



Corporate Report

NO: R105

COUNCIL DATE: May 29, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: May 24, 2006
FROM: Acting General Manager, Planning and Development FILE: 0850-01
General Manager, Parks, Recreation and Culture
SUBJECT: Concept Plan for the Redevelopment of the Cloverdale Fairgrounds -
Results of Public Open House and Recommendations for Future Action

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. 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.

INTENT

The purpose of this report is:

- To advise Council of the input received at the Public Open House, held on April 26, 2006 to receive comments from the public on the draft Concept Plan for the Cloverdale Fairgrounds site; and
- To seek Council authorization to proceed with a process related to the refinement, approval and implementation of a Final Concept Plan for the Cloverdale Fairgrounds.

BACKGROUND

At the Regular Council – Public Hearing Meeting on March 6, 2006 Council received Corporate Report No. R044 (attached as Appendix I), that presented a draft Concept Plan for the Cloverdale Fairgrounds site. The draft Concept was prepared by an inter-departmental staff Task Force in consultation with key stakeholders and specialists.

Corporate Report No. R044 noted that in the 2006 to 2010 Five Year Financial Plan, Council has approved \$15 million for the redevelopment of the Fairgrounds and \$13 million for the construction of a Cloverdale Community Recreation Centre.

The plan for the Fairgrounds proposed:

- The construction of a Trade and Exhibition Centre and a Multi-purpose Recreation Centre (both multi-phase);
- Space for private partners to provide supporting commercial infrastructure, such as specialty commercial, hotels and restaurants;
- Areas of open space and sports fields;
- Parking facilities; and
- Ancillary services, such as a Surrey Tourism and Convention Association information kiosk/offices and food and beverage services.

The draft Concept Plan anticipates the Agriplex, Showbarn and Stetson Bowl to remain on the site for some time, with the Agriplex and Showbarn ultimately being replaced by the Trade and Exhibition Centre. The intent of the draft Concept Plan was to show the location of the buildings on the perimeter of the site to present a positive image of the site to adjacent streets, while providing the required parking in the interior area of the site.

At its March 6, 2006 Regular Meeting, Council:

"Authorize(d) staff to proceed with a Public Open House to allow an opportunity for the public to provide input on the draft Concept Plan for the Cloverdale Fairgrounds site, as illustrated in Appendix "A"; and

Direct(ed) staff to refine the draft Concept Plan after the Public Open House and, thereafter, to forward the final concept Plan for the Fairgrounds and related recommendations to Council for consideration and approval".

A Public Open House was held on April 26, 2006 from 5:30 p.m. to 8:30 p.m. at Shannon Hall on the Fairgrounds site. The Open House was advertised in local newspapers and letters of invitation were mailed to all properties within 100 metres of the site, all lessees on the site, recreational users and to all other key stakeholders and community groups.

Approximately 200 people attended the Public Open House. To date, the Planning and Development Department has received 192 completed comment sheets, representing comments from individuals, as well as from organizations, including the Cloverdale Business Improvement Association (BIA), the Cloverdale District Chamber of Commerce, TRAINS 2006 Committee, the Cloverdale Rodeo & Exhibition Association, the Cloverdale Sport Horse Association, Cloverdale Minor Hockey Association and Berezan Management Limited. An overview of all comments received is contained in the "Discussion" section of this report. A complete summary of the comments received is available on the City's website.

DISCUSSION

A copy of the Comment Sheet that was used to receive written comments from the public at the April 26, 2006 Public Open House is attached as Appendix II to this report.

Attendees were able to complete and submit the comment sheets at the Open House or submit them by mail or fax. The comment sheets, as well as all of the "Story Boards" from the Public Open House, were available on the City's website and comments could also be submitted by e-mail to a special Cloverdale Fairgrounds e-mail address.

The responses to the individual questions of the Comment Sheets are summarized below:

Do you generally agree with the proposed Draft Concept Plan?

Fifty-nine (59) people (42%) responded "Yes". Reasons for the "Yes" response included:

- Need for the facilities;
- Need to upgrade/improve the area – the grounds are in need of redevelopment;
- Facilities are needed to serve the growing Cloverdale population;
- The Fairgrounds space should be better utilized;
- The current structures are not well-suited for use as a trade centre;
- More ice rinks and sports fields are needed;
- A Trade and Exhibition Centre is long overdue;
- This proposal provides opportunities to attract events and tourists; and
- Cloverdale needs more year-round community resources.

