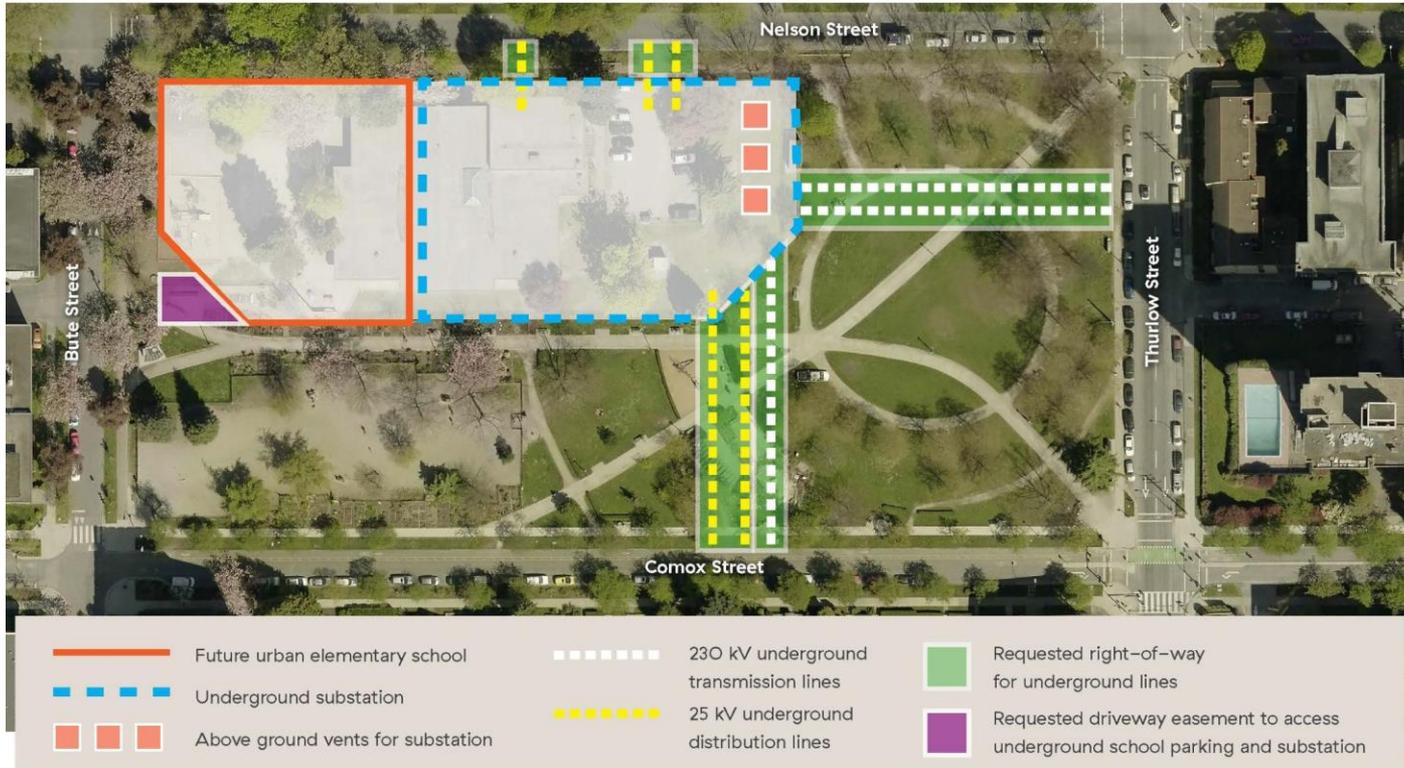
Downtown Vancouver Electricity Supply



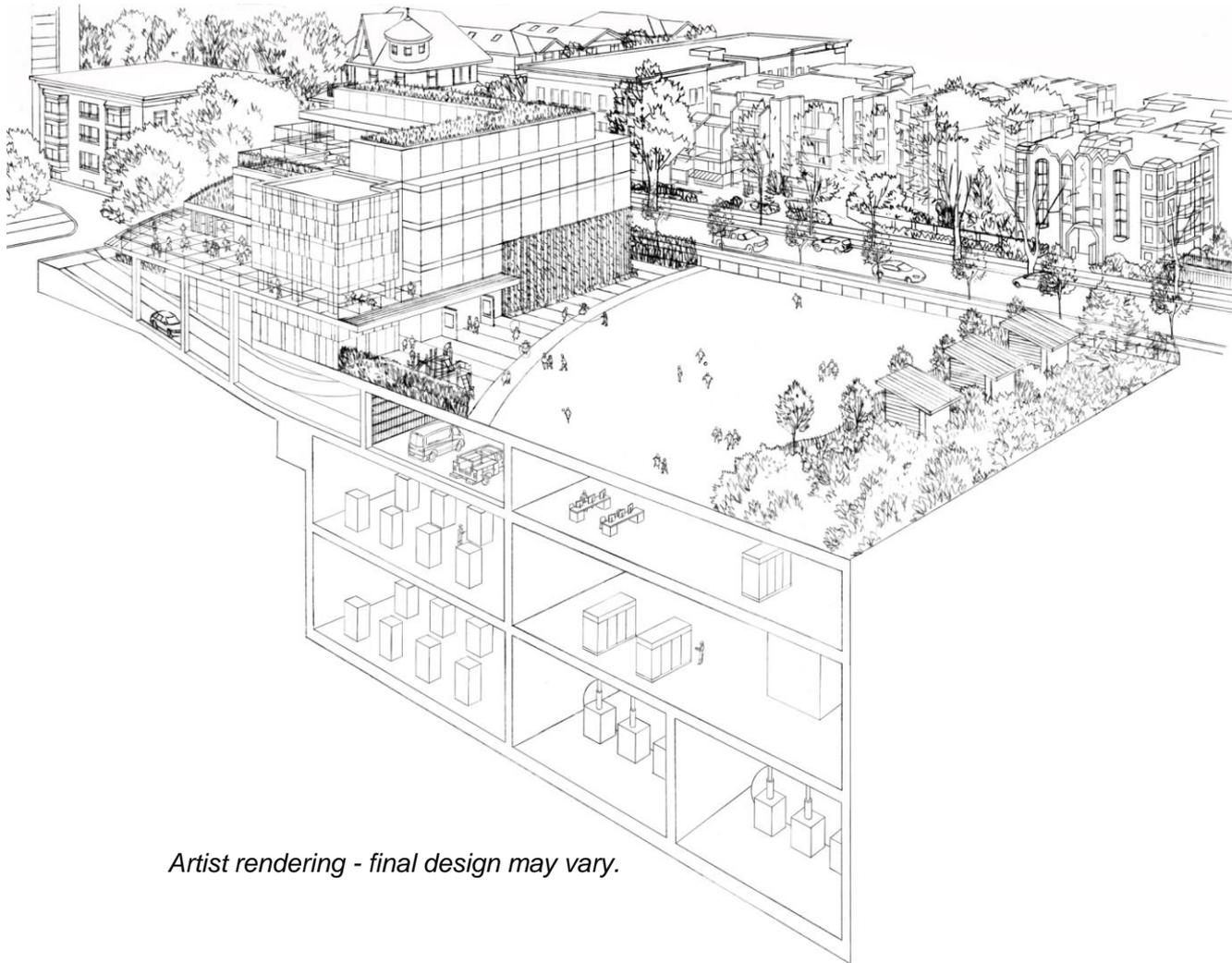
Existing Dal Grauer Substation



Requested property rights in Nelson Park



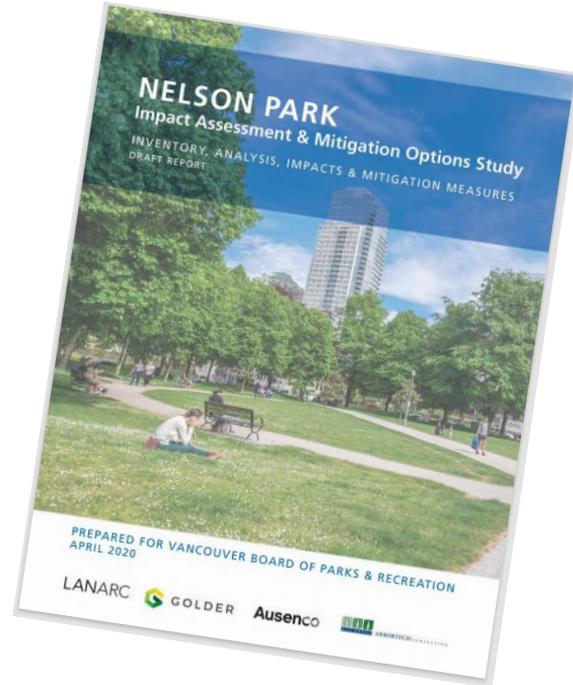
Underground power line routes through Nelson Park are only proposed.



Artist rendering - final design may vary.

Construction impacts and mitigations

- One to two months during the winter months for installation of underground power cables within Nelson Park.
- Timing for installation of underground power cables is flexible within our five-year construction window.
- We accept all mitigation considerations assigned to BC Hydro proposed by the Park Board's Impact and Mitigation Study.



