



February 1, 2019

MEMO TO : Park Board Commissioners

FROM : Malcolm Bromley
General Manager, Vancouver Board of Parks and Recreation

SUBJECT : **BC Hydro Substation Project at Nelson Park – Board Update**

Dear Commissioners,

The purpose of this memo is to provide you an update on the status of the proposed BC Hydro substation project and request for rights of way (ROWs) through Nelson Park.

In June 2018, the Vancouver School Board (VSB) approved the lease of a subsurface parcel to BC Hydro in order to construct a new substation on the Lord Roberts Annex School Site. As part of the new substation project, BC Hydro is requesting permission from the Vancouver Park Board to place transmission and distribution cables in new ROWs through Nelson Park. The exact routing of the cables has not been determined and final locations will be negotiated with BC Hydro, should approval to proceed be received from the Park Board.

Prior to the Park Board making a decision on whether or not to proceed with BC Hydro's request, Park Board staff are commissioning a "Park Impact and Mitigation Study" to better understand the impacts of the substation and cabling on the park and park users during the site's lengthy construction period and ongoing operation period. This study will be paired with a public consultation process seeking feedback on the study and level of public support for the project.

A Request for Proposals (RFP) for the study and public engagement process is being issued this week, and staff anticipate starting work with the selected consultant team in early March. Staff are frequently in dialogue with BC Hydro, the Vancouver School Board, and a separate City of Vancouver (CoV) interdepartmental team to share information and collaborate on the study effort. The findings of the engagement and study will be presented to the Park Board in the fall of 2019, and will be paired with a Council Report as there is shared jurisdiction of Nelson Park.

Should the Park Board approve entering into an agreement with BC Hydro for the ROWs through Nelson Park, a public consultation process to develop a new Master Plan for the park will be initiated.

The current schedule provided by BC Hydro notes the substantial site construction (substation and school) occurring between late 2023 until early 2031. The following tables provide a detailed schedule of the Park Board's proposed project milestones, along with the proposed project timetable from BC Hydro, VSB and CoV.



Park Board - Proposed Timetable

Date	Activity
Nov 2018	Develop an RFP for consultant services to develop an impact study and construction mitigation report
Dec 2018	Review the draft RFP with a CoV Interdepartmental staff team that includes representatives from Engineering, Planning, and Real Estate
Jan 2018	Issue the RFP
Mar 2019	Begin data collection for the impact study and mitigation report
Apr 2019	Engage the community on the project; present draft findings of impact report and determine level of public support for the project
Jul 2019	Engage the community again with data from first open house and final impact report
Sep 2019	Present final impact study and results of public engagement to the Park Board seeking a decision on whether to proceed with ROW agreement with BC Hydro

BC Hydro/VSB/CoV - Proposed Timetable

Date	Activity
Mar 2021	Construction begins on new Coal Harbour School and Housing Project, led by CoV (new school will accommodate Lord Roberts Annex students during construction period)
Sep 2023	Coal Harbour school opens/Lord Roberts Annex is demolished
Jan 2024 – Feb 2025	Excavation begins for new substation
Mar 2025 – Aug 2026	Substation Construction
Nov 2025 – Mar 2027	Installation of Transmission and Distribution cables in Nelson Park and adjacent streets (2 month build in park, 12 month build in streets)
Apr 2027 – Nov 2028	Substation fit-out and commissioning
Dec 2028	Completion of substation and playing field above
Jan 2029	New Lord Roberts Annex Construction starts
Jan 2031	New Lord Roberts Annex Opens

To provide you with some additional background on this topic, I have also attached copies of three (3) briefing memos previously sent to the Board, two of which are still considered confidential and are marked accordingly.

Regards,

Malcolm Bromley
General Manager - Vancouver Board of Parks and Recreation

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Copy to: PB Senior Leadership Team, PB Communications, Park Development