

Corporate Report

NO: R170

COUNCIL DATE: July 21, 2003



REGULAR COUNCIL

TO: **Mayor &
Council** DATE: **July 14,
2003**

FROM: **City Manager** FILE: **1705-20/03**

SUBJECT: **Capital Projects to Meet "Urgent" Community
Needs**

RECOMMENDATION

That Council:

1. Receive this report for information.
2. Approve the capital projects as listed in Appendices 1, 2 and 3, within the funding strategy outlined in this report.

BACKGROUND

Within our rapidly growing City, there is a continued demand for new infrastructure. To date, the City is meeting these demands through the construction of new parks, roads and other core utility infrastructure. Considerable capital resources have also been expended in developing or renovating new leisure and cultural facilities such as libraries, recreation facilities, and the Arts Centre.

The City continues to be challenged in meeting the needs associated with small to mid sized capital projects, especially in the following areas:

1. Traffic calming measures on local roads
2. Road frontage improvements in parks
3. Enhancements or modifications in parks and leisure facilities to enhance usage opportunities

This report provides Council with a list of capital projects that will address "urgent" community needs. It will also describe funding sources for these improvements.

DISCUSSION

1. **Traffic Calming**

The greatest backlog of road needs identified by the community is for traffic calming. Council has established criteria under which the City will fund traffic calming measures based on the volume and speed of 'non local' traffic using a particular area or road. A number of locations exist that meet the criteria for City funded traffic calming but there is currently insufficient capital funding to carry out any works identified. The locations are identified in Appendix 1.

In addition to those locations that meet the criteria for funding, there are other locations where:

- (a) location is somewhat less than that necessary for City funding but there is still an element of through traffic;
- (b) location where traffic calming is strictly a local traffic issue (i.e., minimal through traffic).

Currently both of these are dealt with on a resident-funded basis.

There is no formal mechanism currently in place for resident funding of traffic calming works and residents virtually never come forward with the necessary funding. Consequently, it is clear that a better mechanism needs to be put in place to facilitate local residents funding or cost-sharing traffic calming works. Allowing for these works to be funded through the Local Improvement Process would be such a method and would ensure that all fronting properties share the cost and allow for the works to be paid off over time. A local improvement by-law for traffic calming works could also be structured to allow for City cost-sharing for those locations that are less than the criteria for full City funding but still have an element of through traffic.

It is proposed that criteria be developed to identify where the City should cost-share towards traffic calming works and that a \$100,000 'pool' of capital funding be established to cover the City's share. Locations where City cost-sharing may apply are currently being reviewed.

2. *Road Frontage Improvements*

Roads fronting private developments are routinely finished during the development process. However, road frontage improvements have not been automatically carried out in the past when park land was assembled, leading to requests from the community for road frontage improvements adjacent to City parks. Improving the road frontages will greatly enhance their appearance and will also assist in maintenance efforts.

It is proposed that the road frontages be improved at the park sites listed in Appendix 2, with a combined capital cost estimate of \$400,000. Upon approval, design would be commissioned, with works scheduled for completion by the fall of 2004.

3. *Enhancement in Parks*

Over the past number of years, a 'backlog' of urgent needs such as washrooms, lights, trail improvements, etc. has built up, particularly in the "high-use" parks in the City. This report is an effort to deal with this 'backlog'.

The list of capital projects attached as Appendix 3 will allow greater community use of the park system through the renovation or enhancement of existing park assets, or through the creation of new facilities that compliment existing features or park facilities that currently are under construction. For instance,

washrooms will be constructed in parks to provide greater user comfort while using newly constructed playgrounds. Lighting will be installed in key areas to provide greater opportunities for the use of existing assets such as games courts and ball diamonds, and fields will be renovated to allow more games to be played within the playing season.

Projects were selected based on expressed community demand, level of operating funding required, environmental impacts and availability of community matching funds. Should Council approve the recommendations, work will begin immediately on some of the projects and design will be started for others, with an aim to have all of the projects completed by the fall of 2004.

