

NO: **R138**

COUNCIL DATE: **June 21, 2010**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 16, 2010**

FROM: **City Manager**

FILE: **Civic Centre Project -  
City Hall**

SUBJECT: **Build Surrey Program - Civic Centre Projects**

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## RECOMMENDATION

The City Manager's Office recommends that Council receive this report as information.

## INTENT

The purpose of this report is to provide information to Council regarding the Civic Centre project that is being designed for construction in Surrey City Centre and about the Communications Plan that has been prepared to provide information to the media, stakeholders and the general public about the project.

## BACKGROUND

The City of Surrey is committed to building a "great city" as is evidenced by the recently announced Build Surrey Program. This Program commits the City to the construction of a series of large-scale capital projects over the next six years across all communities in the City. These projects will position the City for growth over the next decade. The projects included in the Build Surrey Program are listed by community in **Appendix A**.

A fundamental element of any "great city" is a vibrant active City Centre/downtown area. The Surrey City Centre will be a pedestrian-friendly hub that provides a wide range of high value jobs, services, educational opportunities, entertainment, residences and open spaces. The area will include a mix of retail, office, hotel, entertainment, government, institutional and residential development. To achieve such a downtown area, both public and private sector investments are necessary. In this regard, the City of Surrey through the Build Surrey Program has committed to making a series of public investments in the Surrey City Centre area including the following:

- the recently completed Chuck Bailey Recreation Centre,
- a new 75,000 sq. ft. flagship City Centre Library that is currently under construction,
- a large covered youth park in Tom Binnie Park that is currently being designed and will be under construction later this year;
- a new City Hall;
- a large City Centre civic plaza; and
- a regional-scale Performing Arts Centre.

These City investments are acting as a catalyst to attract private investment to the City Centre area as is evidenced by several new high density private projects that are being planned for construction or are under construction in the Surrey City Centre. This private investment is expected to continue at an accelerated pace. Over time, as a critical mass of high density development occurs in City Centre, private sector investments in high density urban developments are expected to dwarf the City's investments in the City Centre area.

## **DISCUSSION**

### **Design of City Hall and Civic Plaza Projects:**

The City has retained Kasian-Moriyama Architects to prepare a design for the new City Hall building and the civic plaza, which is to be located adjacent to the new City Hall. These projects will be constructed on a site fronting the south side of 104 Avenue, immediately east of University Boulevard and immediately north and east of the new flagship City Centre Library in Surrey City Centre. Construction of the City Hall building with a floor area of approximately 180,000 square feet and of the civic plaza with a capacity of 5,000 people is expected to commence in early 2011 and take approximately 30 months with completion scheduled for the Fall of 2013. The "Civic Plaza" will serve as a gathering place for large civic celebrations and other outdoor activities and events for Surrey residents and visitors to enjoy on a year round basis.

The new Library and City Hall referenced in this report are being designed with a view to being connected to a district energy system so as to be energy efficient and assist in achieving the City's sustainability objectives.

Locating the new City Hall and Civic Plaza in the City Centre reinforces the City's commitment to building a strong downtown core and sends a strong, future-looking signal to the private sector. The City is now ready to communicate the project details to the community.

### **Financial Considerations:**

The 2010-2014 Five Year Financial Plan that was adopted by Council earlier this year, included in the Capital Program component the new City Hall and the new Civic Plaza projects, which as referenced previously are both elements of the Build Surrey Program.

#### *Civic Plaza Project:*

The Civic plaza project will be funded internally through the City's open space funding reserves.

#### *City Hall Project*

The City Hall project will cost approximately \$50 million to construct net of a contingency allowance, currently set at \$10 million (this amount will be refined through detailed design and tendering of the project) and net of revenues generated from the lease of the current City Hall, which will offset the amortization of a \$37 million loan. The City will need to obtain the necessary funding for the project through the Municipal Finance Authority. A separate report will be forwarded to Council seeking Council authority to obtain funds through the MFA. The 2011-2015 Financial Plan will build on the current Five Year Financial Plan with appropriate capital allocations for the Civic Centre projects referenced in this report.

## **Informing Stakeholders and the Public**

Staff with the assistance of consultants has developed a comprehensive plan for sharing information about the Civic Centre projects with interested stakeholders and the general public. An outline of this Communications Plan is attached as **Appendix B**.

