



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Lower Lions Bay Beautification Project PUBLIC MEETING September 15th, 2010 at 7pm

VILLAGE OF LIONS BAY – VILLAGE HALL

Mayor Broughton brought the meeting to order and welcomed everyone.

Mayor Broughton introduced each of the Presenters and thanked them each for being at this evening's meeting.

Presenting:

AECOM	Stephen Bridger
AECOM	Jeff Bray
BC Hydro	John Jessop
BC Hydro	Marcel Eigenmann
Shaw	Todd Musat
Telus	Surinder Hoonjan
Treasurer	Anne-Marie Koiner

In attendance:

Mayor Brenda Broughton
Councillor Ruth Simons
Councillor Peach Akerhielm
Treasurer Anne-Marie Koiner
Recorder – Village Manager Rory Mandryk
Mr and Mrs Taddeucci
Linda Thompson
Max Wyman
Tony Cox
Jim Cannell
Harold Buck
Mr and Mrs Alberts
J. Stone
Martin Reigh
Michael Broughton
Doug Pollock

JoAnne McCluskie
Jim Cave
Maria Morden
Cheryl Wozny
Joe Wozny
Lynne Rayment
Steve Rayment
H. Berendes
Sally Pollock
D. Ireland
Marilyn Blosson
Stuart Blosson
G. Kobasew
Jay Hope
Sabine and Owen Jones
MaryAnn Sorenson
Trixi Hahn Grant
Eric Gerlach
Matt Bell
Diana and Ed Langford
Doreen Gregson
Mark Coghlay
Bob Dickinson
Michelle Ganske
D Pearson

Opening remarks describing what is being presented and the parameters around the information and the costs associated.

Mayor Broughton took the crowd through the opening slides.

She asked that audience members not think they must make a decision this evening but rather take away materials regarding finances and make a decision at a later date to be determined.

The purpose of this meeting is to determine if we are in fact replacing the water mains, should we take this opportunity to also look at a synergy of beautifying the Lower Lions Bay area.

Stephen Bridger presented the AECOM water line replacement project.

This would be a 10 week project at an estimated cost of approximately \$1M.

BC Hydro presenter Marcel

Marcel led the audience through the process of what the project looks like on both the public and private portions as far as work required to bury the BC Hydro/Telus/Shaw lines.

(There are currently 4 residents who have 400 AMP service in this area).

Presenter Todd Musat, Manager of Planning, at Shaw presented information pertaining to Shaw and what the lines running for Shaw might look like.

Shaw would not have any above ground structures but one at the park area in a pleasing 'wrap' look so that it blends in with the general landscape.

Telus presenter Surinder Hoonjan presented Telus slides as per the Power Point presentation.

Mayor Broughton discussed the 'worst case' scenario numbers that were utilized in the presentation so that the residents would see what it might look like in the 'worst case' scenario.

Discussed the various Grants and Grants in lieu being provided by Shaw/Telus and BC Hydro.

The water line replacement cost, we have received a grant for this.

For the beautification of lower Lions Bay the cost of this would be passed along to each of the owners directly benefiting from this project.

Utilizing the option of the 'Special area tax' it would be amortized over the period that Council decides at a later date, taking into account the majority.

Treasurer Anne-Marie Koiner presented next.

A question from a resident – regarding the number of conduits that would be coming to the house two versus three.

Todd Musat described that Shaw and Telus are two completely independent services, and that they both use different types of wiring.

BC Hydro would be required, but a resident could utilize only Shaw or only Telus additionally if they so choose.

(Shaw and Telus can have a communal box on the side of the house).

Mayor Broughton suggested that the services on the property can be close together.

For the public side, the trenches can be quite deep. 1 meter deep, (three feet). There has to be a foot difference/apart with BC Hydro lines and Shaw and Telus lines.

Hydro duct is 3 inches wide
Telus and Shaw ducting is 2 inches wide

For the private property trenching:

For Shaw and Telus you have to run right up to the house.
For BC Hydro you can run differently from the public road.
It has to be 24 inches deep.

A Lions Bay Avenue resident brought up the fact that cable versus conduit is utilized in Lower Lions Bay currently on newer homes as it is an easier placement of the lines in this area.

A question was asked regarding the trenching between the lots at the property line? Why couldn't this be done and the cost shared between the two homeowners?

Marcel responded that running a common trench down the property line and sharing between neighbours means you would require moving fencing, landscaping etc. It is safer not to have a joint trench between neighbours. You could run the trench down one property and have the service redirected off this to another property next door, but you could run into neighbour disputes and right of ways.

Todd Musat from Shaw recommends that both Shaw and Telus be installed.

A resident asked the question about if there is a cable that can be utilized as a direct burial. Todd Musat suggests that no due to the fact that the cable needs to be replaced over time.