Eighty (80) people (58%) responded "No" to this question. The reasons stated for not agreeing with the proposed draft Concept Plan included:

- Concern about relocating the Seniors Centre to 64 Avenue, which would be too far for most seniors to walk;
- Preference by many seniors that the Seniors Centre should be in a separate building and not included in a multi-purpose facility;
- Concern that the plan does not adequately provide for more rinks and ice surfaces;
- The location of buildings on the site and the layout of the site - concern that the draft concept is too vague;
- Desire to retain the quaint, liveable ambience and small town feeling of Cloverdale and retain/create greenspace; and
- Concern that commercial space on the site would detract from downtown Cloverdale.

In addition, twenty-four (24) people submitting comment sheets did not respond "Yes" or "No", but made similar observations regarding planning for seniors facilities, concern regarding the amount and location of commercial development and concern that the concept is still too vague to provide comments.

Comments on the proposed new Facilities and Amenities on the Draft Concept Plan

The Comment Sheet solicited input on the major new facilities proposed for the Cloverdale Fairgrounds site. The following comments were received:

Trade and Exhibition Centre

- Fifty-eight (58) people commented that this was a good, great, excellent or okay idea and a greatly needed facility;
- Eight (8) people commented that it seemed too large for the site or for the current market;
- Eight (8) stated that the Centre was not needed;
- Six (6) people raised concerns about current traffic and the impact that new facilities would have on traffic; and
- Six (6) questioned the location of parking and whether there would be ample parking on the site.

Multi-purpose Recreation Centre

- Approximately forty (40) people stated that this is an okay/good/great/excellent/needed facility;
- Twenty-four (24) people expressed the desire for a swimming pool as part of this complex;
- Twenty-six (26) noted that seniors would like their own space and expressed concern with sharing a multi-purpose facility. Again the concern was expressed that the relocation of the seniors' facility to 64 Avenue was too far away from most seniors and too far for most seniors to walk. Several noted that seniors need more than just a lounge;
- Eighteen (18) people expressed the need for more ice rinks and noted that two rinks are needed;
- Six (6) raised a concern with the location of the multi-purpose centre on 64 Avenue and felt that it should be closer to 60 Avenue and Highway No. 15; and
- Several questioned the future of the Curling Rink.

Ancillary Services (Tourism Kiosk, Hotel, Restaurant, Retail Stores, etc.)

- Twenty-five (25) people expressed concern that retail stores/commercial uses are not necessary and noted a concern that they could draw business away from the Cloverdale Town Centre. There was mixed support for a hotel; and
- Twenty-five (25) people expressed support for these facilities and, specifically, there was support expressed for the tourism information kiosk. Four (4) people specifically did not support the use of the Amphitheatre site for retail uses.

Open Space/Sports Fields

- Fifty-eight (58) people supported the need for additional open space and sports fields, while fifteen (15) did not think that additional sports fields were needed or that this was the right location;

- There were comments from a number of people regarding the desire for green space, resting areas, retention of trees and the retention of the "buffer" area behind the houses along 180 Street; and
- Other facilities that were mentioned by individuals were the request to keep the horseshoe pitch, the idea of a bowling green, tennis courts and a walking track.

Should there be other facilities/amenities within the Cloverdale Fairgrounds? If yes, please describe such facility/amenity you would like the City to consider locating within the Fairgrounds

The responses to this question included:

- An indoor swimming pool (25);
- A separate seniors centre (21);
- Ice rinks (15);
- RV Parking/hook-ups for show exhibitors (4);
- An indoor arena and stabling areas, space for agricultural-related activities –barns, space for dog shows, stabling and sales pavilion for agricultural, livestock and equine user groups;
- Flea market (2);
- Lawn Bowling Green (2);
- Tennis Courts (2);
- Children's playground and space for youth and teens; and
- Bike path, greenways.

What other considerations and/or features should be taken into account in relation to the design of the Fairgrounds?

Themes which emerged in response to this question included again, the nature and location of a seniors centre and issues related to traffic and parking. Traffic on 60 Avenue and 64 Avenue, and traffic associated with Lord Tweedsmuir High School, was noted. Several people noted the need for a traffic light at 180 Street and 64 Avenue, and the concern with existing short cutting through neighbourhoods. Green spaces, retention of trees and an attractive landscape setting were also noted.

Several people thought that the area needs a "theme" and noted that Cloverdale's heritage or western themes, Rodeo, Railway, etc., should be incorporated into new development.

Pedestrian safety and safety crossing streets, especially for seniors, and safe walking trails between facilities was raised under a number of the questions.

One individual noted that as a member of a convention committee looking for a suitable location, he would prefer the Trade and Exhibition Centre to be located in North Surrey, with access to the SkyTrain. The former Expo 86 park and ride lot was suggested as being central to the GVRD population and transit. The concern was that a trade centre in Cloverdale would force more people to drive and will increase parking problems, the need for large surface parking lots and traffic congestion.

