

NO: R144

COUNCIL DATE: July 25, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 19, 2022**

FROM: **Acting General Manager, Planning &
Development
General Manager Parks, Recreation & Culture**

FILE: **05520-20**

SUBJECT: **City of Surrey Major Capital Infrastructure – Newton Community Centre and
City Centre Sports Complex - Summer 2022 Update**

RECOMMENDATION

The Planning & Development Department and Parks, Recreation & Culture Department recommend that Council receive this report for information.

INTENT

The purpose of this report is to provide Council with an interim update on two of the City's Major Capital Infrastructure Projects, the Newton Community Centre and the City Centre Sports Complex, including renderings of the current draft concept designs.

BACKGROUND

On March 7, 2022, Council received a Winter 2021/Spring 2022 update on the City's Major Capital Infrastructure Projects via Corporate Report No. R044; 2022, attached as Appendix "I". Planning, design development and construction of these Major Capital Projects continues to advance.

DISCUSSION

Significant facility design and conceptualization is well underway for both the Newton Community Centre and the City Centre Sports Complex (Chuck Bailey Facility Expansion Project). An overview of each project is described below.

Newton Community Centre & Land Acquisition (\$100 million)

The Newton Community Centre has an initial \$100 million Phase 1 investment that will fund a contract award for an aquatic component, which will include a 10-lane, 50 metre lap pool, leisure pool, lazy river, water attractions, large family hot tub, sauna and steam rooms, multi-purpose spaces, fitness centre, licensed childcare, and indoor and outdoor amenities.

Further consultation with the public and stakeholders was completed early this year, followed by programming and master planning. The design process is well underway.

The Newton Community Centre will be a sustainable facility designed to the most stringent energy performance standards, such as Net Zero Carbon and Passive House.

The Newton Community Centre is also being designed to allow for the integration of additional amenities to meet growing community needs. A future Phase 2 development addition, currently unfunded, will include a library, recreation and culture amenities. Once completed, the new community centre will be the community hub for Newton residents, offering services and programs for all ages to enjoy. The City continues to seek funding from other levels of government in 2022 to support this enhanced facility development.

In support of the Newton Community Centre project, Council awarded the contracts for Newton Community Centre Road and Utility Work on November 22, 2021 and Newton Storm Sewer Realignment on March 7, 2022. These civil works are expected to be completed in August 2022.

Renderings for this project are attached as Appendix "II". The Newton Community Centre project is on track for completion in 2025.

City Centre Sports Complex (\$40 million)

The City Centre Sports Complex (Chuck Bailey Recreation Centre Expansion) will enhance existing amenities to offer a state-of-the-art community hub for Whalley residents of all ages to learn, exercise, participate in sport, and to enjoy a fun and healthy environment. The project will include a second gymnasium, a fitness centre, learning kitchen, maker space, large and small multi-purpose spaces, and childcare spaces. Outdoor amenities include a new entry plaza, community garden space, and a grand lawn to accommodate a range of social and learning activities to meet current and future needs of the growing neighbourhood and surrounding City Centre.

Community engagement continues for the City Centre Sports Complex integration into the Chuck Bailey Recreation Centre. Extensive community consultation has been conducted to date, and a summary of Phase I and II engagement was shared with Council via Corporate Report No. Ro47; 2022 (attached as Appendix "III").

The City Centre Sports Complex will be energy efficient and is designed to meet Net Zero Carbon Ready standards.

Design development process is well underway. A Development Permit has been submitted and is expected to be introduced to Council in September 2022, ahead of the Building Permit application submission expected in October/November 2022. A public open house to reveal the design concept to the public was held on July 19, 2022.

Renderings for this project are reflected in Appendix "IV". With construction anticipated to begin early next year, the project is on track for completion in 2024/2025.

Major Capital Infrastructure Projects Update

A substantial update on all of the Major Capital Projects included in the Winter 2021/Spring 2022 update is planned for inclusion in the Regular Council meeting agenda on September 19, 2022.

SUSTAINABILITY CONSIDERATIONS

The City's Capital Projects support the objectives of the City's Sustainability Charter 2.0. In particular, they relate to the Sustainability Charter 2.0 themes of Built Environment, Education & Culture, Health & Wellness, Public Safety and Neighbourhoods and Infrastructure. Specifically, they support the following Desired Outcomes ("DO"):

- Buildings and Sites DO11: Surrey is at the forefront of sustainable and restorative building design and technology;
- Buildings and Sites DO13: Buildings are healthy and energy and resource efficient;
- Buildings and Sites DO15: All new buildings, public places, and outdoor spaces are welcoming. They are safe and universally accessible;
- Arts and Heritage DO7: An enviable and vibrant arts and heritage sector contributes to Surrey's citizen engagement, enrichment, economy, community livability, and civic pride;
- Wellness and Recreation DO8: Residents feel a sense of belonging and connectedness, and have opportunities for social interaction in their neighbourhoods and community;
- Community Safety and Emergency Services DO1: Residents are safe and have a strong sense of security in all neighbourhoods and throughout the City;
- All Infrastructure DO1: City facilities and infrastructure systems are well managed, adaptable, long lasting, and are effectively integrated into regional systems; and
- Energy and Climate DO10: Buildings in the community are energy-efficient and offset energy use with onsite energy generation.

CONCLUSION

The Newton Community Centre and the City Centre Sports Complex are two significant projects that will enhance the thriving landscape of Surrey by providing citizens with access to safe, inclusive and high-excellence facilities, programs and services.

Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development

Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I" - Corporate Report No. R044; 2022

Appendix "II" - Newton Community Centre Project Renderings

Appendix "III" - Corporate Report No. R047; 2022

Appendix "IV" - City Centre Sports Complex Project (Chuck Bailey Recreation Centre Expansion)
Renderings



CORPORATE REPORT

NO: R044

COUNCIL DATE: March 7, 2022

REGULAR COUNCIL

TO: Mayor & Council

DATE: March 3, 2022

FROM: City Manager

FILE: 8000-30

SUBJECT: City of Surrey Major Capital Infrastructure – Winter 2021/Spring 2022 Update

RECOMMENDATION

The City Manager recommends that Council receive this report for information.

INTENT

The purpose of this report is to provide Council with information on the City's Major Capital Infrastructure Projects and provide a brief overview of the achievements to date.

BACKGROUND

As part of the Surrey Invest Program, Council identified nine new projects for inclusion in the City's 2022 Capital Program. In addition to the previously identified key projects, the City has an ambitious Capital Program which includes 28 significant projects representing a total investment of \$424 million. Each of the projects are briefly described below.

