

Fleetwood Heritage Gateway Project

A NEW way of building multiple community assets in one project.



FLEETWOOD
COMMUNITY
ASSOCIATION



Fleetwood
Business Improvement Association

The Fleetwood Community Association and the Fleetwood Business Improvement Association proudly acknowledges that our members work and reside on the unceded traditional territory of the Semiahmoo, Katzie and Kwantlen First Nation.

Fleetwood Heritage Gateway 2023

The History of Fleetwood

After the Yale Wagon Road (officially the Grand Trunk Road, now Old Yale Road) opened in the late 19th century, farming, logging and fishing became the primary industries of new settlers from New Westminster and Vancouver.

In 1907, Edith and James Francis settled near present-day 160 Street and Fraser Highway. Over the next decade, several of Edith's family — whose birth name was Fleetwood — joined them. In August 1915, Edith's brother, Arthur Thomas Fleetwood (also known as Tom Fleetwood) joined the 46th Battalion of the Canadian Expeditionary Forces, and he was sent to France to fight in World War I. He died as a result of battle wounds on 8 September 1917.

Edith applied to the provincial government for a charter to name her community after her brother. In 1923, local residents formed the Fleetwood Community Association, with Edith as one of the founding members. The Fleetwood Community Hall was built in the 1930s, and is located across from the Fleetwood Community Centre, which opened in 1995.

During the Great Depression period, population of Fleetwood increased due to people seeking less-costly properties.

The Fleetwood Community Association commissioned a life-sized bronze statue of Thomas Fleetwood which was unveiled on 6 September 2008 at the Fleetwood Community Centre. Since 1998, the Association has hosted the Fleetwood Festival which promotes and celebrates the heritage, environment, wellness and spirit of Fleetwood.

In addition to the Fleetwood Community Centre, recreational facilities include the Surrey Sport and Leisure Complex, with ice rinks and an aquatic centre, and Fleetwood Park, which offers a variety of activities including walking trails, gardens and playing fields.

About the Heritage Gateway Project

For years, the Fleetwood Community Association petitioned the City of Surrey to have a new pavilion built in Francis Park, adjacent to the Fleetwood Community Centre to enhance the ability to create more events by providing an entertainment stage and gathering place.

In 2017, as a part of the Fleetwood BIA's vision, the board of directors began working on plan to build a "Welcome to Fleetwood" style gateway on the eastern end of the BIA catchment area along Fraser Highway. It was noted that a prime location would be the vacant land between the Recreation Centre and historic Two EE's Market located on the north east corner of 164th Ave and Fraser Highway.

In the summer of 2018, Ken VanderPloeg and Ann Jansen, the family who owns the Two EE's Market, announced they would be closing its doors after close to six decades of business in Fleetwood. They purchased the farm from the original owners, Emil and Elizabeth Kowalski, where it began as a dairy farm and fruit stand well before World War II.

In the 2023 Land Use Plan, the land, purchased by the City of Surrey, is considered a "Special Study Area", while the back property, already owned by the City of Surrey, would be used to expand the recreation centre by adding new state of the art sports fields and much needed parking.



Noting a lack of public gathering space in Fleetwood, and only two (2) heritage sites, the Fleetwood BIA and Community Association entered into an agreement to lobby for, and build, a public gathering and heritage site on the footprint of the Two EEs property.

The goal is to have the City of Surrey repurpose the existing Two EEs property and lease it, in a Public – Private Partnership (PPP), to a consortium of Surrey stakeholders including Surrey’s Indigenous and Metis nations, and the City of Surrey would support the project by updating the services and amenities on the property. The new PPP group would manage the site and facilities once completed and would provide office space for Fleetwood stakeholders as tenants.



Partnerships Create the Vision

The FBIA and FCA reached out to stakeholders to work towards creating a framework that would allow for the best heritage site representation for Fleetwood.

These initial meetings included the Surrey Historical Society, residential and business neighbors of the proposed site, Fleetwood’s seniors groups, the City of Surrey’s Area Enhancement, Parks and Planning Departments, TransLink and elected officials from the City of Surrey, the Province and the Federal Government.

We also met with Chief Harley Chappell - Semiahmoo First Nations, Steven Purewal – Punjabi Historian and Youth Advocate and Kamron Bajwa – Metis Nation BC, Surrey Urban Indigenous Leadership Committee and Stephen Dooley – SFU Executive Director who all have expressed interest in participating as steering committee member and consultants.

