

# 5

# PUBLIC BENEFITS STRATEGY

## 5.1 Background

A public benefits strategy provides strategic direction for future capital investments in a community over the long term (30 years). It covers six key areas that support livable, healthy and sustainable communities: community facilities, parks and open spaces, affordable housing, public safety, transportation and utilities. Each public benefits strategy takes into account the existing network of amenities and infrastructure within the community, as well as district-serving and city-serving amenities located beyond the community boundaries. Each public benefits strategy is available for public review before being considered by City Council.

There are four key steps in preparing a public benefits strategy:

1. Assessing local needs within a citywide context.
2. Developing a strategy (including outcomes and/or targets) for addressing the identified needs.
3. Providing a rough order-of-magnitude cost to fulfill the strategy.
4. Outlining a financial strategy to support the outcome-based strategy.

The needs assessment considers the following:

- An optimal network of amenities and infrastructure that supports service and program delivery at citywide, district and local levels.
- Existing amenities and infrastructure to be renewed over the next 30 years.
- Current gaps, deficiencies or shortfalls in service and program delivery, if any.
- New demands anticipated from population and job growth over the next 30 years.

The outcome-based strategy for the local community is developed within an overall citywide framework that includes the following guiding principles:

- Provide core services across communities; determine best model for delivering each service.
- Partner strategically across all sectors (government, non-profit and private).
- Adapt to demographic changes; build flexible, adaptable and scale-able amenities.
- Prioritize renewal of existing amenities and infrastructure.

- Prioritize multi-use facilities.
- Phase large-scale projects; enhance cross-project coordination to optimize efficiency.
- Ensure long-term operational/financial sustainability.

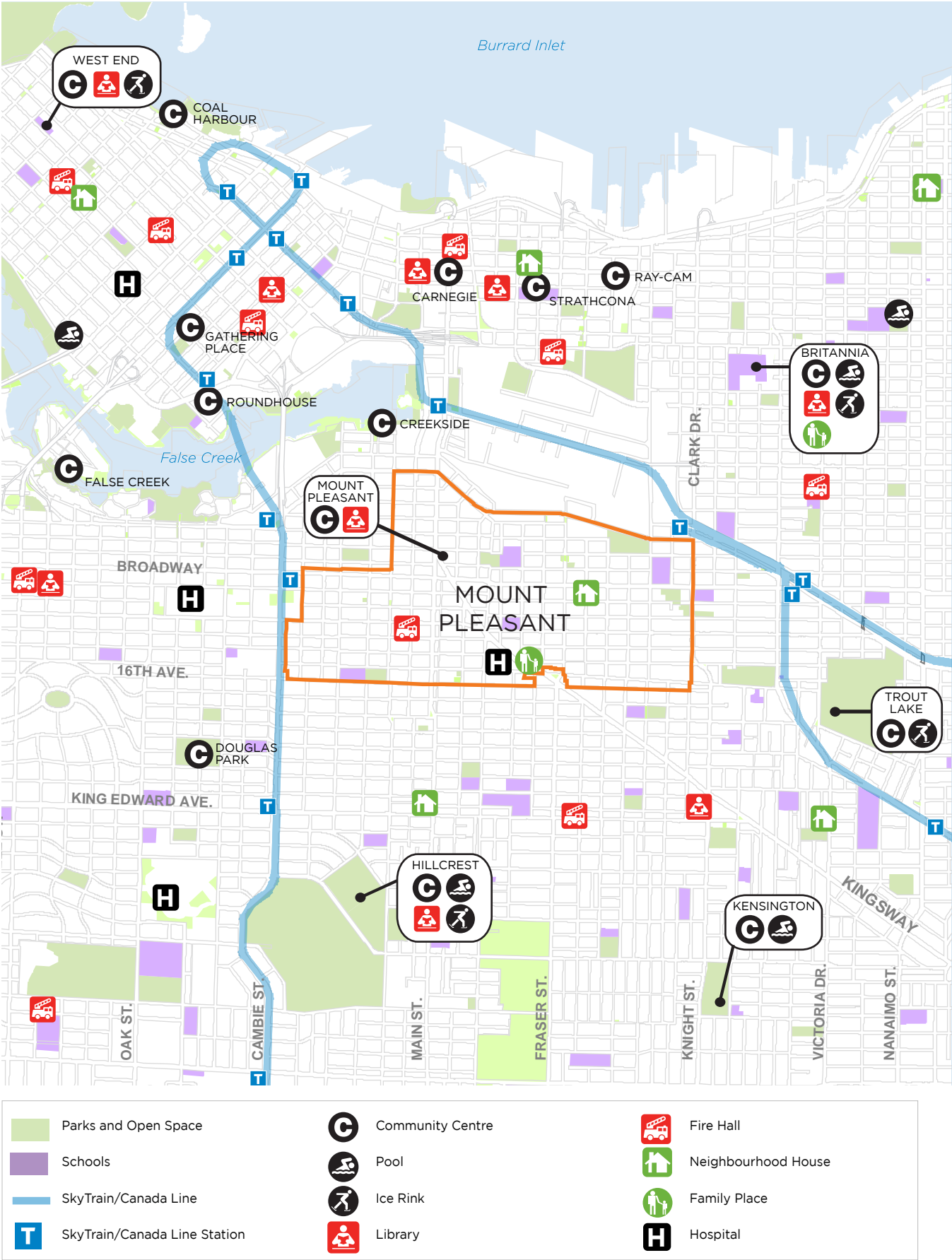
A public benefits strategy provides overall direction over a 30-year period as well as priorities for the next 10 years. It is integrated into the City's 10-year Capital Strategic Outlook, 3-year Capital Plan and annual Capital Budget for prioritization and funding consideration on a citywide level. Certain areas like housing, childcare, social and recreational programs that build on innovative partnerships with senior levels of government, charities and non-profit organizations will require strategic alignment and coordination with partner entities. Some elements in the public benefits strategy represent aspirational goals that are opportunistic in nature and require community-based and/or private fundraising to implement. Because the public benefits strategy is a long-term planning tool, it will need to be periodically reviewed and refined.

### What the Mount Pleasant Community Plan (2010) says:

Key priorities noted in the approved Mount Pleasant Community Plan that relate to public benefits are:

- Add affordable housing, including both market and non-market rental.
- Improve the public realm, emphasizing walking and cycling and encourage activation of lanes as public spaces and walking routes.
- Increase the number of childcare spaces.
- Increase the amount of artist creation, production and performance/display space.
- Improve and add facilities to older parks to make them more useable.
- Add visual and functional green space by utilizing public spaces and larger development sites to create pocket parks, plazas and courtyards for a variety of public uses.
- Protect and enhance Mount Pleasant's many and varied heritage resources.

Figure 1: Current Facilities in the Mount Pleasant Vicinity



### 5.1.1 Introduction

The Mount Pleasant Public Benefits Strategy (the “Public Benefits Strategy”) builds on the existing facilities and infrastructure within Mount Pleasant as well as those located beyond the boundaries of this planning area that are used by Mount Pleasant residents.

A major component is to renew existing facilities and infrastructure that have reached the end of service life. A second component is to add new facilities and infrastructure to address existing deficiencies and/or anticipated population growth. These include: additional childcare, additional affordable housing, upgrades to existing parks and transportation-related improvements.

Upgraded public amenities will be necessary to support the current population and the new population in mixed use development on Main Street, East Broadway and Kingsway, as well as a gradual increase in population in the remainder of the neighbourhood.

The current condition and service levels at facilities serving Mount Pleasant was assessed and compared to citywide service levels. The impact of new population on these service levels, as well as anticipated funding from new development was projected over a 30-year period. This work is summarized in the Public Benefits Strategy.

Note: All figures given in this Public Benefits Strategy are in 2013 dollars.

## 5.2 Growth Estimates

The Mount Pleasant Community Plan Area is forecast to add approximately 4,500 new housing units and approximately 7,000 people over 30 years to the Mount Pleasant local area population of 26,000 (2011 census). (The Mount Pleasant local area population includes Southeast False Creek and the Mount Pleasant Industrial Area.) Of this growth, 1,300 units and 2,000 people are attributable to the Mount Pleasant Community Plan (2010), with the remaining growth occurring in the existing commercial areas, and IC-3 and RT zones. Owing to greater availability of developable land early in the 30-year time frame, approximately 36 per cent or 2,500 people are expected in the first 10 years of the period. Employment is anticipated to grow from approximately 25,500 to 28,500 jobs over the 30-year period. (These employment figures include the Mount Pleasant Industrial Area, Southeast False Creek and employment centres on Cambie Street not included in the Mount Pleasant Community Plan boundaries.)