DISCUSSION

City Capital Program: Major Projects

Newton Community Centre & Land Acquisition (\$100M)

The Newton Community Centre & Land Acquisition has an initial \$100 million investment that will fund a contract award for an aquatic component which will include a 50-metre swimming pool. The Newton Community Centre will offer length swimming, swimming lessons, aquafit, seniors programming, a drop-in leisure pool, a hot tub and multi-purpose space. The Newton Community Centre will also be designed to integrate additional amenities to meet growing community needs. A future contract, currently unfunded, will include recreation and culture amenities. Once completed, the community centre will offer, in addition to the pool, multiple components including a fitness centre and spaces for recreation and cultural programs and services. Spaces will be designed for arts, seniors, youth, fitness and may also include gymnasium and licensed childcare spaces. The City continues to seek funding from other levels of government in 2022, to support this enhanced facility development. Council awarded the contract for utility and road work on November 22, 2021 (R222; 2021) and the work is expected to be completed by June 2022. The project is on track for completion in 2024.

Cloverdale Sport & Ice Complex (\$55.1M)

The Cloverdale Sport & Ice Complex will provide two new ice sheets with spectator seating and supporting amenities space. The Cloverdale Sport & Ice Complex will be energy efficient and designed to accommodate a potential future addition of a third and fourth ice sheet. The contract for frontage road work was awarded by Council on February 14, 2022 (R031; 2022) and the road work is expected to be completed within 45 working days. The project is on track for completion in 2024.

City Centre Sports Complex (\$40M)

The City Centre Sports Complex will enhance the existing amenities to offer a state-of-the-art community hub for Whalley residents of all ages to learn, exercise, participate in sport and to enjoy a fun and healthy environment. Community engagement is well underway and a Corporate Report sharing outcomes of the engagement and planned design concept will be shared with Council on March 7, 2022. The project is on track for completion in 2024.

Bear Creek Park Athletics Centre (\$27.5M)

The Bear Creek Park Athletics Centre includes upgrades to the existing track and installation of a partially covered grandstand at Bear Creek Park to bring the facility up to international standards. The improvements will facilitate new spaces for participation in a full range of track and field sports including javelin, discus, shot put, long jump and triple jump. The new amenity will be designed to support sport and community event hosting and will replace the existing wooden bleachers with a modern 2,200 seat partially covered grandstand. The new athletics centre will also provide changerooms and public washroom facilities to serve all of Bear Creek Park. The contract for detailed design and construction services was awarded to Stantec Architecture Ltd. on May 31, 2021 (R105; 2021). The design process is currently underway and is anticipated to be complete in Q2 2022 followed by tender for construction.

Colebrook Dyke Upgrades (\$25M)

The Colebrook Dyke Upgrades includes 7.5 kilometres of earth dyke along Mud Bay and the mouth of the Serpentine River that will provide protection to the Highway 99 regional link to the Peace Arch border crossing, BC Hydro's primary transmission line and regional sewer and water mains. Work will include top ups of certain sections of the existing dyke, more substantial raising in other sections, and will be completed in several phases. Phase I is complete, Phase II is currently under construction with completion expected in 2024, and Phase III is currently at 90% design, with construction expected to start later in 2022.

King George Nicomekl Bridge Replacements (\$22M)

The City is working with the Ministry of Transportation and Infrastructure to replace the aging single-lane Bailey Bridge and the two-lane timber trestle bridge on King George Boulevard. These are to be replaced with earthquake and flood resilient structures that will provide four vehicle lanes as well as multi-use walking and cycling facilities. The King George Nicomekl Bridge Replacements also look to include other road improvements along King George Boulevard from the Park & Ride intersection to Crescent Road. A ground-breaking event occurred on January 18, 2022, construction is currently underway and is anticipated to be completed in 2023.

Nicomekl Riverfront Park (\$19.5M)

The Nicomekl Riverfront Park is a future 3km linear park along the south side of the Nicomekl River. The 80-acres of parkland will have public amenities (trails, kayak/canoe launch, playground, picnic areas, viewpoints), art and heritage elements, and environmental features (wetland, ponds, and more).

Phase I: Detailed design for the Oxbow and Hadden Mill zones (24 acres) is currently underway. Public consultation is planned for summer/fall 2022 and a final detailed park concept plan will follow. Construction drawings and permitting are to be completed in summer 2023. The park design is being coordinated with the Nicomekl River Sea Dam Replacement and the Nicomekl River Bridge on King George Boulevard, including future pathway connections to and within the park.

Advance-work projects for the Meadow, Floodplain and other zones are currently underway. New benches were installed in 2021. The dog off-leash area is planned for completion in spring 2022. The 103D Utility ROW trail is planned for completion in summer/fall 2022. The riverfront trail connecting 103F Greenbelt and Barbara Creek Park is planned for completion in winter 2022, pending Provincial approvals. City staff are collaborating on the 152 Street Bridge Twinning project to ensure pedestrian and cycling connectivity from the park to the road and bridge.

Fraser Highway Widening between 138 Street and 148 Street (\$17M)

As part of Early Works to prepare for the Surrey-Langley SkyTrain project, the City will be widening Fraser Highway from 138 Avenue to 148 Street. The improvements include two lanes of travel in each direction, enhanced culverts for fish and wildlife passage and expanded multi-use paths for cyclists and pedestrians, all coordinated to align with the forthcoming SkyTrain. Phase I (96 Avenue to 148 Street) is complete. The design is complete for Phase II (138 street to 96 Avenue) and construction is planned to begin in spring 2022 with completion in 2023.

32 Avenue Corridor: King George Boulevard to 160 Street (\$16M)

The 32 Avenue Corridor Phase I (Morgan Creek area) is complete with tree planting planned for spring 2022. Improvements included widening from two to four travel lanes, the addition of left turn lanes, multi-use paths on both sides for cycling and walking, improved transit access, and enhanced street and pedestrian lighting. Phase II (Highway 99) construction is underway (delivered by Ministry of Transportation & Infrastructure) and includes additional southbound northbound off/on-ramps and additional eastbound and westbound left turn lanes at the intersection of 32 Avenue and 152 Street. Phase II completion is anticipated by 2023.

CMHC Rapid Housing Initiative: Little's Place Project (\$16.4M)

The new *Little's Place* modular housing building is currently under development at 9145 King George Boulevard on a site owned by the Atira Women's Resource Society. This new *Little's Place* modular housing building will provide 44 studio apartments for women experiencing homelessness, adjacent to the existing 23-unit Little's Place (former motel). This project is on track for completion in May 2022.

20 Avenue / Highway 99 Overpass (\$14M)

The 20 Avenue Overpass will provide an important link across Highway 99 and will include pedestrian and cycling infrastructure. The project also includes improvements to adjacent roadways to provide better connections to access the new overpass. Design, property acquisition, and regulatory permitting are currently underway and the project is on track for completion in 2023.