Substation safety

Our substations around Vancouver

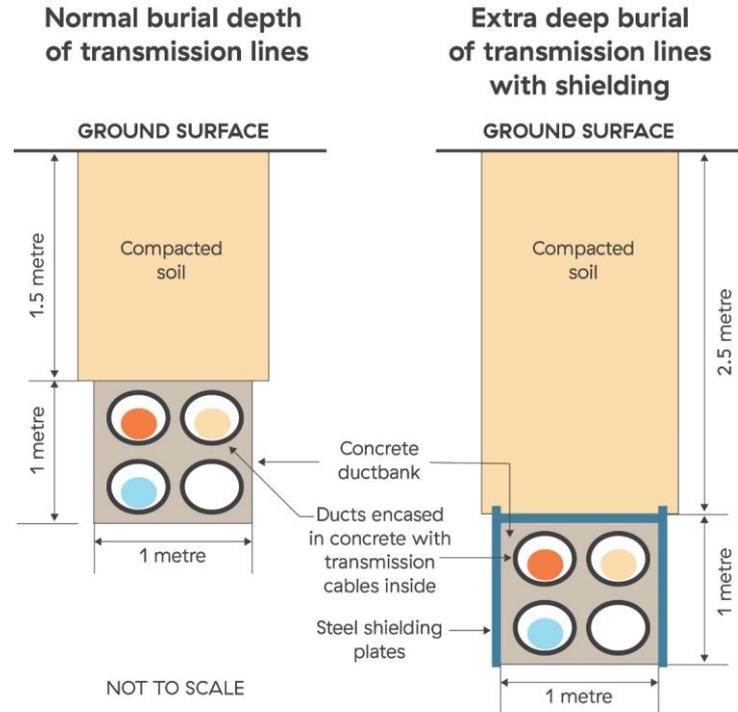


Electric and magnetic fields (EMF)

Should our request for rights-of-way for underground cables be accepted, we're committed to:

- bury transmission cables deeper underground and implement magnetic field shielding to further reduce very low EMF levels by another 75%;
- independent measurement and public reporting of EMF levels, once substation is in-service.

Result will be EMF levels similar to what exists in Nelson Park today.

