



ADMINISTRATIVE REPORT

Report Date: December 6, 2013
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VanRIMS No.: 08-2000-20
Meeting Date: December 17, 2013

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: Downtown Eastside (DTES) Capital Budget Funding Allocation: 'Action While Planning' Community Projects

RECOMMENDATION

THAT Council approve an allocation of grants totalling \$228,000 that will leverage an additional \$510,000 to support five community and social economic development initiatives in the DTES:

1. \$5,000 - DTES Commercial Corridor Retail Strategy (grant to Hastings Crossing Business Improvement Association);
2. \$83,000 - Carnegie Centre Theatre Upgrade (grant to Carnegie Community Centre Association);
3. \$25,000 - Vancouver Buddhist Temple (VBT) Vertical Garden Project (grant to VBT);
4. \$15,000 - Chinatown Keefer Community Garden project (grant to Potluck Cafe);
5. \$100,000 - Vancouver Community College (VCC) Incubator Kitchen Project (grant to VCC).

Source of funds is the 2008 Capital Budget for DTES Revitalization (Community and Social Economic Development Projects).

REPORT SUMMARY

The purpose of this report is to seek Council approval to allocate funds totaling \$228,000 from the 2008 DTES Revitalization Capital Budget for five community-based social and economic development initiatives. These initiatives support Council priorities, DTES Revitalization Program objectives, the Greenest City Action Plan (GCAP), the Vancouver Food Strategy, and the emerging Healthy City Strategy. They also assist existing community-based organizations to better serve the community, and reflect the directions that have been raised through the Local Area Planning Process (LAPP) and that are proposed in the draft DTES Local Area Plan (LAP). Some of these projects are time-sensitive (relating to the upcoming planting season in

spring 2014, construction deadlines and/or post-secondary semester dates) and approval cannot be delayed until after the DTES LAP is adopted. Approval of these funds will leverage an additional \$510,000 from other sources including Vancouver Community College, and other community and business contributions to help realize these projects.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On July 28, 1998, Council confirmed a set of principles to guide a program of strategic actions in the DTES, Chinatown, Gastown and Strathcona, which includes encouraging legitimate commercial activities, improving conditions at the street level, improving existing SROs, reducing crime, and helping community members find allies and seek a common future.

In 2004, Council adopted the Vancouver Agreement Economic Revitalization Plan to guide the City's economic revitalization activities in the DTES.

In 2008, Council adopted a new 2008 - 2018 Culture Plan which outlines five strategic themes: innovation, learning, connecting people, ideas and communities, neighbourhoods, and valued and valuable.

On January 20, 2011 Council adopted the Greenest City 2020 Action Plan that includes strategies and targets related to green economy and green jobs, green communities, human health, emphasizing clean water, clean air, and local food.

In 2011, Council adopted the Vancouver Economic Action Strategy which has four areas of focus: creating a healthy climate for growth and prosperity, providing support for local business, new investment and global trade, and focus on people thereby attracting and retaining human capital.

In 2012, Council adopted the Chinatown Economic Revitalization Strategy which identifies key actions to support Chinatown focused on supporting the business community and developing a diversified retail mix, recognition of the area's history and targeted public realm improvements.

On March 28, 2012, Council approved the planning framework for the DTES LAPP. This planning framework contains provisions that there should be 'Action While Planning' for the local area.

On January 30, 2013, Council approved the Vancouver Food Strategy which contains five goals: support food friendly neighbourhoods, empower residents to take action, improve access to healthy, affordable and culturally-diverse food, make food a centrepiece of Vancouver's green economy and advocate for a just and sustainable food system with partners at all levels of government.

Approval of grants requires eight affirmative votes of Council.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

The General Manager of Planning and Development Services RECOMMENDS approval of the foregoing.

REPORT

Background/Context

DTES Capital Plan

DTES Capital Plan funds have been used to support a variety of social, cultural and economic revitalization and community building objectives in the neighbourhood. Capital funding has been used to further Council priorities, as well as meet our long-term planning objectives in the area. This program is interdepartmental and intergovernmental in nature, with other levels of government investing in the neighbourhood through strategic funding programs including Great Beginnings. Development and delivery of projects have involved partnerships with community organizations and/or collaboration with various City departments.

Principles

Three principles serve to guide investments made in the neighbourhood. Funding has been strategically focused to:

- facilitate community-based and City-led projects that meet Council priorities;
- leverage funding from other sources and bridge funding gaps; and
- support strategic revitalization opportunities.