CMHC Rapid Housing Initiative: Youth Housing (\$13.8M)

The new modular Youth Housing Project will be located on the City property at 13102 - 112A Avenue. Operated by Pacific Community Resources Society, the Youth Housing project will provide 30-units of supportive housing for young people aged 17 to 24 years who are homeless or at-risk of homelessness, many of whom will be transitioning from government care. The detailed design process and early site assessments are currently underway. This project is on track for completion by December 2022.

84 Avenue Connector: King George Boulevard to 140 Street (\$13M)

The 84 Avenue Improvements from King George Boulevard to 140 Street Project is Phase I of the City's plans to complete the two missing road segments along 84 Avenue (Phase I - King George Blvd to 140 St, Phase II - 124 Street to 128 Street). The design includes two travel lanes on 84 Avenue (one in each direction) and the addition of cycling and pedestrian paths which will also connect to existing park trails. Additional park improvements under this contract include enhanced wetlands, a bike pump track, and additional parking facilities. Construction is underway and Phase I completion is anticipated in 2023. Phase 2 is scheduled to begin construction in 2023.

152 Street Road Widening (\$10M)

The 152 Street Road widening will raise and widen 152 Street between the Nicomekl and Serpentine Rivers. This will improve flood resilience along 152 Street while also providing four travel lanes, transit stop improvements, and the addition of cycling and walking infrastructure. The design and regulatory approval process is currently underway with construction planned for fall 2022 and completion in 2024.

South Surrey Athletic Park Track Replacement & New Artificial Turf Field (\$6M)

Installation of a new artificial turf field (Field #8) and athletic track replacement is underway at South Surrey Athletic Park. The track replacement project achieved 95% completion in the fall of 2021 and is currently open for use. The remaining works include line painting and rubber surfacing within the throwing cage, with anticipated 100% completion in April 2022. The new artificial turf field is nearing completion with synthetic turf installation commencing in the first week of March 2022 and full project completion by the end of March 2022, weather permitting.

Tamanawis Park - 3rd Field Hockey Turf and Changeroom (\$5.7M)

The Tamanawis Park - 3rd Field Hockey Turf and Changeroom investments will further enhance Tamanawis Park as a destination facility for field hockey tournaments. Additional parking spaces to support this amenity will require funding as part of a future phase of development in the park. The tender for turf supply and installation is scheduled for December 2022. The tender for turf civil construction of the 3rd field is planned for Q1 2023 with completion of the new field in late summer 2023. Detailed design of changerroom expansion is scheduled in 2022, with permitting and tender for construction in late 2023. Construction completion of new changerrooms planned for Q2 2024.

Newton New Synthetic Turf Field, Walking Loop & Washroom/Changeroom (\$5.5M)

Installation of a new artificial turf field (Field #7) and a rubberized walking loop is underway in the south end of Newton Athletic Park. The walking loop is nearing completion with rubber surfacing and line painting anticipated in the spring of 2022, weather permitting. The new artificial turf field is also nearing completion with synthetic turf installation commencing during the week of February 14, 2022 and project completion by mid-March, 2022, weather permitting. Construction of the supporting fieldhouse is expected to be underway in May of 2022 and completed before the end of 2022.

Artificial Turf Field Replacements at Five Locations (\$4M)

Artificial turf field replacements at Hjorth Road Park (Field #2) and Cloverdale Athletic Park (Field #3) were completed in summer 2021. Three additional turf field replacements are scheduled for completion in August 2022 at Newton Athletic Park (Field #1 and Field #3) and South Surrey Athletic Park (Field #9).

Police Training Facility (\$4M)

The Police Training Facility for the Surrey Police Service will provide a facility to host police training, including an indoor firearms range, classrooms, and other reality-based training spaces. An existing city owned facility will be retrofitted to accommodate these police training requirements. The facility upgrades are expected to be completed in phases, with the first phase focusing on firearms training. The early scope of work phase is underway. Construction timeline has not been determined.

North Surrey Outdoor Sport Facility (\$3.7M)

The North Surrey Outdoor Sport Facility is a new outdoor sport facility in Whalley (located at 12626 110 Avenue) which will include a grass field, bleachers, and fieldhouse. The contract for design services was awarded to MIZA Architects Inc. The detailed design process and consultation with stakeholders are underway. It is projected that the project will be completed in 2022/2023.

Disc Golf at Port Mann Park (\$2.126M)

Funding has been identified in 2025 for the development of a new world class disc golf course planned for Port Mann Park. Planning and design of the new disc golf course is expected to commence later in 2023.

South Surrey Indigenous Carving Centre (\$1.5M)

The South Surrey Indigenous Carving Centre will be built within Elgin Heritage Park (13723 Crescent Road). The venue will address the need for Indigenous programming and support preserving traditional cultural practices of creative and technical carving for artistic and entrepreneurial opportunities. Numerous consultation sessions have been held with Katzie, Kwantlen and Semiahmoo First Nations, including a Ground Blessing Ceremony on October 2, 2021, attended by Mayor and Council. Council approved the award of contract for construction services to Fricia Construction Ltd. on February 14, 2022 (R033; 2022). Construction is scheduled to start in early March 2022 and is expected to be substantially complete in August 2022.

Sunnyside Reservoir Pickleball & Bike Park (\$0.8M)

The Sunnyside Reservoir Pickleball project is a 12 court pickleball amenity that was completed at Sunnyside Reservoir in South Surrey Athletic Park in the summer of 2021. The Bike Park restoration, post Metro Vancouver reservoir upgrade works, is complete. Planning is underway for major enhancements to the bike park, though is subject to Metro Vancouver's execution model and schedule for the adjacent reservoir later in 2022/2023.

New Park Washrooms (\$0.75M)

The New Park Washrooms are an ongoing program of enhancing washroom amenities in various parks, which will continue in 2022 supported by funding identified in 2021. New Park Washrooms identified for 2022 included expansions of existing washrooms at Blackie Spit Park and Crescent Park and new washrooms for installation at Fergus Creek Watershed Biodiversity Preserve Park and Edgewood Park. New funding (\$0.75M) for new park washrooms has been identified in 2023 and parks staff are currently identifying priority sites for future installations.

Crescent Park Pickleball Courts (\$0.6M)

The Crescent Park Pickleball Courts are planned for installation within Crescent Park. Site analysis and stakeholder consultation is underway to finalize the layout and number of courts. This project is on track for completion in the summer of 2022.

North Surrey Indigenous Carving Centre (\$0.5M)

The North Surrey Indigenous Carving Centre is planned within Royal Kwantlen Park (13035 104 Avenue). A feasibility study and site analysis is currently underway. The City continues to seek funding from other levels of government to advance this project. A construction timeline has not been determined.

Outdoor Volleyball Courts (\$0.3M)

A pilot project to construct two outdoor hard-surface (rubberized) volleyball courts at Kabaddi Park is underway and is expected to be completed in May of 2022.