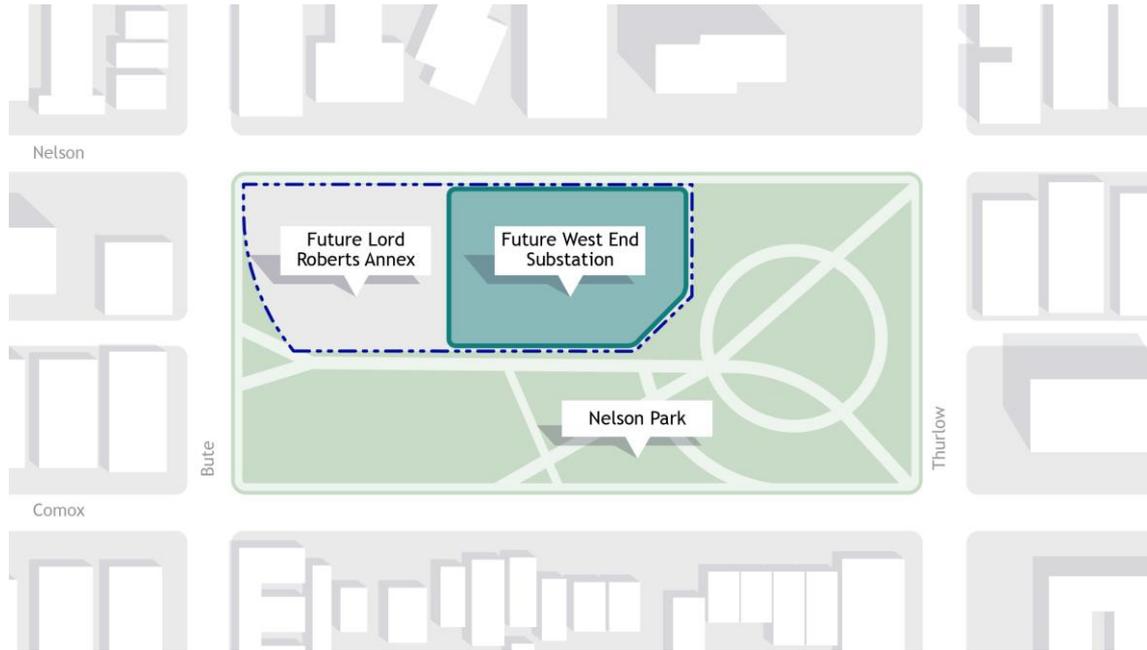




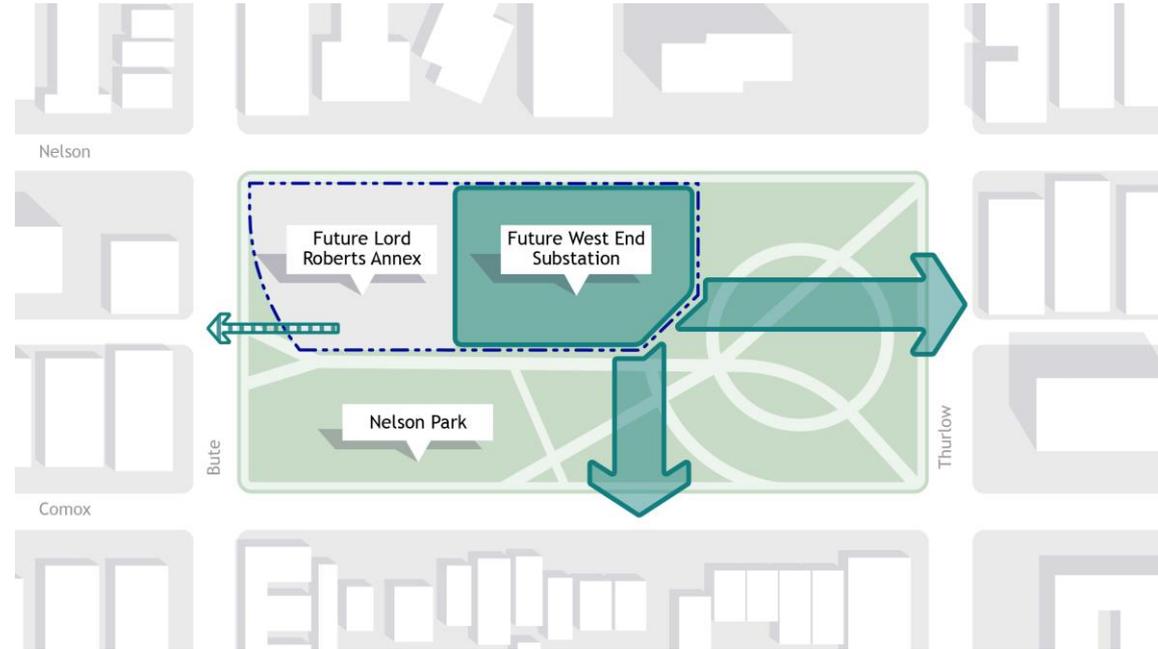


“At its public board meeting on June 25, 2018, trustees of the Vancouver School Board approved moving forward with a deal to sell BC Hydro a subsurface parcel beneath the Lord Roberts Annex site in the West End for development of an underground substation”

Source: Vancouver School Board Website



- BC Hydro is requesting rights-of-way (RoW) for underground distribution and transmission cables through Nelson Park
- BC Hydro is requesting an access easement for a driveway to provide shared access to the school and substation



