

2001 January 18

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT: DEER LAKE PARK - FESTIVAL LAWN HYDRO SERVICE
PROPOSED STATUTORY RIGHT-OF-WAY (B.C. HYDRO)**

PURPOSE: To request Council's approval for the execution and registration of a Statutory Right-of-Way over a portion of Lot 1, District Lot 79, Group 1, New Westminster District, Plan LMP 14645 (within Deer Lake Park) in favour of the British Columbia Hydro and Power Authority for the purpose of providing electrical service to the Deer Lake Park festival lawn.

RECOMMENDATION:

1. THAT approval be given to the execution and registration of a Statutory Right-of-Way over a portion of Lot 1, District Lot 79, Group 1, New Westminster District, Plan LMP 14645 (within Deer Lake Park) in favour of the British Columbia Hydro and Power Authority for the purpose of providing electrical service to the Deer Lake Park festival lawn as outlined in the attached report and subject to the negotiation of terms satisfactory to the City.

REPORT

At its meeting of 2001 January 17, the Parks, Recreation and Culture Commission received the above noted report and adopted the recommendation contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment

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cc: City Solicitor
Director Planning & Building

**SUBJECT: DEER LAKE PARK - FESTIVAL LAWN HYDRO SERVICE
PROPOSED STATUTORY RIGHT-OF-WAY (B.C. HYDRO)**

RECOMMENDATION:

1. THAT Council be requested to approve the execution and registration of a Statutory Right-of-Way over a portion of Lot 1, District Lot 79, Group 1, New Westminster District, Plan LMP 14645 (within Deer Lake Park) in favour of the British Columbia Hydro and Power Authority for the purpose of providing electrical service to the Deer Lake Park festival lawn as outlined in this report and subject to the negotiation of terms satisfactory to the City.

REPORT

BACKGROUND

In 2000 March the consulting team of Robert Freundlich and Associates was engaged to provide a preliminary design/feasibility study for power supply options for the festival lawn and some preliminary cost estimates prior to proceeding to the detailed design and construction phases. In 2000 July the Parks, Recreation and Culture Commission considered several options and approved the installation of a power supply at the southerly end of the festival lawn for stage lighting, sound systems and miscellaneous house loads for special outdoor events at Deer Lake Park festival lawn, and for power and water distribution kiosks on the concession plateau to the Shadbolt Centre. A Capital Reserves Bylaw in the amount of \$250,000 (exclusive of 7 % GST) to design and construct the power and water services to support outdoor events at Deer Lake Park festival lawn was subsequently brought down by Council.

Under the approved option, B.C. Hydro is to install a separate service for power to the festival lawn. Buried cables would be installed in the park from Shadbolt Centre for the Arts to a point near the staging area where a small B.C. Hydro pad mounted 225 kVA transformer and lakeside concert power distribution kiosk would be located. B.C. Hydro would own and maintain the main transformers. The City's consultant, Robert Freundlich & Associates Ltd., has been working with B.C. Hydro on the detailed design of the hydro service for the Deer Lake Festival lawn and has now advised that B.C. Hydro requires a 3 metre statutory right-of-way, for the purpose of installing, accessing, maintaining and servicing the B.C. Hydro transformers.

LOCATION AND NATURE OF PROPOSED WORKS:

The location of the proposed works and associated statutory right-of-way is shown on the attached plan (Attachment #1). The existing service runs down the lane allowance situated between the main building at Shadbolt Centre for the Arts and the Mather and Anderson Houses, to a point just south of the entry drive to the underground parking lot. Although, it was originally intended to extend this service south along the lane allowance to the festival staging area adjacent the lake, the shallow roots of a row of trees adjacent to the lane dictated an alternate route across the festival lawn.

A new pull box at the top of the slope, a new B.C. Hydro 225 kVA pad mount transformer at the base of the slope and a new lakeside concert power distribution kiosk midway into the lower festival lawn stage area will be connected via three 3 inch ducts encased in concrete. The pull box, transformer and lakeside concert power distribution kiosk will be located above grade. Due to its proximity to a grasscrete fire truck access area, bollards will be installed to protect the pull box.

The concrete encased ducts will cross an existing GVS & DD trunk sewer line (GVS RW Plan 25559) just north of the proposed padmount transformer. GVRD staff have informed the City's electrical consultant that GVRD crews must inspect all crossings of District facilities. GVRD approval has been granted on the conditions that the contractor must contact GVS & DD Senior Operation Supervisor two weeks in advance of the required crossing and the concrete encased duct must cross the existing sewer line with 1 metre vertical clearance.

STATUTORY RIGHT-OF-WAY REQUIREMENT

A 3 metre Statutory Right-of-Way to cover the works will be required over the City owned property Lot 1, District Lot 79, Group 1, NWD, Plan LMP 14645. A small portion of the proposed Right-of-Way will be located on the portion of Lot 1, situated to the east of the lane to cover the pull box, with the remainder of the Right-of-Way on the portion of Lot 1 situated to the west of the lane allowance to cover the ducts and the transformer.

Preliminary discussions with B.C. Hydro and the City Solicitor regarding the terms of the proposed Statutory Right-of-Way agreement have been initiated by Parks Staff. Due to a tight construction time line required to complete the work prior to the 2001 festival season, Commission and Council authorization for the execution and registration of the right-of-way is being sought subject to the negotiation of terms satisfactory to the City. Upon approval from Council, the City Solicitor will negotiate with B.C. Hydro, a statutory right-of-way agreement under terms which would be acceptable to the City based on standard city policy.

