

Item .....	20
Manager's Report No. ....	18
Council Meeting .....	01/07/09

2001 JUNE 21

**TO:** CITY MANAGER

**FROM:** DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT: WESTRIDGE PARK - GVRD REQUEST FOR STATUTORY RIGHT-OF-WAY FOR AN EMERGENCY POWER GENERATOR BUILDING**

**PURPOSE:** To request Council's approval in principle for the siting within Westridge Park of an emergency power generator building for the GVRD's Westridge Pump Station #2 and authorization for the City Solicitor to negotiate a Statutory Right-of-Way in favour of the GVRD to accommodate the Genset facility.

**RECOMMENDATIONS:**

1. THAT approval in principle be given to the siting within Westridge Park of an emergency power generator building for the GVRD's Westridge Pump Station #2.
2. THAT the City Solicitor be authorized to negotiate a Statutory Right-of-Way over a portion of Lot 5 (Except Plan 15900 & LMP19006), Block1, District Lot 207, Group 1, Plan 4032 in favour of the GVRD to accommodate the Genset facility.

**REPORT**

At its meeting of 2001 June 20, the Parks, Recreation and Culture Commission received the above noted report and adopted the three recommendations contained therein.



Kate Friars  
DIRECTOR PARKS, RECREATION  
AND CULTURAL SERVICES

tc  
Attachment  
c:\data\council\PK-WESTRIDGE PARK - GVRD REQUEST FOR STATUTORY RIGHT-OF-WAY

cc. City Solicitor  
Director Engineering  
Director Planning and Building

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1. THAT approval in principle be given to the siting within Westridge Park of an emergency power generator building for the GVRD's Westridge Pump Station #2.
2. THAT the City Solicitor be authorized to negotiate a Statutory Right-of-Way over a portion of Lot 5 (Except Plan 15900 & LMP19006), Block1, District Lot 207, Group 1, Plan 4032 in favour of the GVRD to accommodate the Genset facility.
3. THAT Council be requested to concur.

**REPORT**

**1.0 PURPOSE**

Staff are in receipt of a request from the Greater Vancouver Sewerage and Drainage District (GVS&DD) for two Statutory Rights-of-Way (SRW's) over City-owned lands at the Burrard Inlet Conservation Area and Westridge Park for the purposes of constructing and operating two emergency power generator systems for the GVS & DD's Westridge Sanitary Pump Stations #1 and #2. This report seeks approval in principle to the siting of the emergency power generator building for Westridge Pump Station #2 within Westridge Park, and authorization for the City Solicitor to negotiate a 165 square metre SRW over City land at Westridge Park in favour of the GVS & DD.

**2.0 BACKGROUND**

Both the Greater Vancouver Water District (GVWD) and the GVS&DD have built hundreds of sewer and water pumping stations across the Lower Mainland. The ownership of these facilities has been transferred to the appropriate municipality in most instances, however, some of the facilities remain under GVWD and GVS & DD management. There are presently thirty three sanitary pumping station facilities throughout the Greater Vancouver area presently owned by the GVS & DD.

Growing concern for the environment has prompted the GVS & DD to construct emergency generator systems (known as “Genset Buildings” or “Gensets”). Without these Gensets, a power failure will typically result in sewage being dispersed into the environment, which may include various watercourses. The back-up power supply from Gensets allows sewage to continue flowing within the collection system and spills are avoided.

At present, twenty-four of the GVS & DD’s sewage pump stations benefit from Genset provided back-up power supply. Of these stations, only one is located within a park (Spanish Banks, City of Vancouver). The remaining nine pump stations not presently supplied with back-up power supply, are located in Vancouver (6) and Burnaby (3). Westridge Pump Stations #1 and #2, located on Cliff Avenue in North Burnaby (see Attachment #1), have been identified by the GVS & DD as a priority for back-up power supply. Additional land is required at each site to accommodate the Genset compounds. Funding for the project has been allocated and the GVS & DD anticipates design and construction will be completed in 2001 or 2002 provided that sites for each facility can be secured.

