

Public Benefits

COMMUNITY-WIDE POLICY



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.

Grandview-Woodland has many existing amenities, however, some are getting old and are in need of renewal and additional amenities and services are needed to serve a growing population. As the neighbourhood grows, one of our principles is to foster resilient, sustainable, safe and healthy communities. To do so, the City will strive to:

- Strategically integrate planning for amenities with land use planning.
- Work in partnership with the community, senior governments and other agencies to ensure appropriate social infrastructure and amenities are in place for residents.
- Prioritize amenities and facilities that support a range of programs and activities to accommodate evolving needs.
- Explore opportunities for partnerships and co-location to achieve maximum public benefits in the delivery of amenities.
- Maintain and renew 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

What is considered when making public benefit decisions?

Decisions around public benefits involve the responsible allocation of limited dollars to deliver on our priorities. The City has recently put in place a multiyear financial planning horizon, which provides a structure to help contain expenses within the available revenue.

In an effort to optimize our spending to most effectively deliver amenities and services throughout the City and in each neighbourhood, several things are considered:

- Population, demographics and trends (e.g. growth)
- Community input
- City standards (quantitative and qualitative)
- Council approved policy
- Existing public benefits

Creating a Public Benefits Strategy for Grandview-Woodland

The new Community Plan will offer guidance around public amenities in Grandview-Woodland through a Public Benefits Strategy.

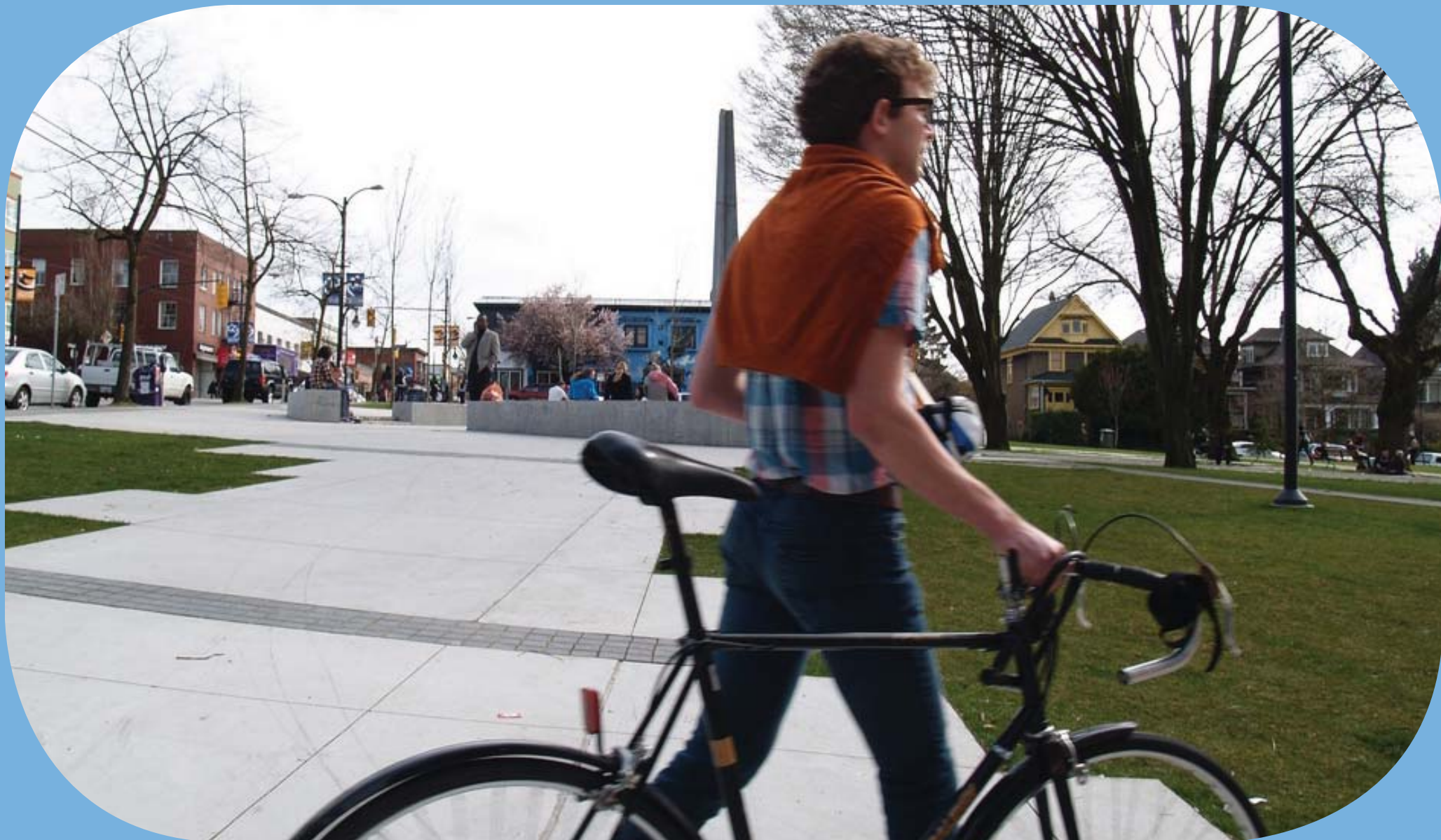
The Grandview-Woodland Public Benefits Strategy will help to align growth with the amenity and service needs of the neighbourhood's current and future population. In doing so, it will assess area services against citywide service levels, estimate costs, and identify funding sources over, generally, a 30-year period. Facilities and services will be prioritized based on available funding from developer contributions and City capital budgets. The Strategy will then guide future decisions on spending over the life of the Community Plan.

