

FINAL REPORT

Surrey Urban Indigenous Leadership Committee
INDIGENOUS MIXED USE SPACE
PRELIMINARY VISION + PROGRAM REPORT

CONTACT:

Ouri Scott, Architect AIBC
Urban Arts Architecture Inc
#300 111 Water Street
Vancouver, BC, V6B 1A7

t. 604-683-5060
e. info@urban-arts.ca

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Urban
arts
Architecture Inc

ACKNOWLEDGEMENT

We acknowledge with respect the Traditional Coast Salish people including the Semiahmoo, Katzie, Kwikwetlem, Kwantlen, Qayqayt and Tsawwassen First Nations.

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PARTICIPANTS

Many thanks to the Surrey Urban Indigenous Leadership Committee, SUILC and community that have participated throughout the project process to define the vision and the development of a program.

PROJECT TEAM

Urban Arts Architecture Inc

Ouri Scott, Architect AIBC MRAIC, Principal
Jake Chakasim, Intern Architect

SUILC Project Consultant

Sheldon Tetreault, Lead Consultant
Sheldon Tetreault Consulting Inc.



Image: Urban Indigenous Leadership Committee, City of Surrey
<https://www.surrey.ca/community/20594.aspx>



Image: National Indigenous Peoples Day, City of Surrey
<https://www.surrey.ca/culture-recreation/26726.aspx>

EXECUTIVE SUMMARY

The proposed Indigenous Mixed Use Space will be a gathering place where the Aboriginal community and agencies can come together to serve the Urban Aboriginal residents in the City of Surrey. Anchored by a Community Hall, the Mixed Use Space will be a place where cultural events, celebrations and workshops can be held that work collaboratively to strengthen the Aboriginal community in Surrey.

An Indigenous Mixed Use Space will serve as:

- **A welcoming presence for Surrey's Aboriginal community**
- **An appropriate cultural gathering space**
- **A place for community feasting - food prep and servery**
- **An outdoor gathering with performance space**
- **A place for Elders and Youth to come together**
- **A marker space for the fusion of traditional craft & technology**
- **Flexible meeting space with multi-purpose rooms, and**
- **A space for Community Services and Social Innovation**

The establishment of an Indigenous Mixed Use Space is timely in that it is the first step taken to improving the cultural connections and relationships between the Aboriginal community and its respective Leadership & Service Providers. In addition, an Indigenous Mixed Use Space would go a long way to help the City of Surrey better understand the lived experience of its Aboriginal citizens.

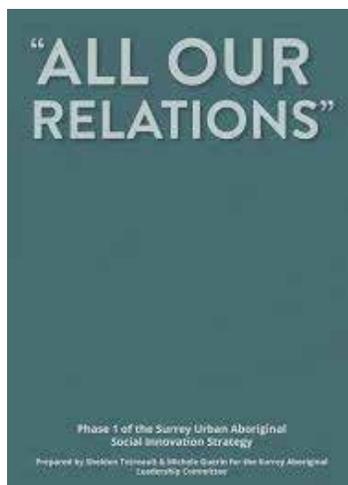


INFORMING THE VISION

Serving as the collective voice for the Aboriginal population of Surrey, we understand SUILC to work in collaboration with other governments, organizations, and individuals that are committed to understanding and achieving the vision of a Mixed Use Space. As such, the newly proposed facility should reflect and embody a set of community and committee *values* that include:

- Respect for the political autonomy of the Coast Salish First Nations in Surrey.
- Respectful engagement with the Coast Salish First Nations in Surrey.
- Cultural understanding and competence.
- Commitment to address racism and intolerance.
- Perseverance and determination.
- Space for First Nation and Métis voices.
- Inclusive of all Indigenous people regardless of status or membership.
- Caring for and nurturing relationships.
- Leading with our hearts.
- Collective action.

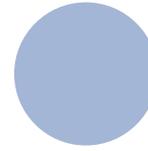
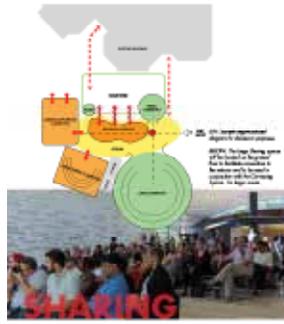
Note, the above mentioned values are in reference to the SUILC's Terms of Reference, Jan 2018 that are connected to a broader set of conversations, including shared perspectives that address the issue of systemic racism and the socio-economic disadvantages of Indigenous families. For these reasons, including others, this Vision Report documents the need for a Mixed Use Space built on Indigenous Social Innovation, supports the City of Surrey's effort to implement a Plan for Social Well-Being of Surrey Residents, and recognizes the pressing values associated with the TRC's 94 broadly-based 'Calls to Action'.