FUNDING STRATEGY

Staff have been actively transferring road closures in parks to parkland at appraised land value. At this point, there is an additional \$1 Million in the City Land Reserve Fund resulting from these transfers. The total funding required for the projects outlined in this report is \$2 Million. It is recommended that these projects be funded by:

- Re-allocating \$1 Million of the savings identified in the Quarterly Financial Report, and
- Appropriating \$1 Million from the proceeds of the sale of road closures to parkland.

CONCLUSION

This report has provided detail on high-demand capital projects proposed to meet the needs of the residents of our rapidly growing City. Should the recommendations in this report be approved, work will begin immediately on planning and constructing the noted works, with an aim to complete all projects by the fall of 2004.

Umendra Mital, P.Eng
City Manager

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Attachments
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APPENDIX 1

2003 TRAFFIC CALMING CAPITAL NEEDS

1.0 Traffic Calming Locations Meeting Criteria for City Funding

| Location | Road Type | Proposed | Cost |
|-------------------------------|---------------|-----------------|-----------|
| 28 Avenue in the 19400 block | Through Local | Speed Humps | \$ 17,500 |
| 78 Avenue n the 16600 block | Through Local | Traffic Circles | 80,000 |
| 121 Street in the 10200 block | Through Local | Speed Humps | 17,500 |
| 98 Avenue in the 15700 block | Through Local | Traffic Circles | 80,000 |

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| Lane between Raven Place & 108 Ave. | Through Local | Closure | 5,000 |
| Other locations currently under review | | | 50,000 |
| SUB-TOTAL | | | \$250,000 |

2.0 Cost-Share for Locations Not Meeting Criteria

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|--|------------------|
| City contribution to traffic calming works not meeting full criteria | \$100,000 |
| TOTAL | \$350,000 |

APPENDIX 2

PARK LOCATIONS FOR ROAD FRONTAGE IMPROVEMENTS

| Park | Location | Area |
|-----------------------|-----------------------------|----------------|
| J.R. Douglas Park | 110 Avenue, 16300 Block | Fraser Heights |
| Erma Stephenson Park | 110 Avenue, 15800 Block | Fraser Heights |
| Royal Kwantlen Park | Old Yale Road, 10400 Block | Whalley |
| Whalley Athletic Park | 133 Street, 10600 Block | Whalley |
| | Total Capital Requirement = | \$400,000 |

APPENDIX 3

High Demand Parks, Recreation and Culture Projects

| Park | Project | Cost | Comments |
|---------------------------------|---------------------|---------|---|
| 8 th Avenue @ Hwy 99 | Sign Bed Renovation | \$2,000 | Cleaning of flagpoles, supplying and installing new flags, power washing and painting concrete elements, and expanding mowing to include a 15m perimeter. |

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|------------------------|--|----------|---|
| Various | Convert tennis courts to other sports | \$10,000 | Some tennis courts that are currently under utilized for that sport will be converted to meet the growing demands of roller-hockey, basketball, and other sport box activities. |
| Coast Meridian | Surface improvements for field hockey | \$10,000 | The field at Coast Meridian School Park will be converted for field hockey use, helping to meet the needs of this growing sport. This will particularly assist in meeting the needs of girl's field hockey, and teams within the South Asian community. |
| Kwantlen Skate Park | Lights | \$15,000 | The facility currently is not lit, therefore limiting its use in the evening, when youth need a place to go. Instead, youth are going to commercial/retail areas, annoying merchants and the public. |
| Arts Centre | Ticketing System | \$16,000 | Theatre ticketing system software to create on-line ticketing and a 24 - 7 box office for the Surrey Arts Centre. |
| AHP Mathew | Synthetic turf goalmouths | \$20,000 | This investment in sport in the Whalley area will serve the needs of an area of the City that is currently under serviced with regulation size and quality sportfields. There will be fewer field closures during the winter season, thus providing additional hours of access for Whalley soccer groups. |
| South Surrey Skatepark | Strip paint, move features, re-construct | \$29,000 | The City's first skate park is twelve years old. The utility of the asset has been reduced and risk issues are apparent. Regular complaints and negative press. |
| Surrey Arts Centre | Repair Stage | \$37,000 | This is a lifecycle replacement and risk management issue. Main Stage infrastructure in the old theatre is 20+ years old & failing, requiring full replacement. Facility serves 264 bookings per year, audiences totalling over 87,000 per year, generating over \$417,000 in revenue annually. |
| Hi Knoll Park | Trail construction | \$35,000 | There is high community interest in expanded trail system, which will also assist in solving ongoing use problems. |
| Whalley Athletic Park | Renovations to Grandstand | \$40,000 | The grandstands in Whalley Athletic Park leak, and are generally in poor repair. |
| Unwin Park | Cricket practice nets & pitch upgrade | \$35,000 | 2 cricket practice nets are required to accommodate the BC Lower Mainland Cricket club as well as non league usage. There is an expressed need in the South Asian community for a Cricket Pitch in the Newton Area. The only other facility is located in Crescent Park, which is not near the cricket playing population base. At present many players are travelling out of Surrey. |
| Bear Creek Pavilion | Refit kitchen and washrooms | \$48,000 | The washrooms and kitchens are in poor shape and are out-dated. There is a dire need to renovate to community standards. |