Other Comments - Special Interest Groups

There was strong representation from Minor Hockey at the Public Open House. The President of the Cloverdale Minor Hockey Association (CMHA) submitted a letter supporting the proposed development of the Cloverdale Fairgrounds, but "would like to encourage the City of Surrey to make the proposed re-location of the Cloverdale Arena and the addition of another sheet of ice a high priority". It was noted that the shortage of local ice has become a concern and there is not enough ice to support more local teams. The CMHA is already at a point where it no longer can meet the needs of the community. Many people also noted the interest in adult skating and figure skating, as well as the use of the facility for ball hockey. There was some concern expressed that the existing arena might be removed before it could be replaced by new ice surfaces.

The President of the Cloverdale BIA submitted that the Cloverdale business community strongly applauds the efforts of the City to allow for a comprehensive redevelopment of the Fairgrounds and expressed strong support for the development of a "sorely needed Trade and Convention facility" and a high quality hotel to bolster visitor traffic and commercial activity. The BIA also encourages the development of a multi-purpose ice facility seating at least 5,000 people, which could be home to a high level junior hockey team, local hockey teams, concerts, rodeo and trade shows. The Cloverdale BIA believes that the Fairgrounds redevelopment should be completed prior to the 2010 Olympics. It also acknowledges the value of a multi-purpose recreational facility, including a pool.

The Cloverdale District Chamber of Commerce submitted correspondence indicating strong support for the Cloverdale Fairgrounds to become the premier entertainment destination south of the Fraser River. They advised that a comprehensive redevelopment of the Fairgrounds should be anchored by a Trade and Convention facility and a quality hotel. They also support consideration of a multi-purpose ice facility seating at least 5,000 people. The Chamber advised that it is an active member of the Spirit of BC Committee and, as such, stress that the Fairgrounds should be complete before 2010 to garner international exposure. They also support the relocation of the Surrey Tourism and Convention Association offices to this site.

A private firm, Berezan Management Ltd., submitted correspondence stating that their firm is interested in proposing a partnership with the City, regarding a recreational complex that would include an approximately 5,500 seat ice facility of Olympic size ice sheet potential to accommodate future Olympic training and competition facilities. They note that they are the current owners of the Surrey Eagles Hockey Team and their interest is to attract a major Junior Western Canadian Hockey Team to be accommodated in Cloverdale. Their vision would encompass a facility similar to the Chilliwack Prospera Centre, to accommodate trade shows, concerts and an indoor rodeo. They would also be interested in a partnership with the City, regarding a major hotel and convention facility.

The Canadian Sport Horse Association holds shows at the Agriplex and notes that the horse industry should be recognized. The Association supports retaining the Agriplex or relocating it, increasing stabling and providing proper-sized indoor rings.

The Cloverdale Horseshoe Club submitted correspondence advising that their clubhouse was moved to the current location in 1984. In 1986, with the permission of the

Fairgrounds, they built the log cabin using their own funds of \$50,290. They would prefer to stay in the current location, but would be willing to be moved by the City if they can stay within the Cloverdale Park Grounds and the City builds them a new facility of equal or larger size with adequate parking.

The director of Cloverdale Minor Baseball submitted that with the rising population in Cloverdale, Minor Baseball is in desperate need to expand their field capacity due to the interest and growth in baseball. If there were any chance to save the Stetson Bowl and use it for baseball, it would be greatly appreciated.

A member of the Elsie Murray Canine Centre society and Ladies Kennel Club of BC noted that they have been involved with improvements to the Show Barn for the use of community events. With dog shows, they note the need to have RV parking.

The TRAINS Committee holds an annual show and meet in Burnaby. The Chair of the TRAINS 2006 Committee has submitted that a limiting factor in the growth of their event is the need for a larger facility with adequate parking and access to transit. They do not have the resources to expand into the Vancouver Trade and Convention Centre and Tradex in Abbotsford would not be accessible to their attendees.

Overview of Comments Received from the Open House

The Public Open House held on April 26, 2006 was well attended. Local residents and groups expressed a strong interest in the future of the Cloverdale Fairgrounds site.

Overall, support was expressed for the development of a Trade and Exhibition Centre. Both the Cloverdale District Chamber of Commerce and the Cloverdale BIA strongly support the Trade and Exhibition Centre facility, as well as a multi-purpose ice facility with seating for over 5,000 people. They both encourage completion of these facilities by 2010 to garner possible international exposure associated with the Olympics.

As well, support was expressed for the development of recreation facilities including a multi-purpose recreation centre, a seniors' facility, a pool, ice rinks and open space and sports fields.