Implementation Approach

Capital funds are administered by the Planning and Development Services Department (Central Area Division) and funding allocation reports are typically taken to Council twice per year, with specific program or project requests. Project proposals are developed in partnership with community organizations and/or other City departments as opportunities arise. Individual projects are evaluated against a strategic framework of Council approved priorities and objectives for the neighbourhood and are reported to Council for approval. Once Council approves an allocation, the details of the project (specific deliverables, timeframe, payment schedule, holdbacks, reporting requirements etc.) are finalized by staff and the community partner in a Terms of Reference or Memorandum of Understanding. For interdepartmental projects, implementation is usually dependent upon the partner department's scheduling considerations (e.g., Engineering crew availability).

DTES Capital Budget Allocation

The source of funds for the projects recommended in this report is the 2008 Capital Budget for DTES Revitalization (Community and Social Economic Development Projects). The 2008 DTES Capital Budget's strategic priorities focus on community and social economic development, physical/public realm improvements and community capacity building initiatives. More specifically, the 2008 DTES Capital Budget allocations include funding envelopes for the following programs/initiatives:

1. Hastings Street Renaissance Program
2. Chinatown Society Buildings Planning Grant Program (Phase 1)
3. Community and Social Economic Development Projects
4. Chinatown Public Realm Improvements
5. Gastown Public Realm Improvements

6. Strathcona/Oppenheimer Revitalization

The projects proposed in this report focus on Community and Social Economic Development (#3 above) and meet existing community needs, strengthen community partnerships, as well as leverage additional funding. These are some of the community-based initiatives identified during the LAPP as quick-start 'Action While Planning' projects.

Appendix A provides an overview of key priorities achieved, as well as funding and partnerships leveraged. Staff is confident the projects will be implemented over the next year.

Greenest City 2020:

The outcomes of the projects proposed in this report would also help fulfill Council's priorities of creating a thriving creative and green economy and Vancouver's goal becoming the greenest city in the world by 2020.

The DTES is home to an emerging local green economy that can help achieve GCAP goals and targets - especially in the realm of low-barrier green job creation - as well as support for revitalization efforts in the area. The 2011 Vancouver Economic Action Strategy also emphasizes strengthening the green economy and supporting local economic development.

Vancouver Food Strategy:

Food policy can support City sustainability goals in social/health, environment and economic arenas. Approved in January 2013, the Vancouver Food Strategy lays out a vision and principles, goals and a list of actions. This list identifies five priority action areas where Vancouver has the biggest opportunity for success and ability to achieve its goals. The five action areas are: food production, empowering residents, food access, food processing and distribution and food waste.

Strategic Analysis

Staff are recommending an allocation of previously approved Capital Budget funds to support five community-based initiatives. The funding approval will leverage existing commitments by local businesses and other community partners. If approved, the funding will create a number of important outcomes including:

- employment opportunities for DTES residents in local and food industries.
- cross-cultural food education and learning.
- improved connections between seniors and youth.
- improved food security for seniors and low-income residents in the neighbourhood.
- increased access to indoor arts and cultural performances, as well as opportunities for local artists and skills training for local residents.
- affordable kitchen access and culinary food experience for low-income residents and students.
- increased access to green space/the outdoors and provide recreational activities.

The table below provides a summary of projects being recommended for funding. For additional project details, please see Appendix A.

Project Name	Organization	Sub-area	Project Description	Recommended Allocation	External Funding (secured/pending)	Total Project Cost
1. DTES Commercial Corridor Retail Strategy	Hastings-X BIA	All sub-areas	Strategic workshops to revitalize the economic environment of DTES commercial corridors in an inclusive and socially responsible way.	\$5,000	\$5,000	\$10,000
2. Carnegie Centre Theatre Upgrade	Carnegie Community Centre Association	Chinatown	Improvement to the sound room, audio-visual equipment, and acoustics to increase usage and skills training.	\$83,000	\$15,000*	\$98,000
3. Chinatown Keefer Community Garden	Potluck Café	Chinatown	Community garden on a vacant lot growing Chinese produce. A cross-cultural facility for urban gardening, focused education and social support. Programming will improve connection to Chinatown, and reduce the inter-generational gap between Chinese seniors and youth.	\$15,000	\$60,000	\$75,000
4. Vancouver Buddhist Temple Vertical Garden Project	Vancouver Japanese Buddhist Temple (VBT)	Oppenheimer District	Vertical garden will produce food for VBT members, at-risk and local residents, provide social support, build connection to the DTES community and provide additional green space.	\$25,000	\$30,000	\$55,000
5. Vancouver Incubator Kitchen Project	Vancouver Community College	Victory Square	An incubator kitchen which will support culinary education, provide affordable kitchen access to emerging food businesses and social enterprises, and create jobs.	\$100,000	\$400,000	\$500,000
TOTAL				\$228,000	\$510,000	\$738,000

