



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

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TO: Standing Committee on Planning and Environment

FROM: The Directors of Current Planning and Social Planning, the Managing Director Cultural Services and the Assistant General Manager of Community Services, in consultation with the Woodward's Steering Committee

SUBJECT: Woodward's - 101 West Hastings Street: Follow-up Process for Selection of Non-profit Organizations Requesting Purpose Built Space in the City-owned Parcel

INFORMATION

- A. THAT Council receive for information the short-list of Proponents recommended by the Non-Profit Tenant Selection Advisory Panel (the "Panel") after its review of all Proposals submitted pursuant to the Request for Proposals (the "RFP") issued by the City for tenancies of purpose built space (the "Purpose Built Space") within the City-owned parcel (the "City Parcel") to be constructed as part of the Woodward's project, which short-listed Proponents are:
- AIDS Vancouver
 - The Centre for Creative Technology and Community Arts (CCTCA)
 - The Downtown Eastside Neighbourhood House Initiative
 - Tradeworks/Woody's Workshop

RECOMMENDATIONS

- B. THAT Council approve that each short-listed Proponent be requested to provide additional information to the City, in accordance with the RFP, regarding its Proposal, prior to staff submitting their final recommendations.

- C. THAT Council request the Directors of Current Planning and Social Planning, the Managing Director Cultural Services, in consultation with the Woodward's Steering Committee, to report back at the conclusion of the selection process with recommendations as to the Proponents, if any, to be selected as tenants of the Purpose Built Space by fall 2006.

CITY MANAGER'S COMMENTS

The City Manager concurs with A, B and C above.

The Woodward's project is an important element in the revitalization strategy for the Downtown Eastside. In keeping with previous RFP processes for this important project, the process for identifying non-profit tenants to be offered leases for Purpose Built Space in the City Parcel has built on the principles and priorities identified by the community through the Co-design Visioning workshops. This report provides an update for Council on this ongoing, inclusive and thorough process which will continue as staff finalize the evaluation process and their recommendations for reporting back to Council in the fall.

Opportunities for non-profit organizations requesting generic space in the project will remain open until closer to project completion.

COUNCIL POLICY

On July 8, 2003, Council approved the Woodward's Guiding Principles intended to guide the redevelopment of the Woodward's property at 101 West Hastings Street (the "Project"), as contained in Appendix A.

On April 6, 2004, Council approved a list of non-profit uses for potential Developers to consider in submitting their Proposals for the Woodward's project and instructed the Offices of Cultural Affairs and Social Planning to report back with recommendations on the final mix of uses, together with the approved non-profit societies to be selected, at a later date.

In October, 2005, Council approved the Non-Profit Tenant Selection Process, as outlined in Appendix B, including convening a Non-profit Selection Advisory Panel (the "Panel") comprised of representatives from the Woodward's Community Advisory Committee and cultural, social service and health sectors, to create an independent, multi-disciplinary advisory committee.

SUMMARY AND PURPOSE

This report provides information and an update to Council on the selection process for non-profit tenants in the Purpose Built Space, including recommendations from the Panel regarding four short-listed Proponents to be considered as tenants for Purpose Built Space in the City Parcel in the Project.

The Directors of Current Planning and Social Planning, the Managing Director Cultural Services, and the Assistant General Manager of Community Services, also provide a recommended process to further develop and review the four short listed Proposals. In accordance with the RFP, each of the four short-listed Proponents will be requested to provide additional information to the City. This additional information, outlined in Appendix C, would allow staff to further determine the feasibility of the proposed tenancies within the Purpose Built Space in the City Parcel for each of the short-listed Proponents.

BACKGROUND

On April 22, 2003, Vancouver City Council adopted a Project Framework for the redevelopment of the Project to:

- evaluate potential civic and other uses for the Project;
- consider design options and address financial oversight; and
- develop an inclusive public consultation process.

