

# EXECUTIVE SUMMARY

## INTRODUCTION

This is a summary of community input into the exterior design for the new wastewater treatment facility provided to staff and Council on May 17, 2018.

## PURPOSE

The purpose of this round of community engagement was to obtain input from residents on two themes for the exterior design of the new facility—a Heritage Theme and Natural Integration Theme—in order to finalize the design and be ready to apply for grant funding.

## ENGAGEMENT PERIOD & NOTIFICATIONS

- 2 weeks (May 1-15, 2018)
- Website live May 1
- Flyers mailed to all residents May 1-2
- Ads placed in online and print versions of the Peak May 2, 4 and 7
- Social media posted May 2-15
- News articles on the City website published May 2-15
- Door-to-door visits with residents on Larch and Laburnum conducted May 9

## METHODS & KEY FINDINGS

### Methods

- Online survey – 128 respondents
- Open house – 63 attendees
- Meetings and submissions – Meeting with Ann Nelson and submission from the Townsite Ratepayers Association (TRA)

### Key findings

- Most people (54%) prefer the **Natural Integration Theme** to the Heritage Theme.
- 20% said they prefer the Heritage Theme.
- 23% said they did not like either theme.
- The **green roofs** and the **living wall/green wall** were what people liked most because they helped blend the facility into the landscape, mitigate the view of the facility from Larch and Laburnum, and provide an overall “green” or natural setting for that area. However, some people expressed their concern for the **cost and maintenance of the living wall**.

- The **hulk/ship** were what people liked **least**, describing it as “tacky, “Disney-like” and not a suitable symbol of the city’s history and heritage. However, some people said they liked the hulk/ship.
- A few people liked the **bricks** in the Heritage Theme and the overall idea of paying tribute to the history and heritage of the city. However, several people thought this could be done more accurately.
- Many people provided alternative **ideas for the tank wall** including murals, public art, cement tiles, bright colours, etc. that will deter graffiti.
- Several people liked the **park-like setting** and the **trees** for either theme, with a particular note on the importance of shade if this area is to be open.
- Some people liked the increased **access** to this area, via either the proposed **parking area** or the **staircase** down from Larch. However, some people felt the staircase might lead to traffic and parking issues on Larch.
- A few people said they liked the **integration of the existing trails** and the creation of some **new walkways and pathways**. However, a few other people wanted to make sure that the existing trails would be maintained and properly re-routed around the facility site where needed.
- A few people said they liked the **showers** (a few others said they seemed like an unnecessary expense), but also wanted **washrooms** and **drinking fountains**.
- Many people expressed their concern about the **cost** of the facility in general and the cost of making it look “fancy”.
- A few people continued to express their opposition to the **size** and **location** of the new facility, their concern for **odour**, and the desire for the tanks to be **covered**.

## CONCLUSION & RECOMMENDATIONS

### Elements and principles to be included in the grant application

- **Theme** – An overall Natural Integration theme that blends in and integrates with the natural and existing landscape.
- **Landscaping** – Park-like setting with picnic tables and as many (indigenous) trees as possible.
- **Buildings** – “Green” (vegetated) roofs angled eastward towards Larch (as designed in the Natural Integration Theme).
- **Access** – Parking area with gravel crush; staircase to parking area.
- **Amenities** – Multiple gazebos for shade and ocean viewing; washrooms and drinking fountains; showers ok if not significant expense

### Specific features to be designed later (using an architect and further community engagement)

- Building walls – the specific style and materials that will be used
- Tank walls – what goes on them and how
- Access – additional public/pedestrian access points (e.g. from Larch, trails, etc)

# POWELL RIVER WASTEWATER TREATMENT FACILITY

## Community Engagement – Exterior Design

Summary – May 17, 2018

### INTRODUCTION

This is a summary of community input into the exterior design for the new wastewater treatment facility. This summary is being provided to staff and Council for the Council meeting on May 17, 2018, at which Council will make their decision on the exterior design.

### PURPOSE

The purpose of this round of community engagement was to obtain input from residents on two themes for the exterior design of the new facility: a Heritage Theme and Natural Integration Theme.

Information and feedback from residents will be used to help the project team make recommendations to Council and for Council to ultimately decide on the key elements and principles to be included in the detailed design of the new facility and the application for grant funding.

### ENGAGEMENT PERIOD & NOTIFICATIONS

The engagement period ran for two weeks, from May 1 to May 15, 2018, offering different ways for people to provide their input. The following channels were used to inform and notify residents about the engagement opportunities:

#### CHANNEL

A new project website: [prwastewatermanagement.ca](http://prwastewatermanagement.ca)  
Flyers mailed to all residents  
Ads put in the online and print versions of the Peak  
Social media posts  
News articles on the City website  
Door-to-door visits with residents on Larch and Laburnum Avenue

#### DATES

Live May 1  
May 1-2  
May 2, 4 and 7  
May 2-15  
May 2-15  
May 9

## **Door to door visits**

On May 9, two members of the project team made door-to-door visits with residents on Larch and Laburnum. The purpose of these visits was to make sure that those most impacted by the new facility knew about the open house and the online survey so that they could provide their feedback.

