



Corporate *NO: R030*

Report *COUNCIL DATE: February 17, 2003*

REGULAR			
TO:	Mayor & Council	DATE:	February 14, 2003
FROM:	City Manager	FILE:	6800-01
SUBJECT:	Phase I - Surrey Learning and Discover Centre		

RECOMMENDATION

That Council:

1. Endorse the amended application for Phase I of the Surrey Learning and Discovery Centre as described below under "Description".
2. Pass a Resolution indicating that Phase I of the Surrey Learning and Discovery Centre is the number two priority project of the City of Surrey for funding from the Canada/British Columbia Infrastructure Program and attach an amended list of priorities as attached in Appendix I.
3. Pass a Resolution confirming a financial commitment of \$3 million, allocated in the 2003 and 2004 Capital Budget for the City of Surrey.
4. Include the value of the land as an additional contribution from the City of Surrey noting that the land value equals \$1.4 million.
5. Endorse the new proposed site for Phase I of the Surrey Learning and Discovery Centre and the use of the 1912 Municipal Hall as part of the site plan as indicated in Appendix II and III.

BACKGROUND

On January 10, 2003, notification was received from the Canada/British Columbia Infrastructure Program that Surrey's request for exemption from the \$2 million funding cap on "other" projects had been denied. The reason given for the denial was to ensure that the funding available from the program could be allocated as broadly as possible. The CBCIP has dedicated a maximum of 25 percent of the \$800 million available to non-green or "other" category projects. The Learning and Discovery Centre is eligible for funding in this category.

As a result of this response, a proposal to phase the project has been developed. Council has identified a total City contribution of \$3 million for this project to be allocated as \$2 million in 2003 and \$1 million in 2004 within the approved Three Year Capital Program.

The Infrastructure Project File Manager reviewing the application has indicated that the CBCIP will accept an amended application from the City of Surrey that presents Phase I of the Surrey Learning and Discovery Centre Project. The City must indicate in writing that it is revising its request for funding to \$2 million, provide evidence that the City has committed sufficient funding to cover the remaining costs of the project, and pass a resolution of Council endorsing the project and ratifying the funding.

DISCUSSION

1. Amended Concept: The amended application is a campus-style complex that includes three key elements: a 18,000 – 19,000 square foot new Museum, the adaptive re-use of the 1912 Municipal Hall, and the Cloverdale Library and Genealogy Collection. This high profile cultural precinct will provide an anchor attraction on the corner of 56 Avenue and 176A Street.

The new Museum will include dynamic and inter-active exhibits spaces presenting the six concepts of the Learning and Discovery Centre: Making a Living, Natural Surrey, Transportation, Town Centre and City Life, The Builders and The Cultural Quilt. The Museum and Hooser Weaving Collections will be preserved in environmentally controlled compactable storage, and larger flexible space for programs and studio weaving demonstrations will be present to accommodate expanded public programs, school programs and special events.

The 1912 Municipal Hall provides the heritage symbol for the Surrey Learning and Discovery Centre and will contain the collections and public reference services of the City of Surrey Archives with additional spaces allocated to exhibit preparation, programming and administrative support. The adjacent Cloverdale Library and Genealogy Collection enhance this site as a destination attraction and the starting point for the study of history and heritage in Surrey.

2. Relocation of the Cloverdale Seniors: The Cloverdale Seniors are currently located in the 1912 Municipal Hall. Several meetings between staff and the executive of the Cloverdale Seniors Board have resulted in support for the concept of relocating the seniors and recreation services to the current Museum facility on the Cloverdale Fairgrounds site.

Members of the Seniors Board are pleased with the prospect of an additional 7,500 square feet of program and activity space that they would gain by moving to the Museum. In addition, the single level Museum building would be a significant advantage over the three-storey heritage building. The seniors have indicated four functional priorities to be addressed in the Museum building, including relocation of the kitchen facility, installation of more lighting, partitioning of some of the larger room spaces into more intimate program areas, and the carpeting of an area to be used as the Seniors Lounge. These improvements would maintain the existing services and functions of the seniors operation and will be implemented prior to their relocation.

