



# City of Surrey

## Parks & Community Services Committee

### Minutes

PRC Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, APRIL 16, 2008  
Time: 6:58 p.m.  
File: 0540-20

#### **Present:**

Chairperson: Councillor Hepner  
Councillor Gill  
Councillor Martin  
C. Annable  
R. Benson  
G. Rai  
B. Rasode  
G. Rice

#### **Absent:**

T. Allen, School Board Trustee

#### **Also Present:**

L. Cavan, General Manager, Parks, Recreation & Culture  
O. Croy, Manager, Parks, Recreation & Culture  
L. White, Community and Leisure Services Division Manager  
D. Vestergaard, Administrative Coordinator, Parks, Recreation & Culture  
G. Vandebosch, Section Manager - Parks Operations North  
H. Dmytriw, Legislative Service

#### **A. ADOPTION OF MINUTES**

It was

Moved by Councillor Martin

Seconded by Cliff Annable

That the minutes of the Parks & Community Services Committee meeting held on March 26, 2008, be adopted.

Carried

#### **B. DELEGATION**

##### **1. Bear Creek Park Train**

File: 6140-20

David Penn, Operator of the Bear Creek Park Trains appeared as a delegation to make a presentation on the revised layout of the golf course and Landscape Plan, and is seeking approval for the addition of an 18 hole miniature/adventure golf course inside the Train's operating area at Bear Creek Park.

The following comments were provided:

- Business Plan was presented to the Parks & Community Services Committee in June 2007
- Bear Creek Park Train started operations in 1996
- 48,000 people attend annually
- 18 hole miniature park golf
- Provided on table: A map of proposed refurbishing and the addition of a miniature golf.
- Since meeting with Engineer staff, Steve Godwin, City Hall staff and ECL EnviroWest Consultants/landscape architects, they received the statistics requiring a 15 meter setback from King Creek, a salmon bearing creek. They have compressed the plans to stay outside the stream setback requirements. Advantages to have the 15 meter creek setback:
  - Capital outlay will be less due to less landscaping being needed.

- Better servicing by staff, and more visibility and security over the property.
  - The property will remain surrounded by chain link fence and signage will be installed to make the public aware of and protect the eco-sensitive area.
  - Changes would be made to the train's loading station to allow the public to enter from outside of the green space.
  - List of indigenous plants to be planted include:
    - 15 vine maple
    - 14 beaked hazelnut
    - 235 snowberry
    - 101 salmonberry
    - 71 Indian plum
    - 223 Nootka rose
    - 98 sword fern
- Would like to proceed with the 18 hole mini-golf course project inside the fenced train area of Bear Creek Park as soon as possible to take advantage of the upcoming spring summer season.
- Construction will take 6 weeks altogether. Timeline schedule (provided on table) would take effect after final approval to proceed from Council:
- Day 1 Remove existing flower garden; dig 15m fencepost holes
  - Day 2 Scrape away lawn topping to create 18 greenways; dig 15m fencepost holes.
  - Day 3&4 Lay gravel base for greenways, begin construction of fencing
  - Day 5-16 Finish laying gravel base; construct 18 greenway forms in prep for concrete pouring; finish 15m fence.
  - Day 17-19 Pour concrete for 18 greenways and allow to cure (2 days); move railroad track away from loading platform for more clearance.
  - Day 20&21 Remove forms from greenways
  - Day 22-27 Construct forms for sidewalks linking greenways, install water feature adjacent to greenway 17.
  - Day 23-25 Pour concrete for sidewalks and allow to cure (2 days); continue water feature installation; build new golf entrance ramp out of station.
  - Day 26-30 Lay felt carpets onto greenways; remove forms from sidewalks; finalize the installation of the water feature; asphalt installed over train track at entrance to golf course.
  - Day 31-32 Install topsoil between greenways and sidewalks.
  - Day 33-45 Install landscape plants; install track crossing gates and signals; install chain link fence parallel to railroad track.
  - Day 46 Ribbon cutting with Mayor, dignitaries, press and staff. Open for business.

