

# Jervis Pump Station Upgrade Engagement & Consultation Report

Revised  
September 2019





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## Executive Summary

This report provides a record of the engagement and consultation process for the upgrade of the Jervis Pump Station proposed for Sunset Beach Park, during summer 2018.

Engagement activities included three meetings with Vancouver Park Board staff during which a final concept design was agreed upon. This design option was taken to the public for feedback in the form of tent-in-the-park style open houses, distribution of a fact sheet to community groups and local residents, an online survey, a newspaper ad, and ongoing input received via email and phone. During this process, Metro Vancouver received a variety of feedback that will influence the design of the new facility. The report also details the facility, design and landscaping preferences and considerations expressed by participants through the engagement process.

The key concerns raised by the public include:

- Preserving as much green space as possible
- Preventing further crime and homeless activity
- Maximizing the public space on the rooftop through design
- Continuing to use the Seawall during construction

This public input will be shared with VPB staff before Metro Vancouver can proceed with a detailed design. The final concept will be shared with the public closer to construction which is anticipated to start in September 2020.

## Project Description

The Jervis Pump Station helps to safely move wastewater from the City of Vancouver to the Iona Island Wastewater Treatment Plant. The pump station upgrade will involve adding a generator as a back-up power supply to the existing pump station to provide a reliable energy supply during power outages. Construction will begin in 2020 and will take approximately eight months to complete. It will require the existing building at Sunset Beach Park to be expanded. As part of the construction process, Metro Vancouver is also committed to improving the landscape of the entire facility to enhance this public space.

## Location

The location of the new generator was determined based on consultation with the Vancouver Park Board (VPB) staff. Options were considered including an option to bury the facility underground. This option was found to not be feasible due to flood plain restrictions and a number of underground utilities. The decision was made to expand the footprint of the existing pump station to accommodate the generator and to make the building blend in with the surroundings as much as possible.

**Figure 1 – Proposed location of new generator building**



## 1.0 Vancouver Park Board Staff Direction

The design option presented to the public reflects the direction provided at earlier meetings with the VPB. Meetings took place on the following dates: October 24, 2017, January 10, 2018 and February 22, 2018

Key comments from the VPB staff included the following:

- Try to make the building blend into the landscape
- Ensure the building design maintains a similar look and feel to other buildings within Stanley Park (i.e. granite façade and blended into landscape)
- Preserve or enhance the surrounding green space
- Use semi-tropical plants consistent with nearby landscaping
- Ensure the building addition does not limit sightlines for Seawall users
- Enhance the rooftop space to be more inviting for the public while not limiting the area for a particular use
- Improve opportunities to enjoy roof of the pump station as viewing platform

Design elements were also intended to allow the VPB maximum flexibility to develop a future master plan for Sunset Beach.

## 2.0 Engagement & Consultation Approach

Once approval was received from VPB staff on the conceptual design, Metro Vancouver sought to engage key stakeholders and organizations, and the public.

### 2.1 Consultation Objectives

Metro Vancouver recognizes the impact the design and construction of this project will have on the local community and is committed to delivering a responsive, transparent public outreach program. Metro Vancouver will provide opportunities for public input prior to and during the construction project.

The objectives of this engagement and communications program are to:

- Inform the public about the purpose for this pump station upgrade, and the construction impacts
- Solicit feedback from key stakeholders on construction related impacts
- Solicit feedback from key stakeholders on building and landscape design considerations
- Promote awareness about Metro Vancouver's role in the management of liquid waste