*\$8,000 of this total amount is from City of Vancouver Cultural Services Grant

Implications/Related Issues/Risk (if applicable)

Financial

Funding of \$228,000 is requested from the 2008 DTES Capital Budget for Community and Social Economic Development (RTS 7330 - May 15, 2008) to support five community-based projects under the 'Action While Planning' framework. Funding of \$433,505 is currently available in this budget, before the allocation requested in this report. If approved, the City's funds will leverage over \$500,000 in investments from private businesses, foundations and other community partners as well as \$8000 in a City of Vancouver cultural grant. Disbursements of grants are contingent on specified terms and conditions being met by the recipients prior to the distribution of funds. The terms and conditions for each grant will be specified in a detailed Terms of Reference with the recipients.

CONCLUSION

This report recommends Council approve \$228,000 for five projects from the 2008 Capital Budget for DTES Social and Economic Development. The contribution from the DTES Capital Budget will leverage an additional \$510,000. This funding will create a number of important outcomes including improved food security for seniors and low-income residents, increased access to indoor arts and cultural performances, as well as opportunities for local artists, increased affordable access to kitchen facilities for low-income residents and students, and a reduction in intergenerational gaps between seniors and youth. The proposed projects support Council priorities, DTES revitalization objectives and community needs in an inclusive and socially responsible way.

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1. DTES Commercial Corridor Retail (Grant to Hastings Crossing BIA)

The DTES LAPP is nearing completion and includes a significant framework for action regarding local economic development in the neighbourhood. Major emerging policies and actions included in the draft plan involve business retention, business attraction, local-serving business enhancement and the creation of inclusive employment opportunities. These policies and actions will be implemented in partnership with community and stakeholders over the next 30 years.

With changing demographics, retail characteristics and the economic climate, it is important to do further analysis in order to fully understand where we are today and how to best move forward towards revitalizing the economic environment of the DTES in an inclusive and socially responsible way.

Commercial corridors like Hastings, Main, and Powell Streets, and adjacent industrial lands play a vitally important role in the inner-city communities and will be pivotal sites for the implementation of the LAP especially in light of revitalization efforts and development pressures. It is important that work be done to unpack the current challenges facing the DTES's commercial corridors in order to formulate a more detailed action plan and ultimately contribute to a more comprehensive local economic development strategy for the DTES as a whole.

The proposal is to coordinate a series of workshops led by the SFU Centre for Sustainable Community Development and SFU Urban Studies program that can bring a better understanding of what a retail revitalization strategy for commercial corridors like Hastings Street could look like and how it could be achieved. It would build on some of that initial work that has been done and potentially include sponsorship from interested parties such as the BIAs, UDI, Board of Trade, City of Vancouver, and Vancouver Economic Commission. The workshops would be led by Dr. Peter V Hall, Dr. Sean Markey and Nicole Chaland.

Total Project Cost: \$10,000
City of Vancouver - DTES Capital Budget Request: \$5,000
Hastings-Crossing Business Improvement Association and other partners: \$5,000

2. Carnegie Centre Theatre upgrades (Grant to Carnegie Centre Association)

The project is to renovate the Carnegie Community Centre's Theatre located on the main floor of the 110-year-old heritage building.

The Centre has recognized the inadequacies of the theatre, particularly in the difficulty of access to basic uses such as simple microphone set up, audiovisual presentation, and enhanced lighting. The complexity of equipment hook up and the need to ensure security has limited the use to only a few people, greatly decrease the capacity to run programs and events.

The upgrade of the theatre is crucial to the mandate of providing engaging and accessible arts and cultural services in the DTES. For the past 30 years, the theatre has been the centre of a wide spectrum of uses including community-based and professional arts and cultural performances, workshops, and ongoing programs, educational and political forums, town hall

meetings, memorials, presentations of all kinds, film showings, annual World AIDS Day and other health education events, etc. It not only houses Carnegie programs but it is also made available to community organizations free of charge for events that benefit all residents of the DTES.