Outside trucks coming into the park for delivery of materials or equipment are contemplated to be on the following days:

- Day 1 Bobcat, fencing materials and concrete form materials
- Day 2 Concrete for greenway base
- Day 17 Concrete for greenways
- Day 23 Concrete for sidewalks
- Day 31&32 Topsoil

Discussion ensued and in response to queries the following comments were provided:

- Requested an amended license to operate with the city. Ownership of the land stays with the city. Their business is the operations of the train. Council permission for the Operating License is not needed.
- The top of the embankment is 15 meters from King Creek. A flower garden is currently in there. The existing annual garden along with the English ivy and rhododendrons are to be removed.
- The June 2007 Business Plan stated that 8-12 weeks would be required to do the re-landscaping but as more groundwork will now be done using natural habitat plants, less space is required. The total cost would be \$80,000-\$100,000. The numbers remain the same; the capital cost will stay the same.
- How successful is the train? All train carriers do not make money, except CN Freight. This project has been a wash, but has been a labour of love for 12 years. They have not paid any taxes in 12 years.
- How is your business plan? The feeling is that the dollars spent will make money, as it will bring in more tourists. Fees have remained the same for five years. The train is open year round, except for rainy days, equaling 163 days per year they are open. Higher entrance fees, with the same number of people will mean incremental income.
- Fees will be charged as: golf, train, or a combination of both.
- 2004 – 2005 saw a significant drop in attendance, especially at Christmas due to the weather. Nighttime operations were ceased in 2005. Last year only 48,000 people came as the Christmas lights displays were discontinued.
- With redevelopment and projected costs, we should see an increase in visitors.

Chairperson Councillor Hepner thanked the delegation and noted that the Landscape Plan looks better and more improved than the previous one.

It was

Moved by Councillor Martin

Seconded by Gurpreet Rai

That the Parks & Community Services

Committee supports the development of a 18 hole mini golf course inside the fenced train area in Bear Creek Park, and recommends to Council that this issue be referred back to staff to work with the proponent to develop a new license agreement and to start the construction process in order to not miss the summer season.

Carried

## 2. **Fraser Heights Community Centre**

File: 8000-30/FH

Harnish Dhanji made a presentation regarding the Fraser Heights Community Centre Weight Room/Fitness Centre Expansion Request (Petition).

The following comments were provided:

- A few months ago Harnish Dhanji approached Parks, Recreation & Culture regarding Fraser Heights Recreation Centre. The recreation centre is without a weight room facility.

- People wanting to partake in Fitness look to recreation centres for available facilities.
- Fraser Heights only offers a variety of fitness classes, a preschool room and a drop-in gym.
- The 5-year plan has no plans to expand the recreation centre at Fraser Height.
- Mr. Harnish Dhanji conducted an on-line petition and although he did not try hard, received 75 signatures (copy of petition provided in agenda package).
- Objective is to gain the support and funding from Council for an expansion to Fraser Heights Community Centre including:
  - Weight room
  - Expanded fitness centre/indoor track
  - Courts – racquetball/squash
  - Capital investment into existing facilities
    - Preschool (indoor/outdoor equipment, computer, etc.)
    - Gymnasium equipment
    - Youth Drop-in tabletop equipment
- History:
  - Feb 4, 2006 – Fraser Heights Recreation Centre opened to public with the following five indoor facilities:
    - Full sized gym (drop-in, badminton, volleyball, etc.)
    - Fitness/dance studio (~3-4 hours/day scheduled programs)
    - Dedicated preschool room
    - Childminding programmed in during weekday mornings
    - RCMP storefront office (4 hours per day)
- The gymnasium:
  - Had a flood recently so the place was empty. On Fridays and Saturdays the gymnasium is open to youth until midnight. Youth, along with staff, use a really collaborative approach and decide on theme activities, sports, dances, and crafts.
- Fitness/dance studio:
  - A room with exercise balls, bring your own mats. Yoga mats and all exercise equipment needed are provided for participants of the class. Some patrons choose to bring their own yoga mats.
  - Drop-in for the gym.
- RCMP storefront is 1,300 sq.ft; open Monday to Friday, 1:00-4:00 pm.
- A broken foosball table was identified, a ping pong table; children's equipment is sitting in front of the gym door.
- The facility has plenty of washrooms.
- The Preschool is a very popular preschool due to the teacher but the preschool room seriously lacks equipment and supplies. The outside facility is lacking in equipment and toys for kids.
- Suggestions:
  - Weight room with fully featured cardio, stretching, free weights
  - Expanded fitness centre with squash/racquetball courts, indoor running track
  - New commercial quality tabletop games such as foosball table and ping pong
  - More gymnasium equipment