## **SUSTAINABILITY CONSIDERATIONS**

The Civic Centre projects to which this report refers will support the following Surrey Sustainability Charter scope elements, among others:

- SC6: Accessible and appropriately located services within the City;
- EC2: Fostering an economy that is balanced and sustainable;
- EC9: Ensuring quality of design in new development and redevelopment;
- EN10: Integrated community energy master plans; and
- EN13: Enhancing the public realm.

## **CONCLUSION**

The City of Surrey is committed to building a “great city” as is evidenced by the recently announced Build Surrey Program. A fundamental element of any “great city” is a vibrant active City Centre/downtown area. The City of Surrey is making a series of civic investments in the Surrey City Centre that over time will act to leverage a much larger amount of high density private sector investment in the City Centre area. This will result in the Surrey City Centre being a great place to do business, live, be educated, work and play.

Murray Dinwoodie  
City Manager

Appendix A: Build Surrey Program

Appendix B: Communications Plan for Civic Centre Projects

## APPENDIX A

### **“Build Surrey” Program**

The projects that are included in the “**Build Surrey**” Program are listed below by community with a brief description and an approximate implementation schedule (in parenthesis) for each project:

#### **Newton:**

##### ***New Artificial Turf Field and Seating at Newton Athletic Park (2010-2011)***

In partnership with Kwantlen Polytechnic University a new artificial turf field will be installed at the Newton Athletic Park and will include grandstand seating for 500 people, lighting for night use and a digital score board and game clock.

##### ***New Recreation Facilities in Newton Athletic Park (2010-2016)***

Newton Athletic Park remains one of the City’s most well used outdoor recreation venues offering an array of recreational opportunities. The City will construct on an annual basis additional recreational amenities in Newton Athletic Park including volley ball courts, children’s’ play area, additional parking facilities, etc.

##### ***New Artificial Turf Field at Tamanawis Park (2011)***

A second artificial turf field will be installed at Tamanawis Park that will be focused on providing additional field hockey capacity to meet the growing demand in this area.

##### ***Relocation of the Newton Bus Exchange (2011-2012)***

The Newton Transit Bus Exchange on 72 Avenue at the north end of the Newton Wave Pool will be relocated to a new location on King George Boulevard south of 72 Avenue to provide additional capacity to accommodate the growing transit ridership in and through Newton and to reflect the opportunities available within the Newton Town Centre to create a vibrant pedestrian-oriented environment.

##### ***New Newton District Police Station (2011-2012)***

A new building will be constructed in the vicinity of the new Newton Transit Exchange to house the RCMP Newton District Police Station fronting King George Boulevard.

##### ***New Newton Fitness Facility (2012-2013)***

A significantly expanded fitness facility will be constructed at the Newton Recreation Centre/Wave Pool to better meet the demands of the continuing growth in Newton.

##### ***West Newton Community Park Development (2012-2013)***

The community park in West Newton will be developed to support the rapidly growing population in the West Newton community. The development will include both passive and active areas including, among other recreational amenities, a cricket field.

**Cloverdale:**

***New Cloverdale Recreation Centre Including Multi-purpose recreation space, Three Gymnasiums, Seniors Space and a Fitness Facility (2010-2011):***

This project with a floor area of 65,000 sq. ft. is being constructed on the east side of 176 Street at 62A Avenue adjacent to the Cloverdale Fairgrounds. It will contain gymnasiums, multi-purpose rooms, a fitness facility, seniors programming space, etc. It will serve the community of the rapidly growing communities of Cloverdale and Clayton.

***Cloverdale Greenway Trails and North Creek Bridge (2010-2011)***

The Cloverdale Greenway multi-use and a new bridge across North Creek will be constructed to accommodate the growing demand for passive recreational opportunities in Cloverdale.

***New Amenities at Clayton Park (2012-2013)***

New amenities will be constructed at Clayton Park to provide new opportunities for recreational programming at this park to meet the needs of the growing Clayton population.

***New Animal Shelter (2010-2011)***

A new 9,000 sq. ft. state of the art animal shelter will be constructed to provide animal care services for the City.