Those responding negatively to the current Concept did not appear to object to the redevelopment of the Fairgrounds site, the proposal for a Trade and Exhibition Centre or to the development of new recreational facilities on the site. Overwhelmingly the concerns that were expressed related to the view that the seniors centre should be a separate facility and that its location was too far for most seniors to walk. Others felt that there was not sufficient attention to the provision of ice surfaces for hockey, and for an indoor pool. Concern was also expressed with regard to the location of retail uses on the site and that new retail development on the site not detract from or draw business away from the Cloverdale Town Centre.

Based on a review of the comments, staff is of a view that it would be beneficial to develop and to evaluate options for the optimum siting of the key facilities planned for the site.

Many people commented on issues related to traffic, pedestrian amenities, vehicular and pedestrian safety, trees, open space and the landscaping of the property, as well as incorporation of local Cloverdale themes into the design of the Fairgrounds site. These elements should be incorporated into the development of the Final Concept Plan for the Fairgrounds.

The Cloverdale Fairgrounds comprise a 138 acre site, of which 48 acres is leased to Fraser Downs Casino and Race Track. The remaining 90 acres of public land represent a significant resource to the City. The development of a Final Concept Plan for this 90 acre site, which accommodates the desired range of uses in a layout that best optimizes the use of the area and provides a lasting legacy to the City and to Cloverdale, is a complex task. The Final Concept Plan for the site will be called on to accommodate:

- a Trade and Exhibition Centre of 150,000 square feet, with potential for future expansion to over 400,000 square feet;
- a multi-purpose recreational facility, including a facility that specifically meets the needs of seniors, with room for expansion to provide for at least two ice sheets and a future indoor pool facility;
- the phasing of new uses to minimize disruption to existing users;
- an overall traffic and pedestrian circulation plan for access and egress to the site, as well as for vehicular, and safe and attractive pedestrian linkage among buildings and through the site;
- a plan for parking and loading facilities, including a plan for shared parking, which incorporates the special needs of a Trade and Exhibition Centre and accommodates the need to provide for further additions to major facilities over time; and
- the desire to create a plan that will both complement Cloverdale and be worthy of the status of a premier tourist destination.

If completion of major facilities is to meet the desired time frame expressed by the Cloverdale Chamber of Commerce, it is important to proceed expeditiously with the development of a Final Concept Plan. Given the complexity of siting a major Trade and Convention facility on the site, the need to phase the demolition, phasing and redevelopment of numerous buildings, the need to finalize locations for the multi-purpose recreation centre and/or a seniors' facility, in consultation with the user groups and the need to coordinate the locations, inter-relationships and parking and access needs for these buildings, it is recommended that staff be directed to proceed with a request for proposals to engage a qualified consultant team to prepare such a plan.

The consultant team would include expertise in the design and the specific needs of trade and exhibition facilities, recreation centres and arenas, in the development of master plans, landscape design and transportation planning.

Expected Timeline for Preparation of the Final Concept Plan

The process of request for proposals for a qualified consultant team could commence immediately after Council's approval is granted. It is anticipated that the Final Concept Plan could be brought forward to Council by late September, 2006. The preparation of the Final Concept Plan should incorporate preliminary design concepts for the Trade and Exhibition Centre.

CONCLUSION

Based on the above, it is recommended that Council authorize staff to proceed with a request for proposals for the purpose of retaining a qualified consultant team, as described in this report, to work with City staff in developing a refined Final Concept Plan for the Cloverdale Fairgrounds site, taking into account the input received through the public open house.

How Yin Leung
Acting General Manager
Planning and Development

Laurie Cavan
General Manager,
Parks, Recreation and Culture

JM/kms/saw

Attachments:

Appendix I Corporate Report No. R044

Appendix II Comment Sheet - April 26, 2006 Public Open House



Corporate Report

NO: R044

COUNCIL DATE: March 6, 2006

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 2, 2006**

FROM: **General Manager, Planning and Development** FILE: **0850-01**
General Manager, Parks, Recreation and Culture

SUBJECT: **Concept Plan for the Redevelopment of the Cloverdale Fairgrounds**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Authorize staff to proceed with a Public Open House to allow an opportunity for the public to provide input on the draft Concept Plan for the Cloverdale Fairgrounds site, as illustrated in Appendix "A"; and
3. Direct staff to refine the draft Concept Plan after the Public Open House and, thereafter, to forward the Final Concept Plan for the Fairgrounds and related recommendations to Council for consideration of approval.

INTENT

The purpose of this report is to advise Council about a draft Concept Plan that has been prepared for the Cloverdale Fairgrounds and to seek Council authorization for staff to conduct a Public Open House to allow the public an opportunity to provide input on the draft Concept Plan. The Cloverdale Fairgrounds is illustrated on the plan attached as Appendix "B".

