



# Corporate Report

NO: C019

COUNCIL DATE: September 25, 2006

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## COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **September 20, 2006**  
FROM: **Acting General Manager, Planning and Development** FILE: **0850-20**  
(Cloverdale Fairgrounds)  
SUBJECT: **Redevelopment of the Cloverdale Fairgrounds - Concept Plan Options**

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## RECOMMENDATION

It is recommended that Council;

1. Receive this report as information; and
2. Authorize staff to present the Concept Plan Options, attached as Appendix I to this report, at a public open house in order to receive comments from the public and stakeholders on the options, prior to the preparation of a Final Concept Plan for Council's consideration.

## INTENT

The purpose of this report is to advise Council of the progress that has been made to date in the preparation of a Concept Plan for the redevelopment of the Cloverdale Fairgrounds, and to seek Council's authorization to present the attached Concept Plan options at a public open house, in order to receive comments from the stakeholders and general public.

## BACKGROUND

On May 29, 2006, Council considered Corporate Report No. R105, which provided information on the results of the public open house, held on April 26, 2006, with regard to a draft Concept Plan for the Cloverdale Fairgrounds. After considering this report, Council passed Resolution No. R06-1275, as follows:

*"Authorize staff to proceed with a Request for Proposals for a qualified consultant team, as described in this report, to work with City staff to undertake a refined Final Concept Plan for the Cloverdale Fairgrounds site, taking into account the input received through the initial public consultation".*

Pursuant to Council's resolution, on July 26, 2006, staff retained the services of a consultant team consisting of Downs/Archambault & Partners Architects, Perry & Associates Landscape Architects, Aplin & Martin Civil Engineering and Bunt & Associates, as Transportation Engineers. Staff has been working with the consultant on the development of options for the Concept Plan for the Cloverdale Fairgrounds.

A Project Steering Committee has been struck to guide and review the consultant's work throughout the process. This Committee includes City staff as well as representatives of the Fraser Downs Casino and Racetrack and Cloverdale Rodeo & Exhibition Association. The process for the preparation of the Final Concept Plan will include two public open houses, following presentations of the concepts to Council. According to the project timeline, the submission of the final report and plan from the consultant is expected by the end of January 2007. However, given that Council has expressed a desire to prioritize the construction of the first phase of the Trade & Exhibition Centre, the timeline will allow for the selection of the site for the Trade & Exhibition Centre, so that the design of the first phase of this facility will commence as early as possible.

## **DISCUSSION**

Before preparing the proposed Concept Plan options (Appendix I), the consultant reviewed the background information and the public feedback. Meetings were held with the stakeholders having an interest in the development of the Cloverdale Fairgrounds. The stakeholders included the representatives of recreation user groups, seniors, youth, business, tourism, Fraser Downs Casino and Racetrack, Cloverdale Rodeo & Exhibition Association, Lord Tweedsmuir High School, RCMP and South Fraser Health Unit.

In consultation with the Project Steering Committee, the consultant has prepared the list of objectives for the Concept Plan, which is attached as Appendix II. Considering that the Fairgrounds site is a large, City-owned resource, unique to the region to the south of the Fraser River, one of the objectives is to increase the profile of the site as a regional venue by accommodating the facilities which would draw on the regional market. In recognition of the local needs, the site could also contain some facilities to serve the local population. The objective is to accommodate local needs that cannot be accommodated elsewhere in Cloverdale and to ensure that such facilities will not create land use, siting and parking conflicts with the regional facilities.

In keeping with this objective, a number of options for the Concept Plan were generated, prior to arriving at the two proposed options. The following facilities are proposed:

## **Facilities with Regional Focus**

- Trade & Exhibition Centre (150,000 square feet in Phase 1, with room for expansion to up to 500,000 square feet in the future);
- A 5,500 seat spectator arena – potential development through a P3 (Public, Private Partnership); and
- A 200,000 square foot hotel, including a ballroom, meeting rooms and restaurant.

## **Facilities with a Local Focus**

- A multi-purpose community recreation centre, with designated areas for youth and seniors. One of the two options also shows the potential for an expansion in the future;
- Additional local/regional amenities, which may include a curling rink, two ice-sheet arena and/or other facilities;
- A tourist information kiosk; and
- Retention of existing and potential home for relocated heritage elements.

