



BC HYDRO RIGHTS-OF-WAY IN NELSON PARK

Agreements Amendments

Park Board Committee Meeting
Monday, July 20, 2026



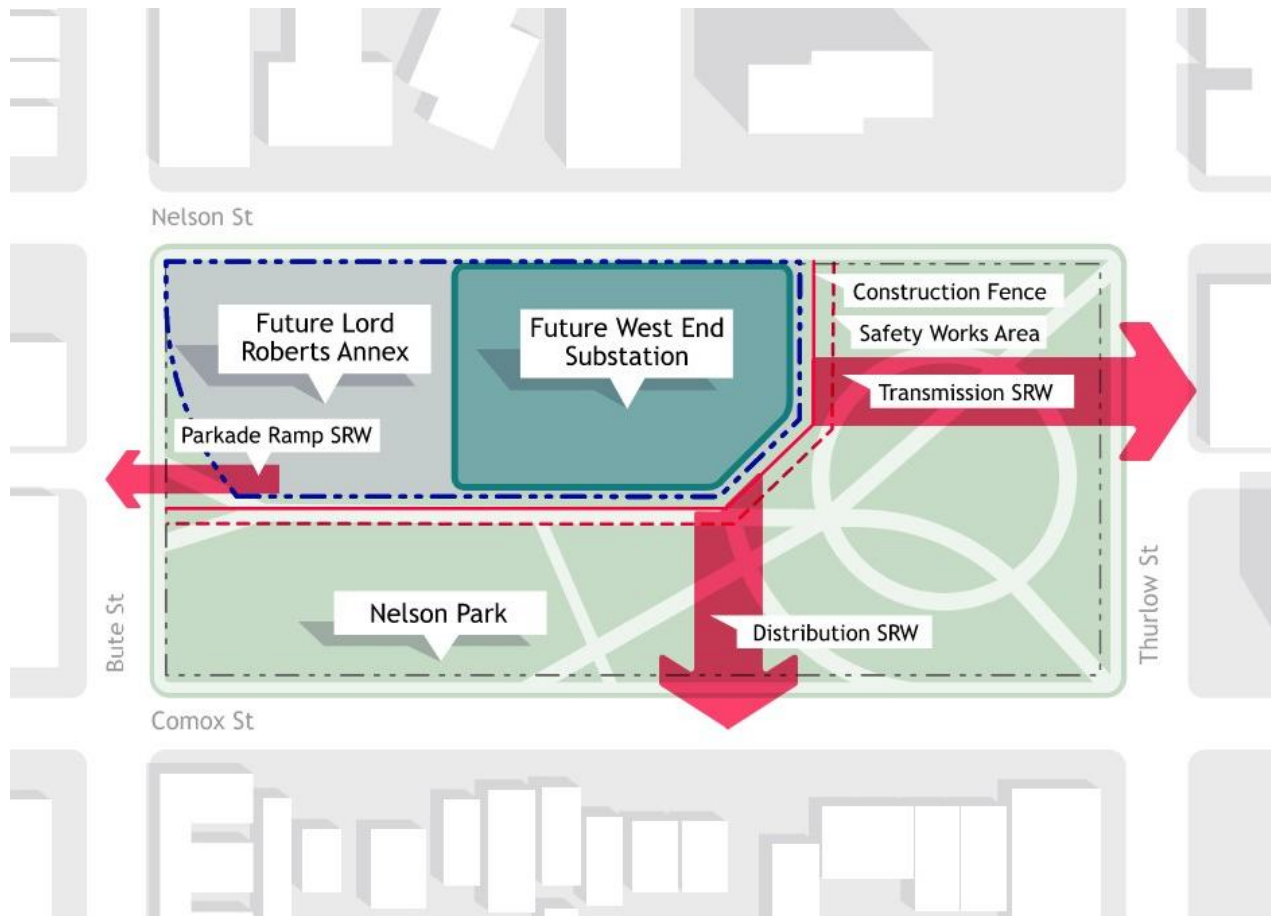
- The purpose of this presentation is:
 - To provide an update on the Nelson Park BC Hydro Substation project
 - To seek a Board decision on the proposed agreement amendments

Context and Background

2022

Following Park Board Approvals, City Council approved executing multiple land use agreements with BC Hydro for the construction and operation of the West End Substation Project

- ❑ Agreement to Acquire Rights,
- ❑ Two Statutory Rights of Way,
- ❑ Section 219 Restrictive Covenant
- ❑ Access Easement
- ❑ SRW Construction License
- ❑ Substation Construction Licence Agreement.

