



At the Regular Council meeting of July 10, 2006, Council received Corporate Report No. R148 (Appendix 1) regarding field lighting at Bolivar Park. After receiving the report, Council directed staff to carry out additional public consultation.

## **DISCUSSION**

### **Summary of Public Consultation Meetings**

August 3, 2006 - Staff met with twelve individuals who represent Bolivar Heights residents who were opposed to the field lighting project. In the meeting, the residents unanimously agreed that the most important concern to them was that no field lighting be constructed at Bolivar Park. In addition to this concern, the issues of noise, the number of and operation of beer gardens, consumption of liquor in the stands and dugouts, litter and garbage in the park, traffic, street parking, public urination and access to the park facilities were also discussed. A commitment was made by staff that efforts would be made to address the concerns of the residents, and that law enforcement staff would be invited to the next community meeting.

August 8, 2006 - Staff met with the executive board of the Bolivar Slo-pitch Society. The concerns of the residents were outlined for the Society, and discussion ensued about ways in which the Society could operate the park that would mitigate the concerns of the residents. The Society voiced concerns about the negative behaviour of some residents, including dogs off-leash in the park and in the fenced diamonds and rude behaviour to spectators and players. The Society also noted that some residents in the neighbourhood favoured lighting the diamonds, and that the resident's group did not represent all areas residents. The Society stated that they would compile a written list of their concerns and present these back to staff; however, no list has been presented to date.

August 10, 2006 - By-law Enforcement staff and Parks staff met again with the same residents that attended the August 3, 2006 meeting. The residents were updated on the action taken by City staff since the August 3 meeting, and on the efforts of police and by-law staff in dealing with enforcement issues at the park. The residents seemed pleased by the progress to date on these issues. A mechanism was outlined for the residents to ensure that they had a reliable, timely means of contacting Parks staff for future complaints about problems at Bolivar Park. The residents were advised that additional community consultation would take place in the autumn about future development of Bolivar Park to create amenities that would assist in meeting the needs of local residents. They were also advised that staff would be reviewing the Operating Agreement with the Society to ensure that key issues of concern for the local community were adequately addressed within the Agreement.

September 14, 2006 – Based on community concerns about the shortage of neighbourhood amenities in Bolivar Park, staff hosted an open house to determine what improvements could be made in the park to better meet local resident needs. Standard procedures were followed for the open house, including a local mail out and advertisements in the Surrey Leader and City web page. Approximately 45 residents from 29 households attended the open house and 47 comment sheets were returned by September 25, 2006.

The information on display included background information about the park and the softball diamond lighting proposal, the existing park conditions and context, opportunities and constraints for park improvements, a revised park concept plan, and improvement ideas for the park. The suggested park improvements included playground upgrades, entry features, a sports court, a picnic and events area, a boardwalk and trails through the natural area, upgrades to the eastern portion of the park including

a look out, a designated neighbourhood dog-off leash area, an asphalt perimeter walking loop around the ball diamonds, buffer planting for residents, and specimen tree planting.

At the open house, residents were encouraged to give input and prioritize the improvements that they would like to see in the park in the future. The input received indicated that the top three priorities for improvements are the children's playground, a boardwalk and natural area trails, and a picnic and events area. The feedback received from residents was very positive, as follows:

- 83% of participants strongly supported or support the concept plans as presented
- 2% of participants neither supported nor opposed the concept plans as presented
- 6% of participants strongly opposed or opposed the concept plans as presented; and
- 9% of participants had no response

October 12, 2006 – A second Open House was held to inform residents of the results of the September Open house, to confirm priorities for park improvements, and to finalize a preferred park concept plan. The information on display included a summary of the findings of the first open house, a preferred park concept plan, and detailed plans and cost estimates for the top three park improvement priorities. A total of 53 residents from 41 households signed in at the Open house and 45 comment sheets and 1 letter were returned by October 27, 2006.

The following is an overview of the written comments gathered at the second open house:

- 60% of respondents strongly support or support plans as presented
- 24% of respondents neither supported nor opposed the plans as presented
- 14% of respondents strongly opposed or opposed the plans as presented; and
- 2% had no response

A review of the comments received indicates that less support for the proposals was shown at the second open house because some residents disagree with the priority ranking of the improvements, and because some residents continue to express concern with the operation of the park and the proposed softball diamond lights.

**It is important to note that 60 of 92 comment forms (65%) from the two open houses combined had negative comments about the impacts associated with lighting the fields.**

### **Operation of the Park**

Following the first meeting with area residents on August 3, 2006 "*Alcohol Prohibited*" signs were prominently placed in the ball diamond dug-outs, at the spectator viewing areas, in the parking lot and at other prominent locations within the park. In addition, when prompted by By-laws staff, the Society voluntarily changed their web site so that it no longer inferred that alcohol could be tolerated at the park if it was contained within plastic cups. Signs were also posted to indicate that motorcycles and other vehicles are prohibited on the pedestrian bridge and on park trails. Both the RCMP and By-law Enforcement staff increased their presence in the park during July, August and September, 2006. The prominent signage, increased level of self-policing by the Society, and increased presence of law/by-law enforcement officials, resulted in a dramatic reduction in complaints relating to liquor infractions. Also, some residents have noted a definite reduction in litter, noise, public urination and parking problems.

Staff has initiated a formal review of the Society's Operating Agreement. Unfortunately, as of November 29, 2006, the Society has not complied with numerous verbal and written requests from

staff to produce financial records and information pertaining to park utilization and field bookings. This information is key to understanding if the present arrangement whereby the Society pays the City to maintain the park site is a better financial situation than having the Society pay the City for all of the time booked on the fields. This issue will be pursued and it is anticipated that a new Agreement will be struck in the winter of 2006-07. It is likely that the new Agreement will be a more traditional type of agreement, such as those in place at Cloverdale Athletic Park, Newton Athletic Park, South Surrey Athletic Park, Royal Kwantlen Park, etc. At these sites, the groups maintain the public change rooms and washrooms, and carry out other minor maintenance, in exchange for retention of 100% of the revenues from concession operations. At these sites, the groups using the fields pay all relevant field user fees, and the City maintains the park infrastructure.