### **3.0 PROJECT SPECIFICATIONS AND SITING**

#### **3.1 Project Specifications**

While in some instances existing (refurbished) Genset Buildings are utilized for new projects; the Westridge Pump Station locations require that new Genset Buildings be installed. The Genset facilities will be diesel-operated. For access and circulation purposes, a concrete sidewalk will be constructed around the perimeter of the Genset buildings. The Genset compounds will be separated from other public uses by a chain link fence. When the City’s requirement for landscaping/screening of the fenced compounds is included, a minimum area measuring approximately 11 metres by 16 metres is required. In addition, a paved access drive with a temporary loading area is required to accommodate parking for fuel delivery and maintenance vehicles. Underground cabling will link the Pump Station facilities to the Genset Buildings.

#### **3.2 Westridge Pump Station #1**

The GVS & DD’s Westridge Pump Station #1 is located at the north foot of Cliff Avenue within the road Right-of-Way (ROW) between Northcliff Crescent and the CPR ROW (see Attachment #1). The GVS & DD’s request included the construction of a Genset Building in the Heron Creek ravine adjacent to and west of Westridge Pump Station #1. A portion of the ravine is City-owned land with a conservation designation. The ravine area is wooded and provides habitat for animal and bird species and is particularly sensitive to human activity.

City staff advised GVS & DD staff that the construction of a Genset Building would not be appropriate in this environmentally sensitive ravine area and suggested that the facility be constructed within the portion of the Cliff Avenue ROW not encumbered by Pump Station #1. GVS & DD staff have since withdrawn the request and have contacted the City Engineering Department to pursue a licence to use a portion of the Cliff Avenue ROW for this proposed Genset facility.

### **3.3 Westridge Pump Station #2**

Before considering the GVS & DD's proposed Genset compound site within Westridge Park, staff looked for alternative sites within the vicinity of the pump station which might meet the project specifications. Two potential sites on the south side of Hastings Street and one potential site on the west side of Cliff Avenue were considered (see Attachment #1). The City-owned properties on the south side of Hastings Street are proposed as a key node on the Urban Trail System. Their development for this purpose would be compromised by the granting of a SRW for the Genset facility. The site west of Cliff Avenue is located in the western portion of Westridge Park. This portion of the park incorporates the head of the Heron Creek ravine and the Cliff Avenue Urban Trail. The triangular buffer area between the commercial properties fronting Hastings Street, Cliff Avenue and the Urban Trail appears at first glance to be large enough to accommodate the Genset compound. However, when grades and the additional area required for vehicular access are factored in, the site is considered to be too small.

In all three cases, installation of the underground cabling to link the pump station facility to the Genset building would require trenching across either Hastings Street or Cliff Avenue. Although the greater distance between the Genset and the Pump Station does not significantly impact the efficiency of the power supply, the site immediately adjacent the Pump Station is preferred to maximize operational efficiency and to limit construction costs.

#### **3.3.1 Requested Site - Westridge Park (Section East of Cliff Avenue)**

Westridge Pump Station #2 is located on GVS & DD-owned property at the northeast corner of the Hastings Street, Inlet Drive and Cliff Avenue intersection. The GVS & DD property shares its north property line with Westridge Neighbourhood Park. The pump station facility is located underground, however, the access stairs, vents and a hydro kiosk are located above ground. A paved driveway provides vehicular access to the facility from Cliff Avenue and a chain link fence separates the pump station facility from the park. The pump station facility is partially screened from the north (park) by a grove of cedar trees and a naturally occurring clump of brambles and an invasive broad leaf perennial.

This landscape screen was augmented by a planting of young cedars during the Barnet Hastings People Moving Project in 1996. The GVS & DD propose to locate the Genset building to the north of the existing fence, on City-owned land within the park.

The siting of the Genset compound immediately adjacent to the pump station facility has several advantages. The existing driveway can be utilized for access and temporary parking of fuel delivery and maintenance vehicles, thereby reducing the area required for a SRW. The existing chain link fence can be re-aligned to separate the Genset building from the adjacent public park and to link it to the pump station. The underground cabling to link the Genset building to the Pump Station can be included within the SRW area with no disruption to traffic.

With landscaping, the facility can be successfully screened from the view of both park users and the users of Cliff Avenue and the Urban Trail. Given that this corner of the park is not actively used for recreational activities and already functions as a screen for Westridge Pump Station #2; the smaller SRW area requirement; and the inclusion of the underground cabling within the SRW area; staff have concluded that this site is the most appropriate location for the Genset compound.

