

Public Benefits Strategy

Needs and Assessment



Mount Pleasant Community Plan Implementation: Open House June 2013



Mount Pleasant Community Plan Direction on Public Benefits

The Mount Pleasant Community Plan identified a number of public benefit needs including:

- Increase the amount of artist creation, production and performance/display space
- Add to the supply of affordable housing, including both market and non-market rental
- Improve public realm, emphasizing walking and cycling and consideration of animating lanes as public spaces
- Increase the number of childcare spaces
- Protect and enhance Mount Pleasant’s many and varied heritage resources

What is a Public Benefits Strategy?

A Public Benefits Strategy identifies the needs of the existing and new population for facilities and services, assesses area services compared to city-wide service levels, estimates costs, and identifies funding sources over a 30 year period. Facilities and services are then prioritized based on available funding from developer contributions (Development Cost Levies and Community Amenity Contributions), City capital budgets, and other sources. The Public Benefits Strategy guides future decisions on spending over the life of the strategy.

How Are Public Benefits Delivered?



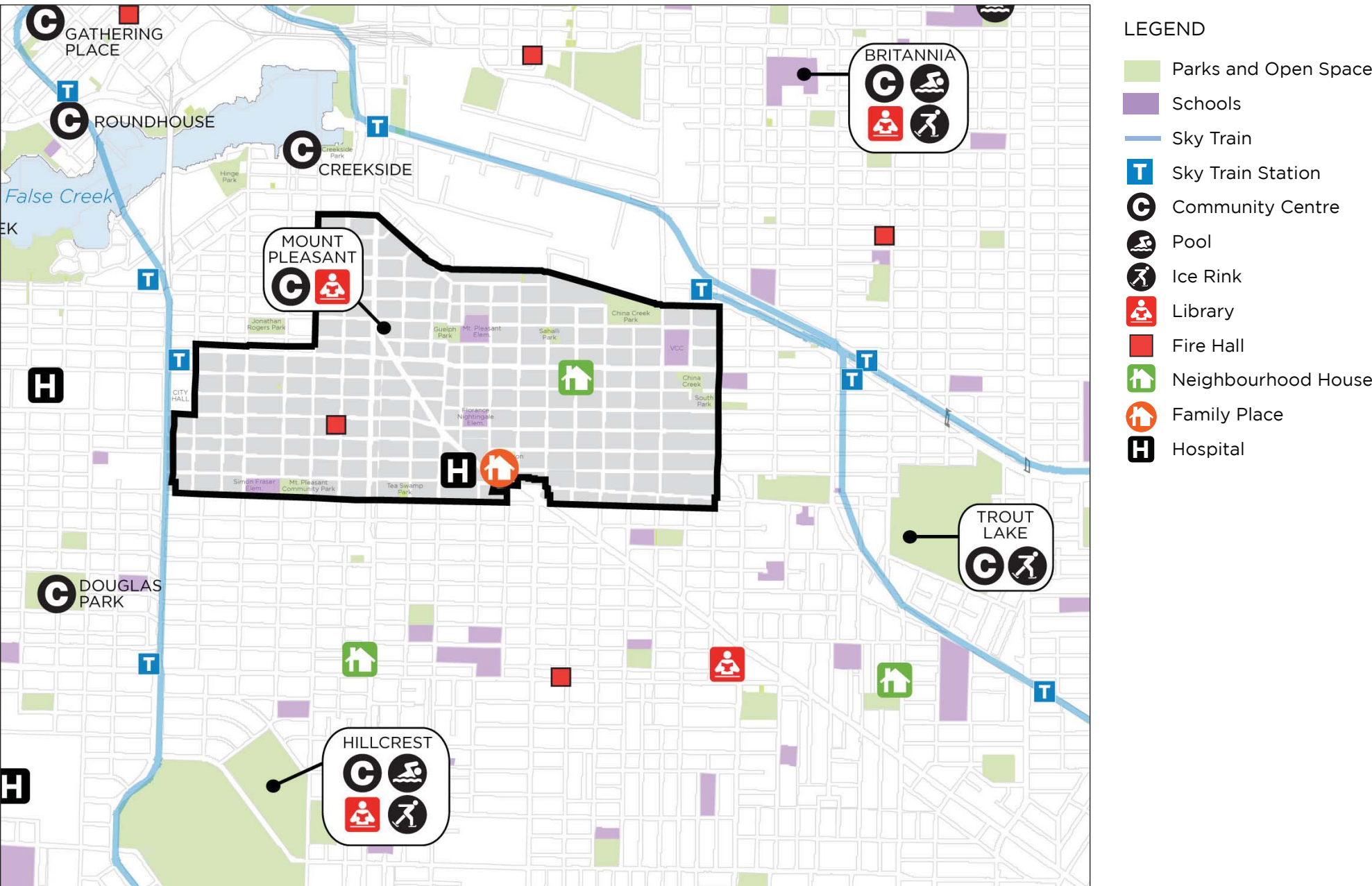
City
(e.g. parks, community centres, libraries, street improvements, affordable housing)