In addition to the analysis that will be undertaken by Parks staff relative to the Operating Agreement, the Beer Garden Committee will be convened over the winter to discuss past performance of beer garden operations at Bolivar Park. This discussion will lead to recommendations being made to Council with respect to the number of Beer Garden License Days being approved for Bolivar Park in 2007.

### **Future Development**

Based on the responses from the Open Houses, a preferred Concept Plan (attached as Appendix 3) has been identified and it is recommended that this Plan be adopted by City Council. If adopted by Council, park improvements will be phased in over a number of years, leading to a finished park that meets the needs of both playing field users and local residents. Based on the community consultation process, the park amenities with the highest priority for local residents are: improvements to the playground; development of a boardwalk and natural area trails; picnic and events areas; repair drainage on Diamond No. 4; and buffer plantings between the active playing field area and residences to the south. Phase 1 improvements are anticipated to cost approximately \$350,000. Some funding to commence installation of these priority improvements at Bolivar Park will be proposed within the 2007 portion of the 2007-2011 Five-year Financial Plan.

### **Demand for Adult Slo-pitch Diamonds and Tournament Facilities**

During the 2006 season, only 52% of the players who used the Bolivar Park slo-pitch facilities were Surrey residents.

In the past two years, all of the demands for increased tournament capacity for adult slo-pitch has come from the Bolivar Slo-Pitch Society, who would like to expand their operations and provide opportunities for international level slo-pitch tournaments. The Society has hosted numerous successful tournaments in the existing facilities. Although the Society has indicated that there are many opportunities to bring larger scale tournaments to Surrey, to date it has been difficult to determine the requirement on lighting as a critical factor to attract larger scale events. Softball City in South Surrey also hosts a number of large scale tournaments, although the facility is well utilized it is not currently at full capacity for tournament play.

### **Lighting Impact on Projected Game Capacity Increases**

The installation of lighting in two fields at Bolivar Park at a cost of \$542,000 would provide additional capacity of one game per diamond per day from mid-May to mid-July and two additional games on each diamond in the April to mid-May and the mid-July to mid-September time period (approximately 50% of additional game time). Significant additional capacity would be obtained for the other colder seasons of the year, but it is not clear how much uptake there would be of the

evening times during the fall, winter and early spring seasons. Field lighting is typically a cost effective means by which to add to field capacity in comparison to constructing new fields provided that the impacts of the lighting can be addressed.

If two additional unlighted adult slo-pitch diamonds were to be built at another nearby location to increase the tournament capacity at Bolivar, the cost, inclusive of site preparation, site servicing, parking, fieldhouse construction, ball diamonds construction and landscaping would be in the order of \$2.3 million. Land costs have not been included in this estimate. Land with an area of 3.8ha would be required to accommodate 2 ball diamonds.

### **Options for Field Lighting**

1. *Install field lighting at two diamonds at Bolivar Park in early 2007, at an approximate cost of \$542,000.*

Pros – This will provide cost-effective additional game capacity at Bolivar Park, and would be especially useful for rescheduling of rained-out daytime games to the evening hours during large tournaments. This would also allow the scheduling of evening games through other months of the year to get higher utilization of the ball diamonds.

Cons – For reasons relating to noise, light pollution, increased neighbourhood parking, increased traffic, and year-round utilization of the park, many residents in the Bolivar Heights area are strongly opposed to development of field lighting.

2. *Do not install field lighting at Bolivar Park. As part of the Parks, Recreation and Culture 2007 Strategic Plan process, explore the demands for, and options related to, the development of additional high quality ball diamonds in the Bridgeview or South Westminster area, such that very large tournaments could be scheduled on fields in relatively close proximity to one another. This demand could then be quantified and prioritized along with the demands for other recreational facilities brought forward as part of the 2007 Strategic Plan.*

Pros – This option would be acceptable to the residents of Bolivar Heights, and would place the demands for additional adult slo-pitch diamonds in context of other demands across the city for varying new park facilities, recreation complexes, and cultural facilities, programs and services. Further, this is consistent with a proposal advanced by the Bolivar Slo-pitch Society at the Parks and Community Services Committee at their November 2006 meeting.

Cons – The Bolivar Slo-pitch Society will be concerned that they may not be able to attract the scale of tournaments to the park that they have been hoping to in the 2007 season. The principal loss to the City would be in tourism revenue associated with teams visiting from outside the City of Surrey.

### **CONCLUSION**

Council has considered providing field lighting at Bolivar Park. Due to significant concern about the project from residents living near the park, Council asked for additional community consultation prior to making a decision in this matter.

Five meetings were held to gain a better understanding of the views of the community regarding the field lighting project and other future development at the park that would provide amenities for local residents. Based on input from these meetings, a Preferred Concept Plan has been developed for Council approval.

Information important to the operation of the park was learned at the community consultation meetings, and a number of changes were subsequently made that will allow the park to function more effectively. In addition, the operating agreement with the Society will be reviewed in the winter of 2006-07, with the intent of developing a new agreement that will deal with user fees, maintenance responsibilities, and other issues that are important to the community. A formal review by the Beer Garden Committee will be undertaken, and recommendations will be brought back to Council respecting 2007 beer garden allocations for Bolivar Park.

Based on the above information, Staff do not recommend the installation of field lights at Bolivar Park, however repairing drainage on Field No. 4 and the provision of some additional park amenities for residents living in the vicinity of the Park are recommended. Funding for this work is included in the 2007 budget (as proposed).

Laurie Cavan  
General Manager  
Parks, Recreation and Culture

Appendix 1  
CORPORATE REPORT R148



**Corporate  
Report**

CITY MANAGER'S  
DEPARTMENT

NO: R148

COUNCIL DATE: July 10/06

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**REGULAR COUNCIL**

**TO: Mayor & Council**

**DATE: July 7, 2006**

**FROM: General Manager, Parks, Recreation and Culture**

**FILE: 6140 - 20/B**

**SUBJECT: Bolivar Park**

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**RECOMMENDATION**

That Council:

1. Receive this report as information.
2. Authorize the City Clerk to forward copies of this report to the Bolivar Park delegations, along with the related Council resolution.

**INTENT**

The intent of this report is to provide additional information to Council regarding the proposal to install field lighting on two ball diamonds at Bolivar Park, following the Council-in-Committee meeting of June 26, 2006.

