



Mount Pleasant MPIC Meeting
Thursday May 2nd, 2013
Mount Pleasant Community Centre
1 Kingsway
7:00 PM to 9:00 PM

MEETING NOTES

Attendees: Stuart Alcock, Michelle Babiuk, Stephen Bohus, Vanessa Brown, Suzanne Goldberg, Jocelyne Hamel, Kay MacIntosh, Danielle Peacock, Michelle Sturino, Robert Sutherland, Lewis Villegas, Christopher Vollan, Heather Shea (COV), Harv Weidner (COV).

Guests: Michel Desrochers

Notes: Heather Shea

1. Introductions (Harv Weidner)

(Meeting start 7:05)

- Roundtable introductions.
- Major item tonight: Michel Desrochers is here from Finance and Capital Planning to give us a presentation on the Public Benefits Strategy.
- Then options for the MPIC response to developers, hopefully we can nail this down.
- Q: Are we clarifying what the Metro Area means? Does this mean are we being designated as a new Downtown?
- A: No MP is not part of the Downtown – can speak to at end of agenda [The Metro Core Review was completed in 2008 with the purpose to ensure Vancouver has sufficient office capacity for the next 30 years – particularly in the Core. The study boundaries extended to Broadway recognizing the major office role that Broadway has in the City].
- Request from Lewis for venue and sandwiches for a design charette on a Saturday that would be self-directed.
 - *Harv- come up with some possible dates and we see available venues.*

2. MP Public Benefits Strategy – Discussion (Michel Desrochers)

- Can we get a copy of the slides?
 - *We will put them online.*
- Central Steam is privately owned, not owned by the City.
- What is your population estimate?
 - *We grow from 4000 to 6000 people every year, as a rule of thumb. Some periods we grow faster, some we grow slower. What will be interesting will be to see if we will continue to attract people to Vancouver. Will the qualities that we cherished when we arrived here still persist?*
 - *Decline in birthrates affect this, it's very hard to predict with these factors. Some cities might just stabilize in numbers.*
- When is the growth of the city (building for growth) going to change? What is your department's interpretation of forecast of money? We are seeing development forecasting as a negative

- thing: Government is relying too much on developer's money. Curious as to how this has balance or bearing on this situation if we are trying to make Vancouver more affordable? What is your interpretation of applying these development dollars?
- *My job is simple: try to find out what the needs are, try to define where these are. The job we do in finance is to enable the services to be delivered as effectively and efficiently as possible. We try to provide for the citizens. We don't chase development... People want to move to Vancouver. There is a demand to live here, so the result is to respond to that.*
 - We've had enough years of applying this theory and thought to Vancouver. We are this weird little bubble, it's still very expensive to live here. We have so much demand, we should have a more competitive market in the city. It's so expensive here, why is this not commensurate? It's geared towards certain people, it's not realistically an affordable city. Are planning and finance looking at this, or is this area of our government going to plug on as they have?
 - *The real estate prices seem very shocking. They never fell off the cliff and I am surprised by the steepness of the curve. Prices doubled in a 6 year span. There are enough buyers that are willing to pay the price, so that's why things continue as they are.*
 - Shouldn't the government be able to say why this is going on?
 - *New housing always costs more, so the income groups that move into new buildings are obviously going to have to pay more.*
 - What about the legal foundation of Community Amenity Contributions? Are you waiting to see how this might play out? Higher taxes?
 - *This has always been here, it is expected that the developer shall provide a range of amenities.* Concern: if in accessing existing needs, service gaps, etc. does this open the door to change the feeling of the community? For example Mt. Pleasant, we know it's poor here. There is a perception that the continuing development of condos shoves the poor out, so you end up with a Yaletown like area. This was not part of the plan. It's not that the City is chasing it, but you create the conditions where this occurs.
 - The Aquilini sites are displacing some affordable units. When you take that kind of building away, you don't get it back.
 - It's not just about the displacement, the density goes up. Even if they aren't all demolished, that percentage is still going to go lower because the number of people buying into condos is going to increase. How do we embed some new stock that will be affordable to people?
 - How is the current stock affected? I know people who have experienced reno-victions.
 - CACs, we don't see much improvement here. The library sucks, no pool. There should be a lot more transparency.
 - *Wwhat we're here for today is for feedback on a Public Benefits Strategy,*
 - *The community would be better off having a strategy in place and then deciding on the allocation of funds. Council will eventually approves the allocation.*
 - Is the city dependent on the developers' money coming in?
 - *The city grows. If there is less development, there are less people coming in. The Community Amenity Contributions are spread over construction and cash, as long as the projects proceed.*
 - *The City is trying to meet demand, it depends on how much growth happens and how much development takes palace. If fewer people live here, we don't need to offer as much.*
 - *CACs are estimated based on land lift, DCLs are charged on a per square foot basis.*
 - *Most CACs are spent within approximately 1-2 km of where they are collected.*
 - *Population density of Mount Pleasant, if you took away the industrial, is about 90 people/ha.*
 - Mt. Pleasant has a large rental population. They won't be able to afford the new condos, they will get reno-victions.
 - Concern about the Heritage part of Mount Pleasant that is remaining industrial- the North East quadrant.

- With 1/3 of the population as low income, this probably means that most of them do not travel to amenities that are not in the neighbourhood. Particularly if they have kids, these are not people with cars, they will not charge around the city. What does this mean for them?
- This is the charm of Mount Pleasant, it holds onto the pre- car way from 1915, so it really adds to the neighbourhood.
- Creekside programming is the most expensive of all the Community Centres.
- If we've requested dog parks, why aren't we getting them? This should be allocated in the neighbourhood.
 - *Mount Pleasant Park could have gotten a dog park, instead it got a skatepark and child play area. The residents in the area didn't feel inclined towards it in 2005- 2006. It would be interesting to re-poll now and see what the feedback is.*
 - *My sense is the Park Board will address this gradually over time, we will likely hear more about this.*
- Trying to sell a tree replacement program to keep up the tree lined streets. I heard that the city does not want to plant the trees that grow really tall again, they want to go shorter.
 - *Some people love the tall trees, some people don't like the sap and cones they create. The tall trees create an immense amount of shade, some people don't like that. Also leaves in the autumn can cause problems.*
 - *People were scared of walking on streets with lots of trees at night because it gets very dark. Hopefully you wind up with choices of streets to walk on so you can pick the right street at the right time.*
- Suggestion that the parking lot at 7th and Main remain as a park and open space. Has this site been earmarked for a few years?
 - *This site is being considered by the City for social housing including a public open space component.*
- Is this technical analysis available as a report?
 - *Typically there is the report for council, but there is nothing at this time.*
- Try to think of what you cherish, what is important to be renewed, and then what would make the neighbourhood a better place to be. What do you value, what would improve it?
 - *What we cherish is hard to hold onto, and it never ends up being part of the discussion. How do we hold onto what isn't really talked about much. Affordability, non-market housing, but there's a big part of it that doesn't get resolved, there's not much opportunity to really address that.*
 - *We talked about heritage in the neighbourhood, but I don't see where it is on this needs assessment. I think because of the nature of this community, it needs to be addressed more significantly.*
- The Public Realm Plan has identified many heritage type resources that need to be protected including cultural facilities, and spaces to preserve and enhance, these would be addressed through this Plan.
 - *When talking about a needs assessment, we should be naming the Heritage subject.*
- We will have two events on June 15 and June 20 to share the draft Public Benefits Strategy with people, get their feedback and finalize the draft for Council in October.

2. Response to Developers (Harv Weidner)

- Harv suggests that he and Joyce can take the summary of advice from this group and frame that into two or three options, and use that as a basis for discussion for the next meeting.

3. Updates (including April 27th Street Fair/Open House Recap) (Harv Weidner)

- This was a successful event.
 - *We got about 100-150 people out to the Street Fair, and about 50 people at the open house.*
 - *We had great youth participation, and very impressive group of young people from Resource centre in particular that helped out with MP clean-up.*
 - *Weaving project and other community initiatives participated in the event to share information.*
 - *We got about 20 response forms from the survey. The survey will be posted online for 2 weeks.*
 - *June 15th and 20th are the next Open Houses.*
- Interim rezoning policy: this will be posted online. There will be a video presentation and an online response form.
- Would like to put 275 Kingsway on the next agenda.
- Announcement from Jocelyn Hamel about the Weaving project:
 - *Sylvia's contract has ended.*
 - *Collaboration and land use issues are not panning out the way we had hoped.*
 - *The community engagement with smaller projects will keep on going.*
 - *If you have any questions going forward, please contact Jocelyn and not Sylvia.*
- June 1st (Mount Pleasant Days) may be another opportunity to do some more promotion for June 15th.
 - *Maybe a mini presentation that gets more people engaged.*

4. Next Meeting

- Next MPIC Meeting is scheduled for June 6th.
- Possible Self Directed Meeting:
 - *Maybe Saturday June 22nd or 29th*
 - *We can communicate through email about this.*
 - *Could do the workshop from 9am-4pm.*
 - *Get an indication of how many people are interested in doing this by our next meeting.*
 - *Theme would be Urban Design with a Mount Pleasant feel to it. We can do the bigger picture discussion.*

Meeting Adjourned

(9:10 pm end)



Public Benefits Strategy for Mount Pleasant

PRESENTATION TO MPIC
May 2, 2013

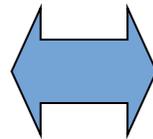
Outline

1. Capital Planning Context
2. Capital Plan & Public Benefits Strategies (PBS)
3. Approach to PBS development
4. Discussion of Key Issues
 - Community Facilities
 - Parks & Open Spaces
 - Affordable Housing
 - Character
 - Others
5. Next steps

Capital & Operating Budgets

Capital:

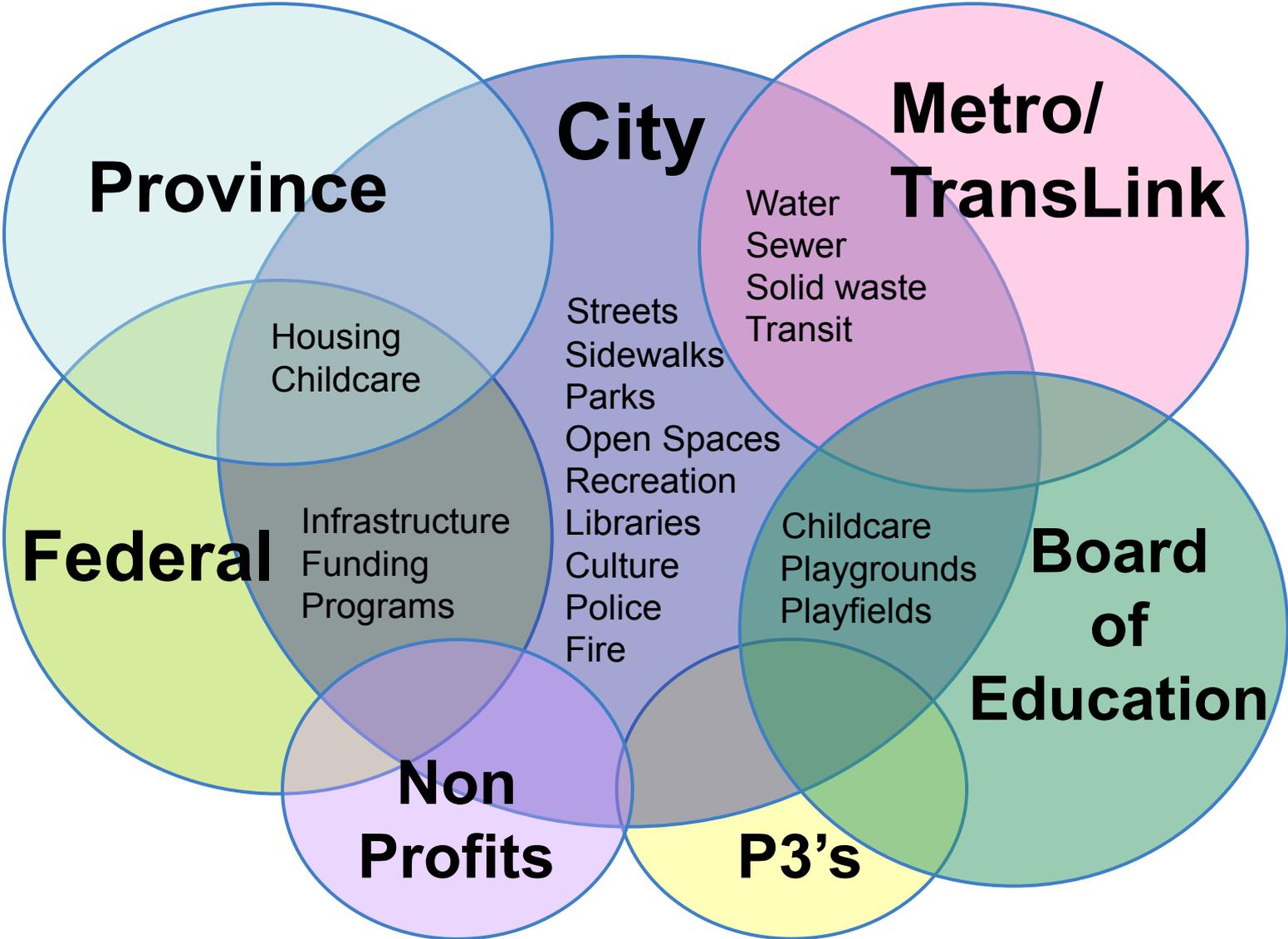
- Investments in physical assets and infrastructure
- Longer-term focus
- New assets require operating funding (~\$1M/yr)
- ~\$250M annually



Operating:

- Day-to-day activities
- Mostly labour
- Shorter term focus
- Debt from capital: principal + interest
- ~\$1B annually

Capital Partners



Capital Assets - Categories

Categories	Examples
Community Facilities	recreation, social and cultural facilities, libraries, childcare centres, entertainment and exhibition, grants (childcare, social, cultural)
Housing	non-market housing and market rental housing
Parks and Open Spaces	parks and open spaces, street trees, public art
Public Safety	police buildings, fire halls, animal control
Transportation	walking and cycling networks, transit, roads, parking
Utilities and Public Works	waterworks, sewers, solid waste, neighbourhood energy
Civic Infrastructure	city-wide staff facilities including service yards, vehicle fleet, information and telecommunication systems and technology



Balanced Approach for Capital Spending

**Maintain
existing assets
in good
condition**

Roddan Lodge



**Maintaining the
City's affordable
housing stock**

**Meet needs of
new residents**

Creekside (SEFC)



**Community facilities
in new communities**

**Respond to
new priorities**



**Building the
greenway/bikeway
networks**

Integrating PBS with Capital Planning

- PBS brings local issues to the city-wide table
- In the past, PBS created for new communities with high growth: old Expo site, Coal Harbour, Downtown South, Southeast False Creek, etc.
- Now, PBS also for older communities with some growth: Mt Pleasant, Grandview, West End, Marpole, etc.

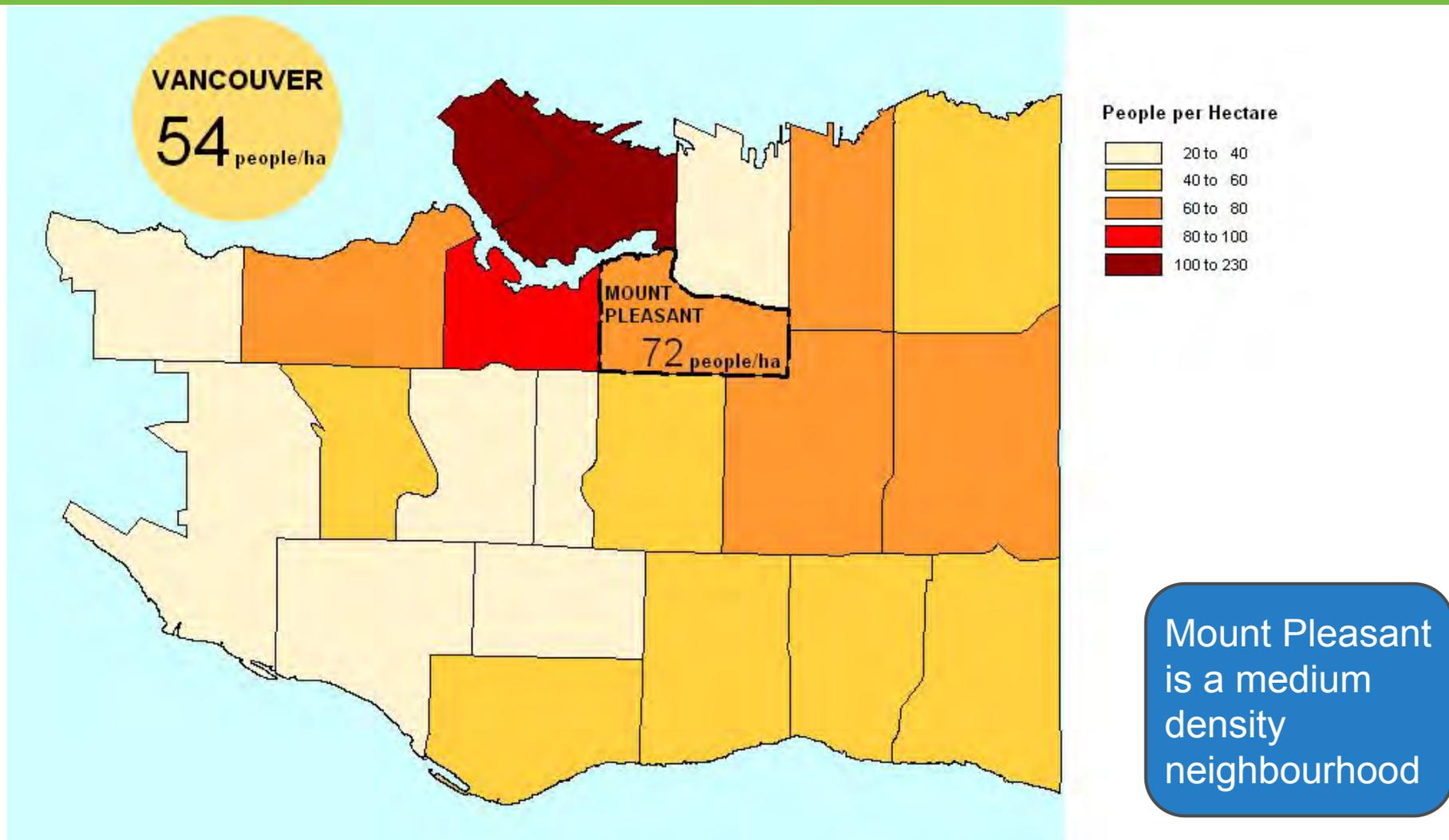
Strategy Development - Technical Steps

1. Community Plan Directions
2. Existing Needs - service gaps, facility conditions etc.
3. Impacts of Population Growth - 30 year needs
4. High level costing of facilities needs
5. Forecast of \$\$ from development
6. Preliminary matching of needs with \$\$ and funding - e.g. CACs, DCLs, Capital funding
7. Check-backs/refinement and confirmation

Strategy Development - Process Steps

- Community -> ideas generation during Plan development
- City Staff -> needs assessment, costing, etc.
- City Staff -> draft Strategy
- Community -> comment on draft strategy
- City Staff -> further review/refinement
- City Council -> review & hear from Community

Population Density (2011)



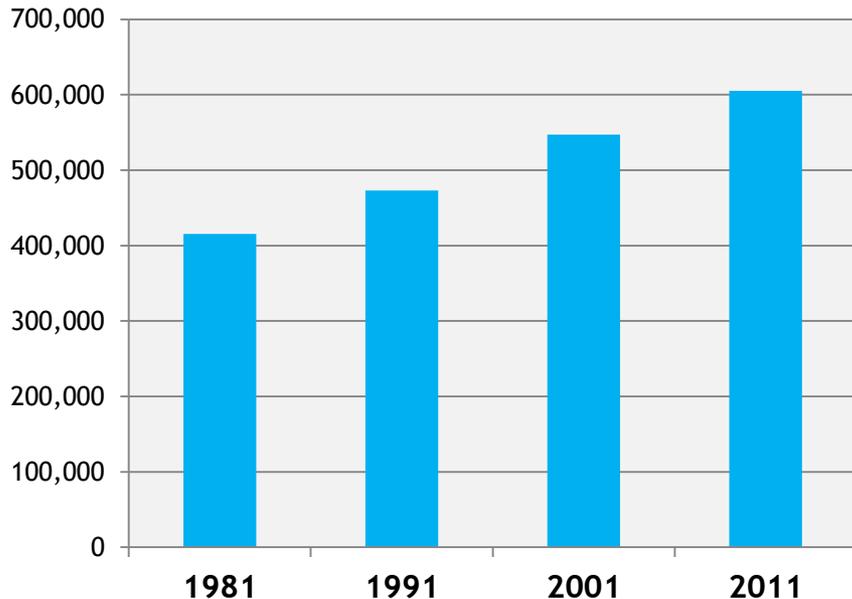
Mount Pleasant Demographic Snapshot*

Population	Mt. Pleasant	Vancouver
Population	23,615	578,041
Chinese Speaking Population	8.2%	19.6%
Aboriginal Population	4.7%	2.5%
Households/Families		
Median Household Income	\$37,782	\$47,299
Percentage Low Income Households	32%	27%
Single Parent Families	18.6%	16.2%
Dwellings		
Single-detached house	3.8%	19.1%
Multi-family (duplex, rowhouse, apt.)	94%	80%
Own	32.8%	48.1%
Rent	67.2%	51.9%

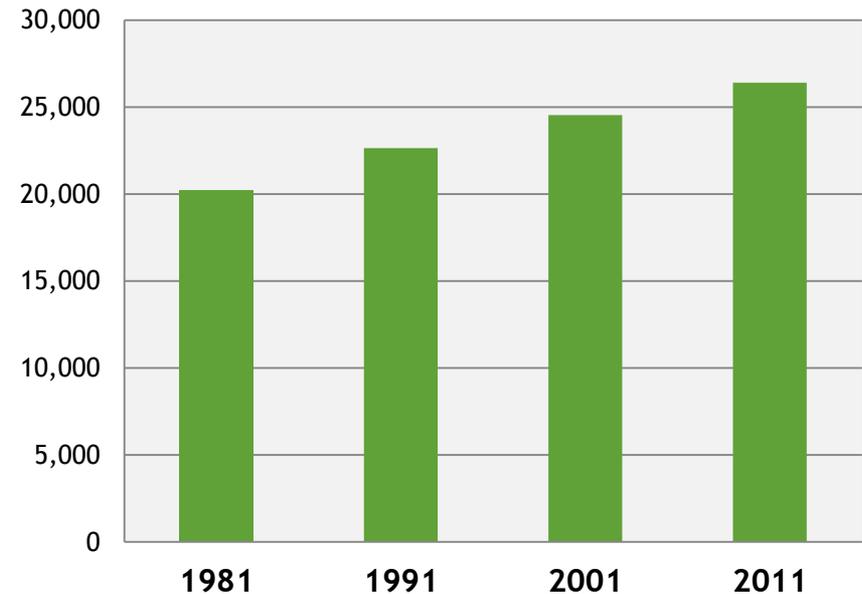
* Source: 2006 Census; some information not available in 2011 Census

Population Growth 1981-2011

Vancouver Population
46% growth over 30 yrs.



