

## Public Benefits

### Context

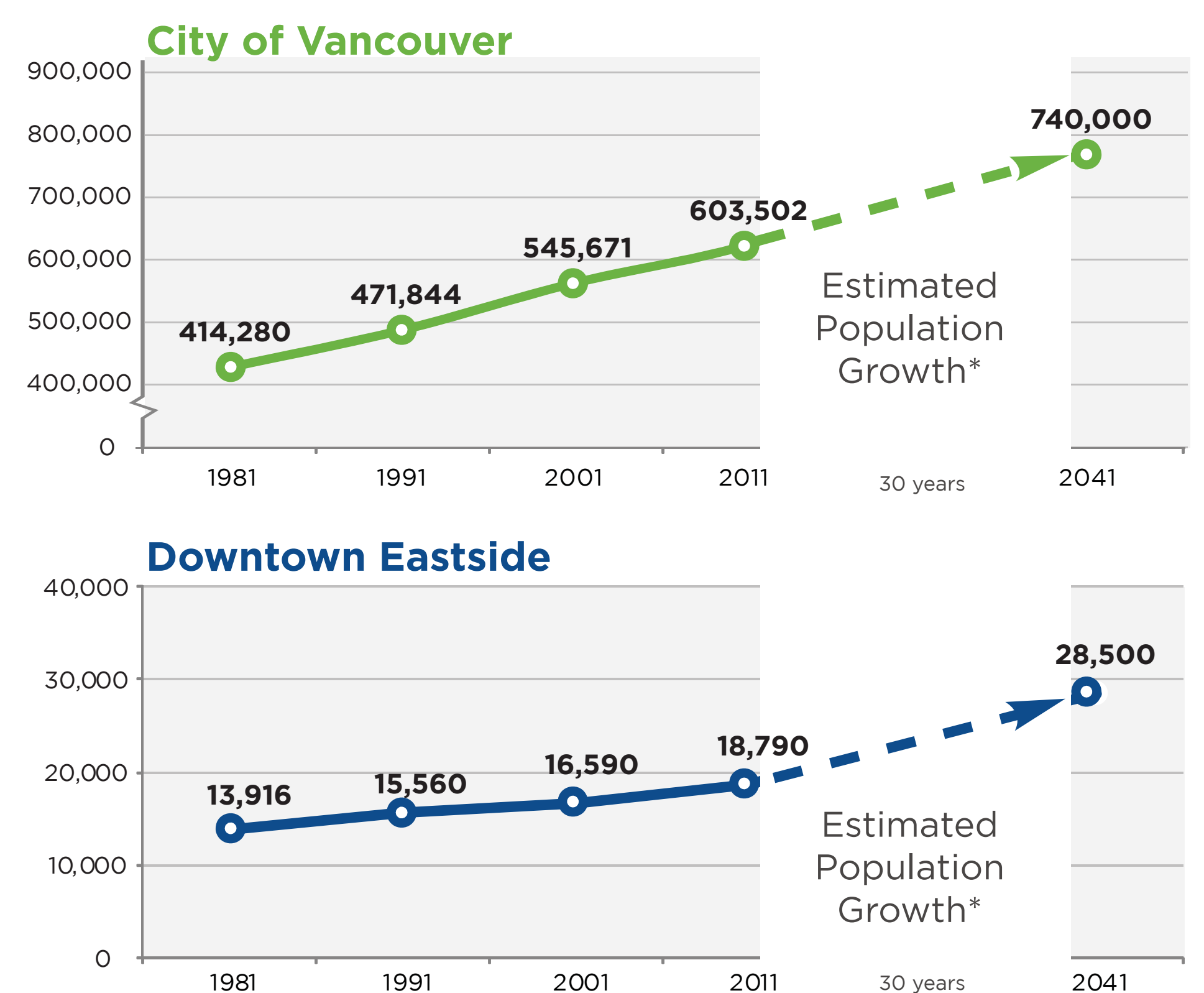
The plan recognizes that the Downtown Eastside is rich with services and amenities, and will focus on renewal and expansion that meets the needs of the local community as it continues to grow and evolve.

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.

### The Public Benefits Strategy will...

- Integrate planning for amenities with land use planning.
- Work in partnership with the community, senior governments and other agencies to ensure appropriate social infrastructure, housing and amenities are in place.
- 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.

### Population Growth to 2041



Source: Statistics Canada, Census 1981, 1991, 2001, 2011  
\*City of Vancouver population estimate

### Guiding Principles for Financial Sustainability

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.

## Funding Options

### City:

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

- About 75% of funding for public amenities 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 voluntary contributions provided through rezonings and are typically secured through negotiation with developers.
- About 10-15% are contributions from other levels of government and non-profit partners.
- Density bonus incentives can provide non-market and market rental housing, while respecting neighbourhood character.