**BACKGROUND**

In the Spring of 2006, Council approved a Park Development Capital Project to provide field lighting of Bolivar Park Ball Diamonds 1 and 2, in the amount of \$542,000 to be funded from anticipated 2006 one-time operating savings. Following standard practice, a public meeting was held to receive comments from the local community about the project. The majority of those attending the meeting opposed the project.

On June 26, a delegation of residents from Bolivar Heights appeared before Council to express their continuing concerns about the lighting project. Some of the key concerns expressed by the delegation were:

- Light pollution spilling from the park into the residential neighbourhood;

- Extended operating hours of the park associated with the lighting would negatively impact the resident's peace and quiet throughout the year;
- Inadequacy of the treed buffer, especially in the autumn and winter when the leaves are off the trees;
- Increased traffic on local streets and parking issues associated with elevated use of the facility;
- Consumption of alcohol at the park by ball players;
- Urination in the treed buffer by ball players;

## DISCUSSION

Appendix 1. Contains suggestions for mitigating the impact of a number of the concerns raised by the residents. With respect to the operating issues currently associated with the park, staff have met with the Bolivar Slo-Pitch Society (the Society) to review their obligations under the existing Operating Agreement. Staff reinforced the need for the Society to institute various controls to ensure that ball teams that use the park adhere strictly to the rules of conduct outlined in the City's by-laws, policies and permit regulations. Further, both the RCMP and By-law Enforcement have stepped up their monitoring of the park to ensure that the park is being utilized appropriately and in accordance with the law.

The following points provide additional information that may assist Council in making decisions regarding this project.

### **Treed Buffers Between Lighted Fields and Nearby Residences**

The delegation compared the width of buffer at Bolivar Park with the width of buffer that separates the lighted diamonds at Softball City from the residential neighbourhood to the east, explaining that Softball City had a far greater buffer width. Drawings of Bolivar Park showing the width of the treed buffer are contained in Appendix 2.

The trees that exist on the south side of Bolivar Park were left in place primarily to satisfy environmental requirements related to a red-coded stream that runs through the park. Sound and visual buffering provided by the treed area is a secondary benefit for the residents of the area.

The width and nature of buffers between lighted fields and nearby residences varies considerably from park to park, and are not seen as an absolute requirement. For example, some parks such as Cloverdale Athletic Park do not contain treed buffers between the lighted fields and adjacent residences. At Royal Kwantlen Park, the lighted field has a treed buffer on its west side, but no buffers on its other sides. At South Surrey Athletic Park, treed buffers between the seven lighted fields and adjacent residences range from 48 meters to 65 meters.



### **Projected Increase in Ball Diamond Game Capacity**

Lighting two diamonds will provide additional capacity for evening play at Bolivar Park. In June and July, when the day length is longest, it is likely that only one additional game could be played on each diamond during the evening hours over the present situation with unlighted diamonds. In May and August, it is likely that two additional games could be played on each diamond each evening. In the remaining months of the year, cooler night-time temperatures may limit play somewhat, but the capacity of the diamonds would be dramatically increased. Staff have calculated that the lighting of two diamonds at Bolivar Park will increase the capacity for play by an additional 390 games per year, representing a 50% increase in total game capacity, or the equivalent of two additional diamonds. (Each un-lighted diamond has an annual capacity of approximately 195 games) However, it should be noted that the increased capacity would not necessarily be fully utilized in the near future.

During summertime tournament events at some other lighted four-diamond complexes such as Softball City, the lighting is used primarily for rescheduling rained-out daytime games, and for play-off games that run long. Few evening tournament games are scheduled under the lights.

The Bolivar Slo-pitch Society was asked to document their critical need for field lighting to increase the capacity of the park. In response, the Society has provided a letter in this regard, attached as Appendix 3.

### **Numbers of Surrey Residents Presently Utilizing Bolivar Park**

Bolivar Park serves the needs of league play and tournament play. Based on figures provided by the Bolivar Slo-pitch Society, it is estimated that approximately 8,500 players will use the park for games during 2006. Of these players, approximately 52% are Surrey residents. Therefore, the park serves the needs of approximately 4,400 Surrey resident adult slo-pitch players annually.

### **Competing Ball Facilities in Other Communities**

Lighted four-diamond complexes are located at Softball City in South Surrey, in Langley, in Abbotsford and in Ridge-Meadows; staff are not aware of other lighted four-diamond complexes within the lower mainland.

### **Previous Complaints from Neighbours**

In e-mail correspondence received following the public open house, residents had complained that their concerns about the operation of the park had been ignored. This is at odds with city records. The City's records show only a few complaints about the operation of the park over the years since the park was constructed. When staff discussed this issue with the residents, the residents explained that most of their complaints about noise and poor behaviour by players had been made to the RCMP or to Firebase through the Engineering after hours number; as the complaints were not considered by these agencies to be emergencies, no action was taken by them and Parks staff were not notified.

### **Bolivar Park – An Athletic Facility Planned For Future Lighting**

When development of Bolivar Park was first being planned in 1996, information was presented verbally at the open house regarding future plans to light the four ball diamonds. In the second open house held in 1998, the lighting was again discussed as a future option.

### **Revenues Generated by the Society**

The Society generates revenues through league and tournament fees, and through the sale of products at beer gardens, which in many ways is similar to the operation of Softball City by the BC Amateur Softball Association. Proceeds from these sources is used for several purposes:

- Investment in Capital Infrastructure – The Society purchased and installed the main washroom/storage room/concession facilities at the site, and is working with the City toward the development of additional washroom facilities at the park;
- Covering Operating Costs – The Society pays for graffiti control, electrical / plumbing / structural repairs, field maintenance, litter control, utility costs, etc. This will amount to approximately \$25,000 in 2006.

Following its normal practice, the City will be undertaking a comprehensive review of the Society's revenues and expenses during 2006, and will adjust the operating agreement as necessary to ensure that the City continues to get good value through its partnership with the Society.

### **Options For Consideration By Council**

The following options are available to Council regarding Bolivar Park:

#### **Option 1 – Proceed with Lighting Two Diamonds**

Under this option, game capacity at the park would be increased by approximately 50% at a cost of approximately \$542,000. Staff would continue to work with the Society to ensure that park rules are adhered to in order to address operating issues that have caused recent concern in the local Bolivar community.

