

NO: R250

COUNCIL DATE: December 17, 2018

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 13, 2018**

FROM: **General Manager, Engineering** FILE: **0910-40/216**

SUBJECT: **Right of Way Grants over Portions of the City Property at 11477 River Road to Greater Vancouver Water District**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Approve the granting of the following statutory rights-of-way over portions of the City property located at 11477 River Road (PID: 002-096-242) to Greater Vancouver Water District:
 - a. A permanent statutory right-of-way over 50.2 m² (0.012 acre), 2,089 m² (0.516 acre), 838.6 m² (0.207 acre) portions, having a combined area of 2,977.8 m² (0.735 acre), of the City property for water utility works; and
 - b. A temporary right-of-way over a 4,244.73 m² (1.049 acres) portion of the City property for use as working space during the construction of the water utility works.

Both are as generally described in this report and are illustrated in Appendix "I" attached to this report, and subject to compliance with the notice provisions of sections 26 and 94 of the *Community Charter*, S.B.C. 2003 c. 26.

INTENT

The intent of this report is to seek Council's approval to grant a permanent statutory right-of-way and a temporary working space right-of-way over parts of the City property located at 11477 River Road ("Property") to Greater Vancouver Water District ("GVWD") to facilitate the construction of major water utility works serving the region. This property is located within the South Westminster Neighbourhood Concept Plan ("NCP") area.

BACKGROUND

Property Description

The City acquired the Property in 1996 as part of a land exchange with Port Metro Vancouver for road purposes. The City dedicated parts of the Property as road in 2000.

The Property is an irregular shaped, vacant parcel of 27,790 m² (6.867 acres) in site area. It has a steep to moderately sloping topography towards the northwest. It is in a natural state, covered in vegetation, predominantly consisting of native shrubs and trees.

Zoning, Plan Designations, and Land Uses

The Property is zoned Business Park 2 (“IB-2”) Zone, and designated Industrial in Surrey’s Official Community Plan. In the South Westminster NCP, the Property is designated Park and Open Spaces.

A green infrastructure network (“GIN”) corridor currently runs through and along the northern half of the property, which is the most level portion of the Property and also offers frontage to Grace Road. City staff support relocating the GIN corridor further south to parallel River Road. The GIN relocation will facilitate locating the proposed water utility works within the north portion of the Property and provide separation from the residential neighbourhood located south of River Road. The GVWD intends to undertake an arborist report on the Property and complete a landscape restoration plan for the City to approve.

The Property has been identified through the Gateway Collaboration Forum, Fraser River Trade Area Study, to be used for a future interchange, “Plywood Road”, connecting Highway 17 (South Fraser Perimeter Road) and Surrey Fraser Docks. The Plywood Road interchange will provide direct truck access and service expansion plans for the Fraser Surrey Docks and reduce truck traffic through the existing Tannery Road interchange. The Appendix “II” sketch was prepared to demonstrate that both the proposed water works and the future interchange could be accommodated on the Property.

DISCUSSION

Reason for the Dispositions

The GVWD plans to construct two major water mains to improve service to the City: Annacis Main No. 5 (Marine Crossing) and Annacis Main No. 5 (South), collectively referred to as the Annacis Main No. 5 project.

The Annacis Main No. 5 (Marine Crossing) is a proposed deep water supply tunnel to be built to seismic standards and located under the Fraser River between the City of Surrey and the City of New Westminister. To construct the tunnel, the GVWD is proposing to have a south shaft tunnel entrance in the City and a north shaft tunnel exit in the City of New Westminister. The Annacis Main No. 5 (South) is a proposed water main connecting from the tunnel shaft and associated valve chambers and extending to Kennedy Reservoir in the City of Surrey.

The GVWD propose locating the south shaft tunnel entrance and the connecting water main on the Property, and has requested that the City grant it a statutory right-of-way over a 50.2 m² (0.012 acre) portion, a 2,089 m² (0.516 acre) portion, and a 838.6 m² (0.207 acre) portion of the Property to accommodate respectively, a section of the tunnel, the vertical entrance shaft to the tunnel and valve chambers, and the water main connecting from the tunnel shaft.

