



ADMINISTRATIVE REPORT

Report Date: September 22, 2011
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VanRIMS No.: 08-2000-20
Meeting Date: October 4, 2011

TO: Vancouver City Council
FROM: Managing Director of Social Development
SUBJECT: Capital Grant to Mount Pleasant Neighbourhood House

RECOMMENDATION

THAT Council approve a Capital Grant of \$30,784 to assist with completion of renovations to the community kitchen, childcare and second floor program space, subject to the conditions outlined in this report; source of funds is the 2010 Capital Budget for Neighbourhood House Renewal.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Approval of Capital Grants requires eight affirmative votes.

SUMMARY and PURPOSE

The purpose of this report is to RECOMMEND a capital grant of \$30,784 to Mount Pleasant Neighbourhood House (MPNH) for renovation and repair work to three areas within the neighbourhood house: the childcare kitchen, the main community kitchen and conversion of an open space on the second floor to create counselling and program space. The grant is conditional on MPNH securing the necessary permits for the work. The grant will be provided in two instalments, the first instalment released on receiving the necessary permits, and the final instalment released on receipt of evidence satisfactory to the Assistant Director of Social Infrastructure that work has been completed as described.

DISCUSSION

MPNH has initiated a much needed upgrade of their facility to meet additional demand for program space and to address health and safety concerns with the two kitchens in the facility. They are seeking a grant equivalent to approximately 45% of the total project budget.

They raised sufficient funds for the initial project scope of work, but as often happens with renovation work, exposure of underlying structural elements revealed a need for repairs not initially anticipated. The purpose of this request is to fund upgrades to building systems and kitchen equipment found to be inadequate or unsafe in the course of replacing flooring and renovating the existing facility kitchens.

The proposed renovations will enhance the capacity of the facility to accommodate community kitchen activities and avoid health and safety concerns by bringing equipment and building systems up to current code and standards.

The current Capital Plan recognizes and anticipates the need for the City's neighbourhood houses to renew their facilities. Collingwood and Kiwassa neighbourhood houses have received grants for renovations under this Capital Plan.

FINANCIAL IMPLICATIONS

In 2005, Council approved a capital grant of \$4,865,000 to Little Mountain Neighbourhood House Society for construction of a new Little Mountain Neighbourhood House, with a condition that no grant funds would be advanced to the Society until an agreement was drawn documenting the obligations of the Society, including project milestones to construct the facility. As of 2010, the LMNH project continued to be on hold pending negotiations with BC Housing on integration of land into the Little Mountain Neighbourhood House Redevelopment project as an amenity contribution. In June 2010, Council approved the reallocation of \$1,719,656 from the LMNH redevelopment project to 2010 Neighbourhood House Renewal for other priority neighbourhood house renewal projects. At the same time, Council also approved a closeout reallocation of \$250,000 to 2010 Neighbourhood House Renewal from the closeout of LEED and electrical upgrade capital grants related to the LMNH redevelopment. Staff recommend funding the proposed \$30,784 capital grant to Mount Pleasant Neighbourhood House from the 2010 Neighbourhood House Renewal capital budget.

SOCIAL IMPLICATIONS

Neighbourhood houses are volunteer-based, community -driven organizations offering a wide range of programs for the diverse populations living the communities they serve. They occupy an important niche in the strategic spectrum of facilities and programs supporting City residents. Their emphasis is on self-help and capacity building.

CONCLUSION

Mount Pleasant Neighbourhood House has encountered unanticipated expenses in the course of upgrading their facility. The associated repairs and upgrades cannot be delayed without putting the facility at further peril. A modest grant of \$30,784 will enable the upgrades to proceed.

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