

NO: R027

COUNCIL DATE: March 1, 2010

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 24, 2010**

FROM: **City Manager**

FILE: **Build Surrey
Program**

SUBJECT: **“Build Surrey” Program**

RECOMMENDATION

The City Manager’s Office recommends that Council:

1. Receive this report as information; and
2. Approve-in-principle the **“Build Surrey”** Program as documented in Appendix I to this report and direct staff to draft the 2011-2015 Five Year Capital Plan to reflect the roll out of this Program.

INTENT

The purpose of this report is to inform Council about and obtain Council approval for the **“Build Surrey”** Program that is a program of capital projects across the City’s communities focussed on “city building” in support of the City’s expected growth over the next decade and it’s evolving status as a major hub in the Region.

DISCUSSION

Surrey is recognized as the most significant hub of residential growth in the Metro Vancouver Region and is actively advancing toward being the preferred location for economic development in the Region. Regional projections indicate that one million people will move into the Region over the next 30 years many of whom will make Surrey their home. Residential development remains high in spite of the currently soft provincial economy. Economic development is a strong focus for Surrey in relation to its objective of being a complete and sustainable city in accordance with its Sustainability Charter.

The City has invested significantly in new civic facilities over the last decade; however, a point has been reached where a new quantum of investment in civic facilities needs to be made to keep Surrey well positioned to continue to provide high quality services to its citizens and to position itself for expected growth over the next decade. It is also important that the City make targeted investments to continue to encourage high-value business development in our City, particularly in the Surrey City Centre area.

The “**Build Surrey**” Program of capital projects has been developed with a view to positioning the City for a prosperous future. The projects of which the Program is comprised are listed and briefly described in Appendix I and are to be designed and constructed over the course of the next 6 years (2010 through 2016). The projects will not be delivered coincidentally but rather in an over-lapping series during the 6-year period.

The Program includes, among other projects, both large and smaller recreation-related projects that will augment the existing recreation infrastructure across the City’s communities. The Program will add capacity to address the demands that new growth will create over the next decade. This proactive approach to building capacity in anticipation of growth will assist in ensuring that the service provided to the City’s citizens remains at a consistently high level while the City continues to benefit from growth. These projects will also assist in maintaining Surrey’s attractiveness for investment, which will act to support and sustain the broader economy of the City.

Financial Considerations:

The City has the financial capability to support the Build Surrey Program as documented within this report provided that the projects are staged over the course of the next 6 years. Some of the projects that are within the **Build Surrey** Program have been included in the City’s adopted (2010-2014) Five Year Financial Plan while the remainder will be included in the (2011 – 2015) Five Year Financial Plan, to be considered by Council later in 2010. The Program will not only provide benefit to current residents of the City but also to the many that will choose to make Surrey their home in future years. To deliver the Program, the City will need to invest significant resources. The Program will be funded from a variety of sources including general revenue, NCP amenity contributions, grants from other orders of government, developer contributions and utilizing the Municipal Finance Authority to advance funding.

SUSTAINABILITY CONSIDERATIONS

The “**Build Surrey**” Program will encourage and support investment and development in Surrey. Such investment and development will assist the City in moving toward an improved balance between residential and business development. This will support many of Surrey’s sustainability objectives including, amongst others:

- Reducing greenhouse gas emissions by reducing trip lengths for its residents between home and work;
- Ensuring that unique natural areas and wildlife corridors are preserved;
- Enhancing the City’s financial position through an enhanced property tax base; and
- Enhancing the quality of life for its residents through enhanced job and recreational opportunities close to home.

The “**Build Surrey**” Program also supports the Surrey Economic Investment Action Plan element “*Capital Spending to Build Infrastructure and Create New Jobs*”. The Action Plan is focussed on invigorating the Surrey economy, which includes the City of Surrey making significant capital investments.

CONCLUSION

The “**Build Surrey**” Program that is a program of capital projects across the City focussed on “city building” in support of the City’s expected growth over the next decade and its evolving status as a major hub in the Region. It is recommended that Council approve in principle the “**Build Surrey**” Program as documented in Appendix I to this report and request staff to draft the 2011-2015 Five Year Capital Financial Plan with a view to supporting the Program as generally described in this report and Appendix I.