The primary areas of population growth are on Main Street from 2nd to 7th Avenue where mixed use development will replace the existing light industrial/commercial (IC-2) zoning, and in Uptown, near the intersections of Main Street, Kingsway and Broadway. Overall population projections are based on anticipated annual growth rates in these two areas of between 1.0 and 1.4 per cent, resulting in about 30 to 40 per cent of eligible properties being redeveloped over 30 years. Population estimates are based on 550 square feet of residential space per person in apartments and 560 square feet in duplexes and infill. These averages are based on evidence from current and past residential developments across the city.

## 5.3 Facility Needs Assessments and Project Descriptions

### 5.3.1 Recreational and Library Facilities

#### Citywide

##### Recreation

Vancouver's network of recreation facilities was built up during the 1945–1980 period. The process to renew the oldest facilities started in the late 1990s and, to date, five community centres (Hillcrest, Killarney, Mount Pleasant, Sunset and Trout Lake), three pools (Hillcrest, Killarney and Renfrew) and three ice rinks (Hillcrest, Killarney and Trout Lake) have been renewed. It is anticipated that the renewal process will continue for the next 20-plus years. The location and size of recreation facilities is reviewed as part of the renewal process.

On occasion, the City will add a recreation facility where there will be sufficient concentrated population growth that is not well served by existing facilities, as was the case with the Roundhouse, Coal Harbour and Creekside community centres. Two additional facilities are in the planning stages: community centres in Oakridge and Fraserlands. The City also has the ability to expand existing facilities to address needs generated by population growth. A Citywide Recreation Strategy will be developed to guide future investments in this area. As well, opportunities for functional integration across various community services and programs will be explored to enhance customer service and operational efficiencies.

##### Libraries

Vancouver's network of libraries includes a Central Library and 20 branch libraries. The Central Library was originally located in the Carnegie Centre at Main Street and Hastings Street in 1903, relocated to Robson Street and Burrard Street in 1957, and moved to its current location at Robson Street and Homer Street in 1995.

A network of branch libraries to serve more neighbourhoods was created in 1927, grew modestly until 1945, then saw rapid expansion during the 1945–1980 period, in which 16 branch libraries were established. Since 1980, two libraries have been added to the system and 10 existing libraries have been renewed. The renewal process will continue for the next 20-plus years. The location, size and service area of libraries are reviewed by the Library Board and the City as part of the renewal process.

On occasion, the Library Board will recommend adding or relocating library services where there will be sufficient concentrated population growth that is not well served by existing facilities, as was the case with the Terry Salmon Branch (relocation and expansion) and the new full-service Downtown Eastside/Strathcona Branch (planned for 2015). As well, the service delivery model will continue to be modernized and streamlined, and opportunities for functional integration across various community services and programs will be explored to enhance customer service and operational efficiencies.

## Mount Pleasant

Mount Pleasant's Community Centre was relocated/renewed at 1 Kingsway and opened in 2009. This 31,000 square foot facility is co-located with rental housing and includes an 11,000 square foot library and a 49-space childcare facility. The Creekside Community Centre in False Creek (also 31,000 square feet) is not within the Mount Pleasant Community Plan area but, since opening in 2010, has served residents living in the northern portion of the neighbourhood. Additional facilities serving Mount Pleasant include the Hillcrest Community Centre, pool and ice rink, and the Trout Lake Community Centre and ice rink (see Figure 1). These recently new facilities will be able to accommodate the recreational and library facility needs of the projected additional population in Mount Pleasant and surrounding area for the foreseeable future.

### Ten-year Direction

- Continue to serve residents with the existing network of facilities located in and around Mount Pleasant.

### Thirty-year Strategy

- Review needs for recreational and library services every ten years to determine if additional services are warranted.

## 5.3.2. Social Facilities

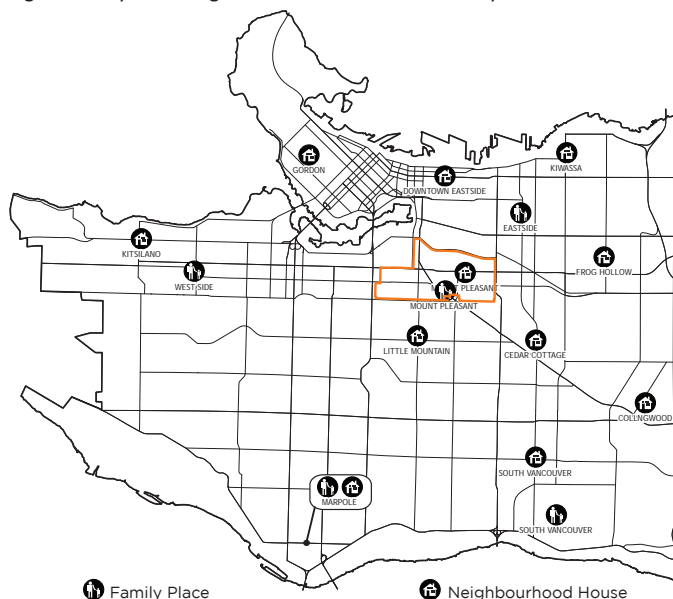
### Citywide

The City has been actively involved in the provision of social facilities since the 1970s. The existing network includes a variety of facilities supporting a range of capacity-building programs and resources. Vancouver's social infrastructure falls into three broad categories:

1. Those that welcome the full range of a neighbourhood demographic (e.g. neighbourhood houses)
2. Those targeting a particular demographic (e.g. family places and seniors' centres)
3. Facilities that provide targeted services for populations who are vulnerable (e.g. Carnegie Centre, WISH, Aboriginal Friendship Centre)

Neighbourhood houses and family places have been part of the social fabric of the city since the 1940s when Gordon Neighbourhood House opened its doors to the West End. There are now eleven neighbourhood houses and five family places across the city (see Figure 2). While only five out of the eleven neighbourhood houses are City-owned, all neighbourhood houses receive either capital investment or programming grants to ensure programs and services are specific and cost-accessible to the population they serve and can meet a continued growing demand for community gathering spaces. Four of the five family places are owned by the City (all but West Side Family Place). Three out of four youth hubs are City-owned, providing valuable resources, services, programs and housing for at-risk youth.

Figure 2: Citywide Neighbourhood Houses and Family Places





In addition, the City owns and operates Carnegie Centre, Gathering Place and Evelyne Saller Centre. These facilities offer free programs and services that enhance the physical, mental and social well-being of vulnerable populations in the Downtown Eastside and Downtown South. While the Gathering Place is relatively new (built in 1995), both the Carnegie Centre and Evelyne Saller Centre are in need of upgrades.

The process to renew existing aging facilities started in the 1980s and will continue over the coming decades requiring dedicated resources for renewal and possible expansion. The location and size of social facilities is reviewed as part of the renewal process. A Citywide Social Amenity Plan will be developed to guide future investments in this area. As well, opportunities for functional integration across various community services and programs will be explored to enhance customer service and operational efficiencies.

## Mount Pleasant

Although every neighbourhood benefits from capacity-building, the opportunities offered by neighbourhood houses and family places are especially critical in neighbourhoods with high proportions of low-income, single-parent, seniors living alone and immigrant populations. Mount Pleasant has a high proportion of low-income households (32 per cent versus 27 per cent city-wide), a median income that is 25 per cent lower than the city average, and a higher-than-average proportion of single-parent households. The percentage of renters (67 per cent) is also higher than the city average of 52 per cent, suggesting a higher degree of transiency. There are some 60 social and cultural non-profit organizations in Mount Pleasant – organizations that provide essential community space and resources but that struggle with affordable space. Locations adjacent to major arterials and transit corridors, such as Broadway and Main Street are ideal for non-profit organizations.