Pros – Game capacity would be increased by 392 games annually (50% over existing capacity, or the equivalent of two additional diamonds), providing modest advantages for running summer tournaments, but increasing substantially the opportunity for increasing league play from September through May. Lighting the diamonds at Bolivar Park is far more cost effective than constructing a new two-diamond park in the vicinity (currently estimated at \$4,300,000 including land costs) or upgrading the existing poor diamonds at Bridgeview Park (currently estimated at \$1,355,000). The improvements carried out in 2007 would assist in meeting community expectations, and would improve the safety and playability of field No. 4.

Cons – This option is unlikely to satisfy the majority of residents who live in the Bolivar Heights neighbourhood, with respect to their various concerns related to the lighting proposal.

**Option 2 – Do Not Install Lights**

Under this option, lights would not be installed.

Pros – This option would eliminate the concerns expressed by the neighbourhood in regards to lighting the field.

Cons – Additional capacity for extended league play will be reduced, and the ability to attract and host larger tournaments would be more limited.

**Action to be taken at Bolivar Park**

A planning exercise will be undertaken in the autumn to determine what amenities could be constructed in the park to better meet the needs of local residents. Staff will also carry out works on Diamond No. 4 in 2007 to deal with existing drainage problems.

**CONCLUSION**

A project to light two diamonds at Bolivar Park has caused considerable concern in the local community. This report provides some additional information to assist Council in its deliberations. Appendix 1 (attached to this report) includes suggestions on how many of the concerns expressed by the community could be addressed.

Based on community concerns relating to a shortage of neighbourhood amenities in Bolivar Park, a planning exercise will be undertaken in the autumn to determine what amenities could be constructed in the park to better meet the needs of local residents.



Laurie Cavan  
General Manager,  
Parks, Recreation and Culture

LC:dlg

Attachments: Appendix 1 – Measures to Mitigate Community Concerns  
Appendix 2 – Drawings of Park Buffers  
Appendix 3 – Letter from Bolivar Slo-pitch Society

### ***Measures to Mitigate Community Concerns***

#### ***Direct Impact of Lights***

The newest generation of field lights cause very little incidental light spill past the area of the fields themselves. This is due to the steep angle of the lighting, and due to advances in the ways in which the lights are shrouded. At our newest lighted field at South Surrey Athletic Park, the light cut-off is very sharp, and there have been no complaints from area residents who live across from the synthetic turf field.

#### ***Lights – Hours of Operation and Control***

For facilities with sports field lights, with the exception of Whalley Athletic Park, the City's practice is that sports field lights remain on until 10:30 p.m. when there are field bookings. Some facilities provide an additional 15 minutes of sports field lighting to allow players to pack up equipment and safely leave the field. The sports field lights proposed for Bolivar Park would be controlled by an automated system that activates and deactivates the lights based on signals from the City's facility booking software. Facility users would need to enter an access code at the facility in order to confirm that the allocated time is required for use. The automated system would ensure that ball diamond lights are deactivated at 10:30 p.m. with low intensity security lights then activated for 15 minutes to allow facility user to collect equipment and exit the ball diamonds. Staff could also work with the Society to determine if there was an earlier hour at which the lighting could be shut off, in order to reduce the impact to the surrounding neighbourhood.

#### ***Noise***

The topography surrounding Bolivar Park is such that sound tends to carry up the slope to residences several blocks away. Staff will continue to work with the Society to ensure that noise levels are reasonable, that any portable loud speakers and amplifiers are not utilized in non-tournament times, and that loud speakers will be directed to the north, away from the residential area if at all possible.

#### ***Traffic, Parking and Parking Lot Gate***

Parking lot gates are closed at dusk for all parks except those that have lit outdoor athletic facilities (sports fields, sport boxes, tennis courts, etc.) where gates are then closed at 11 p.m. Currently the parking lot gate opening and closing is controlled by the Society. This can be modified so that the parking lot gates are open from dawn to dusk when the Society is not carrying out activities at the park, thereby providing greater access for the local community during daytime hours, and limiting non-sanctioned use of the park during some evenings.

The proposed addition of lights to two ball diamonds at Bolivar Park will likely have minimal impact on the number of vehicles at the park at any given time. There are still only four slo-pitch games that can be played concurrently at the park; however, the addition of lights will simply provide the capacity for additional games in the evening.

Staff can work with Traffic Operations and representatives of the local community to determine whether placement of "No Parking" signs in key areas (e.g. north side of 114<sup>th</sup> Avenue) will assist in meeting neighbourhood objectives related to parking control. Further, the Society will

be asked to circulate a directive to all their slo-pitch registrants, directing them to use the designated parking lot within the park, and to refrain from parking in local neighbourhoods.

***Operating Agreement with the Society***

The City's Outdoor Sport Facility Allocation & Management Policy states that:

*"Facilities will be allocated to associations in such a way as to have a minimum of associations playing on a field or in a facility, to promote the concept of having a home field or park (except artificial turf fields)"*

Consistent with other community parks that contain athletic facilities, the City has established Bolivar Park as a home park for a single community sport association, the Society, with an expectation that this group will contribute positively to park stewardship, maintenance and security. The Society has been instrumental in developing sport tourism in Surrey by attracting large high-level tournaments and working with the hospitality industry in Surrey. In addition, the Society has invested in ongoing operation, capital improvements and security within the developed portion of Bolivar Park.

The facility Operating Agreement for Bolivar Park defines a list of maintenance activities that are required for the site and provides the Society with the responsibility for completing the specified works. The Agreement specifies the activities that can be carried out by Society volunteers and those that will be "contracted" to the City (who in many cases will then engage contractors). Services that are contracted to the City are then paid for by the Society. The aggregate value of the Operating Agreement is currently \$23,276 per year with \$8,358 of the works delivered by Society volunteers and \$14,918 of services contracted to the City, paid for by the Society.

To date, the Society has been diligent in meeting all financial requirements specified in the Operating Agreement. In return for the Society operating the park, the City has provided a blanket permit for all time at the facility with the responsibility for allocating individual time slots vested in the Society. In light of some of the issues that have been raised in the community consultation, staff will carefully review with the Society all its obligations of the Agreement. Staff will also review the Agreement to determine if the recoveries from the Society should be increased in light of ever-increasing use of the park.