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.

HOW ARE PUBLIC AMENITIES DELIVERED?



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



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



Regional (e.g. schools, health care, transit)

Existing Public Amenities in Grandview-Woodland

Community Centres, Swimming Pools, Ice Rinks & Libraries

- Britannia Community Centre, built in 1976, contains 21,360 ft² of programmable space - approximately 1.1 ft² per resident of Grandview-Woodland (city-wide average 0.7 ft² per capita). The site has a number of overlapping jurisdictions and stakeholders - including the School Board, Park Board, Library and City - as well as a non-profit Community Centre Association.
- Grandview-Woodland is also served by three other community centres: Hastings (built 1956); RayCam (1979) and Trout Lake (upgraded in 2012).
- Britannia pool and ice rink (built 1975-76) were built at the time of the original Community Centre construction - and are also in need of replacement. A second swimming pool is located at Templeton Park.

Neighbourhood House & Family Places

- Kiwassa Neighbourhood House, located at Nanaimo and Oxford, is located in Hastings-Sunrise but serves the Grandview-Woodland neighbourhood.

Non Profit Space & Cultural Facilities

- The City is exploring opportunities to support on-going redevelopment proposals, acquire space and/or co-locate cultural and non-profit organizations in new developments. There are several organizations that have indicated a need to expand. These include: Kettle Friendship Centre, Aboriginal Friendship Centre, Urban Native Youth Association, REACH Community Health.

Childcare

- There are 467 licensed childcare spaces in Grandview-Woodland, including 39 licensed childcare spaces in family homes. These spaces have the potential to serve up to 17% of the child population in the neighbourhood. Including family childcare, there are:
 - » Infant/toddler: 13 childcare spaces*
 - » 3yrs to School Age: 138 group and family childcare spaces
 - » Preschool (part-time, part-day for 3+4 year olds): 67 spaces
 - » School age (5 - 12 years): 218 spaces
 - » Other licences: 31 child-minding spaces for parents attending settlement services.
- There are no licenses for Special Needs or Emergency childcare spaces in Grandview-Woodland.

Schools

- The Vancouver School Board (VSB)/Board of Education (VBE) operates eight elementary and two secondary schools in the neighbourhood. At present, a number of the schools are underenrolled.

Parks, Public Realm, Food Assets

- There are 16 parks in Grandview-Woodland, ranging in size from 0.11 to 1.93 hectares. The average park size is 0.75ha (City average is 2.88ha). In addition, six school yards are used as public open-space. Grandview-Woodland has four plazas, varying in size.

Parks, Public Realm, Food Assets Cont.