It should be noted that Lot 1, Plan LMP14645 was dedicated as Park under Park Dedication Bylaw No. in 1991. However, there is no impediment to the granting a new right-of-way in favour of B.C. Hydro as the proposed works are being installed at the City's request to enhance the use of the park.

No compensation is being sought from B.C. Hydro as the works are being installed at the request of the City for park purposes. The cost of survey work to prepare an explanatory plan for registration of the statutory right-of-way will be borne by the City.

CONCLUSION

The City's consultant, Robert Freundlich & Associates Ltd., has been working with B.C. Hydro on the detailed design of the hydro service for the Deer Lake Festival lawn and has now advised that B.C. Hydro requires a 3 metre statutory right-of-way, for the purpose of installing, accessing, maintaining and servicing the B.C. Hydro transformers. Construction is planned for this spring with completion in time for the 2001 summer festival season. Before proceeding to tender for construction, Commission and Council authorization for the execution and registration of the right-of-way in favour of B.C. Hydro for the proposed works is being sought subject to the negotiation of terms satisfactory to the City.

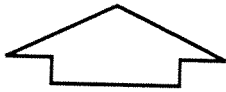
JK.

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Attachment

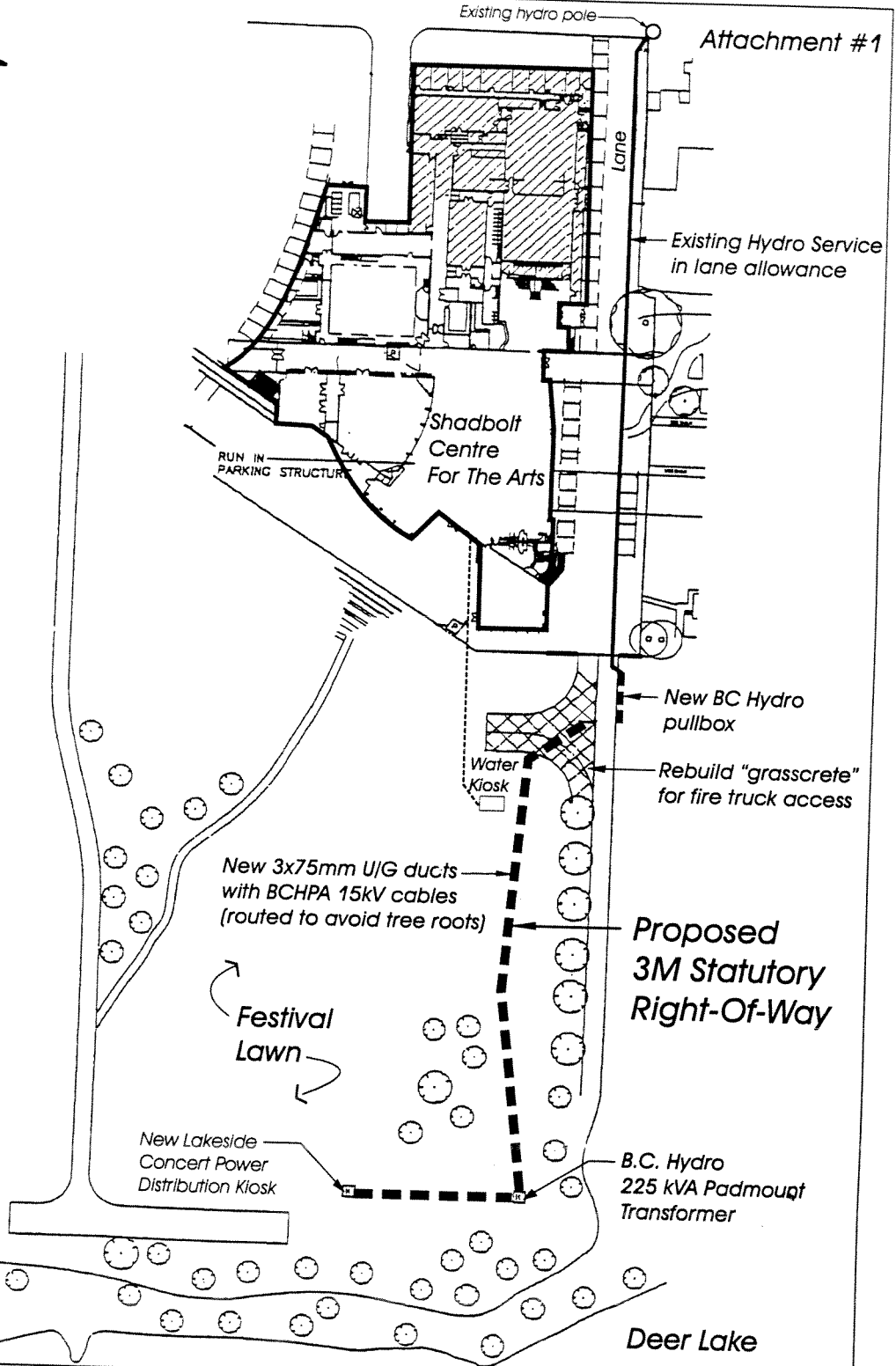
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cc: City Solicitor
Director Planning & Building



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Attachment #1



City of Burnaby
Parks, Recreation & Cultural Services

**Deer Lake Park -
Festival Lawn Hydro Service
Proposed Statutory Right-Of-Way
(B.C. Hydro)**

Dwg. # O.P. 37-1-153s
Date: Jan. 2000
Scale: nts
Prepared By: HD

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