

5740 Cambie Street

Lease Co-Location Opportunity Mixer

Tuesday, July 30, 2024



Land Acknowledgement

The City of Vancouver is situated on the unceded traditional territories of the **xʷməθkʷəy̓əm** (Musqueam), **Sḵwxwú7mesh** (Squamish), and **səlilwətaɫ** (Tsleil-Waututh) Nations.



Northwest pole and ceremonial entryway at NEC

12:30 pm	Optional Networking
1:00 pm	Welcome and Introductions
1:30 pm	City of Vancouver Presentation
1:45 pm	Table Exercise 1: Mandate
2:15 pm	15-minute Break
2:30 pm	Table Exercise 2: Ways of Working
3:00 pm	Wrap up and Closing Remarks
3:15 pm	Optional Networking
3:30 pm	Close of session

Mixer objective:

To facilitate a space where different social and cultural non-profit organizations can come together and talk about their space needs with the possibility to collaborate on a head-tenant / sub-tenant relationship at 5740 Cambie Street.

What is not in scope for today (but coming soon!)

- Learning more about the details of the RFP
- Accessing additional information or materials about the space

About the opportunity

On January 19, 2021, Council approved a rezoning application for the site at **5740 Cambie Street**.

This mixed-use development includes a 14-storey market rental tower and a 27-storey market strata tower.

The overall building includes:

- 80 market rental units and 133 market strata units
- Commercial retail space at grade
- Office space (including non-profit office space)
- Underground parking and bicycle spaces



About the opportunity

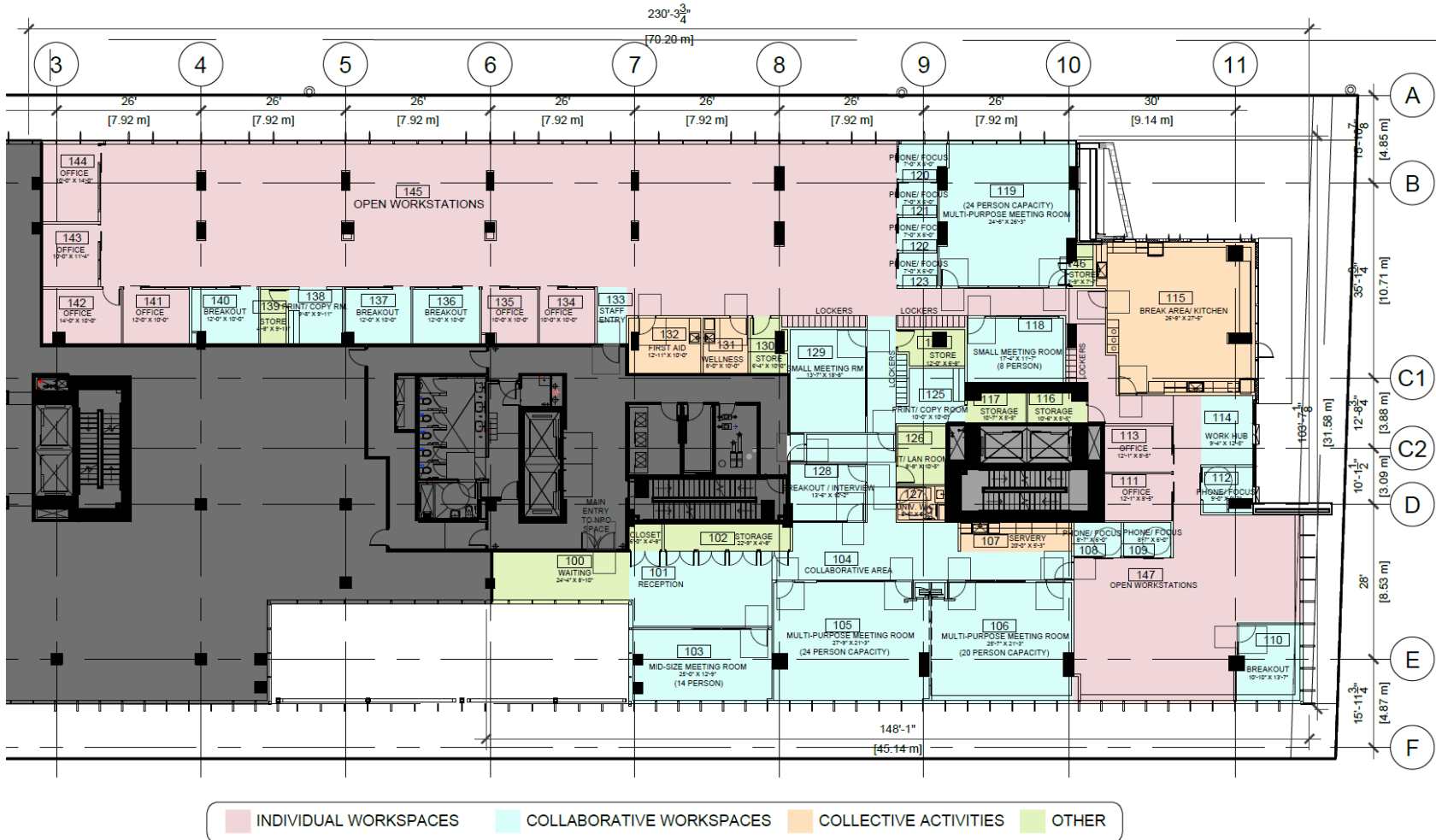
The Space



The new social and cultural facility at 5740 Cambie Street is designed to be an affordable, shared multi-purpose hub for Vancouver-based, non-profit social and ethno-cultural organizations.