Site Context and Nelson Park



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



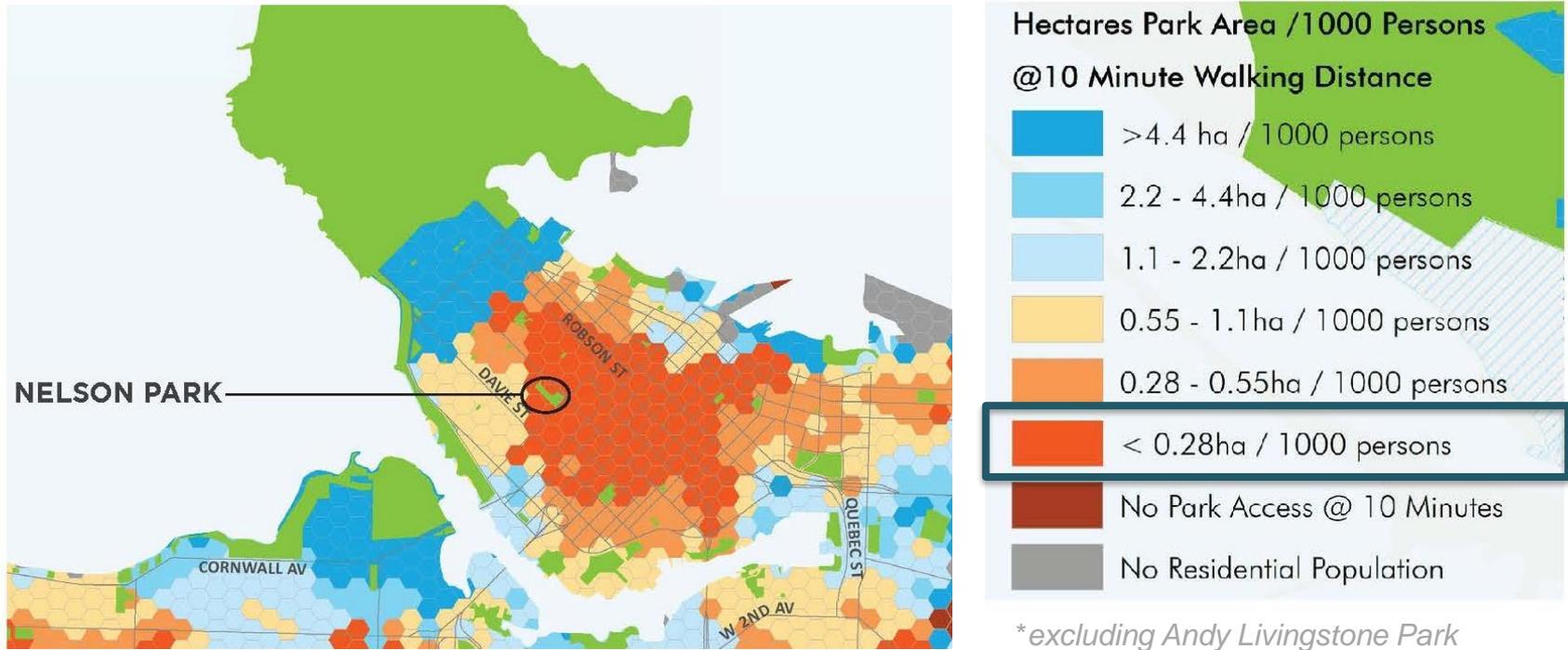
Nelson Park





- Several major developments are proposed or underway near Nelson Park
- Approximately **5,150+** units (excl. 6.6 acre St. Paul's Site)
- 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



Source: VanPlay 2018

*excluding Andy Livingstone Park and English Bay Beach Park

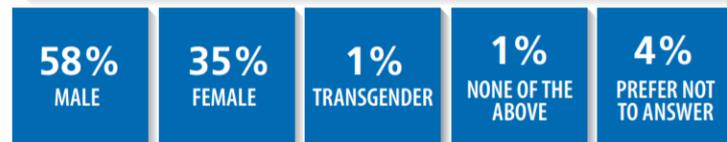
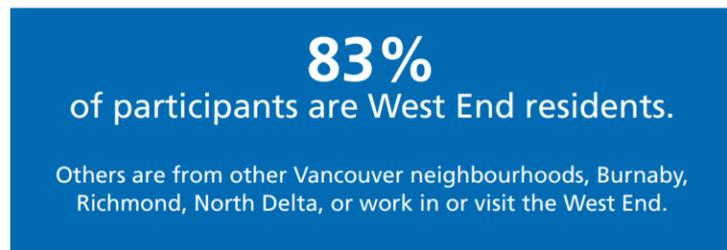
Public Engagement

- Staff led a public engagement campaign in fall of 2019 seeking feedback on BC Hydro's request for rights-of-way through the park
- The goals of the engagement were to
 - Provide the project background;
 - Inform community members about the impact study that was being developed and share early findings; and
 - Surface questions and comments regarding pending changes that could affect users of Nelson Park.

WHO PARTICIPATED?



ABOUT PARTICIPANTS



DID PARTICIPANTS AGREE OR NOT AGREE WITH BC HYDRO'S REQUEST?



Source: BC Hydro Nelson Park Public Engagement Summary

- Key reasons for supporting the request from BC Hydro include a desire to ensure reliable power in the area and the feeling an underground substation will have fewer impacts than an above-ground substation.
- Key reasons for non-support of the request by BC Hydro include concerns about park impacts, unknown factors, community disruption, and power lines in close proximity to public space.

- Other themes identified in public comments include :
 - Concerns that restrictions on what can be placed above the underground power cables in Nelson Park will affect the future park design and character
 - General development fatigue related to ongoing development in the West End
 - Some feel there is an opportunity to improve Nelson Park if changes are planned with the community around a long-term park vision that considers context and future community needs.

Impact and Mitigation Study



Staff engaged a multi-disciplinary team to develop the “Nelson Park Impact Assessment and Mitigation Options Study” to better understand the short term and long-term impacts of BC Hydro’s request in Nelson Park

STUDY GOALS & OBJECTIVES

- ▶ **Review** findings from BC Hydro’s previous studies and identify potential gaps in information or questions that will support informed review and decision-making.
- ▶ Identify potential **direct impacts** to Nelson Park if the Park Board were to grant BC Hydro the requested rights-of-way.
- ▶ Identify potential **indirect impacts** to Nelson Park as a result of BC Hydro’s underground substation development at the adjacent Lord Roberts Annex site including both short-term (during the construction process) and long-term (post-construction, when the new substation is in operation) impacts.
- ▶ Identify potential **mitigation considerations** that could help alleviate the aforementioned short-term and long-term impacts.

