

NO: R251

COUNCIL DATE: **DECEMBER 16, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 9, 2013**

FROM: **General Manager, Parks, Recreation and Culture** FILE: **1850-01**  
**City Solicitor**

SUBJECT: **Partnering Agreement between the City of Surrey and Phoenix Society Related to the Development of a Social Innovation Centre and Gallery as a component of the Rising Sun Villas Project**

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## RECOMMENDATION

The Parks, Recreation and Culture Department and the Legal Services Division recommend that Council:

1. receive this report as information; and
2. approve, subject to compliance with the public notice provisions of the *Community Charter*, the execution by the appropriate City officials of the Partnering Agreement between the City of Surrey (the "City") and the Phoenix Drug & Alcohol Recovery and Education Society ("Phoenix"), a copy of which is attached to this report as Schedule A and which is generally described in this report.

## INTENT

The purpose of this report is to obtain approval to execute an agreement between the City and Phoenix (the "Partnering Agreement") that outlines the forms of assistance the City may provide to Phoenix in relation to the construction and operation of a Social Innovation Centre and Gallery adjacent to a supportive, transitional and shared equity housing project being built by Phoenix and the benefits that the City will derive from such assistance.

## BACKGROUND

The Phoenix Society is planning to construct a mixed-use project known as Rising Sun Villas which will include a Social Innovation Centre and Gallery in addition to a 22-bed supportive housing component, 23 transitional housing units dwelling units and 23 shared equity home ownership apartments. City staff and representatives of Phoenix have agreed that the cultural component of the Project, the Social Innovation Centre and Gallery ("the Centre"), is consistent with and supportive of the City's Cultural Strategic Plan. In this regard, Phoenix has indicated that the City could partner in the delivery of this component of the project along with Kwantlen Polytechnic University, which has already made a commitment to this component of the project.

The Centre aligns well with the City’s Cultural Strategic Plan in that it addresses the following cultural objectives:

- the decentralization of cultural facilities;
- the creation of an arts presence in Surrey town centres; and
- the augmentation of arts and cultural space in downtown areas.

The Centre is also aligned well with the goals and objectives of the City’s Sustainability Charter and the Surrey Plan for the Social Well Being of Surrey Residents, respectively.

Participation by the City in the Centre was considered by the Finance Committee in its consideration of Corporate Report No. F038 entitled “Phoenix Rising Sun Social Innovation Centre and Gallery”, a copy of which is attached to this report as Schedule B. Finance Committee resolved to adopt the recommendations of that report.

At its Regular meeting on November 25, 2013, Council approved the following recommendation of the Finance Committee:

*“The Finance Committee recommends to Council that Council advance the objectives of the City’s Cultural Strategic Plan by authorizing staff to negotiate a partnering agreement with the Phoenix Society and Kwantlen Polytechnic University under which the City will provide a \$1,000,000 contribution toward the development of a shared community cultural facility within the Rising Sun complex that is to be constructed at the northwest corner of 100 Avenue and 140 Street in exchange for defined community access privileges ”*

Staff has worked with Phoenix in the development of a draft Partnering Agreement that will underpin the City’s financial commitment to and on-going involvement in the operation of the Centre.

## DISCUSSION

The Centre will be a two-storey structure with a floor area of approximately 3000 sq. ft. that contains areas that can be used for the delivery of a number of different arts and culture programs and services. It will also include a studio and gallery for the preparation, display and sale of community ‘fine arts’. It will be located on the north-west corner of 100 Avenue and 140 Street and is adjacent to parkland and a greenway on its west side.

### *Funding Model for the Centre*

The capital construction cost of the Centre is estimated to be \$1,780,000 excluding the value of the land on which it is located. The following is the capital funding model for the Centre:

Kwantlen capitalized 10-year lease	\$600,000
City of Surrey capital contribution	\$1,000,000
Mortgage supported by Phoenix operations	<u>\$180,000</u>
<b>TOTAL</b>	<b><u>\$1,780,000</u></b>

Phoenix is providing the land for the Centre at no cost to the partners.

### ***Proposed Partnering Agreement***

The proposed Partnering Agreement between the City and Phoenix, which is attached to this report as Schedule A, stipulates that the delivery of programs and services at the Centre are to comply with a number of general principles focused on ensuring full utilization and broad community access to the Centre. The Partnering Agreement stipulates that an Operating Agreement that includes a Space Allocation procedure that is acceptable to the City will need to be developed as a condition of the City's funding contribution to Centre. It is noted that for the first ten years of its operation, the responsibility for its operation and the delivery of programs and services from the Centre are assigned to Kwantlen University's Department of Fine Arts (Faculty of Arts). In this regard, Kwantlen's faculty, staff and students will work with community members and community-based artists. The Centre will be an 'open space' for community members to actively participate in the cultural activities that will define the space. There will be an emphasis on local and indigenous artistic expression linked with indigenous artistic expression from other areas of the globe.

Under the proposed Agreement the City gains a community-based cultural centre and contributes only a portion of the \$1.8 million capital cost to construct the Centre and is not responsible for the ongoing operating costs to provide the services from and operate the Centre.

The Partnering Agreement will authorize the City to provide "assistance" to a business under s. 21 of the *Community Charter*. Assistance is broadly defined in the *Community Charter* as "assistance within the meaning of section 25(1)". Section 25(1) states:

- "25(1) Unless expressly authorized by or under this or another Act, a council must not provide a grant, benefit, advantage or other form of assistance to a business, including:
- a. Any form of assistance referred to in section 24 (1) [*publication of intention to provide certain kinds of assistance*], or
  - b. An exemption from a tax or fee."

The forms of assistance to which Section 24(1) refers are as follows:

- "24(1) A council must give notice in accordance with section 94 [*public notice*] of its intention to provide any of the following forms of assistance to a person or organization:
- a. Disposing of land or improvements, or any interest or right in or with respect to them, for less than market value;
  - b. Lending money;
  - c. Guaranteeing repayment of borrowing or providing security for borrowing;
  - d. Assistance under a partnering agreement."

The proposed Partnering Agreement with Phoenix includes the following types of assistance:

1. A contribution of \$1 million to Phoenix towards the capital cost to construct the Centre; and
2. Secondment of City staff time to work with Phoenix in relation to the development of collaborative recreation and cultural programs at the Centre.

If the Partnering Agreement is approved by Council, public notice of the City's intention to provide assistance under the Partnering Agreement must be provided in accordance with sections 24 and 26 of the *Community Charter*.

Council retains its full discretion in relation to the approval of the development application associated with the Rising Sun Project as would be typical of any development application.

## **SUSTAINABILITY CONSIDERATIONS**

The development and operation of the Rising Sun Social Innovation Centre and Gallery assists the City in meeting Socio-Cultural Goal No. 12 of the Sustainability Charter, which states "*Establish major arts and cultural locations and a range of local cultural and entertainment opportunities at locations throughout the City.*" The Centre will also assist the City in meeting Goal SC4 (6) which includes "*Promoting and raising awareness of arts and culture in Surrey in a manner that celebrates diversity and community identity and strives to ensure accessibility and inclusivity.*"

## **CONCLUSION**

Based on the above discussion, it is recommended that Council approve, subject to compliance with the public notice provisions of the *Community Charter*, the execution by the appropriate City officials of the Partnering Agreement between the City of Surrey and the Phoenix Drug & Alcohol Recovery and Education Society, a copy of which is attached to this report as Schedule A and which is generally described in this report.

Laurie Cavan  
General Manager,  
Parks, Recreation and Culture

Craig MacFarlane  
City Solicitor

### Attachments:

Schedule A Rising Sun Social Innovation Centre Partnering Agreement  
Schedule B Corporate Report No. F038:2013 entitled "Phoenix Rising Sun Social Innovation Centre and Gallery"

**Rising Sun Social Innovation Centre Partnering Agreement**

**RISING SUN SOCIAL INNOVATION CENTRE  
PARTNERING AGREEMENT**

THIS AGREEMENT dated for reference the 17<sup>th</sup> day of December, 2013.

BETWEEN:

**CITY OF SURREY  
13450 – 104 Avenue,  
Surrey, British Columbia V3T 1V8**

(the "City")

AND:

**THE PHOENIX DRUG & ALCOHOL RECOVERY  
AND EDUCATION SOCIETY  
13686 – 94A Avenue,  
Surrey, British Columbia, V3V 1N1**

("Phoenix")

WHEREAS:

- A. The *Community Charter* authorizes the City to enter into a partnering agreement with a person pursuant to which the person agrees to undertake or provide services, including an activity, work or facility, on behalf of the City;
- B. The City wishes to partner with Phoenix who wishes to construct and operate, a shared, community social innovation facility as part of the *Rising Sun* complex that is to be located at the northwest corner of 100<sup>th</sup> Avenue and 140<sup>th</sup> Street.