Construction of the Annacis Main No. 5 (Marine Crossing) is currently scheduled to begin in Spring 2020 and be completed by 2026. Construction of the Annacis Main No. 5 (South) is currently scheduled to begin in 2023 and be completed by 2026.

The completion of the Annacis Main No. 5 project will provide the City a second water supply connection to the regional supply network designed to withstand a seismic event. Appendix “III” attached to this report provides a general illustration of the Annacis Main No. 5 project works on the Property.

The Engagement and Communication Strategy, attached to this report as Appendix “IV”, sets out the GVWD consultation activities with governments and local communities on the project.

The GVWD has also requested a temporary right-of-way over a 4,244.73 m (1.049 acres) portion of the Property for use as working space during the construction period for the Annacis Main No. 5 project.

All relevant City Departments have been consulted on the proposed statutory right-of-way dispositions described in this report and there are no objections and no identified negative impacts to the planned design of the future Plywood Road interchange.

As part of the disposition process, staff will ensure that notice of the partial interest dispositions is given in accordance with the notice provisions of section 26 and 94 of the *Community Charter*, S.B.C. 2003, c. 26.

Land Value

The permanent statutory right-of-way over the combined 2,977.8 m² (0.735 acre) portion of the Property and the temporary right-of-way working space over the 4,244.73 m² (1.049 acre) portion of the Property are both to be transacted at market values as determined by a qualified independent appraiser.

SUSTAINABILITY CONSIDERATIONS

The disposition of the statutory right-of-way interests in the Property to facilitate GVWD plans to construct major water utility works supports the objectives of the City’s Sustainability Charter 2.0. In particular, the disposition relates to the Sustainability Charter 2.0 theme of Infrastructure. Specifically, the disposition supports the following Desired Outcomes (“DO”):

- All Infrastructure DO2: Infrastructure systems provide safe, reliable and affordable services; and
- Water DO16: Surrey’s Water is clean, abundant and safe for drinking.

CONCLUSION

The terms and conditions of the agreement for the permanent statutory right-of-way and the temporary right-of-way working space over parts of the City Property at 11477 River Road are considered reasonable. It is recommended that Council approve the partial interest dispositions as generally described in this report.