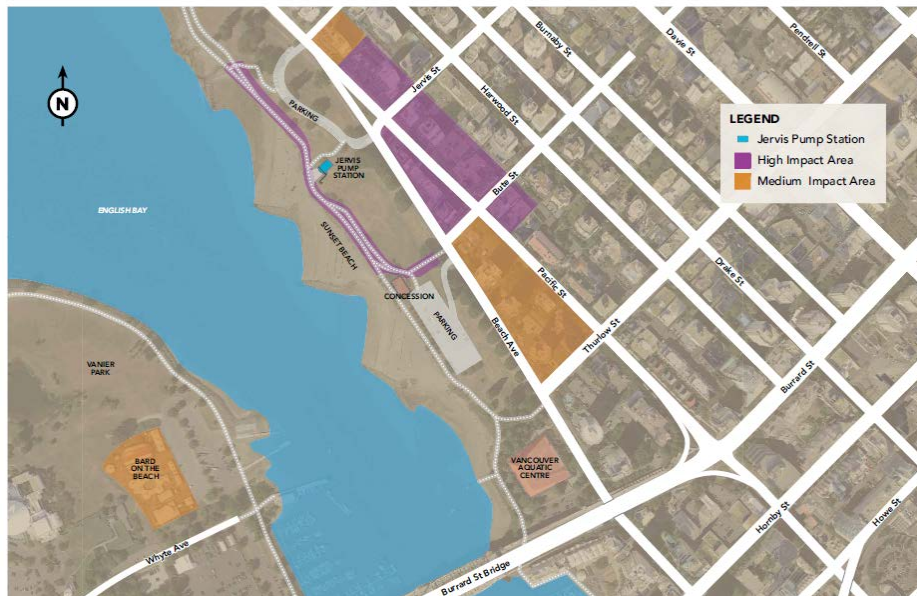
## 2.2 Stakeholders

Metro Vancouver identified several community organizations, strata and residential building tenants in close proximity to the pump station, as well as Seawall users as key stakeholders in the engagement process. The following table describes each stakeholder group:

**Table 1 – Key stakeholders**

Type	Stakeholders
Community groups, strata and residents	<ul style="list-style-type: none"> <li>West End Neighbourhood Association</li> <li>West End Business Improvement Association</li> </ul>
Local businesses	<ul style="list-style-type: none"> <li>Sunset Beach concession stand</li> <li>Vancouver Aquatic Centre</li> </ul>
Seawall and Sunset Beach users	<ul style="list-style-type: none"> <li>Residents</li> <li>Tourists</li> <li>Lifeguard Station</li> </ul>

**Figure 2 – Map of high-impact areas**



## 2.3 Engagement Methods

Metro Vancouver gathered input using the following tools:

- Fact sheet distribution with link to online survey
- Tent-in-the-park open houses
- Webpage and online survey
- Email and telephone inquiries



Tools were selected based on their suitability to reach each target audience and meet the engagement objectives. A description of each tool is provided below:

### Tent-in-the-park style open houses

Open houses held on June 28, 2018 from 4:00 pm to 8:00 pm and June 29, 2018 from 10:00 am to 1:00 pm, yielded over 100 participants over two days. A small 10 x 10 tent was set up on the Seawall at the location of the current pump station. Display panels explained the purpose for the project, proposed designs, possible impacts of construction and provided opportunities for comment. Refreshments were served and tourists and residents alike were keen to provide comments.

The display panels can be seen on the Metro Vancouver webpage.

### Webpage and online survey

A dedicated webpage was created for this project to provide information, updates and an opportunity to submit feedback and comments. The webpage links to the online survey, that was intended to gather input from stakeholders who could not attend the tent-in-the-park events. Three online surveys were received.

### Email and telephone

In addition to meetings, feedback forms, and online surveys, Metro Vancouver received three emails with comments and concerns related to the project.

Table 2 below provides a summary of the various methods used to communicate about this project.