NOW THEREFORE in consideration of \$1.00 paid by the City to Phoenix and other good and valuable consideration, the receipt and sufficiency of which Phoenix acknowledges, the parties agree as follows:

1. In this Partnering Agreement,
  - (a) "**Assistance**" has the same meaning as in the *Community Charter*, S.B.C. 2003, c. 26;
  - (b) "**the Centre**" means the improvements constructed by Phoenix adjacent to and as a component of the supportive, transitional and shared equity housing project referred to as the Rising Sun Innovation Centre. The Centre includes multi-use space for use and operation as a social innovation space, a community engagement space and a fine arts studio and gallery.
2. This Partnering Agreement is effective upon execution by both parties and may not be terminated except by unanimous consent of both parties.
3. Phoenix agrees to assume full responsibility for:
  - (a) construction of the Centre according to City standards and in a manner that complies with the City's development approval and building permitting

procedures and requirements including site improvements, parking and landscaping;

- (b) construction, installation and servicing of all services and utilities reasonably required for the development and/or operation of the Centre;
  - (c) the operation and maintenance of the Centre;
  - (d) the delivery of programs and services at the Centre according to a detailed Operating Agreement and Space Allocation procedure that is subject to approval by the City, as a condition precedent to payments by the City;
  - (e) the delivery of programs and services at the Centre in a manner that conforms to the following general principles and procedures:
    - a. the establishment and ongoing engagement of a Program Advisory Committee (“the PAC”) comprised of 1 representative appointed by the City, 1 representative appointed by Phoenix and 2 representatives selected from the community, each of whom is to the satisfaction of both Phoenix and the City;
    - b. provide detailed information to the PAC on a regular basis, and on a minimum of three occasions per annum, regarding:
      - i. the programs and services provided at the Centre;
      - ii. the extent to which the facility is utilized by the community and the extent to which it is achieving the goals and objectives of the Centre for both Rising Sun residents and residents of the broader community and;
      - iii. opportunities for collaboration with the City’s recreation and cultural service program plans;
    - c. provide the City with, when requested by the City, access to the multi-use spaces in the Centre for up to six hours a week at no cost to the City which may be allocated by the city to other community groups for the purpose of offering City programs and services and;
    - d. affordable facility rental rates that maximize use of the Centre during weekdays, evenings and weekends for services that meet the needs of specific client groups identified by Phoenix and for services that meet general community needs.
4. The City agrees to provide the following type of Assistance, subject to all applicable statutory restrictions, to Phoenix in connection with the construction, management and operation of the Centre:
- (a) a contribution of \$1,000,000 for the construction of the Centre, payable in two equal installments, first upon 50% completion of construction of the Centre and second upon substantial completion of construction of the Centre as certified by the project architect ; and
  - (b) the provision or secondment of City employees or employee time to participate in the activities of the Program Advisory Committee and to work with Phoenix on the development of collaborative community recreation or cultural programs and to coordinate the delivery of said programs with other City services and programs.

5. Phoenix covenants and agrees that it will, perform promptly and safely all of its obligations under this Partnering Agreement and not dispose of any interest in the Centre or enter into any agreement for the disposition of any interest in the Centre without the specific approval of the City. It is understood, and approved by the City, that Phoenix intends to assign responsibility for the delivery of programs and services at the Centre to Kwantlen Polytechnic University for the first 10 years of operations at the Centre.
6. The City will not be liable or responsible in any way for any loss or injury that may be sustained by Phoenix or any loss or injury sustained by any employee, agent or independent contractor of Phoenix or any other person who may be upon the lands that host the Centre, or for any loss of or damage or injury to property belonging to or in the possession of Phoenix or any employee, agent or independent contractor of Phoenix or any other person.
7. Phoenix will indemnify and save harmless the City, its elected and appointed officials, officers, employees, servants, agents and those for whom they are in law responsible, from and against any and all liabilities, damages losses, costs, expenses, (including lawyer's fees and litigation expenses) actions, causes of actions, claims, suits and judgments which the City may incur or suffer or be put to by reason of or in connection with or arising from:
  - (a) any breach of any obligation set forth in this Partnering Agreement to be observed or performed by Phoenix;
  - (b) any act, omission, or negligence of Phoenix, its members, officers, directors, employees, agents, contractors, subcontractors, subtenants, licensees, invitees or others for whom it is responsible;
  - (c) any damage to property occasioned by Phoenix's use and occupation of the lands that host the Centre or any injury to person or persons, including death, resulting at any time from the use and operation of the Centre; or
  - (d) any and all liability for loss, injury or damage caused by any of the perils against which Phoenix shall have insured or pursuant to the terms of this Partnering Agreement is obligated to insure the Centre or any part or parts thereof.

Should the City be made a party to any litigation commenced by or against Phoenix then Phoenix will protect, indemnify and hold the City harmless and will promptly pay all costs, expenses and legal fees (on a solicitor and own client basis) incurred or paid by the City in connection with such litigation upon demand and will also promptly pay upon demand all costs, expenses and legal fees (on a solicitor and own client basis) that may be incurred or paid by the City in enforcing the terms, covenants and conditions in this Partnering Agreement.

- 8. The City and Phoenix disclaim any intention to create a joint ventureship or to constitute either of them the agent of the other and nothing contained in this Agreement shall be construed to constitute the City or Phoenix a joint venturer, agent or legal representative of or with the other or represent that it has the authority or power to act for or to undertake or create any obligations or responsibilities, express or implied, on behalf of, or in the name of the other.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Partnering Agreement as follows:

**Date: December 17<sup>th</sup>, 2013**  
**CITY OF SURREY** )  
 by its authorized signatories: )  
 )  
 \_\_\_\_\_ )  
 Dianne L. Watts )  
 Mayor )  
 )  
 )  
 \_\_\_\_\_ )  
 Jane Sullivan )  
 City Clerk )

**Date: December 17<sup>th</sup>, 2013**  
**THE PHOENIX DRUG & ALCOHOL** )  
**RECOVERY AND EDUCATION SOCIETY** )  
 by its authorized signatories: )  
 )  
 \_\_\_\_\_ )  
 Michael Wilson )  
 Director )  
 )  
 )  
 \_\_\_\_\_ )  
 Director )





# CORPORATE REPORT

NO: F038

COUNCIL DATE: NOVEMBER 12, 2013

## FINANCE COMMITTEE

TO: **Mayor & Council** DATE: **November 5, 2013**

FROM: **General Manager, Parks, Recreation and Culture** FILE: **1850-01**  
**General Manager, Finance and Technology** XC: **6130-01**  
**7912-0316-00**

SUBJECT: **Phoenix Society: Rising Sun Social Innovation Centre and Gallery**

## RECOMMENDATION

The Parks, Recreation and Culture Department and the Finance and Technology Department recommend that the Finance Committee recommend that Council:

1. Advance the objectives of the City's Cultural Strategic Plan by authorizing staff to negotiate a partnering agreement with the Phoenix Society and Kwantlen Polytechnic University under which the City will provide a \$1,000,000 contribution toward the development of a shared community cultural facility within of the Rising Sun complex that is to be constructed at the northwest corner of 100 Avenue and 140 Street in exchange for defined community access privileges to this facility, all as generally described in this report; and
2. Authorize staff to take all other necessary related actions.

## INTENT

The purpose of this report is to seek approval to negotiate a partnering agreement with Phoenix Society and Kwantlen Polytechnic University for the development of a shared community cultural facility as part of the development by Phoenix Society of the *Rising Sun complex* that is to be located at the northwest corner of 100 Avenue and 140 Street.

## BACKGROUND

The Phoenix Society ("The Society") has demonstrated an ongoing commitment to and successful implementation of projects that provide unique and innovative approaches to addressing the needs of individuals who are looking to free themselves of addictions and re-establish themselves as productive members of society. The Society is moving forward with a mixed use project known as Rising Sun Villas which will include, in addition to a residential component, a Social Innovation Centre and Gallery. The residential component of the project includes supportive housing, transitional housing and shared equity housing. Appendix A (an excerpt from a Request for Proposal prepared by the Phoenix Society) provides an outline of the overall project and contains letters of support for the project.

The overall project budget, including both the residential component and the Social Innovation and Gallery, amounts to \$12,450,000, excluding the cost of the land. The Phoenix Society has raised \$11,450,000 of capital towards the Project from various sources (including \$1.2 million from B.C. Housing) and has requested that the City become a partner in the cultural component of the Project with a \$1 million investment in the construction of the Social Innovation Centre and Gallery.

