

NO: R027

COUNCIL DATE: February 11, 2019

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 7, 2019**

FROM: **General Manager, Engineering  
General Manager, Policing Transition  
Assistant Commissioner, OIC Surrey RCMP**

FILE: **0930-20/073**

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

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## RECOMMENDATION

The Engineering Department, the Policing Transition Department and the Surrey RCMP recommend that Council approve the execution by the appropriate City officials of a 10-year lease agreement as generally described in this report with The Centre for Child Development of the Lower Mainland for the premises located at 9460 – 140 Street, as generally illustrated in Appendix “I” attached to this report.

## INTENT

The intent of this report is to seek Council’s approval to increase the lease area between the City of Surrey, as tenant, and The Centre for Child Development of the Lower Mainland (“The Centre for Child Development”), as landlord, in order to expand the operations of Sophie’s Place to better serve children and youth who experience abuse.

## BACKGROUND

Sophie's Place, a Child & Youth Advocacy Centre, is an award-winning, best practice for the 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 Public Safety and Solicitor General (“MPSSG” – formerly Ministry of Justice), The Centre for Child Development and the Child Development Foundation of British Columbia (collectively the “Partners”) to achieve better outcomes for children.

Sophie’s Place currently enables children and youth up to 10 years old to report their experience of sexual, physical and emotional abuse to highly specialized RCMP interviewers and receive associated support services from the Partners in a child-friendly setting where children feel safe and welcome. The proposed increase in lease area will also enable children and youth aged 10 to 15 years of age to be served by Sophie’s Place. Additional information pertaining to Sophie’s Place is attached as Appendix “II”.

Sophie’s Place is currently located within a 3,876 ft.<sup>2</sup> portion of the second floor of The Centre for Child Development at 9460 – 140 Street. The existing 5-year lease arrangement with The Centre for Child Development expires on March 31, 2019.

## **DISCUSSION**

The Centre for Child Development has recently constructed an expansion to their premises at 9460 – 140 Street. The addition of this expanded area will enable the Partners to provide improved services to better deliver on best practices for children, youth and families. The increase in area from 3,876 ft.<sup>2</sup> to 6,744 ft.<sup>2</sup> will allow for increased staffing levels from an 11 staff person capacity to a 19 staff person capacity and will enable the staff to work together more efficiently and effectively to achieve their respective mandates and to best serve clients. The proposed staffing for the new expanded Sophie's Place is as follows:

### RCMP

- A minimum of 11 investigators who are part of the Special Victims Unit involved in the investigation of alleged abuse-related crimes against children and youth plus one crime analyst and one electronic file assistant to provide investigative support.

### Ministry of Children & Family Development

- A minimum of two child protection social workers, who are designated to work with Sophie's Place and 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 Public Safety & Solicitor General

- A minimum of two victim services workers 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

- One designated person to act as Director of Sophie's Place to lead the Partners as outlined in a Letter of Understanding entered into by the Partners in 2012; and
- One Administrative Coordinator to coordinate intake and support to all children and parties attending Sophie's Place.

## **Lease Agreement**

The proposed new lease agreement between the City, as tenant, and The Centre for Child Development, as landlord, is for 10 years with one 10-year renewal option in the City's favour. The lease will combine a portion of the existing lease area with the newly constructed expansion area for a total of 6,744 ft.<sup>2</sup>. Under the terms of arrangement, the City, MCFD and MPSSG will be paying a proportional share of the leasing costs based on the estimated area that they are utilizing. The Centre for Child Development will be paying for the up-front costs of the leasehold improvements related to the new lease area and amortizing these costs into the rent over the 10-year initial term of the lease.

## FUNDING

With the increased lease area at Sophie's Place, City's portion of lease costs will increase by approximately \$90,000 per year. Funding for this increase is already included within the Policing Transition Department's operating budget.

## SUSTAINABILITY CONSIDERATIONS

The proposed lease with The Centre for Child Development for Sophie's Place supports the City's Sustainability Charter 2.0. In particular, this lease relates to the Sustainability Charter 2.0 theme of Public Safety. Specifically, this lease supports the following Desired Outcome ("DO") and Strategic Direction ("SD"):

- Community Safety and Emergency Services DO5: Surrey is recognized and perceived as a leader in establishing and maintaining collaborative partnerships for community safety and well-being; and
- Community Safety and Emergency Services SD3: Ensure programs, policies and initiatives exist along the public safety continuum, and support the entire community.

## 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 for the premises at 9460 – 140 Street that will allow for the expansion of Sophie's Place.