"Indigenous social enterprise is an Indigenous-run enterprise based on culturally-specific Indigenous values, worldviews with emphasis placed on creativity, innovation and risk taking of entrepreneurship, while prioritizing the social over economic benefits (Farrelly, 2010)."

SOURCE: Farrelly, T. 2010. Indigenous community-based ecotourism as Indigenous Social Entrepreneurship: Sounds good, but what about culture-specific human environment relationships? Devnet Conference.

TIMELINE



PSC Meeting 1
Project Kick-Off

April 9, 2020

Introduce Team
Confirm Process

Hope + Dreams for
a NEW Facility

PSC Meeting 2

May 12, 2020

Program
Workshop

Vision Workshop

Digital Campfire
Chat -- postponed
till September
2020

**Draft
Vision + Program**

July 15, 2020

PSC Meeting 3

Sept 22, 2020

Review Draft Vision and
Program Report

Clarify the program with
survey questions

Final Report

Mar 1, 2021



WE ARE HERE!

PROCESS OF ENGAGEMENT

The process of engagement has not been without its challenges. The coronavirus pandemic fundamentally changed the way many City of Surrey Aboriginal organizations may operate in the foreseeable future. In order to allow for meaningful engagement during the COVID-19 pandemic, UAA held true:

1. To allow the process of listening, speaking, discussing, and discerning to unfold in a non-restrictive timeline (remaining as flexible as possible);
2. To demonstrate to all parties involved, internal and external to SUILC, that we have heard the feedback and ideas they have shared with us via available technologies (i.e. Zoom or Teams);
3. To acknowledge in our recommendations that social equity, when met with social innovation can give voice to systemic issues and the unique needs of Surrey's Urban Aboriginal population; and
4. To dream big dreams for a better future.

Vision Goal:

Create a vision for the development of a Mixed Use Indigenous Space so it provides a visible 'place of belonging' that highlights distinct Aboriginal services and identities in the City of Surrey.

VISION

VISION WORKSHOP

Workshop participants representing the SUILC Committee were invited to attend a Virtual Visioning Workshop facilitated by Urban Arts Architecture Inc. on April 9th and May 12th, 2020.

The workshops began with introductions and a brief description of the project structure and scope. A presentation followed with a series of images - spatial concepts to stimulate discussion of a future Mixed Use Indigenous Space in the City of Surrey.

An open discussion followed the presentation in which participants were asked to share their Hopes & Dreams for a Mixed Use Space. Refer to the appendix for a full list of comments and meeting notes.



The following pages summarize the common themes that emerged from the on-line Visioning Workshop with the participants. Again, the intent of this Vision Workshop was to establish guiding principles for the development of a Mixed Use Indigenous Space and to develop a spatial needs program.

Despite the pandemic situation we find ourselves in, this process of engagement has allowed the Aboriginal community to participate in a meaningful way that best represents the voices of Surrey's Indigenous community and will, hopefully, result in sound recommendations to assist SUILC with future project goals.

VISION & VALUES

VISION:

The vision for the Mixed Use Indigenous Space is informed by a set of Values, Hopes & Dreams important to Surrey's Aboriginal community and their respective organizations.

VALUES:

- **Belonging** - welcoming to all, we strive to support each other where we are at, in our individual and collective journeys. A place of belonging to feel secure, supported, accepted, and included while recognizing that we need each person's contribution in order to thrive.
- **Diversity** - recognize and respect that while we are all Indigenous people, we come from many nations across Canada. We celebrate the diversity of our ways as a source of strength, including the recognition of the rights of all individuals. We show acceptance without biases or differences of any kind. Thus in diversity we find unity.
- **Accessible** - we are committed to opening pathways and providing equitable opportunities for individuals and communities to engage fully in programs and services.
- **Pride** - we envision a place where people are positive, visible and see themselves reflected in the fabric of the community and are committed to eliminating long-standing barriers to equal access, opportunities, and resources for LGBTQ + people, including people who are economically, racially, socially, geographically, or politically disenfranchised.
- **Connected to Community** - we aim to create a culture of personal growth that benefits the individual, one that is fun and fulfilling for those who live in the City of Surrey and those who visit.
- **Respect** - we are committed to individual and organizational efforts to build respect, dignity, fairness, caring, equality, and self-esteem. We recognize the ways and opinion of others, even if we do not share those ways or opinions. In respecting others, we respect ourselves; our capacity to appreciate each other as we are, and our resolve not to see our ways compromised.
- **Health & Safety** - we are dedicated to ensuring the health and safety of all community members. We are committed to working collaboratively to foster a culture of safety, void of racism and prejudices towards others and to improving safe practices, across services and organizations.
- **Social Innovation** - We find by applying an Indigenous social innovation lens to holistically look at the systemic issue of racism there is a better way. We find it by inspiring curiosity, openness and creativity in the pursuit of excellence.

INDIGENOUS MIXED-USE SPACE GUIDING PRINCIPLES

The guiding principles that emerged from the engagements to date are as follows:

1. WELCOMING

- Acknowledge and respect the history of the host nations - the Semiahmoo, Katzie, Kwikwetlem, Kwantlen, Qayqayt and Tsawwassen First Nations;
- Create a space that reflects the diversity of Surrey's Urban Aboriginal community – First Nations, Métis, and Inuit; and
- Look to create a 'model of excellence' with presence.

2. CELEBRATE CULTURE

- Provide space for sharing culture, stories and making;
- Incorporate space for artistic expression and installations;
- Incorporate artwork to honor the host nations and the celebration of other Aboriginal cultures;
- Reference Indigenous forms and material assemblies;
- Create a central gathering space for performance for indoor and outdoor gatherings;
- Provide a specific space for Elders to be part of the community; and
- Include space for ceremony, the making of craft, new media maker space, and land-based learning.

3. SOCIAL INNOVATION

- To provide a space for Indigenous social innovators to partake in local economies;
- To provide space for Indigenous specific actions that address complex social issues; and
- To provide space for innovative ways and expression to combat racism against Indigenous peoples in the City of Surrey.

4. CEREMONY

- Cultural sacred spaces are an integral part of the communities identity, oral traditions and protocols;
- Ceremonial spaces should include indoor and outdoor spaces for casual gathering.



Image: Urban Indigenous Leadership Committee, City of Surrey
https://www.surrey.ca/files/SUILC_Progress_2019.pdf

INDIGENOUS MIXED-USE SPACE GUIDING PRINCIPLES

5. CONNECTION TO HOME

- Need to consider, “How do we keep connections with our ‘Home’ wherever they may be”;
- A connection to home means a connection to the land;
- Incorporation of trees and medicinal gardens;
- A place to feel culturally safe with a connection to ‘green space’.

6. WELLNESS FOR COMMUNITY

- A place for feasts, performance, wedding and memorial services;
- A place to connect and educate in workshop space;
- Elder accessibility;
- Visual connection to the outdoors (relationship to the natural world);
- Respect Local Nations traditions; and
- The space would serve as a ‘bridge’ between community services.

7. MULTI-GENERATIONAL

- A place for Elders and Youth to come together;
- A place for respite;
- A space for all ages supported with recreational activities;
- A maker space that is for sharing and teaching.



Lobby Space



Administration



Sacred Space



Collaboration Space



Café Service



Office Space



Family Room



Social Enterprise

DISCUSSION of ASPIRATIONS

The following spaces and places took on the sequence of 'walking through a building' informed by the 'ideas of space' beginning with:

Reception & Entry Space: *What should be considered?*

- The need for exhibition space to celebrate artists and cultural presentations;
- A gathering space for honoring ceremonies and celebrating Indigenous students;
- The lobby space should be large enough to host 300 persons;
- A space for public installations;
- An open space for dialogue – flexible but not restricted;
- Reception space not to be overtly structured;
- A wall for the expression of languages and community voices;
- A digital wall for installations and news;
- The reception should be pushed back not so much it's invisible;
- There should be a gathering space with café service;
- Social enterprise opportunity for café service;
- The reception/entry space should be intimate but not empty;
- Material expression should be warm in feeling; and
- Minimal barriers (accessible) so all people feel welcome.

