

comprised of three Whalley residents, (including a senior and an elementary school PAC member), a representative from the Whalley BIA, the RCMP, and Parks, Recreation and Culture, and Planning Department staff. Engineering Department staff also participated in meetings at critical points. The public consultation process included a series of focus groups with various interest groups and three Public Open Houses. A summary of the focus groups and first two Open Houses was provided to Council in February of this year. All events were well attended by local residents. A summary of the findings of the focus groups and two Open House events is attached in Appendix I. The three alternate Concept Plans presented at the second Open House are attached in Appendix II.

Final Public Open House Meeting of May 4, 2004

The final Open House was held to present a modified Option 3 - *Green City* as the preferred option at Kwantlen Park Secondary School. The West Whalley Ring Road extension was not included at this meeting. More than 70 residents attended the Open House. Parks Recreation and Culture staff also made a presentation of the Open House materials to approximately 40 residents at Ted Kuhn Towers who were unable to attend the public event, on the morning of May 17 arranged by BC Housing staff. The proposed plan was well received and supported by a majority of residents.

The final Plan blends the best qualities of the original concept shown at the second Open House with natural, more organic elements that reflect expressed desires of the residents including aspects of the original park (natural creek bed, undulating fitness nature trail, preservation of important mature existing trees).

Final Draft Master Plan – Plan Summary

The preferred Holland Park Master Plan graphics are attached as Appendix III. Highlights of the plan include:

- A central focal point tiered fountain and plaza, named “Roseholly Fountain” after the Holland family estate;
- Large horticultural display gardens and formal tree lined promenades on a cross axis surrounding the water feature;
- A perimeter multi use pathway;
- A major civic landmark and/or commercial building at the highly visible King George Highway;
- Art integrated into the landscape design of the new Holland Park. A Call To Artists is underway through the Public Art Program;
- Large lawns for passive use and public events;
- A stage and plaza area at the east end where a combined washroom and facility building could be incorporated into landform;
- An area where many important mature and valuable existing trees are preserved, with low branches limbed up and crowns thinned to allow grass growth underneath will be created at the southern residential end of the park.
- A man made creek/river bed, a wide perimeter multi use path for fitness, and a possible interaction areas for children's exploration;
- Large and inviting park entrance plazas not out of scale with the rest of the park or surrounding neighbourhood;

- o A new parking lot design featuring two turnabouts (for service/special events vehicle access) and a link to both 98B Avenue and King George Hwy;
- o Washroom facilities either incorporated in the possible commercial building or at the flexible stage/plaza area.
- o The West Whalley Ring Road ROW is preserved and a wide pathway will be incorporated in this area.

Parks Recreation and Culture has hired Paul Rollo and Associates to undertake a feasibility study to explore the potential for a partnership to construct a washroom/coffee shop at the corner of 100 Avenue and King George Highway. The results of this study will be available later this summer and will inform the detailed design stage should the project move ahead.

Although the total estimated value of the full plan build out is in \$4.5 to \$5 million range, the budget allocated for the first phase of the project is currently \$1.5 million which includes planning and design fees, contract administration and construction. Future phases would be proposed through the Annual and Five-Year Capital Budget processes. It is proposed that an excellent first phase of park construction is possible through large scale removal of brush and preservation of significant trees, a hierarchy of pathways, servicing and drainage, a public washroom and a central focal point water feature combined with horticultural displays are possible and will have a great impact on the local and greater community.

CONCLUSION

The framework of the process used during the Master Plan project was well implemented, flexible and transparent. A detailed final report is available upon request. The proposed Master Plan reflects months of, business, City and community group input and is the preferred option for a majority of the residents. With Council approval we will be able to start the second stage of the project (detailed design) and commence construction in the early Fall of 2004.

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Parks, Recreation and Culture

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Attachments

Appendix I

Holland Park Public Consultation Process

Summary of Findings

The public consultation process included a series of focus group meetings with various interest groups and three Public Open Houses. The following are summaries of these key events:

Focus Group Meetings – October to November 2003: Nine focus group meetings held in October through November, reached out to just over 100 people including: Social Services, First Nations, Seniors (Ted Kuhn Towers), park neighbours, local youth, the BIA, arts and culture, environmental interests, and urban design (City Planning and Engineering Department

representatives). The purposes of the sessions were to listen to specific comments and perspectives without debate and to prepare a summary report of information prior to the first open house.

Each focus group meeting included an overview of the study purpose and the site context, a review of the site resources and some of the initial ideas regarding park opportunities. Specific questions relating to each group were used to provide direction for the session and to stimulate discussion. Participants were asked to complete a survey form as a means of recording their ideas.

The common themes and priorities brought forward by these groups were as follows: safety, trails and pathways, environmental protection, water features, celebrating Whalley heritage, and a community space. Also requested were playground and picnicking space, youth space, accessibility and a landmark gateway for City Centre. Focus group participants generally agreed with the preliminary vision of the park renovation for community enhancement and events programming.

Public Open House Meeting of November 27, 2003: The first Public Open House was held at Kwantlen Park Secondary School. Letters of invitation were mailed to 1,200 residents including focus group participants and property owners in the neighbourhood area surrounding the park, by an advertisement on the City Page in the Surrey Leader newspaper and through a local poster campaign. Invitations were also posted directly on multi-family housing doors in the park vicinity.