Fraser Smith, P.Eng., MBA  
General Manager,  
Engineering

Terry Waterhouse  
General Manager,  
Policing Transition

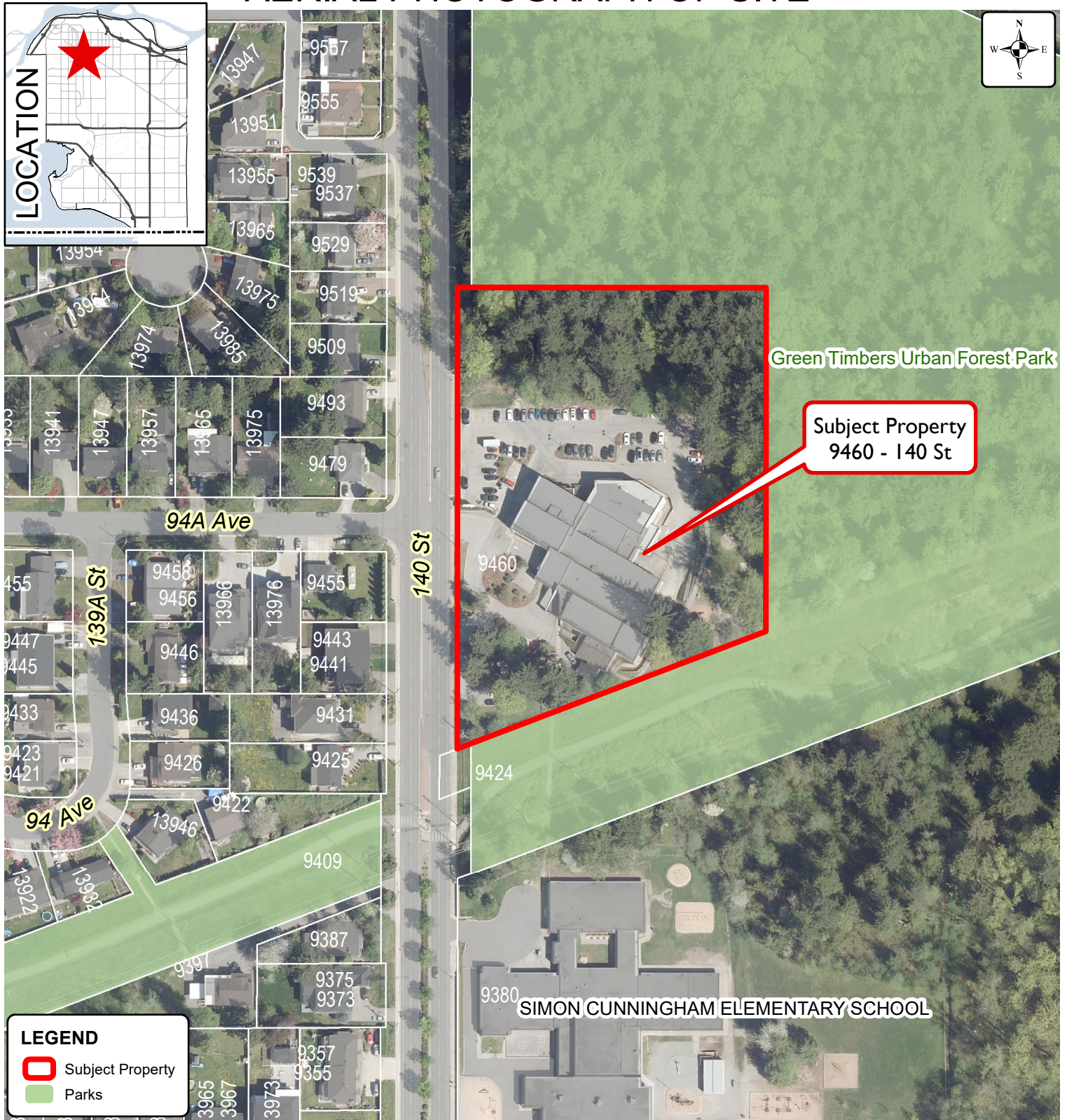
Dwayne McDonald  
Assistant Commissioner,  
Officer in Charge (OIC) Surrey, RCMP

KSW/amg/cc

Appendix "I" - Aerial Photograph of 9460 – 140 Street  
Appendix "II" - Sophie's Place – Additional Information



# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"



Produced by GIS Section: 18-Dec-2018, JJR

Date of Aerial Photograph: April 27, 2018

Scale: 1:2,000 0 20 M



**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 sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source:  
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### APPENDIX: SOPHIE'S PLACE CHILD AND YOUTH ADVOCACY CENTRE

#### PURPOSE:

**Vision:** A community that stands up against child abuse, empowering children to be resilient and thrive.

#### **Mission:**

Sophie's Place Child & Youth Advocacy Centre endeavours to provide fully integrated teams with the community whose focus is on the total wellness of children, with emphasis on protection, investigation, family support, preventative measures, and education<sup>i</sup>.