***Cleanliness***

As part of the Bolivar Park Operating Agreement, the Society is responsible for litter collection and refuse removal from the park. The Society will need to fulfil this and all other requirements of the Agreement, in order to continue to enjoy the benefits that this Agreement provides to their association. Staff will increase the number of visits to the site to ensure that the Society is complying with all requirements of the Agreement.

***Beer Gardens***

Council has approved 49 Beer Garden Permit days for the Bolivar Slo-Pitch Society in 2006 and these will be spread over the 63 tournament days that are scheduled at Bolivar Park. Beer gardens are often a requirement for bidding for high level adult tournaments at the Provincial and National level, particularly in the sport of slo-pitch, and these are seen as an added service for tournament participants and attendees.

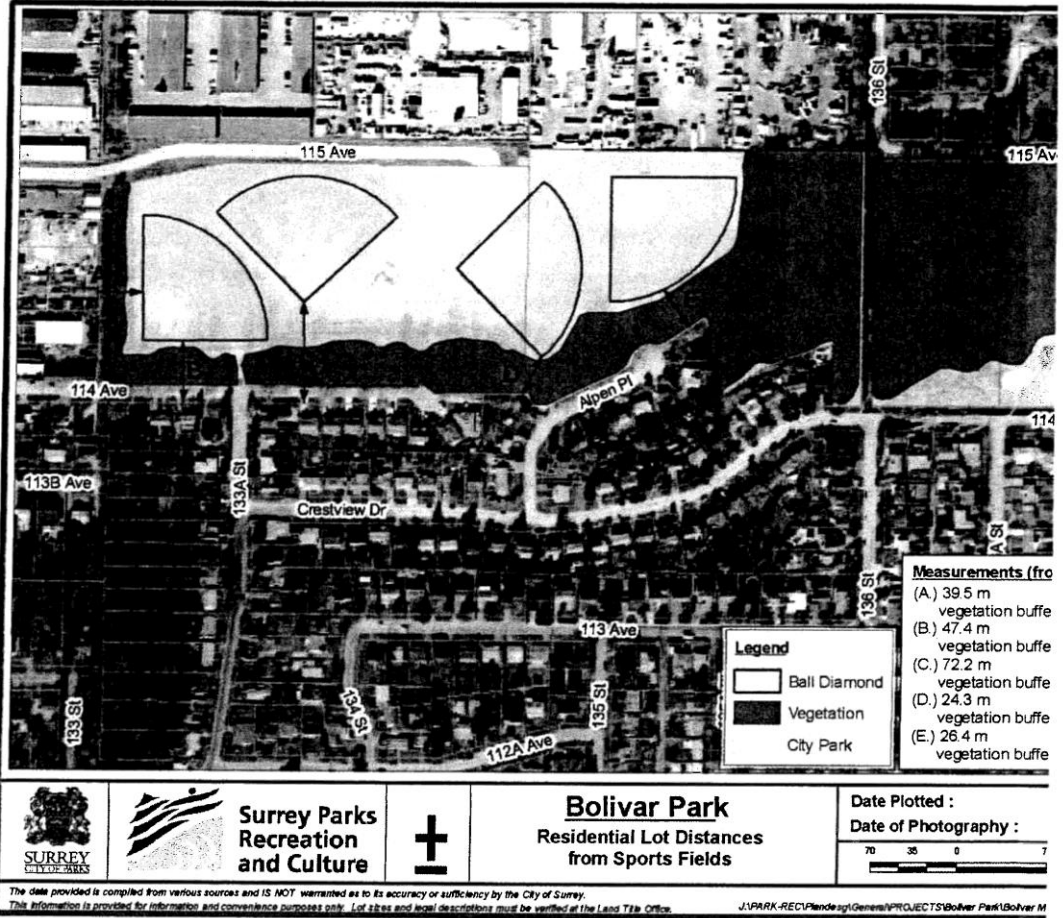
The City's Beer Garden Policy is a tool that is designed to limit the unauthorized consumption of alcohol in public parks by providing sanctioned times and dates where adult-sporting organizations can operate regulated and licensed beer gardens. The proceeds from these beer gardens are directed back into the parks system as the Society covers annual maintenance costs for the park and contributes to capital improvements related to the athletic facilities.

It is not anticipated that adding lights to Bolivar Park will result in requests for additional beer garden days. However, any requests received would continue go through the same review process outlined within the Policy, and would be brought forward to Council for their review and approval.

***Planning for Park Amenities to Meet Neighborhood Needs***

A number of park amenities indicated in the 1998 Concept Plan, including a sport box, water playground and landscape improvements have not been completed because capital funds have been directed to other important park development projects. Staff will work in consultation with local residents to finalize the details for these amenities where appropriate, and introduce new park elements for prioritization in the 2007 Park Development Capital program.

**Appendix 2**  
*Drawings Showing Buffers Between Selected Fields and Adjacent Residences*



Appendix 3  
Letter from Bolivar Slo-pitch Society



Bolivar Slo-Pitch Society  
C/o  
13966-116 Ave Surrey BC  
V3R 0E1  
P/F 604-588-2399

To Whom It May Concern:

In 1999 we came to an agreement with Parks and Rec. to manage Bolivar Park. We registered Bolivar Slo-Pitch as a society Jun. 2002

Part of that agreement was to free up as much park time as possible for minor sports and other sporting group activities. The Society would cover the cost for all minor repairs and the grass cutting.

In 2000 we brought in four (4) leagues under our umbrella. Lower Mainland, Surrey Men, Full ball and Winter ball. In 2001 the Chuggers league joined, 2004 saw the Recovery League join. In 2005 teams from Newton Whalley joined. We feel that 50 or more park times have been freed up for other groups.

We also feel at this time it is critical to have lights installed at the park not only for league play but to try and free up more outside park time but also to attract quality tournaments.

Regarding League Play:

Lights would be used from April 1 to Oct. 31 Mon. to Fri. up to 10:30 or 10:45 pm  
Nov. to Feb. would be used on weekends up to 8:00 pm  
March during the week till 8:00 pm

Tournaments:

Lights are very critical in applying for tournaments as they would have an impact on the size (teams) awarded or if Bolivar Park would even be considered. All these tournaments would have an impact on tourism in Surrey. We have applied/bid on:

Received Sept. 15/17 SPN Provincial  
Aug. 2007 Molson National

Applied/bid May 2007 long weekend international  
July 2007 long weekend international  
Sept. 2007 international

We have also applied/bid for the World Police and Firemen games in 2009. As we understand it two (2) parks are in the running, Riverway in Burnaby and Bolivar in Surrey.