#### **4.0 PROPOSED LANDSCAPE AND BUILDING TREATMENTS**

##### **4.1 Landscape**

The attached preliminary landscape treatment plan (Attachment #2), prepared in consultation with City staff by the GVS & DD's Landscape Consultant, is proposed to form an informal evergreen screen of mixed height and texture along the west, north and east sides of the Genset compound. The majority of the evergreen trees and shrubs will be planted within a 2 m planting bed located outside but adjacent to the compound fence. In order to create the informal look of a grove of trees, additional trees will be planted beyond the 2 m perimeter planting bed. The chain link fence will be vinyl clad, with a black finish, chosen because black tends to disappear visually.

The siting of the Genset building at this location will require the relocation of four of the small western red cedars planted in 1996 and the removal of the brambles and broadleaf perennial which have invaded this corner of the park. Although, GVS & DD staff have advised that it is undesirable, for operational reasons, to have deciduous trees close to the air intake valves, removal of the existing deciduous tree located close to the northeast corner of the compound is not being requested.

#### 4.2 **Building**

The Genset building will be approximately 8.25 metres long by 4.0 metres wide and 3.85 metres in height. The building is proposed to have a rustic appearance to blend into the park landscape. To achieve this effect, dark green aluminum siding and a peaked cedar shake roof are proposed for the building exterior (see Attachment #3).

It is expected that the generators will be in operation for one hour a month as part of a regular maintenance program and will be run during power outages. Noise attenuation measures will be incorporated into the building design through treatment of the building envelope intakes and out-takes, to provide a noise rating of 45 decibels at the property line. As the Burnaby Noise Bylaw requires that noise at the property line be no more than 55 decibels, this will more than satisfy Burnaby Bylaw requirements.

Preliminary Plan Approval (PPA) and a Building Permit will be required prior to commencement of construction. Upon approval in principle, the GVS & DD will make application for PPA, however, final approval of the Statutory Right-of-Way is required prior to making application for a Building Permit.

#### 5.0 **STATUTORY RIGHT-OF-WAY**

The proposed SRW area will be approximately 164.89 m<sup>2</sup> in size. As illustrated in Attachment #4, the west edge of the SRW will commence at the property line and extend in a rectangle approximately 10.4 m wide (11.6 m along the south property line) and 14.7 m long. The SRW area will include the Genset Building, the concrete pad and sidewalk, the fence and approximately 2 metres of perimeter landscaping. Access to the Right-of-Way area will be through the GVS & DD property.

Because the proposed SRW is introducing a new facility to the park, compensation for the land area will be required at market value. The standard City Terms will apply and the GVS & DD will be required to maintain the improvements, including the perimeter landscaping, and will be responsible for the warranty replacement of any new or relocated trees located outside of the SRW area planted as a requirement of the project approval process.

#### 6.0 **SUMMARY**

The City is in receipt of a request from the Greater Vancouver Sewerage and Drainage District for two Statutory Rights-of-Way over City-owned park lands for the purpose of constructing and operating two emergency power generator systems for its Westridge Pump Station facilities. A review of the request has determined that only one SRW is required over park land for the Genset compound associated with Westridge Pump Station #2.

The siting of the compound on City land at Westridge Park is supported as there is no other practical location outside the park.

The provision of emergency back-up power generation to the Pump Station facility is being proposed as an environmental protection measure in the case of a power failure. The City supports the GVS & DD's goal of protecting the environment. As Heron Creek and Burrard Inlet will benefit directly from the protection which would be provided by an emergency back-up power source for Westridge Pump Station #2, staff are advancing the GVS & DD's request to Commission and Council for approval in principle based on an acceptable site plan which meets both the GVS & DD's and the City's requirements. Staff are also seeking authorization for the City Solicitor to negotiate the terms of the proposed Statutory Right-of-Way.

JK.

