



# Corporate Report

NO: R011

COUNCIL DATE: FEBRUARY 12, 2007

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 9, 2007**  
FROM: **General Manager, Parks, Recreation and Culture; General Manager, Planning and Development** FILE: **1855 - 01**  
SUBJECT: **Province of B.C. *Spirit Squares* Program Grant Application**

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## RECOMMENDATION

That Council:

1. Receive this report as information; and
2. Approve the following resolution:

“Surrey City Council supports the application for 2007 Spirit Squares Phase 1 grants from the Province of British Columbia for the planning and design of Hawthorne Spirit Square in Cloverdale and for Newton Town Centre Spirit Square, and furthermore, authorizes these Phase 1 projects to proceed if funded by the Province.”

## INTENT

The intent of this report is to inform Council about a grant application that will be made for funding under the Province of British Columbia’s 2007 *Spirit Squares* Program and to secure a resolution from Council supporting the application and authorizing the projects.

## BACKGROUND

The Province of British Columbia’s Spirit Squares program has been established to assist local governments in creating public gathering places that reflect each community’s unique character, heritage and cultural diversity.

The Province is providing \$20 million to create or improve outdoor public meeting and celebration spaces, such as traditional town squares or community commons. Generally projects will be outdoors, accessible to the community and near other public sites, such as

parks. Municipalities and regional districts can apply for B.C. Spirit Squares grants, based on a 50/50 provincial/local government cost-sharing basis with a maximum provincial contribution of \$500,000 per civic square project, with a maximum of two projects per community.

Project criteria include:

- spaces with flexible and multiple uses;
- accessibility for persons with disabilities;
- multi-cultural linkages;
- community partnerships; and
- artistic and structural design attributes.

The Spirit Squares grants are broken into two project phases. Phase 1 projects are intended for community consultation, feasibility assessment, planning and design of the civic squares; grants are available specifically for Phase 1. Phase 2 project funding is intended for projects where detailed designs are already in place, and where project construction could start in mid-2007.

Following completion of Phase 1, eligible applicants are then able to immediately apply for Phase 2 funding. It is anticipated by the Province that communities would complete Phase 1 projects in the summer of 2007. The Province would then consider Phase 2 applications. If provincial grants are awarded for Phase 2 projects, the reimbursable costs of Phase 1 will be deducted from the maximum \$500,000 maximum combined Phase 1 and Phase 2 cost share that may be awarded for each civic square project under the grant. The Province would like to see construction of squares completed by mid-2008 to take advantage of the 150-year anniversary of establishment of British Columbia as a crown colony.

## **DISCUSSION**

A number of potential sites were reviewed against the application criteria. From this review, two sites were chosen as having good potential for funding under this program, and are advanced for Council's consideration. They are documented in the following sections.

### **Hawthorne Square, Cloverdale Town Centre**

Cloverdale is rich in agricultural and railway history dating to the 1870's. The City adopted the Cloverdale Town Centre and Land Use Plan Document in 2000. The Plan builds on this history and provides guidelines for land development, circulation, open space, and policies for the revitalization of the community centre. Hawthorne Square is a small urban plaza designated in the Plan along the west side of 176A Street at 57A Avenue (See Appendix 1). It is the gateway to the redeveloping Cloverdale Mall

and the western end of the “Paseo” (a pedestrian commercial street and extension of the Village Walk at 57A Avenue).

In 2006 the City acquired a portion of 5747-176A Street, making detailed planning and design of the Hawthorne Square and Paseo possible in 2007.

The Square and Paseo design will incorporate the existing infrastructure, an historic theme and elements such as a railway turntable with rails embedded in pavement, seating, lighting, planters and other greenery interest for the shopping activities along 176A Street. Plans for the space will provide opportunities for public art, open-air displays and a gazebo for community activities such as the Cloverdale rodeo parade, blueberry festival, country festival, Halloween costume parade, and Surrey’s Santa parade of lights and town centre tree lighting ceremony. There is unanimous support and an offer to partner with the City from the Cloverdale Business Improvement Association (BIA) and Cloverdale District Chamber of Commerce to build the gazebo in the developed portion of the square, to act as a band shell and meeting place for the large-scale special event activities.

If the Spirit Square Grant application is successful, City staff and their consultants will work with the BIA, the Cloverdale Chamber of Commerce, and local residents through an involved consultation process to develop a Master Plan for the Hawthorne Square and Paseo, and Gazebo.