Mount Pleasant Population
31% growth over 30 yrs.*

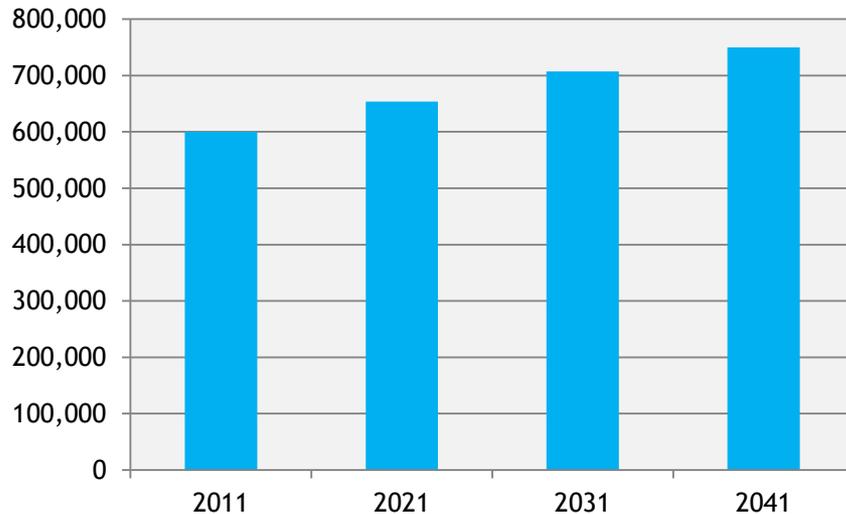


- Past Mt Pleasant population growth rate has been below City average

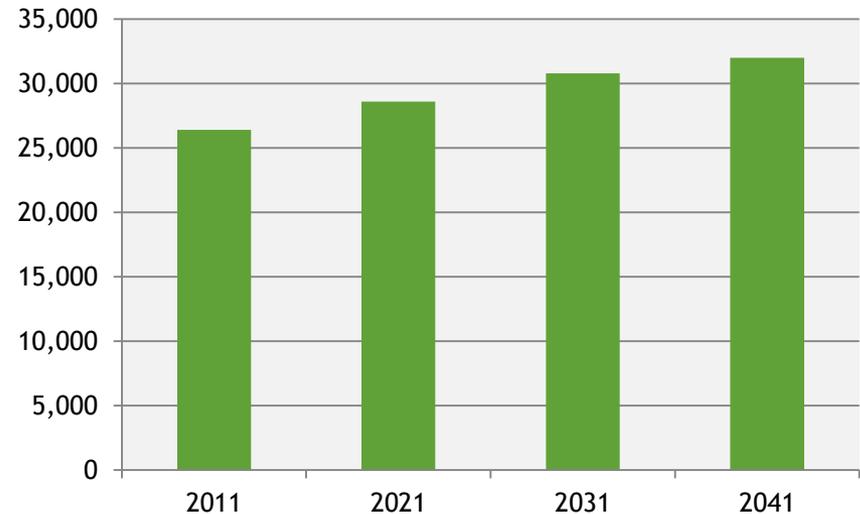
* Excludes Southeast False Creek

Projected Population Growth 2011-2041

Vancouver Projected Growth
27% over 30 yrs.



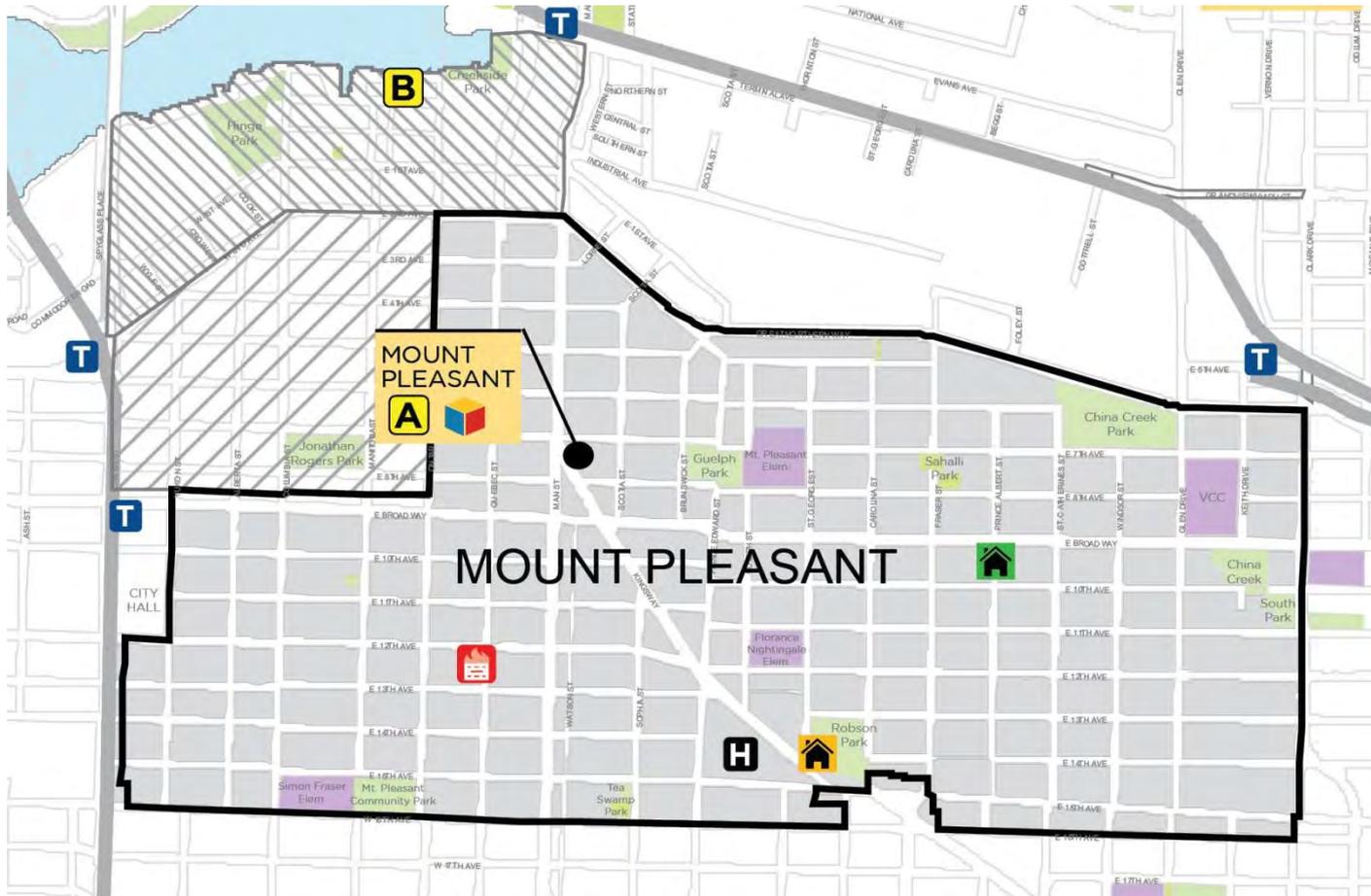
Mount Pleasant Projected Growth
25 % over 30 yrs. *



- Future Mt Pleasant population growth rate projected to be at City average rate over next 30 years
- 2011 Mount Pleasant population - 25,500
- 2041 Mount Pleasant population projection - 32,000

* Excludes Southeast False Creek

Mount Pleasant Facilities



LEGEND

- Mount Pleasant Plan Area
 - Mount Pleasant Industrial Area
 - Southeast False Creek
 - Parks and Open Space
 - Schools
 - Sky Train
 - Sky Train Station
 - Pool
 - Ice Rink
 - Library
 - Fire Hall
 - Neighbourhood House
 - Family Place
 - Mount St. Joseph Hospital
- COMMUNITY CENTRES
- Mount Pleasant
 - Creekside