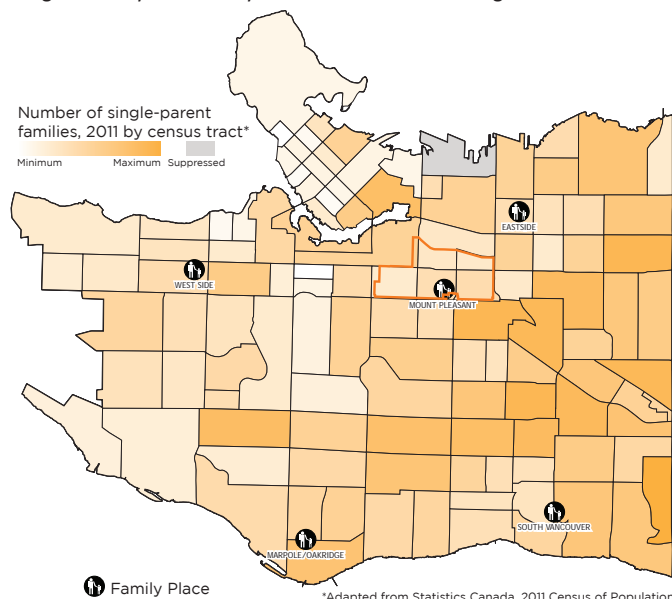
Built in 1994, the Mount Pleasant Neighbourhood House is at capacity and is forced to offer some programming out of local schools. The facility is well located at East Broadway near Fraser Street to serve the more vulnerable population along the Broadway corridor and in the eastern portion of the community. The current design and size limit programming capacity and a constrained site will not permit expansion as the population along the corridor grows. Because of its central location on a frequent bus route, Mount Pleasant Neighbourhood House could potentially

serve populations beyond Mount Pleasant, but currently can only serve one-third of its possible catchment population of approximately 65,000 people because of its size and design limitations. Along with childcare for children aged three months to five years, the Neighbourhood House also offers youth, family, seniors and newcomer programming, and is a hub for a number of community groups.

Mount Pleasant Family Place is located in Robson Park on Kingsway near Fraser Street in an old Park Board field house. Given that children in Mount Pleasant score slightly higher on vulnerability indicators than the rest of the city (38 per cent versus 36 per cent), the early development activities provided there are important. The facility is well located to serve south Mount Pleasant and a broader area to the south that has a high proportion of families and no similar facilities nearby (see Figure 3). However, the building was not designed for its current uses, is under-sized and is near the end of its useful life. The size limitation is so severe that the number of family visits per week is limited in order to provide opportunities for a larger number of families to visit.

The additional population in Mount Pleasant will increase service demands for both the Neighbourhood House and Family Place. Providing additional Neighbourhood House space elsewhere in Mount Pleasant would permit co-location with a renewed Family Place. One option would be on or near the current Family Place in Robson Park that could serve Mount Pleasant and allow the south central part of the city to also access these key family services.

Figure 3: Citywide Family Places and Number of Single-Parent Families



### Specialized Youth Facility

The Broadway Youth Resource Centre has served homeless and at-risk youth since 1999 from its location at East Broadway and Fraser Street. The site is now under redevelopment to expand the facility and to provide 103 supportive housing units and commercial retail space. This renewed facility will allow the Broadway Youth Resource Centre to continue acting as an important resource and service delivery hub for vulnerable youth.

#### Ten-year Direction

- Pursue cost-effective opportunities to address the general shortage of social services space in Mount Pleasant.

#### Thirty-year Strategy

- Renew and co-locate a Family Place and facility expansion for the Neighbourhood House to serve the growing needs for family and related social services in Mount Pleasant – the estimated cost is \$3 to \$7 M.
- Consider the opportunities to renew existing infrastructure based on most pressing needs as part of new developments in Mount Pleasant.

### 5.3.3 Cultural Facilities

#### Citywide

Arts and cultural spaces are vital to every community. They serve residents, attract tourists, enable business development and enhance the quality of life. Artists, cultural workers and creative commercial businesses contribute to our local economy. Spaces in which creative work is undertaken also enable connections and opportunities for people to learn, share and participate in their neighbourhood and city.

Vancouver's Culture Plan (2008) and emerging Cultural Strategy aim to enhance, promote and support the culture and creative diversity of the city to the benefit of its citizens, creative community and visitors. The Cultural Facilities Plan (also 2008) provides a detailed strategy specific to cultural spaces/facilities that focuses on the sustainable creation and operation of cultural spaces. The City provides support for cultural facilities through the provision of space, technical advice and regulatory assistance, and through the Capital Plan via the Cultural Infrastructure Grant Program, development-related investment (Community Amenity Contributions, or CACs) and occasional land contributions.

Cultural spaces tend to be unique, singular spaces (no two are alike) that result from a synchronicity of opportunity – that of a clearly identified need, a development opportunity, and an organization capable of addressing the need. The City uses blended staff/community peer review panels to assess priorities and proposals to ensure that investment in cultural spaces addresses critical priorities for arts and culture.

The emerging Cultural Strategy is moving toward a stronger partnership model for advancing Vancouver's cultural facility ecology. Long-term goals include: empowering the private sector and arts and cultural community in the development and operation of cultural spaces; using City investment to leverage additional resources for the purpose of developing and operating cultural facilities; securing key cultural assets in the public domain through ownership by non-profits, foundations and other agencies; and optimizing and stabilizing existing civic assets for operational and financial sustainability.

There are approximately 50-plus City-owned or controlled spaces, and 500 non-City-owned cultural spaces across Vancouver. Renewal of key cultural spaces will be an important priority in the implementation of all community plans. In addition there is an interest in the strategic co-location of cultural organizations where appropriate. Opportunities for functional integration across various community services and programs will be explored to enhance customer service and operational efficiencies. Finally, there is an interest in maximizing the effectiveness of existing facilities through investment in the physical structure and in the security of the asset where it may be in a vulnerable ownership or lease situation. Growth in absolute numbers of cultural facilities is less important than strategic and effective investment in existing spaces that improves their long-term affordability, suitability and viability as cultural spaces.

## Mount Pleasant

Mount Pleasant is one of several cultural hubs in Vancouver, with one of the city's highest concentrations of artists and cultural workers. It is a significant area for studios, galleries, rehearsal and performance spaces and administrative headquarters for non-profit cultural organizations.

Priorities for arts and culture in the Mount Pleasant Community Plan (2010) include:

- Preserving and enhancing the cultural character of the neighbourhood by retaining existing cultural spaces and developing new gathering, creation, production, presentation and support spaces inclusive of indoor and outdoor spaces and existing public buildings and commercial facilities
- Providing more opportunities for public art
- Providing diverse and affordable housing options for artists
- Animating lanes through cultural creation and production spaces
- Investigating opportunities for co-location or shared spaces where appropriate
- Creating a focus on the cultural district north of Broadway and Main Street

## Ten-year Direction

Priorities for investment per the following will be determined through consideration of the planning principles and policies of the Mount Pleasant Community Plan and the need for, and ability to provide, affordable, viable, suitable space that is secured for the long-term, and that best matches the opportunities as they present themselves.

- Stabilize the physical asset of existing key cultural spaces (City-owned or non-City owned).
- Preserve and secure key existing cultural spaces through ownership in the public domain.
- Retain/create flexible multi-use neighbourhood spaces such as studios, offices, rehearsal/production and indoor/outdoor event space.
- Provide housing options for artists.
- Pursue co-location opportunities for cultural spaces as appropriate.
- Strengthen cultural districts or hubs in the neighbourhood.
- Sustain investment in art in public places both through strategic partnerships and development contributions to public art on major development sites.
- Allocate \$4.5 M (CAC from 228-246 East Broadway/ 180 Kingsway rezoning) towards artist production space. It is anticipated that this allocation will leverage \$2 to \$4 M in partnership contributions.

## Thirty-year Strategy

As the community grows and changes, the Public Benefits Strategy must consider and respond to new and evolving needs of the neighbourhood, including the arts and cultural community. Inclusive of the 10-year directions above, additional neighbourhood consultation and research into demand, supply and gaps in cultural infrastructure will position the community to best respond to new opportunities. Priorities for new or re-investment must address need (through an understanding of demand, supply and gaps) and the ability to provide affordable, viable, suitable space that is secured for the long-term.

### 5.3.4 Childcare

#### Citywide

##### Childcare for children under 5 years old

High quality early childhood education has demonstrated long-lasting effects on child development, including a reduction in vulnerability, and an increase in school readiness, educational attainment and healthy lifestyles. In turn, these benefits support a strong economy and a healthier city for all.

Services for children under 5 years old include all-day childcare for working parents (i.e. five days a week or part-time, operating year-round) and preschool programs (typically half-day sessions one or more days a week, operating September to June). While most facilities offer either childcare or preschool, there are some facilities that offer both.

There are approximately 25,000 children under 5 years old living in Vancouver, and approximately 3,800 licensed childcare spaces and 3,000 preschool spaces currently available. Approximately 1,600 childcare spaces and 630 preschool spaces are delivered in City and Park Board facilities, with the assistance of non-profit childcare operators. Of these, about 650 childcare spaces and 137 preschool spaces have been created in the last 10 years.