No preliminary plans were presented at the meeting, as the purpose of the Open House was to allow the residents to provide suggestions regarding the park prior to development of the park options. Information on seven proposed themes and nine working assumptions that arose from the focus group sessions for the design were introduced. Representatives from the Engineering Department attended the meeting to provide information about the upcoming West Whalley Ring Road public consultation process. Attendees were given a comment form to complete in order to document their feedback and to provide suggestions.

The Open House was well attended by approximately 60 people. A range of ideas and suggestions about possible directions for the park design and uses were compiled from the 30 comment sheets that were filled out. Residents were asked to react to the visuals on display and rank their top design themes and working assumptions for the park master plan. For the 30 respondents, the top three (3) themes preferred for the park designs are: community gathering place (92% support), horticultural display park (90% support), and natural park (80% support). Of the working assumptions, the top priorities for residents are: safety and security (100% agree), clear pedestrian corridors (100% agree) a park designed for all seasons (92% agree), accessibility for all people (91% agree) and several water features (83% agree).

Public Open House Meeting of February 26, 2004: The second Public Open House was held at the Days Inn on King George Highway. The Parks, Recreation and Culture and Engineering Departments jointly sponsored the Open House which was to introduce the park Concept Plans and the proposed West Whalley Ring Road extension,. More than 1,700 local residents, including participants from earlier meetings, were invited by direct mail. The event was also advertised in the Surrey Leader Newspaper City Page, on the City Web Page Parks Events Section, and a City Centre poster campaign. Invitations were posted directly on multi-family housing main entry doors in the park vicinity.

On March 4, 2004, a joint presentation to residents was made by City staff to approximately 20 residents at Ted Kuhn Towers to benefit those residents unable to attend the evening Open House. Material from the second Open House was presented and comment forms were provided to encourage input.

The priorities for design themes and working assumptions gathered from the first Open House, the design directions and features suggested by the City mandate, and the West Whalley Ring Road extension allowed staff and the consultants to generate three draft park design options that were presented at the event. At the Open House, panels of information were on display giving background information about the site, mapping of resource inventory material and conceptual drawings of the three draft options. The Open House portion was followed by a more formal presentation of the options and a questions and answer period.

The three park development options presented to the public are described and attached as Appendix II.

Final Public Open House Meeting of May 4, 2004: A final Open House was held to present a modified Option 3, "Green City", as the preferred option at Kwantlen Park Secondary School. The West Whalley Ring Road extension was not included at this meeting. Again more than 1,700 residents and participants at previous meetings were invited by direct mail. The Open House was advertised twice in the local Surrey Leader Newspaper, City Page, on the City's web site—Parks Events and News Section, through a local poster campaign, and via invitations posted on residential multi-family front doors by

recreation staff. More than 70 residents attended the Open House. Parks Recreation and Culture staff again made a presentation of the Open House materials to approximately 40 residents at Ted Kuhn Towers who were unable to attend the public event, on the morning of May17, arranged by BC Housing staff.

In its final form, the Plan blends the best qualities of the original concept (wide pathways, circular plazas and central water feature, clearing of underbrush to restore more space, use of water fountains, former horticultural displays, performance spaces) with natural, more organic elements that reflect expressed desires of the residents: the region and aspects of the original park (natural creek bed, undulating fitness nature trail, preservation of important mature and valuable existing trees).

A total of 54 people submitted completed comment forms for the preferred park Concept Plan. The top five elements of the final plan preferred by respondents were: fountain (30%), creek (30%), underbrush removal (20%), nature trail (10%) and planters (10%). Residents were asked what they would like to change and/or modify about the proposed design, and the top responses were: too much concrete and add a more natural look to the park (30%), keep trees and plant native species (20%), leave the park unchanged (20%), add a nature trail (15%), and no road (15%).

The final Concept Plan is attached in Appendix III.

Appendix II

Alternate Concept Plans

The following is a description and graphics of the three (3) alternate Concept Plans presented at the 2nd Holland Park Open House on February 26, 2004.

- ***Concept Plan Option 1 – “Reflections on Surrey”***

The first Concept Plan is called “Reflections on Surrey”. The design interprets Surrey's existing cultural and natural landscape. A large oval open space is the focus of this Plan. Also included are stepped terraces off of King George Highway and 100 Avenue and a series of water features. Potential locations for interpretive displays are suggested.

- ***Concept Plan Option 2 – “Heart and Lungs”***

The second Concept Plan plays on a theme called “Heart and Lungs” of the City because this park is seen as the heart of the City at City Centre and also seen as the lungs of the City where it provides a breath of green in an urban area. This Plan uses contemporary forms to mirror the landmark Central City tower. Pathways bring people through park spaces to local destinations and neighbourhood areas take on sinuous natural forms.

- ***Concept Plan Option 3 – “Green City”***

The third Concept Plan uses a theme called “Green City” to organize space. The street grid pattern is reflected in the path layouts and organization of space. This concept has classic, formal landscape elements like wide promenades, linear tree plantings and circular water features for focal points. Theme gardens on a grid, amphitheatre performance space, and active sports are also included. This Concept Plan includes a potential landmark commercial building at the corner of King George Highway at 100 Avenue. This is a possible location for a coffee shop, for example.

The alternate Concept Plans are attached for reference.

Appendix III

Preferred Holland Park Master Plan Graphics