

NO: **R011**

COUNCIL DATE: **FEBRUARY 3, 2014**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 30, 2014**

FROM: **Acting General Manager, Engineering**

FILE: **0930-20/073**

SUBJECT: **Lease of Office Space at 9460 – 140 Street - Sophie's Place**

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## RECOMMENDATION

The Engineering Department recommends that Council approve the execution by the appropriate City officials of a lease agreement as generally described in this report with The Centre for Child Development of the Lower Mainland (the “Centre for Child Development”) for an area within the building at 9460 – 140 Street as generally illustrated in Appendix I attached to this report, which will allow for the expansion of Sophie’s Place to allow for an increased RCMP presence, among other things.

## INTENT

The intent of this report is to seek Council’s approval to increase the area under lease to the City of Surrey as tenant and the Centre for Child Development as landlord to expand Sophie’s Place in the Centre for Child Development, which expansion will include the RCMP and other agencies who are involved in serving children and youth who experience abuse.

## BACKGROUND

Sophie’s Place, a Child Advocacy Centre (CAC), is a consolidation/allocation of assets and people in a formal partnership between the City of Surrey, the RCMP, the Ministry of Children and Family Development (MCFD), the Ministry of Justice (MOJ), the Centre for Child Development and the Child Development Foundation of British Columbia (collectively the “Partners”) focused on achieving better outcomes for children who are victims of abuse.

Sophie’s Place is focused on minimizing system-induced trauma for abused children by providing a child-friendly setting within which to address their circumstances and needs. Professional services offered by a CAC include, among other things, coordinated interviews RCMP members and Crown Counsel, examination of the child by a pediatrician or child psychologist and trauma counseling.

Sophie’s Place currently occupies 960 ft.<sup>2</sup> of area on the second floor of the Child Development Centre, which is located at 9460 – 140 Street. The current lease arrangement between the City and the Centre for Child Development is a month-to-month lease.

## **DISCUSSION**

The Centre for Child Development is has embarked on the construction of a multi-phased renovation and expansion to the Centre. The first phase is the renovation of the building that houses Sophie's Place. The expansion of the Centre for Child Development will allow for the entire second floor of the premises to be available for use by Sophie's Place. An expanded area for Sophie's Place was always envisaged as the operation matured and will enable the Partners to provide integrated services and deliver on best practices for children, youth, and families. The increase in the floor area for Sophie's Place from 960 ft<sup>2</sup> to 3,876 ft<sup>2</sup> will allow for 12 to 15 staff positions to be housed in the space, which will enable the staff of the various partner agencies to work together more efficiently and effectively to achieve their respective mandates and to best serve clients. A plan of the expanded floor area for Sophie's Place is attached as Appendix II. Staffing in the expanded Sophie's Place is described in the following sections:

### RCMP

- A minimum of five investigators who are part of the Child Abuse and Sexual Offences (CASO) unit involved in the investigation of alleged abuse-related crimes against children and youth.

### Ministry of Children & Family Development (MCFD)

- A minimum of three child protection social workers, who are involved in investigating allegations of abuse and neglect against children and youth. Among the child protection social workers, at least one social worker will be from the Circle 5 Aboriginal team.

### Ministry of Justice (MOJ), Victim Services and Crime Prevention

- A minimum of one victim services worker from the Victim Services and Crime Prevention Branch, involved in supporting child and youth victims of abuse and their non-offending caregivers.

### The Centre for Child Development

- A designated person to act as Director of Sophie's Place to coordinate the activities of the partners; and
- Other administrative staff.

## **Lease Agreement**

The proposed lease agreement between the City, as tenant, and the Centre for Child Development, as landlord, is for 5 years with one 10-year renewal option in the City's favour. Under the terms of arrangement the City, MCFD and MOJ will be paying a proportional share of the leasing costs based on the respective areas that each partner will be utilizing. The terms of the agreement are considered reasonable.

## SUSTAINABILITY CONSIDERATIONS

The operation of Sophie's Place supports the goals and objectives of the City's Sustainability Charter; more particularly, the following action items:

- SC5: "Create a child and youth friendly city;" and
- SC11: "Address crime and public safety".

## CONCLUSION

Based on the above discussion, it is recommended that Council approve the execution by the appropriate City officials of a lease agreement as generally described in this report with The Centre for Child Development of the Lower Mainland (the "Centre for Child Development") for an area within the building at 9460 – 140 Street as generally illustrated in Appendix I attached to this report, which will allow for the expansion of Sophie's Place to allow for an increased RCMP presence, among other things.

