

Public Benefits Strategy

What are Public Benefits and Amenities?

Public amenities and services - such as recreational, cultural and social facilities, parks, childcare, affordable housing, transportation facilities and fire halls - are important elements of a vibrant and livable community.

Mount Pleasant has a new Community Centre, library and rental housing project at #1 Kingsway which opened in 2009. Other facilities are older and may be in need of renewal, and additional amenities and services for a growing population need to be considered. The City aims to foster resilient, sustainable, safe and healthy communities through:

- Prioritizing amenities and facilities that support a range of programs and activities.
- Exploring opportunities for partnerships and co-location to maximize public benefits.
- Maintaining and renewing existing amenities as they age.

Financial Sustainability Guiding Principles

When the City makes decisions on how to fund the maintenance of existing City-owned facilities/infrastructure and the development of new facilities, the following financial principles are used:

- Deliver services that are relevant and result in desired public outcomes
- Keep facilities and infrastructure in good condition
- Consider long-term implications in all decisions
- Keep property tax and fees affordable
- Keep municipal debt at a manageable level
- Optimize capital investments to meet public and economic needs while achieving value for the investment



Who Funds Amenities and How?

Amenities are delivered from a variety of sources using different tools:

City:

The City typically funds things like childcare facilities, parks, community centres, libraries, cultural facilities, affordable housing, utility upgrades and street improvements. These are paid for through the coordinated allocation of funds:

- About 75% of funding for public amenities and infrastructure (roads, sewers) comes from property taxes, utility fees and user fees.
- About 10-15% comes from revenue associated with new development.
 - **Development Cost Levies (DCLs)** - are charged on all new development in the City.
 - **Community Amenity Contributions (CACs)** - are contributions provided through rezonings and are typically secured through a negotiation with developers.
- About 10-15% are contributions from other levels of government and non-profit partners.

Province and Region:

The Province and region are responsible for delivering schools, health care and transit.

Community Partnerships:

Community groups often deliver things like community gardens and neighbourhood greenways.

FOR MORE INFORMATION on the Mount Pleasant Community Plan and the implementation program, visit vancouver.ca/mountpleasant



Public Benefits Strategy

What is a Public Benefits Strategy?

A Public Benefits Strategy identifies the needs of the existing and new population, assesses area services compared to city-wide service levels, estimates costs, and identifies funding sources over, generally, a 30-year period.

Facilities and services are then prioritized based on available funding from developer contributions and City capital budgets. The Public Benefits Strategy then guides future decisions on spending over the life of the strategy.

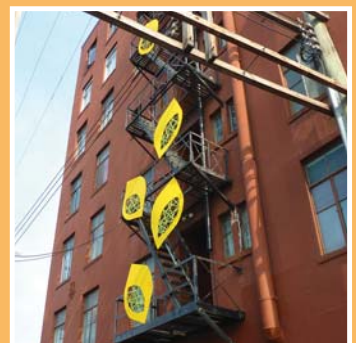
Recognizing that population growth and funding will occur over about 30 years, the Strategy must be flexible to take advantage of new opportunities and respond to changing conditions.

Trade-offs may be required in the future to adjust to new community needs and available funding.

Existing Direction on Public Benefits in Mount Pleasant

The Mount Pleasant Community Plan has identified a number of amenity needs including:

- Increase the amount of artist creation, production and performance/display space
- Add to the supply of affordable housing in Mount Pleasant 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



FOR MORE INFORMATION on the Mount Pleasant Community Plan and the implementation program, visit vancouver.ca/mountpleasant

Public Benefits Strategy

Existing Amenities in Mount Pleasant

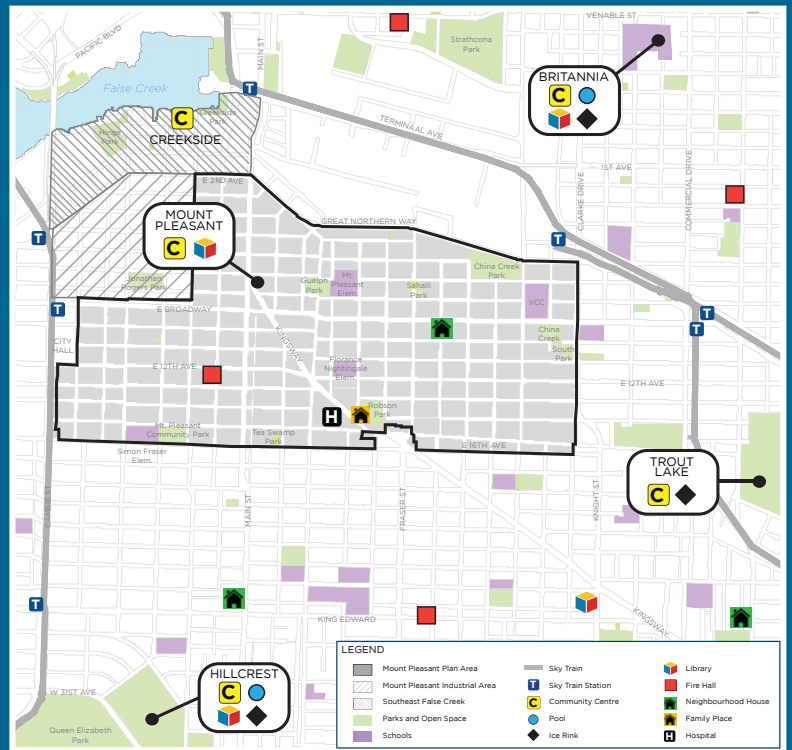
Complete communities require spaces and places that support residents' ability to meet their basic needs, including their need for social interaction and participation in decisions that affect their lives.