New Park Shelters (\$0.15M)

The New Park Shelters are an ongoing program of enhancing covered picnic table amenities in various parks, which will continue in 2022 supported by capital funding in 2021. New Park Shelters identified for 2022 include Robertson Drive Park, East View Park and Kabaddi Park.

SUSTAINABILITY CONSIDERATIONS

The City's Capital Projects support the objectives of the City's Sustainability Charter 2.0. In particular, they relate to the Sustainability Charter 2.0 themes of Built Environment, Education & Culture, Health & Wellness, Public Safety and Neighbourhoods and Infrastructure. Specifically, they support the following Desired Outcomes ("DO"):

- Buildings and Sites DO11: Surrey is at the forefront of sustainable and restorative building design and technology.
- Buildings and Sites DO13: Buildings are healthy and energy and resource efficient.
- Buildings and Sites DO15: All new buildings, public places, and outdoor spaces are welcoming. They are safe and universally accessible.
- Arts and Heritage DO7: An enviable and vibrant arts and heritage sector contributes to Surrey's citizen engagement, enrichment, economy, community livability, and civic pride.
- Wellness and Recreation DO8: Residents feel a sense of belonging and connectedness, and have opportunities for social interaction in their neighbourhoods and community.
- Community Safety and Emergency Services DO1: Residents are safe and have a strong sense of security in all neighbourhoods and throughout the City.
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- Energy and Climate DO10: Buildings in the community are energy-efficient and offset energy use with onsite energy generation.

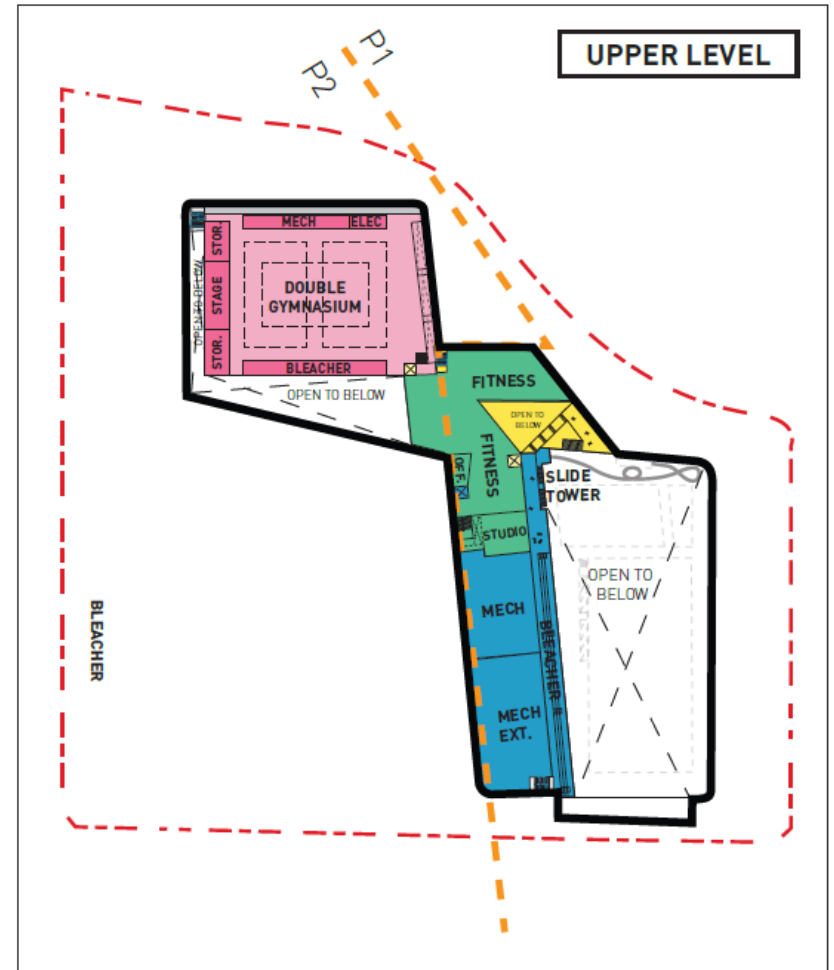
CONCLUSION

The City of Surrey has seen significant residential and commercial development over the last few years and will continue to see ongoing development with commercial expansion, additional high-rise construction and an increase in the number of post-secondary institutions that are currently underway. Over the next five years (2022- 2026), Surrey's growing population will benefit from new and improved recreation facilities, arenas, sports fields, parks, and arts & culture amenities through Surrey Invests. The City has committed to invest over \$424M in significant capital projects to meet the growing needs and demand of residents.

