

# NORQUAY VILLAGE

PUBLIC BENEFITS STRATEGY



Approved by City Council on May 16, 2013

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# A. THE NORQUAY VILLAGE NEIGHBOURHOOD CENTRE PLAN

The Norquay Neighbourhood is a 1.5 sq. km. area centred on Kingsway and bounded roughly by Gladstone Street, 41st Avenue, Killarney Street and 29th Avenue/Euclid Streets (see Figure 1). It was identified in the Renfrew-Collingwood Community Vision as an important part of the community and an ideal opportunity to build on its location near the 29th Avenue Skytrain station and centred on Kingsway to create a new neighbourhood centre.

The Norquay Village Neighbourhood Centre Plan envisions a complete community with a revitalized Kingsway shopping area, improved public realm and services, and increased housing variety so that people of all ages and circumstances will have more opportunities to live and remain in Renfrew-Collingwood over various stages of their lives.

Upgraded public amenities will be necessary to support the current and the new population living in medium-density mixed-use development on Kingsway, an Apartment Transition Area and new housing forms in the surrounding neighbourhood.

Five key priorities are outlined in the approved Plan:

- A community facility with indoor space and an associated outdoor plaza
- A linear park (Ravine Way/Still Creek Linear Park) linking Norquay Park with Slocan Park and the 29th Avenue Station
- Upgrade of two local parks - General Brock and Slocan Parks
- Additional childcare spaces
- New affordable housing

To ensure a comprehensive approach to developing a Public Benefits Strategy for the Norquay Neighbourhood Centre, the current condition and service levels at facilities within approximately 2 km of Norquay's centre was assessed and compared to City-wide service levels. The impact of new population on these service levels, and anticipated funding from new development was projected over a 30-year period. This work is summarized below.

Figure 1: New Residential Zone Designations



## B. GROWTH ESTIMATES

The Norquay Plan area is forecast to add approximately 3,400 new units and approximately 5,000 people over 30 years, based on similar rates of development as those experienced in areas with similar zoning. In Norquay, development rates in the low-density zones are projected to be just over 1% (of properties annually). This would result in about 34% of eligible properties being redeveloped over 30 years. On Kingsway the assumed rate is higher (1.6% per year on average) given the larger and more readily redevelopable sites. The unit count estimate does not include possible additional rental units in the form of secondary suites and lock-off units within duplexes, rowhouses and stacked townhouse units. It is estimated that up to 600 additional rental units could be constructed. However, this will not affect the total population estimates as the rental units would be contained within the same allowable floor area.

Population estimates are based on 500 sq. ft. of residential space per person in the duplex/infill and rowhouse/stacked townhouse areas and 600 sq. ft. in the apartment areas and on Kingsway. These averages are based on evidence from current residential developments across the City. Growth is anticipated to occur incrementally overall, however the bulk of new development on Kingsway is anticipated to occur in the first half of the forecast period when more redevelopable sites are available.



Example of a 4-storey apartment building

## C. FACILITY NEED ASSESSMENTS AND PROJECT DESCRIPTIONS

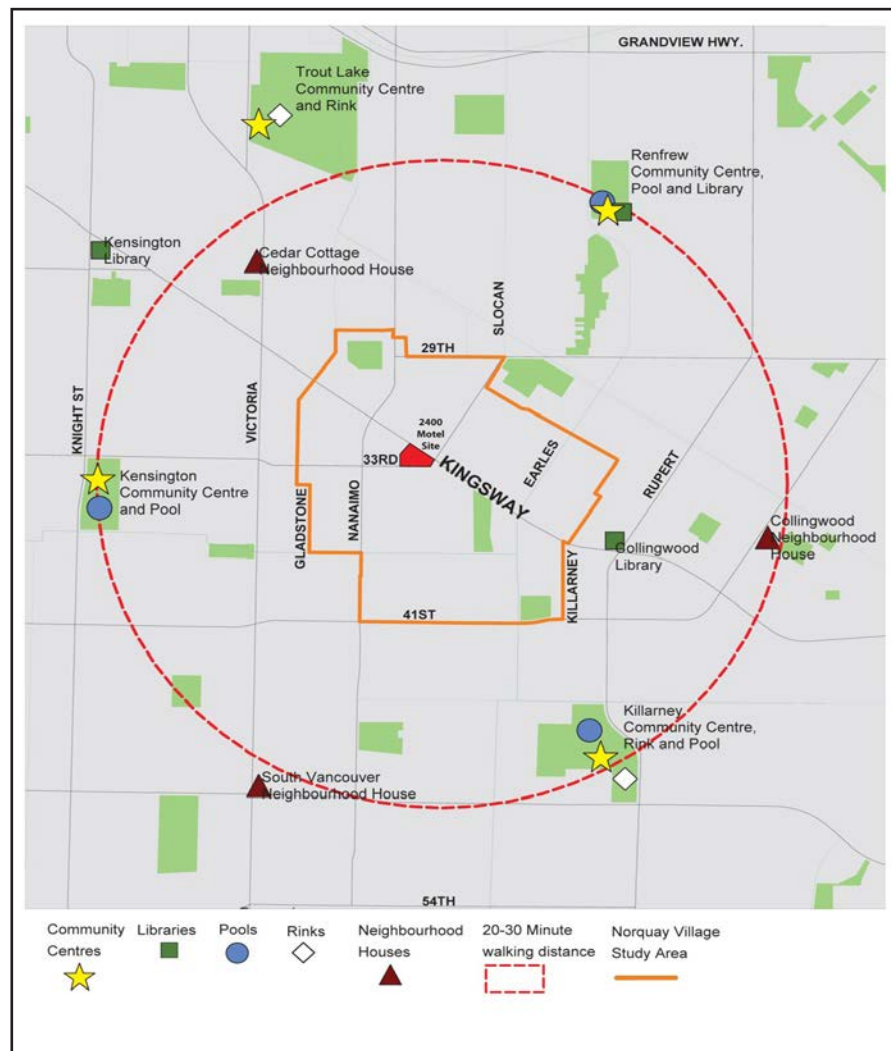
### 1. Community Recreational, Social, Cultural and Library Service Facilities

#### Community Centres, Pools and Ice Rinks

Community centres provide for the recreational needs of residents. The Norquay area is served by four community centres located within a 20-30 minute walk from the centre of Norquay – Renfrew, Kensington, Killarney and Trout Lake, all of which have been renovated, expanded or rebuilt within the past 15 years (Figure 2).