**South Surrey:**

***New South Surrey Fitness Facility (2010-2011)***

A new fitness facility will be added to the South Surrey Recreation Centre to provide service to the growing South Surrey community.

***Kensington Prairie Community Centre (2010)***

The former Kensington Prairie School will be converted to a multi-purpose community centre to serve the growing communities of Morgan Creek, Rosemary Heights and Grandview.

***Kwomais Point Park Building Renovations (2010-2011)***

The existing Sanford Hall and Kwomais Lodge buildings in Kwomais Point Park in South Surrey will be renovated to provide for recreation programming and community use space.

***New Fire hall No. 14 in Grandview (2010-2011)***

A new “full time” fire hall will be constructed in Grandview that will replace the existing “volunteer” hall and will provide enhanced fire and emergency services to the communities of South Cloverdale, Grandview Heights, Hazelmere valley, Douglas and Campbell Heights.

***New South Surrey Swimming Pool (2011-2013)***

This will be the second swimming pool in the South Surrey area to provide service to this rapidly growing community and will relieve some of the high demand currently being experienced at the existing South Surrey Pool.

***Community Arts Space (2015)***

An addition to the South Surrey Recreation Centre will provide arts-related programming space to serve the active and growing arts community.

**Fleetwood:**

***New Fleetwood Recreation Centre Gymnasiums (2013-2014)***

A pair of gymnasiums will be added to the Fleetwood Recreation Centre to allow for a broader range of recreation programming to be offered in Fleetwood. These gymnasiums will complement those that are already in place at the Guildford Recreation Centre and those that are currently being constructed in the new Cloverdale Recreation Centre.

***New Arena at the Surrey Sport and Leisure Complex (2015-2016)***

A fourth sheet of ice will be added to the Surrey Sport and Leisure Complex to add capacity to accommodate arena-related recreational programming.

**Guildford:**

***New Guildford Swimming Pool (2013-2015)***

This pool will be added to the Guildford Recreation Centre complex and will serve the north Surrey area, particularly the communities of Guildford and Fraser Heights. It will complement the service being provided by the pool at the North Surrey Recreation Centre and the pool at the Surrey Sport and Leisure Complex.

***New Artificial Turf Field at Hjorth Road Park (2012)***

A second artificial turf field will be installed at Hjorth Road Park to complement that recently installed artificial turf field and provide additional capacity to accommodate the growing demand for outdoor field programming.

**Fraser Heights:**

***New Fraser Heights Recreation Centre Fitness Facility and Gymnasium (2010-2011)***

A new fitness facility and gymnasium will be added to the Fraser Heights Recreation Centre to serve the citizens of the rapidly growing community of Fraser Heights.

**City Centre:**

***New City Centre Flagship Library (2010-2011)***

The construction of a new flagship central library in Surrey City Centre with a floor area of 75,000 sq. ft. will act as the hub for Surrey library services. The project is being cost shared with the Federal and Provincial governments. It will add vibrancy to the Surrey City Centre and be a significant new iconic building in the physical profile of City Centre. It will act as a gathering place for the City's citizens and serve all age groups.

***New City Centre Covered Youth Park (2010)***

A new covered outdoor youth park will be constructed in City Centre next door to the Chuck Bailey Recreation Centre to provide additional opportunities for outdoor recreation programming for youth, particularly during wet weather.

***Parking Facility in City Centre (2010-2013)***

The City will be investing in the construction of an underground parking facility in City Centre that will provide parking for the new library and City Hall projects and will have capacity to support additional private sector development in the City Centre area as well. This additional capacity will be sold to private sector development on a fee for service basis such that the City will recover its investment over time. The provision of structure parking on a fee basis will assist in encouraging private sector investment in City Centre since the provision of parking is often an impediment to development. The parking facility will be managed by a Parking Authority on a cost recovery basis (i.e., both capital and operating).

***New City Hall in City Centre (2010-2013)***

To demonstrate its commitment to and to add vitality and energy to the Surrey City Centre, the City has committed to constructing a new City Hall in Surrey City Centre. The City Hall, projected to have a floor area of approximately 180,000 sq. ft., will act as a catalyst for development in City Centre by adding a high activity use and by creating additional physical profile for the City Centre area. The new City Hall is currently being designed and is expected to proceed to construction by year-end 2010 or early 2011.