Murray Dinwoodie
City Manager

Appendix I: “**Build Surrey**” Program

“Build Surrey” Program

The projects that are included in the “**Build Surrey**” Program are listed below by community with a brief description and an approximate implementation schedule (in parenthesis) for each project:

Newton:

New Artificial Turf Field and Seating at Newton Athletic Park (2010-2011)

In partnership with Kwantlen Polytechnic University a new artificial turf field will be installed at the Newton Athletic Park and will include grandstand seating for 500 people, lighting for night use and a digital score board and game clock.

New Recreation Facilities in Newton Athletic Park (2010-2016)

Newton Athletic Park remains one of the City’s most well used outdoor recreation venues offering an array of recreational opportunities. The City will construct on an annual basis additional recreational amenities in Newton Athletic Park including volley ball courts, children’s’ play area, additional parking facilities, etc.

New Artificial Turf Field at Tamanawis Park (2011)

A second artificial turf field will be installed at Tamanawis Park that will be focused on providing additional field hockey capacity to meet the growing demand in this area.

Relocation of the Newton Bus Exchange (2011-2012)

The Newton Transit Bus Exchange on 72 Avenue at the north end of the Newton Wave Pool will be relocated to a new location on King George Boulevard south of 72 Avenue to provide additional capacity to accommodate the growing transit ridership in and through Newton and to reflect the opportunities available within the Newton Town Centre to create a vibrant pedestrian-oriented environment.

New Newton District Police Station (2011-2012)

A new building will be constructed in the vicinity of the new Newton Transit Exchange to house the RCMP Newton District Police Station fronting King George Boulevard.

New Newton Fitness Facility (2012-2013)

A significantly expanded fitness facility will be constructed at the Newton Recreation Centre/Wave Pool to better meet the demands of the continuing growth in Newton.

West Newton Community Park Development (2012-2013)

The community park in West Newton will be developed to support the rapidly growing population in the West Newton community. The development will include both passive and active areas including, among other recreational amenities, a cricket field.

Cloverdale:

New Cloverdale Recreation Centre Including Multi-purpose recreation space, Three Gymnasiums, Seniors Space and a Fitness Facility (2010-2011):

This project with a floor area of 65,000 sq. ft. is being constructed on the east side of 176 Street at 62A Avenue adjacent to the Cloverdale Fairgrounds. It will contain gymnasiums, multi-purpose rooms, a fitness facility, seniors programming space, etc. It will serve the community of the rapidly growing communities of Cloverdale and Clayton.

Cloverdale Greenway Trails and North Creek Bridge (2010-2011)

The Cloverdale Greenway multi-use and a new bridge across North Creek will be constructed to accommodate the growing demand for passive recreational opportunities in Cloverdale.

New Amenities at Clayton Park (2012-2013)

New amenities will be constructed at Clayton Park to provide new opportunities for recreational programming at this park to meet the needs of the growing Clayton population.

South Surrey

New South Surrey Fitness Facility (2010-2011)

A new fitness facility will be added to the South Surrey Recreation Centre to provide service to the growing South Surrey community.

Kensington Prairie Community Centre (2010)

The former Kensington Prairie School will be converted to a multi-purpose community centre to serve the growing communities of Morgan Creek, Rosemary Heights and Grandview.

Kwomais Point Park Building Renovations (2010-2011)

The existing Sanford Hall and Kwomais Lodge buildings in Kwomais Point Park in South Surrey will be renovated to provide for recreation programming and community use space.

New Fire hall No. 14 in Grandview (2010-2011)

A new "full time" fire hall will be constructed in Grandview that will replace the existing "volunteer" hall and will provide enhanced fire and emergency services to the communities of South Cloverdale, Grandview Heights, Hazelmere valley, Douglas and Campbell Heights.

New South Surrey Swimming Pool (2011-2013)

This will be the second swimming pool in the South Surrey area to provide service to this rapidly growing community and will relieve some of the high demand currently being experienced at the existing South Surrey Pool.

Community Arts Space (2015)

An addition to the South Surrey Recreation Centre will provide arts-related programming space to serve the active and growing arts community.

