# WELCOME!



# NELSON PARK

Impact Assessment & Public Engagement



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# NELSON PARK

Impact Assessment & Public Engagement



#### Welcome!

The Vancouver Park Board is undertaking an independent study to understand potential effects of BC Hydro's request to bury underground power cables through Nelson Park and the redevelopment of the adjacent Lord Roberts Annex site. **Our study focuses specifically on Nelson Park.** 

#### Background

June 2018 Fall 2018

2019/ 2020 2020

BC Hydro and the Vancouver
School Board make an
agreement for BC Hydro
to purchase the rights to
build an underground
substation (called the West
End Substation) at the Lord
Roberts Annex school site
beside Nelson Park.

BC Hydro requests permission from the Vancouver Park
Board to bury underground power cables through Nelson
Park to connect the planned substation to the electrical system.

The Vancouver Park Board undertakes an independent impact assessment to understand the potential effects of BC Hydro's request as well as the redevelopment of the adjacent Lord Roberts Annex site specifically on Nelson Park.

Findings of the Nelson Park Impact Assessment and Public Engagement are reported to Park Board Commissioners to help inform a decision regarding BC Hydro's request.

#### Purpose of this Engagement

- Inform community members about the Nelson Park Impact Assessment & Public Engagement process
- ► Share early findings from the technical study that is currently in progress
- Hear your questions and comments about pending changes that could affect Nelson Park

#### Join the Conversation



Read the Displays & Discussion Guide

Learn about preliminary findings and emerging information.



Talk with Us!

Members of the project team are here to answer your questions.



#### **Share Your Comments**

Use the Discussion Guide to record your comments or go online: <a href="mailto:vancouver.ca/nelsonparkrow">vancouver.ca/nelsonparkrow</a>. Submit by **Friday, November 15**.



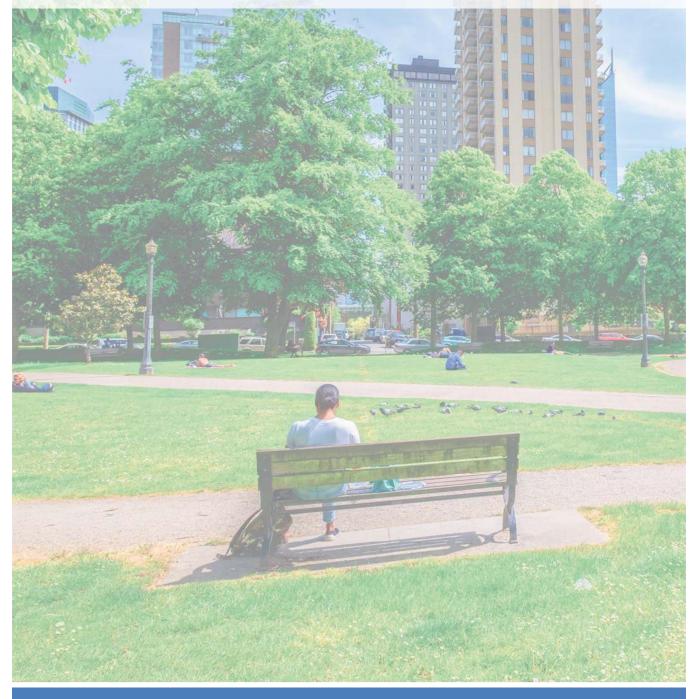
# WHAT'S ON YOUR MIND?

It is helpful for us to understand what is at the top of participants' minds as we start this engagement.

Share your thoughts by writing a response to the following question on a sticker and post it below.

"Thinking specifically about **Nelson Park**, what is the **MOST IMPORTANT TOPIC** for the Vancouver Park Board to consider when making a decision about BC Hydro's request to bury underground power cables through Nelson Park?"