- Capital investment in the preschools toys and indoor and out supplies
- Closing thoughts – give the public a reason to buy a membership!
  - Recreation centres and weight rooms go hand in hand--a minimum requirement.
  - Over utilization will be our biggest problem with the high school located next door. This is an isolated community. With nowhere to go to work out this proposed weight room facility would be packed.

Discussion ensued and in response to queries the following comments were provided:

- The priorities, as outlined by the delegation above, are priorities that are supported by the association from the Fraser Heights community.
- At the time of construction there was not enough funding available to include a weight room in that facility. It was built to satisfy the immediate needs of that time. The centre was designed for future expansion, for the addition of another gym.
- Washrooms were designed for more capacity than current usage demands.
- The dance floor is a special sprung floor. There is a demand for fitness out there and a variety of programs can utilize that space. City staff was requested to provide statistics and numbers.
- Newer recreation facilities are being provided with weight rooms. Surrey has different sizes of fitness facilities. Other recreation centres not having weight rooms include Cloverdale and Tom Binnie. The very successful Guildford is the closest recreation centre offering a weight room. South Surrey Recreation Centre was built without fitness in the facility (due to a weight room existing at the South Surrey Indoor Pool in the same town centre).
- The RCMP do not have long range plans to stay at Fraser Height and have been transitioning with Community Policing in recreation facilities. The RCMP are currently continuing to utilize the space however, if this changes it could be retrofitted as community recreational space.
- Studies were done regarding multiple opportunities and show a demand for daycare and other programs. Youth centre, recreation centre plus amenities usage is increasing particularly when there are a variety of amenities at the facility.
- Assessments show that the trends are to multi-use and the actual overall utilization is much higher than was anticipated. Open houses were held to attain feedback from community prior to the facility being built. The community requests are often more than the City can fund.
- Surrey has no city run racquetball courts.
- Preschool programs are delivered through the Parks, Recreation & Culture staff.
- City staff to take a look at the inferior foosball and ping pong tables and equipment.
- Staff to circulate the policy for naming rights for rooms and buildings within Surrey.

The Chairperson thanked the delegate. The issue was referred back to staff with a request for a report to be prepared for the next meeting.

### 3. Lord Tweedsmuir High School

File: 5920-01; 0550-20-10

Kurt Thornton, Counselor & Varsity Football Coach appeared as a delegation regarding the funding partnership proposal between the Surrey School Board and the Surrey Parks, Recreation and Culture department to install an artificial turf field in the Stetson Bowl.

The following comments were provided:

- The delegate, Kurt Thornton, has been a coach for 13 years; introduced his fellow delegation members:
  - Rick Breen, Principal
  - Gord Massey, physical education teacher and football coach
  - Rick Hugh, Vice Principle of Fraser Heights
  - Bill Reid, “Mr. Cloverdale”
- The proposal is to redevelop the Stetson Bowl in Cloverdale. The vision is for the facility to be a stadium in our own backyard. The school can use it, but the facility needs work.
- The goal is for an all weather artificial turf in Stetson Bowl with a standard rectangular surface, and north/south orientation for football, soccer, and field hockey.
- Establish a partnership with the school board and city to create a multipurpose facility for schools in the region, and sports groups and community groups, plus still sustain the rodeo.
- Cloverdale Fairgrounds – Lord Tweedsmuir Secondary is located adjacent to Stetson Bowl. Other fields are across Cloverdale, several blocks away. Over 40,000 people live in the community. There is the need for sports playing surfaces. Artificial playing surfaces have their merits and usage and compared to a dirt field, is significant.
- Orientation of the field is north/south. 360 feet is required. The dugout would be removed and from fence to dugout there would be sufficient space for the run out space. The field will be wider. 368 feet from wall to the little concrete wall (to be removed) gains another 10 yards.
- Site Pictures were provided to show a stadium, without a field, that has lights.
- This is a well-equipped facility that is grossly underutilized except for the Rodeo, which lasts for four days. Cloverdale community population is exploding.
- There is only one field at Lord Tweedsmuir Secondary. Clayton Heights Secondary is at over-capacity. School teams and community sports groups should be in there. 2011 will see a new school. All three could make use of the Stetson Bowl facility.
- Stetson Bowl was last used by the Surrey Glaciers in 1995. The playing surface is now unusable. It should be revitalized for year round multi use as it has seating, parking, washrooms, lights, and concession. It should be revitalized for school use between 8:00 am – 5:30 pm and community user groups use in the evenings. All schools could have access to facility as well.
- This project would revitalize the Stetson Bowl stadium and have community impact.
- Rodeo continuation; entering its 63<sup>rd</sup> year.