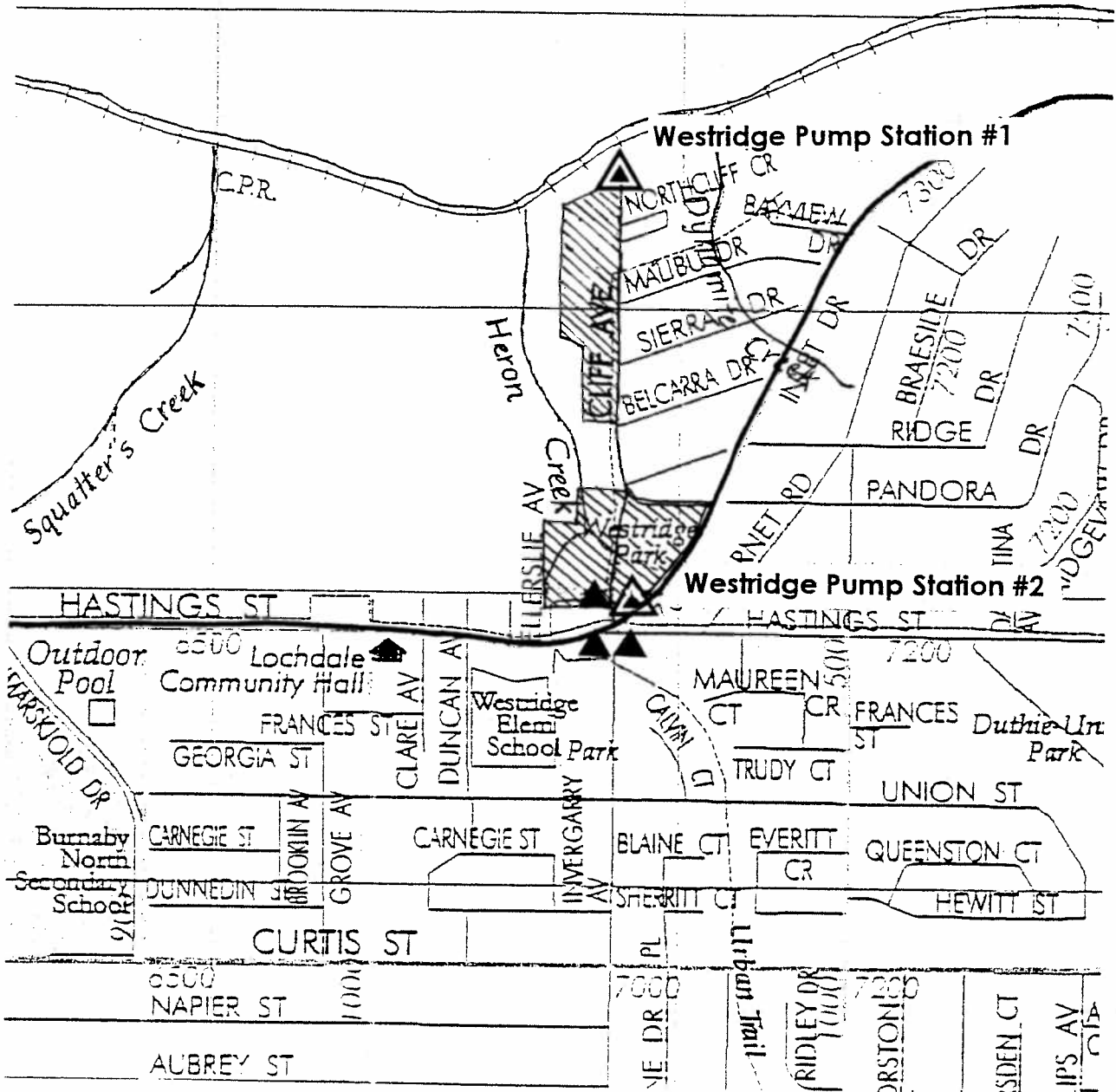
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Attachments (4)

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cc. City Solicitor  
Director Engineering  
Director Planning and Building