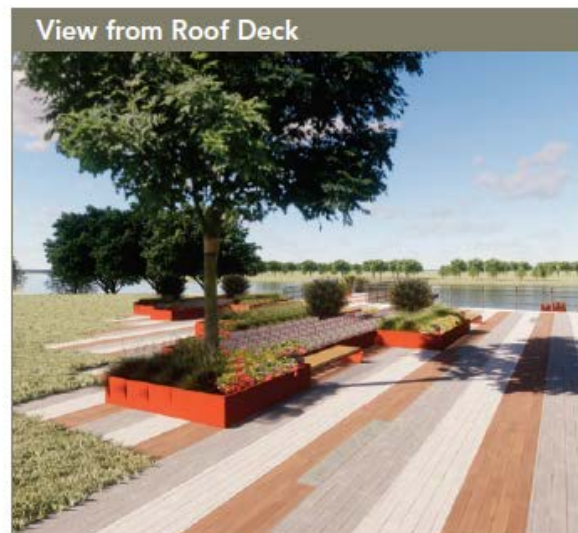
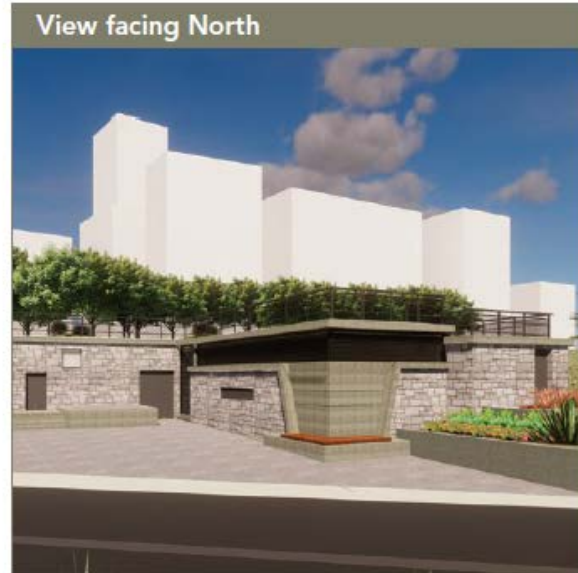
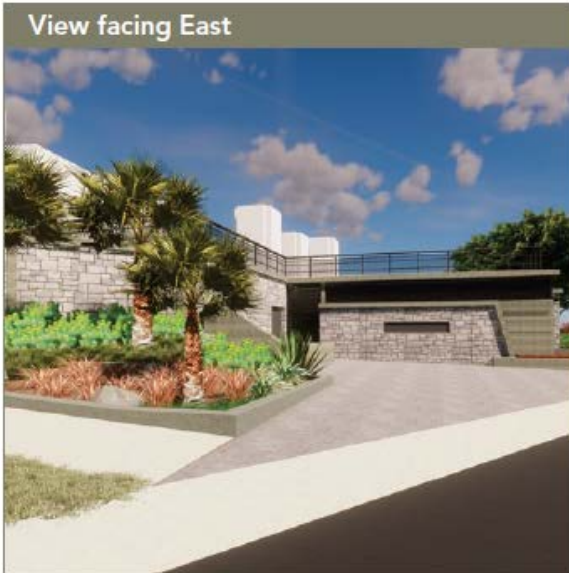
**Table 2 - Summary of engagement**

Engagement Method	Date	Location	Attendees/ recipients
Fact sheet distribution to organizations	June 20	BIA, Neighbourhood Association, Aquatic Centre	7
Fact sheet distribution to residents	June 20	Strata and buildings along Beach Avenue	860
Ad in Courier and Georgia Straight	June	City of Vancouver residents	unknown
Tent-in-the-park	June 28	On-site, Jervis Pump Station, Sunset Beach	52
Tent-in-the-park	June 29	On-site, Jervis Pump Station, Sunset Beach	46
Online survey participants	July 3	n/a	3
Email or phone calls	July 1	n/a	3

## 2.4 Proposed Building and Landscaping Design Option

Metro Vancouver presented one design option for the public to provide feedback on at the July tent-in-the-park events. This is shown in Figure 3. Anticipated construction impacts and a project description were also presented.

Figure 3 – Design and Landscaping Features



## 2.5 Summary of Feedback from Tent-in-the-Park Events

At both the open house events and online survey, respondents were asked two questions to provide feedback on. These questions were as follows:

1. Please list your feedback on construction of the new pump station
2. Please list your feedback on the new design and operation of the pump station

### **Question 1: Please list your feedback on the construction of the new pump station.**

#### *Impacts to the Seawall*

These events were an opportunity for Metro Vancouver to share the potential impacts of construction on the community, particularly how this may impact Seawall users in the area. While some expressed strong sentiments about closing down this section of the Seawall at any time of year, all expressed their understanding for the importance of this project and were willing to adjust to the minor inconvenience of detours. Participants expressed their preference for a nearby detour (i.e. along the beach) as opposed to having to detour on to Beach Avenue. Most participants expressed a preference for a temporary shared lane in either direction (similar to Third Beach) where cyclists must dismount and walk alongside pedestrians.

#### *Noise*

Construction noise did not seem to be a concern and most participants were encouraged to know that our window for construction would take place from September to May to avoid peak season on the Seawall.

#### *Odour*

Respondents indicated that an odour can be detected at times. One person asked if we could consider adding odour scrubbing to our project.

### **Question 2: Please list your feedback on the new design and operation of the pump station.**

#### *General enthusiasm for project overall*

All participants expressed enthusiasm for the improvements presented in the new design. Only minor comments and suggestions were provided.

#### *Design should be slightly better blended into the natural landscape*

All participants felt the design was a dramatic improvement over what exists on the roof today. Some felt the red planters were more suited to Olympic Villages and thought a more organic look and feel would be better suited for this area. Curved edges (for ground tiles and planters) over straight lines and sharp angles were recommended.