Since that time, Council has approved a series of steps for redevelopment including uses which would be provided by non-profit social, health, cultural, community and/or childcare service organizations through a lease of City-owned space within the site.

Since the City first purchased the building in March, 2003, there have been a series of events and open houses to involve the community in shaping the redevelopment plans for the site. Beginning with the Co-Design "visioning workshops" held in the spring of 2003, the ideas, hopes and dreams of the neighbourhood have guided the Project. In addition, the community feedback received during the Developer RFP open houses in the summer of 2004 further refined the Non-profit Evaluation Criteria adopted by Council earlier in the spring 2004 and which were used to evaluate the Proposals discussed in this report.

On September 13, 2005, Council approved the design update for the Project which provides for 31,500 square feet for the City Parcel for non-profit social, health, and cultural uses, as well as an additional opportunity for a childcare facility. The agreement between the Developer and the City provides that the Developer, at its cost, will build the improvements for the City Parcel to a standard base building shell condition.

On October 4, 2005, Council approved the process for the selection of non-profit organizations to be located in the City Parcel in the Project. Since then, staff have regularly communicated with the non-profit community and the general public about this opportunity and the process for selection of non-profit tenants.

Throughout the process, the City has made a significant effort to ensure that non-profits in a diversity of sectors are aware of the opportunity to apply for tenancy in the Project. The selection of non-profit organizations requesting Purpose Built Space was separated from those requesting generic space. The Developer requires information on those organizations requesting Purpose Built Space now in order that these specifications can be built into the Project during construction. This approach for "purpose-built" and "generic" space allocation accommodates those organizations requiring custom features or a level of finishing beyond the City's office standard as well as provides agencies with adequate time to raise the necessary funds. The City will initiate a process for the evaluation and selection of generic space non-profit users closer to building occupancy, likely in 2008, and will continue to

provide opportunities for community feedback into this process. Staff will report back to Council on the results of the generic space process in the future.

The City issued a "Request for Proposals for Purpose Built Space in City Parcel, Woodward's, 101 West Hastings Street" which was open from November 28th, 2005 to January 27th, 2006. Proponents were required to address both the Woodward's Guiding Principles and the Non-profit Evaluation Criteria when submitting a Proposal. Twenty-three Proposals were received by the RFP deadline, requesting a total of more than 110,000 square feet. Appendix D provides a complete listing of the Proponents that submitted Proposals.

Staff then conducted an administrative review of all Proposals and met with each of the applicants separately to further address questions that arose during the administrative review. The Panel was then convened to conduct a detailed review and provide recommendations on which organizations should be allocated Purpose Built Space. The Panel met February 27 to March 1, 2006 to evaluate and discuss the Proposals received; staff presented the Panel's recommendations to the Woodward's Steering Committee for review March 6.

DISCUSSION

The Woodward's Non-profit Selection Advisory Panel included:

- Ms. Myrna Cramner
- Mr. Terry Hunter
- Mr. Ken Lyotier
- Ms. Karen O'Shannacery
- Mr. Lou Parsons

The Panel members are all community leaders in the fields of health, social service, culture and economic development, as well as a representative of the Woodward's Community Advisory Committee. They were oriented to the Project by the Project Manager and staff from Current Planning, Office of Cultural Affairs and Social Planning. The Panel was provided with copies of all Proposals and reference materials on the Project, including Terms of Reference (Appendix E), the Co-Design Report, the Woodward's Guiding Principles and Non-profit Evaluation Criteria and Council reports.

The Panel felt that all Proposals submitted had merit and presented a diversity of programming that would contribute to the vitality of the Project. While the Panel is recommending that four Proponents be considered for purpose built space, those Proponents that are not short-listed are eligible to apply for generic space when that application process is initiated closer to building occupancy, likely in 2008.

