

- Increased legitimate usage of the facilities and urban spaces in the downtown core (e.g., improvements to the North Surrey Recreation Centre and Holland Park);
- Increased opportunities for the community to come together in programs and processes that strengthen children, families and neighbourhoods (e.g., literacy programs; reductions in barriers to participation; programs for pre-schoolers);
- Creation and placement of public art that enhances Whalley's image and character while building community participation in the arts.

The key capital projects consists of an indoor artificial turf at Tom Binnie Park, redevelopment of Holland Park to create a high quality premier urban park, and a retrofit to improve the amenities at the North Surrey Recreation Centre to create a more safe and attractive environment for its patrons. Other small capital projects include renovations to the Whalley Library, multi-use trails between 104th Avenue and 108th Avenue on 135 Street, as well as several Public Art projects. The Whalley Enhancement Strategy also includes new programs and services such as value swims and skates, programming for pre-school age children and greater access to fitness activities, etc.

A staff point person will act as a coordinator and facilitator in involving the community and organizations in a coordinated approach to achieving the goals of the Strategy and managing the synergies of each of the projects. The approach of involving residents, non profit associations and area businesses in Whalley partnerships and ensuring the solidity of communication efforts while maintaining the momentum of the strategies is seen as key to successful implementation of the strategy, and one that will ensure greater sustainability of the effort.

2. *Showcase Program – Transit-Oriented Development at Surrey Central Station*

The City of Surrey has participated in the planning and development of a transit-oriented development (TOD) at the Surrey Central Station as part of GVRD/GVTA submission to Transport Canada under the Urban Transportation Showcase Program. A presentation was made by GVRD/GVTA staff in June to the Selection Committee, who will select at least four cities across Canada to receive federal funding to complete the approved program for the next three years. Announcement of the winners is expected to be made in August this year.

In the program submission, Surrey is to undertake an extensive consultation process and engage consultants to develop a detailed urban design blueprint for the implementation of the TOD within the 500 800 metre radius from the Central Skytrain Station. Infrastructure improvements and other capital works to enhance the urban image and to promote the use of public transit will be identified and undertaken immediately within the three year program timeframe. Long term capital works will also be identified under the program. The City has committed up to \$2 million, being one third of the anticipated costs, towards the implementation of the program if the proposed program is selected by Transport Canada.

Terms of Reference are being developed for the urban design study. It is anticipated that the Surrey TOD project will have a significant contribution towards the long term and short term enhancement of the Whalley Area in general and the Surrey City Centre in particular.

3. *Incentives for Development – Reduction of DCC's*

All DCC by-laws require approval by the Provincial Inspector of Municipalities, with the ancillary back-up information and rationale. The proposed DCC reduction on a two year 'pilot project' basis is a request that does not fall within current DCC practices. Consequently, we have been working with the province to demonstrate the need for the reduction, and develop a rationale that the province can "approve in principle". Once this is complete, we will be able to finalize the by law submission; then, when it is approved by Council, it will be able to be approved by the province in a very timely manner. Based on recent discussions with the province, we expect to expeditiously receive an approval in principle. Also, city's Home Ownership Program has bumped up the 50 % forgivable loans to \$20,000 for the city centre which will also be an incentive for development.

4. *Protective Services, By-laws and Engineering Operations – Ongoing Efforts*

The Fire Service is contributing to the Whalley Enhancement Strategy through the implementation of stepped-up fire prevention education programs in the Whalley area. As Council is aware, the additional concerted efforts of By-law Enforcement and the RCMP are having positive effects in the ongoing Whalley clean-up, supplemented by additional efforts through Engineering Operations and Parks.

CONCLUSION

This report contains brief descriptions of the projects and programs that form the first major thrusts of the Whalley Enhancement Strategy, within a Strategy Budget of approximately \$5,150,000. In addition, approximately \$2,000,000 will be spent on completing sections of the East and West Whalley Ring Roads, funded from a separate budget. The strategy will enhance this area of the City by improving its image, stimulating private sector development or re-development, and building a greater sense of pride within the community for those who live in, work at and visit Whalley.

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Whalley Enhancement Strategy - Description of Projects & Programs, Together with Estimated Costs

	Capital \$K	Description of Projects/Programs
Major Capital Projects		
<ul style="list-style-type: none"> North Surrey Recreation Centre 	1,600	The North Surrey Recreation Centre is a focal point in the heart of the Whalley community; the facility is in need of an upgrade to respond to community program needs. The nature of the retrofit will be to improve the amenities in the facility and create a more safe and clean environment for patrons. The retrofit includes relocation of the fitness space from the upper mezzanine above the pool to the main floor. The fitness space will be in a highly visible location at the front of the building. The addition will come out onto the existing plaza space at the front of the building, it will increase the size and functionality of the fitness space and also create vibrant activity visible from the exterior of the facility. The additional will be specifically geared to improve the site lines and eyes on the plaza area. The addition will further support the Crime Prevention Through Environment Design (CPTED) initiatives in the area. A customer service reception area will be developed in the lobby space that