The Social Innovation Centre and Gallery is envisioned as a dynamic, interdisciplinary incubation space that engages Kwantlen Polytechnic University faculty, students and the community in the delivery of community-based education, research, arts and social programs that provide arts and cultural opportunities for the community and for the residents of the Project.

The Centre and Gallery will be led by Kwantlen's Department of Fine Arts (Faculty of Arts) and will be a space for Kwantlen's faculty, staff and students to work with community-based artists. While thematic areas of expression will emerge, particular effort will be made to link art to social justice and other community issues. Fair trade will be a cornerstone value in terms of the operation of the studio. In particular, the community artists will be provided a safe space for artistic self-expression and will control their own destiny in terms of the treatment and sale of their work. The Centre and Gallery will be an 'open space' for community members to actively participate in the dynamic activities that will define the space.

The Centre and Gallery will be a 2 storey structure with a floor area of approximately 3000 sq. ft. that contains areas that can be used for the delivery of a number of different arts and culture programs and services; it will also include a studio and gallery for the preparation, display and sale of community 'fine arts', with particular emphasis on world artistic expression. There will also be an emphasis on local and indigenous artistic expression linked with Indigenous artistic expression from around the world governed by Fair Trade Agreements.

The facility will be located on the north-west corner of 100 Avenue and 140 Street and is adjacent to parkland and a greenway on its west side. The greenway is located within a BC Hydro transmission corridor.

The Centre and Gallery aligns well with the City's Cultural Strategic Plan in that it addresses the following cultural objectives that are contained within the Plan:

- the decentralization of cultural facilities;
- the creation of an arts presence in Surrey town centres; and
- the augmentation of arts and cultural space in downtown areas.

The Centre and Gallery is also aligned with the goals of the City's Sustainability Charter and the Surrey Plan for the Social Well Being of Surrey Residents.

*Community Garden:*

In addition to the residential component and the cultural component of the Project, the Phoenix Society is planning to develop community gardens in two phases on the adjoining parkland to enhance the Project as a 'hub' of community development, social engagement and active community living. The community gardens will utilize innovative urban agricultural practices and will provide residents of the Centre and other community members an opportunity to participate in a sustainable agricultural in a dense urban environment. A portion of the produce from the garden will be allocated to various community programs.

A specific proposal for the development of the parkland as a community garden has not yet been prepared. The Parks Division is very supportive of the community garden concept and will assist in developing a detailed concept plan for such gardens. A further report on the garden component of the Project will be forwarded to Council for consideration in due course.

## DISCUSSION

### Funding

The capital construction cost of the Social Innovation Centre and Gallery is estimated to be \$1,780,000 excluding the value of the land on which it is located. The following is the capital funding model for the Centre and Gallery:

Kwantlen capitalized 10-year lease	\$600,000
City of Surrey capital contribution	\$1,000,000
Mortgage supported by Phoenix operations (Note 1.)	\$180,000
<b>TOTAL</b>	<b>\$1,780,000</b>

Note 1. Phoenix Society is providing the land at no cost and will be responsible for the on-going costs of operating the Centre and Gallery

Capital funds are available for this project from the City's Partnership Fund that was created in 2007. The fund was established to allow for the City to partner with community groups to add to or enhance existing facilities to which the community would have access. To date this fund was utilized to partner with other orders of government to build an addition to the Newton Recreation Centre and to jointly develop an artificial turf field with KPU at Newton Athletic Park. The proposal that is the subject of this report, calls for the construction of a community arts and culture facility that is owned by a non-profit society and is leased for the first 10 years by KPU and includes community access to the facility under a perpetual partnering agreement with the City.

Subject to Council approval of the recommendations of this report, staff will work with Phoenix Society and KPU in developing a partnering agreement in alignment with the general terms contained in this report and will undertake such other actions as are necessary to ensure that the requirements of legislation are met.

### SUSTAINABILITY CONSIDERATIONS

The Centre and Gallery that are the subject of this report is a unique and innovative approach to achieving the following City's Socio-cultural Goals by way of a partnership:

- Promoting a safe, caring, engaged, and liveable community, with a sense of place that is inclusive of all aspect of diversity; and
- Providing a range of educational, recreational, cultural and employment opportunities, affordable and appropriate housing, transportation options and personal, health and social services that are accessible to all.

## CONCLUSION

Based on the above discussion it is recommended that the Finance Committee recommend that Council:

- Advance the objectives of the City's Cultural Strategic Plan by authorizing staff to negotiate a partnering agreement with the Phoenix Society and Kwantlen Polytechnic University under which the City will provide a \$1,000,000 contribution toward the development of a shared community cultural facility within of the Rising Sun complex that is to be constructed at the northwest corner of 100 Avenue and 140 Street in exchange for defined community access privileges to this facility, all as generally described in this report; and
- Authorize staff to take all other necessary related actions.

Laurie Cavan  
General Manager,  
Parks, Recreation and Culture

Vivienne Wilke  
General Manager,  
Finance and Technology

Appendix A: Excerpt from a Phoenix Society Submission related to an RFP

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KMP 11/7/13 11:49 AM

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Excerpt from RFP No.1220-30-47-07

SCHEDULE C – FORM OF PROPOSAL

SCHEDULE C-2 – PROPONENT'S EXPERIENCE, REPUTATION AND RESOURCES

(i) Background, stability and structure of the Proponent;

**Phoenix Drug and Alcohol Recovery and Education Society**

The Phoenix Society is a socially innovative, community-based, nonprofit organization and registered charity established in the city of Surrey since 1989. The Society is well known for its capacity to implement socially creative strategies to foster social inclusion and community wellbeing while addressing sustainability challenges in the context of rapidly changing governance dynamics, new regulatory regimes and Surrey's emergence as a strategic space in an age of trans-local globalization.

The new Rising Sun Project reflects the Society's alignment with the City of Surrey's sustainability goals in the areas of social wellbeing, poverty reduction, housing, crime reduction, health and safety, food security, growth and urban design, economy, arts and culture and education and learning.

With an annual budget of \$3.5 million and a staff of 45 full-time employees, the Society sponsors several community-based programs funded by the BC Ministry of Housing and Social Development, BC Housing, the BC Ministry of Health Services – Mental Health and Addictions, and the BC Ministry of the Attorney General – Corrections Branch, and Correctional Services Canada. The organization is governed by a Board of Directors operating according to a policy board model, working closely with the Executive Director and senior staff to lead and manage the organization.

The Society's expertise and vision includes building community capacity through active partnerships to address unmet needs of citizens with multiple barriers in the areas of housing, education, culture and quality of life by implementing transdisciplinary approaches to address complex, interconnected community problems. Creating innovative community partnerships with three levels of government, market and financial sectors, the Society has undertaken project management, social finance, facility and program design, development, and management of multi-funder capital and operations budgets successfully to deliver the Phoenix Centre in 2007, and the Quibble Creek Centre in August 2012 to the community. The new Rising Sun Project is the third of these projects integrating housing, the arts, leisure, recreation and culture, community gardens, adult education, in multi-scalar, collaborative efforts to enhance socially inclusive participation in the social, economic and cultural life of the community.

These projects are aligned with Surrey's strategies and plans for social, economic and environmental sustainability. They have demonstrated that integrated, multi-scalar, collaborative strategies are successful not only in assisting socially and economically marginalized citizens to return to family, education and work in the community. They have demonstrated how such strategies multiply community benefits by building the capacity of the community through collaborative partnerships capable of producing valuable knowledge about how to solve complex problems in just, humane and sustainable ways.

Phoenix Centre and Quibble Creek Centre residents regularly support Surrey Parks, Recreation and Culture services by volunteering each year at many city festivals from Fusion Fest, Surrey Fest, Movies under the Stars, the Surrey International Music Marathon through to the Christmas Bureau and regular Adopt a Street activities throughout the year. The Phoenix Red Shirt Volunteers also respond to a variety of community projects including building the new KABOOM playground in Whalley this summer. The Phoenix Society also hosted the LIVE, PLAY, EAT WELL Street Fair this past summer to provide a warmly welcoming event for the whole community in the fun ambience of a street fair to promote healthy leisure, participation and recreation as part of a healthy lifestyle.