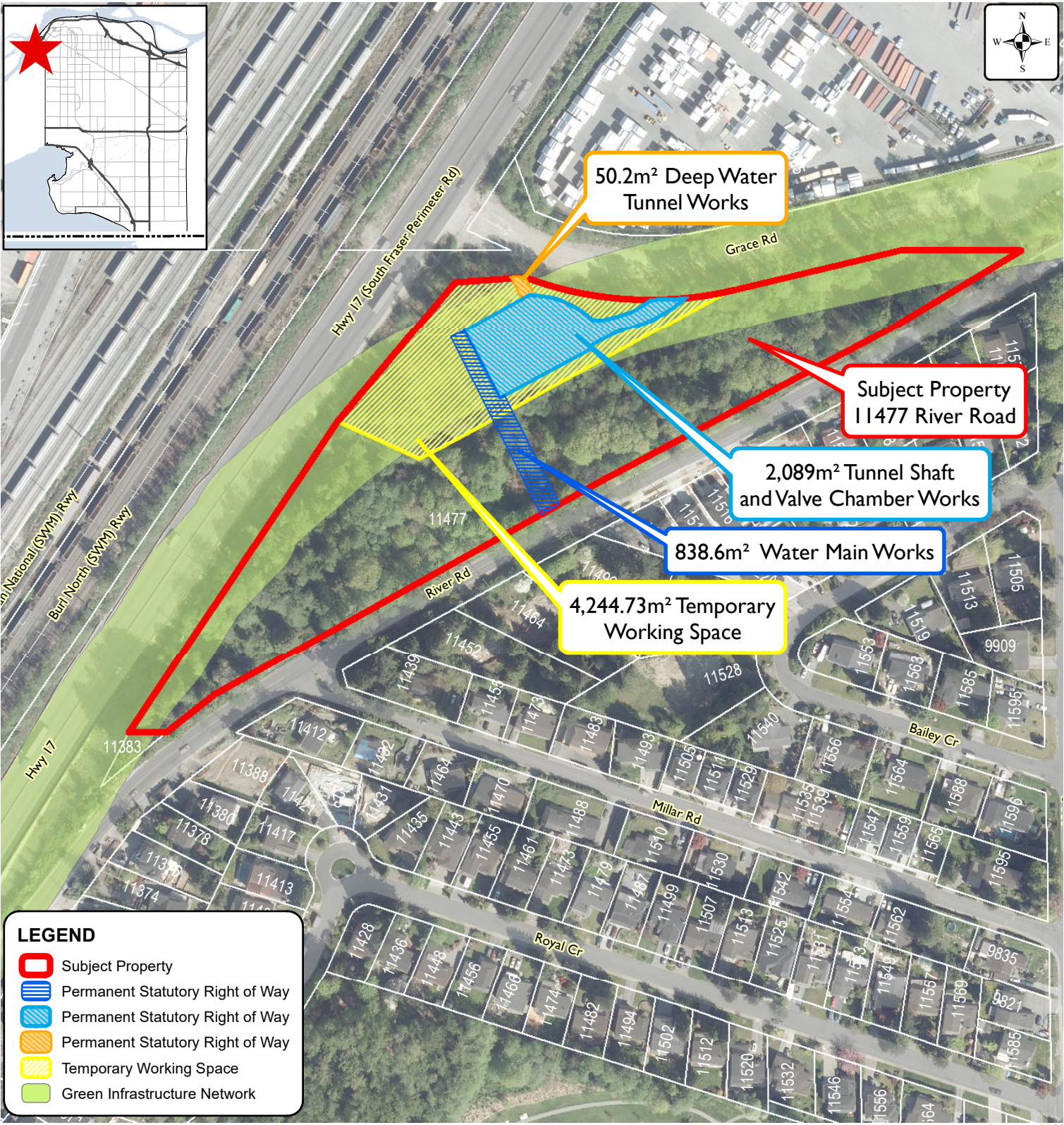
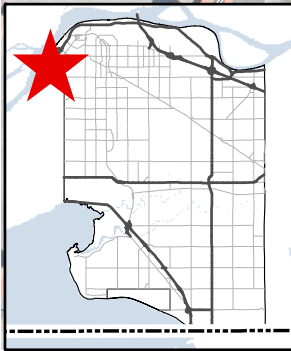
Fraser Smith, P.Eng, MBA
General Manager, Engineering

AW/amg/jma

- Appendix "I" - Aerial Photograph of Subject Site
- Appendix "II" - Plywood Road Conceptual Alignment Plan
- Appendix "III" - Illustration of the Proposed Water Works Facility
- Appendix "IV" - GVWD Engagement and Communication Strategy

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AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



LEGEND

- Subject Property
- Permanent Statutory Right of Way
- Permanent Statutory Right of Way
- Permanent Statutory Right of Way
- Temporary Working Space
- Green Infrastructure Network

