



Vancouver Board of Parks and Recreation

Highbury Interceptor Air Management Facility - Musqueam Park

March 23, 2015

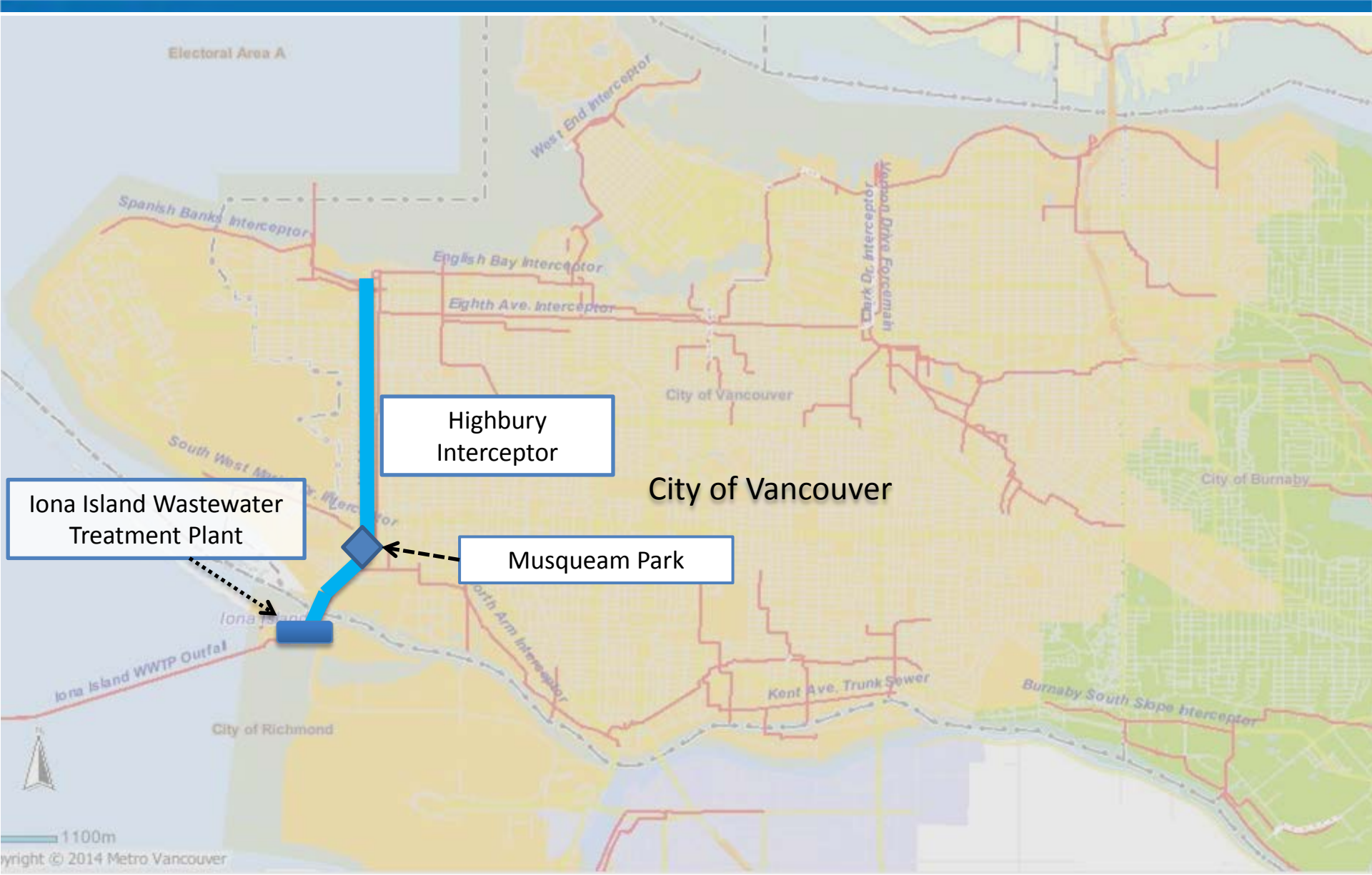
Visit the Park Board website at: vancouverparks.ca