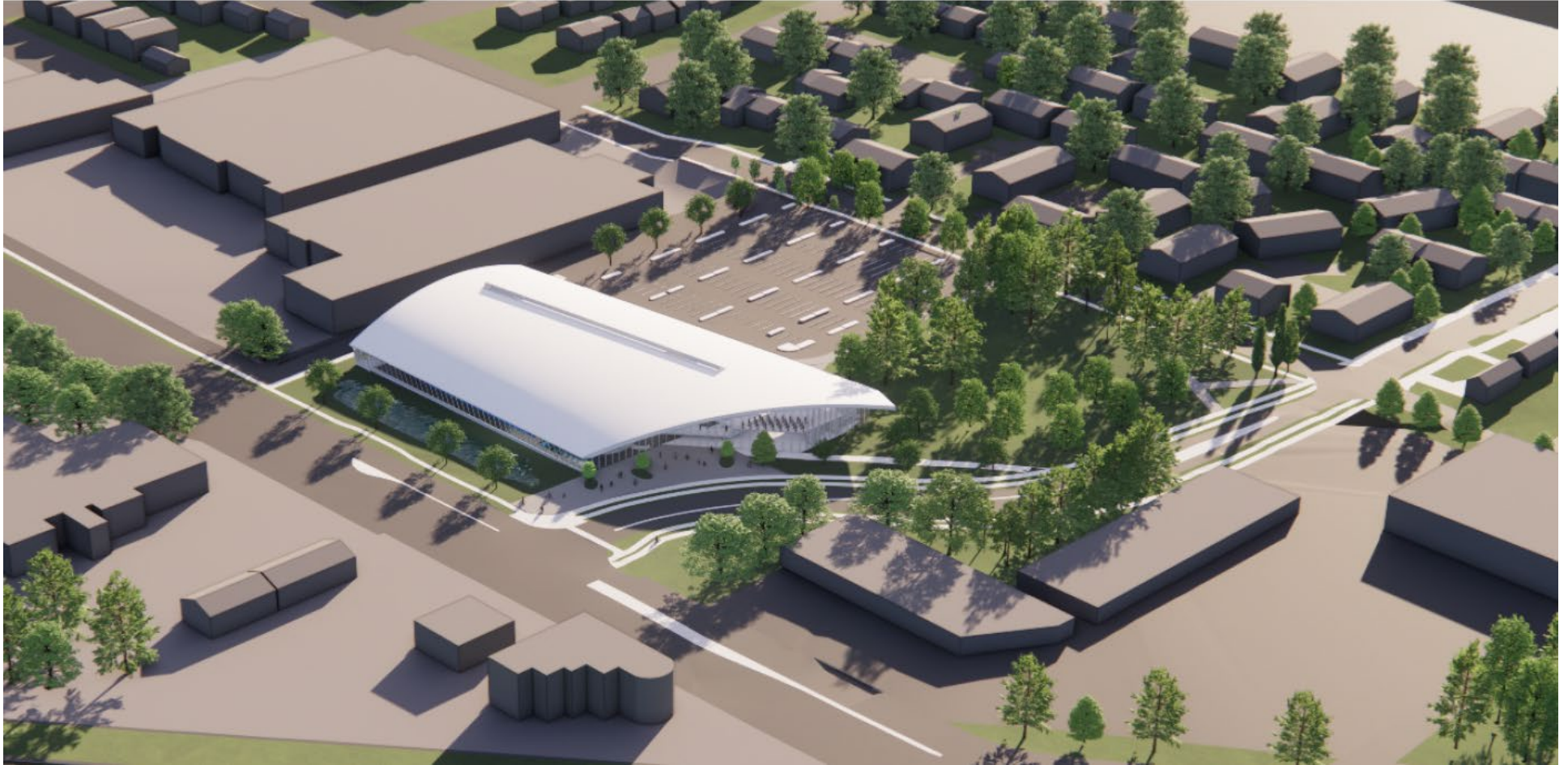


Vincent Lalonde, ICD.D, P.Eng.
City Manager

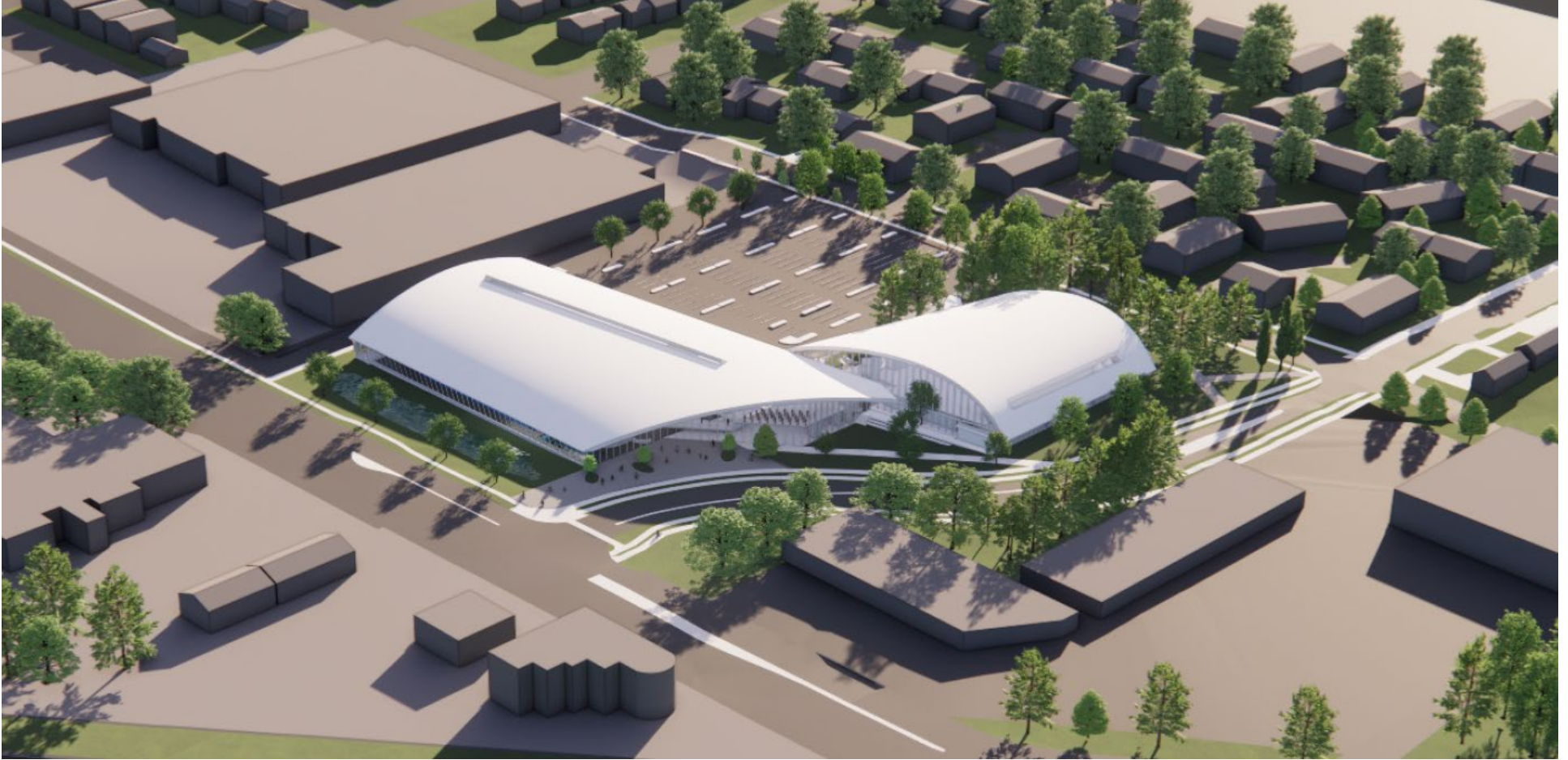
Newton Community Centre Project Renderings



Newton Community Centre (Phase 1 and Phase 2) Layout



Newton Community Centre (Phase 1) (looking southwest)



Newton Community Centre (Phase 1 and Phase 2) (looking southwest)



View of Newton Community Centre (Phase 1 and Phase 2) (looking west from northside of 76A Avenue)

CORPORATE REPORT

NO: R047

COUNCIL DATE: March 7, 2022

REGULAR COUNCIL

TO: Mayor & Council DATE: March 3, 2022

FROM: General Manager, Parks, Recreation & Culture FILE: 8000-30
Acting General Manager, Planning &
Development

SUBJECT: City Centre Sports Complex – Outcome of Community Engagement

RECOMMENDATION

The Parks, Recreation & Culture Department and the Planning & Development Department recommend that Council receive this report for information.

INTENT

The intent of this report is to provide Council with information related to the Community Engagement process undertaken regarding the design development and programming for the City Centre Sports Complex.

