

NO: **R219**

COUNCIL DATE: **November 18, 2019**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 8, 2019**

FROM: **Acting General Manager, Engineering
General Manager, Corporate Services
General Manager, Parks, Recreation & Culture**

FILE: **0930-30/422**

SUBJECT: **Meagan Anne MacDougall Park Improvements and Construction of Fleetwood Reservoir**

RECOMMENDATION

The Engineering Department, the Corporate Services Department and the Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information;
2. Authorize staff to grant a Lease and Statutory Right-of-Way (“SRW”) to the Greater Vancouver Water District (“GVWD”) over portions of 9008 Fleetwood Way (PID No. 017-029-546) (the “Property”), as described in this report for the purposes of installing and maintaining the proposed new Fleetwood Reservoir as well as for park improvements including a new playground, paths and seating areas; and
3. Pursuant to Sections 26 and 94 of the Community Charter, S.B.C. 2003, Chapter 26, as amended, authorize staff to give notice of the intention to dispose of partial interests in the Property by way of a Lease and Statutory Right-of-Way.

INTENT

The intent of this report is to apprise Council of the results of the public consultation and engagement program for park improvements and reservoir construction within Meagan Anne MacDougall Park and seek Council’s authority to grant a lease and SRW to GVWD for the reservoir.

BACKGROUND

GVWD has recognized the need to increase reservoir capacity to meet the increasing water demand in North Surrey. Accordingly, GVWD had planned for the implementation of a second reservoir, to be located on land already owned by Metro Vancouver at 14619 - 104A Avenue. In 2006, the City requested that the Greater Vancouver Water District instead consider constructing the proposed new reservoir in Fleetwood’s Meagan Anne MacDougall Park for the following reasons:

- The City currently experiences low water pressures in this area, resulting in reduced fire protection;

- The Fleetwood location is more centralized; thus, the reservoir would service the Fleetwood Town Centre, future developments along the Fraser Highway Corridor and the already approved Anniedale-Tynehead Neighbourhood Concept Plan (“NCP”);
- From a servicing perspective, Meagan Anne MacDougall Park is ideal as it is at the highest elevation in Fleetwood;
- The City has its booster station at this location; and
- All adjacent lands are developed.

DISCUSSION

The need for the new Fleetwood Reservoir was identified in late 1990’s and was subsequently included in GVWD’s Ten-Year Plan. The Fleetwood Reservoir, in conjunction with the existing Whalley Reservoir, would give GVWD the balancing capacity required in Surrey’s water distribution system ensuring the distribution system has enough water to maintain water flow to customers during the periods of high usage on any given day.

The City conducted a community engagement process for the Meagan Anne MacDougall Park improvements and construction of the Fleetwood Reservoir. This included seeking feedback from the public in 2016, which was then input into GVWD’s design of the project plans. This report provides a summary of the feedback received at the second round of public consultation on September 28, 2019, which focused on providing information to the public on the final reservoir design and seek further input on the proposed park improvement plans. A map of the park is attached as Appendix “I”.

Public Consultation

GVWD hosted an initial open house in January 2016 for the community to learn more about the project and receive feedback from the community to inform GVWD’s design plans. The City hosted a follow-up public consultation meeting for the project on September 28, 2019 at Meagan Anne MacDougall Park. The purpose of the second public consultation meeting was to:

- Share project updates, including updated infrastructure design concepts based on the first open house and project schedule; and
- Solicit further ideas for park improvements by engaging the community in a design charette.

Notification

A broad-based notification approach for the public consultation meeting was undertaken involving:

- The City of Surrey webpage through an event page featured on the City’s landing page and updates on the project page;
- On-site park signage at each of the three park access points;
- The City’s social media outlets (Twitter and Facebook);
- A resident direct mail invitation to all residents in the neighbouring community bordered by 92 Avenue to the north, 156 Street to the west, 152 Street to the east and Fleetwood Way to the south; and
- An invitation letter to the Fleetwood Community Association.