Yours truly,  
George Heimburger  
Chairperson  
Bolivar Slo-Pitch Society

For more information call  
604-219-6479

or

Visit our Web Site  
[bolivarpark.ca](http://bolivarpark.ca)



Appendix 2  
SUMMARY OF COMMENTS RECEIVED

**BOLIVAR PARK**  
**PARK IMPROVEMENT PLAN**  
**PUBLIC OPEN HOUSE #1 SUMMARY OF COMMENTS RECEIVED**

Thursday, September 14, 2006 6:00-8:00 PM  
Gymnasium, James Ardiel Elementary School  
13751-112 Avenue, Surrey, BC

Comments and Suggestions:

- The neighbours clearly stated that this is not baseball only! Why are the soccer fields scrapped!!!
- Local residents wonder how often “they” occur. The “49 beer days” for this one park should be spread around better.
- I found it difficult to prioritize the list below because all the improvements are good ideas. Concerned about noise & vandalism.
- No lights in the baseball diamonds. Some of the proceeds from beer gardens go towards park improvements and maintenance.
- Access to public washrooms (with improvements). NO lights. Remove diamond #4.
- Access and improve public washrooms. No lights please!! Add water park please.
- Any funds raised in the park from beer gardens, 50% of profits (honest!) go to new park facilities not maintenance. No lights or speakers ever!!
- Turn ball field 4 into the area where most of the ideas below, should go.
- No lights and no sound system. Drainage is poor on diamond #4 East, so either take out east diamond to make room.
- No lights – no lights, no P.A. system. More “natural trails”, trails through buffer along 114 Ave – this will allow getting around park when ball is being played and will stop urinating bush. Area behind diamonds 3 and 4 could be paved or graveled and made wide enough to walk through. Trails in “eastern portion” need to be groomed more often – get overgrown. Also trails in lower section get overgrown.
- NO LIGHTS!
- NO LIGHTS!
- NO LIGHTS!
- Well set up options – congrats but none works if lights an option. Strongly no lights – flexible on other.
- No lights – No PA system. Take out diamond 4 – create more open space since bad drainage anyways.
- Access to public washrooms!! Once again – no lights please. Remove diamond 4.
- Access to public washrooms. No lights. Public vehicle access to park (no locked gates). Remove diamond #4.
- Why weren’t these forms available with the forms that were mailed out. I really like the improvements on the park but weren’t they promised to us 5 years ago?
- No lights! Take out diamond 4.
- You leave us stuck with the noise from the ball diamonds. Definety “no lights” to extend the hours and season with the use of lights is unexceptable.

- No lights! No PA System! Take out diamond 4!
- No lights. Fenced in area (small) for beer gardens.
- Access to public washrooms!!! Once again – no lights please.
- Games area is a multi-use area. No lights!
- The games court would provide the variety of sports activities required to make this a park for all in the community.
- Bolivar Park east is constantly being used as an “off leash” area by persons driving up (without pooper scoopers). Need garbage receptacles at east portion. There were 2 at one time in the past.
- Dogs driven to Bolivar Park @ 114 and let loose to crap everywhere – no enforcement! Need garbage cans.
- Scrap the softball warm-up area, already 4 softball diamonds. Allow ball diamond “4” to be used by the neighbourhood when not booked. \* No lights!
- Thank you for finally listening to the residents. First off – absolutely NO LIGHTS and NO PA System for any of the baseball diamonds. There is no need for a baseball warm up area. That is what the diamonds are for. I can hardly wait for an off-leash dog area!
- No lights – no PA system. More grass areas.
- No lighting installed period. No PA system. No beer gardens or at worst very few.
- There is no 100’ tree buffer. After the leaves fall, there is zero buffer. Trees should be planted on the North side of the Bolivar Park, in front of the lumber mill, to hide the lumber and diffuse the mill noise. Picnic tables should be installed – 10 of them, so families in the area and outside the area can come as a family, and spend a day catching ball, sitting on blankets, BBQing burgers, playing tag, etc. No off leash dog area, for obvious (dog poop) reasons, families accessing the grass and existing trails already have to dog feces on the ground. Children will be susceptible to contamination. The garbage cans now, smell very strongly of stale beer. Keep the wilderness feel by not paving the paths. The children’s play area is now not being used; children in attendance at the ball games wander around or stay by the area the adults are in; on numerous occasions I have seen no children in the play area. The play area does not look inviting, the items in there are non-imaginative and is secluded and has an “enclosed-trapped” feel to it. Baseball, during the spring and summer, starts very early (0800) in the mornings, daily; and runs till full dark at 10-11 p.m. (2200). After the gates are locked, 2-3 cars are outside the gate on the short road, drinking and chatting. Adults are drinking AND driving; AND some with children. Is this not against the law? As to Councillors Higginbotham and Hunt stating they were at Bolivar Park on a ball game day – the players were advised in advance, and knew to act accordingly. Same as with the City of Surrey attending – they advised the players that they could attend, so the players and attendees knew to not expose any alcohol. Councillor Higginbotham expressed that she resides a short distance from the big Softball City in White Rock – and she noted that on their tournament eves, she could hear their noise and it did bother her as it would be short – just for the tournament. Note – Softball City has a 500’ buffer zone, AND has “back boards” to further buffer the sound. Bolivar Park has less than 100’ buffer, and only by the leaves of trees which will fall in the fall, and then there is 100% sound and sight passing to all homes. Every night during the spring and summer, there was elevated noise, including airhorns, until 10-10:30 p.m. Last cars would leave by 11 p.m. There is no area now where a family, or a couple. Or just kids riding bikes; can go to the park and site, picnic, throw a ball, or just have fun; all the area has been fenced into 4 enclosed and locked areas. As this is now – this “Bolivar Park” is strictly and totally for the use of the baseball leagues, there is no accommodation for any other activity. There are many families within walking distance that have young children that would like to access the area. Also children 10-12 years old, many in the area, should have access to the play area. Thank you.
- Missed the meeting. Family emergency. Is there anything online?
- I would like to see more evergreens planted behind baseball diamond #4 on the south-east hillside (between 13583 Crestview Drive and diamond #4)

