

Annual Report 2025



West End Community Centre Association
West End Community Centre | Barclay Manor |
Coal Harbour Community Centre



West End Community Centre Association

870 Denman Street, Vancouver, B.C. V6G 2L8

Phone: 604-257-8333 Fax: 604-257-8338 Email: westendcc@vancouver.ca

Jointly Operated by the West End Community Centre Association and the Vancouver Board of Parks & Recreation

ANNUAL GENERAL MEETING & ELECTION OF OFFICERS

Tuesday, January 20, 2026 6:00 pm

AGENDA

1. CALL TO ORDER

1.1 Welcome and Introductions

1.2 Presentation of the Pamela Leaman Outstanding Contribution Award to past Board Member, David Scott

1.3 Approval of the Agenda

1.4 Park Board Representative - TDB

2. ROUTINE BUSINESS

2.1 *Review Minutes of Annual General Meeting held on January 21, 2025.*

3. RECREATION SUPERVISOR'S REPORT

4. FINANCE REPORT

4.1 Treasurer's Report

4.2 Auditor's Report

4.3 Acceptance of the Audit Financial Statements

4.4 Appointment of Tompkins Wozny LLC, as the auditors for the Society for 2026

5. PRESIDENT'S REPORT

6. NEW BUSINESS

6.1 Acclamation of Directors

7. ADJOURNMENT

West End Community Centre

870 Denman Street
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Barclay Manor

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MINUTES of ANNUAL GENERAL MEETING & ELECTION OF OFFICERS

Tuesday January 21, 2025 6:00 pm

Directors Present: Ian Haywood-Farmer (President) Linda Johnston (1stVP)
Lindsay Redpath (2nd VP) Mahsa Rezaei (Treasurer)
Ruth Chau Zephi Kramer
Erik Carlson

Staff Present: Alex Machin Roy Liu
Kathryn Lum Leeanne Trieu
Aleks Vasiljevic Deb Barber (SRS)
Debbie Coulson (minutes) Ekaterina Ungvitskaya (ED)

Guests: Pamela Felix (Auditor) Susan Mele (Manager Recreation Services)

Voting Members: Alette Giezen Alan Baycroft
Ken Villeneuve Kevin Dale McKeown
Eva Wideman Michael Diel
Matthew Minson Dylan Thomas

Regrets: Minaz Mawji Margaret Andrews
Philip Stojanovski

1. CALL TO ORDER:

The meeting was called to order at 6:05pm. There being 15 members present, Ian Haywood-Farmer declared a quorum was met.

1.1 Welcome and Introductions:

- Ian Haywood-Famer (President) introduced himself, welcomed everyone, and thanked everyone for attending this AGM meeting.



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- The President declared the Land Acknowledgment:

We would like to begin by acknowledging that the land on which we gather is the unceded territory of the Coast Salish Peoples, including the territories of the xʷməθkwəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaɬ/Selilwitulh (Tsleil-Waututh) Nations.

1.2 Presentation of the “Pamela Leaman Outstanding Contribution Award” to past Board Member, Alan Baycroft

Alan served on the Board of Directors on and off since 2003. He was past President when he retired in 2015. He also served on many committees and helped at many events. He was an instrumental part of the JOA negotiations and the Association Presidents Group. Given his personal interests in the visual and performing arts, in addition to his significant contributions to WECCA management and operations, he greatly contributed to the breadth and depth of arts programing at our Community Centre facilities. Alan was also a very "social" President and Board member and worked hard to develop sense of community amongst volunteers, committee, and board members. We would like to thank Alan for all his contributions and dedication to the West End Community Centre Association. Congratulations Alan!

1.3 Approval of the Agenda

MOTION *Kevin Dale McKeown moved to approve the Agenda. Ruth Chau seconded the motion.*

CARRIED UNANIMOUSLY

1.4 Park Board Representative: N/A

2. ROUTINE BUSINESS

2.1 Review Minutes of Annual General Meeting held January 30, 2024

MOTION: *Erik Carlson moved to accept the minutes of the AGM held January 30, 2024. Mahsa Rezaei seconded the motion. Ian asked if there were any objections or omissions to this motion and since no one objected, the motion was carried.*

CARRIED UNANIMOUSLY



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3. RECREATION SUPERVISOR'S REPORT

3.1 Deb Barber (SRS)

Deb Barber introduced herself and said that her full report can be read in the Annual Report. She introduced the programming staff at the West End CC, Alex Machin, Kathryn Lum and Alek Vasiljevic and the programming staff at Coal Harbour CC, Roy Liu, and Leeanne Trieu. She mentioned that we currently do not have a Youth Worker. She would like to acknowledge the Board of Directors and Committee members and said it's an absolute pleasure of working together and to serve the community. She said she looks forward to working together for a successful 2025. She introduced Susan Mele (Manager Recreation Services).

4. FINANCE REPORT

4.1 Treasurer's Report: Mahsa Rezaei

Mahsa introduced herself and said that her report can be read in the Annual report. She said that this year our revenues were the highest to date at over 2 million, but we still had a loss of \$62K due to our expenses. We are hopeful for our next year and plan to tighten up costs and expenses to at least have a balanced outcome. She thanked Debbie and Ekaterina for the great support she received and the smooth operations at WECCA.

Mahsa invited the auditor Pamela Felix, of Tomkins Wozny LLP, to address the auditor's report.

4.2 Auditor's Report

Pamela Felix went over the audited statements, explaining various items on both the Statement of Operations and the Statement of Financial Position. Ian thanked Pamela for the work done on the audit.

4.3 Acceptance of the Audit Financial Statements

MOTION: Kevin Dale McKeown moved to adopt the Audit Financial Statements. Linda Johnston seconded the motion. Ian asked if there were any objections to this motion and since no one objected, the motion was carried.