Public Consultation Meeting Format and Attendance

The September 28, 2019 public consultation meeting was undertaken to explain the project and to provide opportunity for feedback on the Meagan Anne MacDougall Park improvement plans and construction of Fleetwood Reservoir. The public consultation meeting followed similar Surrey public consultation meeting formats, with display boards and staff on hand to explain the project. As well, project surveys were available to allow residents to provide feedback to specific project related questions. In total, 98 residents attended. A copy of the presentation boards and renderings provided at the public consultation meeting is provided in Appendix "II".

Summary of Survey Responses and Key Findings

A total of 26 survey responses were completed at the public consultation meeting. The survey included questions along with a section to allow participants an opportunity to provide their general comments. Most of the survey participants were comprised of residents that reside in the vicinity of the 154 Street project corridor. A summary of the main themes derived from the feedback received from participants at the public consultation meeting are discussed below to help illustrate common areas of concern, which the City will consider as the project proceeds.

Park Improvements

Participants strongly supported the park improvements planned upon completion of the new reservoir at Meagan Anne MacDougall Park. Through the project, the existing playground will be replaced with modern equipment and will provide play elements for a larger range of age groups. New pathways and seating areas will also be added. Consultation to date has indicated the community's strong preference that the new playground include a single-bay swing, spiral slide, curved benches, stationary net climber, log steppers and FIBAR safety surfacing. Through the design charette that was provided at the September 28, 2019 consultation meeting, the public suggested that new/updated amenities include:

- Outdoor exercise equipment geared to seniors;
- Playground (accessible and inclusive play to be highlighted);
- Playground to be located to maximize shade from afternoon sun;
- Swing set to have bucket seat for younger children;
- Spiral climber, monkey bars and swings;
- 'Green' or natural features and materials;
- Paved walking loop;
- Benches for seniors (with armrest in centre of traditional bench);
- Additional garbage bins;
- Water bottle fill/water fountain;
- Park lighting;
- Bollards for accessibility (replace bike baffles); and
- Transplanting of the park's viable shade trees prior to construction.

The City's Parks, Recreation & Culture Department will incorporate all feedback from the consultation and design charette into next phase of detailed park and playground design. A conceptual drawing of the park improvement and reservoir is provided in Appendix "III".

Public Art

Over the course of consultation, the community expressed a strong preference that the existing public art be removed. Based on this feedback, the City will remove the existing art, and through the City's public art process, in collaboration with Fleetwood stakeholders, the City will explore opportunities to integrate new art into the park and its infrastructure (i.e., patterning on the cladding, frit printing on glass, mosaic on walkways, etc.) that better reflects the vision of the Fleetwood community. People who live/work in Fleetwood will be given the opportunity to participate in the selection of artists and designs.

Reservoir Construction-related Impacts

Residents had questions regarding the reservoir construction and shared concerns common to most large-scale construction projects including:

- Construction noise and safety fencing;
- Traffic and site access;
- Potential for vibration; and
- Access through park during construction.

Both GVWD and the City are committed to working closely with the community to ensure concerns and interests are considered as the project continues.

All work will comply with the *Surrey Noise Control Bylaw, 1982, No. 7044* (Monday to Saturday between 7 a.m. and 10 p.m.) or granted Bylaw variances. Crews will attempt, wherever practical, to reduce noise. GVWD will explore sound walls and best opportunities for safety fencing that will permit the residents to use unobstructed portions of the park during construction.

A comprehensive Traffic Management Plan will be developed to address the mix of residential and commercial traffic on Fleetwood Way and residential traffic on 154 Street, recognizing it is a route for children travelling to and from school. To the extent possible, the City and GVWD will also coordinate activities with neighbouring private commercial development to minimize impacts on the community.

Excavation is required, but it is not anticipated to require blasting nor pile-driving; therefore, no vibration is expected to be felt by neighbouring properties. Pre-construction home inspection reports will be completed by GVWD prior to construction in order to ensure that the most up-to-date information on neighbouring properties is available. Costs for these inspections would be borne by GVWD and reports may be made available to homeowners upon request.

Staff noted that a temporary access path will be maintained through the park during construction, as the park serves as a well-used pedestrian corridor linking the residential neighbourhood to the commercial corridor and transit on Fraser Highway.