Renewal of existing childcare facilities will become gradually more important as older buildings constructed 30 to 40 years ago reach the end of their service lives.

While preschool programs are well supplied across the city, there is a clear shortage of childcare spaces for working parents, particularly for children under 3 years old. It is estimated that about 9,700 additional childcare spaces serving 0- to 4-year olds are needed to meet current need, and this figure is anticipated to increase as Vancouver's population grows in the future.

The City, Park Board and School Board are committed to increasing the number of childcare spaces and have forged a strong partnership with non-profit childcare operators. The City continues to advocate for the participation of the Federal and/or Provincial governments in the delivery of childcare services.

##### Childcare for school-aged children

Childcare services for school-aged children (5 to 12 years old) include out-of-school programs for before and after school (five days a week, operating September to June). Ideally, the programs are located at the elementary schools. Some programs are offered off-site because of the physical limitations at the schools. There are instances where a childcare facility offers programs for both school-aged children and children under 5 years old.

Table 1: Current Supply, Shortfall and Projected Need (to 2041) of Licensed Childcare in Mount Pleasant

	Current supply of licensed childcare spaces <sup>[1]</sup>	Current spaces needed	Current shortfall	Additional need to 2041 <sup>[2]</sup>	Shortfall to 2041
Ages 0 to 4	311	569	258	74	332
Ages 5 to 12 (school-age care)	164	372	208	56	264
Total, ages 0 to 12	475	941	466	130	596

Table 2: School-Age Care Spaces by Elementary Schools, 2012/13<sup>[3]</sup>

School	Enrollment	School-age care (ages 5 to 12) spaces on site
Florence Nightingale Elementary	239	44
Mount Pleasant Elementary	175	25
Simon Fraser Elementary	219	65 <sup>[4]</sup>
Total	633	134

Table 3: Childcare Space Targets to 2041 by Age Group for Mount Pleasant

Age group	Strategy target
0 to 4	147 spaces
5 to 12	118 spaces
Total	265 spaces



There are approximately 37,000 children between the ages of 5 and 12 years old living in Vancouver, and approximately 3,900 licensed out-of-school care spaces currently available. Approximately 2,500 spaces are currently delivered on-site at Vancouver Board of Education elementary schools and 460 spaces at City and Park Board facilities, with the assistance of non-profit childcare operators. Of these, about 76 spaces have been created in the last 10 years.

Because most programs are offered at elementary schools, renewal of existing childcare facilities can be achieved when the school is renewed.

There is a clear shortage of out-of-school care spaces. It is estimated that about 10,000 additional spaces serving school-aged children are needed to meet current need, and this figure is anticipated to increase as Vancouver's population grows in the future.

The City, Park Board and School Board are committed to increasing the number of childcare spaces for school-aged children and have forged a strong partnership with non-profit childcare operators. The City continues to advocate for the participation of the Federal and/or Provincial governments in the delivery of childcare services.

## Mount Pleasant

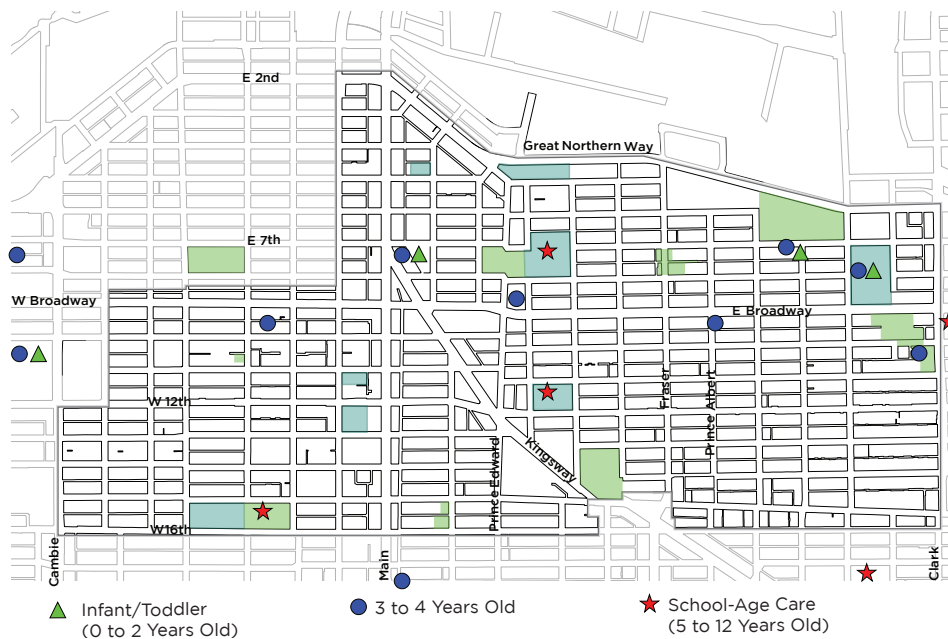
Like all Vancouver neighbourhoods, Mount Pleasant is underserved by existing childcare spaces. These shortages present real challenges for families with young children. Compared to most Vancouver neighbourhoods, however, the Mount Pleasant Community Plan area has fared relatively well, with an estimated 50 per cent of childcare need satisfied by existing supply (versus 28 per cent city-wide).

As of fall 2013, there are 475 licensed full-time childcare spaces in Mount Pleasant, whereas current need is estimated at 941 spaces. This leaves a shortfall of 466 spaces, primarily for infants and toddlers (0 to 2 years) and school-aged children (5 to 12 years). Anticipated population and employment growth in Mount Pleasant is expected to generate need for an additional 130 childcare spaces by 2041, for a total shortfall of 596 spaces.

In addition to licensed childcare, the Mount Pleasant Community Plan area has 120 licensed preschool spaces, serving 139 per cent of estimated need for part-time, part-day early childhood preschool education in the area.

The three school-age care programs serving children aged 5 to 12 years in Mount Pleasant are currently co-located on site at each of the neighbourhood's three public elementary schools: Florence Nightingale Elementary, Mount Pleasant Elementary and Simon Fraser Elementary (see Table 2 and Figure 4 for locations).<sup>[5]</sup>

Figure 4: Childcare Facilities



Recognizing that childcare is primarily the responsibility of senior governments, but wanting to contribute to narrowing the shortfall, City Council has set short-term targets for the facilitation of new childcare spaces in the city since 2003. Staff have proposed a citywide target of 10,000 new City-facilitated childcare spaces by 2041.<sup>[6]</sup> Based on the evaluation of Mount Pleasant's needs and its proportion of total citywide spaces, approximately 265 of these target spaces should be created in the Mount Pleasant Community Plan area, split between the age groups as noted in Table 3.

The targeted 147 spaces for the 0 to 4 years age group may be provided in a number of ways: as part of one or more major developments, within existing structures, or through expansion of existing facilities. Cost-effective options will be pursued as much as possible, including co-locating childcare with other family services. Depending on development and expansion opportunities, type of construction (new construction or renovation; modular, wood-frame or concrete) and on the availability of public land, providing these spaces is estimated to cost within the range of \$14 to \$17 million.

As with the 0 to 4 years age group, costs for providing new school-age (5 to 12 years) childcare spaces vary depending on the availability of under-utilized school space, the extent of renovations required to convert these spaces, and the availability of land to purchase and locate modular structures, or to pursue other new development opportunities. Depending on availability of space within school buildings or of land on school sites, as well as on other opportunities near schools, providing the targeted 118 spaces for the 5 to 12 years age group is estimated to cost within the range of \$2 to \$3 million.

Achieving the full target of 265 spaces will require partnerships with external agencies (such as the Vancouver Board of Education), the non-profit sector, the development sector and senior governments.

### Ten-year Direction

- Monitor population growth and childcare needs and consider cost-effective opportunities to deliver new spaces as they arise.

### Thirty-year Strategy

- Pursue adding the targeted new spaces in as cost-effective a manner as possible, co-located with other compatible uses where feasible.
- Limit costs wherever possible by delivering new spaces in partnership with non-profits, senior governments and other agencies.
- For childcare spaces serving children ages 0 to 4 years (target is 145 to 150 new spaces), the estimated cost is \$14 to \$17 M.
- Pursue adding additional spaces serving children aged 5 to 12 in existing, new or recapitalized area schools if and where space is available.
- Alternatively, pursue the purchase, servicing and renovation of new modular structures to be located on available school sites, or on other nearby sites.
- For school-age care (ages 5 to 12 years) (target is 115 to 120 new spaces), the estimated cost is \$2 to \$3 M.