- 87% of Grandview-Woodland's land-base is within a five minute (400m) walk to nature (parks, school yards) (compared to the city-wide average of 92%). Key areas where access to nature is greater than five-minutes is in the north-east, primarily industrial area. The neighbourhood has 0.4 hectare of park and open space per 1,000 residents (compared to 1.1 hectares/1,000 residents city-wide).
- There are seven public bathrooms located in the neighbourhood (in parks and community centre locations) and 10 drinking fountains.
- There are seven community gardens.

Housing

- A winter response shelter was opened this year immediately outside of the Grandview-Woodland boundary at Victoria Drive and E 10th to serve the local homeless population. It is now closed.
- The neighbourhood has six supportive buildings (with a total of 120 supportive housing units - totalling 3% of the city's supported housing stock.)
- There are approximately 60 non-profit, social housing, or co-op buildings in Grandview-Woodland, providing approximately 2140 units of housing (9% of city stock)
 - 944 units (or 44%) of social housing units in Grandview-Woodland are geared toward providing family housing (compared to the city average 34%)
 - 740 units (or 35%) of social housing units in the neighbourhood are for seniors (the same proportion as the city-wide average)
 - 456 (21%) of units are for a combination of other (non-family, non-senior) residents
 - There are 14 co-op housing providers in the neighbourhood

Heritage

- In Grandview-Woodland there are 142 heritage buildings on the Vancouver Heritage Register. Of those: 12 are "Class A" (Primary Significance); 63 are "Class B" (Significant); 55 are "Class C" (Contextual or Character). Two buildings in Grandview-Woodland have a Heritage Revitalization Agreement and 10 buildings are protected under municipal heritage designation.
- There is one designated 'heritage landscape' - Grandview Park - listed as part of the City's Heritage Registry. Grandview-Woodland also has one heritage monument - the Grandview-Cenotaph

Arts and Culture

- There are (+/-) 24 performance spaces and (+/-) seven galleries and one cinema in Grandview-Woodland (including publicly-owned, non-profit and for-profit spaces).
- There are currently (+/-) nine multi-unit work-only artist studio spaces in the neighbourhood. And five live/work studios in Grandview-Woodland
- Grandview-Woodland is home to (+/-) 33 pieces of public art on the City of Vancouver's public art Park Board registries.

Public Safety

- Grandview-Woodland is served by three Community Policing Centres (Commercial Drive CPC and Hastings North CPC are the two Centres most directly involved; a third, the Renfrew-Collingwood CPC, has a small portion of its catchment in Grandview-Woodland).
- The neighbourhood is also home to one firehall (Firehall #9 at Victoria and E 2nd).

Transportation - 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.
- Grandview-Woodland has three SkyTrain stations located in (or very near to) the neighbourhood - Broadway, Commercial and VCC Clark. A total of 15 bus routes serve the neighbourhood.

Roads

- Clark, Broadway, East 1st Ave, Hastings and parts of Nanaimo are part of the region's major road network. The neighbourhood is also home to a number of other key primary and secondary arterial streets that play a part in the City's transportation network.

Pedestrian Infrastructure, Greenways & Bikeways

- Grandview-Woodland has 8 kilometers of roadway without sidewalk and 57 pedestrian/traffic signals.
- Greenways - Grandview-Woodland contains segments of three City-wide designated greenways - one complete (the Central Valley Greenway, which runs parallel with the Grandview Highway) and two proposed (Midtown Way Greenway, located near Woodland Drive, and Portside Greenway, which is anticipated to run along Powell Street). Grandview-Woodland is also home to Napier Greenway (at Britannia Community Centre), a small neighbourhood greenway that functions as a popular gathering area.
- Grandview Woodland has approximately eight kilometers of designated bike routes spread over its six designated bike routes (designated routes include Adanac, Mosaic (Woodland/McLean), Lakewood, Central Valley Greenway. There is approximately 1km of roadway with a designated bike lane (roughly 100m separated on Clark Drive and 900m painted on Grandview Highway)

Utilities (Water & Sewer Pipes)

- By 2020, the City will be replacing combined sewer systems in Grandview-Woodland with separated sewer systems. This will reduce the overall volume at our processing plants and ensure that overflows do not take place during heavy rains.