**SCHEDULE C – FORM OF PROPOSAL**

**(II) Statement of Purpose**

The Society's purpose in promoting and enhancing health and wellness in our community is expressed through the development and sponsorship of integrated strategies and the creation of community spaces that build community capacity, intercultural cohesion, healthy lifestyle changes through formal and informal learning, arts and cultural activities, and active citizenship through community volunteering

**(III) Name and Address of Board Members**

President	4663-55 Street, Delta, BC V4K 3P6
Pat Frower	
Vice President	5409-45 Avenue, Ladner, BC V4K 1L3
David Longpre	
Treasurer	6000 Promontory Road, Chilliwack, BC
Greg Robinson	
Secretary	#600-153 Powell Street, Vancouver, BC V6A 3Z1
Jill Ineson	
Director	5340 Jackson Road, Box 276, Knutsford, BC V0E 2A0
Roy Dickey	
Director – Non-Voting	243-13888 70 Avenue, Surrey, BC V3W 0R8
Michael Wilson	
Director – Non-Voting	243-13888 70 Avenue, Surrey, BC V3W 0R8
Ann Wilson	

**(V) Proponent's References (3) preferred**

1. **Derek Gent**, Executive Director, Vancity Community Foundation
2. **Alan Davis**, President, Kwantlen Polytechnic University
3. **Elizabeth Model**, Executive Director, Downtown Surrey Business Improvement Association

**(VI) Funds available to the Proponent from other levels of government and whether the programs and services are the direct responsibility of other levels of government**

**Funding of the Rising Sun Project**

Phoenix contribution from sale of existing properties	\$2,113,000
Phoenix take-out mortgage supported by CSC contract and rental of transitional units	\$1,938,318
HPS Grant Secured	\$1,885,000
Additional Grant Application	\$ 284,000
Kwantlen (capitalized 10 year lease & operating agreement)	\$ 600,000
Sale of 23 shared equity units @ \$110,000	\$2,530,000

SCHEDULE C – FORM OF PROPOSAL

City of Surrey (in progress)	\$1,000,000
Province of BC (in progress)	\$1,200,000
Vancity Request	\$ 900,000

Summary of Capital Costs

Land	\$2,113,000
Construction	8,506,823
Soft Costs	1,830,179
Total	\$12,450,000

(VII) Percentage of Surrey residents involved in the organization

Our annual statistics consistently indicate that the percentage of Surrey residents served by the Phoenix Society's programs and services is 98%. In addition, Surrey community groups, Vancity Grant and civil society organizations regularly use spaces in the Phoenix and Quibble Creek Centres for meetings, performance rehearsals, creative writing, and other recreational, cultural and leisure activities. The Raven Healing Grounds is a joint outreach strategy undertaken by the Phoenix Society and Aboriginal Elders to reach out to the growing urban Aboriginal community. In addition, a variety of daily community support meetings is hosted at the Phoenix Centre for citizens affected by substance misuse and mental health challenges.

(VIII) Proven and demonstrated record of providing support to its members and Surrey residents

The Phoenix Society has served the Surrey community for 24 years in developing Inclusionary strategies through innovative service delivery partnerships and systems integration to assist citizens in achieving community wellbeing through education, employment, arts and culture, and citizenship through community volunteering. The Society has operated residential addiction services and transitional housing for high need/high risk adults since 1989, employment assistance programming for special needs men and women since 1993, and community corrections re-integration programs for parolees released to community supervision since 1992. The Innovative Service Delivery Partnerships that the Society has established include:

1. A memorandum of Understanding with Kwantlen Polytechnic University established the Phoenix Kwantlen Learning Centre providing increased access to educational assessment, academic upgrading (completion of GED) and preparation for post-secondary education or entrance to apprenticeship programs, with the aim of providing a pathway to employment.
2. An agreement with Satir Institute of the Pacific established this internationally renowned training institute co-located on site with the following benefits for the community: application of a therapeutic program model proven to be effective with addicted and marginalized people, staff training and supervision, practicums and internships for local and international students, and applied research that can be shared with the broader community.

**SCHEDULE C – FORM OF PROPOSAL**

3. A collaboration with **Progressive Intercultural Community Services Society** assists in ensuring that services are culturally appropriate and accessible to the South Asian community.
4. A Memorandum of Understanding with **Ministry of Social Development** to improve access to addiction services through social assistance, and access to supports for residents completing training, education and career planning programs through the provision of a specialized income assistance worker on the Phoenix Centre site.
5. A Memorandum of Understanding with **Tsuku Consulting** to establish a traditional community sweat lodge on the Phoenix Centre site to “create a sacred space for community members to help in the healing of addictions and self-worth, a healing place for all those who suffer illness and grief and are looking for a place of belonging and to restore their connection with community in a positive way, and healthy understanding.”
6. **Mental Health and Addictions**
  - BC Ministry of Health Services – Mental Health and Addictions – funder of Stabilization and Transitional Living beds at Phoenix Centre
  - Surrey Substance Use Services – outpatient clinic, long informal relationship involving mutual referrals
  - Surrey Mental Health – outpatient clinic, mutual referrals
  - Delta Mental Health – Informal relationship mutual referrals
  - Creekside Withdrawal Management Unit – long informal relationship, mutual referrals
  - Sobering Assessment Centre at Quibble Creek
7. **Employment Assistance**

Ministry of Social Development - Employment and Labour Market Services – funder of Phoenix employment assistance programs since 1993; and strong connections with network of employment resource centers and service providers
8. **Criminal Justice System**
  - Correctional Services of Canada – funder of Community Residential Facilities
  - Surrey North Probation
  - Surrey Pre Trial Services Center
9. **Community Service Agencies**
  - OPTIONS Services to Communities Society - Hyland House – shelter, mutual referrals
  - Progressive Intercultural Community Services Society - Partnership to facilitate access to treatment for Indo-Canadian citizens and to ensure that services are culturally responsive and meet the needs of the community
  - SOURCES – mutual referrals
  - Pacific Community Resources – mutual referrals
10. **Tsuku Consulting Counselling and Elder Services** – a joint community outreach program with Aboriginal Elders and to create an aboriginal healing grounds on site with weekly traditional sweat lodge ceremonies and other cultural activities



SCHEDULE C – FORM OF PROPOSAL

Proponents should provide the following information on the background and experience of other organization or agencies working with its organization on this project to undertake a portion of the Services. Use the spaces provided and/or attached additional pages, if necessary):

DESCRIPTION OF SERVICES	OTHER ORGANIZATIONS OR AGENCIES' NAMES	YEARS OF WORKING WITH THE PROPONENT	TELEPHONE NUMBER AND EMAIL
Operation of the Gallery, Social Innovation Centre, and Café	KWANTLEN POLYTECHNIC UNIVERSITY	MOU since 2007	JEFF NORRIS Chief Advancement Officer/Executive Director 604.599.2010 <a href="mailto:Jeff.Norris@kpu.ca">Jeff.Norris@kpu.ca</a>
COMMUNITY CORRECTIONS SERVICES	CORRECTIONAL SERVICE OF CANADA	SINCE 1992	DEBBIE GOLDEN Assistant District Director Management Services <a href="mailto:Debbie.Golden@CSC-SCC.GC.CA">Debbie.Golden@CSC-SCC.GC.CA</a> 604.870.2401
SHARED EQUITY HOUSING COMPONENT	VANCITY SAVINGS CREDIT UNION	1992	ANDY BRODERICK <a href="mailto:andy_broderick@vancity.com">andy_broderick@vancity.com</a> 604-877-4559 Or Derek Gent or
Community Gardens, Gallery, Social Innovation Centre, and Café	CITY OF SURREY	1990	LAURIE CAVAN General Manager Parks, Recreation & Culture <a href="mailto:LACavan@surrey.ca">LACavan@surrey.ca</a> 604-598-5762

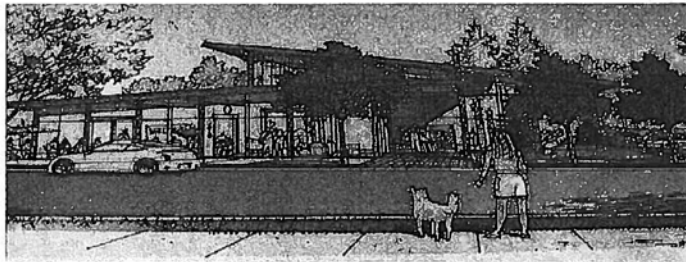
SCHEDULE C – FORM OF PROPOSAL

SCHEDULE C-3 – PROPONENT'S EXPERIENCE, REPUTATION AND RESOURCES

Proponents should provide information on the following (use the spaces provided and/or attached additional pages, if necessary):

(1) A brief description of the capital project for which this partnership with the City is proposed;