- If the slo pitch has as many members as they claim (8500) a portion of ALL revenue should be returned to New developments within the park for Residence use. Also a member of the community association should review with the City the number of beer gardens for Bolivar Park and that unless a minimum dollar value is achieved, they are cancelled. It is almost impossible to believe the figures for 2005 beer garden revenues.
- The water park was proposed many years ago.
- The water park was proposed many years ago.
- No lights – no night games.
- No night games – no, no, no lights.
- Opposed to the lighting proposal. I feel we need more amenities at the park that will be of interest to the community other than baseball.
- I am still opposed to the field lighting. I am in favour of the park improvements. I am very concerned with traffic issues. Traffic cannot turn left onto King George Hwy from 132 St. Traffic is diverted off the main artery roads through our residential roads that have no traffic calming measures. This burden fall heavily on 112B Ave between 132 and 133 St.
- Would have preferred 1998 concept plan. No lights please. More control of the drinking. Please consider removing ball diamond 4.
- Let me re emphasize my opposition to the lights at the park. I would also propose that the bramble covered hill just west of the upper playground in Bolivar Park →
- Support of these Bolivar Park improvements should not be construed as any form of concession for adding lights at a future date. **NO LIGHTS!** Also restrict the size and number of beer gardens. Part of beer garden proceeds should go into park maintenance.
- **NO LIGHTS!!** Restrict Beer Gardens! Part of funds from league should be reinvested into park. Support of these improvements should not be construed as any form of concession for the addition of lights at any future date.

## **PUBLIC OPEN HOUSE #2**

Thursday, October 12, 2006 6:00-8:00 PM  
Gymnasium, James Ardiel Elementary School  
13751-112 Avenue, Surrey, BC

### Comments and Suggestions on the revised Park Improvements Concept Plan and order of priorities/phases:

- The order is not what I expected! I don't think the people at the last meeting picked the order that you have shown.
- Children's area needed, there are no playgrounds (ages 10-15) in walking distance
- Family area much too small. None of these alterations will make any reductions in noise for quite some time if at all.
- Why is the road being extended? No room, more traffic and traffic noise. Buffer-zone tree area misleading – it is not that wide at all. Dogs being delivered to Park to do their business – no plastic bags with owners.
- I do support the Bolivar Park Improvement Plans, just not the order. I would still like to see an off-leash dog area as it wouldn't cost much and would keep the park clean. NO LIGHTS!
- Remove fencing around diamonds to enable all purpose use of grass fields. No lights – No P.A.
- Disagree with #1 playground.
- Would like to see a little more clarification on the proper detail on changes.
- Larger picnic area.
- Would like the original plan (1998) reviewed to our current park. Slow pitch has taken over the park. What we approved and got are dramatically different!
- Slow pitch has taken our park and has rented diamonds to outsiders for ball tournaments. It is OUR park not theirs.
- No lights are the main issue.
- Other than the playground expansion which I don't believe should be #1 concern. I agree with the plans.
- Remove #4 diamond or make it ready for multi-use area. Provide washrooms and garbage cans (especially east part of Park).
- Would like to see dog park priority higher (partly to keep that area free from parking). Would like to see games court higher.
- I would personally like to see more emphasis on games court, and access to fields, for local kids (maybe diamond #4?) but overall... great job!!
- Is there a representative from our area to tally these votes.
- More area to walk.
- (1.) No lights or P.A. system. (2.) Take out 1 or 2 baseball diamonds. (3.) Make play area for other sports.
- Strongly propose expanding playground – also take out #3 and #4 diamond to make some more room.
- Replace deciduous trees with evergreens.
- Bolivar Park should not become the next softball city! It is a park that doesn't need paved pathways and meeting centres.

- I think park improvements will be great for the children in the area to have a local place to go and play.
- No lights and sound systems are good news, and the planned order is okay to start with.
- Surprised at #1 and that off leash park at #8. Also no one in the neighbourhood will use the picnic tables – only ball players.
- I support the overall plan but I would like to see the completion of an off leash dog area higher on the priority list. \*Also get the tree buffer in ASAP.
- Would like to see more family oriented activities take place at the park – no night lights – no beer gardens.
- OK but need more space. Amenities proposed are too small!
- I'd like a longer concrete pathway for walking. I hope the pathway can go around the park.
- Playground as #1????!! Glad to see a paved walking area!
- I am shocked at the #1 on list!!! I knew a large number of people at the September meeting and the playground was not a priority for any of us.
- There is still no sports usage for the neighbourhood. Where is the shared field with public access? Where are the soccer goals? This neighbourhood is not retirees only!
- The % of opposed are totally mis-leading, we strongly doesn't want a game whole year round.
- Dog park wanted early by neighbours.
- When the money will be available. Not to be an exchange for ball park lights. NO LIGHTS!!!
- I am in agreeance with the first 3 priorities by the residents of the Bolivar area. I am still opposed to the lights and number of beer gardens slotted for the park due to the amount of traffic it would inflict on our streets.
- Improvements are very much needed and eagerly await their completion. I believe the games court should be higher prioritized as there are no other sporting options available at Bolivar.

#### **Comments and Suggestions on the Expanded Playground & Meeting Plaza Concept Plan:**

- Lights should only be permitted until 10:00 pm. No exceptions.
- Needs much more space. Needs to be a quieter environment. Children shouldn't be exposed to drinking and a beer garden next door to the plaza.
- Who wants to bring children to an area for a picnic and playground, with adults drinking and wandering; and the loud noise level during all daylight and evening hours.
- I'm very much in support of the meeting plaza concept. As an adult with no children, the expanded playground may not be a priority for me, but at least children will have a place to play.
- I can't understand how playgrounds could be No #1 priority as the vast majority of people at the last meeting did not agree to this.
- Remove some of the fencing.
- How many square yards is the whole area? Looks good in photos – but photos sometimes hide the truth.
- Please make sure there are enough washroom facilities and enough garbage cans.
- Need regular patrolling by either RCMP or Bylaw enforcement.
- Where is the water park as originally promised.
- I do not believe there are that many kids in this area to expand the playground. The later part possibly.
- Picnic area too small.