***New Civic Plaza (2012-2013):***

A large outdoor plaza will be constructed adjacent to the new City Hall and new Library that will serve as a gathering place for large civic celebrations and other outdoor activities and events for Surrey residents and visitors to enjoy on a year round basis.

***New Performing Arts Centre (TBA)***

A new regional scale performing arts centre will be constructed in City Centre that reflects the expectations of the City's growing population and provides a new opportunity for community events and world class performances in Surrey.

**City-wide:**

***New Pedestrian and Cycling Trails and Bridges (2010-2015)***

In addition to other specific greenway multi-use pathways referenced in this program, to ensure an active and healthy population, the City will be constructing 20 km of multi-use (pedestrian/cycling) trails throughout the City including at least 2 pedestrian/cyclist bridges linking communities across highways and ravines.

***New Addition to the RCMP Main Detachment Building (2010-2011)***

A 35,000 sq. ft. building is being constructed next door to the Main RCMP Detachment in Newton to house the growing number of policemen that are being hired to serve Surrey's growing population and businesses. The building will house many of the 641 RCMP members that currently serve the City and others that will be added in future years to ensure the continued safety of Surrey's communities and businesses.

***New artificial turf fields (2013-2015)***

Demand for soccer and other field activities continue to grow in Surrey as the City's population increases. Two new artificial turf fields, in addition to those described specifically within this summary, will be constructed to address the growing demand for outdoor field space. These fields will be constructed at athletic parks in the City at locations still to be determined.

***Parkland Acquisition***

The City will continue to acquire both active and passive parkland across the City to support the environmental objectives of the City and the demands of growth including land that needs to be acquired to accommodate the other capital projects listed in this summary.



APPENDIX B

COMMUNICATIONS PLAN FOR CIVIC CENTRE PROJECTS

Date	Communications Element	Audience	Components of Information
June 29, 2010	<b>Announcement Day:</b> Noon hour Public Announcement Event to be hosted by the Surrey Downtown Business Improvement Association and the Surrey Board of Trade in the Grand Hall at SFU Surrey Campus with other Surrey Chambers of Commerce and the Cloverdale BIA present	<ul style="list-style-type: none"> <li>• Media – Local and Regional</li> <li>• Surrey Downtown BIA</li> <li>• Surrey Board of Trade</li> <li>• Cloverdale C of C</li> <li>• South Surrey C of C</li> <li>• Cloverdale BIA</li> <li>• Community Associations</li> <li>• General Public</li> </ul>	<ul style="list-style-type: none"> <li>• PowerPoint Renderings of projects</li> <li>• Project model will be unveiled</li> <li>• Press release and fact sheet</li> <li>• Brochure of Civic Centre project</li> <li>• Renderings and video on memory sticks</li> <li>• Information on City’s website</li> </ul>
June 29, 2010	Announcement to city employees at City Hall immediately following Public Announcement event	City employees	Similar to public event information
June 29, 2010	Press Release Distribution to Media	Media – Local and Regional	<ul style="list-style-type: none"> <li>• Press release and fact sheet</li> <li>• Civic Centre project brochure</li> <li>• Facebook posting with link to details on City website</li> </ul>
Period after June 29, 2010 to end of August	Meeting Presentations	<ul style="list-style-type: none"> <li>• Surrey Board of Trade</li> <li>• Surrey Downtown BIA</li> <li>• South Surrey C of C</li> <li>• Cloverdale C of C</li> <li>• Cloverdale BIA</li> <li>• Indo-Canadian Business Association</li> <li>• Other Surrey organizations if invited</li> </ul>	<ul style="list-style-type: none"> <li>• PowerPoint presentation</li> <li>• Civic Centre project brochure</li> </ul>
Period after June 29, 2010 to the end of August	Open Houses in Civic facilities in the City’s Communities	<ul style="list-style-type: none"> <li>• Interested members of the public</li> </ul>	<ul style="list-style-type: none"> <li>• PowerPoint display</li> <li>• Story boards</li> <li>• Physical model of Civic Centre project</li> <li>• Civic Centre project brochure</li> </ul>