Produced by GIS Section: 07-Dec-2018, JJR

Date of Aerial Photograph: April 2018

Scale: 1:2,500

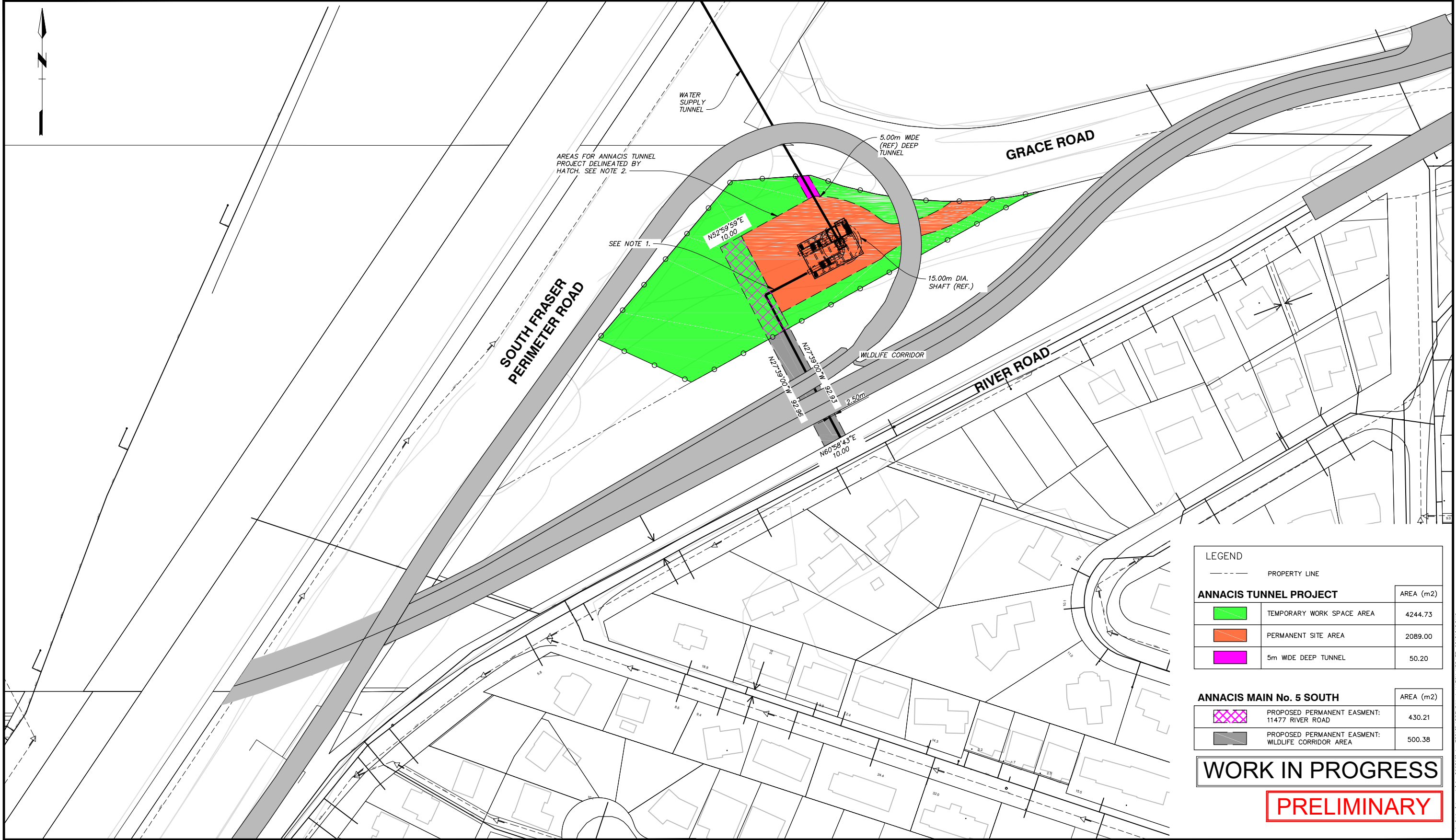


SUBJECT PROPERTY 11477 River Road

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\JJR_11477_RiverRd_AP-v3.mxd



AREAS FOR ANNACIS TUNNEL PROJECT DELINEATED BY HATCH. SEE NOTE 2.

SEE NOTE 1.

N52°59'59"E
10.00

N27°39'00"W
92.95

N60°58'43"E
10.00

5.00m WIDE (REF) DEEP TUNNEL

15.00m DIA. SHAFT (REF.)

WILDLIFE CORRIDOR

2.50m

ANNACIS TUNNEL PROJECT			AREA (m2)
	TEMPORARY WORK SPACE AREA		4244.73
	PERMANENT SITE AREA		2089.00
	5m WIDE DEEP TUNNEL		50.20

ANNACIS MAIN No. 5 SOUTH			AREA (m2)
	PROPOSED PERMANENT EASMENT: 11477 RIVER ROAD		430.21
	PROPOSED PERMANENT EASMENT: WILDLIFE CORRIDOR AREA		500.38

WORK IN PROGRESS

PRELIMINARY

NOTE:
 1. ALLOWANCE OF MINIMUM 18m (10D) STRAIGHT PIPE LENGTH FROM CHAMBER SOUTH WALL FOR SEISMIC JOINT.
 2. DELINEATED AREAS SHOWN ARE REQUIRED FOR KENNEDY NEWTON MAIN AND ANNACIS MAIN No.5 SOUTH PROJECT. CHANGES TO THE ANNACIS TUNNEL PROJECT AREAS WILL REQUIRE A REVIEW OF THE KENNEDY NEWTON MAIN AND ANNACIS MAIN No.5 SOUTH PROJECT AREAS.

