
MEMORANDUM

November 25, 2021

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Katrina Leckovic, City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Mary Clare Zak, Managing Director, Social Policy & Projects Division

FROM: Sandra Singh, General Manager, Arts, Culture, and Community Services

SUBJECT: Youth Engagement for Proposed Youth Centre at 5812 Cambie Street

RTS #: 14705

PURPOSE

The purpose of this memo is to: 1) follow-up on Council's request for engagement with potential service users (i.e. youth) on a proposed youth centre in the Oakridge area; and, 2) to clarify engagement and operator selection practices during the rezoning and development process in regards to delivery of community-serving spaces more generally.

BACKGROUND

On November 18, 2021, staff presented a rezoning application for 5812-5844 Cambie Street to Council at a Public Hearing for their consideration. The proposal is to rezone the site from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development including a 12-storey office building and a 33-storey strata-titled residential building above a four-storey podium, together with a 37-space childcare facility and a youth centre, both to be delivered turnkey to the City. Council deferred further discussion and decision on the proposal to November 25, 2021.

During the staff question period, Council expressed a desire for staff to engage with non-profits and youth in the design of the proposed non-profit youth centre. Furthermore, Councillor Lisa Dominato made a request to add a condition of approval requiring direct consultation with youth in regards to determining the needs for the youth centre delivery including, design of the space, and service offered. While the applicant would not be responsible for engaging with non-profits to inform design or service delivery, Council may add direction to approve the proposal and

instruct staff to consult with youth and non-profits at various stages of the project in the Council motion.

Determining the Need for a Youth Centre

The proposed youth centre is identified as part of the Cambie Corridor Plan Public Benefits Strategy, which included engagement and consultation with stakeholders and the public. Other key non-profit youth centre services are located in the Downtown area and on Broadway. The proposed youth centre will address a gap in the south Vancouver area. Further, being close to the Canada Line station, 5812-5844 Cambie Street is at an ideal location for youth services in Oakridge and surrounding areas, as well as city-wide.

Based on analysis of existing local social services and youth population, there is an overall shortage of child and youth serving opportunities in South Vancouver/Cambie Corridor. Further, it is expected that Vancouver South will experience significant growth over the next decade. Information from Ministry of Children and Families and Vancouver Coastal Health supports that youth are underserved.

Non-profit youth-serving social service centres often provide a range of services that meet the diverse needs of youth, from employment support, skills training, food programs, wellness and counselling services and opportunities for community and capacity support. Community centres offer recreational, social and cultural activities that are complementary to these services. Having a mix of community and social-serving facilities and spaces in neighbourhoods fosters a resilient ecosystem of social infrastructure. Many service providers located in close proximity, including civic centres and non-profits, work collaboratively to meet community needs, which is especially important given the forecasted population growth and shifting demands in the Oakridge Municipal Town Centre.

As part of the proposed *Spaces to Thrive: Vancouver Social Infrastructure Strategy*, which Council will be receiving for consideration at a future meeting, social service centres are identified to provide services to residents at certain stages of life across the City and be easily accessed to meet community need within local communities. Deepening equity and intersectionality across stage-of-life projects will address disproportionate impacts on youth who are isolated from services, programs and cultural activity.

Operator Selection, Design, and Engagement

For typical City-owned community amenities, staff engage with non-profits to plan, design and deliver facilities and spaces, from rezoning through permit approval, to building completion, hand over and operation of the spaces and programs. Appendix 1 shows the steps in rezoning and development permit (DP) process where staff typically engage with non-profits, service users and the greater community.

1. Rezoning

- In a typical rezoning with a proposed City-owned facility, staff would confirm the design and functional elements of the site to ensure that a functional amenity will be delivered at completion. Sometimes, this will involve engagement with non-profits and their user groups.
- For this rezoning, staff interviewed and worked with youth serving agencies, one of which included youth in their programs to advise on elements that should be included as part of the proposed youth centre such as a kitchen, a dividable multipurpose room and a patio.

2. Development Permit
 - If Council approves this rezoning, City staff will continue to engage with youth and the youth-serving non-profit community to refine a detailed functional program that will inform the design of the youth centre.
 - Note that engagement will vary between projects depending on the proposed facility.

