

REPORT

Engineering Services and Parks and Recreation

To: Mayor Cote and Members of Council **Date:** June 27, 2022

From: Lisa Leblanc **File:** 09.1715.20.29
Director of Engineering Services (Doc#2102967)

Dean Gibson **Item #:** 2022-467
Director of Parks and Recreation

Subject: **Temporary Working Space Agreement (GVSD590) for 590 Blackberry Drive**

RECOMMENDATION

THAT Council approve the Temporary Working Space Agreement for execution by the Mayor and City Clerk as outlined in this report.

PURPOSE

To seek Council's authorization to enter into a Temporary Working Space Agreement with Greater Vancouver Sewerage and Drainage District and Onni Development (Victoria Hill) Corp. (the "Onni").

BACKGROUND

The Greater Vancouver Sewerage and Drainage District ("Metro Vancouver") has existing sewer facilities, known as Glenbrook Combined Trunk Sewer New Westminster Interceptor, situated within the Glenbrook Ravine lands and protected under SRW. Metro Vancouver is proposing to undertake construction of the Glenbrook Combined Trunk Sewer Interceptor CSO Gate Replacement, which is located within the upper portion of the Glenbrook Ravine (referred to as 'Parcel P') and currently owned by Onni Development. Metro Vancouver has requested to obtain a temporary working space within portions of the lands for access, laydown and storage of construction materials for the Project.

Onni has agreed to provide such temporary working space to Metro Vancouver for that purpose;

As part of the Woodlands development agreement, Onni is required to transfer Parcel P as parkland to the City following completion of the development. The land transfer is still pending and Onni has agreed to provide such temporary working space to Metro Vancouver for that purpose.

The Glenbrook Combined Trunk Sewer collects combined sewage from approximately one third of the New Westminster mainland and a portion of Burnaby. The gate being replaced effectively diverts the combined sewer flows to the overflow pipe contained in the ravine. The overflows are diverted into the Fraser River via an outfall at the foot of the ravine, below Front Street. The valve in question has reached the end of its service life and needs to be replaced. The valve helps with the smooth operation of the Glenbrook trunk and ensures that the more harmful concentrated sanitary sewer flows originating in the upstream municipalities have priority to the treatment plant during wet weather events, while the more dilute combined overflows are allowed to overflow into the Fraser River.

The City must enter into a Temporary Working Space Agreement with Metro Vancouver and Onni and in order for Metro Vancouver to tender the works in July, 2022 as scheduled. Construction is expected to extend over a 3 month period during the dry summer months, between May and September 2023.

As per the agreement Metro Vancouver will meet requirements per the City's Tree Protection and Regulation Bylaw No. 7799, 2016 to protect existing trees, shrubs, bushes or other vegetation, soil or growth on the surface of the Licence Area. Although park access impacts are unknown at this time, staff will work towards a construction management plan that prioritizes safety and reasonably minimizes impact/ disruption for operations crews and park users.

The upper portion of the Glenbrook Ravine (referred to as 'Parcel P') is located within the former Woodlands property while the lower ravine area is designated as City parklands. As part of the Woodlands development agreement, Parcel P is required to be transferred as parkland to the City following completion of the development. There is still an ongoing discussion with Onni Development regarding the land transfer. The land is still owned by Onni at this point, including the proposed temporary working space, so the agreement is technically between Onni and the GVS&DD. In the future, once the land transfer has occurred, then the agreement would be between the City and GVS& DD.



Figure 1 Upper Glenbrook Ravine (Parcel P)

Council approval of the agreement is required.

EXISTING POLICY/PRACTICE

It is the practice of the City to enter into a temporary license agreement while ensuring all potential risks are mitigated. In this case, Metro Vancouver will indemnify and hold harmless the City upon the transfer of the Lands from Onni to the City.