CARRIED UNANIMOUSLY

4.4 Appointment of Tompkins Wozny LLC, as the auditors for the Society for 2025

MOTION: Mahsa Rezaei moved that WECCA accept the auditor's 2024 report as presented and to approve the appointment of the auditors Tomkins Wozny LLP for the Society for 2025. Ruth Chau seconded the motion. Ian asked if there were any objections to this motion and since no one objected, the motion was carried.

CARRIED UNANIMOUSLY



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5. PRESIDENT'S REPORT – Ian Haywood-Farmer

- The President's report is included in the annual report. Ian would like to thank Board member, Margaret Andrews, who has decided to step down from the Board of Directors this year. She was the West End Renewal Project Committee Chair and did a tremendous amount of work on this project. There has been a stall on the Renewal Project as the key foundation of the funds are to renew King George High School. The province has not made a commitment, consequently, the City of Vancouver has committed no funds in the Capital Budget this year to begin detailed project planning for the HUB Project.

He would like to thank Ekaterina and Debbie for everything that they do in the office and to thank the Childcare team and all the other employees at both of our Community Centres. He would also like to thank the Park Board employees who have filled vacancies for us and all the contractors who teach sports, arts, and other programs in an affordable and approachable way.

The new Coal Harbour Elementary school is still under major construction with delays, and we need to thank the staff as they have had to work with the daily challenges. We do not know when the school will be ready to open.

We have unfortunately eliminated a number of programs such as Dancing at Dusk and the Music at the Bandstand as we try to balance increased costs. Thank you to everyone who supports our West End and Coal Harbour Community Centre's as we try for a balanced budget for next year.

6. NEW BUSINESS

6.1 Acclamation of Directors

We started the year with 9 Directors. We have had four applications for Board Director Positions, and they are Michael Diel, Philip Stojanovski, Dylan Thomas and Matthew Minson. We also have we have 4 Directors to be re-elected and they are Linda Johnston, Zeph Kramer, Minaz Mawji and Mahsa Rezaei. They will all be up for nomination to the Board at the AGM. We have one Director leaving the Board and they are Margaret Andrews.

For 2025, we have 4 Directors returning for their second-year term and they are Ian Haywood-Farmer, Ruth Chau, Lindsay Redpath and Erik Carlson. That gives us 12 Directors to start 2025.



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List of Candidates

Linda Johnston: Linda has been on the Board over 10 years as Committee Chair, past President and currently 1st VP. She is committed to the organization and would like to continue to be part of the Board of Directors.

Zephi Kramer: Zephi lives in the West End and has been on the Board for the past 2 years. She is currently on the Children and Youth Committee. She would like to continue to serve on the Board.

Mahsa Rezaei: She has been a Committee Chair and now serves as Treasurer. She looks forward to continuing serving on our Board of Directors.

Michael Diel: Michael is originally from Germany and is now a Canadian Citizen. He is a West End Resident and he's looking for an opportunity to give back to the West End community.

Matthew Minson: Matthew is a West End resident. He is excited to serve on the Board of Directors, to give back to the community.

Dylan Thomas: Dylan is also a West End Resident and looks forward to being on the Board.

*Two Directors had to send their regrets; Minaz Mawji and Philip Stojanovski will be sworn in at the next Board Meeting.

Section 5.10 of our bylaws states that "In elections where the number of candidates is equal to or less than the number of vacant positions for Directors, the nominated candidates are deemed elected by acclamation." Therefore, the above candidates are deemed elected to the WECCA Board of Directors.

Susan Mele preformed the swearing in the new WECCA Directors for 2025.

7. ADJOURNMENT – 6:45PM

MOTION: Erik Carlson moves to adjourn, seconded by Mahsa Rezaei.

CARRIED UNANIMOUSLY



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President's Report

2024-2025 Annual Report

West End Community Centre has returned to an operating surplus after several years of declining losses. This was a positive year on every front. The board was committed to returning the association to a balanced budget this year and slightly surpassed that goal. Participation numbers are now greater than pre-covid period, so we are happy with the improved performance. The last few years had significant cost escalation, but it has been more manageable this year. While there have been some fee increases, we have worked to minimize them. Our goal is to keep courses available and affordable. We were able to offer newer courses and are planning for added offerings in the New Year.

To end our deficit, we made several tough choices to cut spending in different areas. Nothing was more difficult than the closure of Little Sprout Preschool in August. The board considered many options to keep the program operating including meeting with the highest levels of government to secure additional funding. The program was no longer sustainable and incurred large ongoing losses. It was an unfortunate outcome, but we thank the staff and families who supported and participated over the years.

This year we celebrated the 25th anniversary of Coal Harbour Community Centre's opening. It was a fine opportunity to reflect on the space and how the neighbourhood around it has grown. This year after a delayed construction schedule, Seaside Elementary was named and will open in 2026. There have been challenges during the construction phase, but we look forward to working with our new neighbours and partners.

Unfortunately, progress on the West End Hub renewal has stalled. Work cannot commence until the School Board agrees to renewal of King George High School and the Province funds the construction of a new High School. The Vancouver School Board owns over 70% of the site and requires the King George project to start before the renewal of West End Community Centre can begin.

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WECCA has struggled with a series of Park Board job vacancies over the last several years. The facility has been running with several different roles unstaffed and vacant for months at a time. This means WECCA cannot operate at full capacity and services suffer. This puts additional stress and workload on other employees to cover supplemental job activities. We have been working with Park Board to improve this circumstance, but qualified candidates are hard to find, and it has been challenging to solve. We believe we are now in a better place, not fully remedied, but we are hopeful about the new year.