A resident remarked that as an electrician he is working on a development in West Vancouver and that Shaw and Telus could share one pipe. It is up to the Municipalities

Todd Musat suggests that Shaw prefers to have its own individual conduit rather than couple with Telus to run a shared conduit. Shaw would lose ownership of the conduit. Therefore it would not be in Shaw's best interest to go forward in this manner.

Exposure to rock and having to run conduits by blasting is not realistic, so Shaw would be willing to work with the residents and allow the uses of different types of conduit.

Does Telus allow flexible lines versus a conduit?

Surinder suggested that the reason for a conduit is a fibre line being laid down. In Telus's experience by using a conduit with fibre it will accommodate a service upgrade being easier to be done.

Telus would allow a flexible conduit, but you are only allowed two bends. More than two bends in the conduit would require a box to be installed.

The box is placed outside of the home and hidden.

Two bends are limited to 90 degrees each for a total 180 degrees for a flexible conduit in total.

Does Telus allow a cable to be pulled through a flexible conduit? Surinder does not believe there is an issue with this in his experience as long as it doesn't lose its shape. Surinder will take away and identify if this is the case.

Does the resident own the cable between the home and the public roadway?

Sharing the conduit between Telus and Shaw – is this an option?

The whole thing is driven by BC Hydro being undergrounded and Shaw and Telus following suit.

BC Hydro installed a state of the art switching station recently in the Village and power outages have not been a real problem.

Any outages have been caused by highway trees so the Village would still experience the same number of outages.

Power lines currently run along the back of properties on Lions Bay Avenue along the water front are not affected by power lines being in the view corridors.

A resident commented that he spends about three minutes a year seeing power lines. The expense far outweighs the benefits.

A resident commented that when they were building their house they buried the lines to their home. Where the lines cross the road, the power lines are not safe.

If existing home has underground services from a BC Hydro perspective there would be no additional BC Hydro charge to run to the home.

Are homeowners obliged to place their lines underground if the project went ahead and a resident didn't want to bury their lines to their house?

John Jessop from BC Hydro stated that if any more than 3 homeowners did not want to proceed with this project, then from a BC Hydro perspective the project would not go through. Otherwise you would get overhead and under head lines. Once BC Hydro undergrounds the lines they want all lines underground.

You could still have a pole on the property and the underground wires run up to the pole on the property.

A resident comments that Lions Bay Ave would look better with wire lines running underground. What it boils down to is the actual cost.

Will the cost at the end of the day to those that don't want to participate seem so small and the cost/benefit ratio be so great that they just decide to proceed to accommodate the project going through.

Lions Bay Avenue has a super view. If half the residents don't want to proceed does that mean that Seaview Place and Cloudview Place could not proceed with the project?

The Mayor suggested that each resident would have a varying degree on the aesthetics' values of this project.

A resident suggests that it makes sense if you are digging up the roadway you bury all the services at the same time. In terms of one water line going in and three utility conduits going in, this would be the time to do it.

On the roadway there will be three conduits. Once on our own property, the flexible cable will be utilized. The two utilities would both be able to use flexible conduits.

Todd Musat from Shaw suggests that if you have three lines of conduit running from the roadway then you would want to continue all three lines. If you don't then you would need to connect it at a later date.

The easiest way to proceed if so is to connect both Shaw and Telus lines running into one box on the house. Using 'flex' conduit.

The costing is based on rigid conduit which is more costly rather than flexible conduit.

A resident suggests that the biggest cost is the trenching.

The cost has been placed at \$3k to \$10k which is a broad range.

In order for the private part to be better defined, it is not possible for a decision to be made to run the conduit on the private properties.

A written estimate should be provided to the individual homeowners as to the exact cost for their private portion of their home.

A resident suggests that all the costs need to be identified up front before any decision can be made in regards to going forward.

Is there a 'fixed' cost or is it all variable as far as the cost for the underground service project?

The Mayor spoke to the residents, suggesting that all the utility services agreed to come to this evening meeting to get a better understanding as to whether or not the general public is truly interested in going forward.

What is important to BC Hydro now is to understand if there is a strong interest in going forward.

The Mayor does not believe this is a question about the dollars.

This is not a decision meeting.

The Mayor suggests that getting a contractor to quote what the cost would be to the individual homeowners.

Treasurer Anne Marie Koiner presents:

It makes sense to consider this expense at this time.

The Treasurer took the residents through what the costs would look like amortized over 5, 10, 15, 20 years for the Public Portion.

Change top line of slide to read 'Potential underwire potential'.

The cost of \$15k per household for the public portion of the underground wiring project does not include any Grants/Rebates or any other reductions including having one contractor do the utility, water line any other work.

The only economy is that there would be two trenches and perhaps one contractor to do the work.

Jeff Bray ran through the numbers and assisted with the description of what the costs would look like.