Address	5740 Cambie Street
Size	14,500 sq ft
Date available	Spring 2026
Condition	Turnkey condition
Furnishing	The space does not include movable furniture, audio-visual, or specialized equipment
Key features	<ul style="list-style-type: none">• Office areas• Meeting rooms• Multipurpose programming spaces

5740 Cambie – Floorspace Layout



CAMBIE NPO HUB

FINAL FIT PLAN

The social facility will be leased on a nominal rent basis.

The operator will be responsible for:

- Administrative, programming, and operating costs
- Any moveable furniture, audio-visual, and special equipment
- Additional space improvements including specialized equipment
- Maintenance and minor repairs
- Start-up expenses
- The space will be subleased on a cost recovery basis, balancing sustainability with affordability:
 - Operational and maintenance costs - $\$11/\text{ft}^2 = \$159,000$ per year or $\$13,292$ per month for $14,500\text{ft}^2$
 - Includes: applicable taxes, insurance, utilities, internet, telephone, among other expenses
 - Sub-tenants are responsible for a proportional share of these costs

Policy context: Spaces to Thrive

"Social infrastructure refers to the relationship of social and community spaces, programs and networks where people and communities come together and enhance wellbeing."

Guiding Principles:

RECONCILIATION & DECOLONIZATION

EQUITY & SOCIAL IMPACT

RESILIENCE & ADAPTABILITY

COLLABORATION & STEWARDSHIP



What is a **non-profit centre**?

Non-profit centres are **mission-driven** spaces where two or more non-profit organizations are **co-located**.

They can have a variety ownership models and can be:

- **Generalist**
Serving a variety of interests and purposes
- **Theme-based**
Focusing on a specific theme
- **Demographic-based**
Focused on serving a specific population
- **Service-based**
Offering specialized services to a target group
- **Incubators**
Sustaining small projects of organizations

Reasons for colocation

- Affordability
- Efficiencies of scale
- Synergy
- One-stop-shop services
- Collaboration
- Smaller ecological footprint

Benefits of non-profit centres

Research into intentional non-profit centres has found a variety of benefits, including:

- Efficacy of time, money, space, effort, equipment, personnel and more, as a direct result of well-coordinated resource-sharing and efficiencies of scale
- Surge in tenant satisfaction and tenant security
- Increase in collaboration, knowledge, capacity, productivity and civic engagement

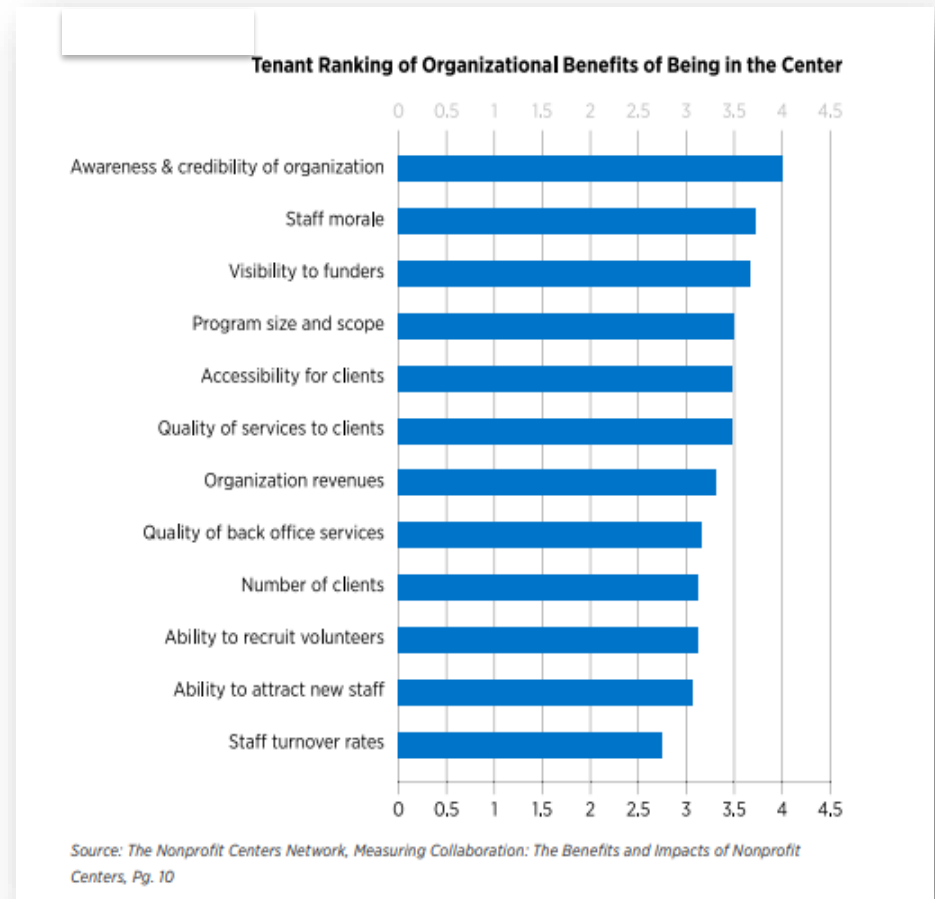
Benefit Type	Organizational Efficiencies	Organizational Effectiveness	Community Infrastructure
Range of Benefits	Reduced and more stable rental costs	Increased organizational capacity	New community spaces and opportunities for civic engagement
	Reduced costs through shared services and spaces	Increased knowledge	Higher quality space through new or renovated facility
	Increased productivity through staff retention and staffing capacity	Increased IT capacity	Community access to technology
		Improved access to funders	Learning and capacity building assets
		Improved quality of back office services	New environmental and sustainability practices
		Improved service delivery	Better location or access for staff and clients

