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TO:	CHAIR AND MEMBERS COMMUNITY & PROTECTIVE SERVICES COMMITTEE MAY 25, 2016
FROM:	J. M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	CAVENDISH PARK INFORMATION UPDATE DEFERRED MATTER 2

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner the following report **BE RECEIVED** for information regarding upgrading playground equipment at Cavendish Park and providing an update on the condition of the park, as it is the location of a former landfill.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

INFORMATION UPDATE

On November 12, 2014, Council resolved that:

The Civic Administration BE DIRECTED to report back to the appropriate standing committee with respect to the following:

- a) *A review of the playground equipment at Cavendish Park with a view to upgrading the playground area, as well as expanding and addressing the renewed need of children in the park, and;*
- b) *An update on the condition of Cavendish Park, as it is located on a former landfill.*

Part (a):

The City maintains a full listing and assessment of all playground equipment in the City for the purposes of yearly maintenance and planning for timely replacements. That list is reviewed yearly. Staff in Planning Services Area have reviewed the park playground with input from Parks & Recreation Operations Area and have assessed the relative need for upgrades to the playground related to wear on the equipment, aesthetics, possible safety issues and overall play area status.

It is recommended and included in the City's multi-year budget forecast to upgrade the playground equipment in 2020. Through recent discussions with community members about parks in the Kensington Area, there may be in interest in a community-led effort to upgrade this park sooner. Staff will continue these discussions and may be able to recommend to Council an alternative date for park upgrades through the yearly refinement process for the capital budget.

Part (b):

Staff in the Solid Waste Area have advised that Cavendish Park is part of an area referred to as the Forward Ave Landfill. This area was developed as a landfill and filled with garbage and soil in the late 1940's. The area covers approximately nine hectares and contains of an estimated 180,000 tonnes of fill consisting of soil and garbage.

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Elevated levels of methane gas (created from organic materials in the garbage decomposing) can be found within the park but are declining as the garbage ages. There is one methane vent at the landfill to prevent off-site migration of methane gas.

Seven properties (six homes and one apartment building) near the Cavendish Park are monitored for methane gas on an annual or quarterly basis. No elevated levels of methane gas has been found on these properties for more than twenty years. There have been no landfill related issues with this area such as odour, methane concerns, reported to us in the last twenty years.

The park has certain restrictions on what can be built on it because of it being a former landfill. For example, no areas should be paved as this would prevent the natural venting of the methane gas to the atmosphere or no structures should be built below grade (e.g., baseball dugout). There should be no issues with the proposed playground equipment upgrade other than needing to account for the poor structural nature of the underlying soil/garbage.

PREPARED AND SUBMITTED BY:	CONCURRED BY:
A. MACPHERSON, OALA MANAGER ENVIRONMENTAL & PARKS PLANNING	J. STANFORD, M.A. M.P.A. DIRECTOR ENVIRONMENT, FLEET & SOLID WASTE
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

C: W. Abbott