The Square and Paseo are suitable for application as a project under the Phase I *Spirit Squares* program. The estimated maximum cost for the planning, consultation, and design phase is \$60,000, with the City’s share being \$30,000. A consultant’s proposal will be gathered to confirm fees and to attach to the Grant application. Phase 2 project construction could be broken into two sub-phases, with the costs for the two sub-phases being as follows:

- Phase 2 (A) – develop the existing square with lighting improvements, decorative plantings, public seating and artistic details. Also, construct a steel gazebo for community use within the square.  
Estimated cost: \$300,000
- Phase 2 (B) – Remove existing parking lot and buildings, and construct the Paseo to a high standard, integrating with the Phase 2 (A) works.  
Estimated cost: \$650,000 - \$750,000

The total project cost of development of all aspects of the Hawthorne Spirit Square, inclusive of planning, design, demolition and construction, is in the \$1.0 – 1.1 million range. As the Province will contribute a maximum of \$500,000 to each project, the City’s share of the project would be in the \$500,000 to \$600,000.

### **Newton Town Centre Square**

Newton Town Centre, with an approximate population of 113,000, has a civic recreational precinct at its core. However, the civic precinct lacks a community gathering space.

An excellent opportunity exists on City land in the heart of the town centre to provide a focal point and meeting place. The location for the square is the City land at 13690-72 Avenue (see Appendix 2). It is 3,700 square meters (40,000 sq. ft.) in area, and is linked to the existing wave pool, arena, seniors' centre and library. Key opportunities at and related to this civic square (see Map, Appendix 2) include:

- High visual exposure on 72 Avenue where construction can be completed in 2008;
- Setting the stage for adjacent, street fronting, mixed use development while not precluding other revitalization of civic lands;
- Provision of a multi-purpose and accessible space with artistic and structural features;
- Greening of a presently paved area through a verdant planting scheme surrounding a central open space and streetscape improvements;
- Potential to relocate the existing cenotaph from the seniors centre where it is poorly located;
- Lighting and hydro upgrades to support events; and
- A water feature and/or small seasonal ice rink.

Through the design process, the consultant will take into consideration the suggestion that the Newton bus loop may move in the future. The future civic square extension will improve the frontage of the Newton Wave Pool. In a parallel process, staff can work with Translink to review the potential to exchange lands and relocate and ameliorate the bus loop. (Note that the related process to relocate the bus loop is anticipated to take longer than one year).

The site is currently maintained and operated by the City of Surrey. It is suitable for application as a project under the Phase I *Spirit Squares* program, for project location feasibility, planning, community consultation, and design of improvements to transform the parking lot into a gathering space for Newton residents. The estimated maximum cost for the planning, consultation, and design phase is \$75,000, with the City's share being \$37,500. A consultant's proposal will be gathered to confirm fees and to attach to the Grant application.

Total Phase 1 and Phase 2 costs are estimated at \$1.3 – \$1.6 million. As the Province will provide a maximum of \$500,000 for each project, the City would have to provide between \$800,000 and \$1.1 million for complete development of the Newton Town Centre Spirit Square.

### **Funding Considerations**

The maximum estimated costs for the two Phase 1 projects (planning and design of both the Newton and Cloverdale squares) are \$135,000. Therefore, the City's maximum contribution under a 50/50 sharing of the Phase 1 costs would be \$67,500 dollars. This amount is available within existing 2007 Capital sources should the Province provide Spirit Squares grants for both Phase 1 projects.

Should the Phase 1 grants be awarded, the City will complete the Phase 1 projects as quickly as possible, and then report back to Council for final confirmation of direction on submitting applications for Phase 2 of the same projects. Should both projects move

forward to Phase 2, the total project costs of Phase 2 construction would be in the order of \$2.4 - \$2.7 million, with the City's contribution being between \$1.4 million and \$1.7 million. It is anticipated that this funding could be made available within the 2007-2008 Capital Projects envelope.


## CONCLUSION

The Province of British Columbia's *Spirit Squares* program has been established to assist local governments in creating public gathering places that reflect each community's unique character, heritage and cultural diversity.

Staff have reviewed the *Spirit Squares* grant criteria, and have determined that the City has two eligible projects that would be suitable for advancing to the Province of BC for consideration. These eligible projects consist of the Phase 1 community consultation, planning and design for Hawthorne Spirit Square in Cloverdale, and for the Newton Town Centre Spirit Square. The City's combined contribution to the cost sharing of both Phase 1 projects would be a maximum of \$67,500. On the basis of the foregoing, it is recommended that Council pass a resolution supporting the application and authorizing the Phase 1 projects.

Should the City be awarded Provincial grants for the Phase 1 projects, the City will complete the planning and design projects as quickly as possible, and report back to Council for final confirmation of direction on submitting applications for Phase 2 of the same projects. The City's contribution on a cost-shared basis for the Phase 2 construction work is estimated to be between \$1.3 - \$1.7 million. It is anticipated that this funding could be made available within the 2007-2008 Capital Projects envelope

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Attachments

OCC:dlg

## APPENDIX 1

### *Map of Hawthorne Square*



## APPENDIX 2

### *Map of Newton Town Centre Square*