Lease and Statutory Right-of-Way for the proposed New Fleetwood Reservoir

The proposed lease (the “Lease”) to be granted to GVWD has an initial term of 50-years, with a 50-year renewal term at the option of the GVWD and comprises an area of 2.53 acres (10,234 m²), as illustrated on the attached Appendix “IV”, to accommodate the construction of the Fleetwood Reservoir. Additionally, it is proposed that an adjacent Statutory Right-of-Way (“SRW”) comprising an area of 0.98 acres (3,951 m²) be granted to the GVWD for the purposes of maintenance and access to the Fleetwood Reservoir, as well as for the construction staging of the Fleetwood Reservoir. The SRW is included in the Lease terms, and therefore the SRW will expire when the Lease expires. It is intended that both the Lease and the SRW be granted to GVWD for \$1.00, as the Fleetwood Reservoir infrastructure costs will be borne by the GVWD. The Lease ensures that the City retains surface rights to the Park and that the Reservoir is sub-surface. Park improvements will be made to the surface area of the Property after the proposed Fleetwood Reservoir has been constructed.

Legal Services Review

The City’s Legal Services Division has reviewed this report and have no concerns.

FUNDING

Funding for the Meagan Anne MacDougall Park Improvements and construction of the Fleetwood Reservoir will be available through GVWD’s Ten-Year Capital Budget.

SUSTAINABILITY CONSIDERATIONS

The building of an underground Fleetwood Reservoir by GVWD supports the objectives of the City’s Sustainability Charter 2.0. In particular, this work relates to the Sustainability Charter 2.0 theme of Infrastructure. Specifically, this work supports the following Desired Outcomes (“DO”) and Strategic Direction (“SD”):

- All Infrastructure DO₂: Infrastructure systems provide safe, reliable and affordable services;
- All Infrastructure DO₃: Infrastructure systems are designed to protect human health, preserve environmental integrity, and be adaptable to climate impacts;
- Water DO₁₆: Surrey’s water is clean, abundant and safe for drinking; and
- Water SD₁₂: Continue to explore, develop and implement policies and tools to support water conservation and recovery.

CONCLUSION

The new underground reservoir will increase water servicing, pressures and fire protection in the Fleetwood area while also providing a safe, resilient drinking water to future growth in the area. The project will also result in park improvements including a new playground, paths and seating areas.

Scott Neuman, P.Eng.
Acting General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

Robert Costanzo
General Manager,
Corporate Services

YY/cc

Appendix "I" – Map of Meagan Anne MacDougall Park
Appendix "II" – Public Consultation Meeting Presentation Boards
Appendix "III" – Conceptual Drawing of the Park Improvements and Reservoir Site
Appendix "IV" – Lease and SRW Area Plan

APPENDIX "I"



Produced by GIS Section: 22-Feb-2019, P205934

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000 0 10 M



Meagan Anne MacDougall Park

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\PS_rty9008-FleetwoodWay_API.mxd

FLEETWOOD RESERVOIR AND PARK IMPROVEMENTS PROJECT

Welcome

to the Open House for Fleetwood Reservoir
and Park Improvements Project

To meet the growing demand for drinking water, Metro Vancouver needs to build a new underground reservoir in Meagan Anne MacDougall Park.