- Eight themes were developed, to assess the various elements of Nelson Park.
- These themes were also used as tools for the public, to gain a clearer understanding of the proposal & the implications.

TECHNICAL ANALYSIS TOPICS



Impact & Mitigation Study

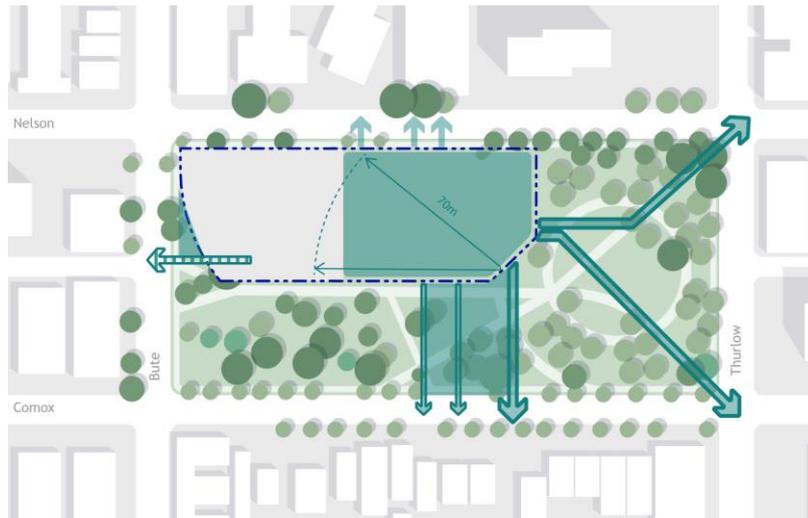


- High level impacts identified include:
 - Removal of 12 trees (5 large and 7 small) and vegetative areas within the proposed ROWs;
 - Removal and relocation of the playground, trellis structure, plaza and water feature
 - Placement of a crane and shoring anchors beneath the park to support the substation excavation (no surface impact to the park);
 - Temporary loss of park space related to the substation construction and installation of the cables in the park
 - Future limitations on the placement of certain park features within the proposed ROWs

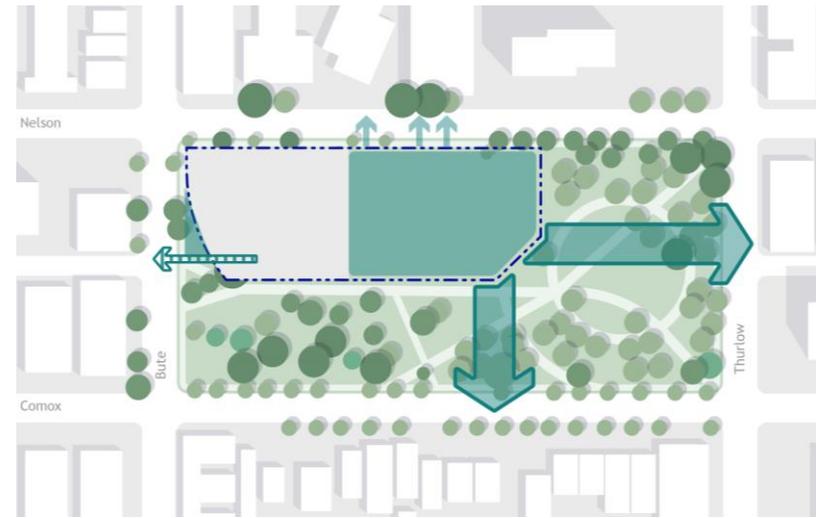
Additional request for access to Nelson Park to install safety hoarding and fencing around the perimeter of the VSB site will impact some community garden plots



Based on findings in the “Nelson Park Impact Assessment and Mitigation Options Study, ” staff worked with BC Hydro to modify the requested right-of-way alignments to mitigate short and long-term impacts