		<p>currently is an open un staffed area. Additional leisure features will be added to the pool to increase patronage and respond to current aquatic trends. Enhanced multi purpose community space will be developed at the facilities to deliver more diverse programs and community development opportunities. The retrofit will increase the utilization of the facility resulting in a family oriented vibrant centre offering divers program opportunities to the community.</p>
<ul style="list-style-type: none"> Indoor Artificial Turf 	1,400	<p>The City is currently engaged in a research and public consultation process to develop a planning framework for the development of an indoor synthetic turf sports complex at Tom Binnie Park in Whalley. This development is intended to attract significant numbers of sport participants to the heart of Whalley at all times throughout the day/evening, adding vibrancy to the neighbourhood and enhancing safety in the surrounding community. The construction of this facility will provide the critical mass for the development of a premier athletic core within the Surrey City Centre that will include adjacent facilities at Tom Binnie Park and Whalley Athletic Park.</p> <p>Staff are in the process of evaluating the needs of local community sport organizations, schools, the BC Lions Football Club and BC Soccer and are also assessing the potential for attracting significant numbers of sport participants from outside of the City of Surrey. Sports that are currently being considered as part of the project include three different versions of indoor soccer, Canadian football practice, field hockey, field lacrosse, golf practice and indoor cricket. Staff are also researching alternate service delivery methods that include various combinations of public/private partnerships.</p>
<ul style="list-style-type: none"> Holland Park Special Events Site 	1,500	<p>The redevelopment of Holland Park presents an opportunity to create a central park for City Centre and Whalley and a first major urban park for Surrey. As the anchor of the Surrey Parkway, Holland Park has the potential to function as both a city centre destination and local residential amenity.</p> <p>A range of programming for both visitors and local users will drive the physical redevelopment plan. The key element of the plan will be a flexible plaza and/or open space for a variety of arts, music and cultural festivals. There will be opportunities for hosting farmers, artisan, artists, and crafts markets, Surrey Jazz and Children's Festivals and celebrations. Spaces for seniors including observatory seating areas and sensory horticultural displays and places for office worker lunch hour picnics will be possible. A location for weddings and photographs will be considered. year round neighborhood use will be just as important as event staging. A hierarchy of pathways including a linkage to the Surrey parkway, perimeter accessible multi use trails and a central spine to the mall should</p>

		<p>be included. Places for sports like basketball and soccer will encourage use throughout the day and evening.</p> <p>This will be a premier urban park for Surrey. Expert consultants will be hired to work with City staff and stakeholders to generate a number of design options for the park. Design elements such as a signature plaza, gateways, a destination feature including gardens and innovative water features, as well as a viewing platform, a pavilion or band shell, and public art will all be considered. The existing natural features will be considered carefully. By re-defining its edges a positive visual effect on King George Highway can be created. Supporting amenities like washrooms, power and lighting will be built in. Importantly, a creative playground and card playing areas would be provided for the local community.</p> <p>The design of the park will make use of the latest CPTED principles, and will undergo design review with law enforcement officials to ensure that the park is a safe place that meets the needs of families, neighbouring seniors and office workers, while at the same time discouraging illegitimate uses.</p>
<ul style="list-style-type: none"> Library 	120	<p>Renovations to the Whalley Library will include:</p> <ul style="list-style-type: none"> Reconfiguration of the entryway, to improve access, providing a more inviting appearance from the street, and to and reduce heat loss Removal of bulkheads on the 2nd floor ceilings Upgrade 2nd floor lighting to improve energy efficiency Renovate meeting room Paint 2nd floor area Change public washroom light fixtures Incorporate self check out technology and refinish Circulation Desk <p>As part of the project, the Library will undertake a number of programs including:</p> <ul style="list-style-type: none"> Early Childhood Literacy Programs that include nutritious snacks Technology training for children and adults, including basic computer skills, internet searching, email and library research Programs for teens Investigate potential for hosting an adult literacy program
<ul style="list-style-type: none"> Interim Parkway 	100	<p>The Surrey Parkway, connecting Brownsville Bar to City Centre and beyond to Surrey's multi-use trail network, has a missing link between 104 Avenue and 108 Avenue on 135 Street. The section from 108 to</p>