[1] Not including preschool. Data source: Westcoast Child Care Resource Centre, 2012; Ministry of Education, 2012/13; VSB, 2012–2013.

[2] By 2041 there will be an estimated population increase of 7,000 people in Mount Pleasant.

[3] Westcoast Child Care Resource Centre 2012; previously cited.

[4] 40 space preschool spaces are also located on-site.

[5] There are also two independent elementary schools: St Francis Xavier Elementary and St Patrick's Elementary. A new English and a new French school are planned in Southeast False Creek.

[6] This proposed target includes new City-facilitated built and committed spaces in licensed group care, but not replacement spaces, family childcare spaces, unlicensed care, or preschool.

### 5.3.5 Parks, Open Space and Access to Nature

#### Citywide

Vancouver has 220 parks. While parks are relatively well distributed across the city, the ratio of neighbourhood parks to residents is much higher in some areas than others. Grandview Woodlands and Fairview are the local areas with the lowest neighbourhood park ratios. The Greenest City 2020 Action Plan target is for all Vancouver residents to live within a five-minute walk of a park, greenway or other green space. This will be achieved through a variety of approaches including converting portions of existing City roads to small green spaces and plazas, designing mini parks into developments occurring on large sites across the city and targeted acquisition of small sites for conversion to green space. Neighbourhoods that have a lower park ratio and that have gaps in access to green space will be given priority for these approaches. These spaces will be designed to maximize functionality and to create active and highly useable public spaces that are unique to their location and neighbourhood character.

While several dozen parks have been renewed over the past 20 years, many others have not been updated in several decades and are not as useable as they could be. Given the high land cost of acquiring new park space, a major objective to address the growing need for useable green spaces is to optimize the use of existing parks. Vancouver has an ongoing program of park renewal to upgrade and

improve the variety of facilities in existing parks so as to make them more attractive and functional for a wider range of the population. This program generally targets upgrading one or two major parks in the city annually. All parks across the city in need of upgrading are ranked based on overall condition, current need, recent and projected area population growth and costs to upgrade. Estimated upgrading costs for the top ranked parks are then included in the City's 3-year Capital Plan and reviewed as part of the annual Capital Budget. The objective is to allocate limited resources equitably and address areas with the greatest needs first.

Figure 5: Parks and Park Deficiencies



## Mount Pleasant

Mount Pleasant has nine area parks, totalling 9.51 hectares that are generally well distributed in the neighbourhood. Most have been updated in the past 10 to 15 years, including the recent expansion and upgrade in 2011 to Mount Pleasant Park on the site of the former community centre and pool. Jonathan Rogers Park and Guelph Park have not been upgraded for some time, and can be made more functional for new and existing residents (especially Guelph Park, which is the closest major park to population growth areas on Main Street and East Broadway). Mount Pleasant also has two small gaps with respect to the City's "Access to Nature" target in the Greenest City 2020 Action Plan of having all Vancouver residents live within a five-minute walk of a park, greenway or other green space by 2020 (see Figure 5). The gap near Main Street at 3rd Avenue will be eliminated when planned open space is created in Southeast False Creek, anticipated in approximately five years.

Mount Pleasant has a growing population and limited opportunities to expand park space. There is a strong desire in the community for more green space and more functional open space to provide opportunities to gather, recreate and socialize. It is recommended that increasing access to green space be achieved in a number of innovative ways by taking advantage of new development and finding creative ways to green Mount Pleasant's streets.

New parks or plazas for passive recreation, socializing and community events will be sought in areas of Mount Pleasant where growth is focused over the next 30 years – on or near Main Street and East Broadway – to serve a variety of community needs. Opportunities include expanded boulevards, conversions of street sections to public open spaces or plazas and designing prominent locations on major development sites as public spaces. All these opportunities will be explored in concert with new development to ensure the design of the open spaces considers adjacent uses, traffic and access needs, and that active and highly useable public spaces are created.

Key opportunities to develop public spaces include the Kingsgate Mall site, the IGA site at Main Street and 14th Avenue, and the City-owned site on the west side of Main Street between 6th and 7th Avenue as part of a future social housing project.

Improvements to Jonathan Rogers Park and Guelph Park are also recommended. Ideas for Jonathan Rogers Park include general park upgrades, a new synthetic playing field, an updated field house and features to be determined through park development consultation. Ideas for Guelph Park include general park upgrades, an updated playground and features to be determined through park development consultation. Given its proximity to anticipated population growth areas, Guelph Park is considered to be the first priority for upgrading in the first ten years of the Public Benefits Strategy.

### Ten-year Direction

- Renew Guelph Park in consultation with the Mount Pleasant community.
- Target achieving 1 to 2 public open spaces on flanking streets along Broadway and Main Street in conjunction with adjacent new development.
- Provide a public open space as part of the development of the City-owned site on Main Street between 6th and 7th Avenue.

### Thirty-year Strategy

- Renew two Mount Pleasant parks, Jonathan Rogers Park and Guelph Park, in consultation with the Mount Pleasant community – the estimated cost is \$5 M.
- Pursue opportunities to add public open spaces on flanking streets along Broadway and Main Street in conjunction with adjacent new developments – the estimated cost is \$1.5 to \$3 M.
- Add one new public open space at the City-owned site on Main Street between 6th and 7th Avenue – the estimated cost is \$0.5 M.
- Require major development sites (e.g. Kingsgate Mall) to provide well located and designed public open space in the form of plazas or mini parks.

### 5.3.6 Affordable Housing

#### Citywide

In July 2011, City Council approved the Housing and Homelessness Strategy 2012-2021 and committed to improving choice and affordability for all residents and in all neighbourhoods across the city. The Housing and Homelessness Strategy considers the entire housing continuum – the range of housing options available to households of all income levels, extending from emergency shelter and housing for the homeless, through to affordable rental housing and homeownership. In order to meet the demand for affordable housing, the Housing and Homelessness Strategy includes targets for all types of housing along the continuum (see Figure 6).

Affordable housing can be provided by government, non-profit and for-profit partners, and can be found along the whole housing continuum. The degree of housing affordability results from the relationship between the cost of housing and household income.

The City of Vancouver achieves affordable housing through a range of tools, including partnerships to develop social housing on City-owned land, capital grants to support non-profit housing projects and inclusionary housing policies that require and incentivize the inclusion of affordable housing in private developments. The City has a number of funding sources for delivering affordable housing including Development Cost Levies (DCLs), Capital Plan resources and through development (e.g. density bonusing and inclusionary policies). The City uses these funding sources to leverage significant contributions from partners, including senior governments, non-profits and the private sector. The tools applied in each neighbourhood will reflect the opportunities and unique characteristics of each area. As well, the City will work with senior governments and community partners on a mid- to long-term strategy to rehabilitate and renew existing non-market housing stock city-wide.

Ultimately, the amount and type of housing that is delivered in each community will reflect both citywide needs and the unique needs and opportunities within each community. The housing strategies for Mount Pleasant respond to the unique conditions in the community and are balanced with the overall Public Benefits Strategy for the area.

#### Mount Pleasant

There are 26 non-market housing projects in the Mount Pleasant Community Plan area with a total of 749 units (see Figure 7). Currently, non-market housing units make up about nine per cent of all dwellings in Mount Pleasant, about the same as the citywide average. Over 40 per cent of social housing units in Mount Pleasant are over 35 years old and may need renewal over the life of the Public Benefits Strategy. Through the City's partnership with BC Housing, the Streethome Foundation and non-profit partners, a new supportive housing project at East Broadway and Fraser will provide 103 units for people who are homeless and at risk of homelessness. This project is scheduled to open in 2014 and will also provide a new program space for the Broadway Youth Resource Centre. In addition, a new 100-unit interim housing project (funded until 2018) is underway at 395 Kingsway, contributing to the City's goal of ending street homelessness by 2015.

#### Market Housing

New development opportunities along the arterial streets in Mount Pleasant will add to the supply of apartment units, providing greater housing variety and relatively more affordable housing than the predominately duplex housing in the neighbourhood. Opportunities for market housing along Main Street, Broadway and Kingsway in lowrise and midrise apartments will provide options for singles, couples, young families and seniors to stay in Mount Pleasant as personal circumstances change. In addition, new duplex, townhouse and infill units will be possible in the duplex areas of Mount Pleasant for households requiring larger or ground-oriented housing.