FLEETWOOD RESERVOIR AND PARK IMPROVEMENTS PROJECT

Project Overview

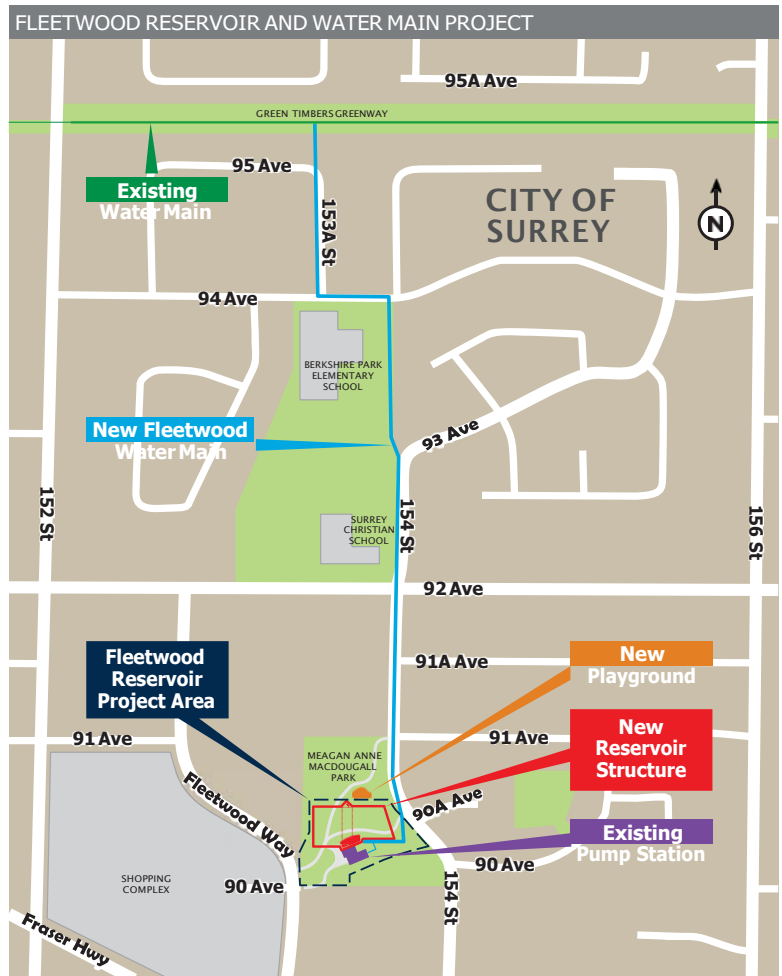
Metro Vancouver provides clean, safe drinking water for over 2.4 million residents in the Lower Mainland. Operating our vast drinking water system, with a growing population, requires constant upgrades, improvements, maintenance and expansion.

To meet the growing demand for drinking water, Metro Vancouver is planning to build a new underground reservoir in Meagan Anne MacDougall Park at 9008 Fleetwood Way in Surrey.

The Fleetwood Reservoir Project includes:

- One underground water storage cell
- An underground valve chamber
- An above-ground maintenance access building next to the existing pump station building
- An above-ground exit structure for the underground valve chamber located near the playground

In addition, a water main connecting the reservoir to the regional drinking water system will also be constructed along 154 Street.



Project Schedule

Reservoir construction	Starting mid-2020 and lasting approximately two years
Water main construction	Starting during reservoir construction and lasting approximately one year

FLEETWOOD RESERVOIR AND PARK IMPROVEMENTS PROJECT

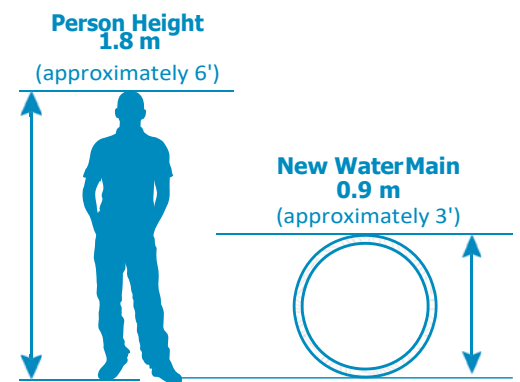
Construction Activities

Fleetwood Reservoir

- An underground reservoir
- An underground valve chamber
- An above-ground maintenance access building next to the existing pump station building
- An above-ground exit structure for the underground valve chamber

Fleetwood Water Main

Metro Vancouver will also construct a 0.9 m diameter, 1.1 km long water main to connect the Fleetwood Reservoir to the regional drinking water system.



Playground in Meagan Anne MacDougall Park

After reservoir construction is complete, the City of Surrey will design and install a new playground in the park that incorporates public feedback received at the project open house in 2016 and 2019.

