



# **Corporate Report**

**NO: R113**

**COUNCIL DATE: May 26, 2003**

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## **REGULAR**

**TO: Mayor & Council**

**DATE: April 3, 2003**

**FROM: City Manager**

**FILE: 6140-30/F**

**SUBJECT: Fleetwood Youth Park Location Study Findings**

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## **RECOMMENDATION**

That Council direct staff to proceed with detailed design and construction of the Youth Park Project at the Surrey Sport and Leisure Complex based on the results of the Fleetwood Youth Park Location Study.

## **INTENT**

The purpose of this report is to describe the Fleetwood Youth Park Location Study and its findings to Council.

## **BACKGROUND**

In May of 2002 the Department received a petition from more than 360 residents for a skateboard park adjacent to the Fleetwood Community Centre and a follow up meeting held on September 10<sup>th</sup> responded to this need. At the meeting, City staff gave planning information and an outline of the planning process to the 55 young residents of Fleetwood who were present. The Parks Recreation and Culture Master Plan calls for one youth park in each town centre.

## **DISCUSSION**

The Fleetwood Youth Park Location Study evaluates the existing Fleetwood Park inventory and appraises the Fleetwood community as a whole to establish a number of potential locations for a youth park. Existing park and school sites in Fleetwood are fully developed so land acquisition was considered in the process.

In October 2002 the Planning, Research and Design Section hired *Van der Zalm and Associates*, a group of planners, landscape architects and skateboard park designers, to assist staff with the study. The Project Team includes: the consultants, a group of Fleetwood youth, the Manager and the Park Design Technician of the Planning Research and Design Section, the Fleetwood CRO Youth Coordinator and the North Section Community Development

Coordinator. The Youth Coordinator formed a diverse group of youth participants, including young women and men from both Fleetwood Secondary Schools. An RCMP Community Liaison Officer was invited to participate in the planning process and gave feedback throughout.

A number of after-school meetings were held at the Fleetwood Community Centre with the youth team during the past months; their input and involvement is vital to the project. There are four project phases:

- **Phase 1 – Analysis:** Preliminary community analysis, youth workshop, and review.
- **Phase 2 - Options:** Determine potential sites, test site potentials, prepare Open House materials, meet with youth, and conduct Public Open House.
- **Phase 3 - Refinement:** Review Open House results, determine preferred option(s), and host a second Open House.
- **Phase 4 - Reporting:** Prepare a summary of findings and make presentations to Commission and Council.

### Phase 1 - Analysis

The consulting team compiled background maps and prepared a preliminary community analysis in advance of the youth workshop. The first after-school workshop was on Tuesday, November 19, 2002. At this interactive session, the youth participated in a cognitive mapping exercise and brainstormed about potential youth park sites in Fleetwood. After the workshop the consultants reviewed feedback and moved into Phase 2.

### Phase 2 - Options

This second phase is analytical in nature. The team reviewed site options deducted from the workshop and tested the development potential of each site. The goal was to determine five to seven potential locations to bring to an Open House for public input. Preparations for the first Open House were made with staff input.

In January the team prepared for the Open House. The youth hosted the first Open House on January 16, 2003 in the seniors' lounge at the Fleetwood Community Centre and the staff and consultants assisted them in communicating information about potential sites to the public who attend.

### Potential Youth Park Locations

The original list of seven (7) sites was short listed to four after input from landowners and the Planning and Development Department. Four potential locations for the Fleetwood Youth Park shown at the first Open House are as follows:

- **Option 1 – Fleetwood Community Centre** (vacant City land south of the Centre at 160 Street and 83 Avenue);
- **Option 2 – 8352 - 8366 160 Street** (residential lots near 160 Street and 84 Avenue);
- **Option 3 – Surrey Sport and Leisure Complex** (south building face);
- **Option 4 – 8260 161 Street** (vacant lot on 82 Avenue across from Walnut Road Elementary School).

These locations are all suitable for development of a youth park for reasons of proximity to supporting amenities, relationship to the Fleetwood Town Centre Plan, safety, size, and surveillance.

More than 70 residents attended the Open House, and 69 comment sheets were returned by the end of the following week. Commissioner Nico Beuk and representatives from the Fleetwood Community Association also attended. The results of the comments received are:

- **80%**      *prefer the Surrey Sport and Leisure Complex*
- 7%      prefer the Fleetwood Community Centre
- 4%      prefer the 80 Avenue site near the church
  
- 3%      prefer the residential lots on 160 St at 84 Avenue
  
- 3%      had no preference
- 3%      oppose the project

Based on the results from the first Open House, the Surrey Sport and Leisure Complex was overwhelmingly the preferred site for the Fleetwood Youth Park.

### **Phase 3 - "Refinement"**

Commission approved the preferred site and the next step in the process was to take a closer look at the development potential of the site and seek additional public input at a second Open House.

The consultants meet with the staff and youth, and prepared to host the second Open House in February. Again the youth acted as hosts and participated fully in the public process.

At the second Open House, held at the same location on February 27, 2003, information about the proposed location was made available to participants. The Youth Team manned the display panels and the youth culture station; staff and consultants assisted them in communicating information about the development to the public. A brief presentation and question and answer period was held. The results of the second Open House show that Surrey Sport and Leisure Complex is indeed the ideal location for the Fleetwood Youth Park.

### **Second Open House Attendance and Findings**

More than 40 residents attended the second Open House, and 42 comment sheets were returned by the end of the following week. Councillor Gary Tymoschuck and representatives from the Fleetwood Community Association also attended. The results of the comments received are:

- **95%**      *support the youth park location Surrey Sport and Leisure Complex*
- **5%**      *oppose the project*

Some of the key reasons that this site is appropriate are:

- Excellent visibility from Fraser Highway;
- Potential to blend into the site with landscaping;
- Washrooms are accessible in the Leisure Centre;
- Food and telephones are available inside;
- The whole family can use this facility.

Key considerations were voiced at the Open House including:

- Concern over graffiti (the City's zero tolerance policy was explained)
- Concern over what the park might look like in the site.
- A concern from some tenants of the Leisure Centre over possible conflicts between youth and their patrons.

The team is committed to continued involvement of the youth, Complex tenants, and residents of Fleetwood throughout the design development phase, should it be approved. The design shall respond to community concerns and provide a facility that is both fun and challenging to youth, yet respects the need for site integration, safety and security at the Sports and Leisure Centre.

#### **Phase 4 "Reporting"**

In this final phase the team reviewed the results of the last Open House and prepared for a presentation to Commission. The youth appeared as a delegation with two spokespersons and presented the results of the process to Commission on April 2. Commission recommended the team make the same presentation to Council.

A final report will be prepared at the end of the project.

#### **CONCLUSION**

The joint efforts of staff from various Parks, Recreation and Culture Sections combined with involvement from a great number of interested youth and residents of the Fleetwood Community have made meaningful project phases and practical results for the Fleetwood Youth Park Location Study.

The Surrey Sport and Leisure Complex is overwhelmingly the preferred site for the Fleetwood Youth Park. With Council approval the next step in the process is to develop a detailed design plan with input from the youth planning team, the Planning and Development Department and site operators, and move forward with construction in the Summer of 2003.

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City Manager

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Attachments

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