## **Proposed Options**

- Two options are proposed: Options A and Option B both include a concept diagram showing the overall site structure and organization, a Phase 1 Site Plan and the ultimate development plan. The following attributes are common to both options:
  - o Two distinct areas: A Recreation Precinct and An Exhibition & Entertainment Precinct, which contain facilities that are interdependent on the basis of their use, parking and administrative needs;
  - o Structured parking in the future, over commercial, next to the Trade & Exhibition Centre;
  - o The existing Agriplex and Showbarn buildings remaining on the site until their space is required for other uses in the future;
  - o The existing outdoor pool and tennis courts in the Greenway Park remaining on the site;
  - o Major vehicle access to the site from the existing 62 Avenue entrance at 176 Street and from the future signalized access on 64 Avenue to the east of the amphitheatre;
  - o Retention of the existing re-located 1881 City Hall and creation of a heritage plaza at the north-east corner of 60 Avenue and 176 Street;
  - o A plaza at the south-east corner of 64 Avenue and 176 Street as an "identification marker" for the site;

- o Landmark plazas/focal points at strategic locations within the site;
- o Retention of the existing amphitheatre until it is replaced by other facilities;
- o A major north-south pedestrian linkage providing internal circulation and connection to the Cloverdale Town Centre via 176A Street;
- o A pedestrian connection to 180 Street at the 62 Avenue alignment;
- o A large landscaped buffer to be planted to the west of the single family lots on 180 Street; and
- o Potential for locating storm water ponds within the racetrack oval, both as a landscaped feature and community storm water detention facility.

### **Option A**

#### Attributes:

- The Hotel would be located to the north-east of 60 Avenue and 176 Street, close to the Cloverdale Town Centre and Fraser Downs Casino & Racetrack Facility;
- The Tourist kiosk would be located within the existing 1881 City Hall, which would be exposed and renovated when the existing Seniors Centre is relocated to the community recreation centre;
- Recreation Precinct would be located north of the hotel and facing 176 Street, with the multi-purpose community recreation centre and additional amenities/facilities straddling the 62 Avenue entrance at 176 Street;
- Expansion of the multi-purpose community recreation centre would be to the north occupying part of the space where the amphitheatre is located;
- The Trade & Exhibition Centre would be located at the west end of the site along the 62 Avenue alignment, with the future 5,500 seat spectator arena (potential P3 development) where the Stetson Bowl is located;
- Plazas and gateway elements are proposed at the two ends of the 62 Avenue alignment combined with the buildings create focal points;
- The amphitheatre would remain on the site in the initial phase of the Fairgrounds redevelopment; and
- The Stetson Bowl would remain on site in the initial development phase to be replaced in the future with the spectator arena.

### **Option B**

#### Attributes:

- The multi-purpose community recreation centre and other local/regional amenities would be located at the south-west corner of the site, close the Cloverdale Town Centre and generally at the same site where the existing Seniors Centre is located. The 1881 City Hall would be integrated with the recreation centre building;
- The proposed Hotel would be located to the north of 62 Avenue entrance on 176 Street and in proximity of the Trade & Exhibition Centre, with the tourist information kiosk and ice-sports centre on the south side;
- The Trade & Exhibition Centre would be located between 62 Avenue and 64 Avenue with the building entrance facing 62 Avenue and a proposed treed buffer to the loading area, which faces 64 Avenue;
- The Stetson Bowl would remain on the site in the initial phase of the development, with potential for it to remain in the future;
- 5,500 seat spectator arena (potential P3 development) would be located to the west of the Trade & Exhibition Centre and could be integrated into the building;
- Landmark plazas would be located at the west end of the 62 Avenue alignment and near the Trade & Exhibition Centre, providing a focal point between the hotel and the Trade & Exhibition Centre.

### **Public Input**

It is proposed that these two options be presented at a public open house to be scheduled for October, to provide an opportunity for the public and stakeholders to provide input and comments. After reviewing the comments from the public, a preferred development concept plan will be developed and will be brought to Council before it is presented to the public at a further public open house.

The Final Concept Plan for the Cloverdale Fairgrounds will then be brought forward to Council for approval.