Source: The Nonprofit Centers Network, *Measuring Collaboration: The Benefits and Impacts of Nonprofit Centers*, Pg. 9

Benefits of non-profit centres

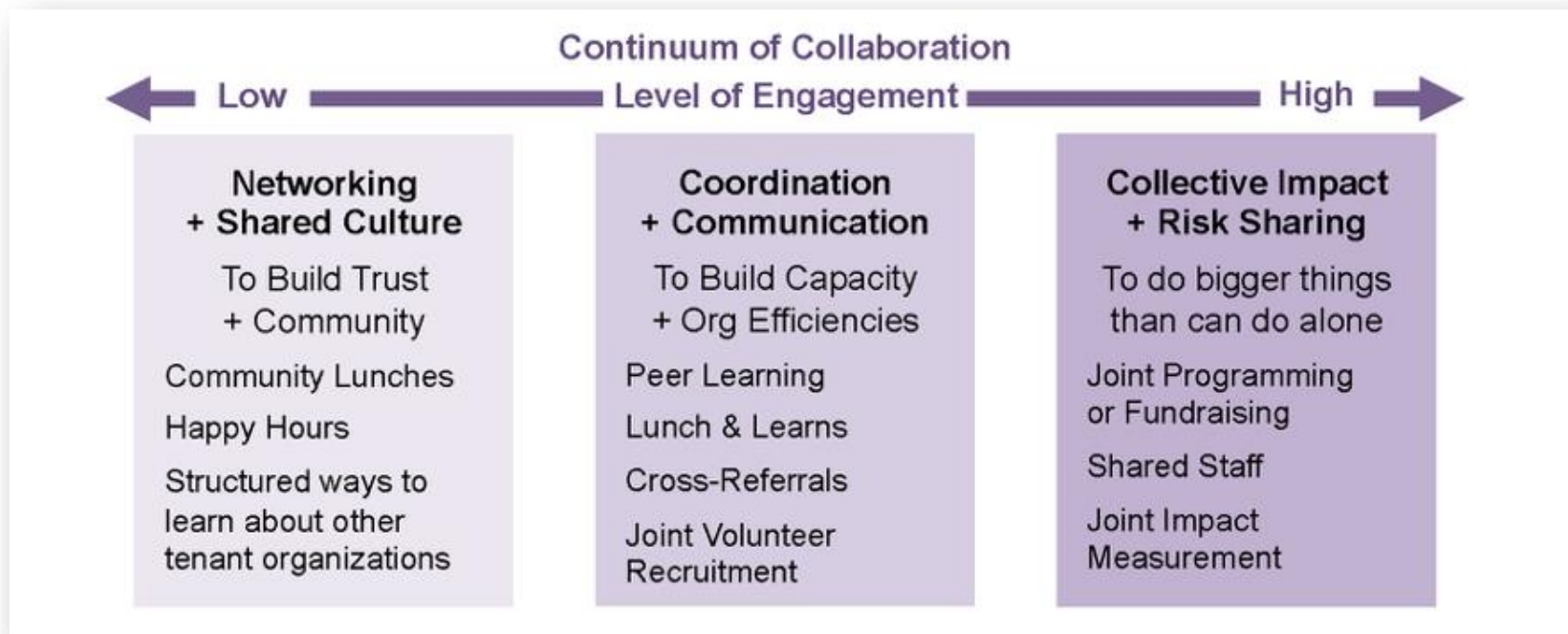
A survey of organizations housed in non-profit centres found many organizations experience increases in **efficiency and effectiveness**:

- **Over half** (56%) reported substantial improvements
- Nearly **one third** (30%) reported moderate improvements



Non-profit centre models

Non-profit centres can operate and foster different **levels of collaboration**, serving as a network bringing together members to learn more about one another and uncover **shared interests** and **mission overlap**.



Source: Community Spaces Network 2017, [Why Nonprofit Centers](#)



Table Exercise 1

How might co-locating strengthen relationships between your organizations and between the communities you serve?





Table Exercise 2

What kind of role do you see your organization taking on at 5740 Cambie St.?