# **OVERVIEW**

#### BC Hydro's Request to the Park Board

- ▶ Bury **five underground power cables** through Nelson Park to connect its planned West End Substation (on the Lord Roberts Annex site) to the electrical system. BC Hydro has indicated the substation is required to provide a reliable source of power for downtown Vancouver. Once built, the underground power cables would not be visible from within the park but there would be short-term construction impacts and some long-term limitations as to what can be placed on top of the underground power cables in the future.
- Property access off Bute Street for a permanent driveway to access the underground substation and underground parking for the future school.

The map below shows proposed locations of property access requested by BC Hydro (in orange) which would be legal rights-of-way (ROW). Routing of each ROW has not been finalized. If the process moves forward, the alignment would be determined with the goal of minimizing impacts to Nelson Park.



Nelson Park
Study Area (in green)

Lord Roberts Annex Site

Future West End Substation & school location (outside scope of Park Board's Study)

#### What's the Park Board's Process?



#### How long would construction of the underground power cables though Nelson Park take?

- BC Hydro estimates construction of the underground cables would take about approximately two months
- Additional time would be required to rebuild parts of the park affected by construction.

#### Will the Park Board's decision change BC Hydro's plans to build a substation at the Lord Roberts Annex site?

- No. BC Hydro is proceeding wit plans to design and construct the underground substation.
- The School Board will build a new school on the site adjacent to the underground West End Substation after construction is complete.
- Learn more at bchvdro.com/westendsub.

#### Who are the decision makers?

- Vancouver Park Board
   Commissioners will decide whether or not to accept
   BC Hydro's request.
- A Park Board response to BC Hydro is expected in 2020.

### Are the underground power cable routes final?

- No. At this stage the routes are proposed
- BC Hydro has indicated that there is some flexibility in routing. Through this study the Park Board will work with BC Hydro to identify and evaluate alternative routes that reduce impacts to park features to the extent possible.



# ABOUT NELSON PARK

#### Park Location



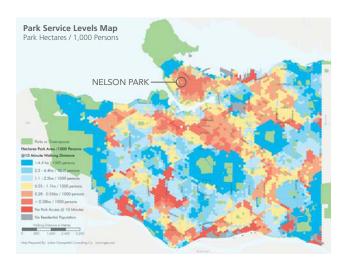
#### **Nelson Park Today**

**Location:** 1030 Bute Street **Size:** 1.17 ha (2.89 acres) Neighbourhood: West End

Nelson Park is the largest nonwaterfront park in the downtown and includes a dog off-leash area, community gardens, pathways, and open space encircled by maturing trees.

#### The Importance of Park Space

As the West End continues to grow, pressure on the already well-used Nelson Park will increase. As the map below shows, there is already limited park space in the West End near Nelson Park.



Number of West End neighbourhood parks (including mini parks)

Total neighbourhood park space in the . West End

0.7

Average amount of park space (m<sup>2</sup>) per West End resident

% of total West End neighbourhood park provided by Nelson Park

#### About the West End

47,200

4th most populated neighbourhood



Population in the West End grew by 6% from 2011 - 2016, 5th fastest in the City

**FOR RENT** 

80% of West End residents rent their homes



**78%** of are apartments in or more stories

At 38%, the West End has the highest walk to work mode share of any neighbourhood in the City, making connections like Nelson Park an important part of the walking network 38%

26%



Bike

Personal

Vehicle

**Public** 

Other

**Transit** 

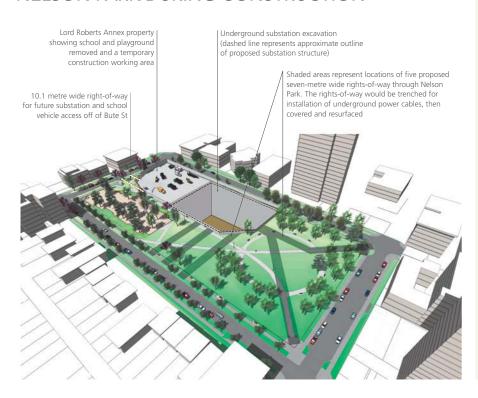
# **STUDYING CHANGE**

#### **NELSON PARK TODAY**



Nelson Park today is primarily an open green space with maturing trees. Amenities, including the playground, dog off-leash area, and community gardens, are clustered in the southwestern part of the park, preserving a large area near Thurlow Street for passive use and relaxation. Pathways criss-cross through the park providing a number of routes in which people travel.