Out of the approximately 40 houses visited, the team spoke with 15 residents. Almost all of the 15 said they had received the flyer informing them of the open house and survey. Most were very appreciative of the visit.

Most of the visits were very quick. A few of the residents asked questions about the project, which the team was able to answer. Two residents provided lengthy feedback and concerns about the project. The team listened to their comments and confirmed there would be staff and other members of the project team available at the open house to speak with further if they wished.

## **METHODS & KEY FINDINGS**

Community input was obtained through the following methods:

1. Online survey
2. Open house
3. Meetings and submissions

Following are brief descriptions of each method and the key findings from each.

### **1. Online survey**

An online survey was developed and made available to residents from May 1 to May 15. Images of each theme (Heritage and Natural Integration) were shown and people were asked to comment on what they liked most and least about the two themes, and also their general preference for one theme over the other.

### **Respondents**

128 people responded to the survey. Table 1 shows the breakdown of respondents by the 96 respondents who indicated what area of the city they are from.

**Table 1**

Area	#	%
Westview	44	45%
Townsite	23	24%
Wildwood	15	15%
Cranberry	9	9%
Grief Point	2	2%
Paradise Valley	1	1%
Lang Bay	1	1%
Sliammon	1	1%
Squarrie	1	1%
Regional District	0	0%
<b>Total</b>	<b>97</b>	<b>100%</b>

Following is a summary of responses from the survey. The complete survey report including all open-ended responses is available in Appendix I.

#### Liked most

- The living wall/green wall and the green roofs of the Natural Integration Theme were what people liked most about either theme; 36 respondents said the living wall/green wall and 34 said the green roofs. However, some people were concerned about the cost and/or maintenance of the living wall. No one expressed any concern over the cost or maintenance of the green roofs.
- Several people liked how the Natural Integration Theme blends into the landscape (21 respondents) and its overall look (13 respondents).
- Several people liked the bricks (22) and the tribute to the history and heritage (15) of the Heritage Theme.
- Several people liked the idea of having a park-like setting (24) and the trees (13) for either theme.

#### Liked least

- The hulk/ship of the Heritage Theme was what people liked least; 51 respondents said it was what they liked least, describing it as “tacky, “Disney-like” and not a suitable symbol of the city’s history and heritage. However, some people (10) said they liked the hulk/ship.

#### Preference for either theme

- The majority of respondents preferred the Natural Integration Theme over the Heritage Theme (Table 2); 54% of respondents said they much prefer or somewhat prefer the Natural Integration Theme; 20% said they much prefer or somewhat prefer the Heritage Theme; 23% said they did not like either theme.

**Table 2**

Statement	#	%
I much prefer the Heritage Theme over the Natural Integration Theme.	19	15%
I somewhat prefer the Heritage Theme over the Natural Integration Theme.	6	5%
I would be happy with either the Heritage Theme or the Natural Integration Theme.	4	3%
I somewhat prefer the Natural Integration Theme over the Heritage Theme.	15	12%
I much prefer the Natural Integration Theme over the Heritage Theme.	52	42%
I don't like either theme.	28	23%

## 2. Open house

An open house was held on May 10, from 5pm to 8pm, at the Powell River Recreation Complex. The purpose was to provide information and obtain feedback on the exterior design themes, and to give residents the chance to speak one-on-one with the project team, staff and Council members.

### Attendees

63 people signed in at the open house. A few additional people came in with their partners or did not sign in. Table 3 shows the breakdown of attendees by area.

**Table 3**

Area	#	%
Westview	35	56%
Townsite	19	30%
Cranberry	4	6%
Regional District	3	5%
Wildwood	2	3%
<b>Total</b>	<b>63</b>	<b>100%</b>

### Feedback

Attendees were asked to share their thoughts via sticky notes on what they “Like most” and “Like least” about each theme. As well, at the end of the open house, the project team and staff had a debriefing session to share what they heard or discussed with attendees throughout the event, and their general feel for the evening. Following is a summary of the feedback provided by both the stickies and verbally to the project team. The verbatim feedback from the stickies is available in Appendix II.

### General

- The overall feeling and mood was positive, with only some individuals expressing negative thoughts and feelings about the overall project.
- Most attendees were asking questions out of interest versus concern.

### Heritage and Natural Integration Themes

- Most people were expressing their preference for the Natural Integration theme, particularly the green roofs and the living wall, although some had concern over the cost and maintenance of the living wall.
- Many people did not like the hulk/ship of the Heritage theme but did like the idea of trying to pay tribute to the history and heritage of Powell River.
- Many people provided alternate ideas for the large tank wall, such as a mural, public art, coloured stones, etc.
- Many people brought up the question of cost; some were simply asking, while others were raising concerns.
- Many people liked the general idea of the amenities and making it more than just a site for a treatment facility, however some people also thought it was “strange” to have amenities and landscaping next to a wastewater treatment facility.

### Other questions and/or concerns

- A few people brought up the location as a concern.
- A few people brought up odour as a concern.
- Two or three people asked about the conveyancing route.
- One or two people had environment related questions.
- One person asked about the pump station that will go under Alexander Street as she is one of the houses next to the location of the pump station.