Mount Pleasant - Area Amenities



LEGEND

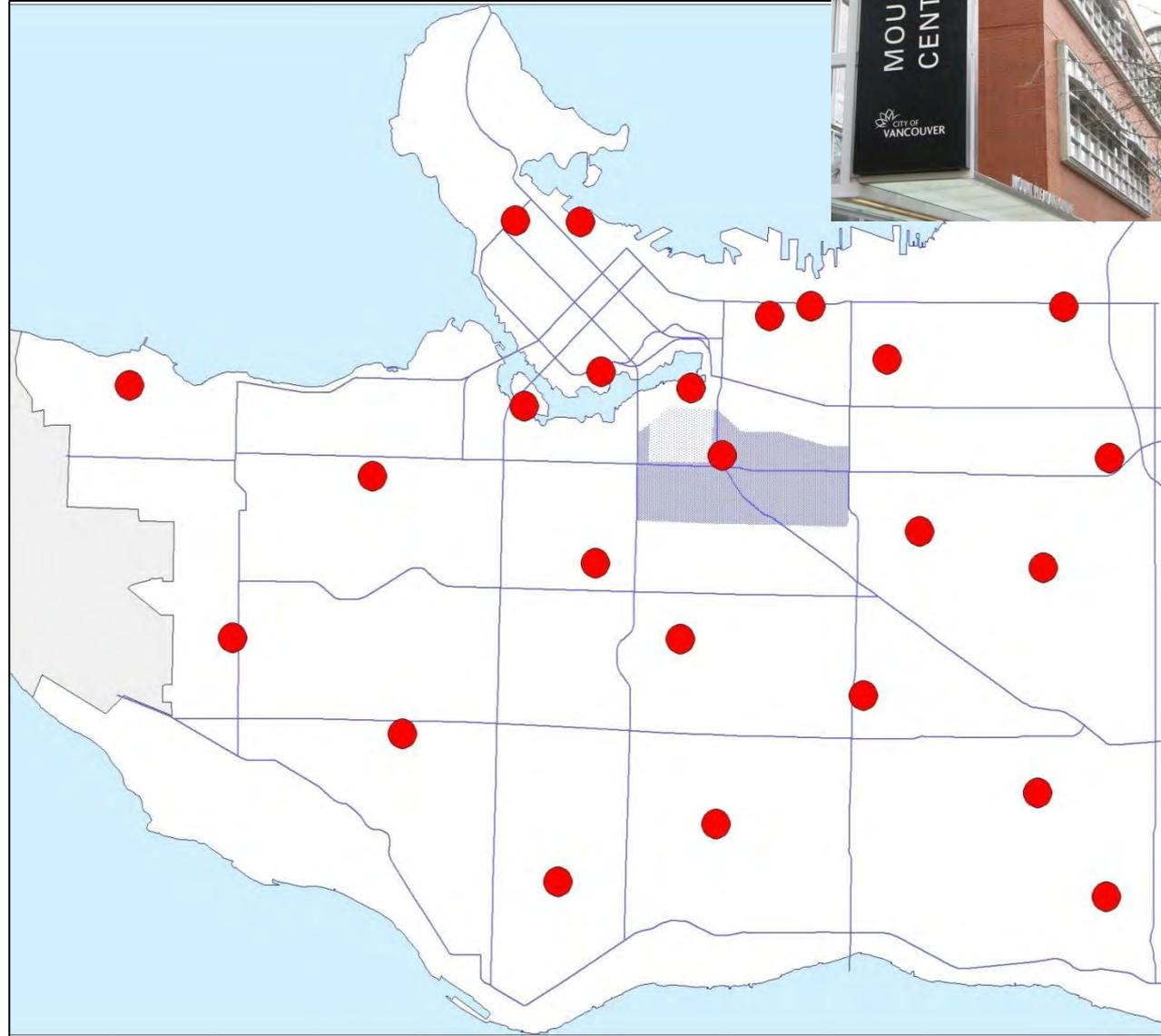
-  Mt. Pleasant Plan
-  Mt. Pleasant Industrial Area
-  Southwest False Creek
-  Parks
-  Schools
-  Sky Train Line
-  Community Centre
-  Library
-  Pool
-  Ice Rink
-  Neighbourhood House
-  Fire Hall



Community Facilities: Community Centres



- Mount Pleasant Opened - 2009
- 31,000 sq.ft.
- Co-located with library/housing
- Creekside Community Centre opened 2010

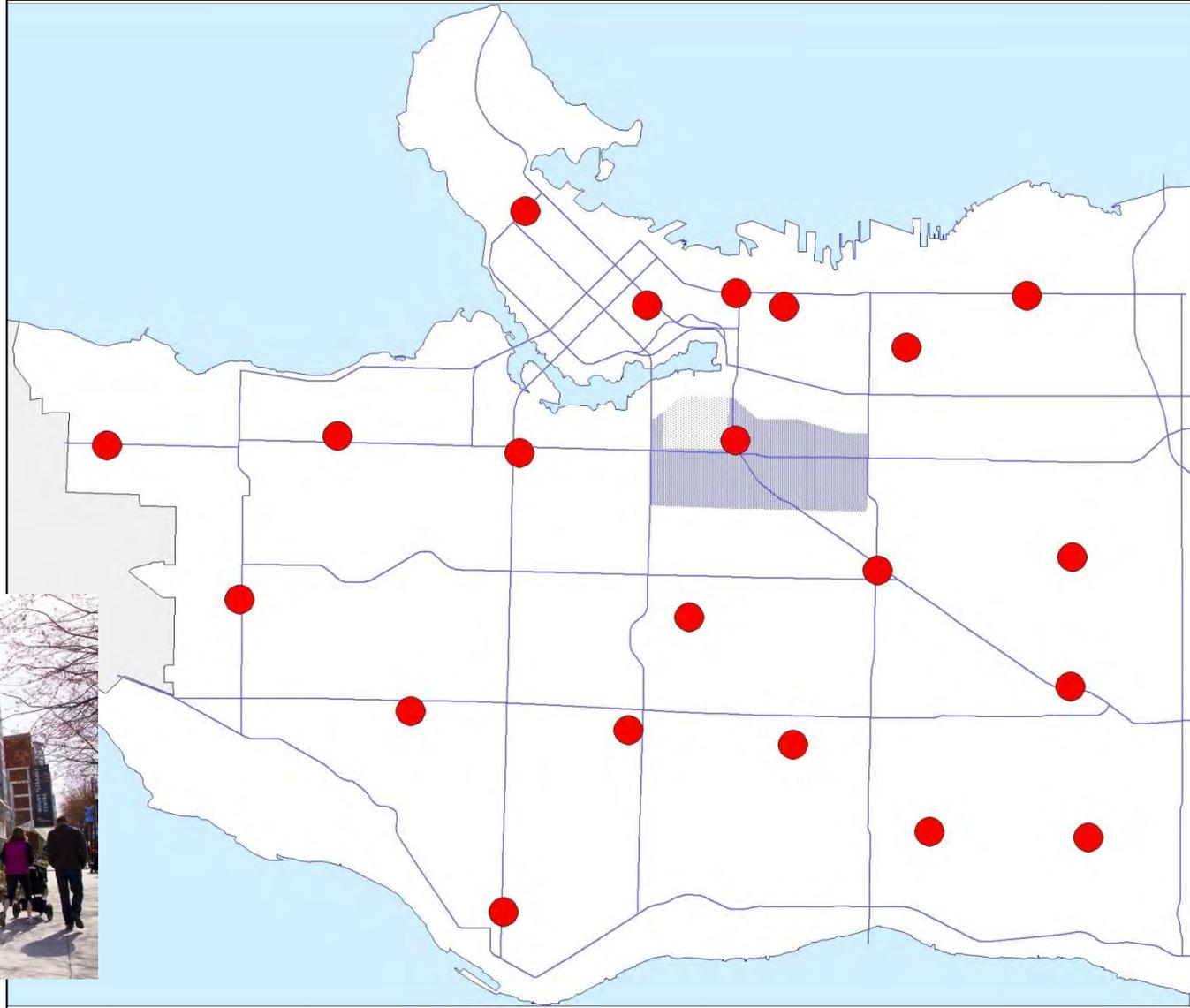




Community Facilities: Libraries

Mt. Pleasant Branch:

- Opened 2009
- 11,000 sq.ft.

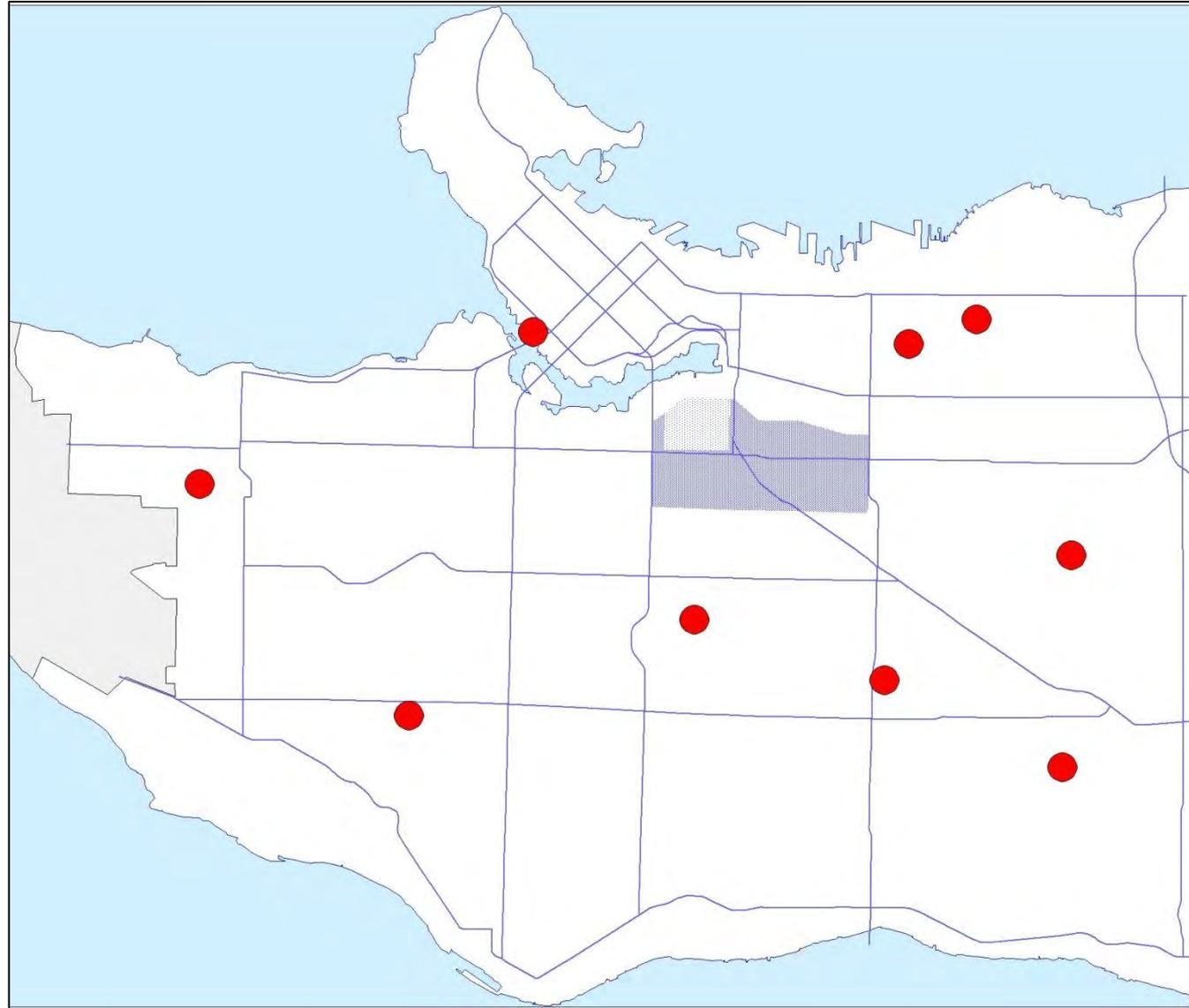




Community Facilities: Indoor Pools

Closest pools:

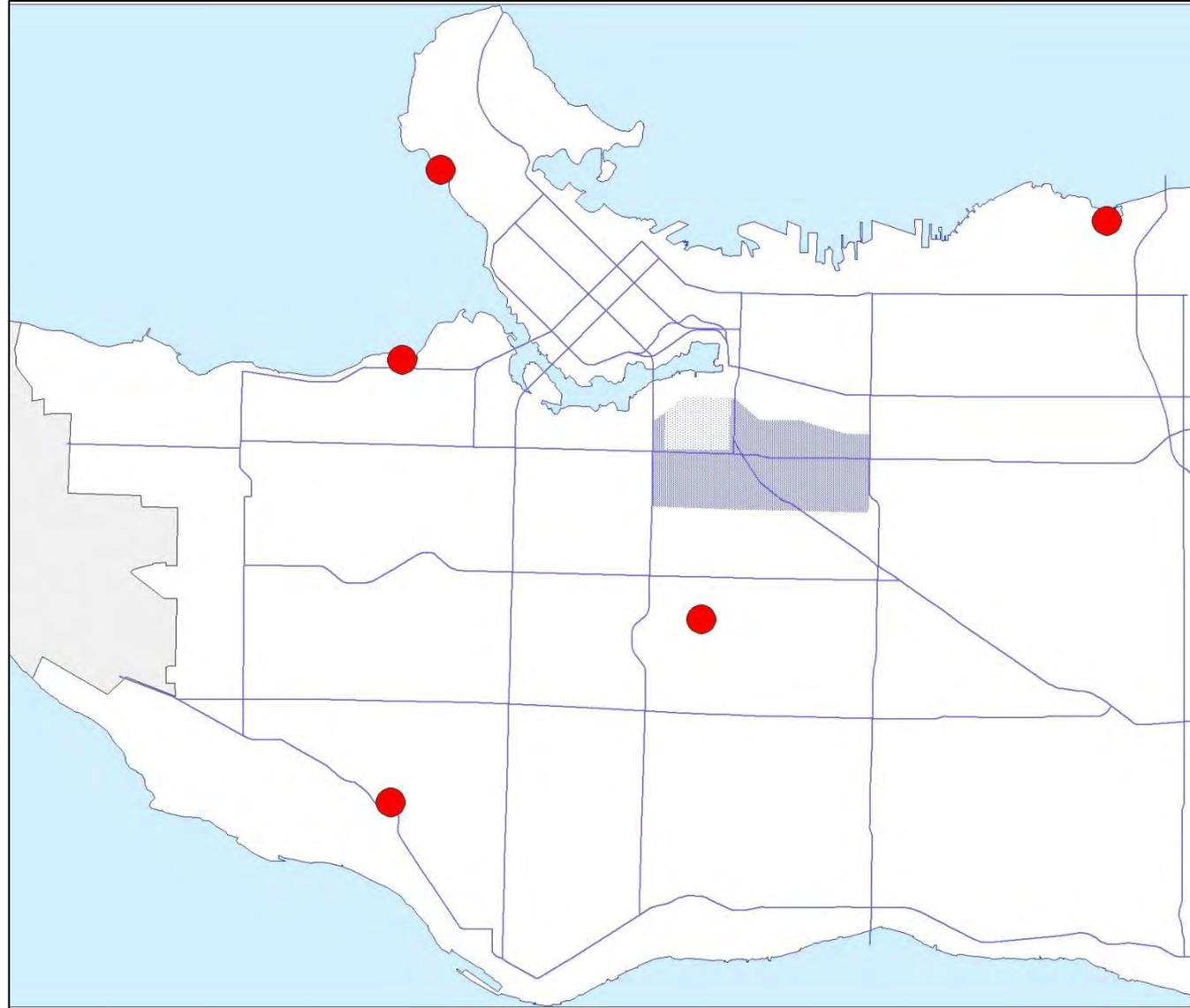
- Hillcrest
(2.5 km south)
- Britannia
(2.5 km NE)





Community Facilities: Outdoor Pools

- Closest pool: Hillcrest (2.5 km south)

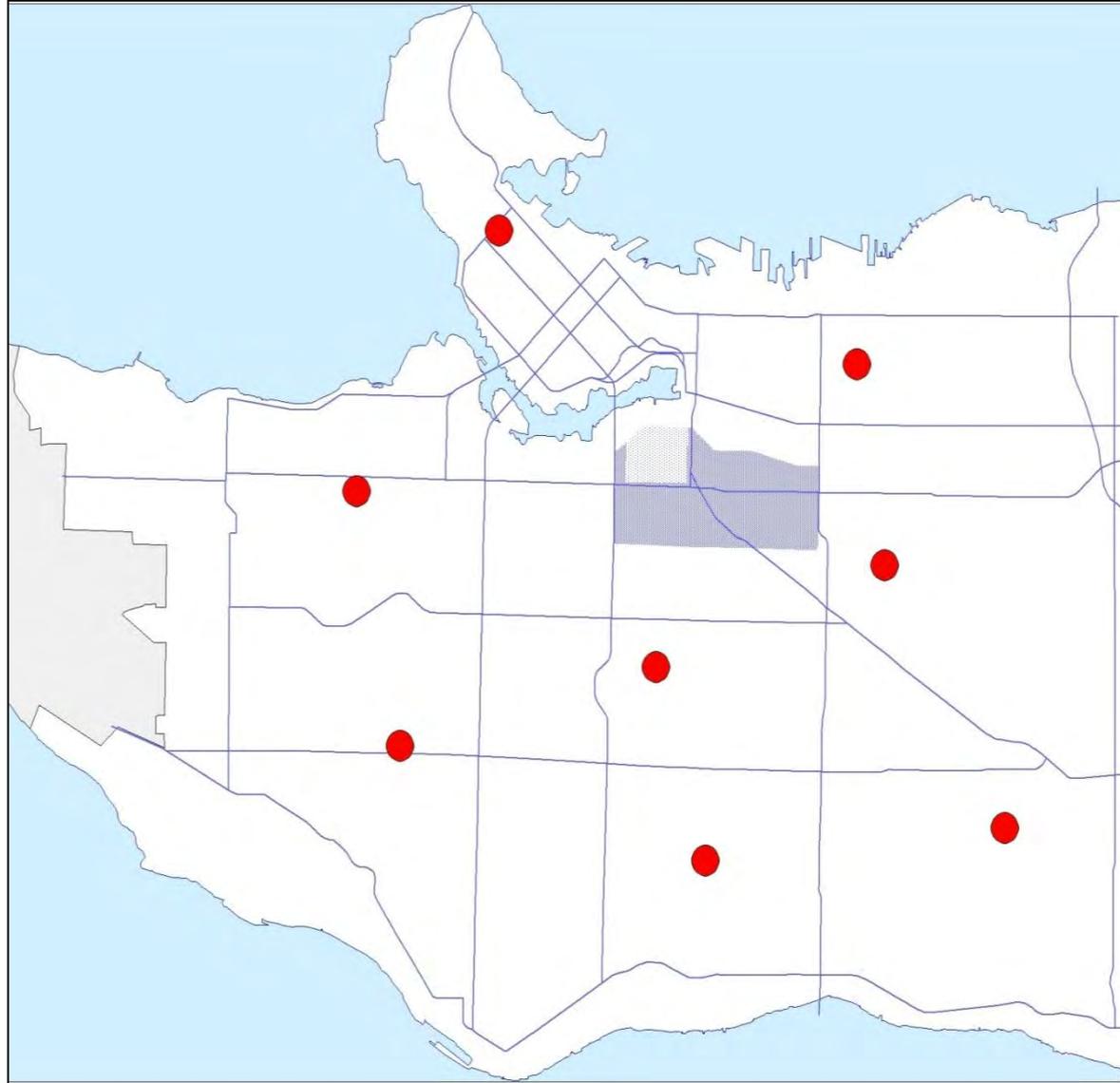




Community Facilities: Ice Rinks

Closest rinks:

- Hillcrest (2.5 km)
- Trout Lake (2.7 km)
- Britannia (2.5 km)