The Panel members concluded that the following Proposals best met the RFP criteria:

- **AIDS Vancouver**
 - *5,000 square feet for office and meeting rooms, a resource library and the grocery program*
 - *organization has been in existence for 23*
 - *propose to expand existing community services to Downtown Eastside residents and partnerships with local organizations in response to emerging health needs in the area*

- **The Centre for Creative Technology and Community Arts (CCTCA)**
 - *9,200 square feet for community-based arts and media resources, including a TV studio, art gallery and space for performances, studios and meetings*
 - *founding partners are locally based arts and media organizations with a long history in the Downtown Eastside and within the Aboriginal community*
 - *arts is a growing sector in the community and programming is proposed to provide economic development opportunities, improved health, and create synergies with the SFU's School for Contemporary Arts*

- **The Downtown Eastside Neighbourhood House Initiative**
 - *3,200 square feet for multi-purpose meeting and programming space and a community kitchen*
 - *with more families living in the area, propose to expand existing family-oriented programming currently operating in the community, in partnership with Gordon Neighbourhood House, and will create a strong synergy with Woodward's childcare services*
 - *community kitchen facility could provide many collaboration opportunities with other organizations*

- **Tradeworks/Woody's Workshop**
 - *2,000 square feet for woodworking, training and employment programming*
 - *organization has been providing skills training and employment opportunities in the area for 12 years*
 - *relocation to Woodward's would provide greater accessibility to training and programming offered*

Together, these organizations cover a range of cultural, health, employment, and community support programming identified through the visioning workshops in the spring of 2003. The Panel recommends that these Proponents be provided a total of 19,400 square feet. Appendix F contains a reference summary of the activities proposed by these four organizations.

Staff in Cultural Affairs, Current Planning and Social Planning, in consultation with the Assistant Manager of Community Services and the Woodward's Steering Committee have reviewed the recommendations and, in accordance with the RFP, are asking the short-listed Proponents to provide additional information prior to making a final recommendation to Council regarding which organizations, if any, should be selected as tenants for the Purpose Built Space in the Project. Detailed information related to financial and operational capacity as well as each Proponent's ability to integrate compatibly into the project and neighbourhood is required before staff can report back to Council with recommendations.

The process for receiving and evaluating that additional information includes:

1. Confirmation of outstanding information that is required of each Proponent (Appendix C).
2. Meetings with each short-listed Proponent to discuss the follow-up information requirements.
3. Proponents will be invited to submit a follow-up report or plan as outlined in the requirements (Appendix C).

4. Staff will review the follow-up reports received and evaluate the feasibility of each of the four Proposals.
5. Staff will report back to the Woodward's Community Advisory Committee with the final recommendations for information.
6. The Directors of Current Planning and Social Planning, the Managing Director Cultural Services, in consultation with the Woodward's Steering Committee, will report back to Council with final recommendations; Council will make the final decision regarding non-profit Purpose Built Space tenants and uses.

The Woodward's Community Advisory Committee has been presented the results of the Panel's review, for information. Committee members commented on the work and commitment of the Panel members to this process and thanked them for their time. Committee members also commented that the Panel appears to have selected community organizations that will provide a good balance of programming uses and that will form collaborative partnerships with other groups.

FINANCIAL IMPLICATIONS

On September 13, 2005, Council approved retaining the City Parcel in the Project as a Capital Asset. While non-profit tenants in City-owned capital assets pay a nominal rent (as low as \$1 per year) for leases in lieu of a grant, they are expected to cover their share of ongoing building operating costs associated with their space. A successful Proponent for the Purpose Built Space which enters into a lease with the City will be required to pay:

1. the operating and maintenance costs for its premises;
2. its proportionate share of "common area operating costs" which will include, among other things, heat, light, maintenance and security for common areas in the Project, such as hallways, parking, landscape, etc. Current estimates place these costs at \$7 to \$9 per square foot, per year, for 2009; and
3. the costs of tenant improvements to its premises.

These lease-related operating costs are in addition to the operational costs for program and service delivery which are the sole responsibility of the organization. A key evaluation criterion is the Proponent's demonstrated financial capability to pay both program and building operating costs.