3. Timeline: Pending approval from CBCIP and the receipt of \$2 million from the Province and Federal Governments, the planning and construction of the Surrey Learning and Discovery Centre can begin in mid-2003 with projected completion in the Fall of 2005.

CONCLUSION

The amended concept for the Surrey Learning and Discovery Centre retains the original plans for a dynamic and interactive cultural destination. It maximizes the new site with adjacency to the Cloverdale Library and Genealogy Collection. The incorporation of the City's most distinguished heritage building and its adaptive re-use as the City Archives enhances the visual attraction of the campus-style complex.

Initial response from the Cloverdale Seniors to relocating their activities and services has been positive. The advantages of a single level facility plus an additional 7,500 square feet is desirable for this growing operation.

The proposed Learning and Discovery Centre realizes an expanded Museum and Heritage Program space, the relocation of the Hooser Weaving Collection, expanded and improved space for the Archives and community reference services. It avoids the cost of relocating the Genealogy Collection. It provides the additional bonus of being adjacent to the Cloverdale Library. The resulting combination of cultural facilities provides an exciting First Phase of the Surrey Learning and Discovery Centre destination and allows the City to maximize the value of the capital contribution in an innovative way.

It is recommended that Council endorse these plans and that an amended application to the Canada/British Columbia Infrastructure Program be submitted with the Resolutions identified above.

Umendra Mital, P.Eng.

City Manager

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Appendix I

Priority Listing for submission to the Canada/British Columbia Infrastructure Program

<u>Project</u>	<u>Priority</u>	<u>Status</u>	<u>Category</u>
Water Metering Program	1	\$6,180,000 granted	Green
Learning and Discovery centre	2	pending	Other
East Clayton Drainage Standards	3	\$862,000 granted	Green
Energy Conservation Retrofits	4		Green
Heritage Rail Revitalization	5		Other
East Newton Sanitary Pump	6		Green
Fleetwood Water Booster	7		Green
Gray Creek Pump Station	8		Green

Scott Road (96 Ave to 103 A Ave) 9

Green

Appendix II

The Site Concept

It should be noted that the proposed location bounded by Highway 10 on the south, 176A Street on the west and 56A Avenue on the south, was the site recommended and endorsed in 1991 as the location for the new Museum and Archives. It is zoned CR-2, Cloverdale Commercial and has 1.9 acres of City-owned property on which the new Museum can be located.

Some of the attractions of this site are:

- opportunity to develop a campus-style cultural precinct and tourist destination
- high visibility along Highway 10
- attractive to both pedestrian and vehicular attendance patterns
- contribution to the town centre core and business revitalisation opportunities
- distinctive heritage building in the 1912 Municipal Hall as historic icon
- compatible site partnership with adjacent Library and Genealogy Collection
- strong historical association with Cloverdale town centre
- room for future building expansion of approximately 7,000 square feet
- ability to amply accommodate parking, estimated to be 100-115 spaces

There is a potential for future phase expansion on this site. An addition of approximately 7,000 square feet would accommodate the Emergency Services exhibition component and the new emerging concept for a Surrey Sports Hall of Fame (currently in the collection development phase with the Outdoor Sports Advisory Committee).

Appendix III

Concept for Site Development

The City-owned property on Highway 10 east of the 1912 Municipal Hall is a key entrance component to the Cloverdale Town Centre. The asset value of the historic Tudor-style Municipal Hall provides a distinctive icon for a campus-style cultural centre development on this site. The Town Centre Concept Plan (2001) identified this site as being important to the character of Cloverdale, and this development would reinforce the sense of arrival and the historical routes of Cloverdale and Surrey's first town centre.

The new 18,000-19,000 square foot Museum plus the use of the 1912 Hall as the City of Surrey Archives, offers a key town centre destination that will contribute to the downtown revitalization and increase traffic to surrounding businesses. The schematic below is a preliminary concept (based on the 1991 proposal) that indicates how the Museum and Archives can be accommodated on this site. A future phase expansion of 7,000 square feet is also indicated.