BACKGROUND

In 2004, Council approved a lease of City land to facilitate the expansion of the Fraser Downs Racetrack facility that included the development of a casino and related amenities. The casino is now operating. The revenues that will accrue to the City as a

result of the operation of the casino and Council's policy in relation to the use of such revenues will provide capital funding for enhancement of the Fairgrounds over time.

Council has also approved a major review of the leases on the Fairgrounds site (not including the Fraser Downs lease) and a review of the current arrangements associated with operating the Fairgrounds and its various facilities. A separate Corporate Report will be forwarded to Council on these matters in due course.

A Task Force comprised of City staff, including representatives of the Parks, Recreation and Culture Department, Engineering Department, Planning and Development Department and the Economic Development Division, was established to prepare a draft Concept Plan for the Fairgrounds. During the process of preparing the Plan, members of the Task Force consulted with key stakeholders and specialists.

In the 2006 to 2010 Five Year Financial Plan, Council approved \$15 million for the redevelopment of the Fairgrounds and \$13 million for the construction of a Cloverdale Community Recreation Centre. Staff is taking action to move forward with implementation of these projects by first completing the Concept Plan for the Fairgrounds.

A two-year agreement, ending December 31, 2007, has recently been executed between the City and the Lower Fraser Valley Exhibition Association, under which the Association will continue to operate the Fairgrounds and its associated facilities. This will allow time for the City to study alternative approaches for managing the Fairgrounds and to report to Council on this matter, including recommendations for Council's consideration.

DISCUSSION

The staff Task Force has completed the development of a draft Concept Plan, which is attached as Appendix "A". The draft Concept Plan, which covers approximately 87 acres of land, contains the basic amenity elements that are considered important to the effective functioning of the Fairgrounds. The draft Concept Plan focuses on delivering space and services attractive to the market place and allows for potential public-private partnerships.

The draft Plan for the Fairgrounds proposes the following new infrastructure:

1. Trade and Exhibition Centre (multi-phase);
2. Multi-purpose Recreation Centre (multi-phase);
3. Portions of the site would be available for private partners that would provide supporting commercial infrastructure, such as hotels, retail commercial, restaurants, etc.;
4. Open space/sports fields;
5. Parking facilities; and

6. Possible ancillary services, such as a Surrey Tourism and Convention Association information kiosk/offices and food and beverage facilities, etc.

The Plan anticipates that existing facilities on the site, such as the Agriplex, the Showbarn and the Stetson Bowl, will remain on the site for some period of time. However, future expansions of the Trade and Exhibition Centre will require the removal of the Agriplex and the Showbarn.

The general intent of the Concept Plan is to locate the infrastructure (buildings) on the perimeter of the site (along 176 Street and 64 Avenue) to present a positive image of the site from the perspective of the adjacent streets, while providing the required parking infrastructure in the interior area of the site. The Plan would allow for sharing of the parking facilities to address the variation in peak demand periods of users on the site. It is anticipated that this will make better daily use of parking facilities, while allowing for "in proximity" supply of parking to meet peak demands at the various facilities.

This concept would also allow for flexibility during special events to accommodate exterior set-ups with links to adjacent multi-purpose facilities when additional space is required by site users.

The following provides some background with respect to the various facilities proposed to be located on the Fairgrounds:

- **Trade and Exhibition Centre**

G.P. Rollo & Associates, Land Economist, was retained to do a preliminary business case analysis in relation to the Trade and Exhibition Centre.

The analysis concluded that Surrey is underserved in space that can be used for corporate trade shows and has flexibility to accommodate small, medium and large scale events, such as a Boat Show, RV Show or Garden Show. Presently, residents of the Fraser Valley must either go to Vancouver or to Abbotsford's Trade-Ex facility to avail themselves of these types of events. The analysis concluded that Surrey is in a good position to capture the Fraser Valley market for many corporate shows and events.

Based on the consultants report, the draft Concept Plan illustrates the facility being located north of 62A Avenue, near 176 Street, with the first phase of the facility having 150,000 square feet of floor area. The consultants report indicated that the first phase could be as large as 200,000 square feet in area and that the facility should be sited to allow for its potential expansion to between 400,000 and 500,000 square feet of floor area.

By way of comparison, the Tradex Building in Abbotsford is approximately 120,000 square feet in area.

- **Multi-purpose Recreation Centre**

The Cloverdale Recreation Centre facility is required to serve the growing Cloverdale community. The Centre will include gymnasiums, multi-purpose program spaces, a community lounge, and weight and cardio rooms. Future phases would include the re-location of Cloverdale arena and curling rink and will include an additional ice sheet. The draft Concept Plan illustrates this facility on the south side of 64 Avenue at approximately 170 Street.