We owe a great deal of thanks to the people who staff and run West End Community Centre. Park Board employees, Association staff, contractors, and instructors all work hard day after day to deliver outstanding quality programs and activities. Please take time to thank them for their efforts and commitment. We also owe our success to the donations and financial support provided by different levels of government, charities, individual donors and businesses in our community that support us all year. It is more difficult than ever to commit resources to community organizations, so we greatly value every donor and supporter that makes WECCA a priority.

This is my final year as President and as a Board Member. I would like to thank all our volunteers and staff members who are devoted to improving community arts, culture and recreation at West End & Coal Harbour. I am personally very grateful for all the encouragement and help offered by both Association and Park Board Staff. A large roster of volunteers, particularly Board members have made this possible and enjoyable. A big thanks for their time and effort.

Ian Haywood-Farmer
President



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WECCA's Fiscal Year 2025 Report

(Year ended August 31, 2025)

Overview

Fiscal Year 2025 represents an important turning point for WECCA. After the disruption of the pandemic and a period where rising costs and funding uncertainty put pressure on operations, we are encouraged to share that WECCA finished FY2025 with a positive operating result of \$72,717.

This is an important milestone because it supports stability. It helps WECCA protect consistent programming, plan responsibly, and strengthen our foundation for the years ahead.

Revenue and Expense Trends

WECCA continued to see strong participation across programs, with families, adults, and seniors engaging in a wide range of activities and services. This community involvement remains the core driver behind our ability to deliver programs and services.

On the expense side, WECCA's costs continue to reflect the real work of delivering safe, consistent, high-quality programs. This is particularly true for staffing and the contracted supports required to operate effectively across our sites. Overall, FY2025 reflects improved alignment between revenue and expenses compared to prior years.

Impacts of External Factors

As noted in last year's report, the years following COVID have required careful navigation. FY2024 included a deficit, influenced by inflationary pressures and anticipated grant funding that did not materialize as planned.

FY2025 reflects steady progress in addressing those pressures through more conservative planning and disciplined cost management, while continuing to meet community needs.

Looking Ahead

From FY2023 to FY2025, WECCA's overall trajectory shows steady improvement. Revenue grew by roughly 29% over the two-year period, while expenses increased by roughly 20% over the same timeframe.

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WECCA's recent financial history also shows a clear direction of improvement. FY2024's deficit represented a 34.9% improvement from FY2023, and FY2025 marks a return to a positive year-end result.

WECCA also continues to maintain internal safeguards, including a three-month operating reserve, to support continuity through unexpected disruptions and help ensure long-term stability.

Acknowledgments

A special thank you to Debbie Coulson, Ekaterina Ungvitskaya, and Beatrice MacAloney for their leadership, dedication, and ongoing contributions to WECCA and the community we serve.

Mahsa Rezaei
Treasurer, West End Community Centre Association

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FINANCIAL STATEMENTS

WEST END COMMUNITY CENTRE ASSOCIATION

August 31, 2025

INDEPENDENT AUDITORS' REPORT

To the Members of
West End Community Centre Association

Opinion

We have audited the financial statements of West End Community Centre Association (the Association), which comprise the statement of financial position as at August 31, 2025, and the statements of changes in net assets, operations and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at August 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with

INDEPENDENT AUDITORS' REPORT (CONT'D)

Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by the British Columbia Societies Act, we report that, in our opinion, the accounting principles used in these financial statements, Canadian accounting standards for not-for-profit organizations, have been applied on a basis consistent with that of the preceding year.



Vancouver, Canada
December 9, 2025

Chartered Professional Accountants



²
Tompkins Wozny
Chartered Professional Accountants

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August 31, 2025

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STATEMENT OF FINANCIAL POSITION

As at August 31

	2025	2024
	\$	\$
ASSETS		
Current		
Cash	318,289	371,974
Short-term investments [note 4]	345,905	285,779
Accounts receivable [note 5]	212,568	145,418
Inventory	4,060	4,266
Prepaid expenses	26,644	23,922
Total current assets	907,466	831,359
Long-term investments [note 4]	—	50,500
Capital assets [note 6]	14,113	20,489
	921,579	902,348
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable and accruals [note 7]	256,465	247,729
Deferred revenue [note 8]	348,287	410,509
Total current liabilities	604,752	658,238
Net assets		
Internally restricted [note 9]	302,714	223,621
Invested in capital assets [note 9]	14,113	20,489
Total net assets	316,827	244,110
	921,579	902,348

Commitment [note 13]

See accompanying notes to the financial statements

On behalf of the Board:

Director

Director

STATEMENT OF CHANGES IN NET ASSETS

Year ended August 31

	Operating	Internally Restricted	Invested in Capital Assets	Total
	\$	\$	\$	\$
2025			[Note 9]	[Note 9]
Balance, beginning of year	—	223,621	20,489	244,110
Revenue over (under) expenses for the year	79,093	—	(6,376)	72,717
Interfund transfers	(79,093)	79,093	—	—
Balance, end of year	—	302,714	14,113	316,827
2024				
Balance, beginning of year	—	271,126	35,373	306,499
Revenue under expenses for the year	(47,505)	—	(14,884)	(62,389)
Interfund transfers	47,505	(47,505)	—	—
Balance, end of year	—	223,621	20,489	244,110