Worst case scenario utilized in the instance of the public portion.
The range of cost for the private scenario was used a range of \$3000 - \$10,000.

The amortization option was something that was made available to residents to make it easier to afford. It would not mean that residents could not pay for the work all up front and not have it amortized.

A resident commented that a water line running to the home, with a new hydro line, it would require another trench at least two meters wide running down. The private water service will remain where it is and AECOM will connect to the existing line.

Where the current underground connection exists and connects to the house. In that instance where the power lines would have to cross the water line. You would not be able to cross the water line with the hydro line even if the distance of separation was kept the same as it runs across the property.

What is the return on the investment here? If you invest \$25k to make these changes can you expect an improved value amount?

A realtor might best understand the cost benefits of doing this.

A resident asks what the time line is for making a decision in this regard.

In one week, the Village will invite your response via email or telephone to solicit the resident's responses with regards to the potential power line burial.

A resident asks if we would have any cost savings by having one trench dug out rather than two.

The current service would be maintained and a second trench would be installed on the opposite side of the street. In turn there would still be required trenching on the same side as the water main currently exists to place the underground utilities.

The ten weeks project is just for the water main replacement portion.

There would be eight weeks required for the burying of the power lines.

There would be an overlapping of timelines but we cannot have both being installed at the same time for safety reasons and to provide access for the

residents because the roadway cannot be closed down to prevent access to the residents to their homes.

It will be a structured timeline of construction, so that it is not all ripped up at the same time but rather sequentially. The work would be dependent on the Contractor.

Stephen Bridger suggests that generally it is standard practice to install your new conduit first and then tie into the new service. The other way is to have a temporary service for water, but the cost is much higher when doing it this way.

John Jessop from BC Hydro suggests that by trying to use the trenching that the existing water line is in would make it more expensive to perform. You cannot put utilities on top of each other, distances have to be maintained and therefore trying to save money in this manner would not be realistic.

In a new sub division performing this type of work is easy. In an existing housing sub-division you run into all kinds of problems with design etc., and that is why a lot of prospective projects run into difficulties.

Trying to build around rock gardens, etc.

A resident asks what type of agreement from residents are required for this to go forward. BC Hydro has no benefit in going underground.

Lions Bay Avenue on the flat part has about an 8 foot stretch of land. Is it still a requirement that the asphalt be torn up in order to install the new water main. We have so much asphalt on the roadway now that is in good condition.

The underground utilities would be placed on the south side of the road.

That trench would be run along the roadway in part. Wherever the trees come out BC Hydro needs to go out far enough to allow for tree roots. BC Hydro will have to go far enough out on the road/asphalt.

Both sides of the road are being cut up now, and to get the water delivered to the house, we would have a trench every second lot running across the roadway.

Is there any way to jack underneath the road instead of cutting the asphalt and creating a trench?

Stephen Bridger suggests that pipe bursting has been looked at but due to the terrain with pipe bursting in this area we would get heaving and need to cut up the road in any case. Horizontal drilling could occur, but it is not suited to this terrain, so you would end up with more complications.

Open cut is the most economical way to go.

A resident asks are we suggesting that we would repave the roadways or is it a cut and pave scenario.

Stephen Bridger suggests that it is a cut and pave versus complete paving.

Councillor Akerhielm suggests that the cutting across the street of the paving will be done due to the water line replacement and have nothing to do with the undergrounding of the power lines.

The absolute best case scenario would be a maximum of 1/3rd grant from BC Hydro on \$500k of the public portion and a \$100k grant from Shaw. We would also realize possible savings with regards to the economy and a contractor/labour cost reduction.

BC Hydro cannot use the existing water line conduit line. On public property we have multiple conduits running and therefore there is no cost savings for BC Hydro to do this. This existing line is too deep in any case.

BC Hydro can only do 3 90 degree angles for running a line – the utilization of more junction boxes becomes required. For BC Hydro the cables and materials are a tremendous cost, it is not just the labour costs that are expensive.

Every second house would require a service box. Pulling the cables is quite an issue, so BC Hydro tries to avoid this.

A resident comments that we will have to trench on the opposite side of the roadway to accommodate power lines and therefore possibly tear up pavement on both sides of the street. Resident is dumbfounded that we would be digging trenches on both sides of the street and not replace the pavement completely would make it look ugly.

Complete asphalt replacement – the Mayor suggests that we take this back to Council. Council will look at being fair.

A resident commented on that the weather conditions get more extreme, winds and storms are getting more extreme. We start getting worried when it comes to November.

The Mayor asks that residents keep an open mind. We will post the presentation onto the lions bay website for all the residents. We will email all the affected residents to get an understanding of whether we should proceed or not and to really think about all the aspects.

The meeting was adjourned at 9:32pm.

Lower Lions Bay Potential Beautification Project Public Meeting September 15, 2010