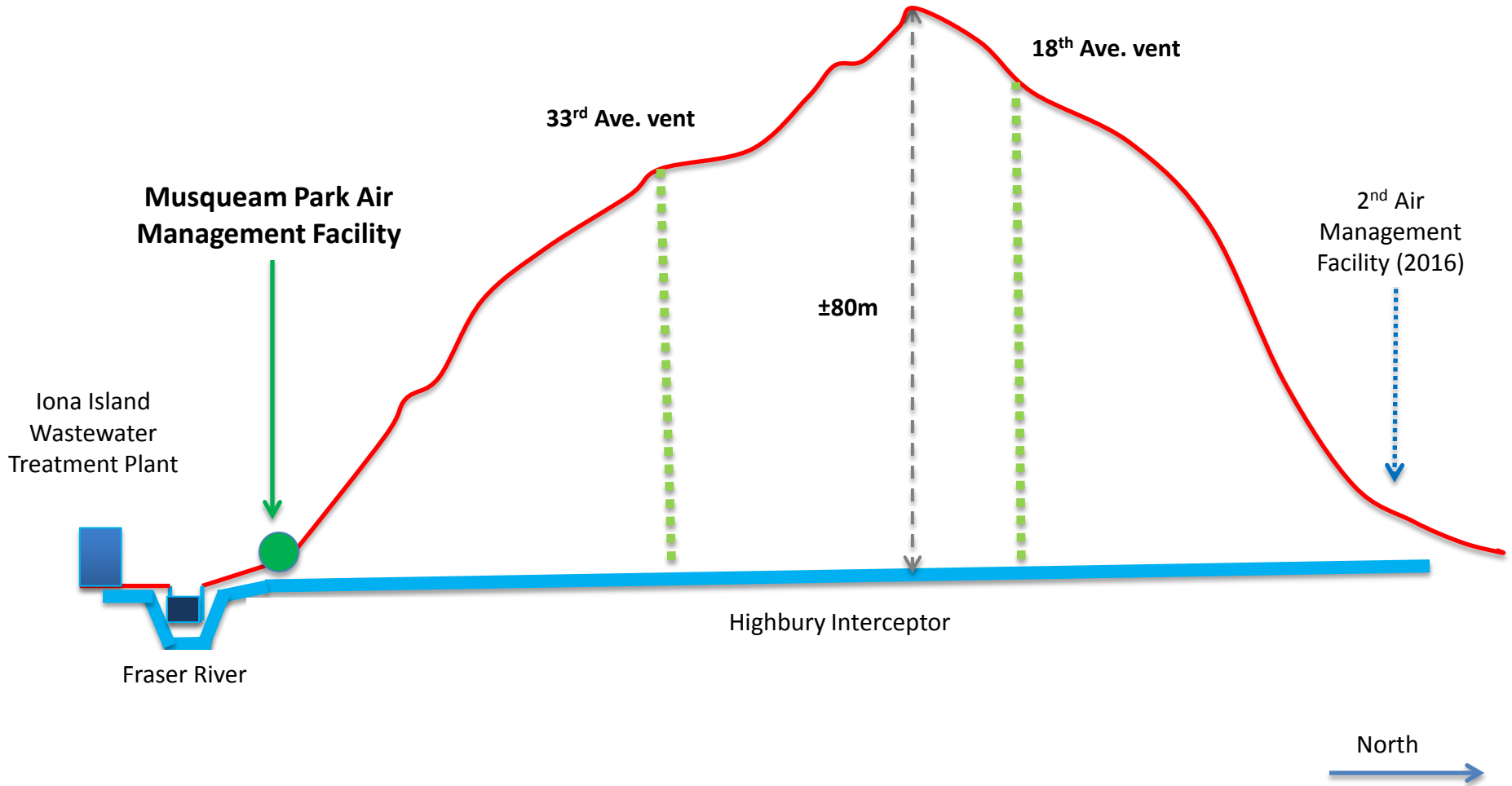
Recommendation

- A. THAT the Vancouver Park Board approve the recommended location (Option 3) for Metro Vancouver's Highbury Interceptor Air Management Facility in Musqueam Park;
- B. THAT this facility include a public accessible washroom; and
- C. FURTHER THAT a right-of-way document for the development and operations of the facility be formed to the satisfaction of the Park Board General Manager.

