

NO: **P009**

Committee DATE: **July 14, 2014**

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## **POLICE COMMITTEE**

TO: **Mayor & Council**

DATE: **July 10, 2014**

FROM: **Officer in Charge Surrey RCMP  
City Manager**

FILE:

SUBJECT: **Justice Precinct – City Hall | Surrey RCMP Facilities**

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## **RECOMMENDATION**

The Surrey RCMP recommends that the Police Committee receive this report as information.

## **INTENT**

The purpose of this report is to provide information regarding Surrey RCMP space requirements as it expands. This report will include both the current and projected needs for the future, and the potential to make use of the former City Hall premises to meet those needs.

## **BACKGROUND**

In 2007 Cornerstone Planning Group was appointed to do an expansion study on the future facility requirements of the Surrey RCMP. The study examined projections for five, 10, and 25-year futures. The five-year estimates provided an indication of short-term requirements and helped to establish an interim accommodation strategy, pending implementation of a longer-term concept. The 10-year projections provided an indication of the minimum capacity of facilities targeted for completion between 2008 and 2018 whilst the 25-year projections provided space requirements up and to 2031.

The 2008 Expansion Study report suggested that the Detachment had an immediate need for roughly 60,000 sq. ft. of space and would require an additional 40,000 sq. ft. by 2016. To that end, the report recommended a “North Building” be constructed during 2017/18 to support the Surrey RCMP’s long-term space requirements, while leasing additional space in the short term. In 2008 the City budgeted for the design and construction of a 35,000 sq. ft. Annex to the Surrey RCMP Main Detachment; the Annex officially opened in 2010. In 2013, \$36 million was identified in the City’s Capital Plan to construct a new North Surrey Building, as part of the longer-term facility strategy for the Detachment.

During 2013 the Surrey RCMP reviewed their service delivery model and concluded that the City and the community would be better served by centralizing the many RCMP services at the current Main Detachment location, rather than building a new facility in Surrey Centre (North Building). However, a broader community presence would continue vis-à-vis the five District offices, albeit with a smaller footprint (approximately 6,500 sq. ft. per building).

Talks were initiated with the City at this point about the possibility of utilizing available space for lease at the former City Hall complex to accommodate some Detachment operations to consider use of the South Tower (56,837 sq. ft.) and potentially the West Tower (21,041 sq. ft.) buildings as well.

Surrey RCMP Management requested the City of Surrey Realty section explore the possibility of making the former Bylaws building (the North Annex) available to a prospective Child Daycare centre. This centre would be owned and managed by an independent operator and serve the emerging 'Justice Precinct' (see below). The City Realty section is currently marketing this concept and has received a number of inquiries from interested parties.

## **DISCUSSION**

On April 2, 2013 the BC Provincial Government announced a grant to the cities of Abbotsford, Chilliwack, Surrey and Langley (City and Township) to develop a long-term expansion plan for the Provincial Courts servicing the Lower Fraser Valley (LFV) communities. The plan, completed in February 2014, included recommendations to expand the Surrey Provincial courthouse by five Provincial courtrooms by 2018, as well as further expansion of Surrey's courthouse by three provincial courtrooms over the long term (2022-2028).

In May 2014, the City of Surrey ratified a lease agreement with the provincial government for 45,000 sq. ft. of office space within the former City Hall building. The lease is for an initial 10-year term, with an option to renew up to 2036. The agreement allows for the relocation of Crown Counsel offices from the courthouse, which facilitates the priority courtroom expansion plans, as well as the relocation of community corrections offices.

These recent developments, along with the recent expansion of the Surrey Pretrial Centre and the possibility of specialized "problem solving courts" integrated with health and social services in the future will create an ideal centralized "Justice Precinct". This proposed model will better serve the community and achieve more effective justice outcomes.

Surrey RCMP Support Services is currently in the process of updating the 2007 RCMP Expansion Study with the Cornerstone Planning Group. This update will provide revised projections based on population and staff growth over the next 5, 10 and 15 years. It will form the basis of a comprehensive Facilities Master Plan, that will ensure the physical infrastructure and footprint is tailored to meet operational policing needs and our service delivery model over the long term.

That being said, any plans from this point forward need to address the immediate space pressures. The Police Committee recently endorsed a proposal to increase the number of RCMP officers to the Surrey Detachment over the next five years (including 30 members in 2014). In addition to the increase in RCMP officers, it is anticipated that the number of municipal employees providing Support Services will increase proportionally (i.e., typically at a 1 municipal employee for every 2.75 members). The Community Safety Patrol personnel will also be added over the next two years (10 started patrolling within the Newton Town Centre in April; 10 more will be deployed in the community during 2015).

The space available in the South and West Towers at the former City Hall has the potential to meet the current and future requirements of the Surrey RCMP. Given the proximity to existing

operations at the Main Detachment, this location offers advantages in terms of reduced duplication of support service resources and infrastructure (e.g., cellblock, training facilities, inventory and fleet services, exhibits and records management, financial and member services, etc.). Other benefits of centralization to the Detachment include: improved management oversight of service delivery, more effective communications through increased opportunity for interaction and collaboration among employees, and an enhanced ability to foster team building and improve staff morale.

Surrey RCMP use of the current vacant space at former City Hall could also offer significant financial saving for the City of Surrey by offsetting the capital cost that would have been required to build or lease other facilities to meet RCMP needs (including the \$36 million allocated for the construction of a North Building). This approach also provides the City with more flexibility in terms of future leasing arrangements (either for the Surrey RCMP or for other external clients). The Detachment could make more immediate use of space (as it would not have to be purposely built).

It is proposed that the RCMP will lease the space at the former City Hall in lieu of construction a North Detachment, as outlined in the current Five Year Financial Plan. This will result in an increase to the Operating Budget and a reduction in the Capital Budget, making it a cost effective solution for the City of Surrey.

Having Surrey RCMP as a tenant in the West and/or South Towers of the former City Hall would also provide a benefit to the justice partners and community. The creation of a Justice Precinct where stakeholders work in close proximity to partners in criminal justice system would offer efficiencies to agencies involved, as well as provide efficiencies and convenience to their respective clientele. Further, having an RCMP presence within the former civic facility would contribute to enhanced site security and guardianship.

## CONCLUSION

Allocating space within the former City Hall building to the Surrey RCMP to meet current and future space requirements of the Detachment offers several advantages to the City, both financially and operationally. While maximizing use of existing City infrastructure, the proximity to the Surrey RCMP Main Detachment building offers economies of scale in terms of police operations and support service delivery. In addition, co-location with the Crown Counsel offices, Community Corrections, the Surrey Provincial courthouse, and the Surrey Pretrial Centre would provide for a 'Justice Precinct' service centre model and an enhanced relationship among Surrey's justice system partners. The concentration or clustering of justice services should help create more efficient operations, communications and security.



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*Original Signed by:*  
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