- Conversion of field to turf happens at Georgia Dome through use of layering of plywood and dirt and grass.
- Partnership with the city of Surrey and Surrey School District:
  - To present to Chamber of Commerce on April 28, 2008
  - To present to Cloverdale Rodeo and Exhibition Association on May 1, 2008
  - Provincial/Federal Government grant applications
  - Community sport organizations
- Partnership examples:
  - W.J. Mowat Secondary /Abbotsford
  - Pinetree Secondary / TownCentre Stadium
  - New West Secondary / Mercer Stadium
  - Langley Secondary / McLeod Park
- Over 2, 000 sq. ft. of advertising space will be to available local businesses and associations (BIA).
- Estimated Costs:
  - Turf - \$600,000–\$800,000
  - Field base preparation work - \$350,000-\$700,000
  - Stands and bleachers - \$160,000–\$250,000
  - Concession, etc., etc.
- Source of funds:
  - City of Surrey
  - Partnerships and Partnership fund, grants through direct action gaming run to 2010: 150 program grants, Sports BC Grants, Infrastructure Grants, Western economic, Urban development agreement, Municipal rural infrastructure fund
  - Corporate Sponsorship
- Recommendations:
  - Feasibility study - 2-3 months
  - Grant applications, review of feasibility study planning for action - 3-4 months
  - Tender process - 3 months
  - Construction renovations - 6-8 months
  - Grant opening - 18 months to completion to spectators - 2009 (or whenever we can get it)

Councillor Martin stated she appreciated the presentation and thanked the delegation.

Discussion ensued and in response to queries the following comments were provided:

- The GM, Parks, Recreation & Culture noted that there are no long term plans for the Fairgrounds that would be impacted. The Concept Plan for the fairgrounds had left the Stetson Bowl undisturbed, but can look at the site for opportunities for a field on that site to ensure there would be enough room for a field plus maintain the spectator venue.
- There is no other facility in Cloverdale/Surrey that is comparable to Swangard Stadium in terms of capacity. Bear Creek seats 1,200 but is not a stadium. Softball City is not comparable. There is also a small stadium at Whalley Athletic Park.

- For a city the size of Surrey this is an opportunity to offer a venue. There continues to be some demand from user groups for a stadium to be constructed.
- We have a park, washrooms, concessions, and PA speaker system. We have space for a football/soccer field, and seating for 3,500 people. We have Stetson Bowl that hosts the Rodeo annually and could host many tournaments, but have no field and no stadium.
- Upgrades are required for its current use but are not major, mostly cosmetic. The overall proposal will bring the facility up to standard as a prerequisite.
- A stadium for football, soccer, and national provincial tournaments makes sense to consider for a variety of sports.
- Two chambers of commerce and the Board of Trade have meetings this month to discuss how to help the School Board raise funds through the non-profit sector. To canvass on their behalf, to find the funds through whatever sources are available.
- Stetson Bowl land is City-owned property.
- The School Board needs to come to table for this to happen. This is an underutilized facility.

## C. STAFF PRESENTATIONS

## D. BUSINESS ARISING FROM THE MINUTES

### 1. Request for Track Lighting and Throwing Cage, North Surrey Track File: 6140-20/N

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Parks and Community Services

Committee:

- (a) Receive this report as information; and
- (b) Provide comments to staff regarding the request from the Universal Athletic Club.