Our team has also approached developers who are in the process of building or applying for permits to build along Fraser Highway for support. These included Dawson + Sawyer and Anthem Properties. Both expressed a keen interest to get involved in the project.

| <i>Partnership Team</i> | <i>Role</i> | <i>Responsibility</i> |
|-----------------------------------|--|--|
| Fleetwood Community Association | Planning, Design, Public Consultation, Fundraising | Tenant / Development |
| Fleetwood BIA | Planning, Design, Public Consultation, Fundraising | Gateway / Tenant |
| Surrey Historical Society | Planning, Design, Public Consultation, Fundraising | Storyboards / Museum / Road Markers |
| First / Metis Nations | Planning, Consultation, Design, Fundraising | Board Member / Public Art / Storyboard / Museum / Tenant |
| City of Surrey | Planning, Permits, Funding Maintenance, Public Consultation | Heritage Site |
| MLA Province | Consultation, Research, Funding | Heritage Site |
| MP - Federal | Consultation, Research, Funding | Heritage Site |
| Veteran Affairs / Legion | Planning, Design, Public Consultation | Cenotaph / Legion / Storyboard |
| Seniors / Youth Network | Volunteer, Public Consultation | Community Garden / Time Capsule |
| Tourism Surrey | Support, Marketing, Point of Interest | Picture Frame - Mt Baker |
| South Asian / Immigrant Community | Planning, Consultation, Funding | Board Member / Public Art / Tenant |

A NEW Destination in Fleetwood - Where Heritage, Culture and Community Share, Meet & Celebrate!

The Future of Two EE's Market and Land – The Proposal

Ask the City of Surrey, which currently owns the Two EE's site, to repurpose the site to allow the Fleetwood Community Association and other Fleetwood and City wide stakeholders to build a multi-purpose, two floor, "old style" or heritage looking building with state-of-the-art eco-friendly amenities including solar power terminals, electric vehicle charging stations, rain water recycling and other environmental building options for long term sustainability.

The main floor of the facility will have a large, indigenous inspired gathering area, a small museum showcasing Fleetwood's and First Nations history and a reception area which could double as a visitor centre during peak tourist times and while large events are happening in and around the recreation centre. First Nation's and other artists work will decorate the facility and be showcased on the grounds.

The facility will have enough tables and chairs to comfortably host up to 200 guests and would be available to rent for meetings, conferences, weddings, open houses and other small to medium sized events. To add space, the back area would have a roll up door that easily enlarges the space for events held in good weather year round.

In the back northeast corner, a concession style café with indoor and outdoor access will be open during business hours, peak tourist seasons and during special events. It could sell locally sourced prepackaged food items and homemade retail goods based on the food safe requirements, as used by micro-processors, at Farmers Markets. The second floor would include office spaces, a storage room, restroom facilities and a small and large meeting room.

On the outside western wall, facing 164th Ave, a large mural (Artwork TBD in Public Consultation) will provide a visual overview of Fleetwood as told through art and imagination. It will become another “stop of interest” on the site.

Outside, a spacious, fully covered deck, with lots of décor and foliage will face east and south and give the feel of a large, old country home for guests to relax, meet for business or just tell stories. For outdoor event while a small, portable stage can be easily set up in a number of places throughout the property with built in access to electrical power, audio/visual hook ups and cover from weather.

A flexible and professional indoor / outdoor light and sound system adds ambience and energy to meetings, markets and special events such as Remembrance Day, National Indigenous People’s Day, Diwali or future Christmas Tree Lighting ceremonies. The space and the sound system would allow for speakers, poets, musicians and small theatre groups to entertain guests of the site or of their own events during evening and weekend events.

Directly to the east, a full service recreation facility, with ice rinks and an aquatic centre, and a hotel and restaurant / bar gives the site visibility and traffic volume and is less than a block away from current bus routes and future rapid transit. With proposed state of the art sports fields, a dog park and expanded parking on site, the area will be highly accessible for families, seniors and people with disabilities.

Our proposal would have the PPP Group lease the property from the City of Surrey and would manage the site. The PPP Group would be partner/tenants and the FCA/FBIA would be responsible for “Welcome to Fleetwood” Gateway on Fraser Highway and a Business Directory of local businesses.

Our goal is to also confirm long term support from the Two EEs families to repurpose their old orange sign, white gates and other assets on the site and to have a section of the site and or inside the facility, dedicated to sharing their story in words and in pictures.

Historic Fleetwood Storyboards

The Storyboards will be 6 x 6ft or 4 x 8 ft (TBD), semi covered placards that show the history, through stories and pictures, of Fleetwood over the past 1000 plus years starting with what Surrey and Fleetwood looked like before European discovered the area.

Most of Fleetwood’s most current history (early 1900’s) is told orally through stories and we hope to engage families and individuals who have historical ties to Fleetwood to participate or donate stories or reproduced photos from different eras.