To share your comments about park improvements contact:

Ted Uhrich, Parks Planning Manager

Telephone: 604-598 -5706

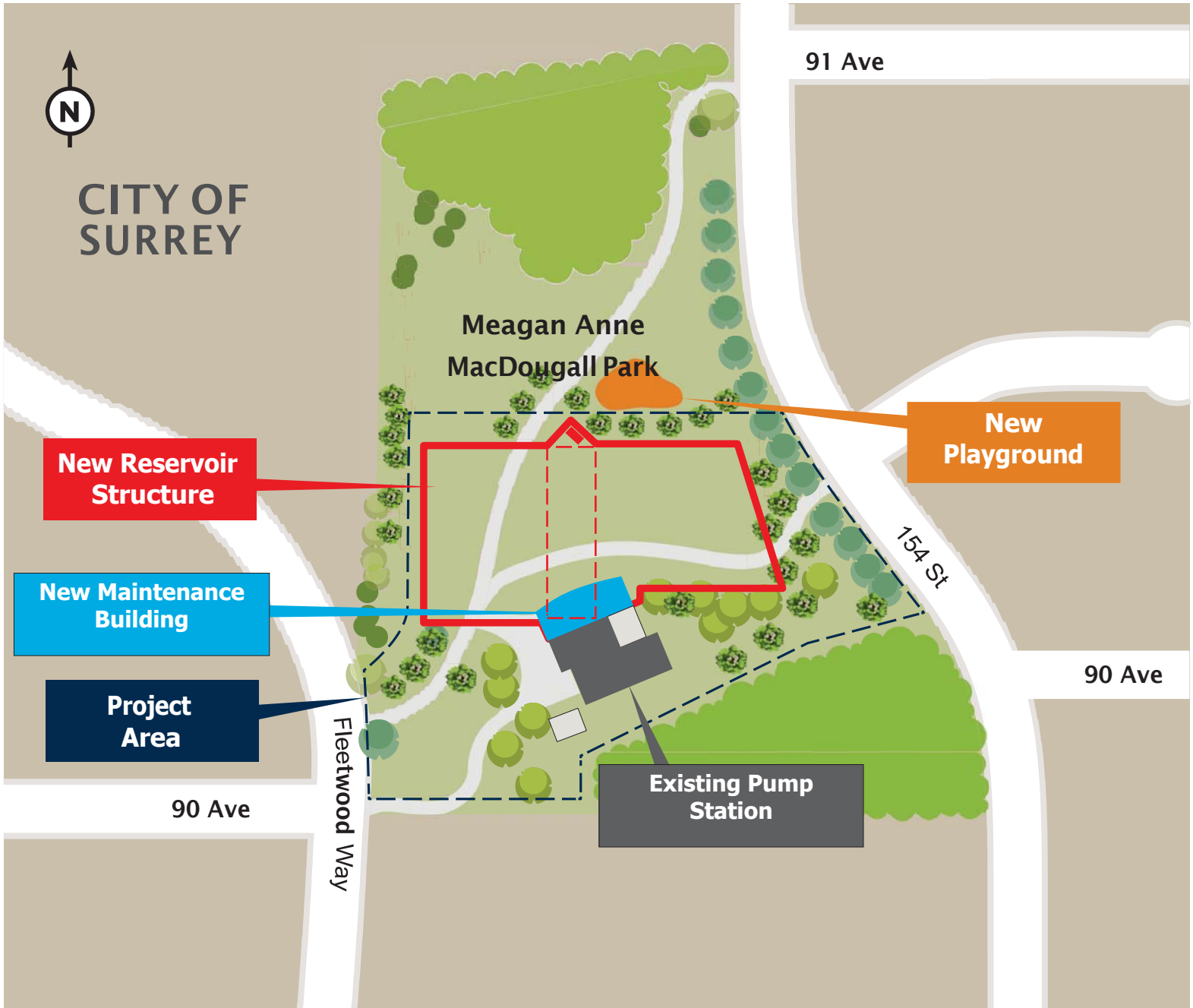
Email: parksrecculture@surrey.ca

Working with the Community

Metro Vancouver is committed to working closely with the community and the City of Surrey to ensure concerns and interests are considered as the project continues. Local residents and businesses will receive ongoing notification through newsletters, web updates, email and on-site signage.