Carried

Discussion ensued and the following comments were provided:

- Owen Croy, GM, Parks, provided background information on the North Surrey Track:
- \$102,000 for lighting, \$25,000 for medium weight throwing cage. No funds have been set aside for these projects.
- If sufficient interest in the throwing cage project through the committee we could push back another playground renovation to 2009 to allow for funds from playgrounds. Staff could not recommend the lighting project for this year.
- Playground renovations - School District is not interested in contributing as per letter dated March 4, 2008 received from Dirk van Spaendonk, Manager Grounds Maintenance, Surrey School District. #36: the school district *“support the installation of the running track lights, assuming the power is*

*supplied directly from the hydro pole, not from the building, and Surrey Parks covers the capital and operation cost of the lights.”*

- Funding is not presently available for matching contribution on the lighting project. The City facilitates many partnerships with the School District but this is not a project to be taken on by the city alone.
- The existing grass field would not support the heavy use that full field lighting would bring.
- The athletic club had approached and had approval of the school. This is a great project and would recommend a 50/50 split to the school to pay for a portion of the lighting.
- City staff have not made a presentation to the School Board. The city's Park Construction Manager met at a staff level with his counterpart from the School District.
- In the spirit of cooperation, the City should be looking at some opportunities to send correspondence to the Board directly asking them to express some level of interest.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That the Parks & Community Services

Committee recommend that a letter under Councillor Hopher's signature go to the School Board regarding the City's interest in partnering with them on some of the Park up-grades recently discussed at the Parks and Community Services meeting staff and that the City is interested in the sharing of funding costs for the running track lights and to build on future funding opportunities with the School Board.

Carried

## E. NEW BUSINESS

### 1. East Clayton Neighbourhood Park (Parkette #4)

File: 6140/20-East Clayton

Ted Uhrich, Parks Planner provided a brief presentation on East Clayton Neighbourhood Park (Parkette #4). The following comments were provided:

- Community ownership of East Clayton Park has been strongly identified.
- Features include a walkable community with long greenways and good connections east west north and south with several small neighbourhood parks.
- Two larger neighbourhood parks, a more of a natural area, to be constructed this summer. The parks are to contain a large pond with reeds and cattails, and have a playground for younger children. An active park site will combine with the elementary school. Are currently assembling the lands and working with the GVRD for sump areas. Will go to public process in the fall.
- Pocket parks will be neighbourhood destinations with amenities to create more neighbourhood interaction.
- A third park was developed last year with a small playground in the centre—very popular.
- Cloverdale is growing at a tremendous rate.
- Pocket park #4 – East Clayton property was acquired last summer.

- Pocket parks require community buy-in and ownership. Have canvassed neighbourhoods to discover needs and address these through design.
- In September the City hosted an open house in the park. This preliminary meeting had a great turnout. 160 attendees.
- Analysis showed: a tot park, area for 6-12 year olds, youth court, informal lawns area for soccer, baseball. This generated a concept plan, along with all background information, which was presented at a January open house at Clayton Senior Secondary. 45 attendees. Play field, sport court, tots swings, big swings, gyrating equipment, a great view over playground. 71% approved of the concept plan. Will contain community-tended gardens at the corners for community gardens planting days. There will also be other tree planting opportunities.
- Several people wanted toddler swings, baby swings and intermediate swings with handicapped access, a small climbing structure and lots of attraction for kids of all ages.

In response to queries the following comments were provided:

- At the first open house concept information, NCP, distribution of playgrounds, image boards were presented.
- Staff have visited other similar sites and looking in from the streets and houses the pocket park is small and good and open. From a security perspective, this is quite desirable.

Chairperson Councillor Hepner thanked the delegate for his presentation.

It was Moved by Councillor Martin  
Seconded by Cliff Annable  
That the Parks and Community Services

Committee:

- (a) Receive this report as information; and
- (b) Recommend to Council that staff proceed with detailed design and construction of East Clayton Neighbourhood Park (Parkette #4) as per the Concept Plan shown in **Appendix 2** of this report.

Carried

## 2. Kennedy Park Development Update

File: 6140-20/K

It was Moved by Councillor Martin  
Seconded by Barinder Rasode  
That the Parks & Community Services

Committee receive this report as information.