Below: Green Timbers (Fraser Highway)



All pictures will be reproductions of originals, and will be protected from weather by plexi-glass and being semi-covered will also protect the pictures from sun exposure.

Working with our partners, we have tentatively selected, for public consultation, the following Storyboards.

- 1) First Nations & Metis in Surrey
- 2) Historic Fraser Highway – BC’s Commuter Road
- 3) Francis & Fleetwood Family
- 4) Fleetwood at War
- 5) Everyday Life in Fleetwood 1900’s
- 6) Fleetwood Community Association 100 Years
- 7) Iconic Views - Mt. Baker & Green Timbers
- 8) Two EE’s Market & Agriculture
- 9) New Canadians – Immigration
- 10) South Asian Influence over 100 Years



Examples of historic storyboards that would be strategically place through the site or in a museum style area.

The Fleetwood Cenotaph & Legion - Honouring War Veterans

Currently, there are two (2) cenotaphs in Surrey that host Remembrance Day celebrations and the history of Fleetwood is forever linked to World War I. The men of Fleetwood fought in both World Wars while the other eligible men stayed behind to farm and raise cattle to support the war effort.

Because there is no Legion facility in the Fleetwood area, the multi-purpose facility will host a “Pop-Up” Legion, during Canada Day, BC Day, Remembrance Day and other events that are connected to the armed forces. The facility will have a special events license for these events to include the sale of alcohol at these special events.

We will be consulting Veterans Affairs Canada and the local Legions in Whalley and Cloverdale and its Provincial governing body, to ensure that the history and memories of all Surrey War Veterans are showcased with respect and integrity.



Example: Cloverdale Cenotaph

Special Events - National Indigenous People's Day & Vaisakhi

As the City of Surrey grows, each town centre will have a need for its own spaces to host events and bring community together. Partnering with different community groups to bring unique and diverse events to Fleetwood, will allow residents and visitors to explore new and exciting traditions, foods, arts, culture and history of our South Asian neighbours and our region's First Peoples.



History of First Nations Viewscapes and the Mountains

European, Asian and South Asian history in Surrey is well documented and dates back to the 1800's. For thousands of years, First Nations lived, worked, fished, hunted, farmed and traded all over the Pacific Northwest region and we will need to ensure that the natural elements of the region are also deemed historical. Noting that history is written and spoken, it will be important to ensure that visual historic elements are secured, protected and shared.

Historical Significance of Mountains

The Coast Salish people consider mountains to be sacred. Salmon were and still are of great importance, and "mountains feed the rivers that feed the salmon that feed the world". This complex relationship between mountains, rivers, salmon and life is sacred, and arguably of much greater importance than any modern meaning we have imparted.

Historically, thousands of First Nations travelled up the Fraser River, each summer, to the region between the contemporary town of Yale and Sawmill Creek (seven kilometers upriver from Yale) to participate in what was one of indigenous North America's largest trade centres. The lower Fraser Canyon provided ideal climactic and biological circumstances for catching and wind-drying migrating salmon. For this reason people from as far away as Vancouver Island and Puget Sound travelled to the canyon with trade goods to exchange for canyon-dried salmon.

Getting to the canyon required an intimate knowledge of the Fraser River, its inhabitants, and regional resources. To acquire this knowledge, people familiarized themselves with regional landmarks, the most important were mountains. Travelling up and down the Fraser River provided unparalleled opportunities for seeing the mountains, and people learned their names, and the stories associated with them.



To First Nations peoples, the mountains are more than simple geographic markers. They continue to be understood as either "transformed ancestors with living spirits within them", or "locations associated with important community-forging events".

Katzie First Nation (Translated Oral History) - circa 1930s

"The Lord Above looked down and saw how they crowded upon the land, and one summer, after the Indians had dried their salmon, He sent the rain. It rained and rained without ceasing until the rivers overflowed their banks, the plains flooded and the people fled for shelter to the mountains, where they anchored their canoes to the summits with long ropes of twisted cedar-boughs. Still it rained until every mountain-top was covered except Mount Golden-Ears, on which the Indians of the lower Fraser had taken refuge."

Being able to see the mountains of the region was essential to knowing whose tribal area one was entering and whether those people were friendly or not.



Iconic Mount Baker

Mount Baker is the third-highest mountain in Washington State and the fifth-highest in the Cascade Range and is visible from much of Greater Victoria and Greater Vancouver in British Columbia, and to the south, from Seattle in Washington. Beyond its natural beauty, First Nations peoples value it for “skalalitude” - a sacred state of mind engendered here. For Fleetwood and other communities in the South Fraser region, it is the most dominant feature of our landscape.