Total Project Cost: \$98,000
City of Vancouver - DTES Capital Budget Request: \$83,000
2012 Cultural Infrastructure Grant: \$8,000
VanCity Art Funding: \$2,500
Fund Raising: \$4,500

3. Chinatown Keefer Community Garden (Grant to Potluck Café)

The Keefer Community Garden Project is an intergenerational initiative that invites Chinese elders to share their agricultural and culinary knowledge with a growing community of engaged Chinese-Canadian youth. The project is proposed to be located on a vacant lot in the heart of Chinatown pending agreement with a private landowner. The Keefer Garden reflects the neighbourhood's history, addresses emerging social needs in the community, and connects to the adjacent Chinatown area. The grant will be used for programming to achieve the goals of social and community connections, and cultural education in the heart of Chinatown.

The Keefer Garden Project will be a 30-plot community garden dedicated to growing organic Chinese produce. The project will offer a cross-cultural facility for a community garden, education, and social support, and serve to reduce the intergenerational gap between Chinese Canadian seniors and youth. Plots will be offered to a network of seniors who participate in a Chinese Elders Community Kitchen Program at the DTES Neighbourhood House and the extensive network of Chinese-Canadian youth connected through the Hua Foundation. Construction of the garden will be facilitated with the expertise of Projects in Place (PIPs), a volunteer-run organization specializing in community-based design.

In partnership with Trade School Vancouver, a knowledge-sharing program, the Keefer Garden will host a series of classes on how to identify Chinese vegetables, properly select and cook them. The classes will be open to Vancouverites of all ages for free.

In partnership with Bao Bei Chinese Brasserie, a Keefer Garden Project cookbook will be produced and be illustrated by local artist, Janice Wu. The cookbook will be a playful and fun way to bring awareness to the garden by highlighting Chinese produce, ingredients, and cooking techniques, in recipes from the acclaimed restaurant

There will be a one-day food festival in celebration of the season's harvest as well as the Chinatown neighbourhood. The event will feature a popular Dumpling Cook Off and Dumpling Derby eating contest, outdoor entertainment such as ping pong, mahjong, children's activities, and Vancouver's finest street food, with original stalls that showcase the traditional as well as the diversity of Chinese cuisine. The programming will also involve activities in the adjacent alleyway to highlight the significance and importance of alleyways in Chinatown.

Total Project Cost: \$75,000
City of Vancouver - DTES Capital Budget Request: \$15,000
In-Kind (Project co-leaders): \$12,000
Corporate funding: \$48,000

4. Vancouver Buddhist Temple (VBT) Vertical Garden Project (Grant to VBT)

This pilot project consists of creating a vertical garden on the side of the Vancouver Japanese Buddhist Temple (VBT). The vertical wall will utilize an aeroponic system, similar to hydroponics, but using a fraction of the water; this system will grow plants without the use of soil. This system uses much less water, waste and energy than conventional gardening.

The vertical garden will facilitate social programming (bringing people together to garden, learn and teach others) for the VBT which serves a congregation of approximately 350 formal members plus many others, drawing from the nearby community and beyond. As with many established groups, in recent years the VBT has been faced with a declining and aging membership. Many of the members are elderly and their involvement with the VBT is their primary social interaction with their peers and other members of the community.

Participants in the project will help with the initial installation of the garden, crop planting, ongoing care, harvesting, and preparation of the resulting produce. Social programming of the garden will provide educational opportunities through lectures held in the VBT's facilities and a potential increase in food security for participants. There is also the opportunity to hold paid classes and seminars for the general public, thereby generating revenue that can be used for operations. In this case, professional chefs who are members of the congregation would be invited to provide instruction.

If the pilot project goes well and there is City policy on Urban Farming, an aquaponic system may be introduced where waste water is recycled back into the system with the help of fish feeding off the nitrates which also makes this project potentially even more beneficial for the environment.

Total Project Cost: \$55,000
City of Vancouver - DTES Capital Budget Request: \$25,000
In-Kind (VBT labour, facilities + lease): \$20,000
In-Kind (Engineering consultation): \$5,000
ING Direct funding: \$5,000

5. Vancouver Community College (VCC) Incubator Kitchen Project (Grant to VCC)

The Vancouver Community College Incubator Kitchen (VIK) concept was developed in partnership with Vancouver Community College (VCC), the City of Vancouver (COV), Mark Brand Inc. (MBI) and Vancity Credit Union. The primary goals are to leverage existing relationships and coordinate activities within a central and underutilized facility to create an innovative "incubator kitchen" which supports culinary education and emerging food services business development.