Carried

All delegations and guests departed the meeting.

**F. STAFF REPORTS**

1. Laurie Cavan, GM Parks, Recreation & Culture provided a verbal update.

**Family Fun Night – April 16, 2008 at Kwantlen Park Secondary School**

PRC is working with the School District to provide a free family fun night for parents and Grade 7 students who will be attending high school in September. This event will be an opportunity for students to meet other students, parents to meet parents, play interactive games and sports with parents and students, team building, and a time for fun. This is a new initiative to help in bridging the transition from grade 7 to grade 8 – peer mentorship, anti-bully, safe schools, active living and community networking and support. This is a fun recreation night for parents and students to get to know one another.

**Substance Use Prevention Educational Documentaries**

Monday, April 21<sup>st</sup> at the Bell Performing Arts Centre is the official launch of the powerful new substance use prevention educational documentaries. “The Gateway” – from small beginnings to addiction and “Closing the Gateway” – preventative thoughts for proactive parents.

This demonstrates the continued benefits of our partnerships with the school district in sharing resources and building the skills of our staff.

**Heritage Services**

New Exhibition opened at the Historic Stewart Farm on April 12. **Waste Not, Want Not** examines the concept of thrift and the origins of the three R's - Reduce, Reuse and Recycle. On display Saturdays and Sundays, from April 12 - June 15, 2008.

**Successful Heritage Services Spring Events**

**Easter Fair** at the Surrey Museum held on Easter Weekend - 294 Drop-in visitors participated

**Seedy Saturday** at the Historic Stewart Farm held April 5 - Approx. 300 in attendance.

**Upcoming Event at the Museum:**

**Cycle Clubs Information Fair** on April 26 for the last weekend of the **Bikes: The Wheel Story** exhibition before it heads back to the national Science and Technology Museum in Ottawa

**Vaisakhi Harvest the Fun**

Bhangra, Hip Hop, Rock and Electronica beats all hit the stage at [VAISAKHI - HARVEST THE FUN!](#) The show features desi superstar RISHI RICH, with H-DHAMI and MUMZY, red hot bhangra-electronic act SWAMI, all from the UK, plus local sensations DELHI 2 DUBLIN and the rock/reggae vibes of JAGUA. This Cultural Capital of Canada event is taking place on Saturday, April 19<sup>th</sup> at the Bell Performing Arts Centre at 7:00 (doors open at 6:00).

**Kwomais Park**

Kwomais Park Open House took place on April 8<sup>th</sup> at Ocean Cliff Elementary School. 220 residents attended, results of the questionnaires are still coming in by web, mail and fax. The Steering Committee will review the results. The next Open House will be in approximately 1.5 months; there will be three Open Houses in total.

**G. CORRESPONDENCE****H. INFORMATION ITEMS**

1. Calendar of Events  
File: 7710-01

**I. NEXT MEETING**

Next meeting of the Parks & Community Services Committee is Wednesday, May 21, 2008.

**J. ANY OTHER BUSINESS****1. Bear Creek Park Train**

It was

Moved by Councillor Martin

Seconded by Cliff Annable

That the Parks & Community Services

Committee recommend to Council that this issue be referred back to staff to work with the proponent and license agreement to start the public process in order to not miss the summer season.

Carried

2. **Grandview Heights** has plans for a park. There are five different areas in Grandview Heights and each has a green component in the pathway.

3. **Morgan Creek School** has more students in portables than in the school. People want to buy into the condos and want to join soccer and asking where there are soccer fields, etc.

The GM, Parks, Recreation & Culture to report back with expectations of the Morgan Creek area, with concept plans and amenities for that areas parkland development including both active and passive parkland.

4. **2008 Service Delivery Plan** - Copy of work the Parks, Recreation and Culture Service Delivery Plan was handed out by the GM, Parks, Recreation & Culture.

**K. ADJOURNMENT**

It was

Moved by Barinder Rasode  
Seconded by Cliff Annable  
That the Parks and Community Services

Committee meeting do now adjourn.

Carried

The Parks and Community Services Committee adjourned at 9:15 p.m.

Certified as true and correct:

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Margaret Jones, City Clerk

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Chairperson, Councillor Hepner  
Parks & Community Services Committee