The construction of the City Parcel within the Project is the financial responsibility of the Developer. However, tenant improvements for the space, beyond the City standard for general office purposes (which will vary depending on the complexity of the proposed use), will be the financial responsibility of the non-profit tenant. The ability to of the Proponent to raise the funds continues to be a key criterion in the final evaluation of each Proposal.

SOCIAL IMPLICATIONS

All of the Proposals received in response to the RFP would make valuable contributions to the community and the Project. However, the Panel recommends that the four short-listed

Proponents best meet the RFP requirements that included the Woodward's Guiding Principles and Evaluation Criteria. The Panel recommended that together, they could create a synergy and diversity of uses and liveliness that would enhance the safety, security and vitality of the vicinity while also welcoming the existing community to engage in healthy and positive endeavours.

CONCLUSION

The redevelopment of Woodward's is critical to the revitalization of the Downtown Eastside. Building on the extensive public consultation to date, the Panel recommended four Proponents as tenants of Purpose Built Space in the City Parcel.

This report provides for Council's information the Panel's recommendations and seeks Council approval for the next steps which will further assess the feasibility of the four short-listed Proponents identified by the Panel. Staff will report back to Council with a summary of the results of the follow-up process and with final recommendations regarding non-profit Purpose Built Space tenants for the City Parcel in the Project.

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GUIDING PRINCIPLES FOR THE WOODWARD'S PROJECT

The following principles will guide the redevelopment of the site.

The Woodward's project must:

- be financially viable and self-sustaining
- be developed in a timely manner
- include at least 100 units of non-market housing
- be open and inclusive
- be an urban revitalization catalyst
- maintain and enhance the existing community
- incorporate the talents, visions and desires of the Downtown Eastside community
- incorporate the talents and ideas of people throughout the city
- provide employment opportunities for local residents in both the construction and operation of the new building
- provide opportunities and create synergies for local owners and businesses
- incorporate user group involvement in the design process
- celebrate the symbolism of the historic building (e.g., the lighted "W", the façade, Christmas displays, etc.)
- be environmentally sustainable
- create a lively street front (with animation at grade)
- not be a "black box" (e.g. accommodate and encourage pedestrian circulation, etc.)
- provide appropriate parking
- be accessible
- take advantage of heritage opportunities
- respond to local, physical context.

WOODWARD'S NON-PROFIT SELECTION CRITERIA

- Financial Capability - *ability to purchase, pay market rent or need subsidy, ability to make capital improvements, ability to cover overhead/operating;*
- Financial Viability - *status of existing and future financial status, strong "business case" with realistic expectations;*
- Organizational Strength - *capability and experience of staff and Board with proven leadership, history, references;*
- Leadership - *clear commitment, focused idea, determination to see idea to fruition;*
- Revitalization Catalyst - *ability to contribute to neighbourhood revitalization;*
- Collaboration - *willingness to work with others;*
- Public Support - *is there broad community interest in service;*
- Employment - *is there use of DTES skills and talent;*
- Synergy - *is there additional contribution or connection when combined with other uses, will the combination of uses accelerate innovation for other uses; and*
- Public response to non-profit uses in the project

Non-profit Tenant Selection Process

The following outlines the process to select the Non-profit tenants to be housed in the City-owned parcel in the Woodward's Project, as approved by Council on October 4, 2005.