CHECK PRINT
 THIS DRAWING HAS NOT BEEN APPROVED, AND MAY CONTAIN ERRORS AND OMISSIONS.

Issue	Date	Desn	Dr'n	Chkd	Appd	Description
P1	-	-	-	-	-	IN PROGRESS

Professional Seal

GREATER VANCOUVER WATER DISTRICT
 KENNEDY NEWTON MAIN &
 ANNACIS MAIN No.5 SOUTH

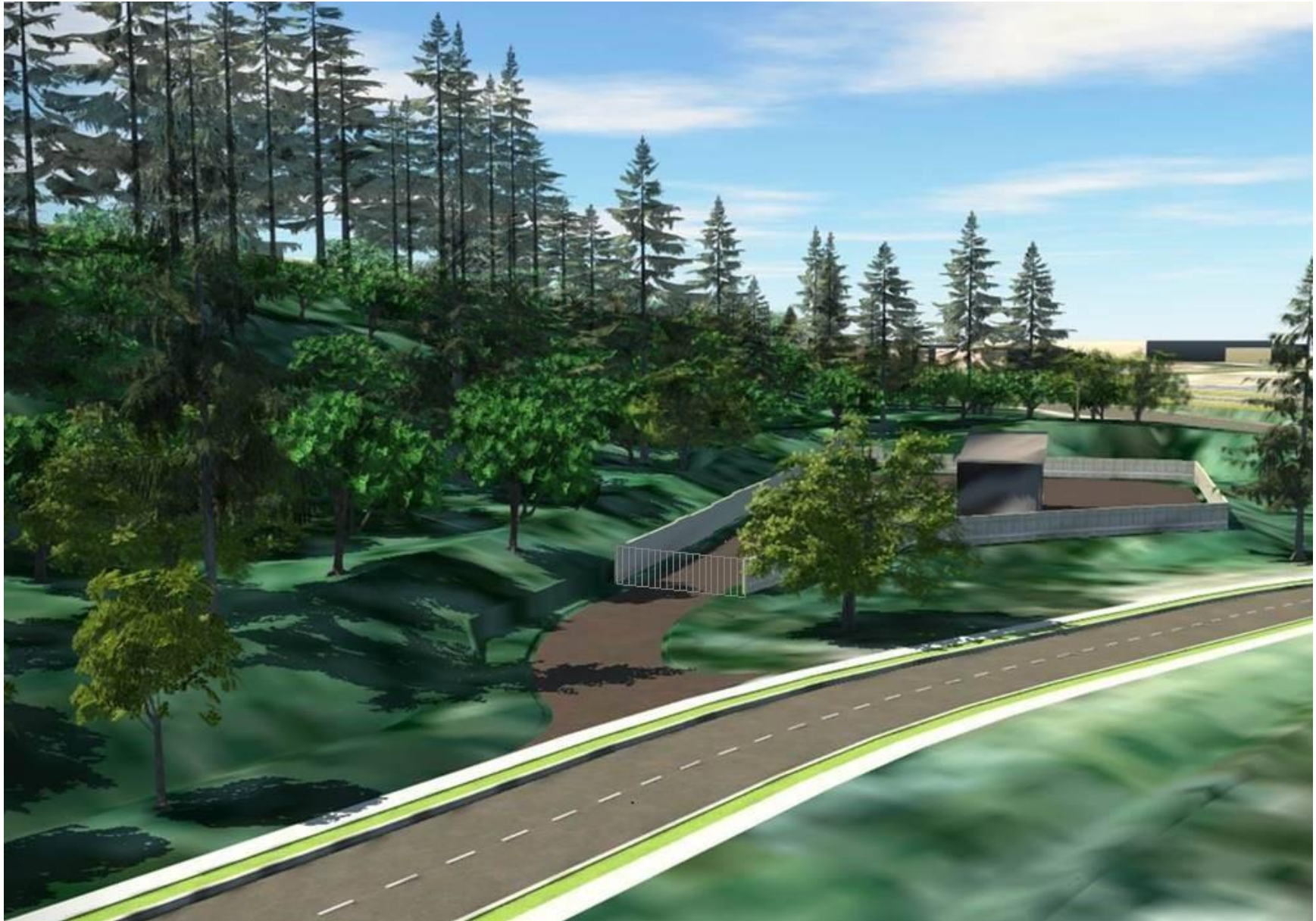
SCALE: 1: 750
 DISTRICT FILE W-3152

PROPOSED LAND REQUIREMENTS
 WILDLIFE CORRIDOR
 CITY OF SURREY

DRAWING NUMBER

SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO

APPENDIX "I"
 2018-10-22 10:28 FER866590 C:\p\working\Ying\sumas\fer866590\m75018\APPENDIX-I-HATCH UPDATE-20181015.DWG



Rendering: Looking South-West from Grace Road

Engagement and Communications Strategy

Annacis Water Supply Tunnel

October 2018

Engagement and communication activities undertaken by Metro Vancouver correspond with project activities during preliminary design, detailed design and construction, the level of impact, and meeting the strategy objectives.

Member local governments: <ul style="list-style-type: none"> • City of New Westminster • City of Surrey 		
Preliminary Design (2015 – 2017)	Detailed Design (2017 – 2019)	Construction (2020 – 2025)
<ul style="list-style-type: none"> • Hold meetings with member local governments to provide project overview and share project plans • Apply for required permits (building development, environmental, etc.) • Share an abbreviated Engagement and Communications Plan with member local governments to obtain support of outreach initiatives 	<ul style="list-style-type: none"> • Hold meetings with member local governments to provide updates on project planning and address any issues, as required. • Present Traffic Management Plan (TMP) to member local governments and obtain approval • Share communications outreach initiatives and share updates on construction and address any issues with member local governments as required 	<ul style="list-style-type: none"> • Share communications outreach initiatives and share updates on construction and address any issues with member local governments as required

High Impact Groups: City of Surrey Water Supply Tunnel: <ul style="list-style-type: none"> • Fraser Surrey Docks Associated Water Mains: <ul style="list-style-type: none"> • Residents and businesses along the water main alignment 		
