

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.
- 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 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.

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