

Westbank Tower Rezoning

Paula Lindner, President
Collingwood Neighbourhood House Board of Directors
December 13, 2016

Good evening Mayor Robertson and City Councillors:
I am here in support of this proposal.

My name is Paula Lindner and I'm the President of the Collingwood Neighbourhood House's Board of Directors, with this being my fourth year serving on this board. My background is in non-profit management and major gifts fundraising but currently I own and operate a successful small business in East Vancouver. I live in the Collingwood Renfrew neighbourhood.

Tonight I would like to speak with you specifically about the amenity attached to this tower project. I understand it is valued at \$4.7 million dollars.

With each approval of new developments you make in our neighbourhood, you are also approving the arrival of more people into our community. And as new residents arrive, Collingwood Neighbourhood House and other service providers will be required to provide services to meet the increased demands. And it must be noted that we're happy to do that! We want to welcome new neighbours and ensure they have every opportunity to get engaged in the neighbourhood and develop a sense of belonging in it. But these efforts will take increased work on our part and that's where you can help us.

Thankfully, a few years ago City Council approved CNH receiving about 10,000 square feet of space in the Wall Centre project on Boundary Road. Our annex, as we are calling the space, will open in 2018.

With the arrival of the residents in the Wall Centre and then in the Westbank tower, assuming you'll approve it tonight, you are guaranteeing that we will experience increased demands for service. We want to do the community building and engagement work that meets our goals as well as so many of the goals in your Healthy City Strategy. But we need resources to open and run this space.

In the past, we would have been able to ask that part of the \$4.7 million Community Amenity Contribution, or, CAC generated by this Westbank project be put into an endowment for us, so that we could use the annual interest to help with operating costs. Since the City apparently will no longer spend community amenity contributions on any operating costs we are asking that we receive operating funds from you to help with the annex, as directed in your motion last month (*which reads*):

That Council reaffirm its support for additional amenities and services for the Joyce Collingwood Neighbourhood, including the Collingwood Neighbourhood House, beyond the identified expanded new Collingwood Library, new childcare facilities or new affordable housing.

Further, that subject to further appropriate approvals, these additional amenities and services be funded through grants, operating budgets and other appropriate means in order to support improved services to the growing area population.

We appreciate the intent of the motion: to ensure that CNH and others get required funding to cope with the influx of new residents these developments will bring. I would like to add my voice to the request at this time when it is in the process of approving this tower, that Council create a Memo of Agreement so its intent to extend operating funding to CNH is fully enshrined. In past years, at this time – during a rezoning hearing - we would have requested

CAC funds for an endowment; as this is what we did a little over 20 years ago at which time City Council approved a \$2 million endowment from Collingwood Village that, every year, provides CNH with an annual interest payment towards our operations.

As you will not direct CAC funds to an endowment, but you have expressed a very welcome intent to ensure operating funding for CNH in your November motion, we ask that you pass this Memo of Agreement embedding the notion of extending operating funds to CNH, to ensure that funding is secured.

Finally, we want to sincerely thank you for the annex space. We really needed this additional room to expand on the success of our current facility which is already fully used by programs, projects and initiatives that meet the needs of the residents of our neighbourhood; while we are also desperately in need of additional staff space. We have great plans for the continued growth of programming in the new space but we do need your help to get there. I hope that you will give serious consideration to pass such a Memo of Agreement tonight to fully embed the idea of operating funding so that we can continue to work innovatively, broadly and inter-culturally in our neighbourhood to give all residents a sense of belonging in their community.

Thank you.

- My name is Melanie Cheng
- Family has lived in Joyce Collingwood for generations
- Over the last 40 years I have personally witnessed the growth in my community; affordable housing for families is now a major problem in my community
- I also am the Co-Chair of the Bruce PAC and the leader of the Bruce Parent Action Group: we have been very active in the fight to save our school from closure.
- Bruce Elementary was on the VSB's closing list on June 20 2016; it's a much needed school: without Bruce, there will not be enough spaces for our kids at the neighbouring schools, critical daycare spaces would be lost as well as vital programs for vulnerable kids and working class families struggling to make ends meet at our school
- Westbank's proposed development is directly in the Bruce elementary catchment area, it is in the heart of Joyce-Collingwood
- There is a strong need in the community for family housing; many families at our school can no longer afford to buy a house; Westbank is meeting a community need by providing an opportunity for families to purchase a home in this community
- We really appreciate Westbank's willingness to accommodate families in their planning
- Westbank has amended their plans to include 20% three bedroom suites, and 65% of the suites are family oriented
- – this should be a new standard for buildings in our community;
- Family suites will support the schools and the vital programs that are offered at our schools, which in turn benefit the community. *for post operating funding for*
- Parents strongly support an endowment fund *for* the Neighbourhood House