Gerry McKinnon  
Acting General Manager, Engineering

KSW/amg/ras

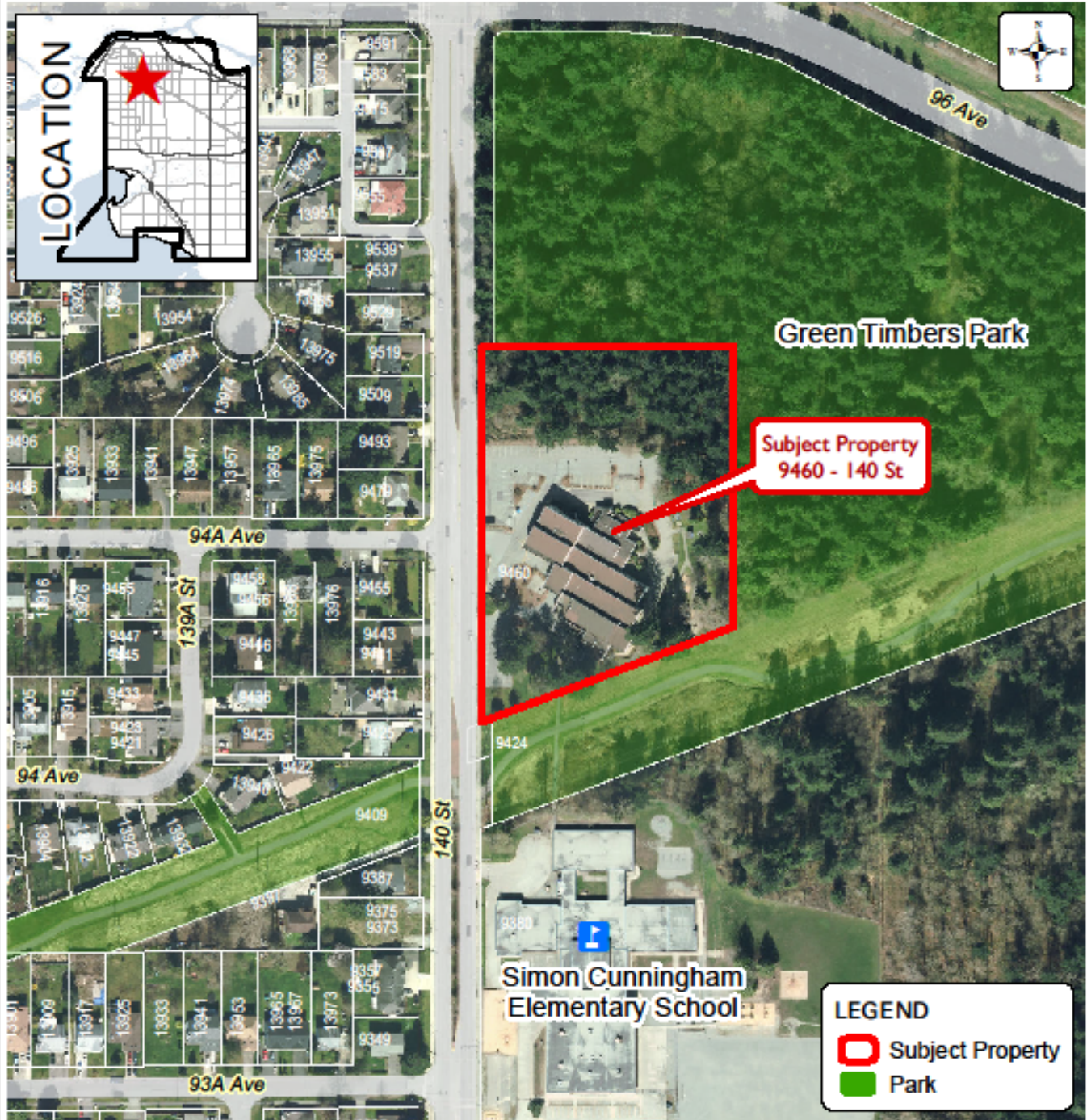
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BRB 1/30/14 11:56 AM