Mount Pleasant also contains over 6,300 units of relatively affordable market rental housing, primarily in the RM-4 zoning districts. Over 95 per cent of this market rental housing was built prior to 1980. This stock of rental housing will continue to be protected from redevelopment by the City's rental protection regulations (Rental Housing Stock Official Development Plan). The City's Rental 100 program provides incentives to encourage new secured market rental housing and is anticipated to add to the inventory of secured market rental units in the community.

Figure 6: Housing Continuum and Citywide Housing Targets 2012 to 2021





## Need for Social Housing

The need for affordable housing in Mount Pleasant is similar to the need in the city as a whole. The number of households spending more than 50 per cent of income on housing is a strong indicator of the minimum need for social housing intervention, indicating severe affordability challenges and potential risk of homelessness. Census data shows that over 1,100 renter households in Mount Pleasant pay more than 50 per cent of their income on housing, representing about 13 per cent of all renter households in the community. Of these households, 95 per cent have annual incomes of below \$25,000. The community also faces significant challenges with homelessness, and an estimated 100 units of supportive housing beyond those currently underway will be required to meet this need.

The City's Housing and Homelessness Strategy also anticipates that a share of future residential capacity will be secured as affordable housing. Demand analysis shows that approximately 40 per cent of new households in the city will be renters, and 15 per cent of new rental units should be secured as social housing. The growth in Mount Pleasant over the next 30 years is expected to generate a need for approximately 250 additional social housing units. The City also faces a broad challenge with the need for housing for single households with very low incomes. The City's strategy to meet this need focuses on adding low-income singles housing in all neighbourhoods. In Mount Pleasant, this strategy generates a need for an additional 150 social housing units.

The total need for social housing in Mount Pleasant is approximately 1,600 units over the 30-year timeframe of the Public Benefits Strategy, reflecting both the minimum existing need and a share of future growth.

## Delivery of Affordable Housing

The Mount Pleasant Community Plan creates opportunities to achieve social housing through development in four ways:

- The large City-owned site at 2221 Main Street represents an important opportunity to develop a significant mixed-income social housing project in the community.
- Major redevelopment sites including Kingsgate Mall will be rezoned under the Ecocities Policies for Rezoning of Sustainable Large Sites, and will therefore seek to achieve 20 per cent of residential units as affordable housing.
- Rezoning of sites along Lower Main (2nd to 7th Avenue) will generate significant Community Amenity Contributions (CACs), a portion of which will be used to contribute to social housing on-site or at another location in the community. This Public Benefits Strategy proposes that approximately 25 per cent of CACs from these rezonings be allocated to affordable housing.
- The allocation of citywide capital funding, primarily from DCLs, will contribute to housing projects with partners.

Figure 7: Non-Market Housing



The Public Benefits Strategy targets a range of approximately 750 to 850 social housing units over 30 years and 300 to 400 units in the first ten years through these opportunities, addressing approximately 50 per cent of the total need for social housing in the neighbourhood. Approximately 100 units are targeted as part of the City's inclusionary policies at an anticipated cost of \$250,000 per unit (total cost of \$25 million). For the remaining 650 to 750 units, approximately two-thirds (450 to 550 units) are anticipated to be delivered on City-owned land, including the City-owned site at 2221 Main Street. The remaining 200 units will be generated through City grants to non-profit led housing projects, with City contributions expected to total approximately \$2 million.

Mount Pleasant is a community with significant housing need, but limited opportunity to meet that need through private development and CACs. CACs generated by the Community Plan would support only about 20 per cent of the 750 to 850 unit target identified above. For this reason, this Public Benefits Strategy identifies Mount Pleasant as a high priority relative to other communities for allocation of citywide funding allocated to affordable housing through the Capital Plan. When taking this additional contribution into account, the City's goal will be to achieve 750 to 850 units in total over 30 years. The City and developer contributions to achieving these units is estimated to be between \$60 and \$70 million, roughly one-third of the total estimated cost of \$185 million.

The City will continue to seek strategic partnerships to maximize the delivery of affordable housing with limited City resources. These funding sources will include non-profits, private organizations and senior government mechanisms, including the use of rent supplement approaches in order to further address the gap between the 750 to 850 units target in this Public Benefits Strategy and the total estimated need for 1,600 units in Mount Pleasant.

### Ten-year Direction

- Ensure that the portion of CACs from the 228-246 East Broadway/180 Kingsway rezoning that has been allocated to affordable housing (\$1.75 M) maximizes the affordable housing benefit.
- Work with partners to maximize social housing potential on the City-owned site at 2221 Main Street.
- Target an additional 200 to 300 units (this figure includes 100 additional supportive housing units focusing on homelessness) using contributions from Mount Pleasant CACs (25 per cent of all CACs in Lower Main, 2nd to 7th Avenue) and citywide housing funding (e.g. DCLs) to leverage contributions from government, private and non-profit partners.
- Encourage secured market rental development in apartment areas through the Rental 100 program and associated incentives in areas not covered by the Rental Housing Stock Official Development Plan.
- Pursue adding new social housing in Mount Pleasant (target is 300–400 units).

### Thirty-year Strategy

- Direct 25 per cent of CAC funds from rezonings in Lower Main (2nd to 7th Avenue) towards social housing with partners.
- Seek to achieve 20 per cent of residential units as affordable housing through rezoning of large development sites including the Kingsgate Mall.
- Identify Mount Pleasant as a high priority for the allocation of citywide housing funding for land acquisition and capital grants to non-profit led social housing projects.
- Continue to work with senior governments, non-profits and private organizations to address the remaining shortfall of 650 to 750 units, including the use of rent supplement approaches to enhance affordability in the private market.
- Continue to protect existing market rental housing through the Rental Housing Stock Official Development Plan.
- Pursue adding new social housing in Mount Pleasant (target is 750–850 units).

### 5.3.7 Transportation: Walking, Cycling and Transit

#### Citywide

Transportation 2040, the City's recently approved transportation plan, sets a target that two-thirds of all trips will be by sustainable modes (walking, cycling or transit) by 2040. Pedestrians are the City's top transportation priority. Transportation 2040 includes policies that aim to make streets safer and more convenient for walking and closing gaps in the pedestrian network. Key initiatives to implement these policies include wider sidewalks in commercial areas and near transit and improving the crossing of the three bridges across False Creek.

With 255 kilometres of bikeways and over 360 signals with push buttons for cyclists, the cycling network has become an important part of the City's transportation system. Goals in Transportation 2040 include building cycling routes that feel comfortable for users of all ages and abilities (AAA routes), especially in and close to Downtown, and upgrading and expanding and improving the cycling network generally.

Vancouver's transit system includes 24.5 kilometres of rapid transit (SkyTrain) and numerous bus services across the city. The main policies in Transportation 2040 are to advance new and improve existing rapid and local transit. The top transit priority is high-capacity rapid transit in the Broadway Corridor.

Improving walking, cycling and transit also requires reinvestment in maintaining and repairing current bikeways, sidewalks, roads and bridges. The City's Asset Management Strategy provides directions for minimizing life cycle costs while providing appropriate service levels by ensuring infrastructure is renewed on a regular basis. Given that only a small portion of rehabilitation candidates can be funded within current budget allocations, renewal is focused on the following key areas:

- Priority transportation routes where restoring the condition of the street pavements is critical for maintaining effective transit service, goods movement and ensuring safe and comfortable transportation service for all road users.
- Local streets where rehabilitation is coordinated with other utility renewals or addresses priority routes such as local bike routes.
- Sidewalks in areas with high pedestrian volumes or where there is significant need to improve conditions to maximize pedestrian activity and safety.

#### Mount Pleasant

Mount Pleasant has a central location, a street system and neighbourhood services that support walking, cycling and transit. Although there are some minor gaps in the walking and cycling networks, Mount Pleasant generally has a complete sidewalk network and several cycling routes. However, key pedestrian and cycling routes could be improved with new and safer crossings. Sidewalks and public spaces along many portions of arterials and shopping areas are uninviting, lacking trees, benches or features that create pedestrian interest and comfort to encourage walking.

A core direction in the Mount Pleasant Community Plan is to further sustainable transportation modes by improving and adding to walking and cycling connections generally, enhancing the public realm and increasing pedestrian space through animating lanes as public spaces and pedestrian connections. These community aspirations align with goals and targets in Vancouver's Greenest City 2020 Action Plan and recently approved Transportation 2040 Plan.

Mount Pleasant is currently well served by bus routes, including the 99B line rapid bus. A future transit station at Broadway and Main Street, as part of a planned Broadway rapid transit line, will provide a major incentive for increased walking and transit use as primary transportation modes in Mount Pleasant.