Context



Highbury Interceptor Profile



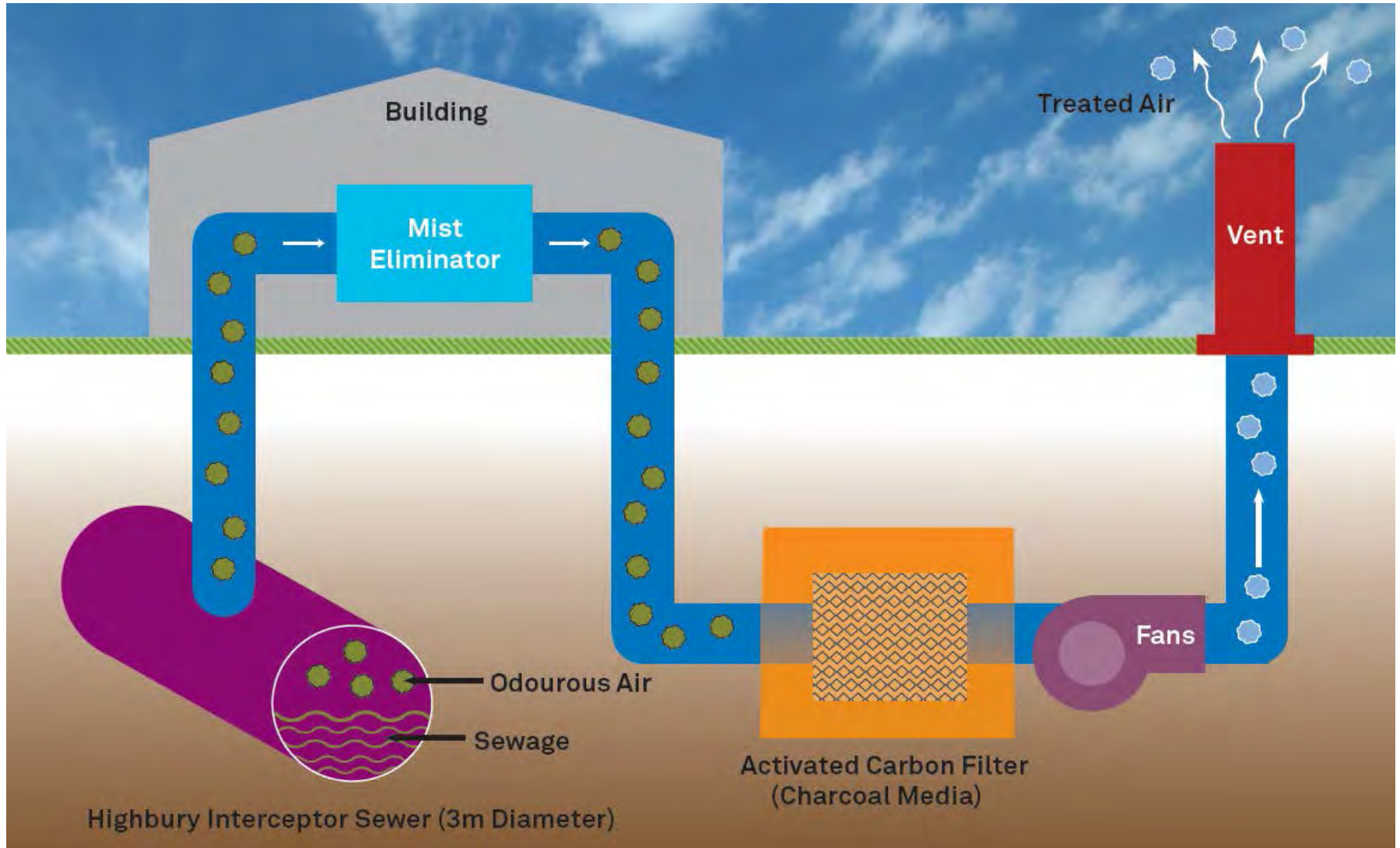


Purposes & Benefits

The air management facility will:

- Address long-standing odour issues in the area;
- Reduce corrosion caused by sewer gas, prolonging the life of the sewer and reducing maintenance costs; and
- Provide a washroom, fulfilling a need identified by the Vancouver Park Board.