		<p>105A Avenues is on a relatively quiet section of the street with full width pavement, curbs and sidewalk, and can thus function adequately on an interim basis. The section from 105 Avenue to 104 Avenue has a narrow pavement and no curbs, etc. It is proposed that an interim multi use trail be constructed alongside the roadway to complete this missing link until the full road standard is constructed in conjunction with adjacent development. The estimated cost of this work is \$100,000.</p>
<ul style="list-style-type: none"> CPTED Improvements at Sunrise Pavilion 	85	<p>Sunrise Pavilion is a City recreation facility on the Surrey Parkway and an important destination for seniors living in City Centre. Today facility patrons, for a number of reasons, cannot use the outdoor spaces attached to the Pavilion. The patio in particular is a hot spot for illicit activities. Vandalism and graffiti are frequent; inappropriate users frequent the site day and night; and landscaping is in need of major renovations for sightlines, safety and aesthetics. Recreation, Risk Management, Park Operations, Construction and Park Development, and Planning, Design and Corporate Facilities staff worked together during the months of February through April to analyse and prepare the design plans. Input from the stakeholders, including the seniors and staff at the Pavilion, was incorporated into the plan. Principals of Crime Prevention Through Environmental Design (CPTED) are the foundation for the proposed changes. Considerations for territoriality and defensible space, a hierarchy of spaces, opportunities for natural surveillance, control of access, and image and maintenance are all addressed in the plans. Fencing to enclose the patio, an entry gateway and walkway extension to the Parkway, planting renovations, irrigation, and pathway removals will ensure the spaces are used for their intended purposes and mitigate the attraction for criminal activity on the site.</p>
<h2>Immediate Impact Items</h2>		
<ul style="list-style-type: none"> Baskets 	50	<p>Large hanging flower baskets have been placed on lamp posts at the following locations for an immediate impact of colour on the boulevards: 135 Street from 104 Avenue to 102 Avenue; 104 Avenue from King George Highway to West Whalley Ring Road; 102 Avenue from 135 Street to West Whalley Ring Road.</p> <p>It is anticipated that the non-profit sector (e.g. BIA) may take over the flower basket program in subsequent years.</p>
<ul style="list-style-type: none"> Banners 	30	<p>Banners have been installed as part of the city's 10th</p>

		anniversary project along King George Highway between 104 and 108 Avenue. The numbers are relatively small and the funds set aside here would add to both the hardware expansion and opportunities for more city centre proliferation. It is intended that this is a program that would ultimately be taken over by the private sector, e.g. BIA
• Communications	10	A communication plan is being developed to deliver accurate and timely information to the community regarding the initiatives in Whalley. Utilization of existing City communication tools will be maximized; additional promotional efforts will be required to ensure the Whalley community and the investment community is well informed of the enhancement activities. Communication tools will include, but are not limited to: press releases, City Page, City website, emails, bulletins, direct mail, presence at special events and community meetings.
• By-laws	0	Increased enforcement of City by laws is continuing, without an additional monetary impact to the Whalley Enhancement Strategy.
Community Development Program Initiatives		
• Public Art & Community Art	150 *	Staff are working with the Public Art Advisory Committee to identify appropriate sites and opportunities for the creation and placement of public art that will enhance the image and character of Whalley. The public art will focus on projects and processes that will reveal community legacies, inspire new ways of looking at Whalley and create community pride. It is anticipated that this component will be particularly significant as Holland Park transforms to an urban city centre park. * It should be noted that this dollar amount includes the Public Art component of all the capital projects of this strategy.
• Community Programs and Services one-time	100	Staff have developed a number of initiatives to encourage residents of Whalley to work with the City to create recreational and cultural opportunities in their community. The initiatives will build a sense of belonging, support community members in stepping forward to improve their own quality of life and create diverse program opportunities. Staff, through community consultation, have identified a number of barriers that limit participating in activities; these include but are not limited to: poverty, high unemployment rate, high ratio of single parenting, crime, language barriers, transportation and safety

		<p>concerns. Community program initiatives such as: value swims and skates, low cost programming for pre school age children, youth and seniors, safe activities for families, community art events and greater access to fitness activities will significantly decrease barriers to their participation. These opportunities will also assist the Whalley community in gaining a sense of belonging, an improved measure of security and community pride, and overall enhance their quality of life. Program opportunities and community events will be offered in various locations throughout the Whalley Town Centre area.</p>
Total	5,145	
Funded from Other Sources		
<ul style="list-style-type: none"> Roads 	2,000	<p>East and West Whalley Ring Roads Construction</p> <p>The road works consist of completing missing sections of the East and West Whalley Ring Roads, north of 108 Avenue. These sections are located at the West Whalley Ring Road from 133A Street to King George Highway, and the East Whalley Ring Road from Bentley to Grosvenor.</p> <p>The opening of the sections of these ring roads will allow the ring road system to function properly and divert more traffic away from King George Highway, thereby improving traffic flow. This additional traffic on the ring roads will provide a significantly increased level of “public surveillance” with corresponding reduction in undesirable activity. These road elements are estimated to cost in the order of \$2 million.</p>
<ul style="list-style-type: none"> Park Acquisition 		<p>A number of sites have been identified on the Fraser River waterfront and within the City Centre for acquisition; efforts are underway to secure these sites within the means available through the Park Land Acquisition Fund.</p>