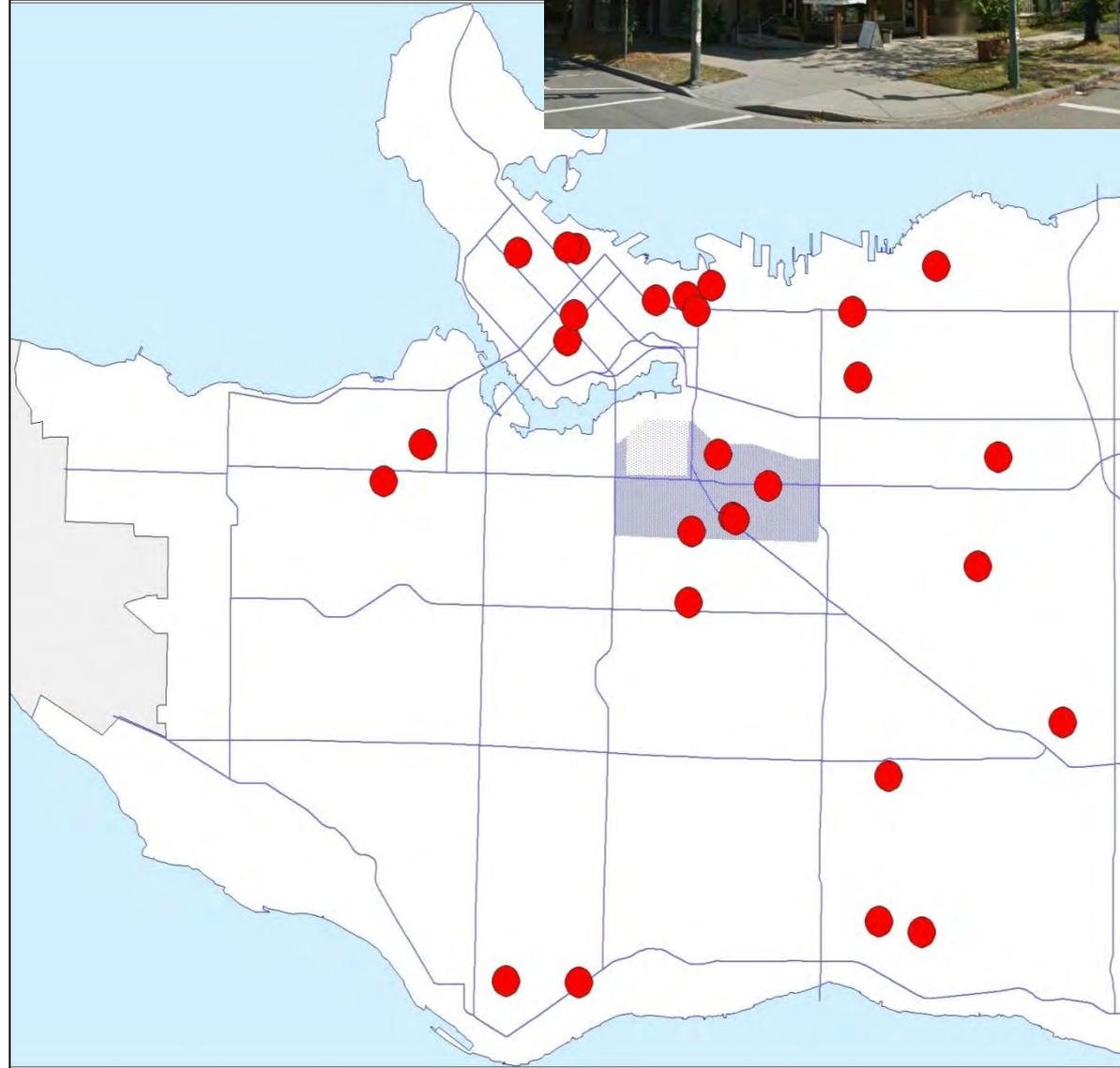




Community Facilities: Social Facilities



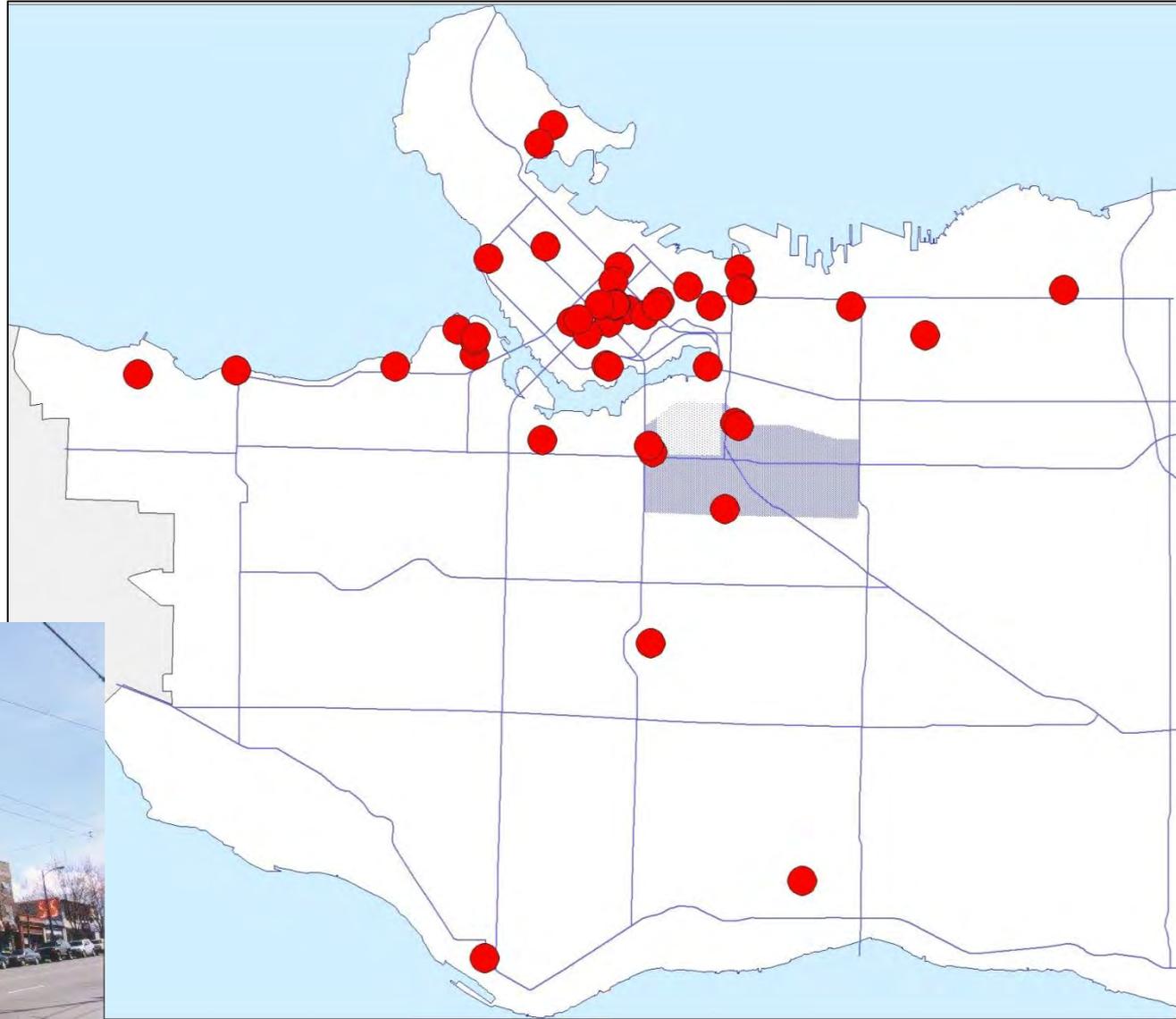
- MP Neigh. House
- MP Family Centre
- 2 boys/girls clubs
- Many other city-serving non-profits social agencies in MP





Community Facilities: Cultural Facilities

- 4 artist studios owned by City
- Heritage Hall
- 50 cultural non-profits





Childcare - All-day daycare

- 8 facilities
- 251 spaces
- Childcare space shortage in Mount Pleasant and across the City
- Greatest need for infant and toddler care
- New needs based on growth -> 100-150 spaces over 30 years





Childcare - Out-of-school care

- 3 facilities
@ Elem. Schools
- 134 spaces





Childcare - Preschool

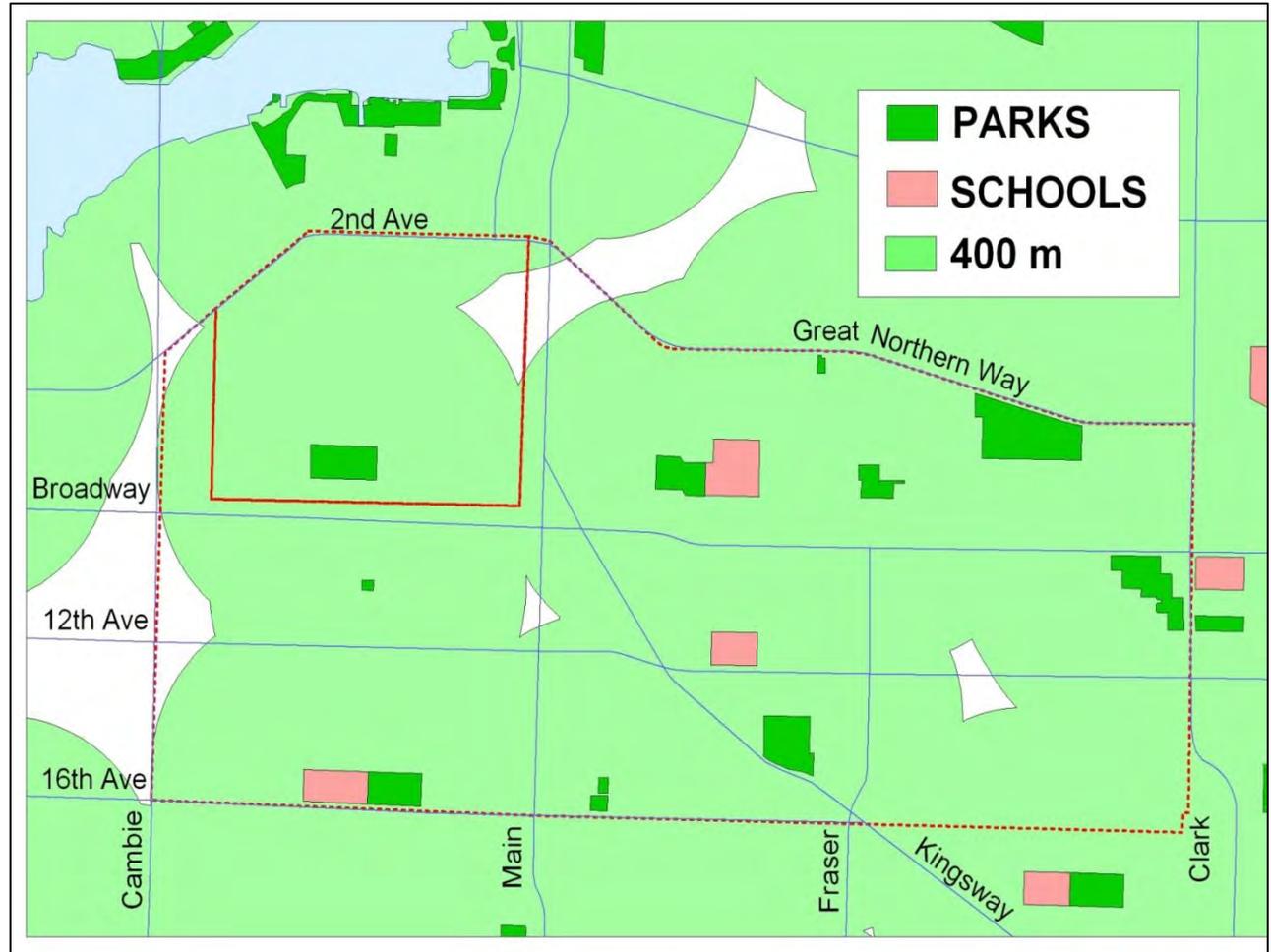
- 4 facilities
- 120 spaces





Parks and Open Spaces

- 11 hectares of park
- Good geographic coverage
- Majority updated
- 3 newer parks (last 20 years)
- No 'large' park
- Some gaps in 400m to nature





Street Trees

- ~5,800 street trees in Mt Pleasant
- ~95 trees per km of road (just below city average)





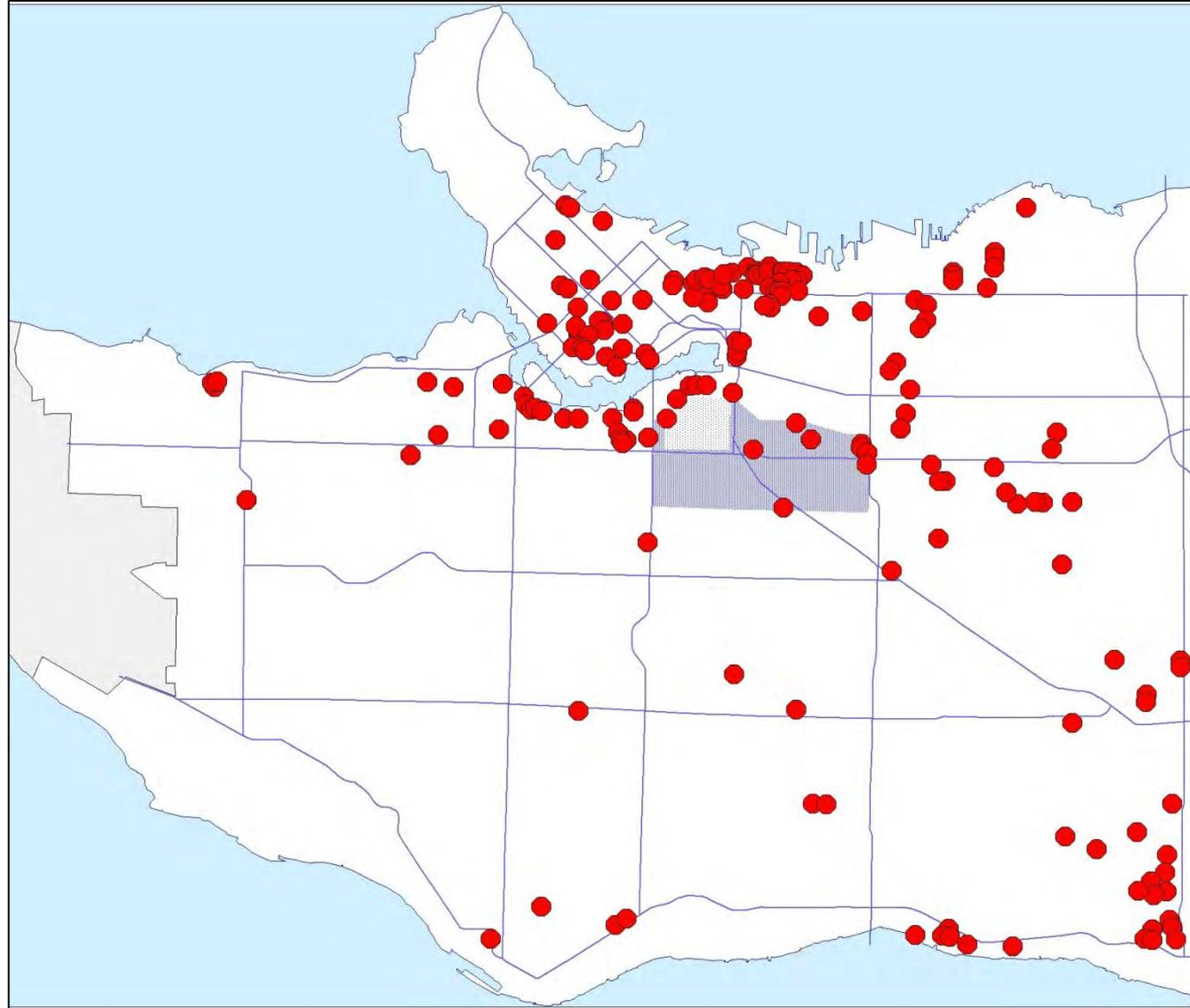
Non-Market Housing

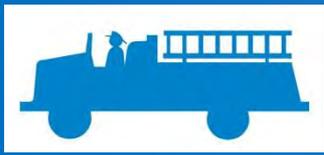
City Land:

- 7 projects
- 299 units

Non City land:

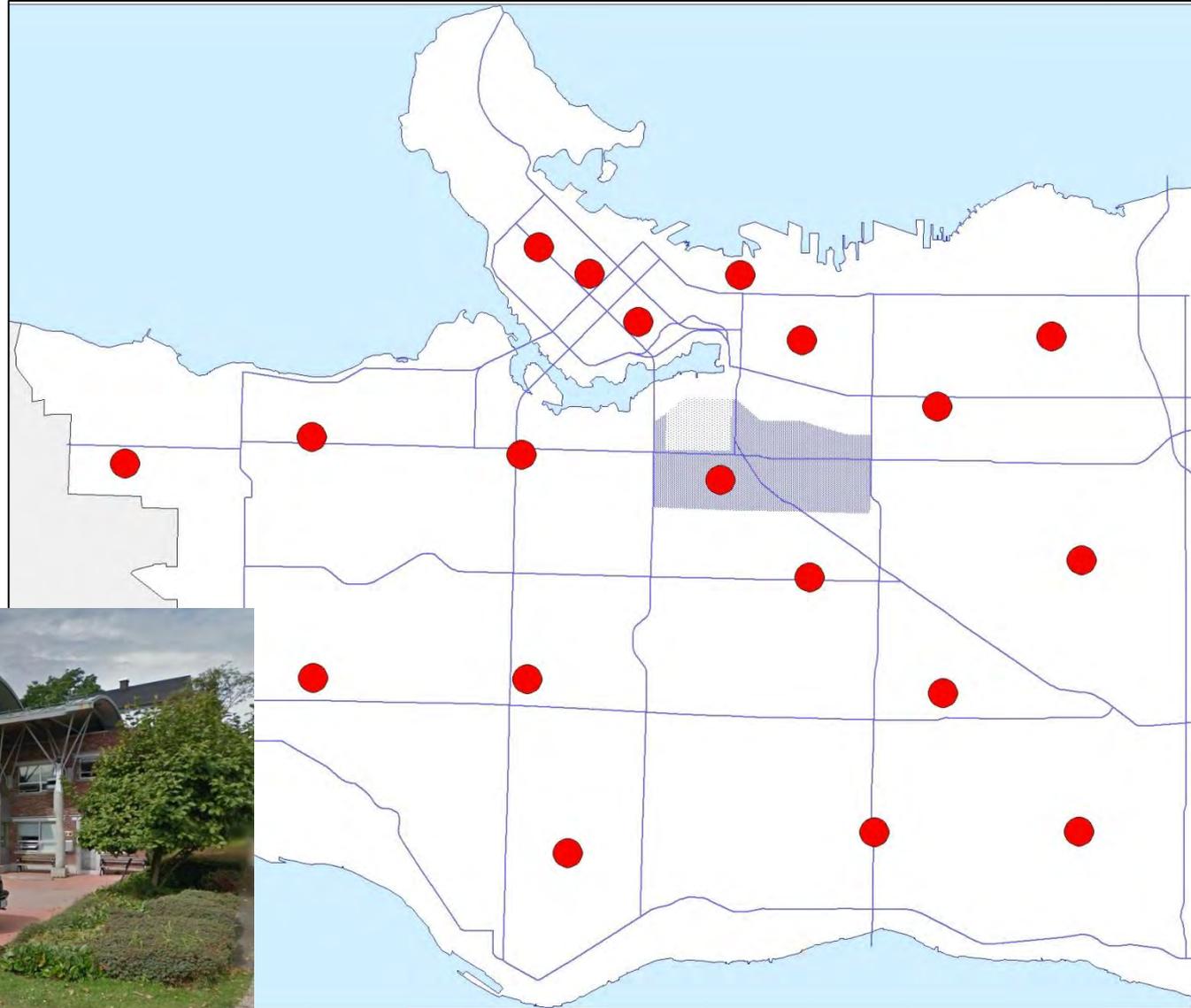
- 19 projects
- 573 units





Public Safety: Fire Halls

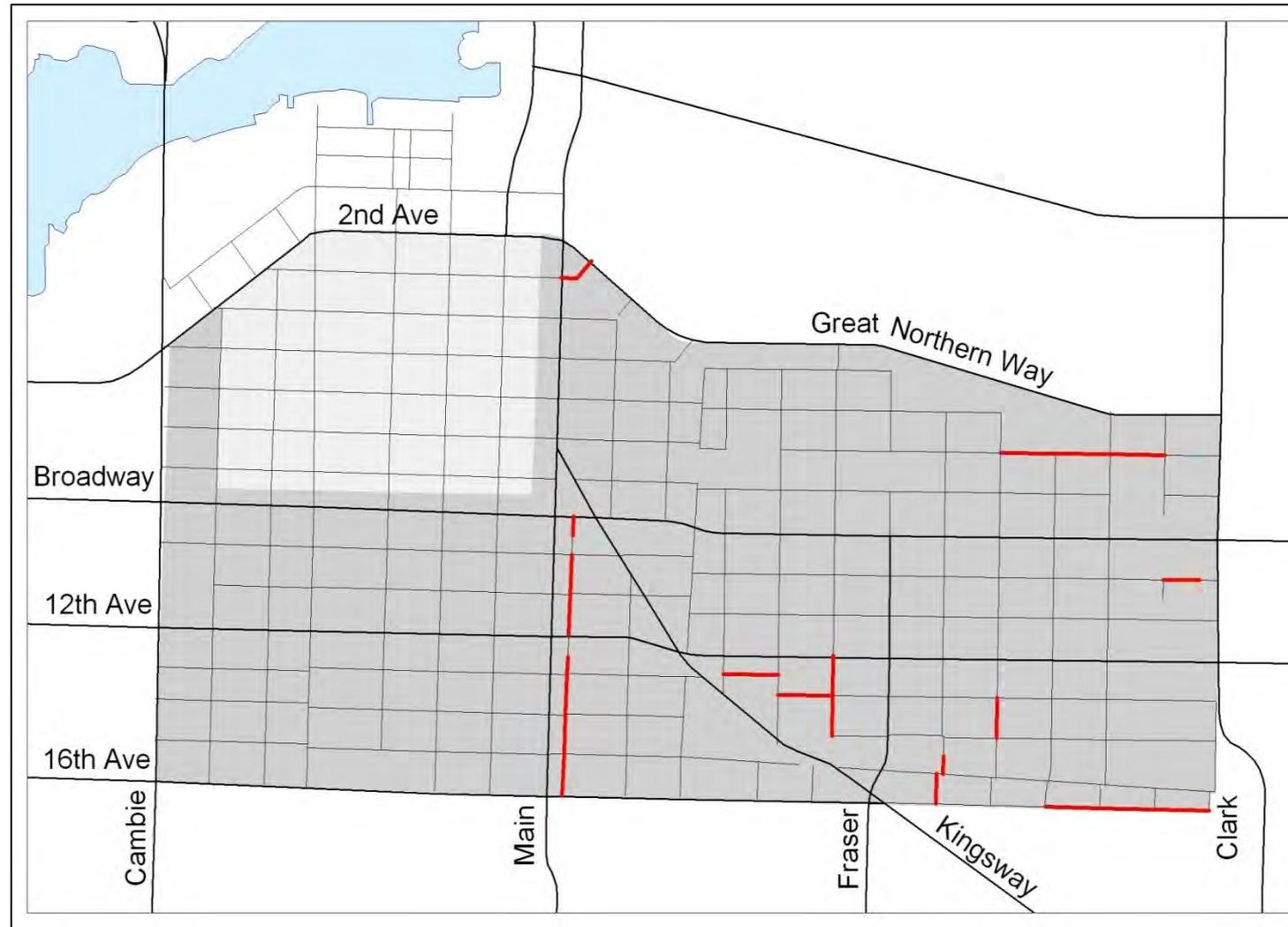
- Fire hall #3 @ 12th & Quebec (rebuilt 2000)