| Park | Project | Cost | Comments |
|--------------------------|---|----------|---|
| Alderwood | De-commission parking lot, convert parking lot to sport box | \$60,000 | The community has expressed continued concern about illicit use of this parking lot over the last five years. The parking lot is not needed, and a sport box would better serve the community. |
| Cloverdale Athletic Park | Lights for diamond | \$70,000 | This is compensation for the elimination of CAP Diamond #1 as a consequence of the synthetic turf field construction at CAP. This provides some balance to the \$1.4 million being invested on for field sports at this park and allows the City to move forward with lighting both diamonds simultaneously rather than |

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| | | | having to wait several years for the softball group to raise half the required capital. |
| Port Kells | Natural area development (trails, boardwalk, viewing.) | \$73,000 | This is proposed as a partnership with the Port Kells Community Association, who have been working with staff to design a 750m trail network through the natural, forested area of the park. The incorporation of interpretive signs will enhance the benefits of bird watching, wildlife viewing, walking and cycling. |
| Erma Stephenson | Construct washroom | \$80,000 | A water playground is being developed at Erma Stephenson School Park this year and it is critical that a washroom be built to support the water playground and the existing ball diamond/sportfield. |
| Fraser Heights | Washroom | \$80,000 | This washroom will support the new youth park proposed for Fraser Heights Park. |
| Invergary Park | Trails, boardwalk, viewing area | \$96,000 | Increased usage is occurring in this large, lovely undeveloped park. This area of Surrey is lacking in nature-based opportunities, and would benefit tremendously from proper trails. |
| Bolivar | Curb around parking lot, pathways, irrigation & landscaping | \$100,000 (preliminary estimate) | Ball diamond fencing is often a requirement for higher level (e.g.: Provincial) tournaments. Fencing will also assist in minimizing dogs off leash on athletic turf and will obviate the need for car stop to be installed around parking lot and access road. Landscape improvements adjacent to building will include installation of aggregate base for concession area, irrigation for trees & turf, curbing and asphalt for parking lot. |
| Royal Kwantlen Park | Move Diamond #1 & upgrade field; synthetic turf goalmouths | \$100,000 (preliminary estimate) | This is a critical investment in sport in Whalley in an area that has very few regulation size quality sportsfields. It also addresses the shortcoming of having a flagship park (not necessarily A level) that does not have quality athletic fields. |
| Blackie Spit | Replace modular washrooms with permanent structure | \$100,000 (preliminary estimate) | The existing washrooms are located in a modular building near the tennis courts. The age and design of this structure has made it very expensive to maintain, and subject to failure at peak times. The new facility would be built near Wickson Point, closer to the beach, in accordance with the Park Master Plan. |
| Bear Creek Park & Arts Centre | Electronic Sign | \$140,000 (preliminary estimate) | An electronic messaging sign at the corner of KGH/88 Avenue is required to signify the location of the Surrey Arts Centre and provide on-going information regarding Theatre & Gallery events, programs, camps and the gift shop operation. Many rental groups have requested this form of marketing support. Park related and other City events could also be promoted. This will improve customer service and revenues. |
| TOTAL | | \$1,196,000 | |