Odour Treatment Process



Proven Technology



Garden of the Province (City of Ottawa): This facility is about half the size of the Highbury Air Management Facility and is located adjacent to a high rise neighbourhood in the City of Ottawa.



Sandy Hill Park (City of Ottawa): This facility is in another park in Ottawa right next to an outdoor swimming pool.



Jonathan Ashbridge Park (City of Toronto): This facility is located in Toronto, in a park, adjacent to residents and recreational fields



Engagement Process

ACTION	DATE
Open House #1	October 24, 2013
On-site Meeting with Residents	December 11, 2013
On-site Meeting with Residents	January 18, 2014
Sports Field Users of Musqueam Park	April 23, 2014
West Southlands Ratepayers' Association	April 24, 2014
On-site Meeting with Residents	June 16, 2014
Open House #2 & Online Survey	June 25, 2014



Stakeholders

Stakeholder Group	Association	
Community Groups and Residents	<ul style="list-style-type: none"> • Dunbar Residents Association • Dunbar Community Centre • Friends of Southlands • Kerrisdale Community Policing Centre • Southlands Community Association • Southlands Elementary School • West Southlands Ratepayers' Association 	
Environmental/ Naturalist Groups	<ul style="list-style-type: none"> • Fraser River Coalition 	
Local Businesses	<ul style="list-style-type: none"> • Dunbar Business Association 	
Athletic User Groups	<ul style="list-style-type: none"> • Consulting Engineers Soccer • Fusion Football Club • Marpole Soccer Club • Old Timers Soccer • Southlands Equestrian Society • Southlands Riding Club 	<ul style="list-style-type: none"> • Vancouver Field Sport Federation • Vancouver Ultimate League • Vancouver Federation of Sports Fields • Vancouver Football Club • Vancouver United Football Club • Vancouver Youth Soccer Association



Governmental Organizations

- Musqueam Indian Band
- City of Vancouver - Engineering
- City of Vancouver - Park Board
- Vancouver Coastal Health

Facility Location Options



HIGHBURY INTERCEPTOR AIR MANAGEMENT FACILITY
LOCATION OPTIONS 1, 2 & 3



Community Engagement Results

Concerns with the following aspects of project:

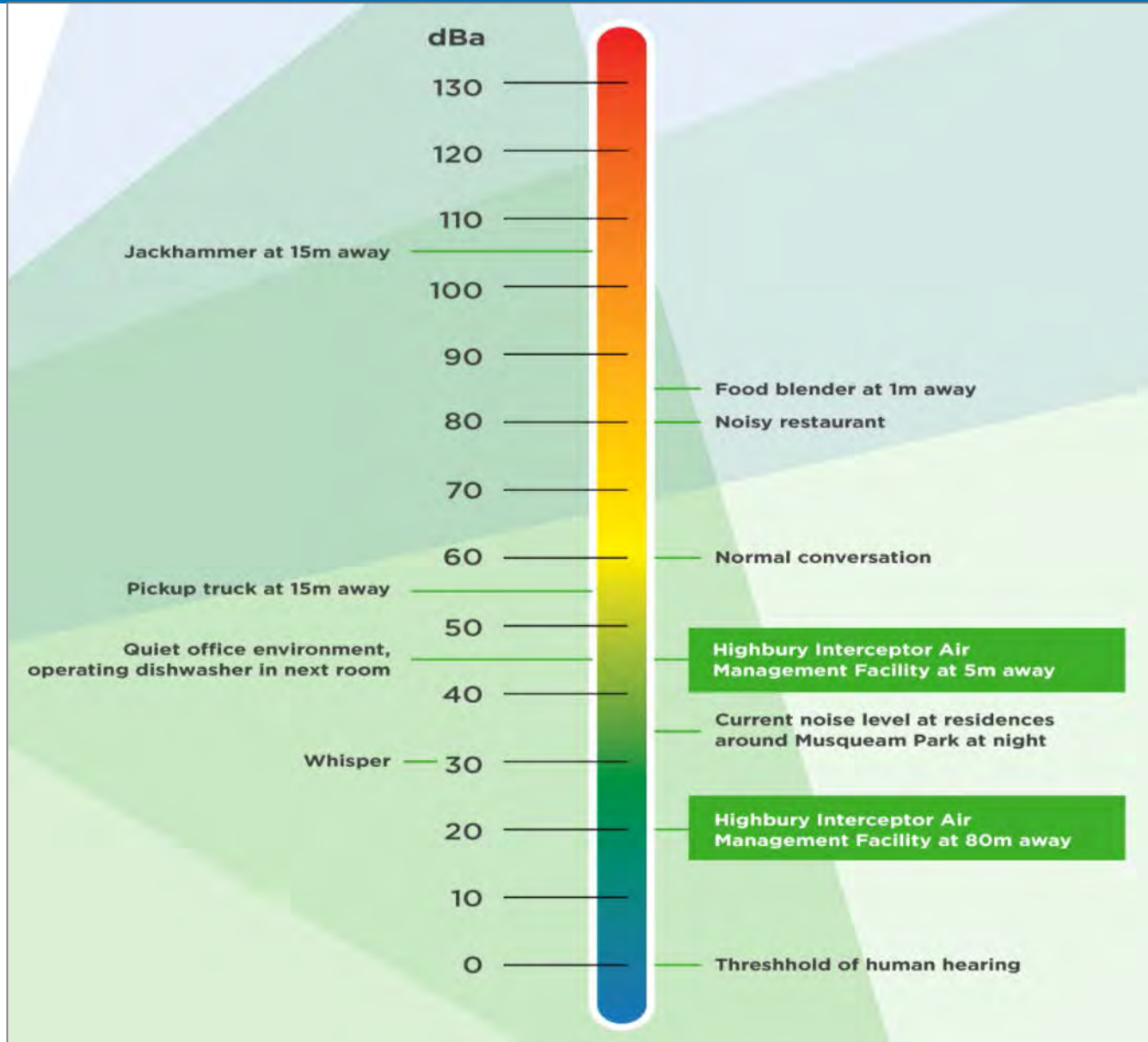
- Facility location Options 1 and 2;
- Noise levels;
- Odour, air quality and health;
- Facility design & security;
- Impact of construction on park and park users; and
- Logistics associated with the public washroom.

Response to Location Concerns: Option 3



HIGHBURY INTERCEPTOR AIR MANAGEMENT FACILITY
LOCATION OPTION 3

Response to Noise Concerns



Response to Odour, Health & Air Quality Concerns

- Vancouver Coastal Health supports project
- No health issues linked to this facility design
- Automated 24/7 monitoring/shutdown system
- Metro will conduct air quality measurements before construction and ongoing monitoring after commissioning