- Confirm the interest of all applicants requiring purpose-built space, as indicated through the submissions received to date, by way of public information meetings. The public information meetings will also serve to inform other interested non-profits or applicants, seeking either purpose-built or generic space, of the approved selection process.
- Convene a "Non-profit Tenant Selection Advisory Panel", comprised of representatives from the Woodward's Community Advisory Committee and from the cultural, social service, and health fields, preferably from the Downtown Eastside or with a strong knowledge of the local community.
- The Non-profit Tenant Selection Advisory Panel will set a deadline date for final applications from non-profit tenants requiring "purpose-built" space that considers both, the need for timely decisions to meet deadlines yet provides applicants the greatest amount of time to prepare their submissions. It should be noted that the deadline for final applications from non-profit tenants requiring "generic space" will be kept open past the deadline set for purpose-built space submissions.
- The Non-Profit Tenant Selection Advisory Panel will review the submissions received against the Council-approved Guiding Principles and Non-profit Tenant Evaluation Criteria and will select a short list of applicants which best meet the City's guidelines and evaluation criteria.
- Short-listed finalists will be invited to make a detailed submission to include:
 - detailed program requirements;
 - evidence of organizational capacity to raise the funds necessary to complete their projects;
 - proven ability to operate services and/or programs open and available to the public; and
 - demonstrated knowledge of and familiarity with the Downtown Eastside.
- The Non-Profit Tenant Selection Advisory Panel will make a recommendation to the Steering Committee regarding the amount of space which should be retained for a future allocation, specifically for non-profit tenants requiring and applying for generic space within the project.
- Final submissions for purpose-built space will be reviewed for technical compliance and completeness by staff.

- Final submissions meeting technical compliance will be forwarded to the Non-profit Tenant Selection Advisory Panel for review.
- The Non-Profit Tenant Selection Advisory Panel will make recommendations to the Woodward's Steering Committee regarding selecting non-profit tenants requiring purpose built space uses.
- The Steering Committee will review the Non-profit Tenant Selection Advisory Panel's recommendations and make final recommendations to Council regarding selecting non-profit tenants requiring purpose-built space uses. The Steering Committee will also report its recommendations back to the Woodward's Community Advisory Committee.
- City Council will make the final decision regarding non-profits requiring purpose-built space uses.
- The Non-profit Tenant Selection Advisory Committee will convene to determine general timelines, deadlines and to confirm a process, similar to that described above, for reviewing submissions from non-profit tenants requiring generic space. Given the expected occupancy for the project and the desire to keep the deadline for proposals requiring generic space open as long as possible so as to provide non-profit organizations with the greatest amount of time to submit applications, the Non-profit Tenant Selection Advisory Committee may decide to disband and reconvene with new members. Staff will report back to Council on the second phase of the non-profit tenant selection process for applicants requiring generic space.

The following outlines the challenges and opportunities identified in the Proposals submitted by the four short-listed Proponents. The four short-listed Proponents will be required to submit further follow-up information that addresses the following questions and issues:

Operating and Programming Challenges

1. Vision for how programming would integrate with the overall project:
 - a. Daily operations
 - b. Potential impacts to other components in the overall project & impact mitigation strategies
 - c. Integration/synergy with other project components
2. How would the organization address issues such as:
 - a. Impact of programming within the scope of the overall project
 - b. Impact of clients within programming
3. Does the organization foresee any potential service duplication within the community:
 - a. Where?
 - b. How will service duplication be minimized?
 - c. How will service collaborations be maximized, both within the project and in the neighbourhood at large?

Financial Challenges

1. Please provide a feasible capital plan and operating budget that includes:
 - a. Projected capital and operating budgets
 - b. Projected capital/tenant improvement expenses to outfit space
 - c. Projected fundraising plan to pay for capital/tenant improvements
 - d. Projected sources of revenue to pay for operating expenses
 - e. Statement(s) of commitment from potential funding sources
 - f. Contingency plans