See accompanying notes to the financial statements

STATEMENT OF OPERATIONS

Year ended August 31

	2025	2024
	\$	\$
REVENUE		
Child and youth programs	1,277,110	1,201,101
Arena and adult sports programs	253,948	255,888
Pottery programs	173,797	166,408
Fitness programs	170,568	159,893
Adult programs	167,549	165,915
Projects and property	109,426	42,873
Art programs	65,319	62,436
Interest and other	38,233	34,137
Seniors and volunteers	34,192	31,871
Marketing and memberships	5,003	7,480
	2,295,145	2,128,002
EXPENSES		
Wages and benefits <i>[note 12]</i>	1,164,334	1,143,912
Contract services	610,798	580,677
Operating	263,968	268,824
Administrative	65,507	60,623
Operation fee <i>[note 13]</i>	43,955	41,178
Advertising and publicity	37,340	45,605
Active Network subscription fee <i>[note 13]</i>	24,150	22,438
	2,210,052	2,163,257
Revenue over (under) expenses before other items	85,093	(35,255)
OTHER ITEMS		
Amortization of capital assets	(6,376)	(14,884)
Donations and awards <i>[note 14]</i>	(6,000)	(12,250)
	(12,376)	(27,134)
Revenue over (under) expenses for the year	72,717	(62,389)

Joint operating agreement *[note 13]*

See accompanying notes to the financial statements

STATEMENT OF CASH FLOWS

Year ended August 31

	2025 \$	2024 \$
OPERATING ACTIVITIES		
Revenue over (under) expenses for the year	72,717	(62,389)
Items not affecting cash		
Amortization of capital assets	6,376	14,884
Changes in non-cash working capital items		
Accounts receivable	(67,150)	(23,993)
Inventory	206	(1,517)
Prepaid expenses	(2,722)	1,897
Accounts payable and accruals	8,736	78,195
Deferred revenue	(62,222)	93,732
Cash provided by (used in) operating activities	(44,059)	100,809
INVESTING ACTIVITIES		
Purchase of investments, net	(9,626)	(14,076)
Cash used in investing activities	(9,626)	(14,076)
Increase (decrease) in cash for the year	(53,685)	86,733
Cash, beginning of year	371,974	285,241
Cash, end of year	318,289	371,974

See accompanying notes to the financial statements

NOTES TO FINANCIAL STATEMENTS

August 31, 2025

1. PURPOSE OF THE ASSOCIATION

The West End Community Centre Association (the "Association") was incorporated in 1970 pursuant to the British Columbia Societies Act and became a registered charitable organization in 1985 for income tax purposes who is exempt from income taxes. The objective and mission of the Association is to enhance the quality of life of the West End and Coal Harbour communities by providing recreational, educational, and social activities and services that are accessible and responsive to the changing needs of the community.

2. GOVERNANCE

The Association carries out the above objectives through the operations of the West End Community Centre, Coal Harbour Community Centre and Barclay Manor pursuant to a Joint Operating Agreement ("JOA") with the City of Vancouver Board of Parks and Recreation ("Park Board").

In December 2017, the Association signed a new JOA effective January 1, 2018 *[note 13]*. In addition, the Association signed a Delegation of Duties agreement with the Park Board.

Use of the West End Community Centre, Coal Harbour Community Centre and Barclay Manor premises as well as the providing of certain operating expenses, such as various staff costs, are provided to the Association pursuant to a JOA with the Park Board. The value of the use of the facilities as well as these additional operating expenses have not been reflected in the financial statements.

3. SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") and include the following significant accounting policies:

Use of Estimates

The preparation of financial statements in conformity with Canadian ASNPO requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the amounts of revenue and expenses reported during the year. Significant areas requiring the use of management estimates relate to the estimated useful lives of capital assets. Actual results could differ from these estimates.

Revenue Recognition

The Association follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

NOTES TO FINANCIAL STATEMENTS

August 31, 2025

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Proceeds received from direct access gaming funding are recorded as revenue or deferred contributions related to capital assets, if applicable, in the year the related expenditures are incurred.

Deferred contributions related to capital assets are amortized into income at the same rate as the related capital asset is amortized into expense.

School age care and licensed pre-school program fee revenue is recognized in the month to which the services relate based on enrollment rates.

General program revenue is recognized over the period the related program operates.

Rental revenue is recognized on the date the space is rented or over the period the space is rented out, if applicable.

Interest income is recognized as revenue in accordance with the terms of the underlying investment, which is generally with the passage of time.

Unrestricted donations are recognized as income as they are received. Restricted donations are recognized when the related expense is incurred.

Revenue from all other sources is recognized when the respective program or service is provided.

Short-Term and Long-Term Investments

Short-term investments are recorded at cost and consist of cash, guaranteed investment certificates with maturity dates of less than one year and money market funds. The investments are managed by a professional investment firm.

Long-term investments consist of guaranteed investment certificates with maturity dates more than one year after the Association's year end.

Measurement of Financial Instruments

The Association initially measures its financial assets and financial liabilities at fair value. The Association subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash, guaranteed investment certificates, money market funds and accounts receivable. Financial assets measured at cost are tested for impairment when there are indicators of impairment.

Financial liabilities measured at amortized cost include accounts payable and accruals.

NOTES TO FINANCIAL STATEMENTS

August 31, 2025

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Inventory

Inventory is recorded at the lower of average cost or net realizable value. Cost is defined as the purchase price. Net realizable value is the estimated selling price in the ordinary course of business.

Capital Assets

Capital assets are recorded at cost, and are amortized at the following rates:

• Furniture	7 years	straight-line
• Fixtures	8 years	straight-line
• Computer equipment	30%	declining balance basis
• Fitness equipment	5 years	straight-line
• Fitness supplies	3 years	straight-line
• Pottery equipment	8 years	straight-line
• Website	5 years	straight-line

Donated Materials and Services

The Association benefits from donated materials and from donated services in the form of volunteer time. The fair value of donated materials and services cannot be reasonably estimated and therefore is not recognized in these financial statements.

4. SHORT AND LONG-TERM INVESTMENTS

Short-term investments consist of cash of \$187,443 [2024 - \$110,239], money market funds of \$107,962 [2024 - \$105,040] and guaranteed investment certificates totaling \$50,500 [2024 - \$70,500] which accrues interest at a rate of 4.49% [2024 - 4.6% to 4.7%] per annum and matures April 2026.