#### Public Realm Plan Directions:

To advance Mount Pleasant Community Plan priorities and citywide goals for a more sustainable city, the Public Realm Plan (Section 4 of this Implementation Package) proposes improved pedestrian connectivity throughout Mount Pleasant (see section 4.3.4). The key components include:

- More attractive and greener streetscapes in the shopping areas and in Lower Main (2nd to 7th Avenue) including boulevard parks (expanded landscaped areas) on side streets.
- Improved laneways to increase pedestrian connections and community event spaces.
- Improved and expanded walking and cycling routes and network.
- New pedestrian crossings at key intersections.
- A St. George Rainway connecting Great Northern Way Campus to Kingsway.

- Public plazas as part of major site redevelopments.
- A high quality public realm integrated with convenient and safe pedestrian routes to increase use of sustainable transportation choices (walking, cycling and public transit) throughout Mount Pleasant and to address the Mount Pleasant Community Plan and Greenest City goals.

These enhancements will be implemented primarily through development augmented by City funding (Development Cost Levies, or DCLs, and capital) and generally funded as follows:

- Streetscape and laneway improvements – development
- New pedestrian crossings – DCLs and City capital
- St. George Rainway – development, community initiatives, partnerships and DCLs
- Public plazas – development

Lower Main (2nd to 7th Avenue) will be the area of most immediate change and improvement in the neighbourhood as the current light industrial/commercial uses transition to mixed uses including residential, retail, commercial and service uses. Broadway East will also see significant change with the completion of the new supportive housing project with retail spaces and the new Broadway Youth Resource Centre at East Broadway and Fraser Street. These two areas will be a focus for improvements to pedestrian spaces, walking and cycling routes, and crossing opportunities to improve pedestrian and cyclist convenience and safety and to accommodate increases in pedestrian and cycling activity.

In addition to upgraded pedestrian and cycling infrastructure, renewal of existing sidewalks is estimated to cost a total of \$1.5 to \$2 million over 30 years.

### Ten-year Direction

- Add improvements to existing walking and cycling routes.
- Monitor the need for additional pedestrian actuated traffic signals/crossings in areas of growth along Main Street and East Broadway.
- Renew current sidewalks.
- Monitor the progression of developer funded public realm improvements and pilot projects noted in the Thirty-year Strategy and complete key components as required.

### Thirty-year Strategy

Walking and cycling (the estimated cost of walking and cycling improvements is \$8 to \$11 M total):

- Monitor and add pedestrian/bike crossings at key intersections as warranted.
- Add improvements to and expand on existing walking and cycling routes and target the development of one new bikeway.

Public realm (the estimated cost of public realm improvements is \$4 to \$7 M total):

- Monitor the progression of streetscape improvements along major arterials and complete gaps in key sections where redevelopment is not anticipated within the next 30 years.
- Pilot projects assisting activation of laneways along Main Street by adding crossings and improving the public realm, and funding of one or two key sections or elements of the St. George Rainway to support this community initiative.

Sidewalks renewal:

- Renew current sidewalks as required – the estimated cost is \$1.5 to \$2 M.

### 5.3.8 Transportation: Goods Movement and Major Roads

#### Citywide

The city's regional road network serves not only transit and cars, but is critical to the movement of goods and services. While some road space may be allocated to other users, such as pedestrians, cyclists or other street activities, the impact of reallocating road space on transit, commercial vehicles and general traffic will be considered before reallocating space on regionally significant roadways that are co-managed with TransLink. Other key actions for goods movement include protecting rail corridors as the most efficient and environmentally friendly way to move goods over long distances.

#### Mount Pleasant

Mount Pleasant is bisected by key citywide and regionally important roads for goods movement. However, the significant amount of vehicular and truck traffic they carry has negative community impacts. Once the Broadway rapid transit line is constructed, there will be an opportunity to consider reducing the width of Broadway from six lanes to four lanes and repurpose some current road space for walking, cycling and transit supportive uses.

#### Ten-year Direction

- Support construction of a rapid transit line along Broadway and a transit station entry at Main Street and Broadway.

#### Thirty-year Strategy

- Explore opportunities to repurpose road space on Broadway in conjunction with the development of a new rapid transit line.
- Renew current roads as required – the estimated cost is \$14 to \$18 M.

### 5.3.9 Public Safety and Fire Halls

#### Citywide

Vancouver's network of fire halls was built up as Vancouver increased in size and population between the 1880s and mid-1970s, growing to 19 fire halls within City limits. Since then, the focus has been on renewing fire halls as they age. Since 1975, 11 fire halls have been rebuilt or renovated. There are four fire halls that are currently more than 50 years old and these are priorities for renewal. The location and size of fire halls is reviewed as part of the renewal process. A Citywide Fire Hall and Fire Service Deployment Strategy will be developed to guide future investments in this area. As well, opportunities for co-location with other civic facilities will be explored to enhance operational efficiencies.

#### Mount Pleasant

The Mount Pleasant Fire Hall was rebuilt in 2000 and is anticipated to be adequate to serve the needs of the area for the 30-year time period of the Public Benefits Strategy.



### 5.3.10 Utilities

#### Citywide

The City has generally maintained a program to replace deteriorating water mains at a rate of 11 kilometres annually (equivalent to 0.8 per cent of the City's water system each year). Replacement candidates are prioritized based on various physical factors that affect their service lives. It is expected that property redevelopment across the city considers water efficiency as an overarching design imperative. This includes the consideration of high efficiency water fixtures, permeable surfaces to reduce the loads on our storm sewer system, and alternate sources of water to reduce the overall demand for drinking water for non-potable uses such as irrigation.

Since the early 1970s, the City of Vancouver has been transitioning its sewer system from a combined system (sanitary sewage and stormwater conveyed in the same pipe) to separated system (sanitary and storm in separate pipes). Combined systems were designed to overflow mixed sanitary and stormwater to the nearest water-body during intense rain storms. Under the Provincially mandated Liquid Waste Management Plan, the City must eliminate these combined sewer overflows by 2050 by separating its remaining combined sewer system at an average rate of one per cent per year. Other important criteria which factor into the combined sewer replacement program include replacing seriously deteriorated pipes and pipes which are at risk of causing flooding during rain events.

The City's sanitary system, of which some sections date back to the 1930s, is at or near capacity in some areas. This limits the City's ability to accommodate additional density without sanitary sewer upgrades. The storm sewer system can occasionally have similar issues; however, the City's various policies limiting maximum site runoff to pre-development levels can usually limit the necessity for off-site storm sewer upgrades.

#### Mount Pleasant

##### Waterworks

Most of the water mains in Mount Pleasant have been rebuilt since 1950 with only minor upgrades required to accommodate growth. The age of the pipes is as follows:

- Built before 1950: 9.9 km (16 per cent)
- Built/rebuilt between 1950 and 1980: 27.0 km (43 per cent)
- Built/rebuilt since 1980: 25.7 km (41 per cent)

Over the next 30 years, it is expected that a portion of the water main inventory in Mount Pleasant will be replaced. Additionally, there will likely be locations where water mains will need to be replaced with larger diameter pipes to satisfy fire protection requirements due to changes in land use or density. It is anticipated that a revised citywide funding formula for upgrading water infrastructure will be well advanced prior to major replacement requirements.

##### Sewers

There is a total of 88 kilometres of main sewer pipes in Mount Pleasant located in the China Creek basin. Approximately 15 per cent of the sewers still require separation and are part of an ongoing, long-term program of the City. It is anticipated that the combined sewer pipes will be separated over the next 10 to 20 years at an approximate cost of \$13 million. It is estimated that about one kilometre of existing sewer pipes (mostly sanitary pipes) will have to be rebuilt to accommodate anticipated growth at an estimated cost of \$2 million.

##### Neighbourhood Energy

Neighbourhood Energy Systems provide heating and/or cooling to multiple buildings from a single source called an energy centre. When these energy centres use a low-carbon energy source, they provide a significant environmental benefit by reducing the production of greenhouse gases such as carbon dioxide. There is one low-carbon neighbourhood energy system currently in operation in Vancouver, located in Southeast False Creek.

The City is encouraging the establishment of additional low-carbon neighbourhood energy systems. Areas that are or will be experiencing a significant amount of higher density urban development are ideal candidates for low-carbon neighbourhood energy systems: downtown, central Broadway, Cambie Corridor and East Fraserlands. In some cases, the strategy involves converting an existing neighbourhood energy system to use a low-carbon energy source (e.g. Central Heat Distribution downtown, Vancouver General Hospital and Children's & Women's Health Centre) while in other cases, it involves installing a new or expanding an existing low-carbon system.