- **Public Private Partnerships**

The Concept Plan allows for potential for private sector involvement on the Fairgrounds through commercial lease arrangements and through public-private partnerships in providing facilities and services on the Fairgrounds. The private sector could be involved in building and/or operating some of the facilities on the site and in delivering support commercial services such as hotels, retail commercial stores, food and beverage services, etc. Staff will further explore opportunities in this regard and report to Council on this matter in due course.

- **Open Space/Sports Fields**

Space for future sports fields and other passive park amenities could be considered for the Fairgrounds. The sports community in Cloverdale continues to grow and there will be a need for additional outdoor athletic facilities. Twin full size sports fields would accommodate future growth and allow for tournaments. The Fairgrounds site would be suitable as a location for future artificial turf fields.

- **Parking Facilities**

Parking areas need to be carefully planned to ensure that sufficient parking is provided to satisfy high demand periods. At the same time, parking areas need to be designed so that certain areas of parking can be converted to accommodate activities such as temporary midways, community fairs, etc.

- **Ancillary Services**

Given the number of facilities that will be located on the Fairgrounds and the prominence of the site from the perspective of tourism, providing some opportunity for the Surrey Tourism and Convention Association on the site would appear to be advantageous. As a minimum an information kiosk or public reception offices would enable the promotion of Surrey tourism destinations and accommodation opportunities. This will be explored in more detail as part of the process of finalizing the Concept Plan.

Other ancillary services that may be in demand on the site could include, but are not limited to, restaurants, retail stores, catering facilities/services, etc.

Operation of the Facilities on the Cloverdale Fairgrounds

As mentioned previously in this report, the Lower Fraser Valley Exhibition Association is under contract to operate the existing facilities on the Fairgrounds to the end of 2007. Given the changes that are proposed for the Fairgrounds and the potential for other partnership arrangements, staff is reviewing alternative arrangements for operating the facilities on the Fairgrounds. Staff will be preparing a separate Corporate Report, complete with recommendations, on a proposed operating model for the Fairgrounds and will forward such a report to Council for consideration later this year.

Phasing of the Implementation of Facilities on the Fairground

The following provides a description of the potential phasing of the construction of buildings/facilities on the Fairgrounds:

- **Phase 1** - Commencing in 2006 and completed in early 2008
 - Construction of Phase 1 of the Trade and Exhibition Centre, including 150,000 square feet of floor area;
 - Construction of Phase 1 of the Cloverdale Recreation Centre, including gymnasium, multi-purpose rooms, community lounge and weight and cardio rooms; and
 - Demolition of Shannon Hall and Alice McKay Building.
- **Phase 1A** - Release later this year of a Request for Expressions of Interest (EOI) from the private sector in relation to commercial development and partnering opportunities on the Fairgrounds site.
- **Future Phase** - Construction of an expansion to the Cloverdale Recreation Centre to include a new ice arena and curling rink and demolition of the existing arena, curling rink and Agriplex.
- **Future Phase** - Construction of expansions to the Trade and Exhibition Centre to bring the total floor area up to 500,000 square feet (dependent on the market readiness for such an expansion and funding availability).
- **Future Phase** - Construction of twin sports fields to complement the existing athletic facilities in the Cloverdale area.

Next Steps

Subject to Council approval, staff intends to arrange a Public Open House to seek input from the public in relation to the draft Concept Plan, as presented in this report, and will subsequently undertake refinements to the Plan with a view to presenting a final Concept Plan for Council's consideration of approval later this Spring.

Once Council approves the final Concept Plan, staff will proceed to retain necessary consultants to undertake the design of the Trade and Exhibition Centre and the

Cloverdale Recreation Centre, with a view to having both facilities completed by early 2008.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Authorize staff to proceed with a Public Open House to allow an opportunity for the public to provide input on the draft Concept Plan for the Cloverdale Fairgrounds site, as illustrated in Appendix "A"; and
- Direct staff to refine the **draft** Concept Plan after the Public Open House and, thereafter, to forward a Final Concept Plan for the Fairgrounds and related recommendations to Council for consideration of approval.



