

NO: R041

COUNCIL DATE: February 20, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 3, 2017**
FROM: **General Manager, Parks, Recreation and Culture** FILE: **6140-20/G**
SUBJECT: **The Glades Park Master Plan**

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council:

1. Receive this report as information; and
2. Approve the Master Plan for The Glades Park attached as Appendix “I” and as described in this report.

INTENT

The purpose of this report is to provide information regarding the Master Plan for The Glades Park and to recommend Council’s approval of the Master Plan for the park.

BACKGROUND

The Glades Park is a Rhododendron woodland garden that has become a feature park in the City of Surrey’s park system. Visitors enjoy the garden both for its simple beauty and its collection of unique plants and horticultural areas. The five acre property at the centre of the park was gifted to the City in 2002 by Jim and Elfriede DeWolf. The DeWolf’s live on the property in a Life Estate and continue to contribute to the operation of the park. The City has acquired two properties to expand the park to its current size of 15 acres. A park location map is attached to this report as Appendix “II”.

The newly acquired south property is envisioned as the main entry to the park. The current park entry goes directly past the DeWolf’s house and causes a loss of privacy. There are also concerns about the hazards associated with park visitors parking on 172nd Street during park events. The south property was acquired to provide off-street parking and to create a new entry to the park that avoids the house and improves the entry sequence. This will greatly increase the opportunity for increasing the number of park tours and events.

The north property is partially within the flood plain of the Little Campbell River. It currently contains material storage and other maintenance areas on the site of an old house. It has a bridge

that can accommodate single axle trucks across the Little Campbell River from 171st Street. The north property contains the most environmentally sensitive areas of the park.

DISCUSSION

The City acquired the southern 5 acre property in late 2015. Since that time, the existing house has been removed and a rough gravel parking area was installed for the 2016 Mother's Day event at the park. Mother's Day is the biggest opening of the year for The Glades, with over 1,400 residents attending the 2016 event. Staff were on hand at the event to raise awareness about the new acquisition and take suggestions from attendees on how the City should develop the property. Feedback focussed on the need for improved parking and access as well as the need for washrooms and staging facilities for large-scale events.

Starting in summer 2016, Parks staff hired PWL Landscape Architects to develop a Master Plan for The Glades. The focus of the plan was the north and south properties and their interface with the central property. The staff and consultants worked with the DeWolfs to ensure the Master Plan respected the original vision of the garden and that privacy for the DeWolfs would be enhanced and not disrupted by the new developments.

South Property

The south property was planted at the same time (1950's) as the original Glades property. It has many existing specimen trees and large Rhododendrons. Unfortunately, due to neglect, many of the plants are in poor condition. However, hidden gems are still located around the property, including large oaks, beech and a spectacular handkerchief tree. The property is very flat and provides an excellent location for parking and other park program elements.

The Master Plan proposes a 48 stall parking lot with pickup and drop off area by a garden house/entry pavilion. The parking lot access would be able to accommodate tour buses as well as large trucks needed for material delivery. This parking lot will accommodate cars that will arrive for smaller events in the gardens and will greatly reduce the amount of on-street parking that has been problematic for the larger events. The garden house/entry pavilion provides the opportunity to guide park visitors, stage small tea events and ensure ticketed entry (if appropriate) for events such as the *Sounds of Summer*. The building will also have washrooms for public use.

The remainder of the south property will be rehabilitated as gardens that match The Glades central area. Building on the existing hidden gems, new horticulture areas and garden sculptures will be developed and installed. Also, a large lawn will be built that can potentially expand the scale of *Sounds of Summer* and other events in the future.

An area on the south property will also be developed as a small maintenance yard that will centralize material and equipment storage, improve access for material deliveries and remove maintenance areas from environmentally sensitive areas on the north property.

North Property

The Little Campbell River winds through the northern 5 acre property of the Glades. The consultant team has determined applicable setbacks from the Little Campbell and opportunities for riparian area enhancements. While The Glades is a horticultural garden with non-native plants, the vision for the north property is to emphasize the natural landscape and replant with

native species. New fencing will be installed to prevent park visitors from wandering into the sensitive areas of the Little Campbell. There is an area that is outside of the setbacks that will be developed as a natural amphitheater with a focal garden sculpture in the beautiful natural setting. The existing bridge will also be retained to provide emergency and occasional maintenance access to the north end of the park.

Next Steps

The City's 5 Year Capital Plan (2017-2021) has allocated \$500,000 in 2017 and \$1,000,000 in 2018 to the implementation of the Master Plan. Staff have developed an implementation plan that prioritizes developing off-street parking to increase safety and will also facilitate more frequent park tours and garden events in the short term. Assuming the Master Plan is approved by Council, detailed design for the parking lot and access driveways will begin with construction commencing following the *Sounds of Summer* concert in summer 2017.