FLEETWOOD RESERVOIR AND PARK IMPROVEMENTS PROJECT

Map of the Project Area



FLEETWOOD RESERVOIR AND PARK IMPROVEMENTS PROJECT

Artist's Renderings of the Park After Construction

Once construction of the new reservoir infrastructure is complete, the park will be restored and landscaped.



Above: new reservoir infrastructure with an above-ground maintenance building (left) and exit structure (right).









FLEETWOOD RESERVOIR AND PARK IMPROVEMENTS PROJECT

What We Heard at our Open House in January 2016

Metro Vancouver hosted an open house in January 2016 for the community to learn more about the project and provide feedback on parts of the project. This includes possible features of a new playground that will be designed and installed by the City of Surrey once construction of the Fleetwood Reservoir is complete, and a recommendation for the relocation of the existing public art. This is what we heard:

Playground Features

The City of Surrey will replace the existing playground with modern equipment and provide play elements for a larger range of age groups. New pathways and seating areas will also be added. There is a strong preference that the new playground include a single bay swing, spiral slide, curved benches, stationary net climber, log steppers and FIBAR safety surfacing.

Traditional Swingset	Climbing Structure with Slide	Protected Parental Supervision	Climbing Net Structure	Informal Play Seating	Safety Surfacing
Single Bay Swing for ages 3+	Spiral Slide for ages 5-12	Curved Benches (3)	Stationary Net Climber for ages 5-12	Log Steppers (3 pcs) for ages 2-5	FIBAR Safety Surfacing plus drainage mats & concrete curb edging
 8' height 1 belt seat, 1 bucket seat ©Kemper	 6' fall height ©Playwise	 ©Victor Stanley	 6' 9" fall height ©Landscape Structures	 ©Landscape Structures	

Public Art

There is a strong preference by the community that the existing public art be relocated. Based on this feedback, the City of Surrey will permanently relocate the art to a new park. Through the City's public art process, in collaboration with Fleetwood stakeholders, The City of Surrey will explore opportunities to integrate new art into the park and its infrastructure that better reflects the vision of the Fleetwood community.



FLEETWOOD RESERVOIR AND PARK IMPROVEMENTS PROJECT

Community Engagement

Metro Vancouver is committed to working closely with the community and the City of Surrey to ensure concerns and interests are considered as the project continues. Ongoing schedule updates and other project information will be communicated through:



