



July 10, 2018

MEMO TO : Park Board Commissioners

FROM : Dave Hutch, Manager, Planning and Research

SUBJECT : **Update on Cambie Corridor Utilities DCL and Cambie Corridor Utilities Servicing Plan and Rainwater Management**

Dear Commissioners,

The purpose of this memo is to update the Board on the City's proposed approach to utility servicing including rainwater management along the Cambie Corridor, and the potential implications for Columbia Park and other parks in the area.

A Policy Report developed by City of Vancouver (CoV) Engineering and Planning, Urban Design and Sustainability departments will be presented to City Council on July 11, 2018. The focus of the report is a City-wide Utilities Financing Growth Strategy and Cambie Corridor Utilities Servicing Plan. The report is available [here](#).

Background

In May 2018, City Council approved the Cambie Corridor Plan, which will make the Cambie Corridor the largest growth area outside of downtown with over 45,000 new residents anticipated by 2041, and new job space for over 9,000 employees. To accommodate this growth, the City will need to invest in significant water, sewer, and drainage utility infrastructure. Future area plans are anticipated to also trigger utility upgrades to accommodate significant growth in other neighbourhoods.

Utilities DCL and Cambie Corridor Utilities Servicing Plan

The Policy Report recommends a new framework for financing water, sewer and drainage utilities upgrades to support growth including a long-term capital program and the introduction of a dedicated City-wide Utilities DCL. The capital projects listed in the Utilities DCL Program identifies approximately \$1 Billion in total infrastructure costs. Approximately 50% of total costs are allocated to development as many of these projects provide a benefit to both existing and future residents. This new framework shares growth-related utilities costs amongst new development.

The recommended city-wide financing growth strategy will include the Cambie Corridor as the first utility servicing plan to be completed in compliment to the land use plan. It also recommends the onsite management of rainwater through green infrastructure tools and recommends enforcement of on-site groundwater requirements to limit the impact of groundwater discharge into existing aging infrastructure that is nearing capacity.



Rainwater Management and Implications on Parks

The management of rainwater in the Cambie Corridor is challenging because the existing sewer system was designed for much lower population densities and is at or nearing-capacity. In addition, the presence of groundwater near the surface (aquifer) requires dewatering to facilitate development. CoV Engineering is working to identify solutions for managing rainwater and groundwater including green infrastructure, groundwater re-injection, and water re-use in parks or other facilities. These solutions will help meet the requirements of new development while also complimenting other city-wide sustainability objectives.

Columbia Park has been identified by CoV Engineering as a potential location for the use of green infrastructure. The potential use of Columbia Park, as well as surrounding streets, for rainwater management has only included preliminary technical review by CoV Engineering staff and no design work has been undertaken. Collectively, the use of Columbia Park and adjacent connected streets could improve the rainwater management within the area and in the future, contribute to better habitat connections, improved park connectivity and streetscapes and enhanced place-making in a key area of growth within the city.

Utilization of Columbia Park or any other parks for rainwater management is subject to an integrated park master planning process, funding for the park planning process, and approved implementation. Any discussions would be guided by the principle that park and recreation uses in parks take precedence, and any potential green infrastructure integrated must be additive to - and not take away from - the park experience. Funding would be sought from the City in order to undertake this work. All steps are subject to Park Board review and approval.

Columbia Park was identified in the Cambie Corridor Plan for park redesign and upgrades (not including integrated green infrastructure beyond typical Park Board approaches) in order to accommodate growth in the Municipal Town Centre, and was also identified in the Public Benefits Strategy to be delivered within the first 10 years of the Plan. It is not in the upcoming 2019-22 Capital Plan.

Next Steps

Should Council approve the report, the City will continue to develop an integrated water management plan for the Cambie Corridor over the next three years in order to implement efficient, resilient and cost-effective water management measures in coordination with the conventional services upgrade plan. Park Board staff will continue to be involved in discussions on this plan to ensure that Park Board interests continue to be represented.

Staff will continue to update the Board as this process unfolds.



VANCOUVER
BOARD OF
PARKS AND
RECREATION

Regards,

A handwritten signature in black ink, appearing to read "D. Hutch". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dave Hutch
Manager, Planning and Research

Copy to: PB Senior Management Team