Community Size Hall: *How many people are we designing for? What kind of activities and events?*

- A major hall with partitions;
- The space should have rental opportunities;
- A space large enough to host a pow wow – experience has shown 400 persons come to events with little to no marketing;
- The space could be for teaching pow wows and traditional ceremonies;
- The space should not feel like an institute;
- A possible size – 7000 sq. ft for 500 persons or more;
- The bigger the space the better and that it is multipurpose and pays for itself;
- Location for the building is critical – Surrey's Aboriginal population is growing!;
- A space for honoring ceremonies – most gathering have 300+ people;
- There should also be smaller ceremony spaces i.e. small round room;
- Comparison: UVic gathering space too small;
- The hall should have storage for set up and take down;
- Consider 2 spaces big enough for 190 or 200 people each;
- Concern: mixed use space should be an income generator in-line with social enterprise efforts.



Lobby Space



Round Room



Exhibition Space



Office Space



Banquet Hall



Kitchen & Feasting Ideas: *What goes into a community kitchen?*

- A medium sized kitchen is preferred with possible connection to a smaller kitchen;
- Kitchen(s) could be used for food classes, teaching and food partnership training; and
- Kitchen must be able to cater to big events with a supportive walk-in cooler.

Question:

Who would take on the kitchen operation? An organization? Partnership?

Is there a Social Enterprise willing to take on the design of the space? Would there be flexibility between 'services' and potential use by community members?



Maker Space

Maker Space: *What goes into a maker space? Who is it for?*

- Space for different making opportunities;
- A space for an 'Indigenous Artist(s)-in-residence'; and
- A space for multiple ways of artistic productions that could compliment installations.

Recreation Spaces / Wellness & Joy: *What is required?*

- A gymnasium would provide opportunity to host the 'All Nations Tournament' (basketball) or North American Indigenous Games;
- An Elder's Space for programs, lunch programs, storytelling, language revitalization, etc.;
- Wellness & Joy space could also include a Child-minding space (Childcare Space);
- We need to consider the idea of a 'round room' for sacred gatherings and healing.



Health & Wellness

Question: How will Métis representation be incorporated?

Types of serviceable Space: *Who? How many? Partnerships?*

- Required are a variety of different sizes and spaces – 15 to 20 offices;
- Supportive space like gender-inclusive washrooms;
- Space that supports an Indigenous Social Innovation Center;
- An incubator space for collaboration and start-up businesses;
- Hot desks;
- Health Service Space linked to Indigenous Service Space;
- Métis specific space (need more specific input); and
- Mixed Commercial Space / Pop-Up Shop / Social Enterprise.

Questions:

Is there an opportunity for Government Agency Rental Space?

Which organizations are going to determine and drive the next steps?



Elder's Room



Recreation Space

SUILC - MIXED USE SURVEY RESULTS

And what does this mean for the existing and emerging organizations?

A survey presentation was conducted on Sept 22, 2020 to further expand on the Vision & Values and Guiding Principles.

- In total there were thirteen (13) Survey responses completed during and after the workshop.
- The on-line survey was posted for a week.
- Survey questions were geared specifically to community gathering spaces that could accommodate a variety of social events.
- Participants were not asked to self-identify with the understanding that the Indigenous Mixed-Use Space would be open to all First Nations, Métis or Inuit community members of Surrey.
- Some participants attended more than one of the engagement sessions between April 9, 2002 and Sept 22, 2020.
- Participants were provided with an opportunity to provide short answers to all survey questions.

Note: A record of the Survey responses and Gathered Information in the form of Virtual Workshops (2 in total) have been provided to support the collective finding used in the establishment of the Final Report.

PROGRAM

PROGRAM

The following space matrix is built upon the engagement sessions provided to SUILC between May 19, 2020 and September 22, 2020. The nature of these virtual discussions was to seek input regarding the development of programmable space for an Indigenous Mixed-Use Space for the City of Surrey, while at the same time reflecting on the Vision, Guiding Principles and Key Space Aspirations discussed to date.

