

Community Benefit Agreement Working Group Notes

July 4, 2016

In Attendance: Hendrik Buene, Steven Johnston, Judy McGuire, Pete Fry, Jarett Rude, Kiri Bird

Regrets: Dave LePage, Colin Stansfield, Laura Barreca

Agenda:

1. Shore up any last details for the July 19th event
2. Discuss Pete/David's proposal for points system
3. Discuss/draft follow up letter to Tanya Fink for her report
4. Discuss/draft recommendations for Wes' report to council

1. Shore up any last details for the July 19th event

Current participant list, two weeks out:

First Name	Last Name	Level of Familiarity w/ CBA	Job Title	Company
Dorothy	Barkley	Not Very Familiar	Executive Director	Architecture Foundation of BC
Katja	Macura	Not Very Familiar	Co-Executive Director	LOCO BC
Papinder	Rehncy	Not Very Familiar	Communications Manager	Streetohome Foundation
Anna	Godefroy	Not Very Familiar	Director	Binners' Project
Gabby	Korcheva	Not Very Familiar	Programs Manager	Binners' Project
Davin	Boutang	Not Very Familiar	Binner	Binners' Project
Gurraj	Ahluwalia	Not Very Familiar	Coordinator	Binners' Project
Yasmine	Roulleau	Somewhat Familiar	Directir of CSR	Edgewater/parq Vancouver
Tamara	Hicks	Somewhat Familiar	Director Corp Affairs/Comms	parq Vancouver
Sharon	Belli	Somewhat Familiar	Assistant Director	Carnegie Community Centre
Elizabeth	Ballantyne	Somewhat Familiar	Board member	DTES Neighbourhood House
Kiri	Bird	Somewhat Familiar	Manager	LEDlab
Laura	Barreca	Somewhat Familiar	COO	CleanStart
Wilson	Liang	Somewhat Familiar	Executive Council	SRA
Jeff	lucas	Somewhat Familiar	General Manager	TractionCreative
Carol	White	Somewhat Familiar	Executive Director	DTES Neighbourhood House
Jarett	Rude	Somewhat Familiar	Program Director	Open Door Group & WorkBC
Hendrik	Beune	Very Familiar	Director	Bioluminous Solutions Ecological Consulting and Permaculture Design
Elizabeth	Ballantyne	Very Familiar	Board member	DTES Neighbourhood House
Shayne	Williams	Very Familiar Somewhat Familiar	Executive Director	Lookout Emergency Aid Society
Marcia	Nozick			EMBERS

Due to lack of registration by business and government sector representatives, CBA working group has decided to postpone the CBA event. No firm decision on new date, but suggested either late July (unlikely) or Fall.

The group noted specifically the lack of attendance of City of Vancouver representatives, particularly from Planning who have standing meeting on Tuesday morning. Ray cam also has standing Tuesday morning meeting.

Lack of coordination on outreach tactics potentially contributed to low attendance, as well as a) reaching out too early b) not clear enough messaging to appeal to business/govt sectors, c) holiday/vacation schedules.

Need more time to figure out who key decision makers are particularly within Province and Providence Health Care, as well as City of Vancouver – in order to make informed decision about when to hold the event and who to invite.

Also a good conversation about potentially directly engaging developers one-on-one in order to come up with material for the future event: perhaps put together a summary of findings could be shared in aggregate at future meeting/event.

Potential developers to approach:

UDI

Aquilinis

Wall

Woodwards

Darwin

People with experience in CBAs. It would be good to talk to people w/ experience in the past – the present – the future. Good framing.

Action Item: Kiri to reach out to Tom and Wes to determine a date that works for CoV for future meeting, and use the relationship with City of Vancouver and CEDSA Committee in order to encourage participation by other groups.

Get's Tom's advice on how to bring other partners to the table.

Ask Tom – what is the structure of St. Paul's and what are the decision makers?

e.g.