Concern over loss of the green wall was expressed; however, the general sentiment was that as long as Metro Vancouver replaced and enhanced the green space around the pump station, the green wall could be replaced.

Native plants were recommended by a handful of participants but others felt the colourful, semi-tropical option offered welcoming colours.

*Security, Safety and Cleanliness*

Numerous participants raised concerns about how the facility would deter homeless people from setting up shelter and leaving garbage behind. It was explained that Metro Vancouver has committed to a design that follows Crime Prevention through Environmental Design (CPTED) principles to address vandalism, safety and security. Some examples of this include lack of overhangs or small corners to provide shelter. Limited lighting in the area is expected to reduce loitering at night. This is already a big concern for the community and attention should be given to how to ensure the area is kept tidy and safe. Suggestions were made about adding armrests in the middle of rooftop benches, or keeping them short to deter sleeping.

*Mixed-use Space and Opportunities*

The proposed rooftop design appears to accommodate a diverse group of interests. Participants found this encouraging. Currently people use this area for slacklining, group yoga and dance activities, watching the sunset, and picnicking. It was recommended that attention be paid to maintaining open areas for gatherings while accommodating seating and picnic areas on the periphery. The lack of picnic tables or areas to rest a glass was noted and should be considered in the revised design. A number of participants suggested it be used as a patio with opportunities nearby to host pop-up beer/wine/food vendors in a kiosk nearby. The space should not be reserved for one particular function.

**2.6 Issues Response Summary Table**

The following table contains comments, issues and concerns that were raised by the attendees at our tent-in-the-park, through emails and survey submissions.

Public Comment, Issue, or Concern	Metro Vancouver Response
Most prefer the option of a nearby detour (i.e. a temporary beach boardwalk) if we need to shut the Seawall during construction.	Noted. Metro Vancouver will consider ways to avoid blocking the Seawall during construction. If this needs to occur, we will consider a shared pathway or providing an alternate pathway nearby.
Concerns about impacts to Seawall traffic during construction.	Metro Vancouver is limited to the off-peak window of September to May to complete construction.
Bicycle safety is a concern, especially if there is visual impairment coming around the corner. Suggestion to use rumble strips to slow down traffic or a divider to keep oncoming traffic separated.	Noted. Metro Vancouver has studied that corner of the site and the new design will not alter the visual impairment in the long term. During construction Metro Vancouver will take this concern into consideration if an alternate pathway is needed.

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<p>Concerns about the odours that will be released during construction.</p>	<p>Metro Vancouver will not be opening any sewer manhole or chamber during construction. The project will expose a short section of the existing underground sewer pipe and protect it properly by shielding it. No odour emanating from the sewer is anticipated.</p>
<p>Need to keep open mixed-use space. Lots of people use the area on top of the of the pump station and at the top of the hill for yoga, slackline and to play music.</p>	<p>Noted. The existing design allows for a mix of open space for group gatherings as well as benches. Design supports this with open access to handrail for standing, leaning, etc. oriented towards views.</p> <ul style="list-style-type: none"> <li>- Consider more variety of seating on roof area</li> <li>- Consider adding variety of table options on periphery lawn areas in radius at perimeter of roof</li> </ul> <p>- Design Concept could consider 3 concentric rings:</p> <ol style="list-style-type: none"> <li>1. Handrail at edge as key focus of space</li> <li>2. Seating located back from handrail as comfortable places to sit and rest</li> <li>3. Tables at outer periphery to support multi-use activities and gatherings</li> </ol> <p>-Design improves access to roof area to encourage and accommodate multi-use; VPB request/requirement for new steps on east side, (within the grass berm) will further improve access options. Note: new stairs will need to consider the underground services locations.</p>
<p>An area resident is in a wheelchair, and cannot access the Seawall without going to a busy roadway. Request that the new design includes a ramp for accessibility.</p>	<p>Noted. This feedback will be shared with the Vancouver Park Board staff for future park planning.</p>
<p>Would like to have picnic tables at the periphery of the site as the existing picnic tables in the area are always very busy and popular at sunset. Picnic tables are also useful if people want to BBQ as that is hard to do on the beach.</p>	<p>Noted. Metro Vancouver will share this feedback with the Vancouver Park Board staff for consideration for future planning of the park as the space directly on top of the pump station based on the current design is limited.</p> <p>Americans with Disabilities Act compliant picnic tables with integrated seating on adjacent lawn areas can easily be accommodated and, provided as needed, to VPB standard maintenance best practices. On the periphery, picnic tables can be installed on VPB standard concrete pad and will present no conflict with multiple underground utilities and integrity of MV structures throughout this area.</p>