LIST OF ALL PROPOSALS RECEIVED AND THE APPLICANT ORGANIZATIONS

- 411 Seniors Centre
- Aboriginal Mother Centre Society
- AIDS Vancouver
- Arts Umbrella
- Beauty Night Society
- Centre A
- Centre for Creative Technology and Community Arts with: Gallery Gachet, Redwire Native Youth Media Society, Satellite Video Exchange Society (VideoIn), Coop Radio/CRES, Kootenay School of Writing Society, IMAGENation/Indigenous Media Arts Group Society, Independent Community Television (ICTV) Society, and CHAKRAS/teaspace Society
- Compaigni V'ni Dansi
- DTES Food Co-operative
- DTES Neighbourhood House Initiative / Gordon Neighbourhood House
- EMBERS
- Famous Open Door Society (Laura Kaufman)
- Forever Young Seniors Society with: Filipino Canadian Seniors Society, Together Again Group, Filipino Zodiac Circle of BC, and the Philippine War Veterans & Ex-Servicemen Society
- Lutheran Urban Mission Society (LUMS)
- Mandala Arts and Culture
- Narrative 360
- NeWorld Theatre, Rumble Productions and Touchstone Theatre
- PHS Community Service Society
- Primal Gallery Society
- Tradeworks
- Vancouver Area Network of Drug Users
- West End Adult Day Care Centre Society
- Western Aboriginal Harm Reduction Society

Woodward's Non-profit Selection Advisory Panel

Terms of Reference

Introduction and Background

As a member of the Woodward's Non-profit Selection Advisory Panel, you are participating in a 5-person, multi-disciplinary panel that will advise and provide recommendations to City staff, the Woodward's Steering Committee, and Vancouver City Council on non-profit organizations requesting purpose built space in the City Parcel.

You have been provided with a Reference Binder which provides a summary of important background information related to the Woodward's Project. This background information is relevant to your evaluations and recommendations.

Panel members will also be provided with an RFP Binder which will contain:

- a listing of critical issues for the Panel to discuss in advance of beginning deliberations on the Proposals;
- a copy of each of the Proposals received;
- a summary of the space requested by all applicant organizations; and,
- blank evaluation forms.

Organizations requesting purpose built space were invited to submit a Request for Proposal (RFP) by the January 27, 2006 deadline. Applicants must address the RFP Requirements in their Proposals. A copy of the RFP is contained in the RFP Binder for your reference.

Role of the Panel in Evaluation and Selection of Non-profits

The Panel will be evaluating the Proposals based on the Proponent's ability to meet these RFP Requirements and best address the Woodward's Guiding Principles and Non-profit Evaluation Criteria in doing so. As you read through the Proposals, you are encouraged to take notes on the accompanying evaluation form, to assess the Proposals against the Woodward's Guiding Principles and the Non-profit Evaluation Criteria. Panel members may also apply other evaluation criteria which the Panel considers relevant, provided that the same evaluation criteria are applied equally to all Proposals. Further discussions will take place at the Panel meetings with the intention to arrive at a consensus around which organization(s) will be recommended to receive purpose built space in the City Parcel at Woodward's. If Panel members are not able to arrive at a consensus, the majority vote will determine the collective Panel recommendation.

Staff will be available at the meetings to provide a brief introduction to each Proposal and to answer any questions pertaining to the Proponents, the process or policy issues. It will not be staff's role to make recommendations.

Panel Recommendations and Next Steps

Discussions will culminate in the Panel making a final recommendation as to which organization(s) should receive purpose built space in the City Parcel at Woodward's. This recommendation will be forwarded to the Woodward's Steering Committee. The Woodward's

Steering Committee will then make a final recommendation to Vancouver City Council based on the recommendation provided by the Panel. The recommendation of the Panel and the final recommendation of the Woodward's Steering Committee which will be forwarded to Council will be shared with the Woodward's Community Advisory Committee for information only.

City Council will make the final decision in selecting non-profits that are requesting purpose built space in March 2006.

Proposal and Organization Summary: AIDS Vancouver

Incorporated in 1983, AIDS Vancouver exists to alleviate individual and collective vulnerability to HIV and AIDS through care, support, education, advocacy and research. Their vision is for a world with no new HIV infections and a quality life for all people living with HIV/AIDS. AIDS Vancouver operates all programs during day-time hours (9am AM to 5:00pm PM) Monday to Friday.