Long-term investments consist of guaranteed investment certificates totaling \$Nil [2024 - \$50,500] which accrue interest at rates of Nil% [2024 - 4.49%] per annum.

5. ACCOUNTS RECEIVABLE

	2025	2024
	\$	\$
Grants and other	94,209	29,738
Park Board	112,985	108,179
Interest	5,374	7,501
Allowance for doubtful accounts	—	—
	212,568	145,418

NOTES TO FINANCIAL STATEMENTS

August 31, 2025

6. CAPITAL ASSETS

	Cost \$	Accumulated Amortization \$	Net Book Value \$
2025			
Furniture and fixtures	57,480	49,525	7,955
Computer equipment	77,588	77,588	—
Fitness equipment	3,241	2,776	465
Fitness supplies	8,635	5,757	2,878
Pottery equipment	9,986	7,171	2,815
	156,930	142,817	14,113
2024			
Furniture and fixtures	60,001	49,809	10,192
Computer equipment	77,588	77,588	—
Fitness equipment	3,857	3,223	634
Fitness supplies	8,635	4,078	4,557
Pottery equipment	15,315	11,369	3,946
Website	5,800	4,640	1,160
	171,196	150,707	20,489

7. ACCOUNTS PAYABLE AND ACCRUALS

	2025 \$	2024 \$
Operations	142,921	126,440
Park Board	54,090	71,028
Government remittance - GST	3,763	4,496
- PST	2,906	2,845
- payroll	48,744	39,311
- WorkSafeBC	4,041	3,609
	256,465	247,729

NOTES TO FINANCIAL STATEMENTS

August 31, 2025

8. DEFERRED REVENUE

	2025	2024
	\$	\$
Programs - pre-registration	264,240	268,659
Gaming grant	780	825
City of Vancouver - Childcare Research, Policy Development & Innovation grant	58,750	98,906
Rental revenue	5,959	13,352
Licensed preschool fees	4,170	10,665
School aged care fees	14,388	18,102
	348,287	410,509

9. INTERNALLY RESTRICTED NET ASSETS

The Associations' main objective when managing capital is to maintain financial flexibility in order to preserve its ability to meet financial commitments and unforeseen external events. To assist with this objective, the Association has made the following internal restrictions:

Internally Restricted

The Association has internally restricted \$216,000 [2024 - \$216,000] as a three month operating reserve, \$7,621 [2024 - \$7,621] for a needs analysis and \$79,093 [2024 - \$Nil] for other expenditures.

Invested in Capital Assets

The Association has internally restricted an amount equal to the net assets invested in capital assets.

10. INTERFUND TRANSFERS

As described in the statement of changes in net assets, interfund transfers are made between internally restricted net assets and unrestricted net assets to fund capital assets purchased, amortization of capital assets and other future expenditures.

11. FINANCIAL INSTRUMENT RISK

The Association is exposed to various risks through its financial instruments. The following analysis presents the Association's exposures to significant risk as at August 31, 2025.

NOTES TO FINANCIAL STATEMENTS

August 31, 2025

11. FINANCIAL INSTRUMENT RISK (CONT'D)

Credit Risk

Credit risk is the risk that the Association will incur a loss due to the failure by its debtors to meet their contractual obligations. The Association is exposed to credit risk with respect to its cash, investments and accounts receivable. The Association limits its exposure to credit risk by placing its cash and investments with a chartered Canadian financial institution and a professional investment firm.

Given the nature of the Association's revenue, there is no concentration of accounts receivable. The maximum amount of credit risk exposure is limited to the carrying amount of the balance in the financial statements.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Association is exposed to interest rate risk on its cash and investments.

Liquidity Risk

Liquidity risk is the risk that the Association will not be able to meet its cash requirements or fund obligations as they become due. The Association maintains adequate levels of working capital by preparing budgets to ensure all its obligations can be met when they fall due.

12. DISCLOSURE OF REMUNERATION

Pursuant to the British Columbia Societies Act, the Association is required to disclose remuneration paid to employees and contractors who are paid \$75,000 or more during the fiscal year. No contractors were paid \$75,000 or more during the 2025 and 2024 fiscal years. Wages and benefits includes \$364,967 [2024 - \$292,323] paid to four [2024 - three] employees during the year.

13. COMMITMENT

Joint Operating Agreement ("JOA")

In December 2017, the Association signed a new JOA with the Park Board effective January 1, 2018 for ten (10) years with one five (5) year renewal term. Under the agreement, the Association will pay an operation fee to the Park Board starting in year 2 for 1% of the gross facility-generated revenue and in years 3-10 for 2% per year of the gross facility-generated revenue. The Association will also pay a 1% subscription fee for the use of the ActiveNet registration system.

NOTES TO FINANCIAL STATEMENTS

August 31, 2025

14. DONATIONS AND AWARDS

During the year, the Association made the following donations and awards:

	2025	2024
	\$	\$
Donations	—	5,000
	—	5,000
Scholarship Awards	6,000	7,250
	6,000	12,250

15. COMPARATIVE FIGURES

Certain 2024 comparative figures have been reclassified to conform to the current year presentation.

This past year, we continued to experience staff changes and recruitment challenges due to the evolving workforce and the difficulty of finding qualified candidates. We will continue rebuilding the Recreation Team to full capacity in the coming year.

In response to the continued rise in incidents at both sites, we implemented contracted security support during peak hours. This change has had a positive impact, and the number of incidents has decreased compared to the previous year.

Despite the ongoing changes and challenges, staff have remained resilient, adaptable, and dedicated. Working alongside WECCA, the team has continued to provide outstanding programs and services to the community. Staff often went above and beyond to fill operational gaps, contributing to a successful financial year for WECCA.