Rising Sun Project: Gallery/Café/Social Innovation Centre/Community Gardens



- **Social Innovation Hub for Interdisciplinary Applied Social Research** - a dynamic interdisciplinary incubation space for KPU faculty, students and community partners in developing and implementing applied research that addresses community needs, enhances community engagement and development, promotes a sense of community through service learning and formal and informal opportunities for students and citizens to learn in a dynamic environment. Research domains include:

- Social Finance – emerging developing markets
- Social Enterprise – building capacity for social finance

**Social Incubation/Accelerator** – specialized research bringing interdisciplinary focus on community problem solving to scale (homelessness, poverty reduction, arts, culture, criminal justice, addiction, literacy, environmental stewardship, clean energy, food security, etc.);

- **Community Engagement Hub** – dynamic interdisciplinary space for KPU faculty, students and community members (youth, single parent families, seniors, poverty activists, cultural groups) to address issues of social, economic, environmental, cultural sustainability, and to develop and deliver formal and informal educational and community-based programs;
- **Fine Arts Studio and Gallery with All-Nations Design** – space for the development and celebration of the city's diversity in 'community' fine arts with particular emphasis on local and indigenous artistic expression linked with indigenous artistic expression from around the world governed by Fair Trade Agreements;
- **Community Gardens and Innovation Café** – partnership with the Institute for Sustainable Horticulture; space for residents to participate in sustainable community gardens; amenity spaces to support multiple user groups (students, food security for poverty activists, education for sustainable community garden practices, seniors, children and families) to foster a sense of

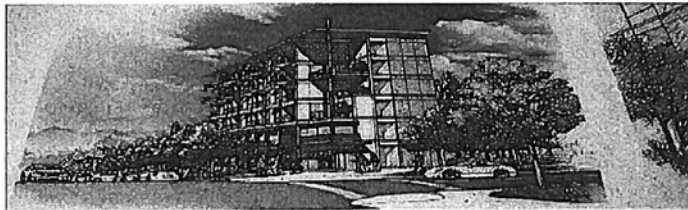
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community identity, spirit, pride and culture; gathering space to enjoy the outdoors and City parks in partnership with Parks and Recreation; produce from community gardens used for poverty reduction, community celebrations and events at the Gallery/Café/Innovation Centre

**Rising Sun Supportive Housing, Transition housing, Shared-equity Market Housing**

The development of the new Rising Sun Project represents the evolution of an emergent best practice-based and results-driven model that uses an Integrated services approach to assist marginalized citizens affected by addiction, mental health issues and homelessness to seamlessly access safe housing and the supports to build the skills, resiliency and self-sufficiency for successful participation in the community and the economy.



The housing component of the Rising Sun Project includes 24 units of supportive housing, 23 units of transition housing and 23 units of Shared Equity Home Ownership, adding exciting opportunities for our community to expand the continuum of housing supports and to provide an increasing stock of affordable home ownership options in perpetuity for low and moderate income home buyers.

(i) A description of the general approach and methodology that the Proponent would take in establishing the capital project;

- Negotiated sale of existing properties and completion
- Successful search for a site to re-locate existing CSC facility
- Negotiate purchase of 4 properties and exchange with the City of Surrey
- PDF funding secured to begin re-zoning process
- Community consultation
- Completed proposal for HPS grant
- Negotiations with partners, Kwantlen, Vancity
- Engaged necessary consultants to complete re-zoning and DP process
- Secured necessary bridge financing to complete purchase of site
- Completed demolition and site clearing
- Completed Building Permit drawings
- Discussions with BC Housing in order to secure grant
- Discussions with Vancity for construction financing

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(II) A business plan for the project;

**RISING SUN VILLAS & SOCIAL INNOVATION CENTRE**

Summary of Project Components

Supportive Housing (CSC Clients) 24 beds 11,143 s.f. \$3,449,318

Funding Sources: Phoenix equity - \$2,113,000 (from sale of property and \$300,000)  
Phoenix mortgage of \$1,336,318 serviced from operation of CSC

Transitional Housing (rental) 23 units 11,282 s.f. \$3,611,000

Funding Sources:

Secured \$1,885,000 from HPS  
Additional application for \$384,000  
Proposed BC Housing funding of \$1,256,000 (equivalent of 8 units)  
Phoenix mortgage of \$86,000 serviced by rentals

Shared Equity Housing 23 units 11,282 s.f. \$3,611,000

Marketed at \$110,000/unit \$2,530,000  
Supported by Vancity \$ 900,000  
Phoenix mortgage of \$181,000 serviced by CSC operations

Gallery, Social Innovation Centre and Community Gardens  
3,000 s.f. \$1,778,679

Funding Sources:

Kwantlen capitalized 10-yr lease \$600,000  
Proposed City of Surrey Grant \$1,000,000  
Mortgage of \$178,000 supported by Phoenix operations

Total Capital Costs \$12,450,000

Summary of Phoenix contribution: \$2,113,000 in cash plus \$1,781,318 in a mortgage serviced by operations – Total- \$3,894,318. In addition, no operational funding is required.

(III) A good quality business plan and ability to provide capital to the project;

Please see above in section (II)

**SCHEDULE C – FORM OF PROPOSAL**

(IV) How the project supports Parks, Recreation & Culture services and addresses growth demands;

The Rising Sun Project supports Parks, Recreation & Culture services by:

- Providing high quality facilities, amenities and community gardens areas that encourage inclusive citizen participation and support individual and community wellness;
- Encouraging community engagement, delivering formal and Informal learning opportunities for multiple user groups to promote quality of life and community well being
- Promoting community-based applied research to build capacity to respond to unmet needs in the community (single parent Moms, youth, elderly);
- Taking a community social and development approach to the Rising Sun Project to respond to community needs for accessibility, to embrace diversity and to promote social inclusion;
- Promoting collaborative partnerships with the City of Surrey, Kwantlen Polytechnic University, Vancity and Correctional Services of Canada;
- Championing environmental stewardship by partnering with Kwantlen Polytechnic University's Institute of Sustainable Horticulture on the community gardens and City of Surrey; and
- Championing cultural stewardship by partnering with the City of Surrey and Kwantlen Polytechnic University Faculty of Arts, and arts and cultural organizations in the City;

(V) That it has the support of the community;

Please see attached letters of support:

1. Derek Gent, Executive Director, Vancity Community Foundation
2. Alan Davis, President, Kwantlen Polytechnic University
3. Elizabeth Model, Executive Director, Downtown Surrey Business Improvement Association
4. Nicole Wilson, Assistant Area Director New Westminster Community Corrections Area

(VI) That there is a demonstrated and justified community need and demand for the program, service or facility;

The Rising Sun Project responds to several documented community needs in the City of Surrey's Parks, Recreation and Culture Strategic Plan (July 2008) including:

- responding to expanding service demands where parks, recreation and culture address social issues including community engagement for youth, single parent families, a growing seniors population, disadvantaged groups, and the rich diversity of the Surrey community;
- development of high quality parks, facilities and services to respond to expanding community needs
- enhancing equitable access and promoting intercultural cohesion by connecting citizens more positively to their community
- enhancing individual and community wellness

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- promoting environmental stewardship
- preserving, developing and delivering cultural, informational and educational resources and services to citizens

The need for safe, affordable housing with integrated support services in the city of Surrey is also well documented.

**HOMELESSNESS**

Of concern to the City of Surrey is the findings of the 2011 Metro Vancouver Homeless Count that among the estimated 400 homeless people found in Surrey, 58% of Surrey's homeless were unsheltered, considerably higher than the regional average of 40% unsheltered, and in particular, that one-quarter of Surrey's homeless identified themselves as Aboriginal. (Please see attached letter from Jean Lamontagne, General Manager, Planning and Development, City of Surrey). The City also notes that there are 763 Aboriginal people living in Surrey which accounts for 19% of all Aboriginal people living in Metro Vancouver (2006 Census). Of this population, 2,390 or 31% are living in poverty. Aboriginal homeless people have a unique set of needs and circumstances and have greater success when services are tailored to the cultural needs. Currently, there is very little Aboriginal-specific affordable housing in Surrey. Housing inventory data shows 155 units of Aboriginal Specific affordable housing operated by Kekinow, 12 beds at Cwenengitel (addictions recovery) and 6 beds at Kia-how-eya's youth shelter.

**ADDICTION**

The report also underscored the need for more detox and drug and alcohol recovery centers to prevent cycles of homelessness in the community. The report noted that the most frequently reported health condition was addiction; nearly one in three mentioned addiction was an obstacle to secure housing. The prevalence of addiction was much higher among the unsheltered population than among the sheltered population (63% compared to 47%). At this time, the Surrey Memorial Hospital does not have the resources to treat those with addiction and mental health problems and estimates that up to 20% of emergency room visits are related to addictions; five patients a day are experiencing alcohol withdrawal; the majority are homeless and many of these visitors are repeat visitors.