Coast Salish peoples used mountains, in particular, Mount Baker, as geographic markers and because it was so large and so far away, it was considered sacred. When traveling through what is present day Fleetwood along Fraser Highway, the snow-capped icon tranquilly sits on the horizon and appears to be watching over her peoples like a mother over her children.

In 1790, Manuel Quimper of the Spanish Navy set sail from Nootka, a temporary settlement on Vancouver Island, with orders to explore the newly discovered Strait of Juan de Fuca. Accompanying Quimper was first-pilot Gonzalo Lopez de Haro, who drew detailed charts during the six-week expedition. Although Quimper's journal of the voyage does not refer to the mountain, one of Haro's manuscript charts includes a sketch of Mount Baker.

A year later, British explorer George Vancouver left England a year later and his crew reached the Pacific Northwest coast in 1792. While anchored in Dungeness Bay on the south shore of the Strait of Juan de Fuca, Joseph Baker made an observation of Mount Baker, which Vancouver recorded in his journal;

“A very high conspicuous craggy mountain ... presented itself, towering above the clouds: as low down as they allowed it to be visible it was covered with snow; and south of it, was a long ridge of very rugged snowy mountains, much less elevated, which seemed to stretch to a considerable distance... “.

Public Art, Stop of Interest, Time Capsule

Public art and place-making are an important part of the City of Surrey's vision for creating neighborhoods in all six (6) Surrey town centres. While Fleetwood has a Community Centre and gorgeous Francis and Fleetwood Parks, this new public park area will serve both residents and tourists due to its proximity to the recreation centre and Fraser Highway.

The drive east on Fraser Highway has always had the most incredible view of Mount Baker in Washington State. On the proposed heritage site we envision a Stop of Interest area where guests can take a picture of the famed view as it is framed by a public art piece that looks like a picture frame. The frame acts as an optical illusion where the guests look like they are in the photograph of the photograph.



The Fleetwood Community Association celebrates its 100 year anniversary in 2023, and it is our expectation that the grand opening, that same year, will be filled with events and celebrations including the collecting, by local schools and students, of materials for a 25 Year Time Capsule.

Community Garden & Farmers Market

At the back of the property, the land and current parking area could be repurposed to include a raised, protected community garden, sponsored by Two EE's. Here, local seniors and youth groups, and high density – low green space strata corporations can manage their own plots, while a dedicated team of local residents can maintain and operate to land while establishing programming and support for those who want to learn how to grow small scale backyard gardens.



The managers of the community garden could also partner with Two EE's to establish a one (1) or two (2) day a week farmers market from April to September or use plots to fulfill the needs of local charitable groups and seniors centres.



Artist Renderings by Rick Lee

This rendering, Fraser Highway looking north, is designed to show one of the property's many uses.

Here we are showcasing a farmer's market type event.

Note: Historical Storyboards to the left and the Two EEs sign on the eastern edge of the property. The back right or north east area would host the Fleetwood Cenotaph and Flags. First Nations art will be in the facility and on the grounds. There will be a sound and safety barrier along Fraser Highway in the form of trees, bushes and fencing.

Our Time Lines for Success

2023 - 2024

- I. Historical Research and Stakeholder Consultation - Ongoing
- II. Creating and Solidifying Partnerships with Roles & Responsibilities – Ongoing
 - a. Develop Project Framework – Ongoing
 - b. Secure Letters of Support from Key Stakeholders – Ongoing
- III. First Draft Artist Renderings - Heritage Building, Cenotaph, Storyboards and Gateway – Completed
- IV. Public Consultation – Fall 2023
- V. Business Plan & Start up / Operational Budgets – Spring 2024
- VI. MOU with the City of Surrey - Spring 2024
- VII. Architecture Planning & Performa – Spring 2024
- VIII. Ground Breaking Ceremony – Fall 2024

Late 2024

- I. Architectural Drawings / Initial Permitting / Land Acquisition
- II. Budget and Funding Updates
- III. Initial Work – Deconstruct Property and Update Amenities (City of Surrey)

2025 – Construction Commences



Artist Renderings by Rick Lee

This rendering, looking south or the back of the facility, showcases the roll-up doors for expanded seating, the window for the concession stand to the left of the building and to the far left, the Fleetwood Cenotaph and Flags.

In the foreground is an area for a community garden and on the right or west facing outer wall, is a place for community art that could be renewed annually. The property will have lots of outdoor space for First Nations art, local art and public gatherings.

Note: Solar panels on the roof for renewable energy on the property.