- Somewhat concerned about proximity of club house patio ← for softball use realistically (after beer garden) and playground area.
- Provides facility for local residents, kids. Would be nice to have it larger – this is a small park.
- Is this for the Ball players or the park. As long as it adds to the park.
- As long as it adds to the natural beauty of the park.
- This is good – add also public washrooms.
- Add other play area like soccer field instead of baseball. Washroom facilities would be very nice.
- There are ample meeting areas at other city facilities and a playground that has been used by area children for years.
- I also hope that these improvements attract the families and not another place for the “crack heads” to call home. We need to clean the area up for the hard working families that live in the area and shut out the King George Hwy traffic. “A safe, fun, experience for families.”
- Good making central core to hold events and meet for info directions of functions.
- The concept looks good. I’d like to see some buffer tree plantings incorporated into the phase 1 plan. Trees take a while to establish so get ‘em in ground ASAP.
- Too small!
- Washrooms please. Drinking fountains.
- A great idea for both – provided washrooms are provided. \*NO P.A. SYSTEM!!!
- While I strongly support the expanded playground, I strongly oppose the meeting plaza concept. The summer months have proven that a meeting plaza at that location is unacceptable! The entire purpose of this for the baseball crowd to scream and yell around until 11 pm! The park was proposed as a sports park, not a hangout. 200 people in Bear Creek Park’s picnic place make a small fraction of the noise 20 baseball patrons produce. For noise reasons, any public gathering places should be located at the north east side, close to the parking lot!
- It’s supposed to be the original plan to have a water park not a diamond.
- Difficult to see the real size of the playground and what is a “meeting plaza” – why is the playground the 1<sup>st</sup> priority.
- Looks good on paper – but is still small. 2 benches does not make a meeting plaza. Does it replace? or improve? on exciting park.
- It is difficult to ascertain the scale of the playground as it appears the play area is quite restricted in size. It is not clear what a meeting plaza is – it appears to be just benches.
- I do support the expanded playground / meeting plaza. It would be nice to have a picnic area with covered tables (like Bear Creek) picnic area.
- Expanded playground is a no brainer. The meeting plaza really doesn’t do anything for me. Having said that I don’t oppose it. Perhaps washrooms could be built nearby.

#### **Additional Comments & Suggestions:**

- A much needed improvement for the area, should not be put “on hold” any longer.
- Ban P.A. systems. The buff area is useless without one. Less than useless with one. The “improvements” are window dressings.
- Beer sales openly advertised and offered Sept 23 2006. P.A. system was used Sept 23 2006. Airhorn was used Sept 23 2006.
- Even though the off leash dog area did not rate higher on the list of improvements for the park, I would still like to see this addition made as it is desperately needed and is quite low in costs as compared to the other improvements. If \$1 million dollars were going to be given to a private organization for lights which would have been for “their” benefit only, I sincerely believe that the nearby residents and tax payers deserve to see at least half that figure spent on improvements that

area actually for the public and taxpayers. Again, NO LIGHTS FOR THE DIAMONDS, NO P.A., AND ABSOLUTELY NO DRINKING OF ALCOHOL IN THE PARK!

- No Lights! No P.A.! No Drinking!
- No lights. No drinking.
- Still No Lights, No BEER GARDENS, REMOVE DIAMONDS #3 AND #4.
- Remove diamond #4! NO Lights! NO BEER GARDENS!
- NEVER, EVER lights for ball diamonds!! Regular patrol by RCMP during beer garden events.
- Park entrance improvements need a higher priority.
- I strongly oppose lights for the ball grounds and believe there are too many ball fields.
- No lights. No P.A.
- Still would like some of the park back – MORE OPEN SPACE – ball diamond 4?
- Unlock gates to some fields – remove one fence? No lights, no P.A. Thank you.
- NO lights, NO P.A.
- No lights! No P.A. system!
- Improve trails and make picnic area.
- Better maintained trails – it is very rough out there – NO LIGHTS or night games!!
- Bolivar Park is a community park that shouldn't be decided upon its uses by any special interest group that stands to profit in beer sales and other social events. The whole issue seems to be that this is a baseball park. I can only wish we had this much interest in this park prior to baseball's arrival, because many of us remember 114 as being Bolivar Park and not the old Whalley Driving range as being nothing more than an old piece of pre-load area.
- Good to show progress in developed plan on the site.
- No lights – No P.A. systems.
- It would be nice to have access to ball field 4 when not being used for ball play. Please NO lights – no P.A. system and no alcohol.
- Remove fences from diamond #4 and use for multipurpose use. No lights.
- No lights and no beer garden!
- No lights and/or loudspeakers!
- Considering the number of families represented in Sept that were in favour of dog park – how can it be so low on the list? No night lights. My feeling is that someone from the neighbourhood should be involved when these are tallied. I cannot believe playground being #1 on the list!
- The park neighbours should have the right to determine where tree buffers area planted. There is no need to make cosmetic changes to the park as long as the neighbourhood has no reason to be there. A playground expansion is a start, but facilities for youth and adult sports are still missing. It is incomprehensible why a baseball field can be converted to multi-purpose (put 2 small soccer goals and a basketball hoop on a pile)!
- Where exactly the money from the beer garden go? Baseball organization?
- If there was a million dollars for the previous project what is the time line for each phase – these phases should be fast tracked.
- No lights – most important. Improve park entrances, need more specimen trees, more maintenance on existing walking trails.
- We really need lights at Bolivar Park. For all the good reasons. There are no bad reasons. It's a win win situation. So, please please please.

- Ball park management is so opposed to dogs using their fields... why was the dog park listed so low on the priority... did ball park users also have a say in park development?
- If all the proposed improvements cost less then the original one million dollar lighting allotment, why can't those allocated funds be used to complete the Bolivar Park Improvements. What is the time line for completion of all the phases.
- We need to open the gates during the day (dawn to dusk) as with other PUBLIC parks! Need more garbage cans!
- The park needs work, overgrown weeds and blackberry bushes are an eyesore. A northern buffer zone (evergreens) would be a great idea. Traffic concerns are being ignored. Traffic calming is needed, especially on 112B Ave. I'm very concerned with the speeding and aggressive driving in this area.



Appendix 3  
PREFERRED CONCEPT PLAN