### **CONCLUSION**

In accordance with Council's direction, staff is working with a consultant team on the preparation of a Final Concept Plan for the redevelopment of the Cloverdale Fairgrounds. The work has now reached a point where additional public input is considered appropriate. Based on the above discussion, it is recommended that Council authorize staff to present the Concept Plan Options, which are attached as Appendix I to this report, at a public open house in order to receive comments from the public and stakeholders on the options, prior to the preparation of a Final Concept Plan for Council's consideration.

How Yin Leung  
Acting General Manager  
Planning and Development

Attachments:

Appendix I Concept Plan Options

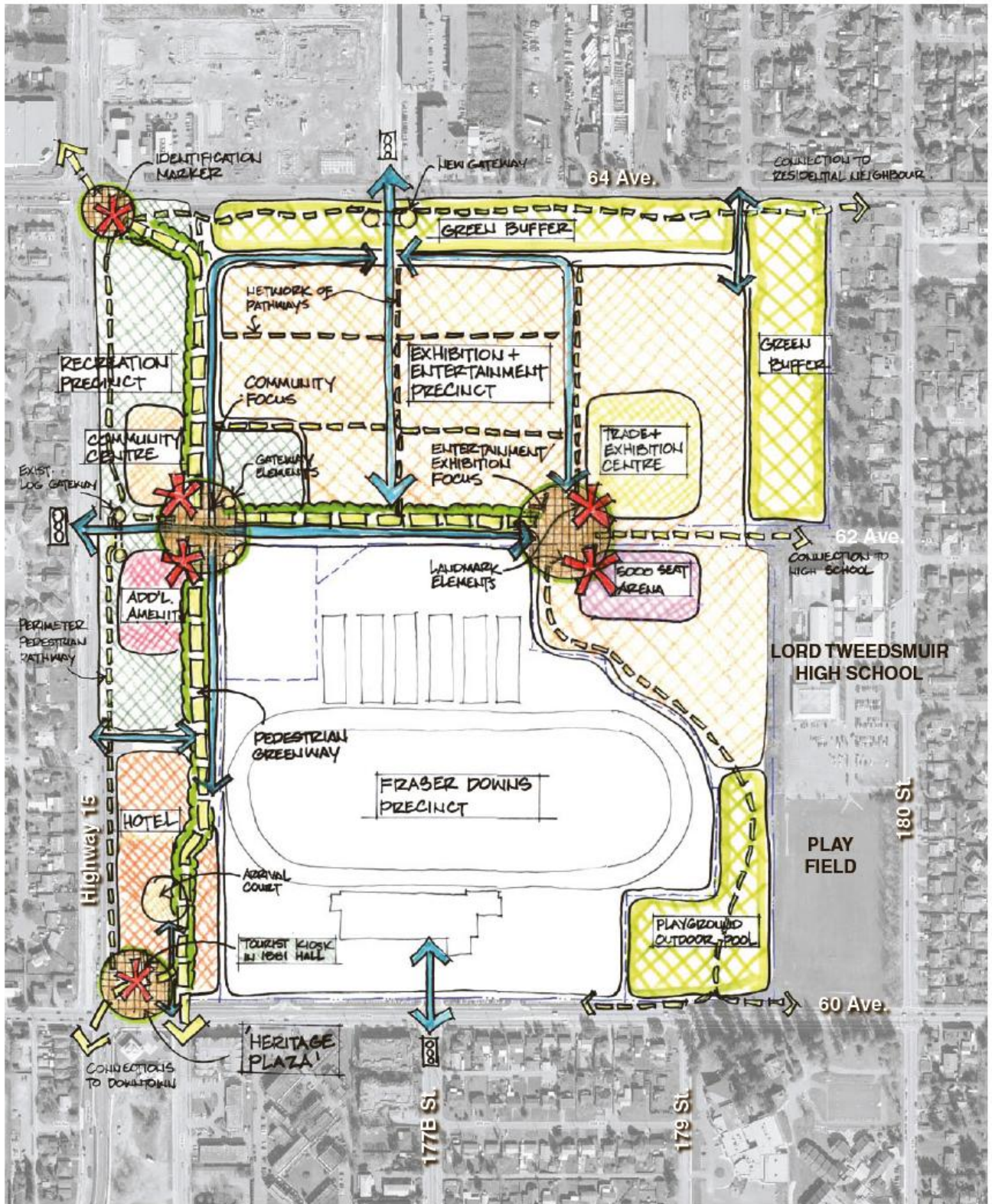
Appendix II List of Objectives for the Concept Plan