Below are some key highlights and updates from the past year:

- Security services were implemented beginning December 2024 to support increasing incidents. While incidents continue to occur, the presence of security has helped reduce frequency.
- WECCA, with staff support, achieved a strong financial year.
- Coal Harbour Programmer II:
 - Leeanne Trieu was hired permanently into the vacant Programmer II role in November 2024.
 - Due to recruitment challenges, Roy Liu began supporting programming and operations at both sites in August 2025, with Kevin Ngo assisting as an auxiliary Program Assistant III.
- West End Programmer II:
 - Kathryn Lum temporarily filled (Programmer I) the vacant Programmer II role until moving to PB Rinks in April 2025.
 - Jaiden Simmons briefly covered the position before departing in August.
 - Alex Machin, who holds the second Programmer II position, began parental leave in May 2025. To support the team during his absence, Myat Pwint was temporarily hired as a Programmer I and later transitioned into the vacant Youth Worker role in July 2025.
 - With both Programmer II positions vacant, Roy Liu began supporting both sites. Temporary programming support was provided by Tim Ly (Programmer I).
- Other staffing transitions:
 - Nelson McLachlan, RFC at Coal Harbour, was on medical leave from August 2024 to January 2025. Rob Monk temporarily served as Head Cashier from October 2024 to January 2025.
 - Steven Craig moved into a Mech Tech I role, and Simon Chesterton joined as Mech Tech III in August 2025.

- Tim Ly, RPT Program Assistant II at West End, left the role in March 2025 to pursue a Program Assistant III opportunity with PB Sport Services (he has since returned—see note above). At Coal Harbour, TJ Elias left the RPT Program Assistant II position in August 2025 after being successfully hired into a Program Assistant III role at Renfrew Park. Recruitment is ongoing to fill the vacant RPT Program Assistant II positions.
- The Warming Centre operated for 12 nights in February 2025, offering a safe overnight rest space for individuals and pets.
- Cooling Centre operations did not formally activate this summer, but cooling relief and rest space continued to be offered as needed.
- The Coal Harbour Boiler Replacement Project began in August 2025 and will continue into the new year, with minimal operational impacts anticipated.
- The Coal Harbour Elementary School construction project continues to experience delays, now projected to open Fall 2026. This has created uncertainty for families awaiting childcare and school placement.
- The closure of the West End parkade in December 2024 continued into this year and required new logistics to move the floor panels from parkade storage for the rink's dry-floor conversion.
- Both sites successfully operated as Federal Election polling locations in April 2025. Coal Harbour continues to be a highly desirable rental venue.
- Signature events such as Rockin' in the Park and Art in the City continue to strengthen community partnership and engagement.
- A network disruption at Coal Harbour in December 2025 impacted Winter 2025 registration due to a damaged network line caused by nearby construction. This was later resolved.

In closing, we extend our sincere appreciation to all staff, volunteers, community partners, and WECCA staff and directors. Your patience, teamwork, and commitment allowed us to continue delivering meaningful recreational opportunities to our community every day. It is a privilege to work alongside each of you in support of recreation and community well-being in the West End and Coal Harbour communities.

We would also like to thank Ian Haywood-Farmer for his dedication and leadership as WECCA President. Even though he is stepping away from this role, we know his contributions to the community will continue, and we look forward to future collaborations.

Finally, although technically outside this fiscal year, we recognize the retirement of Debbie Barber, Supervisor of Recreation Services, in December 2025 after 38 years of service. Her leadership and commitment have made a lasting impact on recreation services and the Vancouver community. The torch has been passed to all of us on the team and we wish her the very best in her well-deserved retirement.

Respectfully submitted,
Roy Liu, Recreation Programmer II, On behalf of Deb Barber



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Jointly Operated by the West End Community Centre Association and the Vancouver Board of Parks & Recreation

Executive Director report

2025 was a year of significant transition for the West End Community Centre Association. Throughout the year, the Association navigated major childcare program changes increased community engagement, and ongoing financial pressures, while continuing to deliver high-quality services across all sites.

Despite these challenges, including the difficult decision to close Little Sprout Preschool and ongoing uncertainty around grant funding, WECCA strengthened its overall financial position, expanded rental and program revenues, and advanced inclusive childcare practices in the West End and Coal Harbour.

The closure of Little Sprout Preschool was one of the most challenging decisions of the year. The Association had absorbed financial losses from the program for several years and was no longer able to sustain its operation. This transition was managed with care and transparency, including extensive communication with families, coordination with the union, and the completion of severance processes. All affected families were able to secure alternative childcare arrangements within the community, with many transitioning to the Coal Harbour Kinder Kids program.

At the same time, WECCA made substantial progress toward expanding Out of School Care into the former preschool space. Licensing approvals, City inspections, and required electrical upgrades were coordinated throughout the year, with final approval received in December 2025. This expansion will create up to 22 additional licensed childcare spaces, directly addressing critical capacity shortages in the West End. The additional spaces are scheduled to open in February 2026.

Other childcare programs were also enhanced to better meet family needs. Kinder Kids expanded its daily duration from 2.5 to 3.5 hours in response to parent demand, and Two's Time increased enrollment from 8 to 10 children per day, improving access for families in the community.

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In response to community feedback identifying social isolation, particularly among older adults, WECCA launched the Social Lounge Pilot, a low-cost, high-impact initiative designed to foster informal social connection within the community centre. Informed by insights from the Older Adults Open House, the Social Lounge offered two hours per week of open, unstructured gathering time in a welcoming lounge setting, with complimentary tea and cocoa provided. The emphasis was on accessibility, warmth, and conversation, with no registration or fees required. The pilot has welcomed Indigenous Elders sharing knowledge, hosted small music concerts led by West End instructors, and laid the groundwork for expanded offerings planned for 2026.