The following identifies important resources that serve Mount Pleasant and contribute to a complete community.

TELL US WHAT YOU THINK

QUESTION 9: How can we make existing facilities/services better?

What are your priorities regarding renewal and/or new amenities in your community?



Community Centres, Swimming Pools, Ice Rinks & Libraries

The Mount Pleasant Community Centre and library are located at #1 Kingsway in the "Uptown" area of Mount Pleasant. The following facilities serve Mount Pleasant:

- ICE RINKS - Hillcrest, Trout Lake, Britannia
- INDOOR POOLS - Hillcrest, Britannia
- OUTDOOR POOLS - Hillcrest

Recent Improvements

- The Mount Pleasant Community Centre and Library were rebuilt & opened in 2009.

Neighbourhood House and Family Places

The Mount Pleasant Neighbourhood House and Family Place serve the community.

Non-Profit Spaces and Cultural Facilities

Mount Pleasant is served by a large number of cultural facilities including Heritage Hall and Vancouver Little Theatre Alliance. In addition, a large number of local and City-serving social service organizations are located in the area such as, the Broadway Youth Resource Centre and Our Lady of Good Counsel Domestic Abuse Services.

Upcoming Improvements

- Additional artist production space will be added through \$4.5 million in Community Amenity Contributions from the Rize development at Kingsway and Broadway.

Childcare

There are 15 full-day daycare, pre-school and after-school care facilities and a total of 505 childcare spaces in Mount Pleasant. As is true of all Vancouver neighbourhoods, there is a current shortage of childcare spaces especially for infant and toddlers.

Recent Improvements

- New and expanded childcare at Creekside, #1 Kingsway, Simon Fraser School, VCC King Edward, and China Creek South Park.

Schools

There are 3 elementary schools in Mount Pleasant. Florence Nightingale and Mount Pleasant have significant capacity and Simon Fraser is near capacity. Gladstone, Sir Charles Tupper and Vancouver Technical high schools serve Mount Pleasant and all have capacity.

Parks

Mount Pleasant has 9 parks ranging in size from .07 ha. to 3.16 ha. Three new parks have been created and the majority of the remaining parks have been redeveloped over the past two decades.

Recent Improvements

- Mount Pleasant Park was expanded and redeveloped in 2012.

Affordable Housing

Preserving existing affordable housing and creating new opportunities for affordable rental housing to address homelessness is one of the major directions in the Mount Pleasant Plan. The percentage of non-market (subsidized) units in Mount Pleasant is currently below the City average. There is a higher percentage of rental housing units in Mount Pleasant than the City-wide average.

Upcoming Improvements

- A new subsidized housing project at Fraser and Broadway will add 99 units for people at risk for homelessness.

Heritage

Mount Pleasant has a rich history with abundant heritage resources including 168 Vancouver Heritage Register buildings and 5 heritage streetscapes. The Mount Pleasant Community Plan promotes a variety of initiatives to acknowledge and preserve Mount Pleasant's natural and manmade heritage features.

Public Safety

Mount Pleasant is served by Firehall #3 at 12th and Quebec which was rebuilt in 2000.

Transit

TransLink is responsible for the development and operation of buses and bus routes. The City supports transit use through road improvements that facilitate bus and pedestrian access.

Major Roads and Transit

- Kingsway, Broadway and Main Street intersect in Mount Pleasant and support the movement of goods and people throughout the city and region and, consequently, are some of the more heavily travelled streets in Vancouver.
- A Public Realm Plan is being developed to provide a more attractive and comfortable pedestrian environment on these streets.

Greenways & Bikeways

Mount Pleasant is well connected internally and to the rest of the city by several greenways, bikeways, and bike lanes.

Recent & Upcoming Improvements

- The St. George Rainway is a community initiative to recall a historic waterway in Mount Pleasant and provide an enhanced pedestrian connection in the neighbourhood.

Utilities (Water and Sewer Pipes)

Mount Pleasant's underground utilities have recently been updated:

- 94% of the water service has been rebuilt since 1950
- 85% of sewers have been separated

FOR MORE INFORMATION on the Mount Pleasant Community Plan and the implementation program, visit vancouver.ca/mountpleasant