#### ***Sophie's Place Child and Youth Advocacy Centre Represents Best Practice***

Child & Youth Advocacy Centres are acknowledged as best practice models in cases of maltreatment investigations (McDonald, Scrim & Rooney, 2016<sup>ii</sup>). Research shows that children and youth often become re-traumatized during the investigation process and trying to retell authorities their horrific experience (King & Drost, 2005/2011<sup>iii</sup>). CYACs were developed in the United States 30 years ago to minimize system-induced trauma that often occur during 'traditional' investigation methods, as well they are demonstrating long-term positive outcomes (Department of Justice Canada 2013<sup>iv</sup>). There are now over 1,000 advocacy centres successfully operating in the U.S.; CYACs are situated throughout the world. Currently in BC, there are six CYACs in operation and three in development. Support for the maltreated child/youth is prioritized in CYACs and it encompasses the use of a multidisciplinary team and thorough case management (McDonald, Scrim & Rooney, 2016). Department of Justice Canada is promoting communities to adopt this 'best-practice' model and to specifically design it to meet individual community needs (Department of Justice Canada 2016<sup>v</sup>).

#### OVERVIEW:

Sophie's Place is the Lower Mainland's first fully operational Child and Youth Advocacy Centre, established in 2012. It is a partnership of the City of Surrey, Surrey RCMP, BC Ministry for Children and Family Development, BC Ministry of Public Safety and Solicitor General (formerly Ministry of Justice), The Centre for Child Development of the Lower Mainland and the Child Development Foundation of BC.

Sophie's Place currently enables children and youth aged 0 to 10 years to report their experience of sexual, physical and emotional abuse and receive appropriate supports from a highly specialized, multidisciplinary team of the Surrey RCMP, MCFD Social Workers and Ministry of Public Safety Victim Service Workers in a child friendly setting where children feel safe and welcome. The decision to provide services initially to children 10 years of age and younger, was based on the amount of space available at Sophie's Place; namely how many employees of the MDT could be co-located together, and a calculation of the amount of file load each of these MDT partners could take on while still providing quality care. The requested increase to the lease arrangement will, by the same formula increase the age range and number of children and youth served to include those aged 10 to 15 years of age whilst still maintaining quality wrap around service to our families from initial reporting to Court or other situationally sound conclusion.

## **RATIONALE:**

### ***Children Served***

For the 1 year period from 1 April 2017 to 31 March 2018, 183 children were interviewed at Sophie's Place CYAC regarding investigations into physical, sexual, and emotional abuse in contravention of the Criminal Code or in situations where a child was potentially in need of protection.

For the 7 month period from 1 April 2018 to 31 October 2018 Sophie's Place has already conducted 133 interviews and with 5 more months in our fiscal year will surpass the previous year. Expanding our services to include 11 to 15 year olds could potentially add 148 additional files of physical and sexual abuse, with one or more children requiring interviews<sup>vi</sup>



NUMBER OF KIDS SERVED



183 children

GENDER



70%

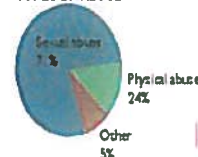
30%

AVERAGE AGE

6 1/2

years

TYPES OF ABUSE



### **Sophie's Place Child and Youth Advocacy Centre**

### ***Many More Children to be Served***

Based on the World Health Organization's 2016 findings, the underlying incidence of child abuse is likely much higher due to significant underreporting of child abuse: 30 times that many children in Surrey may actually have experienced child sexual abuse and 75 times that many children in Surrey may have experienced physical abuse. <sup>vii</sup>

- 1 child out of 10 will be sexually abused before the age of 18
- 1 and 5 children are solicited sexually while on the internet
- 20% of children are sexually abused before the age of 8
- 90% of child victims are abused by a family member or someone they know and trust
- 60% of child abuse victims never tell anyone.