Key outcomes of establishing the incubator kitchen are to:

- a) Support the successful growth of emerging food service enterprises by providing state-of-the-art kitchen facilities on a flexible and affordable basis.
- b) Increase interest in progressive social entrepreneurship in the food service sector.
- c) Increase enrollment and student interest from a progressive, career-oriented culinary curriculum.
- d) Create a positive workplace training program in a dynamic, real-world enterprise.
- e) Bolster economic development with a top-of-the-line production, storage and distribution facility.
- f) Reinforce and build strategic partnerships with local farmers, food distributors, restaurants and retail outlets to strengthen the local food economy.
- g) Increase job training, job creation and employee placement.

A number of key performance indicators have been developed to provide specific feedback on a number of critical variables and track progress, including the kitchen occupancy levels, monthly revenue and expense targets, the number of jobs created, and labour market impact of graduate businesses on the local economy.

Access to the VIK kitchen facility will be shared amongst VCC (with dedicated time assigned during the week), Save On Meats (to support their ongoing food services businesses), commissary rental to independent food services businesses (a rental fee as part of their business incubation support) and food skills classes (primarily during the evening time slots). These privately-funded skills classes will be for local residents and include instruction on maximizing nutrition with limited resources and self-sufficiency and skill-building in the culinary realm. Interested residents will also be helped with vocational training, job placement and on-going workplace support.

Total Project Cost: \$500,000
City of Vancouver - DTES Capital Budget Request: \$100,000
Vancouver Community College: \$300,000
Mark Brand Inc.: \$13,500
Private Investment Partner: \$86,500

DTES CAPITAL BUDGET EVALUATION MATRIX (2013 Allocation Report November 26, 2013 (RTS: 10387))

Project Title	Organization	Project description	Advances Council Priorities and DTES Revitalization Objectives										Project Design Criteria						Sub-Area	DTES Capital Funding	Other Funding		Total Project Cost	Other Funding Leveraged (%)		
			Homelessness and affordable housing	Strong, safe and inclusive communities	Creative capital and a growing economy	Environment and sustainability	Public realm improvements	Community social and economic development	Project is feasible	Leverages additional funding	Demonstrated partnerships (community, govt., etc.)	Innovation in project design, delivery, etc.	Clear, measurable outcomes and indicators	Increases community engagement of all ages, abilities and economic levels and cultures	DFOD	Strathcona	Chinatown	Gastown			Thornton Park	Victory Square			DTES Capital Budget funding request (\$)	Other Funding - Secured (includes in-kind) (\$)
1	DTES Commercial Corridor Retail Strategy	Hastings-X BIA	Strategic workshops to revitalize the economic environment of DTES commercial corridors in an inclusive and socially responsible way.	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	\$5,000	\$5,000	\$0	\$10,000	50%	
2	Carnegie Centre Theatre Upgrade	Carnegie Community Centre Association	Improvement to the sound room, audio-visual equipment, and acoustics to increase usage and skills training.	X	X			X	X	X	X	X	X	X	X	X					\$83,000	\$15,000	\$0	\$98,000	15%	
3	Chinatown Keefer Community Garden	Potluck Café	Community garden on a vacant lot growing Chinese produce. A cross-cultural facility for urban gardening, focused education and social support. Programming will improve connection to Chinatown, and reduce the inter-generational gap between Chinese seniors and youths.	X		X	X	X	X	X	X	X	X	X						X		\$15,000	\$60,000	\$0	\$75,000	80%
4	Japanese Buddhist Temple Garden Project	Vancouver Japanese Buddhist Temple (VBT)	Vertical garden will produce food for VBT members, at-risk and local residents, and provide social support, build connection to the DTES community and provide additional green space.	X		X		X	X	X	X	X	X	X	X						\$25,000	\$30,000	\$0	\$55,000	55%	
5	Vancouver Community College Incubator Kitchen Project	Vancouver Community College	An incubator kitchen which will support culinary education, provide affordable kitchen access to emerging food businesses and social enterprises, and create jobs.	X	X	X		X	X	X	X	X	X	X	X				X		\$100,000	\$400,000	\$0	\$500,000	80%	