SUSTAINABILITY CONSIDERATIONS

The Master Plan for the Glades Park supports the following Desired Outcomes as stated in the Sustainability Charter:

Built Environment and Neighbourhoods

- DO 8 – The built environment enhances quality of life, happiness and well-being
- DO 15 – All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible

Ecosystems

- DO 2 – Surrey actively protects, enhances and restores its natural environments and habitats

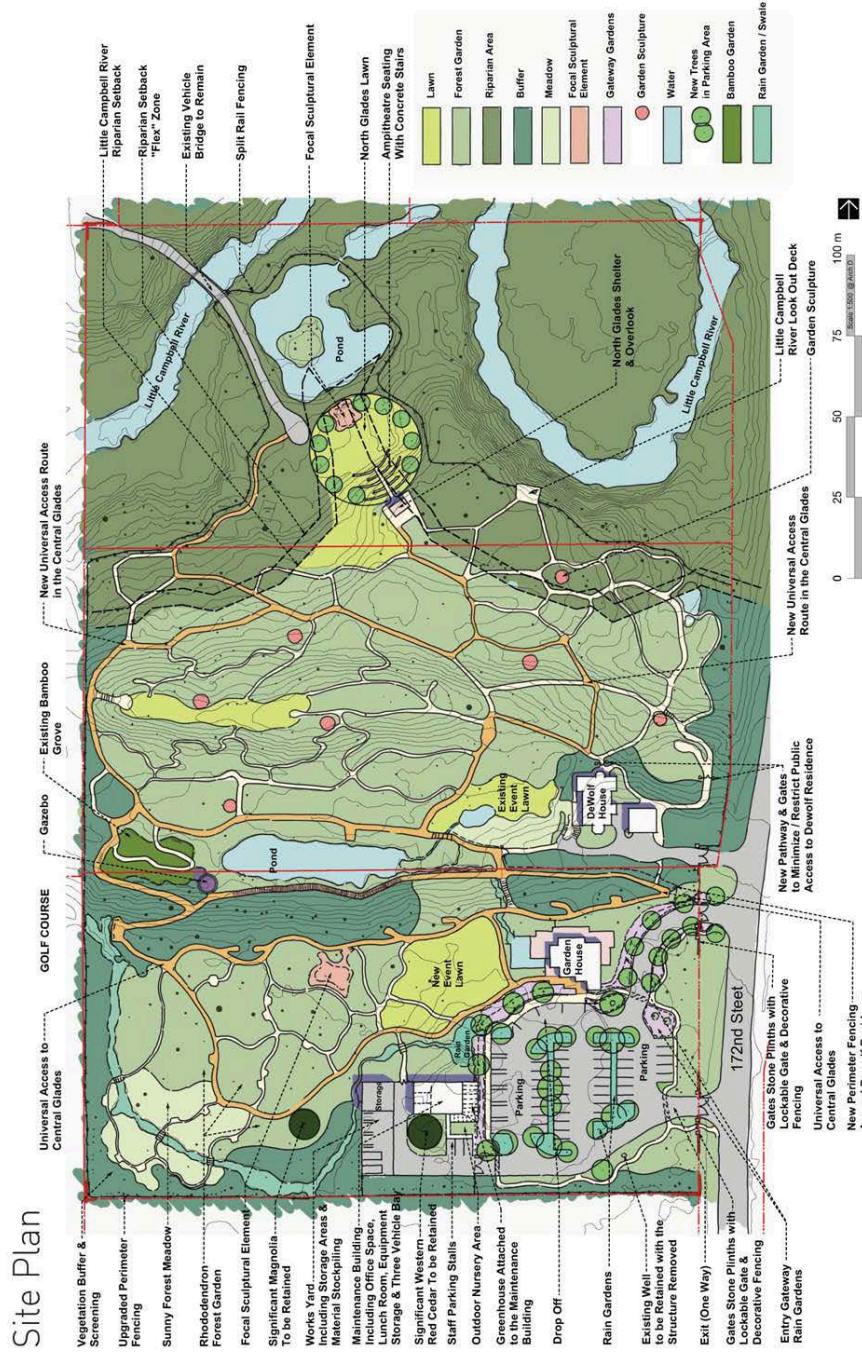
CONCLUSION

The Glades Park is a jewel in the City of Surrey's park system. The beautiful woodland setting and extraordinary Rhododendron collection are truly unique and are a regional attraction. The Master Plan for the Glades is respectful of the existing gardens and Life Estate while creating the enhanced facilities required to open the park to more visitors throughout the year.

The Parks, Recreation and Culture Department recommend that Council approve the Master Plan for The Glades Park attached as Appendix "I" to this report.

Laurie Cavan,
General Manager
Parks, Recreation and Culture

Appendix "I" – Master Plan for The Glades Park
Appendix "II" – Location map of The Glades Park



Location Map of The Glades Park