3. Operator Selection
 - After enactment of the rezoning by-law, staff will commence a process to select a non-profit organization that would be responsible for operating the space.
 - Criteria for operator/tenant selection includes demonstrating mandates and programs that support local and citywide community needs. Through the selection process, non-profit applicants will be asked to propose programming to serve youth in the general area (South Vancouver in this case).
 - Typically, Council approval would be sought for a long-term lease with a non-profit operator to oversee facility management, programming and day-to-day operations.
 - Leasing and/or subleasing would be in a form approved by the City, ensuring accessibility, equity, affordability and sustainability.
 - Staff will return to Council for approval of the non-profit operator and lease terms.

City and Non-profit operator role to maintain facility

A typical lease model for a City-owned amenity includes City and Non-profit tenant responsibilities to maintain the facility as shown in Table 1.

Table 1: City and Non-Profit Tenant Responsibilities for Youth Centre

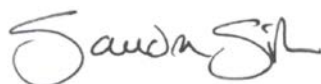
	City of Vancouver	Non-Profit Tenant
Running programs	NA	Administration, programming and operation of the space
Building maintenance	Major repairs and lifecycle replacement of building systems such as structural, mechanical, electrical, building envelope	Associated ongoing facility costs, including utilities, regular maintenance and minor repairs

Recommended motion to approve the project:

Instruction for Staff may be included as part of the motion to approve the project, at the end of Recommendation A:

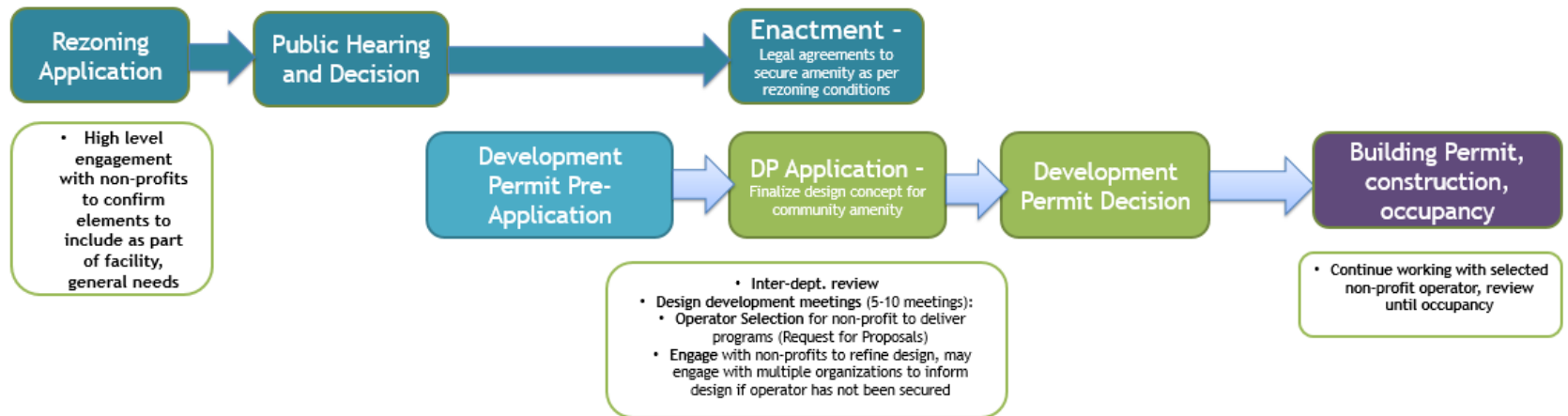
“FURTHER THAT staff consult with youth, throughout the development permit approval process, regarding their perspectives of how the youth centre can best meet their needs, including the design of the space, and services to be offered.”

If Council has any further questions or needs additional information, please feel free to contact Sandra Singh directly at sandra.singh@vancouver.ca.



Sandra Singh, General Manager
 Arts, Culture, and Community Services
sandra.singh@vancouver.ca

Appendix A - Engagement throughout the Rezoning and Development Processes



➤ Youth and non-profits were engaged during the Rezoning process for this project.

➤ Engagement with non-profits and youth will continue throughout the DP/design process where necessary