Original Alignment 2018



Revised Alignment 2020

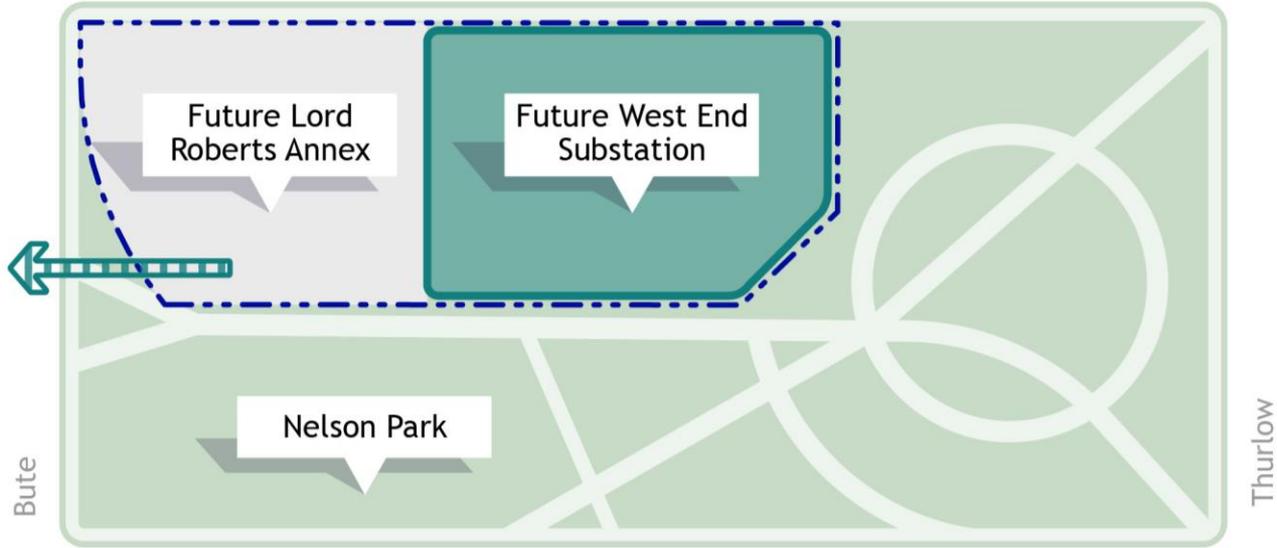
Project Timeline



Project Timeline

**All dates tentative*
Source: BC Hydro

Nelson



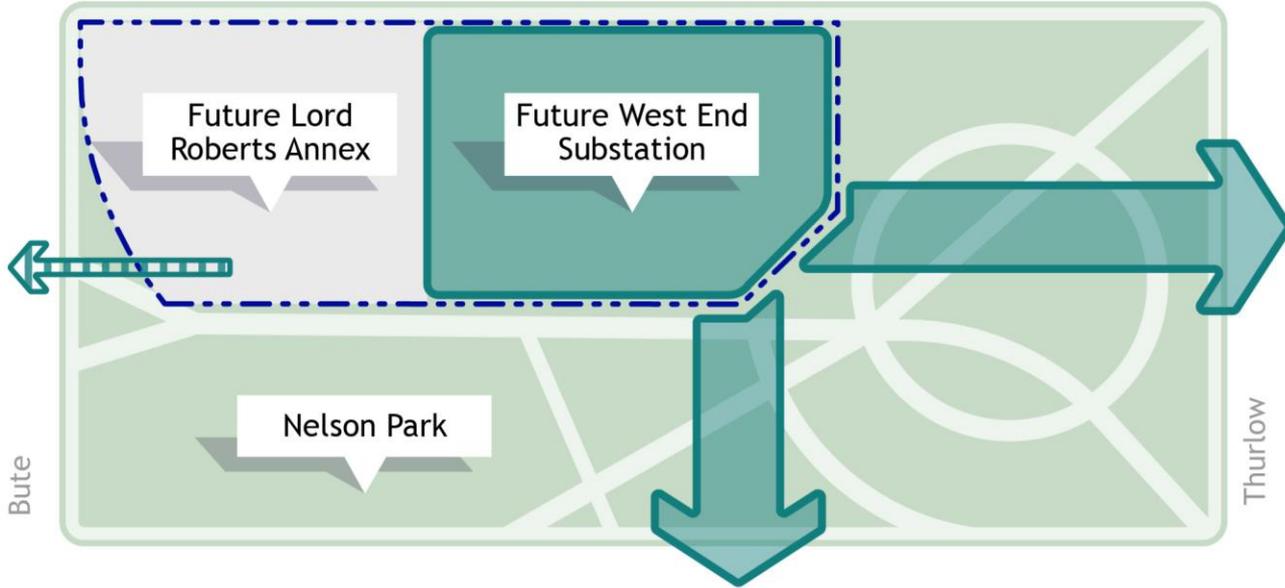
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Project Timeline