Community Partnerships
(e.g. community gardens, neighbourhood greenways)



Regional / Provincial
(e.g. schools, health care, transit, affordable housing)



Public Benefits Strategy

Emerging Strategies

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Libraries and Recreational Facilities



Assessment:

- Mt. Pleasant Community Centre rebuilt in 2009
- Library rebuilt in 2009
- New Creekside Community Centre opened in 2010
- Hillcrest indoor and outdoor pool opened in 2010, Mt. Pleasant outdoor pool closed in 2009

Draft Directions:

- *Continue to serve residents with existing network of facilities located in and around Mt. Pleasant*
- *Review demand for community and library space every 10 years*

Social and Cultural Facilities



Assessment:

- Neighbourhood House is well located but at capacity
- Family Centre in Robson Park field house is under-sized
- Heritage Hall is an important social and cultural facility in Mt. Pleasant
- \$4.5 million in CACs has been allocated for artist production space from the Rize development at Kingsway and Broadway

Draft Directions:

- *Maintain, renew and expand social and cultural facilities in Mt. Pleasant and adjacent areas*

Childcare



Assessment:

- Mt. Pleasant has 346 all day daycare spaces and 162 out-of-school care spaces, including several new and expanded childcare facilities, such as at Mt. Pleasant CC and VCC King Edward
- The current need is greatest for out-of-school care spaces
- Anticipated population growth will increase the demand for daycare and out-of-school care

Draft Directions:

- *Provide additional childcare for children ages 0-4 as population grows*
- *Work with School Board to increase out-of-school care spaces*

Housing



Assessment:

- There is a need for social housing across the City and in Mt. Pleasant
- The percentage of social housing in Mt. Pleasant is the same as the City overall (about 9% of total stock)
- There were 134 homeless people in Mt. Pleasant in the March 2012 homeless count
- A new housing project at Fraser and Broadway will add 103 supportive housing units for people who are homeless and at risk of homelessness
- \$1.75 million in CACs has been allocated for affordable housing from the Rize development

Draft Directions:

- *Provide additional social and supportive housing to meet current and future need*
- *Support renewal of existing social housing through city-wide strategy*
- *Support the creation of additional market rental housing through the incentives available in the City's Secured Market Rental Housing Policy*

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Parks, Open Space and Public Realm



Assessment:

- Many parks have recently been renewed, though some still need upgrades (Jonathan Rogers Park, Guelph Park)
- New parks have been added in Southeast False Creek in the last 5 years
- No large park or urban plazas in the neighbourhood. A few areas are beyond a five-minute walk to green space
- Population growth will increase demand for additional features in existing parks

Draft Directions:

- *Create new mini parks and urban plazas in shopping areas*
- *Renew aging parks and add new features*
- *Find new ways of recognizing heritage in the public realm*

Walking and Cycling



Assessment:

- Minor gaps in walking network, aging sidewalks need to be rebuilt
- Mt. Pleasant is generally well serviced with bikeways, some gaps in the cycling network

Draft Directions:

- *Maintain sidewalk network and enhance pedestrian environment where appropriate*
- *Complete cycling network*

Transit and Major Roads



Assessment

- Major gap in the transit system is rapid transit along Broadway
- All major roads will have to be repaved over the next 30 years

Draft Directions:

- *Pursue rapid transit along Broadway as top city and regional priority*
- *Repave major roads based on city-wide standards & schedule*

Utilities and Public Works



Assessment:

- Approximately 15% of sewers need to be separated, 1km needs to be upgraded to accommodate growth
- Water mains mostly rebuilt since 1950, some upgrades required to accommodate growth

Draft Directions:

- *Continue with ongoing replacement programs for water mains and sewers*
- *Increase capacity of water mains and sewers to meet anticipated growth*