BACKGROUND

As part of the Surrey Invests Program and to accommodate for population growth in the City Centre area of Whalley, Council approved the design and construction of a new community facility as part of their Five-Year (2021-2025) Financial Plan – Capital Program outlined in Corporate Report No. F002; 2022.

City Centre Sports Complex

The City Centre Sports Complex (the "Project"), will be integrated into the Chuck Bailey Recreation Centre site and will offer a state-of-the-art community hub for residents of all ages to learn, exercise, participate in sport and to enjoy a fun and healthy environment. The Project design includes a second gymnasium, weight room, fitness studio and other indoor spaces to support enhanced programming for children, youth and seniors. The facility will provide safe outdoor spaces including a rooftop playground for childcare, expanded reception area, café, teaching kitchen and other multi-purposes spaces for additional programming.

The Project is proposed to be energy efficient and will be designed to meet the City's goals under the Sustainability Charter 2.0, the Wood First Policy, and accessibility initiatives. The Project will also support the City's Greenhouse Gas Emissions reduction targets.

DISCUSSION

As the City Centre area grows, so does the need for community services, programs, and social spaces. The City has set a goal of maximizing integration and connectivity, resulting in a universally designed place for everyone to use and enjoy that is flexible and adaptive so it can play an important role in community life and the identity of City Centre. The design of the Project will be innovative and creative resulting in a fully integrated facility that is attractive, friendly, and healthy, reflecting the City's passion for building great facilities for its citizens of all ages.

As an essential component of the design process, City staff in collaboration with the consultants' team, developed a creative and interactive engagement plan and process utilizing the framework of the City's Public Engagement Strategy. This engagement process involved the project team, internal and external stakeholders and the public. The intent was to help guide the creation and development of a design that best reflects the community's needs and aspirations.

The engagement plan and process were developed by City staff and the consultants' team led by SHAPE Architecture. The engagement plan included various outreach techniques and methodologies including a project web page, online questions and answers, online surveys, internal and external stakeholder workshops, online and in-person open house, social media advertisement, and posters and displays at strategic locations. The main goal of using the various tools and tactics was to maximize public engagement and increase the level of feedback responsiveness and involvement in the planning and creation of the new facility.

Engagement Phases

The Project's public engagement plan includes three phases as follows:

Engagement Phase 1 (Fall 2021) – Completed

This engagement phase included an area study for community services and demand analysis and the following:

- Sharing project information; and
- Understanding community values and needs.

Engagement Phase 2 (Fall 2021) - Completed

This engagement phase analyzed the information gathered in phase 1 to develop a preliminary building program in response to what was heard. This information was shared back with the community during the in-person and online open house. During this phase participants were asked to provide feedback on the following:

- Engagement results; and
- Proposed building programming.

Engagement Phase 3 (Spring 2022) – Not started

This engagement phase will provide an update to the public on the progress of the project, as well as the schematic design proposal. During this phase members of the public will be asked to provide feedback on the schematic design.

The following summarize key highlights from community engagement undertaken during Phase 1 and Phase 2:

Engagement Phase 1 Survey - Public Online Results

- Total survey respondents were 1,052, out of which 95% lived in the City, and of those with 71% lives in Whalley, and 29% live in other parts of Surrey.
- When comparing the demographic composition of the respondents to the demographic composition of the Whalley community (2016 Census), the following representations were noted:
 - Most respondents were age 20 to 59 at 73% with 23% were over 60 years age and 4% younger than 19 years old.
 - 3% of survey respondents identified as Indigenous. Roughly 3% of the population of Whalley identified as Indigenous (according to Census 2016 figures). Thus, the number of respondents who identified as Indigenous is proportionate to the number of residents who identify as Indigenous.
 - Most respondents use public transit or drive their vehicles to Chuck Bailey Recreation Centre. 58% uses their own vehicles, 28% uses public transit, 9% walk and only 5% bike.
 - About one third of respondents indicated that they have children who reside in their house while about two thirds of the respondents indicated that they do not have children residing with them.
- In general, the survey results indicate:
 - The majority of public (69% of respondents) has visited the Chuck Bailey Recreation Centre in the past.
 - 67% of people live within close proximity of the Chuck Bailey Recreation Centre.

Engagement Phase 2 In-Person and Virtual Open House

In-person and virtual open houses were held as part of phase 2 of the public engagement process to provide feedback on engagement results and proposed building programming.

In-Person Open House Event

The in-person Open House was held in the lobby of the existing Chuck Bailey Recreation Centre on November 23rd, 2021, from 3:00 - 7:00 pm. It introduced the project, the public engagement timeline, phase 1 engagement results and the proposed building program. Nine presentation boards remained on display for one week following the Open House event. Recreation Centre staff were on hand to answer questions and to encourage interested parties to offer their input.

Virtual Open House

A virtual open house was hosted on the project page for a two-week period. It included a short video introducing the project and proposed program, the nine presentation boards presented at the in-person event, and a quick poll survey to match that which was available at the in-person event. The Virtual Open House reached a total of 830 people.

Detailed outcomes are attached in Appendix "I".

The Engagement Report identified other key considerations for residents visiting other facilities. There were some top themes that emerged throughout this engagement process, which include site safety, open social areas, creative learning and skill building opportunities, large multi-

purpose spaces, an accessible and inclusive facility, outdoor programming, fitness and recreation programming, and lounging areas.

Site Safety

Members of the public would like to see an increase in measures to improve safety and security in surrounding areas, including main pedestrian routes to the building from public transit. This encourages facility use and improves people's comfort levels when visiting the facility.

It was frequently noted that pedestrian paths from transit stations feel unsafe and are a barrier to accessing facility services. These concerns can be improved with adherence to Crime Prevention Through Environmental Design principals ("CPTED") which will also increase outdoor activity to improve feelings of safety.

Open Social Areas

As with other recent facility designs, members of the public are requesting that this new expansion provide free and accessible gathering areas for the community to enjoy at any time with open social areas outside the pay zone. Survey responses indicate that non-programmed use and open social areas are important, as many survey respondents come to the Chuck Bailey Recreation Centre for the purpose of socializing with friends and members of the community. Current users of the facility noted that gathering before and after formal recreation centre activities is an important part of their recreation centre experience.

Survey responses and feedback group participants also noted that fees are a barrier to accessing services for some members of the community, and that having open social areas will eventually improve facility use. Having open seating, such as in a café, will encourage members of one family to access a variety of programs at the same time by providing a place to wait.

Creative Learning and Skill Building

Providing opportunities to build essential life skills, career skills and creative learning activities, such as woodworking, arts, and pottery, for the local community is another important feature for this expansion, particularly in this neighbourhood. It was noted that increasing density in the neighbourhood and high-rise living means that many don't have access to spaces for bike tuning and workshop/maker spaces and are becoming more in demand.