*All dates tentative
Source: BC Hydro

Nelson



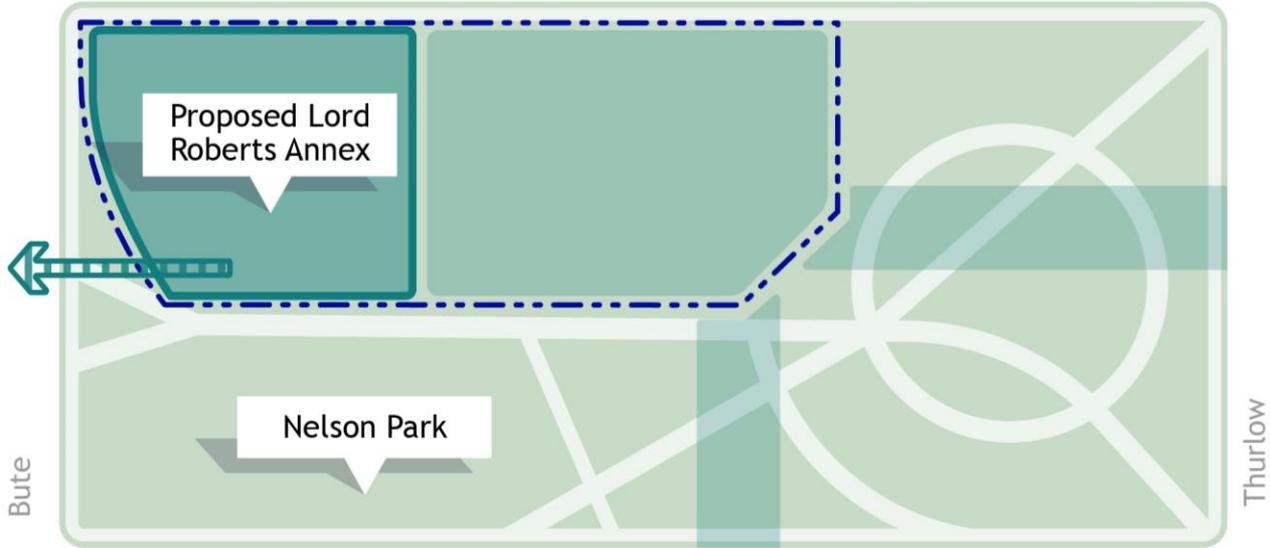
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Project Timeline

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

Nelson



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2022

2028

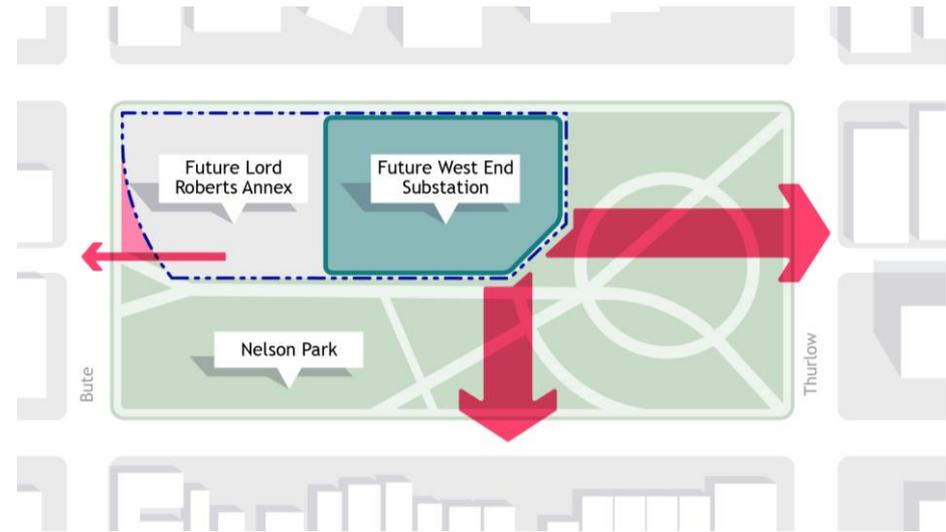




Park Encumbrances



- The total area of the long term rights-of-way and easement total 1,638m² (approx. 14% of the park)
- The draft agreements for the underground cables in the park place limitations on what can and cannot be constructed on top of the transmission and distribution lines. This includes:
 - No buildings or structures
 - No shrubs or trees that exceed 3.0m in height



Legal Agreements



- Real Estate Services, in consultation with Park Board Staff, have been in negotiations with BC Hydro over the various land use agreements required for the Project and the payment to the City that reflects fair compensation for granting such rights over Nelson Park
- These agreements are collectively called the “Nelson Park Hydro Agreements”

Next Steps



- Subject to Board approval:
 - Staff to continue discussions and detailed planning for the proposed works in Nelson Park
 - Staff and BC Hydro to review construction related recommendation in the “Nelson Park Impact Assessment and Mitigation Options Study” and identify priorities for project impact mitigation
 - Staff from CoV Real Estate Services and Legal to execute the “Nelson Park Hydro Agreements”

- The project will have a lasting impact on the Park Board's ability to deliver services through Nelson Park
- The short term and long term impacts to the park are important, but should be considered as part of a larger project. The public benefits of the West End Substation project should not be overlooked
 - Power infrastructure for residents and business in downtown
 - Funding to support schools in the West End and downtown
 - Compensation that could improve park access in the West End

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 & Facilities Management, the General Manager of Parks & Recreation, and the Director of Legal Services.

Nelson

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