Murray Dinwoodie
General Manager,
Planning and Development



Laurie Cavan
General Manager,
Parks, Recreation and Culture

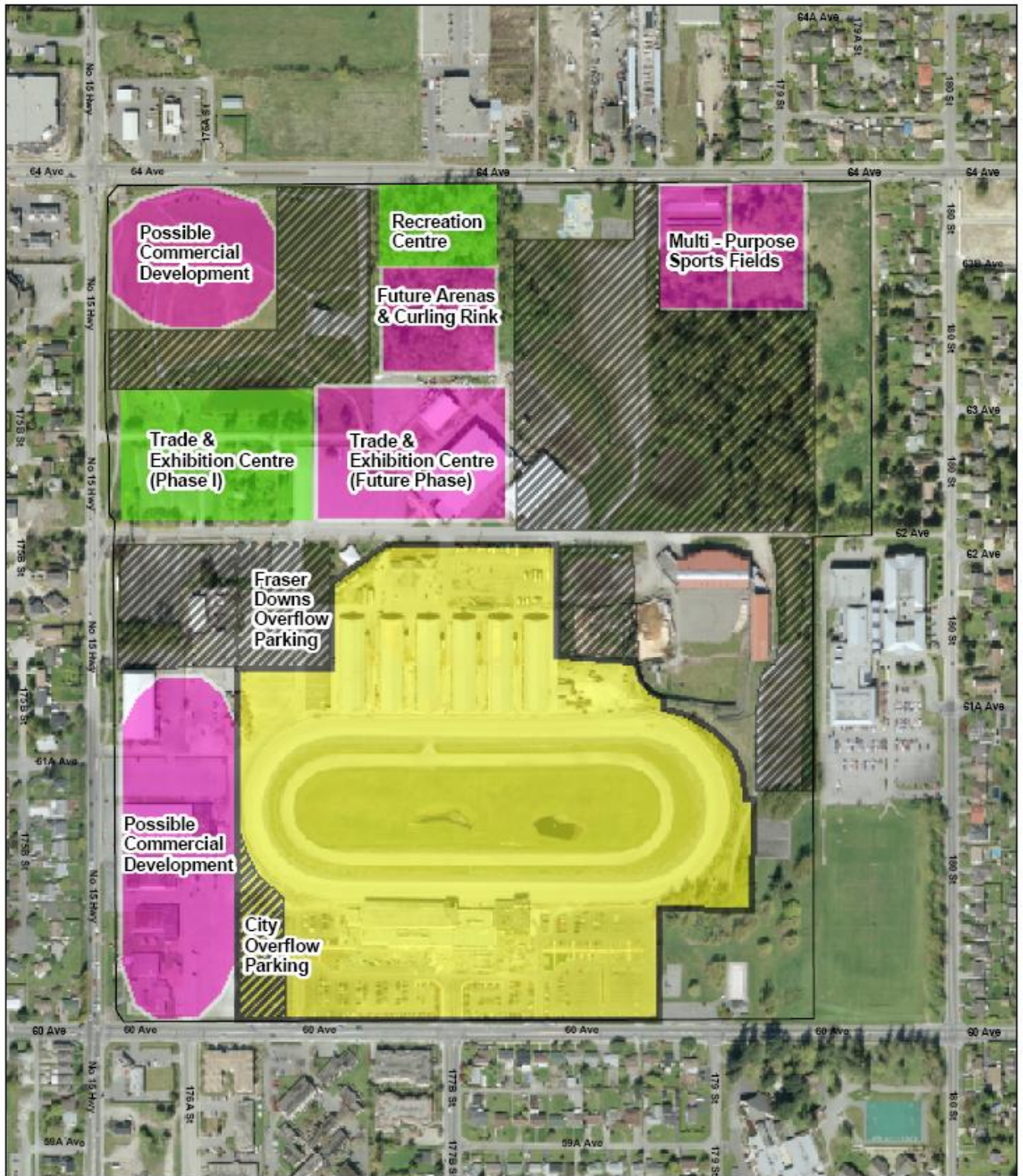
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Attachments:

Appendix "A" - Draft Concept Plan for the Cloverdale Fairgrounds

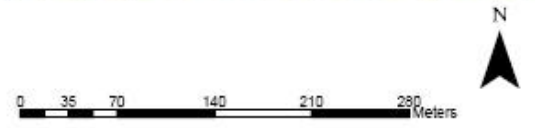
Appendix "B" – Plan of Cloverdale Fairgrounds