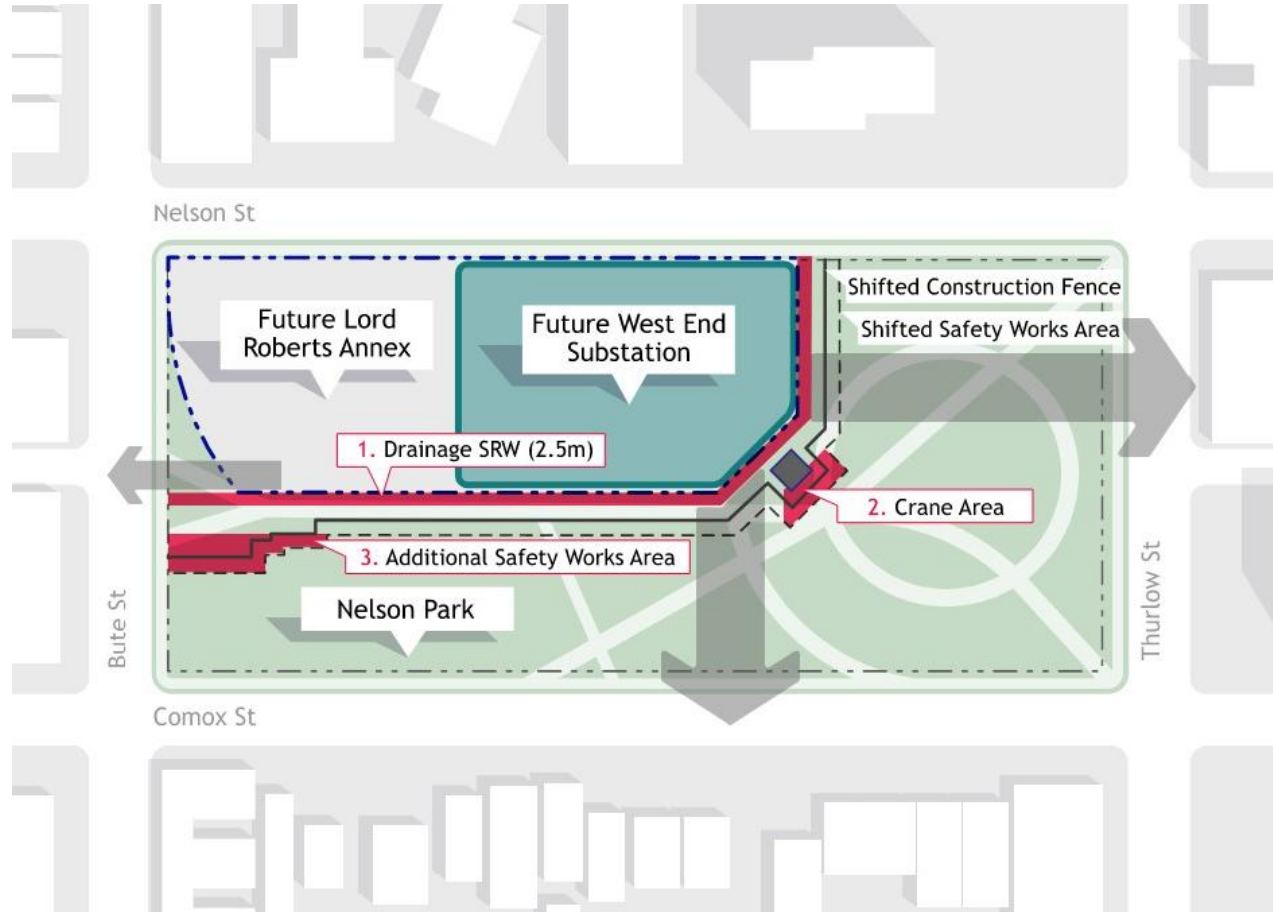


Additional Encumbrances

2026

BC Hydro has identified several refinements to their construction methodology that require additional temporary access and permanent encumbrances within Nelson Park.

1. Drainage SRW
2. Crane Area
3. Additional Safety Works Area



Agreement Amendments

Agreement	Change
Agreement to Acquire Rights (AtAR)	Amendments to the AtAR includes: - Additional Drainage SRW (and the associated compensation) - Amendment of the Substation Construction License (with associated compensation).
Grant of the new Drainage SRW with Section 219 Covenant	An additional SRW and Section 219 Covenant to permit permanent drainage and backfill materials and a shoring wall, to encroach onto City-owned lands within Nelson Park.
Substation Construction License	The Substation Construction Licence grants BC Hydro temporary rights, for the duration of the construction term, to install safety hoarding, fencing, shoring and anchor rods, and to erect a crane. Amendments to the Substation Construction Licence include: - Safety Works Area expanded and relocated to the area south and east of the Drainage SRW. - Crane located within boundary of Nelson Park. - Crane foundation footing in Nelson Park will be removed to a depth of 1.5m upon completion.

Project Timeline and Next Steps

Q1 2019	○	BC Hydro requested access & ROW's
Q2 2020	○	Park Impacts Study & engagement completed
Q1 2022	○	Board approved executing Agreements
Q3 2026	●	Seeking Board approval on Agreement Amendments
Q3 2026	○	Seeking Council approval on Agreement Amendments
Q4 2026	○	BC Hydro construction Start target date
Q4 2032	○	BC Hydro construction Completion target date

Next Steps:

- Subject to Board and Council decision, agreement amendments will be executed in Q3 2026
- The project requires approval of the British Columbia Utilities Commission, projected in Q3 2026
- Preliminary works including hoarding, tree removals and adjustment to park amenities projected to start in November 2026

THAT the Vancouver Park Board authorize the Director of Real Estate Services to execute those amendments and related agreements with BC Hydro, as outlined in this report (the “Nelson Park Hydro Amending 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, Environment & Facilities Management, the General Manager of Parks & Recreation, and the Director of Legal Services.

