

PUBLIC BENEFITS

Allocation

Area Analysis

In developing recommendations for public benefits in the area staff considered

1. Council direction
2. Existing level of amenities and facilities in the area
3. Public Benefits to be delivered by the Little Mountain site redevelopment

Council Direction

When approving the Little Mountain Policy Statement, Council gave direction to achieve 20% social housing on the Little Mountain Site.

Existing Area Amenities

Greenways: Ontario st, 37th Ave Ridgeway
Parks & Open Space: Queen Elizabeth Park, Hillcrest, Riley Park, Mountain View Cemetary
Community Facilities

Hillcrest Centre:

- Pool
- Ice rink
- Curling rink
- Library
- Preschool
- Gym

Nat Bailey Stadium

Vancouver Racquets club

Millennium Sports Centre (Phoenix Gymnastics)



Little Mountain Policy Statement Public Benefits

The development of the Little Mountain site will deliver a suite of public benefits to the area. These items were determined through an area wide needs assessment, City Council direction and the Little Mountain planning process.

- A new Little Mountain Neighbourhood House
- A childcare facility
- Additional social housing (Council direction to achieve 20% social housing, including the 224 replacement units)
- Upgrades to Queen Elizabeth Park along Ontario St.
- Local transportation improvements (greenway upgrades, traffic calming, street improvements)



Draft Policy Recommendation

The priority will be to direct Community Amenity Contributions from rezonings in the Adjacent Area to the Affordable Housing Reserve Fund in order to help achieve the 20% social housing target on the Little Mountain site, or to help deliver other social housing units in the Riley Park South Cambie area.