**SOCIO-ECONOMIC DETERMINANTS OF HEALTH**

In the Fraser Health Authority's 2010 Surrey Local Health Area Profile, Surrey's ranking on key health and socio-economic determinants was poor. It was ranked as the 29th worst-off local health area in the province (out of 77) and the 4th worst-off local health area in Fraser Health based on the overall regional Socio-Economic Index which measures for economic environment, crime, health and education. Surrey does particularly poorly in the areas of health, crime and human economic hardship. Nearly 16% of Surrey's families lived under the Low Income Cut-Off rate in 2006 and 23.5% of these families were led by lone parents. In September 2007, the profile notes that Surrey had a slightly higher percentage of the population dependent on the "safety net" of income assistance and employment insurance (4.9%), compared with BC's population (4.4%). The profile notes that unemployment rates are higher for Aboriginal citizens than non-Aboriginals; with 17.7% of First Nations youth aged 15 to 24 years unemployed, as were 13.6% of Metis youth, compared to 10.9% of non-Aboriginal youth. Parts of North Surrey, Whalley and Guildford have an above average incidence of rental dwellings, low household incomes and people paying 30% or more of their gross household income on rent. Whalley has an above-average incidence of female lone-parents, visible minorities, Aboriginal citizens, people with disabilities, people with less than Grade 9 education, and higher levels of criminal activity.

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(VII) Who the project benefits;

**Gallery, Social Innovation Centre, Café, and Community Gardens**

The Rising Sun Project's Social Innovation Centre, Gallery, Innovation Café and Community Gardens benefit individual citizens and the broader community.

- **Social Innovation Hub for Interdisciplinary Applied Social Research** - is a dynamic interdisciplinary incubation space for KPU faculty, students and community partners in developing and implementing applied research that addresses community needs, enhances community engagement and development, promotes a sense of community through service learning and formal and informal opportunities for students and citizens to learn in a dynamic environment. Research domains include:
  - Social Finance – emerging developing markets
  - Social Enterprise – building capacity for social finance
  
- **Social Incubation/Accelerator** – undertakes specialized interdisciplinary research bringing community problem-solving to scale (homelessness, poverty reduction, arts, culture, criminal justice, addiction, literacy, environmental stewardship, clean energy, food security, etc.). The Social Innovation Hub enhances the development of a base of knowledge, expertise and data that can be shared among community stakeholders and the general public.
  
- **Community Engagement Hub** – is a dynamic interdisciplinary space for Kwantlen Polytechnic University faculty, students and community members to develop and deliver formal and informal educational and community based programs to multiple citizens' and community interest groups;
  
- **Fine Arts Studio and Gallery with All-Nations Design** – space for the development, presentation and celebration of the city's diverse arts and heritage mosaic with particular emphasis on local and indigenous artistic expression linked with indigenous artistic expression from around the world governed by Fair Trade Agreements. The gallery space enhances access to community arts' program spaces.
  
- **Community Gardens and Innovation Café**
  - engages multi-sectoral partners in making strategic investments in enhancing Parks, Recreation and Cultural Services Infrastructure, developing and integrating leisure, recreation and culturally relevant programming and services in a comprehensive community development approach that enhances cooperation with other organizations. Partnerships include Surrey Parks, Recreation and Cultural Services and the Institute for Sustainable Horticulture at Kwantlen Polytechnic University, and others;
  
  - Community gardens provide produce for poverty reduction, and showcased in community celebrations and events at the Gallery/Café/Innovation Centre;
  
  - Provides new amenity spaces to support multiple user groups (students, food security for poverty activists, education for sustainable community garden practices, seniors, children and families) to foster a sense of community identity, spirit, pride and inter-cultural inclusion and cohesion;

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- Community gardens enhance access to recreation and cultural programs in a multi-purpose gathering space for citizens to enjoy the outdoors
- Increases marketing of leisure services and the importance of physical activities through access to bike and walking trails throughout the City Centre; and,
- enhances the safety, livability and attractiveness of the new City Centre

**Rising Sun Supportive Housing, Transition housing, and Shared-equity Market Housing**

The development of the new Rising Sun Project represents the evolution of an emergent best practice-based and results-driven model that uses an integrated services approach to assist marginalized citizens to seamlessly access safe housing and the supports to build the skills, resiliency and self-sufficiency for successful participation in the community and the economy.

The Rising Sun Project contributes:

- **Supportive Housing:** 24 supportive housing units nested in an integrated services approach will provide safe housing with employment and educational assistance designed to assist underserved individuals exiting the criminal justice system and at risk of homelessness to achieve stability in housing and to participate fully in the community and the economy;
- **New Transitional Housing:** 23 new transitional housing beds will assist underserved citizens who are homeless and at risk of homelessness to exit the cycle of homelessness and prevent those at risk from falling into homelessness
- **Shared Equity Home Ownership:** a new model of affordable housing provides 23 units of affordable Shared Equity Home Ownership, adding exciting opportunities for our community to expand the continuum of housing supports and to provide an increasing stock of affordable home ownership options in perpetuity for low and moderate income home buyers;

(VIII) That there is accessibility to the general public during prime and non-prime times;

The Rising Sun Project's Social Innovation Centre, Gallery, Innovation Café and Community Gardens are designed to be accessible to the general public during prime and non-prime times.

(IX) That there is accessibility by transit;

The Rising Sun Project is located just two blocks from major transit corridors for skytrain and bus access.

(X) How the project improves the balance and coordination of services presently offered;

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The Rising Sun Project is a comprehensive community social and economic development approach that contributes to a liveable city by adding to park infrastructure in response to expanding community needs, adding indoor and outdoor multi-purpose amenity spaces for multiple user groups for education, arts and heritage celebrations, leisure and recreation. Community gardens contribute to poverty reduction efforts, food security and sustainability.

(XI) That there is financial accessibility to residents;

The Rising Sun Project is aligned with community poverty reduction efforts. It provides safe, affordable housing to underserved citizens who are homeless or at risk of homelessness promoting social inclusion and cohesion in the City of Surrey. Close to transportation, the project with its Social Innovation Hub, Gallery, Community Gardens and Innovation Café promotes inclusive community involvement. These elements designed as participatory spaces offer community supports and promote awareness of unmet needs in the community.

(XII) How the Proponent's programs and services are compatible with the City of Surrey's strategic plans and priorities, including those identified in the Official Community Plan and the Parks, Recreation & Culture Master Plan;

The Rising Sun Project supports the Plans and Strategies of the City of Surrey, and represents a continuation of the Phoenix Society's community capacity building efforts toward enhancing the social, cultural, and economic well-being of Surrey and the creation of an inclusive and creative city. The project with its integrated elements of housing, the arts, innovation hub, community gardens, gateway to biking and walking trails initiates a creative and widely welcoming community project in the new City Centre of Surrey. The Rising Sun Project encourages a vibrant, stable neighbourhood, and expands the long term value of property in the area.

The Rising Sun Project's comprehensive community social and economic development approach is aligned with the City's Sustainability Charter by communicating the importance of living well but within our means. The project promotes consideration of the social, cultural, economic and environmental impacts of the processes, programs and services woven together in the project. It reflects our collective aspiration to contribute to building a great and liveable City for all of our citizens.

Homelessness has been identified as a corporate priority by the City of Surrey. The City recognizes that homelessness impacts the quality of life and social sustainability of the community and is one of the priorities highlighted in the Surrey Social Plan and its Sustainability Charter. The problem of homelessness is complex: people who are homeless are often facing a number of barriers including mental illness, addiction, transitioning from the criminal justice system, few employability skills, low education and others. The City's development of a Master Plan for Housing the Homeless in Surrey identifies housing with support services for people who are homeless or at-risk of homelessness in Surrey as a priority.

**SCHEDULE C – FORM OF PROPOSAL**

(XIII) How the project fits with the City's vision, values and strategic plan;

The Rising Sun Project contributes to the City's progressive vision for a sustainable community by aligning with the following City plans and strategies:

**Poverty Reduction Plan** (transportation, housing, income, supports)

**Sustainability** – housing combined with integrated services and supports for underserved citizens to promote social, economic and environmental sustainability

**Growth and urban design** – promotes liveability of the new City Centre, enhances public spaces through community involvement of citizens of all ages and cultures, community groups, service clubs and businesses in landscaping, gardening, beautification and arts promoting community spirit and pride

**Economy** – employment assistance as part of the project's integrated services promotes involvement of all citizens in the community and the economy.