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<p>Preference for curves and a more organic look with fewer hard edges.</p>	<p>Planting design adds an organic character with massing, colours, textures, and natural growth over time and seasons.</p> <p>-Curvilinear approach has been explored and presented. Straight-line architectural design approach has been determined by VPB review.</p> <p>-Landscape design could incorporate curvilinear walls. However, due to scale and short length of landscape walls, effectiveness will be limited.</p>
<p>Preference to use softer accent colours and suggestion of more wood.</p>	<p>The images shown to the public give the impression that the planter would be bright red. In fact they are corten steel so look more muted (earth-tone), rusty finish to blend in with the landscape and accent the nearby art sculpture on the beach.</p>
<p>Native plants were recommended by some, while others felt the semi-tropical option offered welcoming colours.</p>	<p>The Vancouver Park Board staff has requested that Metro Vancouver landscape the area with plants similar to what is found nearby (i.e. at the concession stand and near English Bay).</p> <p>Sub-tropical planting theme is consistent with VPB themes for the larger context of the park setting.</p> <p>-Native plants are used as under-planting below existing maple trees on west side of the pump station.</p>
<p>Suggestions that Metro Vancouver include flexible and multi-functional park furniture. Leaning stations to stand and have a beverage, movable furniture anchored to tracks with flexibility to be used as either a bench, coffee table or footrest.</p>	<p>The Consultant Architect supports the consideration for flexible and multi-functional park furniture. Our current bench design (with corten base) can have “surfaces” added such as a small table surface. See “Design Concept – Concentric Rings” comments above.</p> <p>VPB standards for benches and furniture does not currently allow for custom designs</p> <p>-Handrail design could incorporate additional character for multiple users with considerations for; safety, functionality, durability</p>
<p>Several questions and concerns about security, safety and cleanliness as homeless people often sleep in the area. Multiple suggestions of short benches with arm rests to prevent sleeping.</p>	<p>The existing design considers ways to minimize loitering in the area after hours. Lack of over hangs, dark corners, etc. will reduce the likelihood of loitering.</p> <p>-Design has considered and addressed these issues</p> <p>-Armrests can be added to benches to reduce lying surfaces</p> <p>–A rigorous CPTED audit of final design to review these issues fully is suggested</p>
<p>Questions about how the site cleanliness will be managed.</p>	<p>Metro Vancouver will work with the Vancouver Park Board and the Operations and Maintenance Department to create a right-of-way agreement that lays down the use, operations and maintenance of the new facility and the associated new landscape. The intent is to have the Vancouver Park Board supply nearby waste bins and manage pick up as usual.</p>

Request that the landscape design include waste bins that also blend in with the design.	VPB standards and waste collections system do not permit this at present.
Suggestion that the rooftop be used to act as a public patio space with the option to purchase food and drinks (alcoholic drinks) at a nearby kiosk.	Noted. This feedback will be shared with the Vancouver Parks Board staff for future park planning.

### 3.0 First Nation Engagement

Through a separate engagement process, Metro Vancouver notified the Musqueam Indian Band, the Tsleil-Waututh and the Squamish First Nation in March 2018 through letters. An update letter was issued in February 2019 to share the results of the Archeological Overview Assessment and the conceptual building designs. A reminder letter was sent in April 2019. No comments were received. These letters extended an opportunity to contact the project manager or meet with Metro Vancouver for more information about the project.

Communications with the Musqueam Indian Band, the Tsleil-Waututh Nation and the Squamish Nation will be on-going and input received will be incorporated into the design where possible, as the process proceeds.

As per Metro Vancouver’s Crown Regulatory Process, 12 other Nations were identified as having an interest in the project. In February a project introduction was sent and input was requested. A reminder letter was sent in April 2019. No comments were received.

### 4.0 Conclusion

The Jervis Pump Station upgrade is an important piece of public infrastructure that will significantly decrease the likelihood of sewage back-up and spills in the event of a power outage. Input from Vancouver Park Board staff, City of Vancouver staff, First Nations and the public will be used to inform the detailed design of the new facility.

At this time, based on the input received, Metro Vancouver will share this information with Vancouver Park Board staff for input before any further design changes are made. Once the Vancouver Park Board has formally approved the project and the preliminary design, Metro Vancouver will complete the detailed design and again share it with the public via the same methods used in the preliminary design stage.