# BURRARD INLET



▲ Alternate Sites Given Consideration

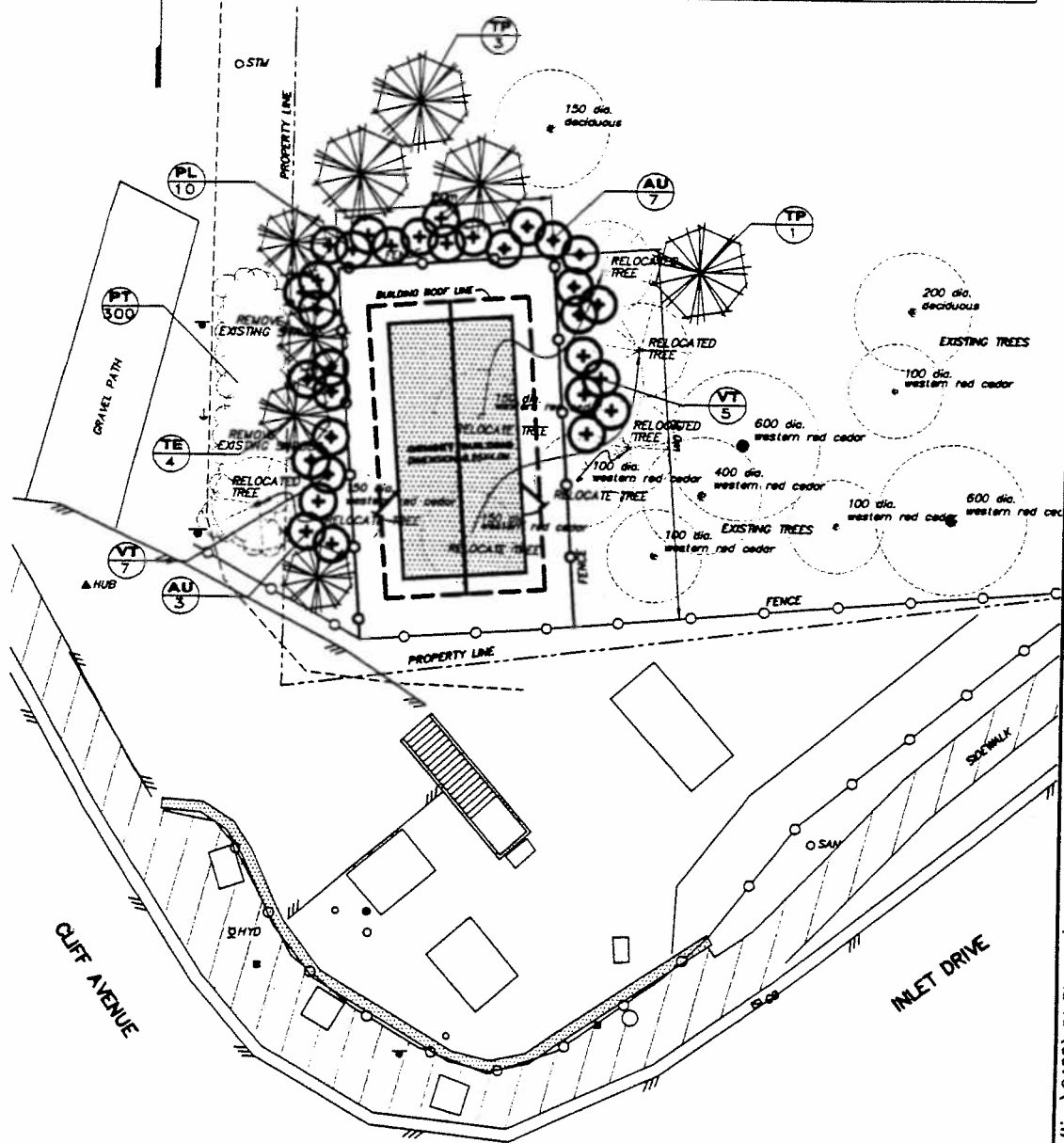
## LOCATION MAP - WESTRIDGE PUMP STATIONS #1 & #2

ATTACHMENT #1



**PLANT LIST:**

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COND./REMARK
TP	THUJA PLICATA EXCELSA	RED CEDAR	4	4.0M HT.	BALLED & BURLAPPED
TE	THUJA PLICATA EXCELSA	RED CEDAR	4	3.8M HT.	S&S
AU	ARJUNTUS UNIBDO	STRAWBERRY TREE	10	2.0M HT.	S&S
PL	PRUNUS LUSITANICA	PORTUGAL LAUREL	10	2.0M HT.	S&S
VS	VERURUM TRUS ROBUSTUM	ROUNDLEAF VERURNUM	12	2.0M HT.	S&S
PT	PACHYBANDRA TERMINALIS	JAPANESE SPURGE	800	10CM POT	SOCSL ON CENTER