In addition, kitchen facilities are important to the community. Having a community kitchen is very important to support social event programming in the facility and improve life skills and career skills that can assist in re-entry into the workforce.

Large Multi-purpose Spaces

The engagement process identified barriers to access such as the cost of services and uncertainty as to what amenities and programs would be available. Respondents indicated a need for flexible, multi-use spaces that can be used for community meetings, special events, ceremonies, and performances. In order to increase awareness of City services, staff will review website and social media channels to ensure a broader awareness of programs and activities, as well as a clear explanation of the City's Leisure Access Program, which aids residents in need of financial support in accessing programs and activities. Additionally, Surrey Parks, Recreation and Culture offers

value programs and free activities to the community and works with not-for-profit partners to bring awareness of programs and services to their clients.

Accessible and Inclusive

Aligning with the City of Surrey's commitment to create a thriving, green and inclusive city, it is important that the building is designed for all members of the community by meeting the highest standards for accessibility and inclusivity. Survey responses and webpage comments showed that members of the community would like to see the facility designed to the highest standards of accessibility. The current facility deters people from accessing the existing services because of a lack of washroom and changeroom facilities for people with disabilities. Feedback from workshop and focus group participants noted that activities within the recreation centre should be designed to be adaptable to suit a range of capabilities, with improved signage and way finding. In addition, participants noted that they would like to see activities to allow for more private group uses which would encourage use by communities such as youth and LGBTQ2S+.

Outdoor Programming

The feedback received indicated that people would like to see more opportunities for outdoor connections, whether through outdoor fitness equipment, community gardening or rooms that open to the outdoors. Creating outdoor fitness options would improve building approachability and vitality and are in demand from the public.

The existing outdoor spaces at the Chuck Bailey Recreation Centre are currently well utilized and feedback indicates that people would like to see more opportunity. Comments from the workshop, surveys, focus group and internal stakeholder workshop participants expressed that outdoor gardening is in demand and should be maintained in the expanded recreation centre, and that the skate park is well used and should be retained. Improvements to access to washrooms and water fountains were noted by participants as something that was needed.

Fitness and Recreation

Feedback responses indicated a need to provide a fitness centre and more gymnasium programming, designed to suit a range of fitness styles and preferences. Survey respondents rated a fitness centre as the most important building amenity for the expansion. Survey respondents rated having a gymnasium as the second most important building amenity for the expansion. Gymnasium activities are most often cited in the survey as activities that respondents would like included in the expansion. Survey respondents rated a multi-purpose studio space as a very important amenity to be included in the expansion. Fitness studio activities are frequently cited as activities respondents would like to see in the expansion. Survey respondents indicated that fitness and organized sports are top reasons to come to the community centre and indicated that existing services are not satisfying current needs. Increased programming is required.

Lounge Areas

Lounge areas for seniors, elders and youth contribute to a feeling of community belonging and encourage use. Senior's Lounge Survey responses indicate that many Chuck Bailey Recreation Centre users come to access senior's programs and would like to see these program elements be located on the ground level and centrally in the building. They also indicated that the cafe is well used by those that frequent the senior's centre and needs to be in close proximity. We heard from Indigenous focus group that an elder's lounge area would be beneficial in

encouraging the Indigenous community to access services in the community centre and contribute to a sense of belonging.

Swimming Pool

The public engagement goal was to assess demand for program elements that fit within the budget constraints defined for the Project. A swimming pool could not be accommodated within the available funding which was communicated to the public during the engagement process. As such, the online survey did not include specific questions about swimming pools. However, participants were given the opportunity to add any comments and suggestions that they might have about the proposed programming and what ought to be considered in the new expansion. Engagement through the online survey and the project website Q&A indicated noticeable demand for including a pool to the new expansion. The following provides high level survey information that we received about pool/aquatic programming:

- Project Webpage:
 - o 27% of questions asked were requests for a pool, or questions about whether the project will include a pool. (17 out of 63 Questions).
 - o 25% of comments were requests for a pool (7 of 28 comments).
 - o Responses to pool questions advised that the Guildford Aquatic Centre that serves the north Surrey community, opened in 2015 includes a 50-metre pool and leisure aquatic features, and is 4 km from the Project site.
- Survey:
 - o 293 people provided comments out of 1052 survey respondents.
 - o 29% of the final comments were requests for a pool (84 of 293 comments, or 8% of total survey respondents).
- Staff did not receive specific feedback or comments about pools in our workshops / focus group or interview sessions.

Engagement Summary

Being an important component of the Engagement Phase 1, workshops were held with internal City stakeholders to support the Area Study and Demand Analysis. Staff from recreation and fitness, and culture were engaged to review and assess current amenities and community services and to identify needs and gaps and opportunities for improvements.

In addition, workshops were held with external key groups and primary stakeholders who has interest in the Project and would be impacted by the development of this new multi-purpose facility. A wide variety of individuals, community groups, and organization were invited to those workshops to ensure providing open discussion and allowing everyone the chance to speak and participate. Some workshops turnout was low due to various reasons.

Engagement Phase 1 included external stakeholder workshops and more targeted outreach to ensure that we engage most of the external key stakeholders. Those include, an Indigenous Community Focus Group, Persons with Disabilities', members of the LBGTQ2S+ Surrey Youth (through Surrey Schools), and representatives of residents of low income.

General take away from the workshops indicated that most groups are satisfied and proud of Surrey community facilities. At the same time, the participant groups identified improvement opportunities that would provide broader solutions to current barriers and enhancement of services to ensure supporting the community needs while accommodating all people from all

cultures and backgrounds. Common concerns among the participant groups were financial barriers, accessibility, intimidation/no sense of belonging, and transportation.

With regards to programming, fitness classes and sport programs were highlighted as the two most important areas. The spaces that were identified as being the main amenities to include in the expansion are the fitness centre, gymnasium, and multi-purpose spaces. Arts, Heritage and Culture programming including creative learning were also identified as being very important spaces to be incorporated into the expansion.

Some of the key highlights from the feedback has been to maintain the existing skatepark and pre-school facilities, and to add additional social gathering spaces in the form of open non-programmed spaces and open social spaces. The most common amenities that people are likely to use include a café, fitness centre, running track, multi-purpose studio, community theatre space, a creative learning space and open social space.

Recognizing the fact that Whalley is a diverse community and is the most populated neighbourhood in Surrey with continuous growth, the Project is seen as an important investment. Groups suggested a universal approach to designing the facility while recognizing and acknowledging the particularity of different cultures.

The public engagement process will continue to inform the community and gain feedback as the project progresses.