ANALYSIS

The Greater Vancouver Sewerage and Drainage District has existing sewer facilities, known as the Glenbrook Combined Trunk Sewer New Westminster Interceptor, as shown on Figure 2 below. Metro Vancouver is proposing to undertake construction of the Glenbrook Combined Trunk Sewer New Westminster Interceptor CSO Gate Replacement Project (the "Project") and has requested to obtain a temporary working space within portions of the Lands for access, laydown and storage of construction materials for the Project. Onni has agreed to provide such temporary working space to Metro Vancouver for that purpose. Metro Vancouver has indicated that having the signed temporary working space agreement in place is an essential requirement of its tendering process.

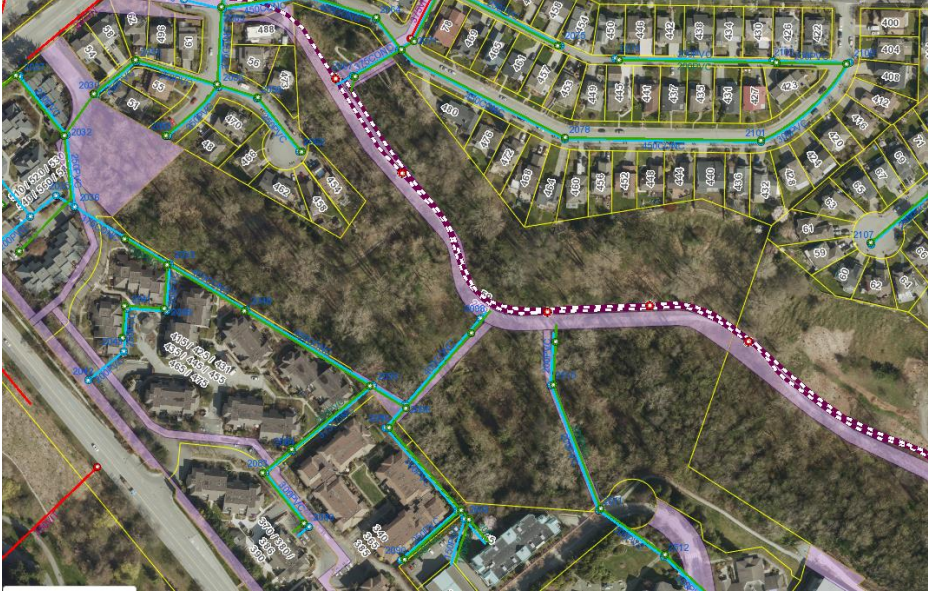


Figure 2 Existing GVS&DD Combined Trunk Sewer

In order for the agreement to be executed, Council must delegate authority to the Mayor and City Clerk.

FINANCIAL IMPACT

There is no financial impact to the City.

INTERDEPARTMENTAL LIAISON

Interdepartmental liaison to date has included coordination between Engineering, Parks and Recreation, and the City’s Solicitor in reviewing the matter agreement.

OPTIONS

The following options are presented for Council’s consideration:

- 1. THAT Council approve the temporary working space agreement for execution by the Mayor and City Clerk as outlined in this report;
- 2. Provide staff with other direction.

Staff recommend options 1.

CONCLUSION

Approval of this temporary working space is essential for the work plan and timeline of Metro Vancouver’s Glenbrook Combined Trunk Sewer Interceptor CSO Gate Replacement project.

Proceeding with the replacement works will help improve operations of the existing trunk sewer interceptor system.

A Council resolution is required. Staff recommends that Council approve the execution of the Temporary Working Space Agreement as outlined in this report and attached herein.

ATTACHMENTS

Attachment 1 – Temporary Working Space Agreement

This report was prepared by:

Binega Markos, P.Eng., Development Project Engineer

This report was reviewed by:

Kwaku Agyare-Manu, Senior Manager, Engineering Services

Eugene Wat, Manager, Infrastructure Planning

Erika Mashig, Manager of Parks and Open Space

Craig MacFarlane, Manager of Legal Services – City Solicitor

This report was approved by:

Lisa Leblanc, Director of Engineering Services

Renee Chadwick for Dean Gibson, Director of Parks and Recreation

Lisa Spitale, Chief Administrative Officer