KEY INTERIOR SPACES:

- A **Community Hall** equivalent to approximately 7,000 sq. ft. – the space should be large enough to host pow wows, banquets, and conferences, supported with storage space for set up and take down of tables and chairs, dressing rooms for performers (regalia purposes) and is capable of being partitioned or divided for small (192 persons), medium (280 persons) and large (500 persons) gatherings to support social-enterprise initiatives and rental opportunities;
- A **Reception/ Entry/ Lobby Space** that allows for informal public gatherings, a space for public installations, is made to feel warm and welcoming and has a street presence, would have to include the expression of Indigenous art and languages, and serves as an entry hub where community services can be accessed with minimal barriers (Accessibility) to make people feel at home;
- A **Kitchen/ Servery** to support food service, medium in size, capable of catering events, including opportunities for food classes, teaching and food partnerships. Supportive space would have to include a walk-in cooler and space for dry food storage;
- A **Maker Space** for teaching, learning and sharing culture based practices, a space for creativity and the experimentation of ideas, including space for an 'Indigenous Artist in Residence';
- A **Recreation Space** that provides opportunity for Health & Wellness events and classes - safe dedicated space for Indigenous families and community organizations to come together, share and play in a family-like setting, and capable of hosting Indigenous sporting events and tournaments;
- An **Elder's Space** for programs, lunch programs, dedicated storytelling, and language revitalization. This space would need to consider the idea of a 'round room' for sacred gatherings, healing and semi-private counseling services. The programming of this space could be complimentary to some of the spatial requirements delivered by service providers. A quiet space for up to 5-10 people to meet with an Elder; and
- A **Social Innovation Space** that is flexible for both private and small group gatherings, supported with 15-20 rental offices, ideally an incubator space for collaboration and start-up businesses, a possible Pop-Up Shop, with a Cafe to support Social Enterprise efforts.
- **Support Spaces** - Gender-Inclusive Washrooms, Health Services Spaces, Family Room w/ Child Minding Space, Mechanical & Electrical, and Storage.

Gross Total Area: 17,010 sq. ft

Note: for the purpose of preliminary calculations only A.1c Community Hall - Large has been included in the program area.