### Senior Government:

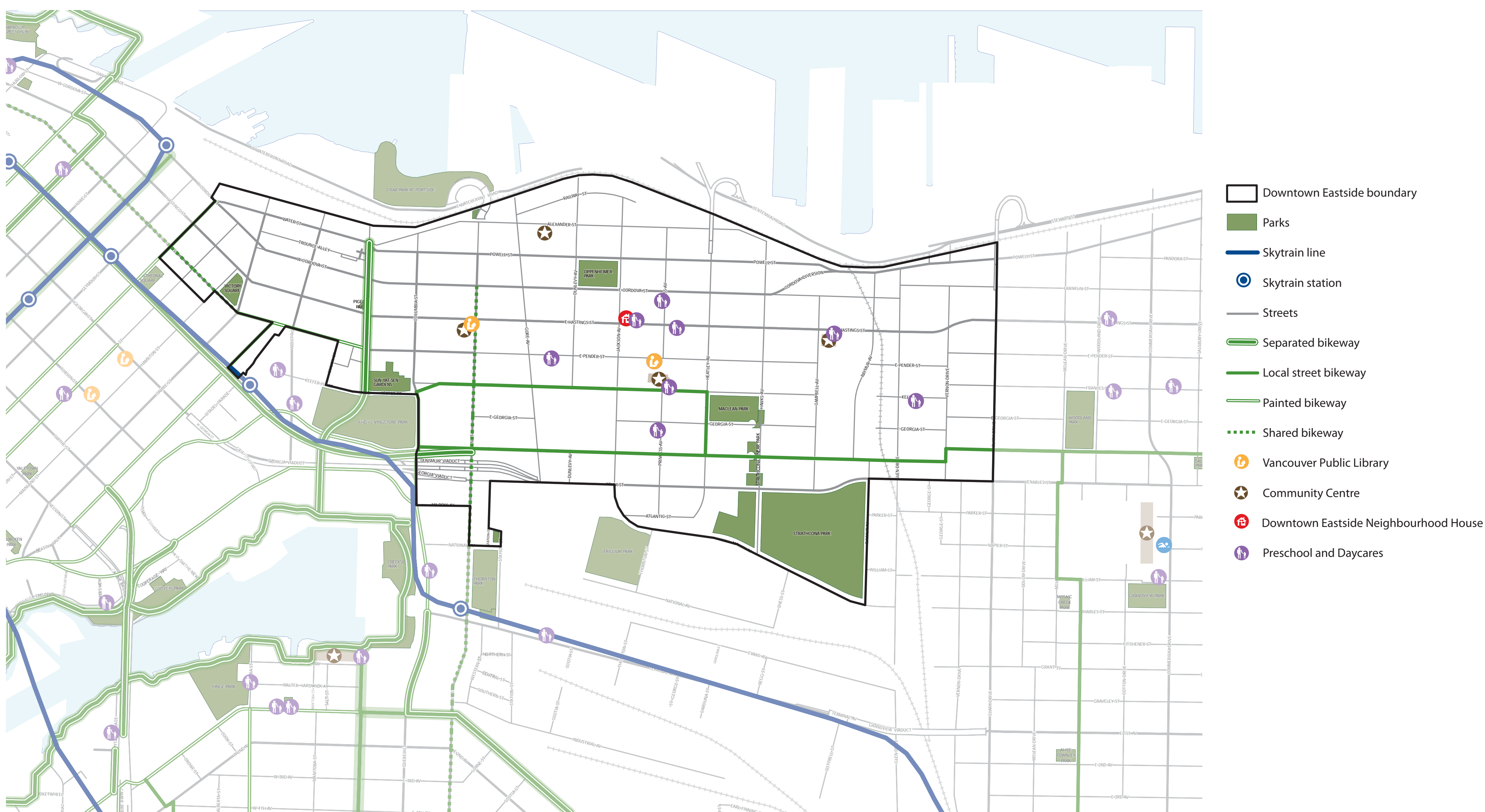
- Region and Province are responsible for delivering schools, health care, transit, and primarily responsible for housing and childcare.

### Community Partnerships:

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

## Public Benefits

The Downtown Eastside has many existing public amenities and facilities, such as housing, childcare, community facilities, and public realm improvements. The plan proposes public amenities and services to meet the community's needs as the neighbourhood grows and evolves.



## Emerging Directions

The delivery of public benefits is based on community and city-wide priorities, and depends on the availability of limited resources, including Community Amenity Contributions, Development Cost Levies, and capital funding. Following a review of community needs and ongoing community engagement, possible community benefits include:

### FACILITIES

- Renew and design recreation facilities to meet anticipated future growth
- Renew and expand major cultural and social facilities, while securing key assets
- Provide additional childcare, and work with the Vancouver School Board to increase out-of-school care spaces
- Renew fire halls based on a city-wide timing schedule, and explore housing opportunities, and relocation choices

### HOUSING

- Provide additional social, supportive, and secured rental housing to meet current needs
- Improve affordability, safety, and livability of SROs
- Support social and co-op housing strategies and subsidies for buildings with expiring operating agreements or maintenance issues

### PARKS AND OPEN SPACES

- Create mini-parks & urban plazas, and add new features to existing parks
- Explore opportunities to improve access to CRAB park

### INFRASTRUCTURE

- Maintain sidewalks, improve crossings at major streets, and complete pedestrian and cycling networks
- Repave major roads based on city-wide standards and timing schedule
- Improve/create crossing opportunities across railways, and pursue a grade-separated railway crossing through the Eastern Core planning project
- Pursue high capacity transit along Hastings Street
- Upgrade water and sanitation pipes, and expand to accommodate future growth
- Provide additional drinking fountains