TRADITIONAL



CONTEMPORARY



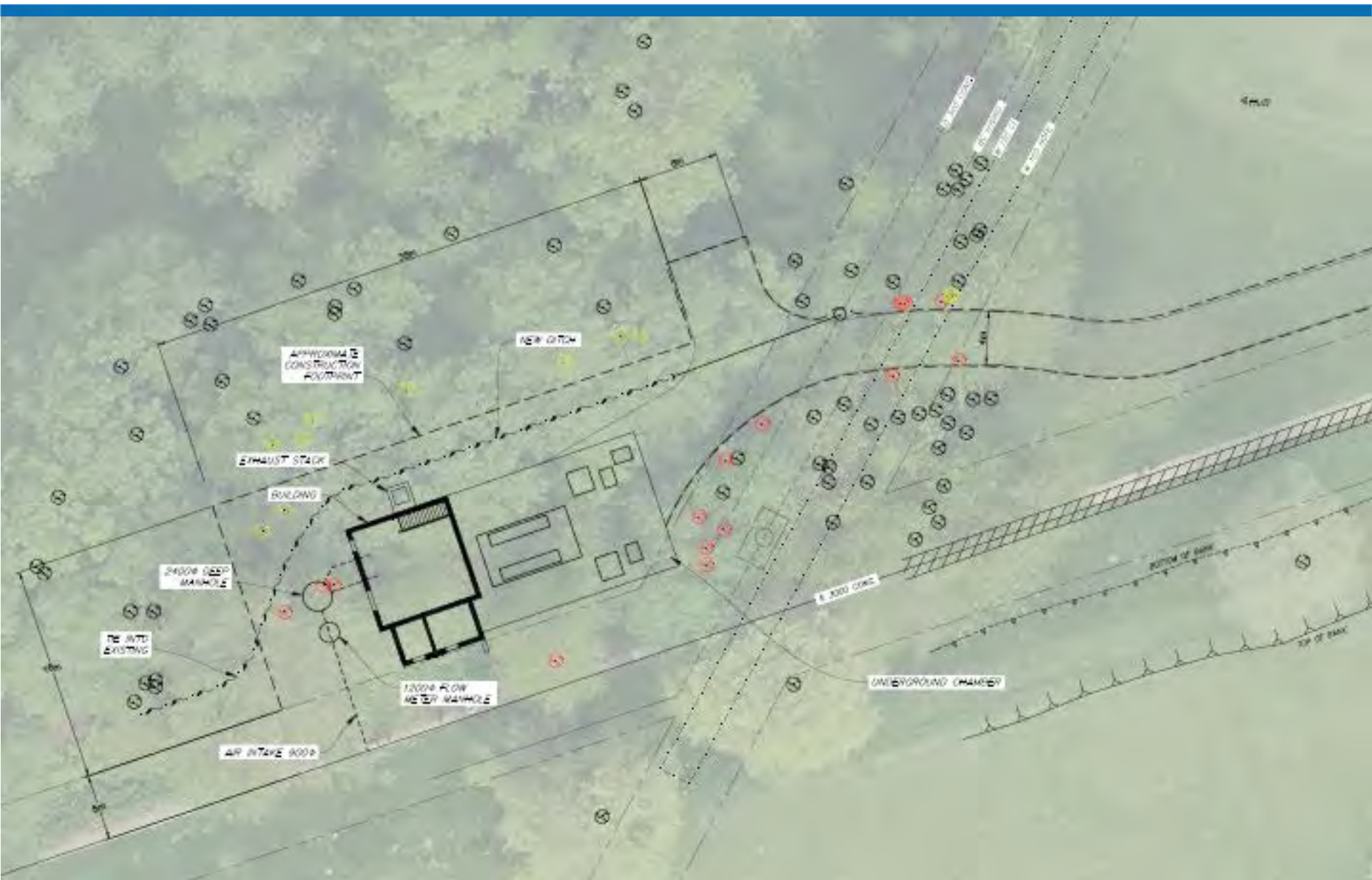


Response to Impacts on Park & Park Users

Location Option 3

- No impact on open space or off-leash dog park;
- Reduced visual impact due to screening by woodlot;
- Farther from residents than option 1 or 2;
- Closer to sports fields;
- Invasive species removal;
- Removal of 15 low value trees (according to arborist report), but re-planting at 2:1 ratio to enhance urban forest; and
- Minimal impacts to wildlife according to Wildlife Biologist.

Location Option 3: Proposed Layout



Location Option 3 - View looking west to woodlot



Location Option 3 - Close-Up View





Location Option 3 - View from cul-de-sac





Next Steps

Task	Date
Park Board Approval (pending)	March 2015
Public Input on Design	Spring 2015
Completion of Detailed Design	Fall 2015
Completion of Development & Building Permits	Winter 2015
Tender Award	Winter 2015
Completion of Construction	Fall 2016



Recommendation *(amended to add D)*

- A. THAT the Vancouver Park Board approve the recommended location (Option 3) for Metro Vancouver's Highbury Interceptor Air Management Facility in Musqueam Park;
- B. THAT this facility include a public accessible washroom; and
- C. FURTHER THAT a right-of-way document for the development and operations of the facility be formed to the satisfaction of the Park Board General Manager.
- D. THAT the post-build air testing results come back to the Board for review within 3-6 months of completion.

