

MOTION

10. Renewal of Ray-Cam Community Centre

At the Regular Council meeting on March 13, 2018, Vancouver City Council referred the following motion to the Standing Committee on City Finance and Services meeting on March 14, 2018, to hear from speakers.

MOVED by Councillor Carr

SECONDED by Councillor Reimer

WHEREAS

1. Ray-Cam Co-operative Community Centre (Ray-Cam), located at 920 East Hastings Street, sits on land owned by the Provincial BC Housing Agency that has been in perpetuity granted for the use and enjoyment of local Vancouver residents;
2. Ray-Cam currently serves a diverse range of low income community members, in particular indigenous and new immigrant populations, at-risk youth, families and seniors;
3. Ray-Cam's current building facilities, owned by the City of Vancouver and operated by the Vancouver Board of Parks and Recreation, are nearing the end of their useful life and in need of significant renewal;
4. On October 20, 2016, City Council voted unanimously to re-zone the Ray-Cam site, subdividing the Community Centre site from the Stamps Place Housing site in order to facilitate renewal and development of replacement buildings;
5. The (DTES) Local Area Plan passed by Vancouver City Council in March 2014 allows for built form development of significantly greater scale and density than is currently on site;
6. Community-led visioning by local residents, facilitated by professional land use consultants and made possible through a City of Vancouver *Great Beginnings* grant, has identified neighbourhood deficiencies and a number of opportunities to accommodate both current and future needs, including but not limited to affordable housing; seniors, youth, and family housing; daycare; healthcare; seniors care; community services; recreation; youth activities; creative and maker space; community development and capacity building; social enterprise and local serving retail;
7. The community-visioned redevelopment process has resulted in preliminary concept plans for a passive house standard environmental performance development including a renewed community centre, at-grade retail, and social enterprise with housing above;
8. Proponents for the community-visioned redevelopment have secured in-principle support from BC Housing for construction and financing of the residential component and land use pending a commitment of City funding for a renewed community centre and attendant services;

9. Proponents for the community-visioned redevelopment are also in the process of securing resourced partnerships with both UBC's School of Community and Regional Planning (SCARP) and Department of Civil Engineering;
10. This project as proposed meets the goals of a number of City of Vancouver policies and strategies, including Healthy City, Greenest City, Creative City, Engaged City, Transportation 2040, Social Infrastructure Plan, Places for People, Resilient City, Housing Vancouver Strategy, and the Downtown Eastside Local Area Plan and incorporates objectives outlined in many city policies, including resilience, reconciliation, accessibility, diversity and multiculturalism, children and childcare, and local economic development policies, as well as Vancouver Board of Parks and Recreation's VanPlay and Leisure Access Pass objectives;
11. Preliminary conversations with senior staff from BC Housing and the City of Vancouver, including the City Manager and Director of Planning confirm that this project not only meets many city objectives and strategies but also has widespread support in the immediate and adjacent community;
12. The accelerating development, gentrification, speculation and increasing land values that are placing pressure on Vancouver's scant existing local low –income-serving services and spaces such as Ray-Cam require rapid response to avoid their loss;
13. The current availability of senior government funding including from the Federal-Provincial Housing Initiative (FPH), Social Infrastructure Fund Agreement, Provincial Investment in Affordable Housing (PIAH) and the B.C. government commitment to build 114,000 new rental, non-profit and co-op housing units has created a timely opportunity for a project of this scale and scope.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct City staff to undertake a comprehensive review of the Ray-Cam Co-operative Community Centre Renewal Project in a timely way to ensure that it can be adequately considered for inclusion in the City's 2019-2022 Capital Plan.
- B. THAT City Council direct the City Manager to work with BC Housing to develop a Memorandum of Understanding as necessary to support and qualify the Ray-Cam Co-operative Community Centre Renewal Project for any forthcoming provincial Expression of Interest.
- C. THAT the City resource the Ray-Cam Co-operative Community Centre Renewal Project to continue with their collaborative community consultation and co-creation work.
- D. THAT the City provide the Ray-Cam Co-operative Community Centre Renewal Project with an Memorandum of Understanding and letter of support to enable the project to pursue additional funding opportunities and partnerships.

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