Preliminary Design (2015 – 2017)	Detailed Design (2017 – 2019)	Construction (2020 – 2025)

<ul style="list-style-type: none"> • Before any public communication about a project occurs, Metro Vancouver sends a letter signed by the Public Involvement Community Liaison to introduce the project and offer to meet face-to-face to discuss and listen to feedback (for residents and businesses fronting the water main) • If the stakeholder requests a meeting, the Project Manager and the Public Involvement representative will offer to come meet in a mutually agreeable location. If more than one high impact stakeholder requests a meeting, then PI may opt to hold a small group meeting in a suitable location close to the project site • Produce and distribute a project fact sheet to provide information on the project • Produce/send investigative drilling notification to impacted groups within the project study areas • Develop stakeholder list for future communications 	<ul style="list-style-type: none"> • Continue to hold face-to-face meetings with impacted stakeholders (for residents and businesses fronting the water main) • Produce and distribute a project fact sheet to provide information on the project • Hold meetings with Fraser Surrey Docks to discuss impacts of project and construction impacts related to space occupancy for TBM maintenance • Update stakeholder list for future communications 	<ul style="list-style-type: none"> • Distribute construction notifications to provide updates on project and traffic impacts • Produce and send notification or regular construction update including construction impacts, and mitigation measures (hard copy and electronic) • Update project webpage and provide ongoing alerts to Twitter as needed • Circulate traffic advisories to radio stations to notify commuters of traffic impacts as needed
<p>Materials:</p> <ul style="list-style-type: none"> • Letters • Project webpage • Project fact sheet • Project maps • Stakeholder list 	<p>Materials:</p> <ul style="list-style-type: none"> • Project fact sheet • Stakeholder list (updated) • Any materials that the CLO requires for meetings with residents and businesses 	<p>Materials:</p> <ul style="list-style-type: none"> • Construction fact sheet • Information signage • Construction signage • Newsletters/doorhangers • Traffic advisories • Stakeholder list (updated)