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**MAYOR KENNEDY STEWART**

May 23, 2019

Vancouver Board of Education  
School District No. 39  
Board of School Trustees  
1580 W. Broadway  
Vancouver, B.C. V6J 5K8

Dear Janet Fraser and VBE Trustees,

On behalf of the City of Vancouver, I thank you for your letter dated April 25, 2019 regarding a request for City of Vancouver to provide funding for an auditorium and additional gym space at the Eric Hamber Secondary School.

The City remains fully supportive of the Eric Hamber Project and is committed to fully funding a 69 space childcare centre.

We acknowledge that the intent of the VBE motion is to seek an opportunity to share community space, however we are not able to provide any additional funding over and above the funding that is being provided specifically for the childcare facility. Note that the City's childcare funding is not transferrable to other costs.

Attached is our Community Amenity Contribution (CAC) and Public Benefit Strategies summary handout for your interest.

We would like to take this moment to re-inforce our continued commitment to providing childcare at the new Eric Hamber School and look forward to continuing to work together.

Sincerely,

A handwritten signature in blue ink that reads "E. Kennedy Stewart".

Mayor Kennedy Stewart  
City of Vancouver

Encl. Community Amenity Contribution (CAC) and Public Benefit Strategies Summary Handout

cc. Suzanne Hoffman, Superintendent  
J. David Green, Secretary Treasurer  
Sadhu Johnston, City Manager

April 2, 2019

**RE: Summary of Community Amenity Contributions and Public Benefit Strategies**

**1) Purpose**

This document provides a high level summary of the purpose and use of Community Amenity Contributions (CACs). In particular, it highlights the important role of CACs in the delivery of the Cambie Corridor Plan and the Public Benefit Strategy (PBS).

**2) What is a Community Amenity Contribution?**

Community Amenity Contributions are voluntary contributions provided by development when City Council grants additional development rights through rezonings. CACs may come in the form of “in-kind” or cash contributions. In-kind CACs are built on-site while cash CACs are payments-in-lieu that are generally applied to off-site benefits in the community.

**3) What are Community Amenity Contributions used for and how are they used?**

Community Amenity Contributions help to address increased demands on City facilities from rezonings that attract new residents and/or employees. CACs also help to mitigate the impacts of a rezoning on the surrounding community.

Community Amenity Contributions are used in part to help deliver amenities identified in Public Benefit Strategies that have been approved through community planning processes. Funding items not identified in a Public Benefit Strategy may affect the delivery of high priority amenities identified by the community such as affordable housing and childcare.

<b>CAC Eligible Amenities</b> (in no particular order of priority)	
Social & Supportive Housing	Community Serving Spaces (e.g. community/recreation centres, family/youth/seniors centres, neighbourhood houses)
Parkland & Park Improvements	Childcare Centres
Libraries	Open Spaces & Public Realm
Heritage Preservation	Cultural Amenities (e.g. artist studios, performance & production spaces, galleries)
Transportation Improvements (e.g. greenways, bikeways, streetscape improvements)	Public Safety (e.g. firehalls, police stations)

The specific amenity to be provided (which must be approved by City Council), is determined by staff based on the following guidelines. The CAC should be:

- 1) located in the community in which the rezoning takes place and/or serve the site;

- 2) growth-related, or meet past deficiencies or other community priorities;
- 3) operationally viable (i.e. long-term operating and maintenance costs are supportable);
- 4) within City servicing standards (i.e. a type of service normally provided or supported by the City and at a service level supported by City policy);
- 5) identified through an assessment of:
  - a. the full range of City services and the adequacy of existing City amenities in the area;
  - b. opportunities to meet needs;
  - c. City plans and policies;
  - d. the cost to provide the amenities;
  - e. community input obtained during the rezoning and through community plans or Visions, and or/city-wide plans and policies; and
  - f. for negotiated rezonings, the development economics of the donor project.

In situations where the City has accepted non-city ownership of a facility as an in-kind CAC, the City has required certain legal agreements depending on the type of facility. This may involve an agreement to secure the specific use (e.g. social housing) for a set period of time or Community Use Agreements, including Statutory Right-of-Ways (e.g. cultural spaces).

More information on CACs may be found in the *Community Amenity Contributions – Through Rezoning* policy: <https://vancouver.ca/files/cov/community-amenity-contributions-through-rezonings.pdf>