Services proposed for Woodward's would be accessed by a portion of AIDS Vancouver's active client-base. Some services would likely also be available at a Downtown South location to ensure on-going accessibility to the diversity of clients served by AIDS Vancouver. Services to be provided at the Woodward's site would include:

Case Management: 3 professional social work case managers provide comprehensive support to clients to achieve and maintain stabilized health and improved quality of life.

Care Teams: 1 program coordinator will coordinate 30 specially-trained volunteers who provide companionship and practical assistance to persons living with advanced AIDS in their homes and/or hospital.

Grocery program: 1 coordinator and 20 volunteers (the majority of whom are also clients) will provide weekly supply of free nutritious food to persons living with HIV/AIDS who are downtown eastside/Vancouver east residents.

Prevention programs: A team of 3 prevention educators will deliver community-based prevention and awareness activities via a range of interventions (workshops, street outreach, social marketing campaigns, participating on coalitions).

AIDS Vancouver Library/Resource Centre: 1 librarian and 12 volunteers staff the most comprehensive collection of HIV/AIDS resources in Western Canada. The plan for this library is for it to become a centre for community-based research in HIV/AIDS, and the Woodward's location would be ideal for this purpose.

Currently, AIDS Vancouver has a full time case manager working in the Downtown Community Health Centre. This position serves an active caseload of over 200 downtown eastside residents. The agency as a whole serves an active caseload of over 700 DTES residents. Services are delivered at AIDS Vancouver's current downtown south location, via the DCHC, and via outreach to clients either in the clients' homes/rooms, or at the premises of their community partners who include: Carnegie Centre, Downtown Eastside Women's Centre, Vancouver Native Health Society, Portland Hotel Society, VANDU, Vancouver Coastal Health, WISH, Downtown Community Health Centre, Neighbourhood Housing Society, Dr. Peter Centre and St. Paul's Hospital.

Since 1995, 1,469 DTES and East Vancouver residents living with HIV/AIDS have registered for AIDS Vancouver services. Currently, 700+ of AIDS Vancouver's active clients (2004/05) live in the DTES. Client feedback indicates that DTES residents face barriers to accessing consistent services due to the location of services outside their community. AIDS Vancouver has consistently developed programming to reach those individuals who need it most. Many DTES residents living with HIV face barriers to achieving stabilized health due to the complexity of their lives. Lack of access to adequate healthcare, stable housing and income all contribute to disease progression and poor health outcomes. Locating services within the Woodward's building will increase accessibility of services to vulnerable populations and strengthen AIDS Vancouver's existing partnerships within the community.

Proposal and Organization Summary: The Centre for Creative Technology and Community Arts (CCTCA)

A newly created organization that has not yet been formally incorporated. The chart below provides the year of incorporation and mandate for each of the eight founding organizations.

Organization Name	Mandate	Year of Incorporation
Redwire Native Youth Media	Media/art org dedicated to native youth expression	Redwiremag: 1997 Inc. 2002
Gallery Gachet	Arts org for artists informed by mental health issues	1992
Satellite Video Exchange Society (Video In/Video Out)	Artist run centre dedicated to media education and promoter of non commercial video	July 1973
Coop Radio	Non commercial, cooperatively owned station	30 years
Kootenay School of Writing	Writer run centre	September 1984
IMAGeNation	Aboriginal film and video festival	July 1999
Independent Community Television (ICTV)	Independent community TV	August 1997
CHAKRAS/teaspacesociety	Webcafe, digital equipment coop	September 2001

The CCTCA is proposing to create a community arts centre that will offer arts opportunities for DTES and Vancouver residents through a range of programs, resources and activities. Centre uses and programming would include: community access TV studio; public media art gallery; public web café; print and digital publishing centre; digital equipment coop; performance space; digital media studios; digital and print library; technical booth; meeting and classroom space; and a community office cluster space. The objectives of the organization are to produce works of artistic significance as well as social benefit which will empower individuals, and allow them to engage with technology and interdisciplinary art as producers rather than consumers. Emphasis will be on the cross-cultural sharing opportunities, artistic and social outcomes, as well as the quality of the process. The intent is that there will be a variety of public programming available daily, such as courses, workshops, symposia, and individual and group practice.