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### Concept Plan Options Redevelopment of the Cloverdale Fairgrounds



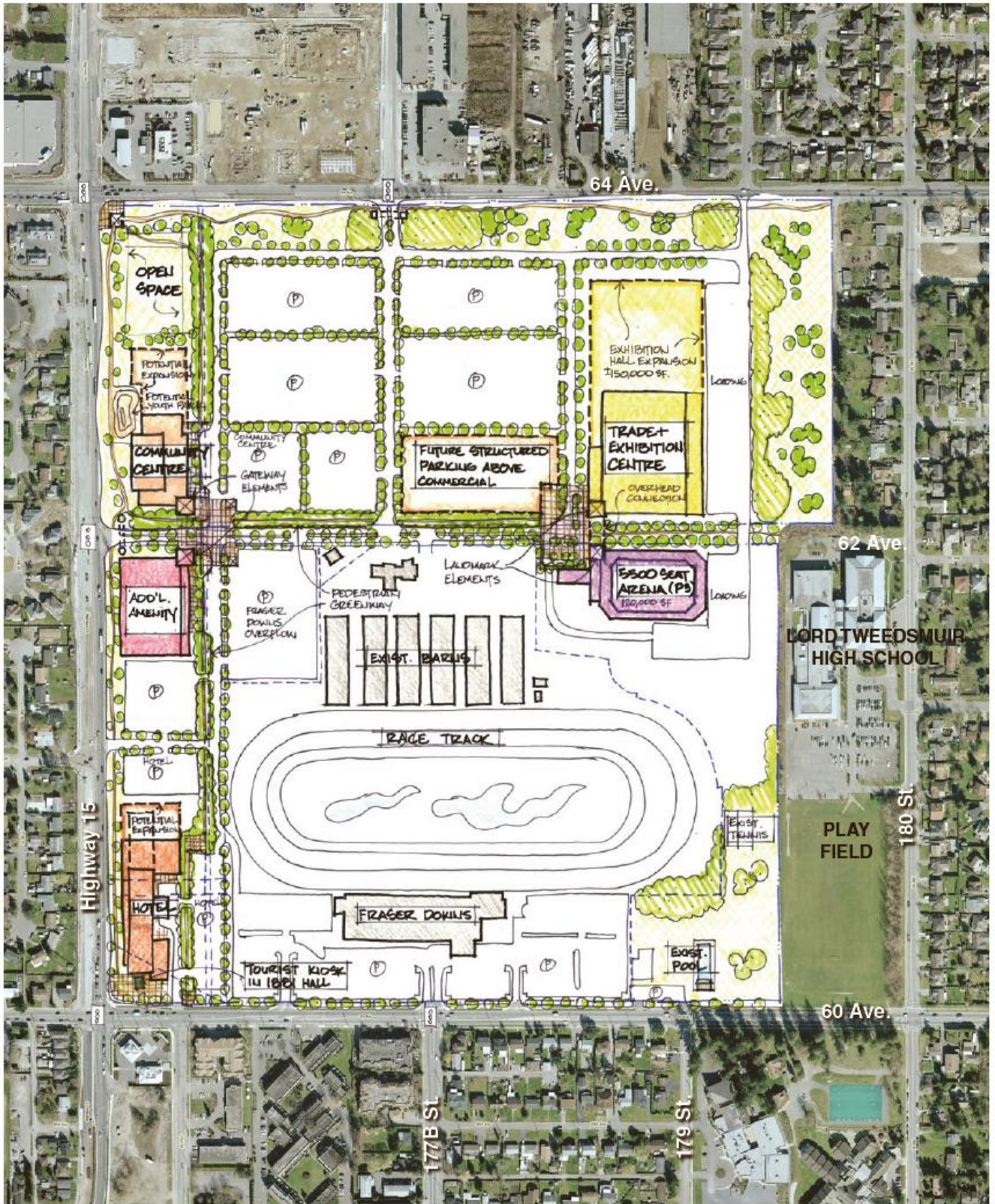
EXISTING SITE LAND USE



OPTION A: CONCEPT DIAGRAM

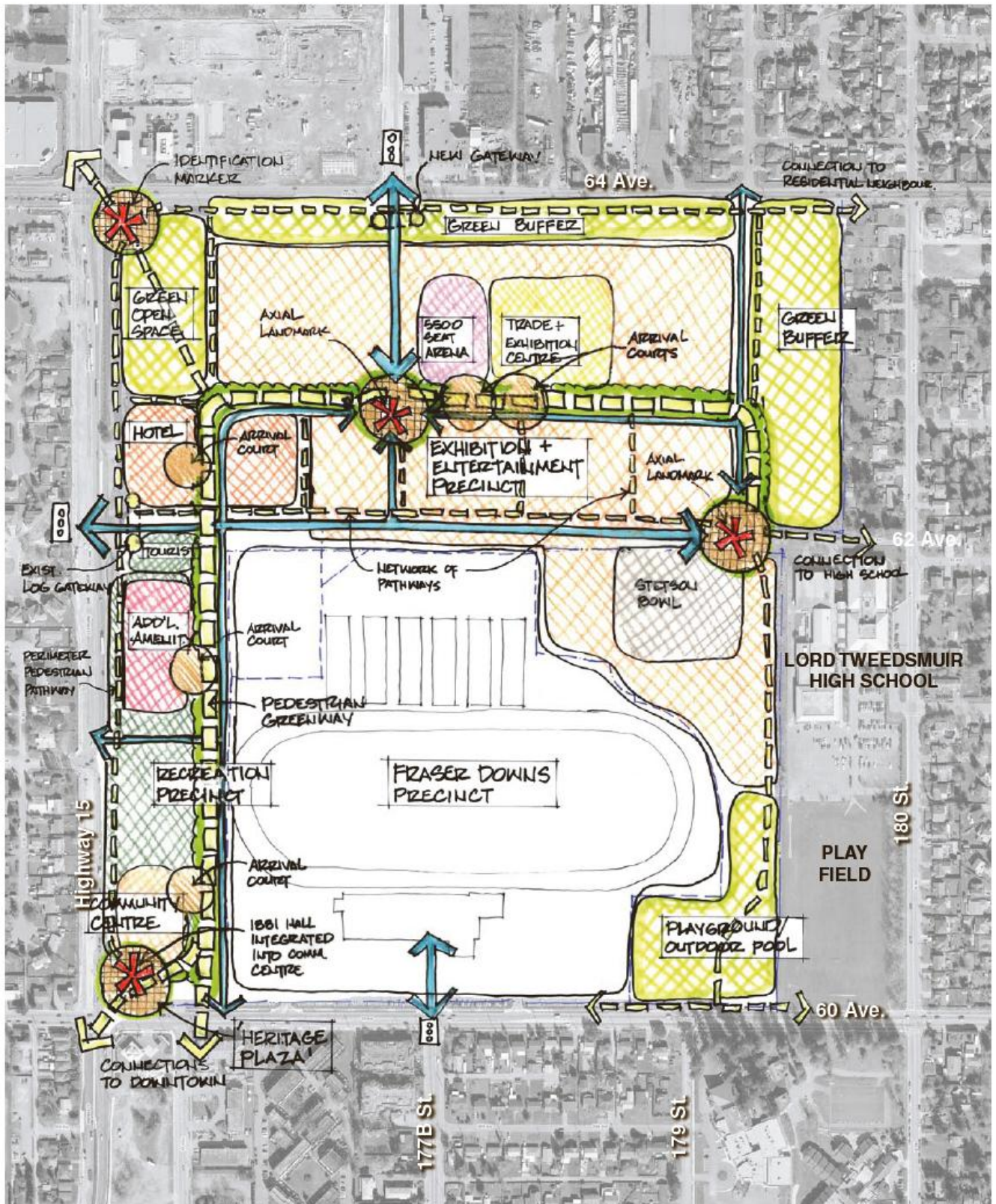




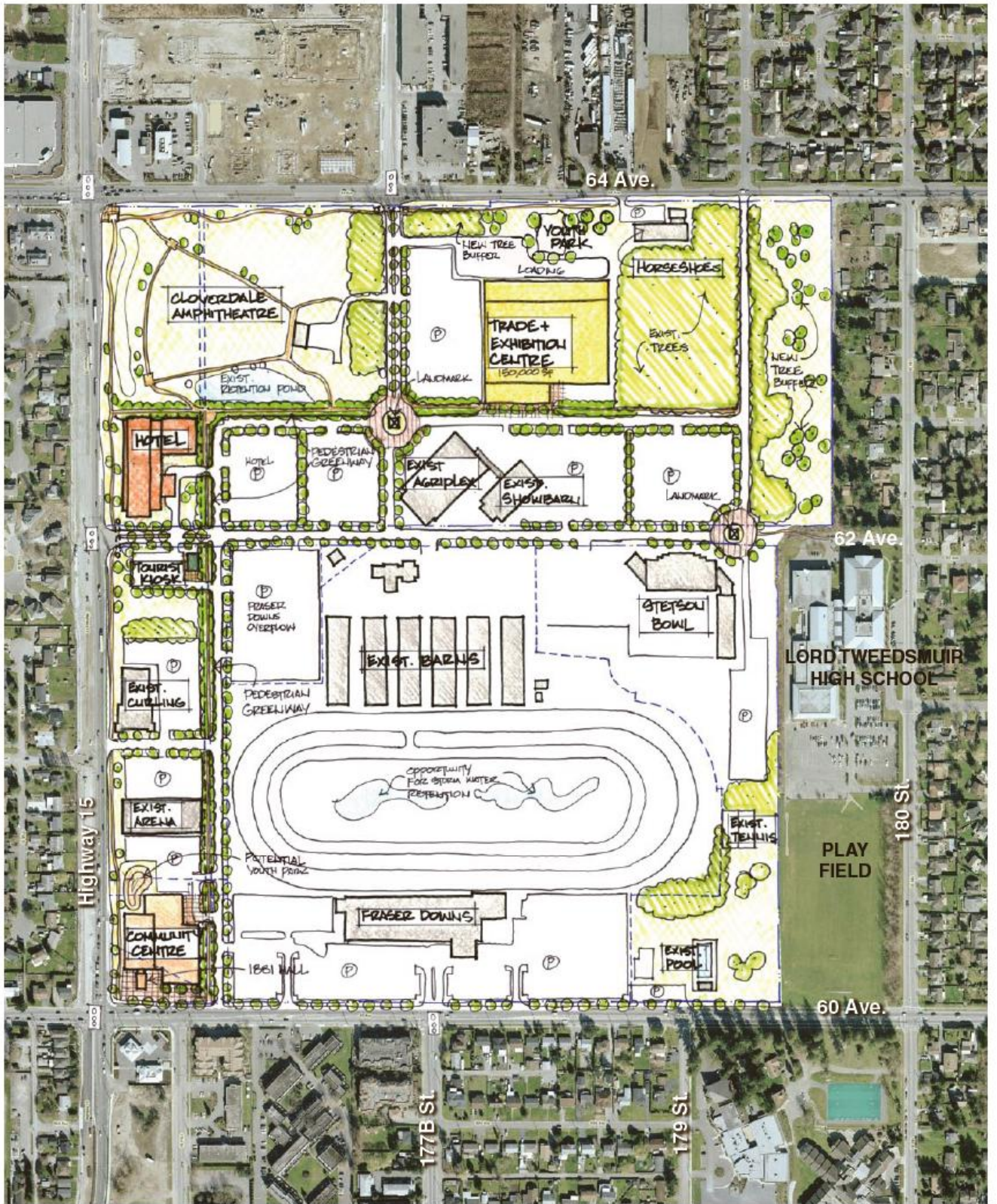


OPTION A: SITE PLAN

CLOVERDALE FAIRGROUNDS CONCEPT PLAN  
September 21, 2006

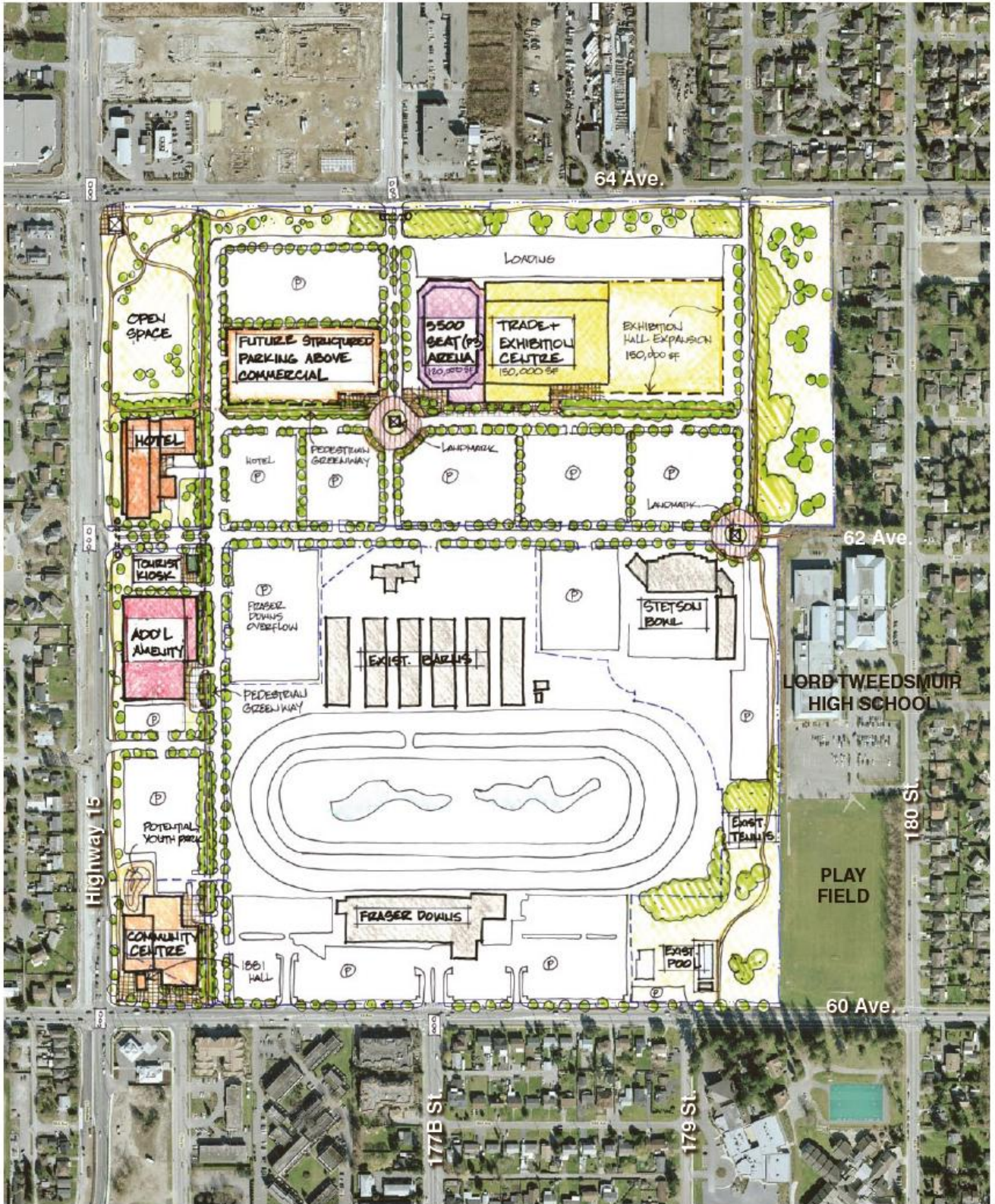


OPTION B: CONCEPT DIAGRAM



**OPTION B: PHASE ONE SITE PLAN**

**CLOVERDALE FAIRGROUNDS CONCEPT PLAN**  
 September 21, 2006



**OPTION B: SITE PLAN**

**CLOVERDALE FAIRGROUNDS CONCEPT PLAN**  
 September 21, 2006

**Project Objectives**  
**Concept Plan - Redevelopment of the Cloverdale Fairgrounds**

1. Create opportunities for economic growth.
2. Increase the profile of the site as a regional attraction.
3. Arrange uses to enhance and connect with the Cloverdale community.
4. Flexible planning approach that will accommodate changes in the land use program.
5. Utilize the land efficiently.
6. Group complementary uses to create greater whole.
7. Minimize conflicts between uses.
8. Maximize the retention of existing facilities and amenities during the phased development.
9. Allow for continuity of use during phasing.
10. Provide ease of access and service to uses.
11. Create multi-use outdoor spaces.
12. Reinforce the pedestrian connection to the downtown core.
13. Create an attractive pedestrian realm.
14. Emphasize the greenness of the site and the quality of the landscape response.
15. Create clear legibility for the site as it relates to both automobile and pedestrian circulation.
16. Integrate heritage opportunities within the concept plan.