#### **NELSON PARK DURING CONSTRUCTION**



During construction, the primary park impacts are anticipated to occur in the eastern part of the park where trenches would be excavated to install underground power cables, then covered and resurfaced. The underground cables may influence future park uses and tree cover.

Construction on the adjacent Lord Roberts Annex site will include a deep excavation, construction of a multi-storey underground substation with air ventilation stacks, covering, and resurfacing. These changes may have indirect impacts to Nelson Park such as noise or dust during intensive construction periods.

For more information on the BC Hydro West End Substation project on the adjacent Vancouver School Board Lord Roberts Annex property, please visit <a href="https://www.bchydro.com/westendsub">www.bchydro.com/westendsub</a>



# TECHNICAL STUDY

#### What's Being Studied?

The Vancouver Park Board's independent study is analyzing how Nelson Park may be affected by:

- ▶ **Direct impacts** of installation of underground power cables and driveway access through the park.
- ▶ Indirect impacts of construction related to the West End Substation and future school on the adjacent Lord Roberts Annex site.

BC Hydro's project is at an early stage of design development. Information used for analysis is based on concepts provided to the Park Board by BC Hydro to date and there are some aspects still not known. Final routing of the underground power cables has not been determined. If the Vancouver Park Board approves BC Hydro's request, the alignment of the underground power cables would be determined based on this study to minimize impacts to Nelson Park to the extent possible.

The findings of the technical study and public engagement will be reported to Park Board Commissioners for their consideration regarding BC Hydro's request.

#### TECHNICAL ANALYSIS TOPICS

















#### Nelson Park Today





















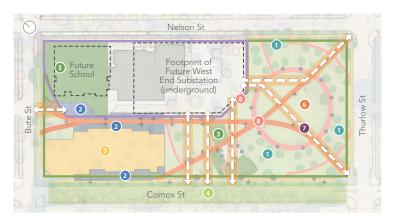
### PARK IMPACTS OVERVIEW



Initial assessments have looked at how Nelson Park and its users could be impacted by BC Hydro's request to bury underground power cables through the park and redevelopment of the adjacent Lord Roberts Annex site. Read the coloured boxes for an overview about some of the key impacts identified to date. (2) Learn more details on the pages identified in the Discussion Guide.

- 1 Urban Forest
  LEARN MORE ON P.7 OF THE DISCUSSION GUIDE
- ▶ Based on the proposed underground power cable routes about 20 trees in Nelson Park would need to be removed. Other trees close to construction areas are at risk of damage to roots or canopy during construction.
- There is some flexibility in cable routing, so alternate routes that avoid high priority trees can be explored.
- 2 Community Gardens
  LEARN MORE ON P.8 OF THE DISCUSSION GUIDE
- Part of the community gardens are on the Lord Roberts Annex site and will be significantly impacted during construction
- Gardens close to the construction site may be affected by noise and dust.
- 3 Access to Play
  LEARN MORE ON P.9 OF THE DISCUSSION GUIDE
- Nelson Park Playground: This playground will likely need to be removed during installation of the underground power cables and may not be able to be rebuilt in its current location.
- Sidney Gordon Memorial Playground at Lord Roberts Annex: While the school playground is not in the park it is used by the community after school hours. The playground will be removed during construction and BC Hydro has committed to exploring its relocation or reinstalling after construction.