**Food and farming** – The project promotes formal and informal learning about sustainable food production and food security practices in the context of preserving our ecosystem

**Access to adequate and affordable housing** – The Rising Sun Project responds to this basic need recognizing that a safe and affordable home has significant influence over quality of life and that it is critical to the well-being, health and stability of individuals and families.

**Arts, culture and events** - The Rising Sun Project enhances access to the arts and culture providing activities that enable residents to learn new skills, enhance creativity, participate in their community, explore different cultures, contribute to their community, and have fun.

**Health and safety** - The Rising Sun Project enhances the City of Surrey's crime reduction efforts through its socially inclusive programs and activities that support all citizens in making good decisions that affect personal, family and community health. The project contributes to enhancing Surrey's identity as an 'Active City' through its promotion of healthy leisure and recreation.

**Education and learning** – The Rising Sun Project enhances Surrey's identity as a "Learning City" through its active partnership efforts in making education more inclusive and accessible to Surrey residents. The project enhances the spirit of 'lifelong learning' including formal and informal education that people pursue at all stages of life. Lifelong learning gives individuals the knowledge, skills, attitudes, and understanding that they need in daily life, in their communities, and at work. It makes communities and workplaces more productive, as citizens upgrade knowledge and learn new skills to better meet new social, economic and environmental challenges and demands.

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(XIV) How it increases efficiencies and effectiveness of existing City facilities;

The Rising Sun Project is a comprehensive community social and economic development approach that contributes to a liveable city by adding to park infrastructure in response to expanding community needs, adding indoor and outdoor multi-purpose amenity spaces for multiple user groups for education, arts' and heritage celebrations, leisure and recreation. Community gardens contribute to poverty reduction efforts, food security and sustainability.

(XV) That the proponent has the ability to implement the project within the preferred time frame;

The following timeline shows our ability to implement the project within an efficient time frame:

- November 12, 2013 – Final Adoption of Re-zoning By-law and Development Permit
- Week of November 17, 2013 – Excavation and Foundation Permit
- December 2013 – January 2015 – construction
- December 2013 – finalize operating agreement with Kwantlen Polytechnic University
- February 2014 – begin marketing shared equity units
- February 2015 – building commissioning and move in

(XVI) How there will be an improvement of relationships and connectivity within the community;

The Rising Sun Project

- Implements an integrated services approach that builds individual and community capacity. Using an integrated approach to help people affected by addiction and homelessness that includes safe housing, employment and educational assistance and a supportive social network in addition to clinical addiction services, the project improves access for people to build their capacity by developing and enhancing their employability and academic skills to return to the community as self-sufficient and productive citizens.
- Promotes enhanced coordination of services among organizations and community partners (emergency shelters, hospitals, police, social assistance agencies, business) improves cost effectiveness and efficiency of services
- Demonstrates the ability to work with the community and local business to reduce the negative impacts associated with addiction and homelessness resulting in reduced crime and recidivism to an addiction based lifestyle
- Improves the environment for business in Surrey
- Builds strategic partnerships with the shared goal of community and economic development to provide pathways to employment and participation in the community and economy

SCHEDULE C – FORM OF PROPOSAL

(XVII) That it has the ability to reduce City costs; and  
The Rising Sun Project's integration of services, service coordination and shared service delivery model will reduce City costs since it will not pay the operating costs.

(XVIII) How it enhances the City Image:

The Rising Sun Project's Social Innovation Centre, Gallery, Innovation Café and Community Gardens highlights the City of Surrey's strength in the area of Social Innovation, enhances Surrey's image as a "Learning City" through the project's active partnership efforts in making formal and informal learning more inclusive and accessible to Surrey residents, and showcases the City's leadership in the areas of social, economic and environmental sustainability. The project promotes consideration of the social, cultural, economic and environmental impacts of the processes, programs and services woven together in the project. It reflects our collective aspiration to contribute to building a great and liveable City for all of our citizens:

- Social Innovation Hub for Interdisciplinary Applied Social Research - is a dynamic interdisciplinary incubation space for KPU faculty, students and community partners in developing and implementing applied research that addresses community needs, enhances community engagement and development, promotes a sense of community through service learning and formal and informal opportunities for students and citizens to learn in a dynamic environment. Research domains include:
  - Social Finance – emerging developing markets
  - Social Enterprise – building capacity for social finance

Social Incubation/Accelerator – undertakes specialized interdisciplinary research bringing community problem-solving to scale (homelessness, poverty reduction, arts, culture, criminal justice, addiction, literacy, environmental stewardship, clean energy, food security, etc.). The Social Innovation Hub enhances the development of a base of knowledge, expertise and data that can be shared among community stakeholders and the general public.

- Community Engagement Hub – is a dynamic interdisciplinary space for Kwantlen Polytechnic University faculty, students and community members to develop and deliver formal and informal educational and community based programs to multiple citizens' and community interest groups;
- Fine Arts Studio and Gallery with All-Nations Design – space for the development, presentation and celebration of the city's diverse arts and heritage mosaic with particular emphasis on local and indigenous artistic expression linked with indigenous artistic expression from around the world governed by Fair Trade Agreements. The gallery space enhances access to community arts' program spaces.
- Community Gardens and Innovation Café
  - engages multi-sectoral partners in making strategic investments in enhancing Parks, Recreation and Cultural Services Infrastructure, developing and integrating leisure, recreation and culturally relevant programming and services in a comprehensive community development approach that enhances cooperation with other organizations. Partnerships include Surrey Parks, Recreation and Cultural Services and the Institute for Sustainable Horticulture at Kwantlen Polytechnic University, and others;

**SCHEDULE C – FORM OF PROPOSAL**

- Community gardens provide produce for poverty reduction, and showcased in community celebrations and events at the Gallery/Café/Innovation Centre;
- Provides new amenity spaces to support multiple user groups (students, food security for poverty activists, education for sustainable community garden practices, seniors, children and families) to foster a sense of community identity, spirit, pride and inter-cultural inclusion and cohesion;
- Community gardens enhance access to recreation and cultural programs in a multi-purpose gathering space for citizens to enjoy the outdoors
- Increases marketing of leisure services and the importance of physical activities through access to bike and walking trails throughout the City Centre; and,
- enhances the safety, liveability and attractiveness of Surrey's new City Centre

**SCHEDULE C – 4 – PROPONENT'S TECHNICAL PROPOSAL (SCHEDULE)**

**SCHEDULE FOR RISING SUN PROJECT DELIVERY**

- November 12, 2013 – Final Adoption of Re-zoning By-law and Development Permit
- Week of November 17, 2013 – Excavation and Foundation Permit
- December 2013 – January 2015 – construction
- December 2013 – finalize operating agreement with Kwantlen Polytechnic University
- February 2014 – begin marketing shared equity units
- February 2015 – building commissioning and move in

**SCHEDULE C – 5 – PROPONENT'S FINANCIAL PROPOSAL**

Please see the attached capital budget for the Rising Sun Project

SCHEDULE C – FORM OF PROPOSAL

CAPITAL BUDGET	Rising Sun Villas & Social Innovation Centre
Phoenix Drug and Alcohol Recovery and Education Society 13961 - 13991 100 Avenue, Surrey, BC	
Land	2,113,000
Building Permit	54,000
Development Cost Charges	52,240
Connection Fees	54,000
<b>Design Consultants</b>	
Architect Contract	355,000
Drawings, etc.	43,300
Structural	38,600
Electrical	44,200
Mechanical	43,800
Landscape	11,800
Building Envelope	15,000
Code Consultant	16,000
Civil Consultant	41,032
<b>Other Consultants</b>	
Development Consultant	104,000
Geotechnical	5,900
Surveyor	4,230
Arborist	2,000
Strata Survey	23,000
Environmental	3,500
Hazardous Material Consulti	20,000
<b>Audit Costs</b>	3,100
Lot Consolidation	10,000
Property Taxes pre IAD	6,000
Society's Organization Costs	50,000
Society Legal Fees	15,000
GST Self Supply	218,679
Interest pre IAD	170,000
Loan Fees	7,600
<b>Construction</b>	8,176,580
Pre-construction fee	20,000
Storm Water management	13,000
<b>Furniture</b>	100,000
Allowance for PST	286,160
<b>Contingency</b>	329,499
<b>TOTAL CAPITAL COSTS</b>	<b>12,450,000</b>

**SCHEDULE C -- FORM OF PROPOSAL**

Include financial statements for the prior year:

Please see the attached financial statements for the Phoenix Society's fiscal year March 1, 2012 to February 28, 2013

Demonstrate Proponent's financial ability to contribute to operating requirements considered under the business plan, and to carry out the proposed programs and services.