Child maltreatment is a substantial problem in Canada; reported abuse cases alone demonstrate that 30% of Canadians aged 15 and older experience maltreatment during childhood and 40% of Indigenous people report having experienced childhood physical and/or sexual abuse (Afifi, MacMillan, Boyle, Taillieu, et. Al 2014<sup>ix</sup>). Child abuse is directly linked with depression, anxiety, post-traumatic stress, suicidal ideation, and adolescent delinquency as other clinically significant mental health problems (Wolfe, Scott, Wekerle, Pittman, 2001<sup>x</sup>). Over 70% of homeless youth have been abused; the main reason why youth leave home is due to issues of abuse (Covenant House, 2015<sup>xi</sup>). The emotional effects of child abuse stretch far beyond the victim's family, friends and communities and have massive financial consequences that costs Canada billions each year (Canadian Child Welfare Research Portal, 2013<sup>xii</sup>).

## Sophie's Place Committed to Proactively Engaging Child Victims of Abuse

Sophie's Place consists of not only reactionary responses to reports of child abuse, but as part of our Strategic Priorities have started developing an educational outreach component to address some of the World Health Organizations 2016 findings as set out above. Through affective data analysis we intend to locate hot spots of previous child abuse allegations made, and within those hot spot areas identify schools and/or child care facilities to conduct targeted education for the purpose of prevention. Topic's will include:

- de-mystifying the process to ensure kids know that reporting abuse is not scary and visually show them Sophie's Place.
- Discuss safety talks on private parts, physical assaults and how to overcome the pressures "not to tell".

Successes will be statistically monitored and it is believed that education of this kind will create an increase of reporting, which is reflective of increased comfort in the processes and specifically Sophie's Place. This outreach will not be possible without expansion of Police, MCFD and MPSSG resources, which requires an expansion of space.

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<sup>i</sup> Sophie's Place Partner letter of Understanding.

<sup>ii</sup> McDonald, S., Scrim K., Rooney, L. (2016). Building our capacity: Children's Advocacy centres in Canada. Victims of Crime Research Digest, 6. Retrieved from <https://www.justice.gc.ca/eng/rp-pr/cj-jp/victim/rd6-rr6/p2.html>

<sup>iii</sup> King, D.N., & Drost, M. (2011). Recantation and false allegations of child abuse. Selected bibliography (Updated ed., M.K. Wells. Ed). Huntsville, AL: National Children's Advocacy Center. Retrieved from <https://www.icmec.org/wp-content/uploads/2015/10/Recantations-and-False-Allegations-Bibliography.pdf> (Original work published (2005)

<sup>iv</sup> Government of Canada, Department of Justice (2013). Just facts. Retrieved from <https://www.justice.gc.ca/eng/rp-pr/cj-jp/victim/jf-pf/cac-cae.html>

<sup>v</sup> Government of Canada, Department of Justice (2016). Child advocacy centres Initiative. Retrieved from <https://www.justice.gc.ca/eng/fund-fina/cj-jp/fund-fond/cac-cae.html>

<sup>vii</sup> Statistics from Surrey RCMP PRIME queries between 2018-01-01 and 2018-09-30 for 1300 and 1400 UCR codes where the victims were between the ages of 11 and 15 years.

<sup>viii</sup> INSPIRE Seven Strategies for Ending Violence Against Children ISBN 978 92 4 156535 6 (World Health Organization 2016), p. 12. In 2016, the World Health Organization advised that, "An analysis of nationally representative survey data on the prevalence of violence against children in 96 countries estimates that 1 billion children globally – over half of all children aged 2–17 years – have experienced emotional, physical or sexual violence in the past year. Despite its high prevalence, violence against children is often hidden, unseen or under-reported. Its hidden nature is well documented (3) – for example, a meta-analysis of global data finds self-reported child sexual abuse 30 times higher and physical abuse 75 times higher than official reports would suggest."

<sup>ix</sup> Afifi, T.O., MacMillan, H.L. Boyle, M. Taillieu, T. Cheung, K & Sareen. (2014, June). Child abuse and mental disorders in Canada, Canadian Medical Association journal, 185/(9), E324-E332

<sup>x</sup> Wolfe, D.A., Scott, K., Wekerle, C. & Pitman, A. (2001). Child maltreatment: risk of adjustment problems and dating violence in adolescence. Journal of the American Academy of Child and Adolescent Psychiatry, 40, 282-298

<sup>xi</sup> Covenant House: Opening doors for homeless youth. (2015) Facts & Stats. Retrieved from <https://www.covenanthousetoronto.ca/homeless-youth/Facts-and-Stats>

<sup>xii</sup> Canadian Child Welfare Research Portal. (2013). Child and family poverty in Canada: Implications for child welfare research, Retrieved from [http://cwrp.ca/infosheets/child\\_poverty](http://cwrp.ca/infosheets/child_poverty)