#### Ten-year Direction

- Continue with the sewer separation program.
- Monitor near-term growth and sewer capacity to ensure optimal timing for identified sewer upgrade.

#### Thirty-year Strategy

- Continue ongoing replacement programs for water mains and sewers – the estimated costs are \$3 M and \$15 M respectively.
- Continue to monitor growth and service capacity to ensure capacity can handle anticipated growth.

### 5.3.11 Other Community Needs: Heritage

#### Citywide

The conservation of heritage resources is a citywide amenity that is enjoyed by all citizens and visitors to Vancouver. Sites with heritage value are identified on the Vancouver Heritage Register and can include citywide and neighbourhood landmarks, and vernacular buildings or sites which tell us the story of the city's social, cultural and physical development over time. These can be individual sites, clusters and precincts, and streetscapes located in neighbourhoods. Oftentimes, other public benefits such as cultural facilities or housing can be accommodated in a heritage building, or public art can incorporate elements of a neighbourhood's history, resulting in multiple public benefits being achieved.

The City has an array of tools available to facilitate heritage conservation. Council policy encourages the conservation of resources identified on the Heritage Register which is often done by providing incentives. One of the primary ways to do this is through the use of relaxations and variances to regulations. In some areas, capital grants and property tax exemptions are also available. Another key tool is the creation and transfer of heritage amenity density, which involves the allocation of Community Amenity Contributions (CACs), through a rezoning, towards the purchase of heritage amenity density.

Because heritage resources are a citywide amenity that benefit all citizens, a modest amount of heritage amenity density that has accumulated from preserving heritage buildings is allocated across the city. A key principle of this policy is to ensure local needs will continue to be met and that other public benefits arising from any rezoning will not be significantly impacted.

## Mount Pleasant

As one of Vancouver's oldest communities, Mount Pleasant is rich in history and has 191 resources listed on the Vancouver Heritage Register. Currently the RT-6 Zoning District Schedule includes regulations to encourage the retention, renovation and restoration of existing residential buildings which maintain an architectural style and building form consistent with the area. The Mount Pleasant Community Plan speaks to the need to recognize and preserve not only buildings but other heritage features, including historic waterways, heritage trees, streetscapes and other aspects of natural history, both through physical actions and celebratory activities. A Historic Context Statement for Mount Pleasant, identifying key heritage values and resources, was prepared as part of the community planning process. The Historic Context Statement will be used to inform an update of the Heritage Register when it occurs.

Heritage conservation is an important direction in the Mount Pleasant Community Plan and heritage is a citywide amenity that benefits all citizens. Providing support through the creation of transfer of heritage amenity density on a citywide basis furthers this public objective. In other Public Benefits Strategies such as for Northeast False Creek (approved by Council in 2009), a minimum of 10 per cent of the public benefits to be achieved through rezonings was identified to be applied toward the heritage amenity density bank. To ensure other identified amenities requiring CACs are achieved, the recommendation in Mount Pleasant is to allocate up to 10 per cent of the estimated CACs to be generated toward the heritage amenity density bank.

### Ten-year Direction

- Review and update the Vancouver Heritage Register to incorporate directions from the Mount Pleasant Community Plan and Historic Context Statement.
- Review incentive and support programs to ensure heritage conservation objectives as outlined in the Mount Pleasant Community Plan are being met.

### Thirty-year Strategy

- Integrate heritage conservation directions with other public benefit objectives (e.g. public realm improvements and cultural goals) over the life of the Public Benefits Strategy.
- Allocate up to 10 per cent of the estimated CACs to be generated in Mount Pleasant to the heritage amenity bank – the estimated cost is \$1 to \$3 M.

## 5.3.12 Other Community Needs: Schools

Mount Pleasant is served by three elementary schools (Mount Pleasant Elementary, Florence Nightingale Elementary and Simon Fraser Elementary) and three secondary schools (Vancouver Technical Secondary, Sir Charles Tupper Secondary and Eric Hamber Secondary). According to the Vancouver School Board, Simon Fraser Elementary is the only school in the area that is currently at capacity as it also serves as the home school for the Southeast False Creek community until a new elementary school is approved and constructed to serve that community. Mount Pleasant Elementary, Florence Nightingale Elementary, Vancouver Technical Secondary, Sir Charles Tupper Secondary and Eric Hamber Secondary have experienced a decline in enrollments and have significant spare capacity to accommodate increased enrollment from new population for the foreseeable future. Given the type of new housing units that are planned for the Mount Pleasant area, the number of children is not anticipated to grow significantly and should be able to be absorbed by the existing elementary and secondary schools serving the area.

## 5.4 Cost Estimates and Funding Strategy (2013–2042)

The Public Benefits Strategy for Mount Pleasant comprises projects that renew existing facilities and infrastructure as well as new ones to address population growth. As currently developed, the cost to deliver the Public Benefits Strategy is estimated at \$264 to \$288 million with the majority being directed to affordable housing.

Renewal of existing facilities and infrastructure are typically funded from property taxes and utility fees. Provision of new or upgraded facilities and infrastructure are typically funded from a combination of Community Amenity Contributions (CACs), Development Cost Levies (DCLs) and direct contributions from developers toward infrastructure upgrades, augmented by funding from other governments and non-profit agencies (in particular for affordable housing and childcare). It is estimated that development in Mount Pleasant will generate about \$34 million in CACs (either in-kind or as cash contributions) and about \$37 million in citywide DCLs. CACs will be negotiated at the time of rezoning application.

The Mount Pleasant Public Benefits Strategy will be integrated into the City's overall capital program (10-year Capital Strategic Outlook, 3-year Capital Plan and annual Capital Budget). The Public Benefits Strategy is intended to act as a guide for the City (including City Council, Parks Board and Library Board) in making future decisions on the allocation of funding to public benefits and infrastructure in Mount Pleasant over the next 30 years. Given this long timeframe, the Public Benefits Strategy will need to be monitored and reviewed over time as information on costs and revenues becomes more precise and in case new opportunities arise or priorities evolve.

See Table 4 below for cost estimates and funding strategy figures.

Table 4: Cost Estimates and Funding Strategies (All figures in 2013 dollars)

Category	Sub-category	Renewal of existing amenities and infrastructure	New or upgraded amenities and infrastructure	TOTAL	City contribution (property taxes and utility fees)	Developer contribution (includes CAC/DCL)	Partnership contribution
Community Facilities	Recreation Facilities	\$0	\$0	\$0	\$0	\$0	\$0
	Libraries	\$0	\$0	\$0	\$0	\$0	\$0
	Social Facilities	TBD	\$3 - \$7 M	\$3 - \$7 M	\$1 - \$2.5 M	\$1 - \$2.5 M	\$1 - \$2.5 M
	Cultural Facilities	TBD	\$6.5 - \$8.5 M	\$6.5 - \$8.5 M	\$0	\$4.5 M	\$2 - \$4 M
	Childcare (0 to 4 years old)	TBD	\$14 - \$17 M	\$14 - 17 M	\$3 - \$3.5 M	\$8 - \$10 M	\$3 - \$3.5 M
	Childcare (5 to 12 years old)	TBD	\$2 - \$3 M	\$2 - 3M	\$0.5 M	\$1 - \$2 M	\$0.5 M
Parks and Open Spaces		\$2.5 M	\$4.5 - \$6 M	\$7 - \$8.5 M	\$2.5 M	\$4.5 - \$6 M	\$0
Housing	Social and Supportive Housing	TBD	\$185 M	\$185 M	\$2 M	\$63 M	\$120 M
Public Safety	Fire Halls	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	Walking and Cycling	\$1.5 - \$2 M	\$12 - \$18 M	\$13.5 - \$20 M	\$5.5 - \$8 M	\$8 - \$12 M	\$0
	Major Roads and Transit	\$14 - \$18 M	\$0	\$14 - \$18 M	\$9 - \$12 M	\$0	\$5 - \$6 M
Utilities and Public Works	Waterworks	\$3 M	\$0	\$3 M	\$3 M	\$0	\$0
	Sewers	\$13 M	\$2 M	\$15 M	\$13 M	\$2 M	\$0
Heritage		\$1 - 3 M	\$0	\$1 - 3 M	\$0	\$1 - \$3 M	\$0
TOTAL		\$35 - \$42 M	\$229 - \$246 M	\$264 - \$288 M	\$40 - \$47 M	\$93 - \$105 M	\$131 - \$137 M



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