WECCA also demonstrated strong civic leadership by hosting highly attended Municipal and Federal All-Candidates Meetings, each drawing between 200 and 250 community members. In addition, WECCA served as an advance voting and election day polling station, reinforcing its role as a trusted and inclusive democratic space.

Financially, rental revenue exceeded expectations early, reaching \$60,000 by December 2024 and continuing to grow significantly throughout 2025. After a delayed decision, WECCA successfully secured \$68,222 in Canada Summer Jobs funding. Sponsorships and donations continued to support special events and youth programming. Notably, October 2025 financials showed \$56,000 higher net revenue compared to the previous year, driven by increased program income and reduced wage expenses following the preschool closure. The Association closed the 2024–2025 fiscal year with a surplus, the first in several years.

Looking ahead to 2026, WECCA will focus on opening the additional 22 Out of School Care spaces at the West End Community Centre, preparing for the opening of Seaside Coal Harbour Elementary School and its implications for childcare services, strengthening fundraising capacity and donor stewardship, and continuing to deliver inclusive, community-driven programming that responds to evolving community needs.

Ekaterina Ungvitskaya
WECCA Executive Director

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WEST END COMMUNITY CENTRE ASSOCIATION CHILDREN & YOUTH COMMITTEE

2025 ANNUAL REPORT

The Children & Youth Committee remained highly engaged throughout 2025. It was a year marked by transition, rebuilding, and steady progress across our childcare, youth, and recreation portfolios. While staffing pressures continued to shape much of our work, we also saw meaningful steps toward greater stability, stronger programming, and clearer alignment with community needs. We remain optimistic about 2026 and grateful for the staff and volunteers who supported our programs during another dynamic year.

Staffing & Program Leadership

Staffing transitions once again played a major role in our year. Some Recreation Programmer II positions saw extended vacancies, interim appointments, and eventual structural changes that set the stage for more sustainable staffing moving forward. Through all of this, our programming teams showed remarkable commitment and flexibility. Their dedication kept programs running, ensured safety and engagement for families, and upheld the core spirit of our centres during months of ongoing pressure. By November, programming was staffed at 100% with regular, non-backfill, full-time employees for the first time in several years. This stability is against the backdrop of the announcement of Centre Supervisor Deb Barber announcing her retirement effective December 2025. The Committee extends our gratitude for all her support over the years!

One of the most impactful developments was the WECCA Board's approval to eliminate the long-standing 3.85% instructor fee effective January 2026. This fee had been a challenge for many instructors and vendors, often creating friction & confusion in program development. Removing it signals a positive shift toward stronger program partnerships and healthier long-term retention of valued leaders. The Committee is grateful for the staff advocacy that brought this forward and for the Board's decisive support.

Licensed Childcare (0–5 Years)

Twos Time continued to be a strong program with healthy demand and a consistent waitlist. Staff maintained a deliberate under-enrollment strategy for the 2024-2025 program year and to start the 2025-2026 year, but will return to full capacity in 2026 with two additional spots added for January.

Kinder Kids at Coal Harbour saw meaningful evolution. The updated three-day model launched in January continued to receive excellent feedback, and the program remained full throughout the year. The centre also supported several children requiring additional services, demonstrating the team's commitment to inclusion while continuing to advocate for Supported Childcare funding.

Little Sprouts Preschool remained a point of discussion early in the year due to its significant structural deficit. After careful financial review and consideration of long-term sustainability, the program was officially closed. Staff worked compassionately with families throughout the transition and directed interest toward Kinder Kids when possible.

WEST END COMMUNITY CENTRE ASSOCIATION CHILDREN & YOUTH COMMITTEE

Out of School Care (5–12 Years)

Both centres continued to serve families reliably throughout the year.

At **WECC**, a second OSC program, planned for the former preschool space, moved steadily through the City's inspection and licensing process. Renovation and setup work were completed, and opening is expected in early 2026 pending final approvals.

At **CHCC**, the anticipated transition to serving the new Coal Harbour Elementary was delayed several times due to external construction and licensing timelines. With VSB's most recent update pointing to a fall 2026 school opening, CHCC will continue operating in its current model through the upcoming year. Importantly, through concerted effort by staff and Board members, WECCA was able to clarify that it *can* commit to future service at the new school, with the timing primarily dependent on licensing changes that are underway, but likely may require final steps for approval closer to or at building completion. This was a significant and positive shift in communication and has helped rebuild confidence among families.

Youth Programs (9–18 Years)

Much of this year focused on rebuilding our Youth portfolio. The Youth Worker role, vacant since mid-2024, moved through several recruitment cycles before we were able to offer the position internally. This provided continuity, deeper institutional knowledge, and a stronger foundation moving into 2026.

Pre-Teen Night experienced exceptionally high interest early in the fall, reaching 36 participants. Staff made the thoughtful decision to reduce enrollment to ensure a high-quality, safe, and well-managed program while the new Youth Worker settled into the role. The Committee fully supports this measured approach.

The **Youth Council** relaunched in September and is now operating as a youth-led, staff-supported leadership forum with an emphasis on King George Secondary students. It is one of the most promising developments of the year and an important investment in youth voice. After just a few months, they have already led two fundraisers and two participants were named as representatives to the city-wide youth council.

Our **King George Scholarships** were again coordinated with care and efficiency by the volunteer sub-committee. The addition of a new volunteer-funded recognition award broadened our reach and provided increased opportunities for local youth.

Summer Day Camps

2025 was initially shaped by uncertainty when the Summer Jobs Grant was denied. In an unexpected and welcome turn, WECCA was notified on June 20 that the grant had been reconsidered and approved for more than \$68,000. This significant support allowed staff to restore out-trips and strengthen programming.