Fleetwood:

New Fleetwood Recreation Centre Gymnasiums (2013-2014)

A pair of gymnasiums will be added to the Fleetwood Recreation Centre to allow for a broader range of recreation programming to be offered in Fleetwood. These gymnasiums will complement those that are already in place at the Guildford Recreation Centre and those that are currently being constructed in the new Cloverdale Recreation Centre.

New Arena at the Surrey Sport and Leisure Complex (2015-2016)

A fourth sheet of ice will be added to the Surrey Sport and Leisure Complex to add capacity to accommodate arena-related recreational programming.

Guildford:

New Guildford Swimming Pool (2013-2015)

This pool will be added to the Guildford Recreation Centre complex and will serve the north Surrey area, particularly the communities of Guildford and Fraser Heights. It will complement the service being provided by the pool at the North Surrey Recreation Centre and the pool at the Surrey Sport and Leisure Complex.

New Artificial Turf Field at Hjorth Road Park (2012)

A second artificial turf field will be installed at Hjorth Road Park to complement that recently installed artificial turf field and provide additional capacity to accommodate the growing demand for outdoor field programming.

Fraser Heights:

New Fraser Heights Recreation Centre Fitness Facility and Gymnasium (2010-2011)

A new fitness facility and gymnasium will be added to the Fraser Heights Recreation Centre to serve the citizens of the rapidly growing community of Fraser Heights.

City Centre:

New City Centre Flagship Library (2010-2011)

The construction of a new flagship central library in Surrey City Centre with a floor area of 75,000 sq. ft. will act as the hub for Surrey library services. The project is being cost shared with the Federal and Provincial governments. It will add vibrancy to the Surrey City Centre and be a significant new iconic building in the physical profile of City Centre. It will act as a gathering place for the City's citizens and serve all age groups.

New City Centre Covered Youth Park (2010)

A new covered outdoor youth park will be constructed in City Centre next door to the Chuck Bailey Recreation Centre to provide additional opportunities for outdoor recreation programming for youth, particularly during wet weather.

Parking Facility in City Centre (2010-2013)

The City will be investing in the construction of an underground parking facility in City Centre that will provide parking for the new library and City Hall projects and will have capacity to support additional private sector development in the City Centre area as well. This additional capacity will be sold to private sector development on a fee for service basis such that the City will recover its investment over time. The provision of structure parking on a fee basis will assist in encouraging private sector investment in City Centre since the provision of parking is often an impediment to development. The parking facility will be managed by a Parking Authority on a cost recovery basis (i.e., both capital and operating). A separate report will be forwarded to Council with more detail on this project and on the establishment and operation of the Surrey Parking Authority.

New City Hall in City Centre (2010-2013)

To demonstrate its commitment to and to add vitality and energy to the Surrey City Centre, the City has committed to constructing a new City Hall in Surrey City Centre. The City Hall, projected to have a floor area of approximately 165,000 sq. ft., will act as a catalyst for development in City Centre by adding a high activity use and by creating additional physical profile for the City Centre area. The new City Hall is currently being designed and is expected to proceed to construction by year-end 2010 or early 2011.

City-wide:

New Pedestrian and Cycling Trails and Bridges (2010-2015)

In addition to other specific greenway multi-use pathways referenced in this program, to ensure an active and healthy population, the City will be constructing 20 km of multi-use (pedestrian/cycling) trails throughout the City including at least 2 pedestrian/cyclist bridges linking communities across highways and ravines.

New Addition to the RCMP Main Detachment Building (2010-2011)

A 35,000 sq. ft. building is being constructed next door to the Main RCMP Detachment in Newton to house the growing number of policemen that are being hired to serve Surrey's growing population and businesses. The building will house many of the 641 RCMP members that currently serve the City and others that will be added in future years to ensure the continued safety of Surrey's communities and businesses.

New artificial turf fields (2013-2015)

Demand for soccer and other field activities continue to grow in Surrey as the City's population increases. Two new artificial turf fields, in addition to those described specifically within this summary, will be constructed to address the growing demand for outdoor field space. These fields will be constructed at athletic parks in the City at locations still to be determined.

Parkland Acquisition

The City will continue to acquire both active and passive parkland across the City to support the environmental objectives of the City and the demands of growth including land that needs to be acquired to accommodate the other capital projects listed in this summary.