Grant Funding Request

On July 6, 2021, Staff submitted a grant application to Infrastructure Canada seeking \$25 million through the Green & Inclusive Community Buildings Program. It is anticipated that the outcome of the City's grant application will be announced in 2022. City staff will continue to explore and pursue other available government grant opportunities and incentives with the intention to provide additional funding support this Project.

Indigenous Preschool Partnership and Grant Funding Request

On September 13, 2021, Mayor and Council approved Corporate Report R169; 2021, (attached as Appendix "II") for the execution of a 15-year Partnering Agreement and Lease Agreement between the City and the La Societe De Les Enfants Michif (Métis Family Services) that would allow the primary use of ±3,095 ft², to be operated as a 57-space Indigenous childcare facility within the new Project. The ±3,095 ft² for childcare is contingent on the successful application to the Childcare BC New Spaces Fund for \$3,000,000. The Childcare BC New Spaces Fund application was submitted to the Province by Métis Family Services on November 16, 2021.

Funding

Funding for the City Centre Sports Complex is available within the approved 2021 Five-Year (2021-2025) Financial Plan – Capital Program.

Next Steps

Staff will continue proceeding with the schematic design incorporating the findings of phase 1 and phase 2 engagement. Upon completion of the schematic design City staff will initiate phase 3

engagement to share the design outcome and gather feedback from the community before moving on to design development. Anticipated timeline for the project phases are as follows:

- Design: June 2021 to Fall/Winter 2022/2023;
- Construction: Fall/Winter 2022/2023 to Fall/Winter 2024/2025; and
- Occupancy: Fall/Winter 2024/2025.

SUSTAINABILITY CONSIDERATIONS

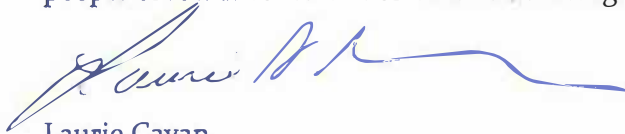
The City recognizes the value of creating a sustainable facility, especially in the Whalley neighbourhood. The Project will be pursuing certification under sustainable building energy performance standards, such as Passive House or Zero Carbon.

The Project supports the objectives of the City's Sustainability Charter 2.0. In particular, they relate to the Sustainability Charter 2.0 themes of Built Environment, Health & Wellness and Neighbourhoods and Infrastructure. Specifically, they support the following Desired Outcomes ("DO"):

- Buildings and Sites DO11: Surrey is at the forefront of sustainable and restorative building design and technology.
- Buildings and Sites DO13: Buildings are healthy and energy and resource efficient.
- Buildings and Sites DO15: All new buildings, public places, and outdoor spaces are welcoming. They are safe and universally accessible.
- Wellness and Recreation DO8: Residents feel a sense of belonging and connectedness, and have opportunities for social interaction in their neighbourhoods and community.
- All Infrastructure DO1: City facilities and infrastructure systems are well managed, adaptable, long lasting, and are effectively integrated into regional systems.
- Energy and Climate DO10: Buildings in the community are energy-efficient and offset energy use with onsite energy generation.

CONCLUSION

The Project will be a welcome addition to this community. With a focus on community needs, the design concept creates a space where the community can come together to play, exercise and connect. Having heard from numerous members of the community and the staff that work in this area, it is clear that a welcoming space that provides a safe place for people to gather is a need in this community. With the intention to reduce barriers for all demographics, the expanded facility will become a state-of-the-art hub for the City Centre area. It will be a space where people of all ages, including youth, seniors, and preschoolers will feel a sense of belonging, and that will be intention built to ensure that members of the LBGTQ2S+ community, persons with disabilities, people of low income and of all diverse backgrounds feel welcomed.



Laurie Cavan
General Manager,
Parks, Recreation & Culture



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development

Appendix "I": City Centre Sports Complex: Engagement Report

Appendix "II": Corporate Report R169; 2021

Note: Appendices available upon request

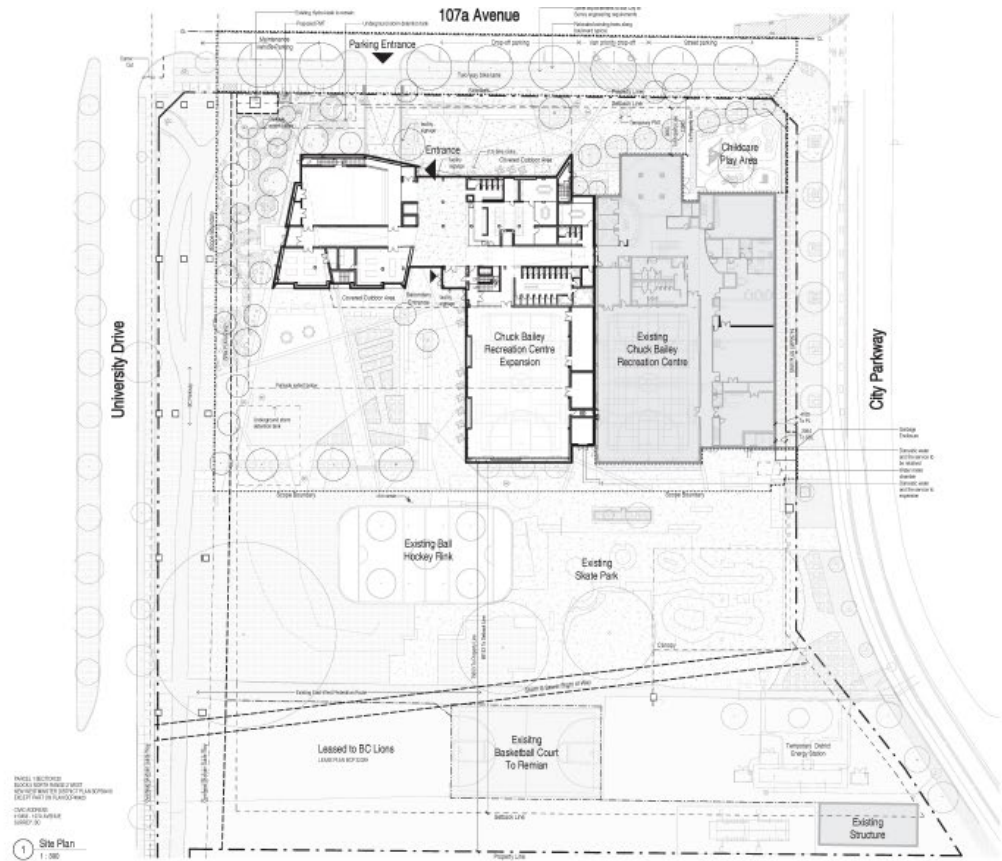
City Centre Sports Complex Project (Chuck Bailey Recreation Centre Expansion) Renderings



View of Main Entry



View of South Plaza





View of Main Entry (looking southwest from 107A Avenue)