Cloverdale Fairgrounds Development Concept Plan - Phase 1 & Future Development

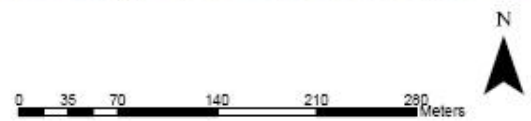
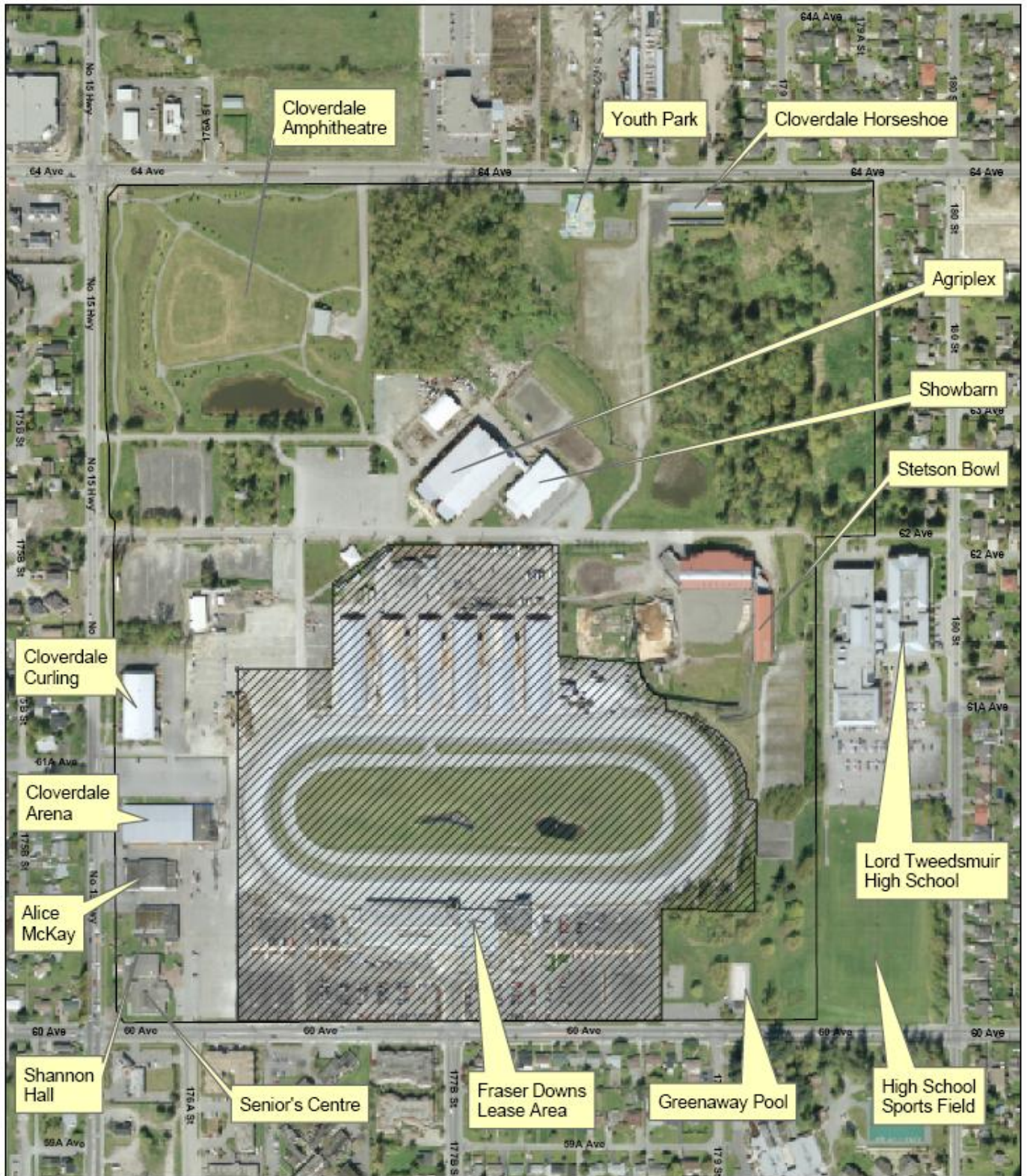


Legend

- Phase 1
- Possible Future Development
- Parking
- Fraser Downs Lease Lands



Cloverdale Fairgrounds Existing Facilities



COMMENT SHEET

**Cloverdale Fairgrounds Development Concept
Public Open House - Wednesday, April 26, 2006**

Please use this Comment Sheet to share your comments on the Draft Concept Plan. Please deposit the completed Comment Sheet in the Comment Box, or you may Fax it to the Planning & Development Department at 604-591-2507, or mail it to: Planning & Development Department, City of Surrey, 14245-56 Avenue, Surrey, BC V3X 3A2, or e-mail your comments to CF@surrey.ca. **If you require additional space, please use the back of this Comment Sheet.**

Please submit all comments by Wednesday, May 10, 2006.

Do you generally agree with the proposed Draft Concept Plan? Yes ___ No ___
Please briefly explain the reasons.

Your comments on the proposed new facilities and amenities on the Draft Concept Plan:

- Trade & Exhibition Centre:

- Multi-purpose Community Recreation Centre:

- Ancillary Services (Tourism Kiosk, Hotel, Restaurants, Retail Stores, etc.):

- Open Space/Sports Fields

Should there be other facilities/amenities within the Cloverdale Fairgrounds? If yes, please describe such facility/amenity you would like the City to consider locating within the Fairgrounds.

What other considerations and/or features should be taken into account in relation to the design of the Fairgrounds from your perspective?

Name _____ Phone No. _____ Email _____

Address _____

Thank you for attending the open house and completing the Comment Sheet.