#### **4) What are Public Benefit Strategies and how are they related to CACs?**

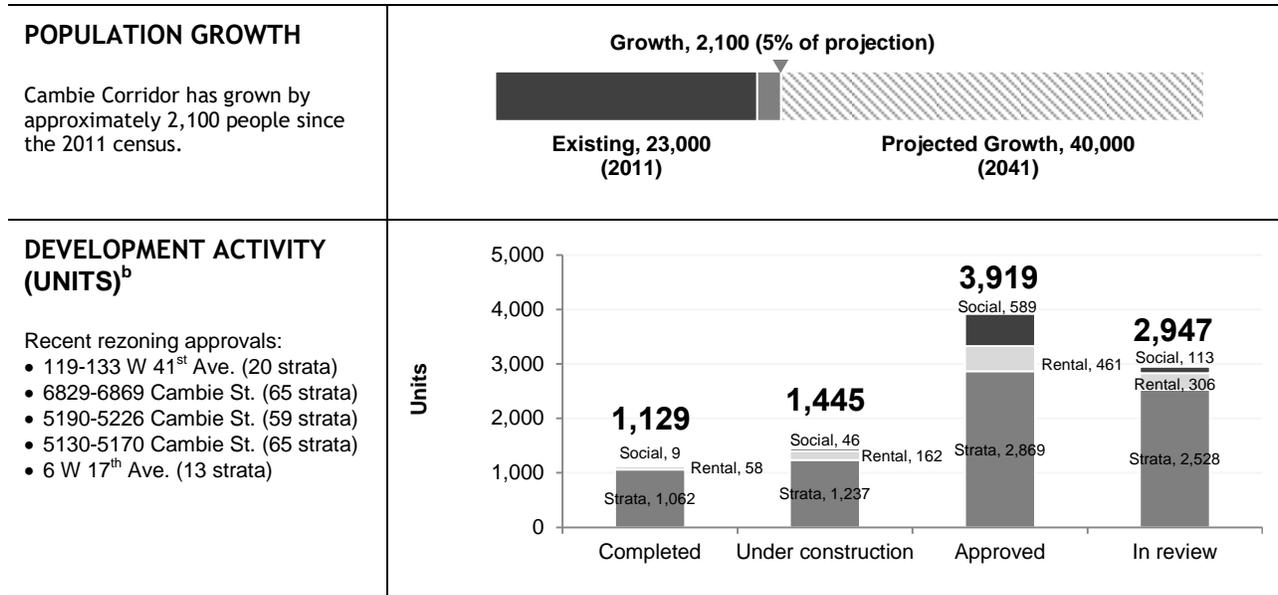
A Public Benefit Strategy provides strategic direction for future capital investments in an area or neighbourhood over the long-term. The City works with residents to develop Public Benefit Strategies through community planning processes such as Cambie Corridor. In the context of the Cambie Corridor Plan, a summary on the status of implementation of its Public Benefit Strategy is provided on pages 3 and 4.

##### **There are four main steps in preparing a PBS:**

- 1) Assessing local need within a city-wide 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.

Community Amenity Contributions form part of the funding strategy in Public Benefit Strategies and help to deliver on a wide range of amenities as identified in section 3. At the same time, Public Benefit Strategies help to inform staff as to the specific types of amenities that are supportable as a CAC. Funding items not identified in a Public Benefit Strategy may significantly affect delivery of high priority public benefits such as affordable housing and childcare.

**PUBLIC BENEFITS IMPLEMENTATION TRACKING**  
**CAMBIE CORRIDOR PLAN (2018) – North of 57<sup>th</sup> Ave<sup>a</sup>**  
 Updated Year-End 2018



**PUBLIC BENEFITS ACHIEVED - North of 57<sup>th</sup> Ave<sup>a</sup>**

Category	Anticipated Public Benefits (+) <sup>c</sup>	Completed (•) or In Progress (◦)	% <sup>d</sup>
Housing <sup>b</sup>	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> <li>• 9 social housing units</li> <li>• 58 secured market rental units</li> <li>◦ 46 social housing units</li> <li>◦ 162 secured market rental units</li> </ul>	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> <li>• Restoration of outdoor play area at 8 Oaks Acorn childcare</li> </ul>	0%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Complete Street design on Cambie St. and major streets + "Car-light" greenway on Heather St.	<ul style="list-style-type: none"> <li>• Traffic calming</li> <li>• 45th Avenue Bikeway</li> </ul>	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	N/A
Civic/Community	+ Oakridge Civic Centre (includes renewal and expansion of Seniors' Centre) + Oakridge Library renewal and expansion + Additional library branch + Hillcrest Community Centre – Fitness centre expansion + Fire Hall #23 + Community Policing Centre		0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> <li>• Heritage conservation (James Residence and Wong Residence)</li> <li>◦ 5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	5%
Social Facilities	+ Additional Seniors' Centre + Youth Hub + Non-profit organization centre		0%
Parks	+ New parks on large sites + Queen Elizabeth Park Master Plan and Phase 1 upgrades + 6 plazas and enhanced open spaces + Neighbourhood park improvements	<ul style="list-style-type: none"> <li>• Upgrades to Riley Park and Hillcrest Park</li> <li>• Lillian To Park</li> </ul>	5%

## EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

### Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

### Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

### Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

### Other Notes

<sup>a</sup> The Cambie Corridor Plan was a three-phase plan with its final phase approved in 2018. Phase 2 of the Cambie Corridor Plan was approved in 2011 and included land use policies for key sites and arterials. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57<sup>th</sup> Ave include: affordable housing site; 2 childcare locations; new Family Place; 2 artist studios; and land acquisition toward Marpole Civic Centre.

<sup>b</sup> Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

<sup>c</sup> See chapter 13 of the [Cambie Corridor Plan](#) for detailed information about the City’s commitments to deliver public benefits along the Cambie Corridor.

<sup>d</sup> Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 13 of the [Cambie Corridor Plan](#).