City of Vancouver:

Sadhu Johnson

Kathleen Llewellyn-thomas Llewellyn-thomas@vancouver.ca

Mary Clare Zak

Catherine Bruckman

Thennh Fanh

Wendy Au

Wes Regan

Tom Wanklin

What planners are responsible @ City of Vancouver

Ministry:

Robin McLay

Who would be important to meet with about this?

Who at Providence? Who else at Ministry?

Tension also noted between: is this about St. Paul's or a larger CBA conversation?

We need to act on St. Paul now. If we put event off until the Fall – we need to be having background conversations to ensure that community have a seat at the table to negotiate CBA for the new St. Pauls hospital.

Report back on meeting w/ Teenh:

Meeting with Teenh was good. The City's CBA Context is a bit limited – there's an opportunity to continue to evolve how the City of working.

Cathy Bruckman did not attend, we still need to meet with her.

In Vancouver's CBA history: Woodward's was the first iteration, Olympic Village, Paq Casino – it's evolving and we need to add our voice to how it evolves.

A different approach might be: go to press in a public manner, spin it in a positive light, and the opportunity it affords opportunities to benefit economically. We're creatively trying to engage ways to find traction. City's response has been good in some ways, but we are looking for more engagement.

Noted: many people are confused about the difference between CBA and CACs

CBA is the overarching framework, inclusive of jobs, local procurement, etc.

CAC physical amenities

How do we get this legislated? How did TCBN get this into provincial administration?

Action Item: Steven to reach out and follow up with Toronto Community Benefits Network.

2. Discuss Pete/David's proposal for points system

Points system for CBA:

Develop a leed system for social impact –

Developers would get the added criteria for their bid.

Start w/ something (David and Pete to work on this) and potentially get feedback on the tool from developers either one on one or at a future event?

(Notes from online conversation pasted below)

there could be a required point level depending on project site and scale based upon criteria like # of floors, # of units, Building \$\$\$) — so a big project in inner city requires you to achieve

XXX points; a small project on Kent Ave. requires XX points...

categories could be developed, such as:

Procurement - Dollar Amount
Purchasing from Social Enterprises
Purchasing from Aboriginal Business
Local Commercial SME
Local Branch of Large

Local Employment - Man Hours
Sub-contracting to Social Enterprises
Training positions created
Direct - Persons with Barriers

Exterior Amenities
Garden Space
 Residents
 Community
Art
Community Services Centre - External to Site
Other - To be negotiated

Environmental Impact
LEED Certification

Community Economic Development Impact
Import Replacement
New Business Development
Accessible / Affordable Commercial Space for Social Value Purpose

and we could just build out a category list and a matrix for scoring

This might be relevant to the Neighbourhood Fit Tool:

<http://vancouver.ca/files/cov/Neighbourhood-fit-considerations-Helping-devein-the-DTES.pdf>
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Action Item: David and Pete to discuss and come back to the CBA working group with an update

3. Discuss/draft follow up letter to Tanya Fink for her report

Action Item: Kiri to get notes from meeting from Colin and draft letter + share with CBA group

4. Discuss/draft recommendations for Wes' report to council

We need one big overarching statement:

Community needs a seat at the table (as equal participants) in drafting CBAs

- Who is community: general public (in particular low income), small business, non profit, resident associations, social enterprise (inclusive definition of community)

1-3 specific recommendations:

1. Get a community benefit agreement for St. Paul's hospital where community is involved in creating it.
2. Community to develop a community benefit model that will work for the community and will work for the development community. A points system is one potential model/component of the model.
3. Find a way to support the grassroots VCBN – is there funding that can allocated to supported through the CED Strategy?

For further discussion:

What is the advisory committee for St. Pauls? What is our definition of community for St. Pauls?

What's worked: Looking at what's done in other jurisdictions. Urban Renewal schemes in Portland Oregon. (for Alicia?)

Do we want to hive off Community Benefit Agreement advocacy group? This is the nascent beginning of the Vancouver Community Benefits Network. There should be interest across the city for this: Major opportunities that create employment throughout the City