Transportation: Sidewalks

- 117 km of sidewalks
- 3.4 km of missing sidewalk

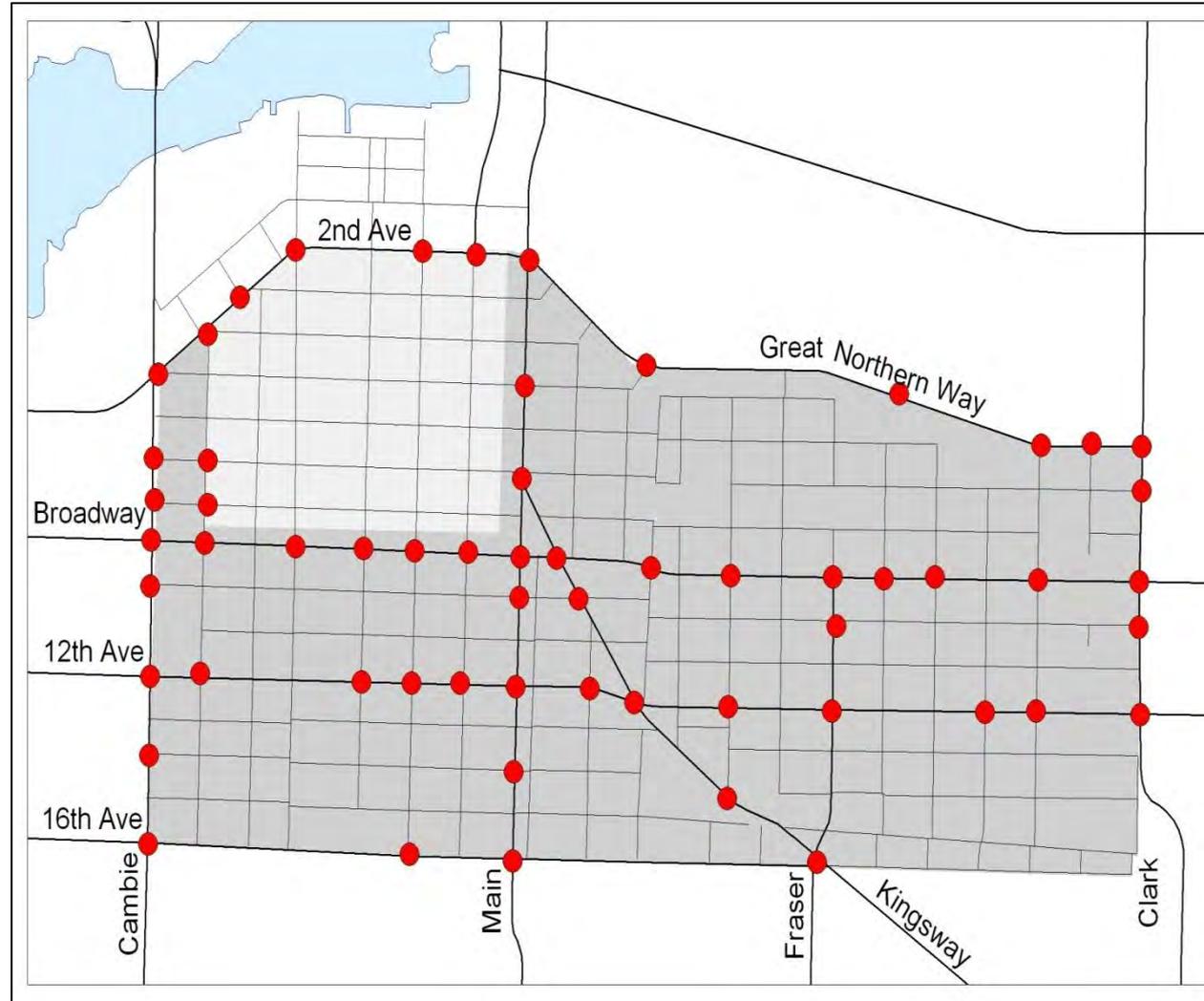




Transportation: Traffic Signals

59 signals:

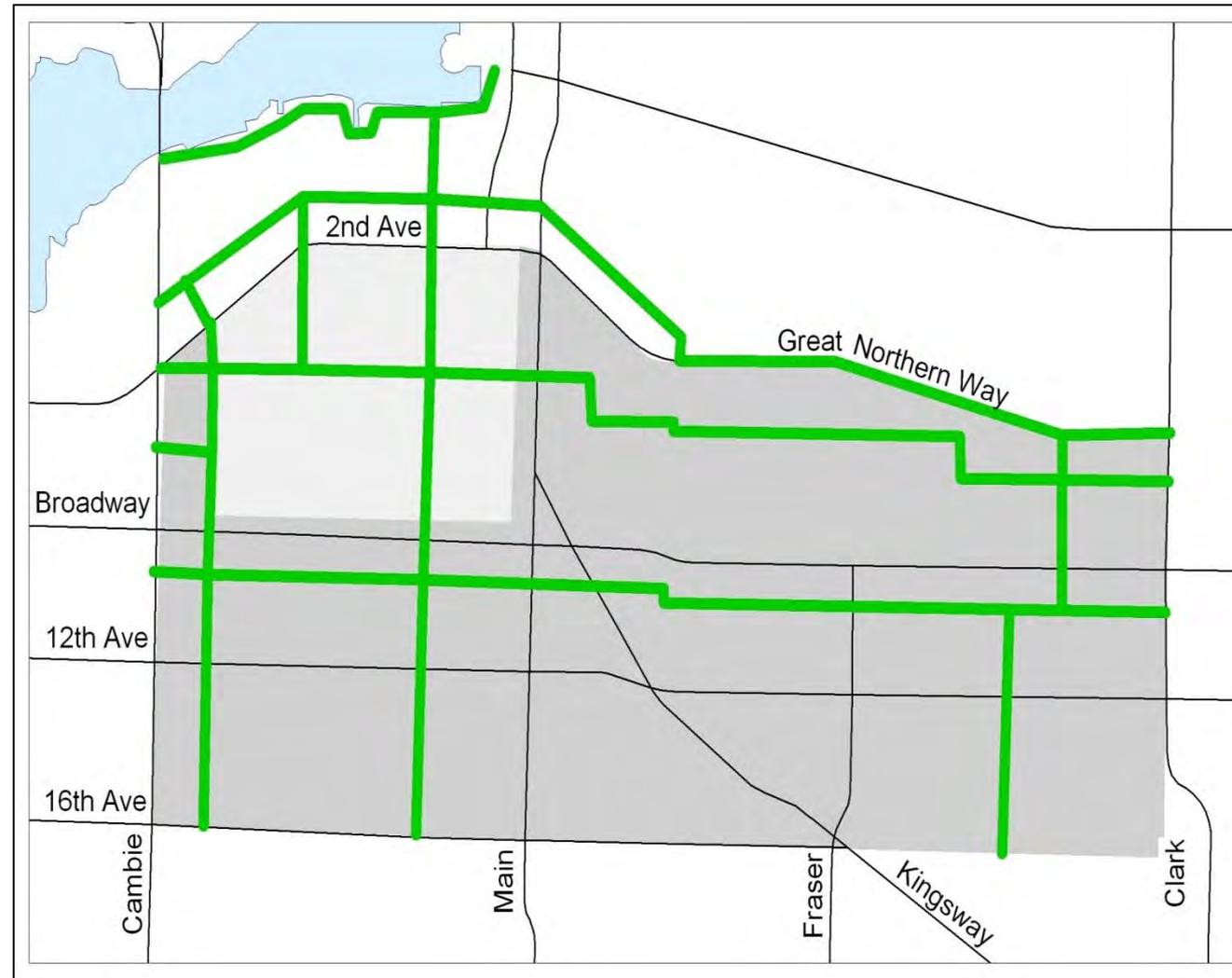
- 27 ped-bike signals
- 32 vehicular signals
- 12 signals installed in last 10 yrs





Transportation: Cycling Routes

- 13 km of bikeways & greenways
- 3 north-south routes
- 3 east-west routes
- False Creek seawall
- Cambie Bridge





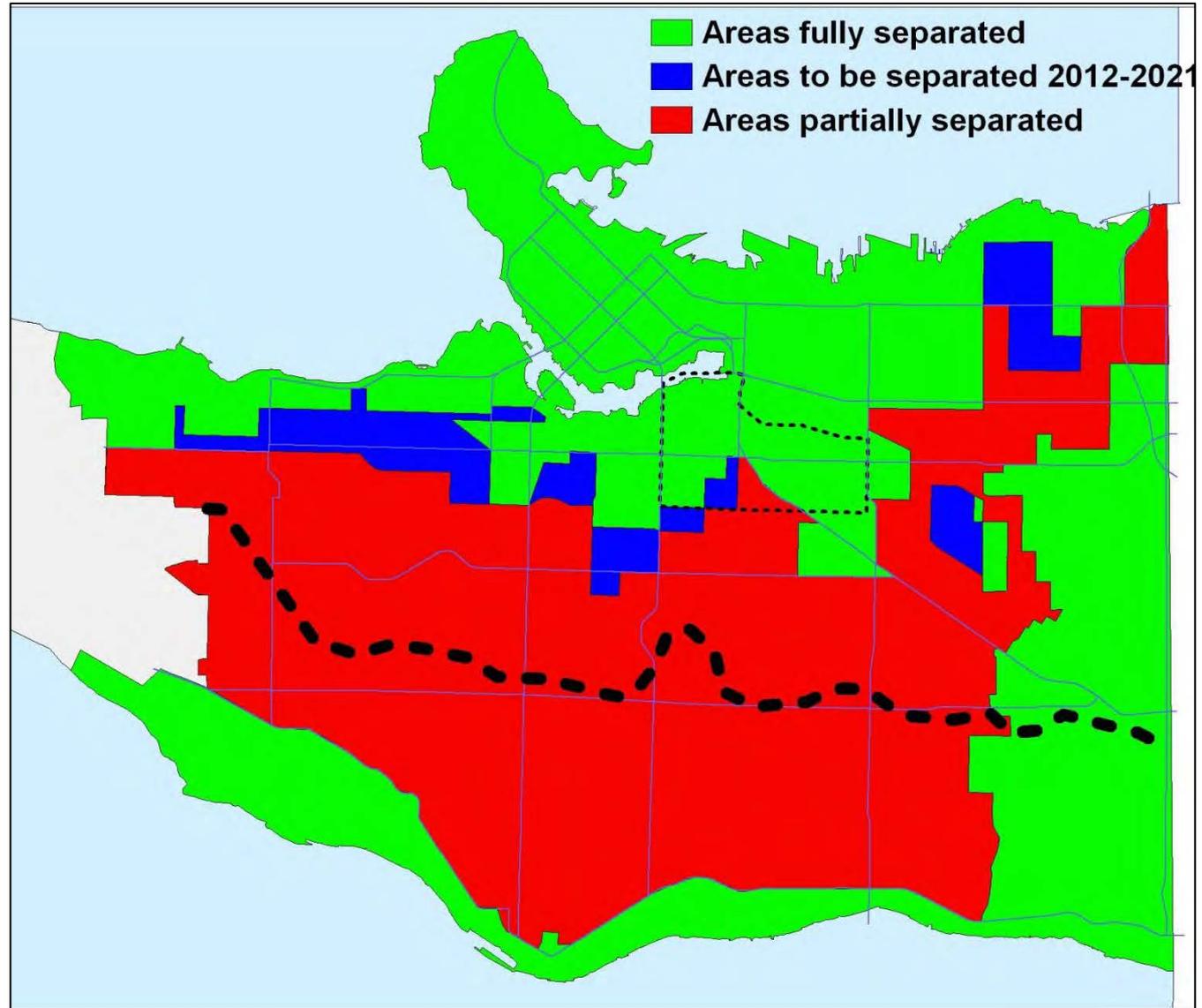
Utilities: Waterworks

- 66 km of water mains in Mt Pleasant
- ~ 5% built before 1950 (City average is ~ 20%)
- ~ 43% built/rebuilt between 1950 and 1980
- ~ 51% built/rebuilt since 1980



Utilities: Sewers

- Mt Pleasant about 85% separated
- Started program in 1980s
- Separation to be completed in about 10 years



Preliminary Needs Assessment

Category	Need Assess.	Comments
Childcare	\$ - >\$\$	Current deficit; City & MPP priority
Social Facilities	\$ -> \$\$	additional space/update needs
Cultural Facilities	\$ - > \$\$	MPP priority
Libraries	OK	New in 2009
Community Centre	OK	New in 2009
Parks & Open Space	\$ - > \$\$	Streets to Parks; J. Rogers + ?
Non-market housing	\$\$\$\$	MPP and City-wide priority
Fire hall	OK	Good condition
Walking/Cycling	\$\$	MPP and City-wide priority
Utilities	OK	Sewers mostly separated/most water lines rebuilt since 1950