- 4 Community Events
  LEARN MORE ON P.10 OF THE DISCUSSION GUIDE
- Should the request for underground power cables be approved, BC Hydro has publicly committed to limit work
- During intensive construction activities there
  may be indirect impacts such as noise and
  dust which could affect people using the
  park for excelling as community events.
- No direct impacts to the Farmers Market are expected.
- 5 Dog Off-Leash Area
- No direct impacts to the dog offleash area are anticipated based on proposed alignments.
- Noise and dust could affect use of the off-leash area during times of intensive construction activity.
- 6 Park Experience
  LEARN MORE ON P.12 OF THE DISCUSSION GUIDE
- Construction activities may affect the quiet park atmosphere offered at Nelson Park.
- Some park space will be temporarily unavailable when the underground power cables are being installed. BC Hydro estimates this will take approximately two months plus time to rebuild the park.



- 7 Public Health
  LEARN MORE ON P.13 OF THE DISCUSSION GUIDE
- ▶ The public has identified concerns about Electric and Magnetic Fields (EMF) in Nelson Park associated with underground power cables. Vancouver Park Board will continue to review documentation and data provided by BC Hydro and Vancouver Coastal Health to ensure all reasonable measures are taken with regards to EMF.
- Other public health concerns include noise vibration, and air quality impacts during construction. Initial reviews suggest that use of best practices during construction should help reduce most of these impacts.
- 8 Construction Impacts
  LEARN MORE ON P.14 OF THE DISCUSSION GUIDE
- Elements like construction fencing and hoarding will affect the visual backdrop of the park.
- Temporary park closures will be necessary when the underground power cables are being installed in the park, affecting park activities and walking routes through the park.
- Unknown underground conditions like existing utilities and chance finds during construction could affect schedule, increasing the length of importance Nelson Bark

# **YOUR COMMENTS**



Do you have a specific comment to add about how the proposed underground power cables though Nelson Park and redevelopment of the adjacent Lord Roberts Annex site could affect Nelson Park? Write it on a sticky note and post it here, or join a table discussion to talk with us. **(2)** Need more information? Refer to pages 7-14 in the Discussion Guide.

Urban Forest	Community Gardens	Access to Play	Community Events
Dog Off-leash Area	Park Experience	Public Health	Construction Impacts

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# HOW CAN I BE INVOLVED?

#### What Happens Next?



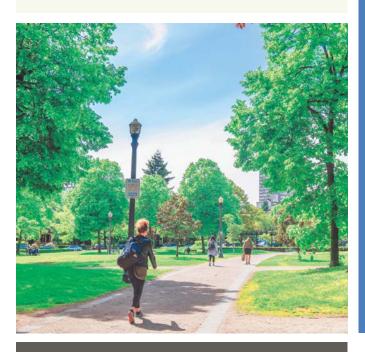
Continued analysis of Nelson Park impacts and potential mitigation options



Reporting on findings from technical study and public engagement



Anticipated Park Board consideration of BC Hydro's request for underground power cables through Nelson Park



#### **Share Your Comments**



Use pages 15-18 in the Discussion Guide to provide your comments and ask any questions about the Park Board's process by Friday, Nov. 15, 2019.

You can submit your comments by:



- Dropping your completed form at one of our public events:
  - ► Public Information Event Nelson Park - 1030 Bute St
  - ► Community Conversations Event Thursday, Oct 24, 5 pm - 8 pm St. Paul's Church Lower Hall - 1130 Jervis St
- Completing your form online: vancouver.ca/nelsonparkrow
- Mailing your form to:
  - ► Vancouver Board of Parks & Recreation 2099 Beach Avenue, Vancouver, BC V6G 1Z4 Attention: Nelson Park Impact Assessment
- Scanning and emailing your form to:
  - ► Alexandre.Man-Bourdon@vancouver.ca

#### Stay Connected



Subscribe for email updates at the study website: vancouver.ca/nelsonparkrow



Follow us on the Park Board's official Twitter page: Vancouver Park Board @parkboard



Vancouver Park Board @parkboard



Please contact the Park Board through our website: vancouver.ca/nelsonparkrow

Your comments will be shared with Park Board Commissioners along with technical analysis from the Nelson Park Impact Assessment Study in early 2020.

# THANK YOU!

FOR PARTICIPATING IN THIS DISCUSSION ABOUT NELSON PARK