Signs



Letters, door hangers, email and web updates



A Community Liaison Officer to answer questions and listen to concerns

Project Updates

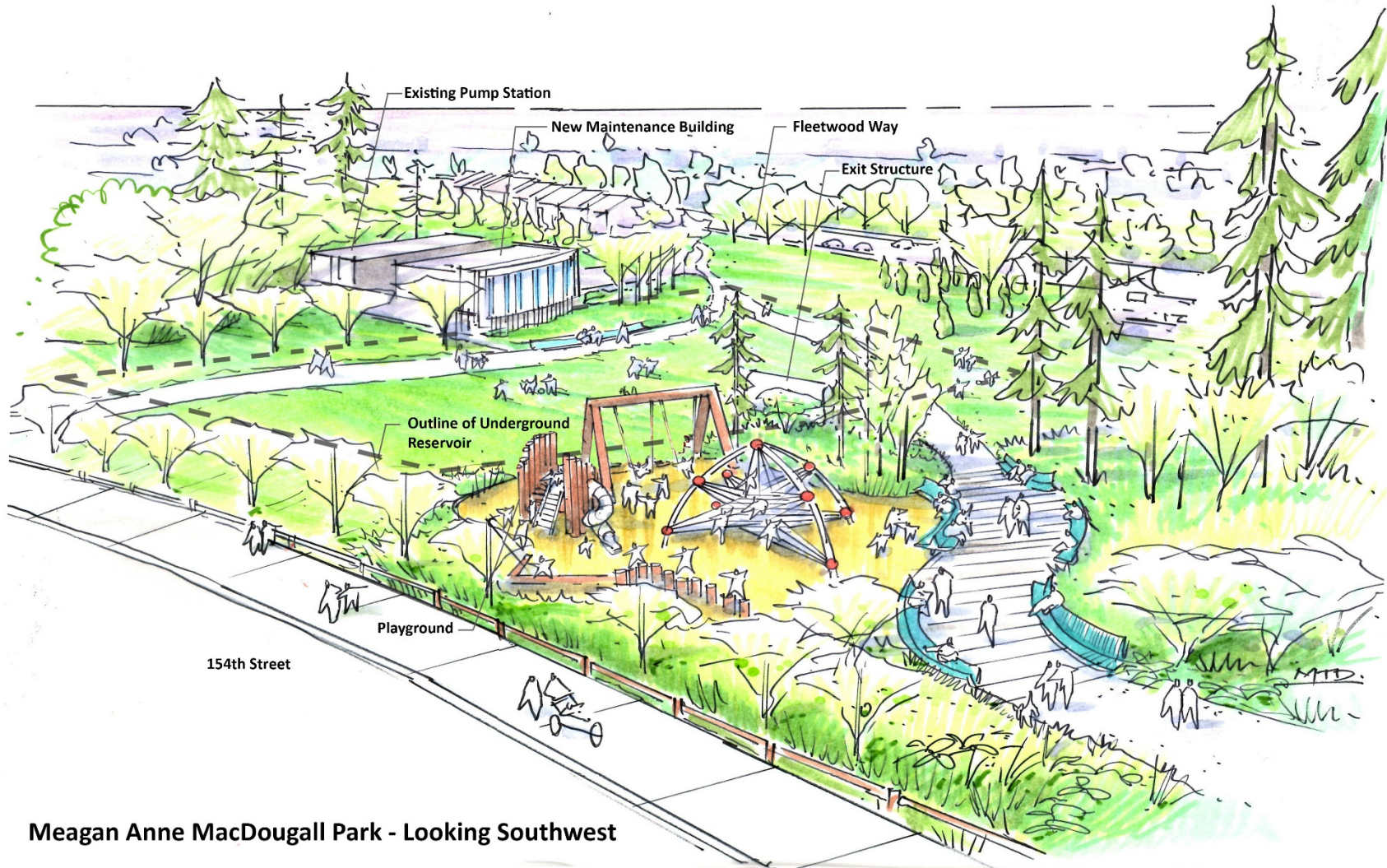
Metro Vancouver will provide advance notification of upcoming construction activities. For additional information on this project, or to sign up for project updates, please visit www.metrovanancouver.org and search "Fleetwood Reservoir".

