

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE COMMISSION

FROM: DIRECTOR PARKS, RECREATION &
CULTURAL SERVICES

**SUBJECT: CAPITOL HILL RESERVOIR PARK – STATUTORY RIGHT OF WAY
FOR BOOSTER STATION HYDRO SERVICE UPGRADE (BC HYDRO)**

RECOMMENDATION:

1. **THAT** the siting of a British Columbia Hydro and Power Authority owned pad mounted transformer on city-owned park land within Capitol Hill Reservoir Park be authorized as outlined in this report.
2. **THAT** Council be requested to authorize the granting, execution and registration of a statutory right-of-way over Lot 3, District Lot 189, Group 1, New Westminster District, Plan BCP10726 in favour of the British Columbia Hydro and Power Authority for the purpose of providing hydro-electric service in the form of a pad mounted transformer to the Capitol Hill Booster Pump Station as outlined in this report.

REPORT**INTRODUCTION**

At the request of the City Engineering Department, British Columbia Hydro and Power Authority (BC Hydro) has prepared an electrical service design for a new replacement service for the Capitol Hill Booster Pump Station internal substation which is in need of upgrading and replacement. To connect to the existing power source, a new BC Hydro underground conduit and junction box must be installed within the adjacent lane and a new BC Hydro owned pad mounted transformer (PMT) must be installed on the city-owned Capitol Hill Reservoir Park property in which the pump station is located. To provide continuity of service into the future, BC Hydro requires that the PMT component of the service proposed to be located on city property be protected by a statutory right-of-way in its favour for the purpose of installing, accessing, maintaining and servicing the proposed BC Hydro transformer. The purpose of this report is to request approval to site the BC Hydro PMT on city-park land at and to request authorization to the granting, execution and registration of the requested right-of-way in favour of BC Hydro.

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The Capitol Hill Booster Pump Station, located at the intersection of Cambridge Street and the lane east of Delta Avenue North (Attachment #1), was originally constructed in 1964 and underwent mechanical upgrades in 2006. The original construction included a 450 kVA 12.47 kV to 600V unit substation, installed within the pump station in the same room as the pumps. The site is currently fed from a BC Hydro utility service which runs from a primary pole located outside the booster station at the southwest corner of the park site, then underground into the pump station. As the existing unit substation is quite aged, and possibly nearing the end of its projected life, it presents reliability and maintenance concerns for the booster station which is typically operated full time. As such, the City has identified the need to replace the substation with a new power supply (PMT), and desires that the new substation be located outside of the pump station building for safety reasons.

A review of alternative design options was conducted and it was determined that the proposed design, which places the PMT in the park to the north of the lit public walkway staircase, has minimal service disruption during the installation period, and the least impact to existing improvements located on adjacent private residential properties, the pump station facility and other existing City and BC Hydro infrastructure in the laneway and on Cambridge Street.

The site requested for the PMT is a shallow steep grassed slope located between the base of the decommissioned Capital Hill reservoir structure and the lane. As this area of the park serves no recreational function Parks staff has no objection to the siting of the PMT at this location, provided that the cut slope needed to accommodate the PMT is retained to prevent erosion of the slope and for ease of maintenance.

STATUTORY RIGHT-OF-WAY REQUIREMENTS

The location of the proposed works and associated statutory right-of-way is shown on the attached electrical site plan (Attachment #2). The BC Hydro conduit duct will enter the city-owned park lot at 229 Hythe Avenue North, Lot 3, District Lot 189, Group 1, New Westminster District, Plan BCP10726 at its west property line and will run approximately 2.5 metres east to the base of the proposed new pad mounted transformer kiosk. The final dimensions of the proposed transformer kiosk, including its height have yet to be determined, but the PMT, pad and grounding system will fit within a 4.0 m. by 4.0 m. footprint. BC Hydro will own and maintain the transformer kiosk and associated duct connecting to the power source in the lane. A registered right-of-way over Lot 3, measuring approximately 4 metres wide by 4.5 metres deep with an approximate area of 18.0 square metres (subject to survey) is requested.

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If the granting of the requested right-of-way is authorized, the City Solicitor will negotiate the terms of the statutory right-of-way agreement with BC Hydro. The terms of the agreement will incorporate the standard city terms. The cost of any legal survey work required for registration of the associated explanatory plan will be the responsibility of the City and no compensation is being requested from BC Hydro as the work is being done at the request of the City to service the Capitol Hill Booster Pump Station facility.

CONCLUSION

The City Engineering Department is undertaking an upgrade of the electrical service infrastructure at the Capitol Hill Booster Pump Station located within Capitol Hill Reservoir Park. This booster station is vital to the distribution of water to the Capitol Hill community and is typically operated full time. The siting of a BC Hydro owned pad mounted transformer on city land at Capitol Hill Reservoir Park is required as part of this service upgrade. A registered right-of-way, measuring approximately 4 metres wide by 4.5 metres deep, is required to provide BC Hydro legal access to the duct and the pad mounted transformer on city land. Commission and Council approval to grant BC Hydro this statutory right-of-way is therefore requested.



Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

ATS:ats:km

Attachments (2)

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Copied to: City Solicitor
Director Engineering
Director Planning



Capitol Hill Reservoir Park:
Capitol Hill Booster Pump Station
Substation Replacement Project

Date: July 2016
Scale: nts
Prepared By: ATS