The Centre will house each of the eight founding partners. Video In intends to relocate all of their existing operations from the space that they currently occupy on Main Street, whereas each of the other founding organizations intend to offer satellite programming which would benefit from the co-location of the diversity of arts and technology based programming.

The arts have long played a strong role in the Downtown Eastside community and have recently emerged as a burgeoning growth sector for both training and social enterprise opportunities. The DTES is in need of more space for arts programming which are offered free to local low-income residents. The CCTCA has formed a collaborative initiative of eight organizations within the arts community. In addition, two of the founding member organizations have a strong Aboriginal content component. During the Woodward's Co-design Visioning, both arts and Aboriginal oriented programming rated high among the desired Project uses.

The CCTCA founding members have a diversity of experience in providing arts and technology related programming in both the Downtown Eastside and Vancouver area. The eight founding organizations intend to create a new organization with participation from the eight groups under the umbrella name of CCTCA. The aim is that as a new organization, the CCTCA would not be in competition with the founding organizations for programming or capital fundraising efforts.

Proposal and Organization Summary: The Downtown Eastside Neighbourhood House Initiative

A satellite of Gordon Neighbourhood House (GNH) incorporated in 1942; DTES NH has been operating since 2004 on an Organizational Development Fund provided by the Alexandra Foundation.

GNH has been supporting West End residents since 1942 with programs for families, seniors, youth and other community groups. The DTES Neighbourhood House initiative began in 2004 with funding from the Alexandra Foundation to provide family and children's services in a range of community locations. This program is particularly suitable because of the synergy created by locating near the childcare and because of the enhanced perception of safety and security offered by the programs in the evenings and weekends.

The Woodward's project will include 75 units of non-market family housing and up to several hundred units of market units suitable for families with children. This initiative aims to contribute to a family-friendly community, to create a feeling of inclusiveness within the project, to offer programs with a community development focus.

The DTES NH initiative has been providing Parent-n-Tot and related activities in space at Shiloh Housing on Hastings St, Four Sisters Co-op on Powell St., and at Crabtree Corner on East Hastings St. Proposed programs for Woodward's are based on feedback from surveys and group participants. The DTES NH has been working in collaboration with St. James Community Services, Crabtree Corner, Vancouver Coastal Health and Westcoast Childcare Resource Centre. They propose to expand their collaborations to include other organizations in order to enhance their programming. For example, many groups asked to locate at Woodward's with a commercial kitchen identified as an integral element of their programs. The DTES NH is quite willing to collaborate with groups to make maximum use of this needed community resource to offer community kitchen programs, small co-operative enterprises, etc.

Proposal and Organization Summary: Tradeworks / "Woody's Workshop"

Incorporated in 1994, Tradeworks has been operating in the Downtown Eastside area for several years. Tradeworks' request proposed a range of program space configurations between 1500 and 4000 sq/ft. The Panel is recommending space to relocate those programs now located at 876 Cordova Division that are not reaching their targeted populations, which are suitable for, and therefore would be better located at Woodward's. These programs include Woody's Carvers, Woody's Independent Producers Co-op, and Women's Home Improvement Program. Purpose-built requirements include sound attenuation and 3-phase wiring.

Pre-employment job training, employment support, and small business/contractor incubation are priorities for the revitalization of the DTES. Many local residents have chronic unemployment problems while also having talents and desires to be more self-sufficient and able to contribute to community life.

Instruction is provided in basic carving, woodworking techniques, introduction to hand and power tools, personal skill development, safety training, etc. In much of the programming the power tools don't get used, but some noise is to be expected from the ventilation and dust collector systems. All of that is within manageable levels, especially if located at the basement level.