## **3. Meetings and submissions**

### Meeting with Ann Nelson

Three members of the project team met with local Powell River historian, Ann Nelson, at the Patricia Theatre on May 10. The purpose of the meeting was to obtain Ms Nelson’s feedback and advice on the themes, particularly the Heritage theme. Key points from the meeting include:

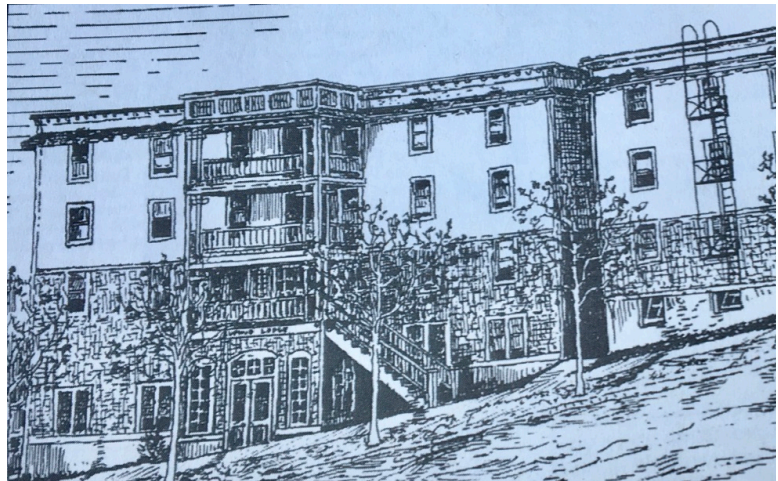
- She was very pleased to see the reference to the city’s rich history/heritage. However, she felt the proposed Heritage design “trivializes our architecture.”
- She believes the hulks are important within their context, but not as an ornament. Also they may be decommissioned so they are not an enduring icon.

- She encouraged a heritage design that honours the city's Arts and Crafts movement.
- She provided examples of relevant architecture for a facility of this type and size, most notably the 'Edwardian transition' buildings such as the Kenmar building (originally St. Luke's Hospital) and the Avenue Lodge (see photos below).
- She was very clear in her belief that the design be respectful of the city's heritage and capture the right ambiance without needing to replicate it.
- She would really like to see a professional architect involved to try and properly capture the heritage theme.
- She loved the green roofs and suggested for the living wall that it integrate reclaimed water in the design.

**The Kenmar building (St. Luke's Hospital) (1913)**



**Avenue Lodge (1913)**



Submission from the Townsite Ratepayers Association (TRA)

On May 9, Townsite resident Dave Wheatley submitted to staff and Council a document on behalf of the Townsite Ratepayers Association (TRA) Wastewater Treatment Plant (WWTP) Mitigation Committee. The document outlined what they liked and didn't like about the two themes:

Liked:

- Parking lot with crushed gravel
- Staircase to/from the parking lot
- Lookout tower/gazebo near the beach

Didn't like:

- Hulk/ship
- Brick; not representative of Townsite heritage or Arts and Crafts; use wood
- Staircase from Larch; could create a parking problem for residents on Larch



The document outlined several ideas for the site and the exterior design, particularly for the tank walls. It also asked about and provided suggestions for the surrounding lands. Overall, the document expressed the Association's desire to make the treatment facility a continuing community asset and an opportunity for place making, and for a longer design process that could involve the community more and the use of both a building architect and landscape architect. The full document is available in Appendix III.

## CONCLUSION & RECOMMENDATIONS

Based on the community input summarized above, Council should approve the exterior design of the new wastewater treatment facility with the theme, elements and design principles outlined below. This should be a sufficient level of detail to include in the application for grant funding to build the plant. Once grant funding is received but before the project goes out for public tender to build the plant, the project team should undertake a detailed design exercise for the specific features outlined below, involving a professional architect and a comprehensive community engagement process.

### Theme, elements and principles to be included in the grant application

- **Theme** – An overall Natural Integration theme that blends in with the natural and existing landscape, but with details of the building and tank walls to be decided at a later date (see below)
- **Landscaping** – Park-like setting with picnic tables and as many (indigenous) trees as possible for shade and to integrate with the existing trees; pathways/walkways around the facility and connected to existing trails
- **Buildings** – “Green” (vegetated) roofs angled eastward towards Larch (as designed in the Natural Integration Theme) to soften the view of the facility and block the view of the tanks from Larch and Laburnum
- **Access** – Parking area with gravel crush; staircase to parking area; staircase from Larch Avenue to be decided at a later date (see below)
- **Amenities** – Multiple gazebos for shade and ocean viewing; washrooms and drinking fountains; showers ok if not a significant expense

### Specific features to be designed later

Following are the elements of the exterior design that can be developed once grant funding is awarded but before the construction tender goes out, utilizing the services of a professional architect and a community engagement process:

- Building walls – the specific style and materials that will be used
- Tank walls – what goes on them and how
- Access – additional public/pedestrian access points (e.g. Larch, trails, etc)