**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**

**WESTRIDGE PUMPING STATION No. 2  
PROPOSED EMERGENCY GENERATOR**

SCALE:  
1:200

DISTRICT FILE  
SF-1316

**SITE PLAN**

SKETCH 12  
DOCUMENT CODE

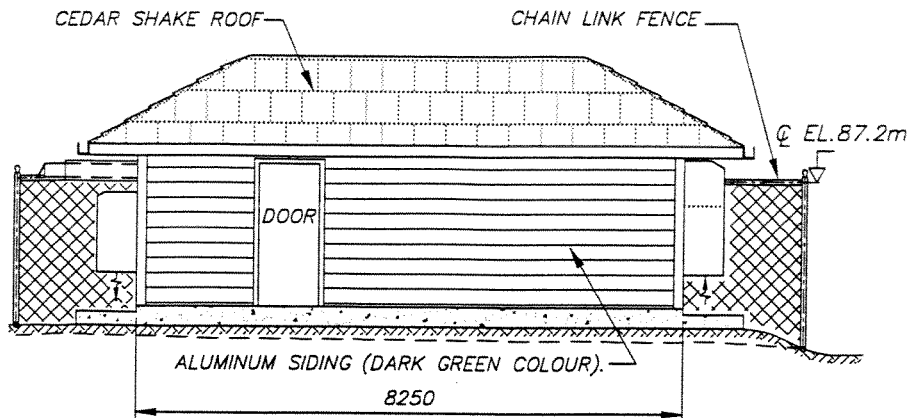
**BURNABY - CLIFF AVENUE AND INLET DRIVE**

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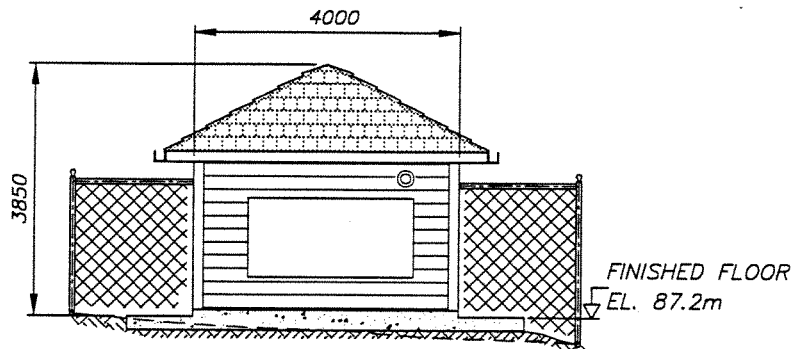
ATTACHMENT # 2

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Drawn:	J.M.			
Checked:				
Approved:				
Manager:				
Issue	Date	Des'n	Dr'n	Description
P1	06/11/01	V.H.	J.M.	ISSUED FOR REVIEW
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WALK-IN ENCLOSURE  
EAST ELEVATION VIEW