Contact Metro Vancouver

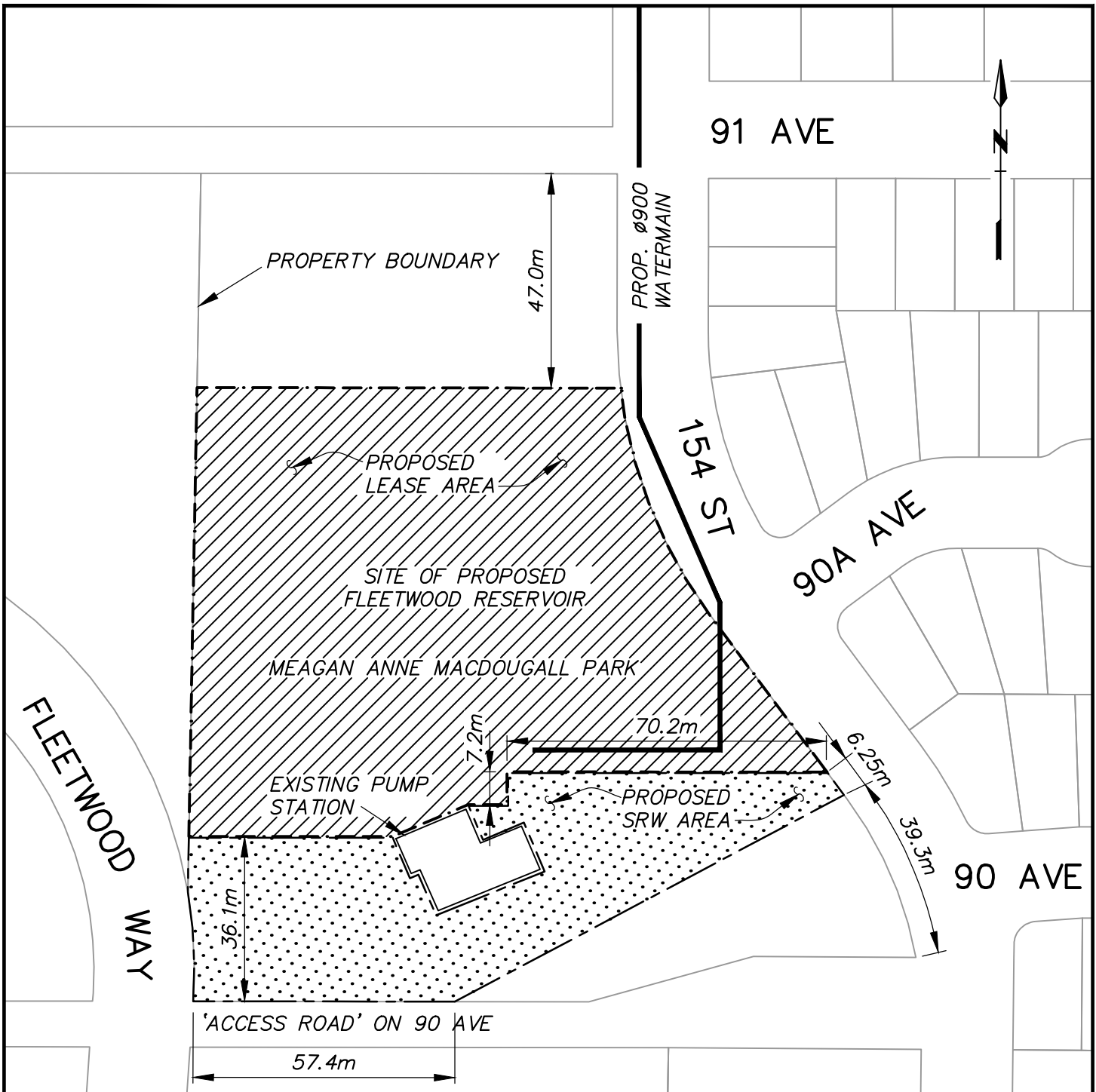
Information Centre: 604-432-6200
(Monday to Friday from 8 AM to 4:30 PM)


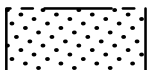
After Hours Emergency: 604-451-6610

Email: icentre@metrovanancouver.org
(Please include "Fleetwood Reservoir" in the subject line)



Meagan Anne MacDougall Park - Looking Southwest



LEGEND	
	PROPOSED GVWD LEASE AREA = 10234m ²
	PROPOSED GVWD STATUTORY RIGHT OF WAY AREA = 3951m ²

					GREATER VANCOUVER WATER DISTRICT							
P5	MAY.17	SS	JM		REVISED AREAS PER CoS COMMENTS	Design:	SS	FLEETWOOD RESERVOIR DRAFT R.O.W. ACQUISITION PLAN 9008 FLEETWOOD WAY	SCALE:	1:1250		
P4	NOV.16	SS	JM		REVISED PROP. SRW AREA	Drawn:	JM		DISTRICT FILE	W-3188		
P3	AUG.16	SS	JM		ADDED DIMENSIONS	Checked:						
P2	AUG.16	SS	JM		REVISED AS PER MARKUP	Approved						
P1	NOV.15	SS	JM		ISSUED FOR REVIEW	Manager						
Iss.	Date	Desn	Dr'n	Chk'd	App'd	Description			DRAWING NUMBER	X-004		
0		20		Bar Is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly							SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO ➡ P5	