Recreational camps were extremely well-subscribed, with strong enrollment across all nine weeks. Licensed camps had slower uptake but were supported through local school promotion and staff outreach. Throughout the season, staff focused on improved training,



WEST END COMMUNITY CENTRE ASSOCIATION CHILDREN & YOUTH COMMITTEE

stronger structure, and clearer communication with families, areas identified in previous survey feedback.

Events & Community Engagement

Events remained a bright spot across both centres.

- **Family Day** welcomed more than 700 attendees and brought together a large group of youth volunteers.
- **Easter** returned with updated formats at both centres and strong participation.
- **Halloween** events, including the Haunted House and CHCC Carnival, continue to anchor the fall season.
- **Rockin' in the Park** saw approximately 350 attendees in 2025. Planning for 2026 began early due to conflicts with the World Cup and other major community events, and the date has been set for July 4, 2026.
- CHCC also celebrated its **25th anniversary**.
- **Birthday Parties**, particularly in the West End, grew as an important service for families and a reliable revenue stream for the Association.

Strategic Work

A highlight of 2025 was the Committee's adoption of a refreshed **Purpose Statement** and fully updated **Committee Mandates**, both developed collaboratively with staff and accepted by the Board. These documents now reflect our evolving priorities across West End and Coal Harbour.

Work on aligning the Committee's activities with WECCA's Strategic Plan is currently on hold due the Hub Renewal and citywide planning processes pause.

Closing Notes

2025 was another year that demanded resilience from our staff teams and flexibility from our families. Through it all, the Children & Youth Committee focused on strengthening collaboration, restoring program stability wherever possible, and advocating for the wellbeing of children, youth, and families in the West End and Coal Harbour.

We extend heartfelt thanks to both our and Park Board committed staff - Ekaterina Ungvitskaya, Stacy Movchan, Alex Machin, Leeanne Trieu, Myat Pwint, and Deb Barber - who provided leadership during a year of change. We also acknowledge the supportive role played by the WECCA Board and the valuable contributions of our dedicated committee volunteers: Ruth Chau, Zephi Kramer, Mahsa Rezaei, Rob Potts, and others, in particular Board President Ian Haywood-Farmer, who joined us repeatedly throughout the year.

We remain committed to innovation, continuous improvement, and delivering programs that reflect the diverse needs of the communities we serve.

Erik Carlson, Chair
Children & Youth Committee



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MEMBERSHIP AND MARKETING COMMITTEE – 2025 ANNUAL REPORT

The Committee began the process of re-establishing itself after losing many members. The process was longer than expected, as the park board staff changed often throughout the year. Some of the initiatives the Committee identified have been on hold as a result.

However, work was begun on upgrading and reconfiguring the Program Guide so that it's easier to find things. An editor has been hired to do a review and rewrite going forward for the Spring edition.

The Committee reviewed the draft sponsorship policy and agreed with it. It was brought to the Board and was approved. Implementation processes will be needed going forward.

Distribution of the Program Guide outside the WECCA facilities, changing our approach to membership and developing an adult, non-board member, volunteer cadre are issues for the coming year.

Linda Johnston
M & M Chair



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APC 2024-2025 ANNUAL REPORT

Adult Programs Committee

During the last year, there were changes in the structure of the committees resulting in gap of committee meetings. In response to this, the AWE (Arts, Wellness, Education) and FASS (Fitness, Adult Sports & Seniors) Committees were amalgamated into a single committee, now referred to as the Adult Programs Committee (APC.) This committee deals with the scope of the two committees combined.

The establishment of this new committee began with introductions to its new co-chairs: Lindsay Redpath and Dylan Thomas. A revised committee mandate was created to specify the changes in joining the two committees.

Many new program ideas were put forward to the committee, as well a consistent goal to improve existing programs and functions surrounding the programs. New programs are in the process of being developed and implemented.

Sports and fitness programs have remained consistently popular, with the addition of another pickleball class at Coal Harbour, and a new pickleball class at West End. Adult and Senior fitness programs continue to have strong attendance in programs like Spin Class, Arthritis Fit, Osteofit, Pilates, among others. Sunrise yoga had its class time changed to accommodate staffing constraints.

Art in The City was very successful and well attended, thanks to the thorough efforts of staff and organizers to advertise well for the event. This year's Art in The City included a wide variety of local artists and a good range of styles and mediums.

Pottery classes have remained consistently popular and classes are regularly attended. The dark room also remains active. This year's pottery sale had strong presence and a high quality of work, though it didn't line up with Art in The City as it normally does. This has been rectified for future years so Art in The City and the Pottery Sale will have a shared day.

The Gaymers organization requested to use our auditorium for a low-sensory space during the Vancouver Pride 2025 parade, allowing a safe space for those who felt overstimulated during the event but still be a part of the festivities. It went well, and we're open to working with Gaymers in the future.

With the 25th Anniversary of Coal Harbour Community Centre approaching, a subcommittee was created to work with staff to plan the event. In doing this, we've learned that in the future, better forward planning is advised (such as the coming 50th anniversary of West End Community Centre.)

Dylan Thomas

APC Co-Chair

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Thanks to our Supporters & Partners

The West End/Coal Harbour Community Association greatly values the contributions, which greatly enhance our work serving the community.

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West End Community Centre Association

Our Mission

To enhance the quality of life of the West End and Coal Harbour communities by providing recreational, educational and social activities and services, which are accessible and responsive to the changing needs of the communities.

Our Mandate

Maintain a liaison and working relationship with the Vancouver Park Board staff, VSB, VPL, other community centres, and the West End and Coal Harbour community groups and agencies. Provide recreational, educational and athletic facilities and equipment for the residents of the West End and Coal Harbour. Promote, encourage, support and assist recreational, cultural, educational, artistic, charitable, sporting and community endeavors. Promote, foster and develop community spirit and good citizenship.

In partnership with the Vancouver Board of Parks and Recreation