(DARK GREEN COLOUR).  
SOUTH ELEVATION VIEW

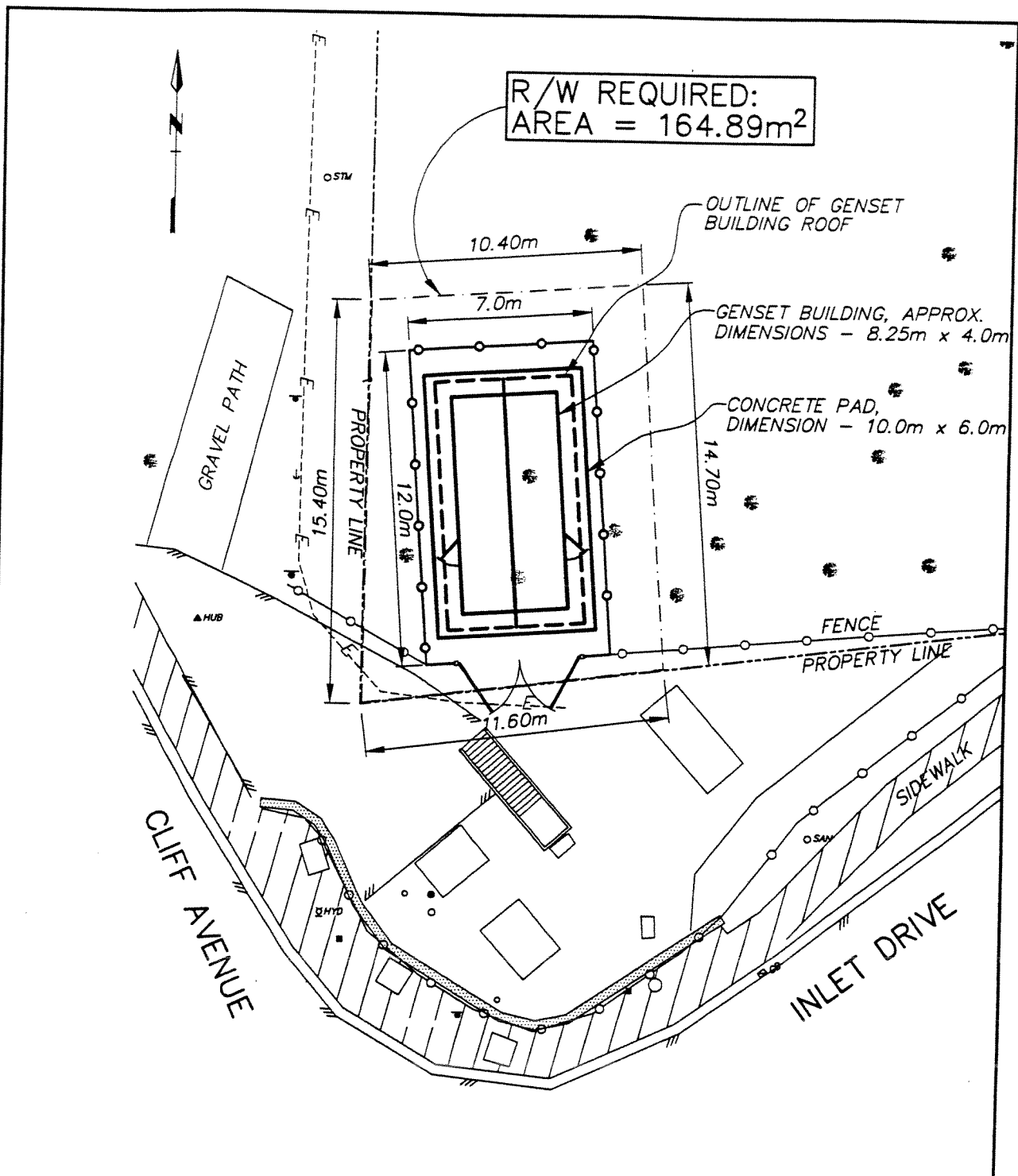
**CHECK PRINT**  
JUNE 11, 2001

NOTE: ALL MEASUREMENT ARE IN mm.

					GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT			
					Design: <u>VH</u>	WESTRIDGE No. 2 GENSET BUILDING		SCALE: 1:50
					Drawn: <u>LB</u>			DISTRICT FILE S-3017
P2	06/11/01	VH	LB	UP-DATED & ISSUED FOR REVIEW.	Checked: _____	ELEVATION VIEWS MECHANICAL		DOCUMENT CODE M-002-A
P1	06/08/01	VH	LB	FROM B TO A SIZE & ISSUED FOR REVIEW.	Approved _____			2001-06-11 10:02
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ATTACHMENT # 3



R/W REQUIRED:  
AREA = 164.89m<sup>2</sup>

OUTLINE OF GENSET BUILDING ROOF

GENSET BUILDING, APPROX. DIMENSIONS - 8.25m x 4.0m

CONCRETE PAD, DIMENSION - 10.0m x 6.0m

GRAVEL PATH

PROPERTY LINE

FENCE  
PROPERTY LINE

CLIFF AVENUE

SIDEWALK  
INLET DRIVE

					<b>GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT</b>		
					Design: V.H.	<b>WESTRIDGE PUMPING STATION No. 2 PROPOSED EMERGENCY GENERATOR</b>	
					Drawn: J.M.		
					Checked:		
P1	06/11/01	V.H.	J.M.	ISSUED FOR REVIEW	Approved	<b>SITE PLAN</b>	
Issue	Date	Des'n	Dr'n	Description	Manager		
0 20					Bar Is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly		
					<b>BURNABY - CLIFF AVENUE AND INLET DRIVE</b>		
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ATTACHMENT # 4