SUILC Mixed-Use Indigenous Space

DRAFT Space Matrix

Urban Arts Architecture
July 2020

| A | Program Component | Area | | Design Occupancy | BCBC Occupant Load | Notes |
|---|---------------------------------------|----------------|-----------------|------------------|--------------------|--|
| | | M ² | FT ² | # of Persons | # of Persons | |
| A.1a | Community Hall - Small (42' x 70') | 273.1 | 2,940 | 192 | 288 | |
| A.1b | Community Hall - Medium (52' x 82') | 396.1 | 4,264 | 280 | 417 | |
| A.1c | Community Hall - Large (100' x 72') | 668.9 | 7,200 | 504 | 704 | Multi-purpose Community Space with acoustic treatment to enable drumming, songs, dance, recreation, banquets and ceremony. Coast Salish references and ventilated for smudging. |
| A.2 | Reception/ Lobby | 83.6 | 900 | 100 | 111 | Includes fireplace and non-fixed soft seating. |
| A.3 | Community Hall - Dressing Room | 37.2 | 400 | 0 | 0 | Adjacent to Great Hall. Includes handwash sink and change cubicles. |
| A.4 | Great Hall - Table + Chair Storage | 18.6 | 200 | 0 | 0 | Storage for 63 tables and 504 chairs. Connected to Community Hall. |
| A.5 | Elder's Lounge | 18.6 | 200 | 2 | 2 | Small meeting room for 4 persons. Ventilated for smudging. Adjacent and connected to lounge and Program Staff Office. In quiet area. |
| A.6 | Open Collaborative Space | 46.5 | 500 | 25 | 25 | Active community space with non fixed tables and chairs. Digital screens for group work. Used for seminars and workshops. Flat floor area for flexible use. Direct access to exterior. Ventilated to allow smudging. |
| A.7 | Servery / Prep Kitchen | 48.3 | 520 | 5 | 5 | Servery Kitchen to meet reheat requirements for catering purposes. Finishes to meet food safe standards. |
| A.8 | Kitchen - Walk in Cooler/ Dry Storage | 7.4 | 80 | 0 | 0 | Secure storage for kitchen. |
| SUBTOTAL GATHERING | | 922 | 9920 | 636 | 848 | |
| B | PROGRAM SPACE + OFFICES | M ² | FT ² | # of Persons | # of Persons | |
| B.1 | Manager's Office | 11.1 | 120 | 1 | 1 | |
| B.2 | Program Staff Office | 11.1 | 120 | 1 | 1 | |
| B.3 | Artist-In-Residence | 11.1 | 120 | 1 | 1 | |
| B.4 | Wellness Room | 13.9 | 150 | 8 | 8 | Acoustically separate and private room with dimmable lights. Ventilated to allow for smudging. |
| B.5 | Multipurpose Maker Room | 46.5 | 500 | 25 | 25 | Maker Space / Multi-purpose. Includes sink and counter space with storage cabinets. Direct access to outdoors desirable. |
| B.6 | Multipurpose Room Storage | 9.3 | 100 | 0 | 0 | Glazed storage room for display and storage of materials. |
| B.7 | Indigenous Peoples' Lounge | 83.6 | 900 | 40 | 45 | Safe space for Indigenous families and staff to informally meet, share stories and gather. Lounge to include a kitchenette to include sink, counter and microwave, informal meeting area and soft seating. Secure access and visually separate from lobby. |
| | General Program Space | | | | | Detailed in program spaces above. |
| SUBTOTAL PROGRAM SPACE + OFFICES | | 186.7 | 2,010 | 76 | 81 | |
| C | SUPPORT SPACE | M ² | FT ² | # of Persons | # of Persons | |
| C.1 | Vestibule/ Entry | 11.1 | 120 | 0 | 0 | |
| C.2 | Gender-Inclusive Washrooms | 60.4 | 650 | 0 | 0 | 13 WC Stalls and 7 lavatories. Section 3.7.2.2.(6) 251-300 Persons Each Sex = 5 M & 10 F WC, 301-350 = 6 M & 11 F |
| C.3 | Universal Washroom 1 | 5.0 | 54 | 0 | 0 | Universal accessible washroom. |
| C.3 | Universal Washroom 1 | 5.0 | 54 | 0 | 0 | Universal accessible washroom. |
| C.4 | Family Room | 7.4 | 80 | 0 | 0 | Adjacent to Gender-Inclusive Washrooms, includes handwash sink, baby change table and seating area. |
| C.5 | Janitors' Closet | 9.3 | 100 | 0 | 0 | |
| C.6 | Storage Room | 18.6 | 200 | 0 | 0 | |
| C.7 | Mechanical | 27.9 | 300 | 0 | 0 | |
| C.8 | Electrical Room | 9.3 | 100 | 0 | 0 | |
| C.9 | Communications Closet | 1.9 | 20 | 0 | 0 | |
| SUBTOTAL SUPPORT SPACE | | 155.9 | 1,678 | 0 | 0 | |
| FIRST PEOPLES' GATHERING HOUSE TOTAL | | M ² | FT ² | DESIGN OCCUPANCY | OCCUPANT LOAD | |
| NET TOTAL | | 1264.2 | 13,608 | 712 | 929 | |
| GROSS-UP: Circulation / Walls (1:1.25) | | 316.1 | 3,402 | | | |
| TOTAL | | 1580.3 | 17,010 | 712 | 929 | |

RECOMMENDATIONS

RECOMMENDATIONS

PROGRAM

The programming discussions in this phase of work focused specifically on the development of an Indigenous Mixed Use Space and how it will be of added service to the Surrey Aboriginal community, including how agencies may come together to serve a rising Surrey Urban Aboriginal population.

Anchored by a Community Hall, the Mixed Use Space will be a place where cultural events, celebrations and workshops can be held that work collaboratively to strengthen the Aboriginal community in Surrey.

Worth noting, questions still remain regarding the administrative space requirements and how the building will be governed on a day-to-day basis.

A strong desire was expressed throughout the engagement process calling for a large Community Hall to house more than 700 people. The program analysis demonstrates that it will be a challenge for the City of Surrey to locate a Site to support a large Community Hall with the addition of social and creative support spaces.

The planning of an Indigenous Mixed-Use Space, including the location of a suitable Site for the project would need to be explored before the project proceeds into concept design.

UAA recommends there be continued engagement with the Surrey Aboriginal community and Local Nations to:

- 1. Identify Capital Funding sources;**
- 2. Identify future Site possibilities; and**
- 3. To streamline Service Deliverables in order to eliminate the duplication of spatial requirements.**

This concludes the Final Report.