### Attachments:

Appendix I: Aerial Photograph of 9460 – 140 Street

Appendix II: Sophie's Place - Proposed Floor Plan after Renovations

# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 07-Jan-2014, JJR

Date of Aerial Photography: March 30, 2013



**SUBJECT PROPERTY**  
**9460 - 140 STREET**  
**SOPHIE'S PLACE**  
**FILE # 0930-20/073**

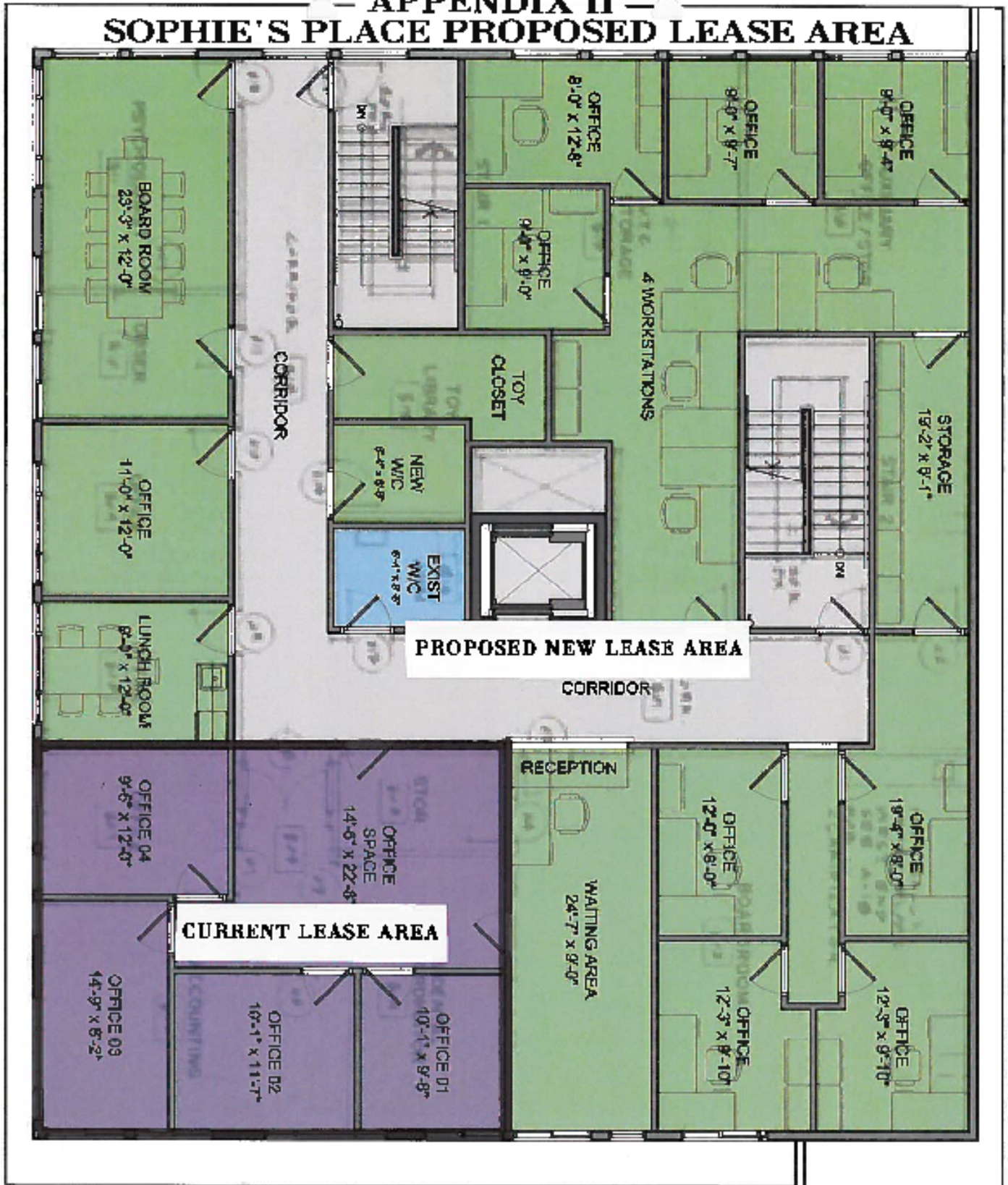
**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.

Lot size, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\GIS\Map\Corporate\Reports\Reality\JJR\_9460\_140St\_AerialSite\_Portrait.mxd

**APPENDIX II**  
**SOPHIE'S PLACE PROPOSED LEASE AREA**



**THE CENTRE FOR CHILD DEVELOPMENT**  
 9460 140 ST, SURREY BC  
 LT 3 SEC 33 TWP 2 PL 52522 NWO



**PARTIAL PLAN - UPPER FLOOR**  
 SCALE: 1/8" = 1'-0"  
 AUG 29, 2012

**OPTION - 04**