Operating agreements and business plans for components of the project with various stakeholders are currently in progress (Vancity, CSC, Kwantlen Polytechnic University, and City of Surrey).

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Suite 810 - 815 West Hastings Street  
Vancouver, BC V6C 1B4  
Tel: (604) 877-7553  
www.vancitycommunityfoundation.ca

## Vancity Community Foundation

October 25, 2013

Phoenix Society  
13686 94A Avenue  
Surrey, B.C. V3V 1N1  
ATTN: Michael Wilson

by e-mail to [michael@phoenixsociety.com](mailto:michael@phoenixsociety.com)

**RE: Social Innovation Centre, Gallery, Innovation Café and Community Gardens  
(Associated with Rising Sun Villas project of Phoenix Society)**

Dear Michael,

Further to your request, I am writing to confirm our support for the work of Phoenix Society, and to further recognize the leadership you are showing through the integration of so many valuable community elements in the proposed *Rising Sun Villas* project. Adding a *Social Innovation Centre, Gallery, Innovation Café, and Community Gardens* will not only complement the holistic support envisioned for those individuals who will be housed in this new development, they will provide important new space for local organizations that affect positive change, and they will significantly enhance the neighbourhood.

We are very pleased and proud to be working with you and others on this development, and we want to help encourage more participation through new contributions and additional voices of support for your work. You are developing an exciting and innovative collaboration model that will undoubtedly generate positive, sustainable impacts in Surrey.

If there are any further questions regarding our involvement or previous support, please do not hesitate to contact me directly at (604) 877-7553 or at [derek\\_gent@vancity.com](mailto:derek_gent@vancity.com)

Sincerely,



Derek Gent,  
Executive Director





OFFICE ADDRESS  
20901 Langley by-Pass  
Langley, BC, Canada V3A 6G9

MAILING ADDRESS  
12666-72 Ave  
Surrey, BC, Canada V3W 2M8

OFFICE OF THE PRESIDENT

June 13, 2013

Mr. Michael Wilson, Executive Director  
Phoenix Society  
13686-94A Avenue  
Surrey, BC V3V 1N1

Dear Michael,

Thank you for your partnership with KPU over these past 10 years. KPU takes great pride in our work together, as the Phoenix Society shares in our passion and commitment for ensuring that all members of society have the opportunity to reach their full potential. On behalf of the KPU team, I would also like to thank you for approaching KPU with your latest initiative, the Rising Sun Villas and Social Innovation Centre. This project is a very exciting addition to Surrey, and I am confident that it will be a very successful project in keeping with the exceptional track record that Phoenix Society has established.

I would like to confirm that KPU is very interested in being a significant partner in the Social Innovation Centre. We envision that we could provide programming for the proposed Gallery space and use this area to provide broader community outreach. In concept we would like to work with Phoenix Society to:

- Create a dynamic interdisciplinary space for KPU faculty, students, and community members to develop and deliver educational and community-based programs.
- Create a 'hub' of community development and authentic engagement in Surrey that would include the development, implementation, and celebration of community-based research efforts.
- Address ongoing community needs.
- Create linkages (formal and informal) between programs delivered by KPU and the Social Innovation Centre.

In addition to providing programming for the proposed space, we are also currently looking at the feasibility of becoming a capital partner in the project. The details of this may take some time to confirm, however, this has the potential to be a beneficial way to pursue this partnership.

Over the coming month I look forward to working with you and your team to continue moving this project forward.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Alan Davis'.

Alan Davis, PhD.  
President & Vice-Chancellor  
cc. Jeff Norris, CAO KPU



October 25, 2013

Michael Wilson  
13686-94A Ave  
Surrey BC V3V 1N1

Dear Michael:

Re: Support for Rising Sun Project

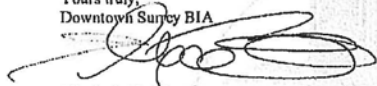
On behalf of the Downtown Business Improvement Association, we are writing in full support and endorsement for the Social Innovation Centre, Gallery, Innovation Cafe and Community Gardens in the Rising Sun Project.

The overall development represents the best of the best within an integrated services approach to assist citizens afflicted by homelessness, mental health issues and addiction. Based on the past projects of The Phoenix Centre and Quibble Creek, under your guidance and tutorage, it is the template the Downtown Surrey Business Improvement Association supports as the best practice and results oriented model.

The official position of the DSBIA on all types of housing projects is: *"If the project is safe, inclusive, healthy and economically viable for the good of the Downtown Surrey and produces a better, more vibrant community; then it is supported by the Association."* The Rising Sun Project, as outlined, meets all of the criteria.

We thank you and look forward to working with yourself and your team to implement this much needed model and service. Please do not hesitate to contact the undersigned if you have any questions or if additional information is needed.

Yours truly,  
Downtown Surrey BIA

  
Elizabeth Model  
CEO  
/em



New Westminster Area Community Corrections  
600 Columbia Street, New Westminster, BC, V3M-1A5  
Phone (604)-666-3731; Fax (604) 666-0181

2012-07-24

Regional Steering Committee on Homelessness, GVRD

Dear Sir or Madam:

We are pleased to provide this letter of support for the homelessness housing initiative proposed by the Phoenix Society. We have enjoyed a strong partnership with the Phoenix Society for over ten years in providing residential services with enhanced programs to our clients who need assistance with community reintegration; specifically in the areas of substance misuse, mental health needs, safe housing and employment.

The Phoenix Society has demonstrated exceptional leadership skills in taking a social development approach to addressing the needs of at-risk populations while balancing the need for public health and safety in our communities.

We fully support the proposal by Phoenix Society to develop a new facility that will offer beds for men in the Correctional Services of Canada system, transitional housing units (studio apartments), affordable home ownership housing units, commercial space that will include a space for social innovation activities (to be leased) and an Aboriginal art gallery. We are particularly pleased with the proposed memorandum of understanding with Cwenengitl Aboriginal Society as part of this project. We partner with this agency as well and are highly committed to the enhancement of Aboriginal agencies and services for Aboriginal people in the Surrey area.

We look forward to contributing to the success of the Phoenix Centre project by maintaining our long standing relationship with this agency, and to exploring new innovative solutions in the area of community corrections and public safety, especially in the realm of Aboriginal initiatives and programs.

Thank-you,

Nicole Wilson  
Area Director  
New Westminster Community Corrections Area

Canada



the future lives here.

July 25, 2012  
File: 4815-01

Homelessness Partnering Strategy  
c/o Vancly Community Foundation  
810 - 815 West Hastings Street  
Vancouver, BC V6C 1B4

Dear Ms. LeFranc:

Re: Letter of Support: Phoenix Society

We are pleased to provide a letter of support for the Phoenix Society's application for capital funding to develop a new social housing facility in Surrey. The proposed project will include: beds for men in the justice system; transitional housing units; affordable housing units; and commercial space that can be used for social enterprises and other related uses.

A unique aspect of this project is the partnership between the Phoenix Society and Cwenengtel Aboriginal Society. As outlined in a Memorandum of Understanding signed by both organizations, if the project proceeds as planned, a more detailed agreement will be developed that will provide Cwenengtel with priority access to six of the transitional housing units in the new Phoenix project. Cwenengtel will continue to support their clients while they reside in the Phoenix project. This partnership will have the benefit of creating new housing units for Aboriginal men in Surrey; currently there are no transitional housing units in Surrey that are run by an Aboriginal organization.


The proposed Phoenix project will address the urgent need for additional housing capacity for people who are homeless or at risk of homelessness in Surrey. The 2011 Metro Vancouver Homeless Count found 400 homeless people in Surrey. Of significance is that 58% of Surrey's homeless were unsheltered, considerably higher than the regional average of 40% unsheltered. About one-quarter of Surrey's homeless identified themselves as Aboriginal.

We are very pleased that, in the interests of addressing the needs of the homeless population in Surrey, Phoenix and Cwenengtel have agreed to work together. City of Surrey staff will work with the Phoenix Society to expedite the rezoning and approvals process for the development of this new, much-needed social housing project.

The City of Surrey respects and values the work of both the Phoenix Society and Cwenengtel Aboriginal Society. Both organizations currently operate housing facilities in Surrey for men

recovering from addictions, so have the skills and expertise to operate the new proposed facility. We encourage the Homelessness Partnering Strategy to seriously consider the Phoenix Society application.

Yours truly,



Jean Lamontagne  
General Manager,  
Planning and Development  
AMISAW

cc Michael Wilson, Executive Director  
Phoenix Society  
13686 - 94A Avenue  
Surrey, BC V3V 1N1

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