The first three all have associated indoor pools and the last two of these centres also have ice rinks. Together these four facilities serve approximately 130,000 residents. These recently reconstructed and upgraded centres will be able to accommodate the recreational needs of the projected additional population in Norquay for the foreseeable future.

Figure 2: Current Community Facilities Serving Norquay



## Neighbourhood Houses

Neighbourhood houses offer cultural, family and social services. Three neighbourhood houses are located within a 20–30 minute walk of the centre of Norquay — Collingwood, Cedar Cottage and South Vancouver (Figure 2). Both Collingwood and South Vancouver Neighbourhood Houses are operating at capacity currently. Collingwood Neighbourhood House will soon be getting a 10,000 sq. ft. annex as part of a major rezoning application at Boundary Road and Vanness Street.

The current population in Norquay, and the Renfrew-Collingwood and Cedar Cottage neighbourhoods have a higher proportion of single-parents (19% vs 16% across the City in 2011) and recent immigrants than most Vancouver neighbourhoods (8.9% vs. 7.5% across the City in 2006). These are populations that rely more heavily on neighbourhood house services. The additional population in Norquay will increase service demands, particularly at Cedar Cottage the nearest neighbourhood house, which dates from 1950. It is outdated in terms of functionality, undersized for the population it serves and in need of renewal. The Cedar Cottage Neighbourhood House Community Board has been working for several years on renewal and expansion plans for their current site and have a fundraising program directed to renew the facility.

In addition to social and family needs, like most Vancouver neighbourhoods, there is currently little dedicated space in the neighbourhood for production, display or performance arts. Renfrew-Collingwood has several active cultural groups including the Renfrew-Collingwood Multicultural Artists Network—an organization with over 100 local artists, active in producing and promoting visual and performance art. This group has recently acquired use of the small field house at Slocan Park and formed the Art House In The Field Collective to use this small facility for art production and performance.

## Libraries

Norquay is served by three libraries: Renfrew Branch, located in Renfrew Park and two smaller community branches. The Collingwood Branch, which is located just to the east of the Norquay area at the corner of Kingsway and Rupert Street, opened in 1951. The Kensington Branch relocated in January 2009 to King Edward Village at the corner of Kingsway and Knight.

Renfrew, Collingwood and Kensington libraries serve the Renfrew-Collingwood and Kensington-Cedar Cottage local areas. Based on the 2006 census and using the local area boundaries, these three libraries provide approximately 0.31 sq. ft./resident of neighbourhood branch library space, which is at or slightly above the city average. The need to renew and/or relocate the Collingwood Library will be evaluated in the context of future population growth and a City-wide strategy for the provision of library services.



## Assessment and Strategy Direction

Creating a complete community in Norquay requires all important services to be available within a comfortable walk or short transit or bike ride. Recreational services are well supplied by four community centres, none within Norquay but all within an approximate 30 minute walk. However a current library serving Norquay — Collingwood — and a social service facility — the Cedar Cottage Neighbourhood House — are both in need of renewal and expansion.

While all these services are accessible from Norquay, there is no facility within the neighbourhood centre itself. Some services should be available within the community at a central location to help provide a focus for social interaction and to create a neighbourhood identity. Given the need to renew two facilities currently serving Norquay, there is an opportunity to combine one or both facilities within a new multi-use community space in a central location to provide this social focus and identity for the new neighbourhood that is currently lacking.

The Plan has identified the future heart of the new Norquay Neighbourhood Centre as being around the 2400 Motel site on Kingsway. This site is ideally located to serve as a community focal point, near the geographic centre of the Norquay Neighbourhood on Kingsway, adjacent the major future shopping and service area, and well served by transit.

The redeveloped 2400 Motel site would include both market and non-market housing and retail/commercial services for the expanding population in Norquay. Possible community uses identified are multiple and varied including senior's programming, children's activities, arts production/display, meeting rooms for community groups and family services space. These are the types of services offered through area neighbourhood houses and libraries. Options to renew and co-locate one or both existing outdated 1950s facilities like the Collingwood Library and Cedar Cottage Neighbourhood House on the 2400 Motel site will be explored as part of creating a new multi-use space that provides a community identity and focus for delivery of services, socializing and community building.

The anticipated size would not be as large as a typical community centre (30,000 sq. ft.) but sufficiently large to accommodate a number of uses and establish a presence in the neighbourhood. The targeted size is approximately 15,000 sq. ft. with an estimated cost of \$7-10 million depending on the exact size and uses. More detailed design and programming of the space would occur in consultation with the community and area service providers, to ensure it delivers priority services and is financially viable.



2400 Motel site located at 2400 Kingsway



## 2. Childcare

Most Vancouver neighbourhoods are underserved for childcare spaces. Norquay is located in a neighbourhood identified as one of three Vancouver areas with the highest need for childcare spaces. Renfrew-Collingwood, Kensington-Cedar Cottage and Hastings-Sunrise combined have the lowest childcare service levels in the city and the highest needs in terms of low median family incomes and high recent immigrant populations.

### All Day Daycare (0-4 years)

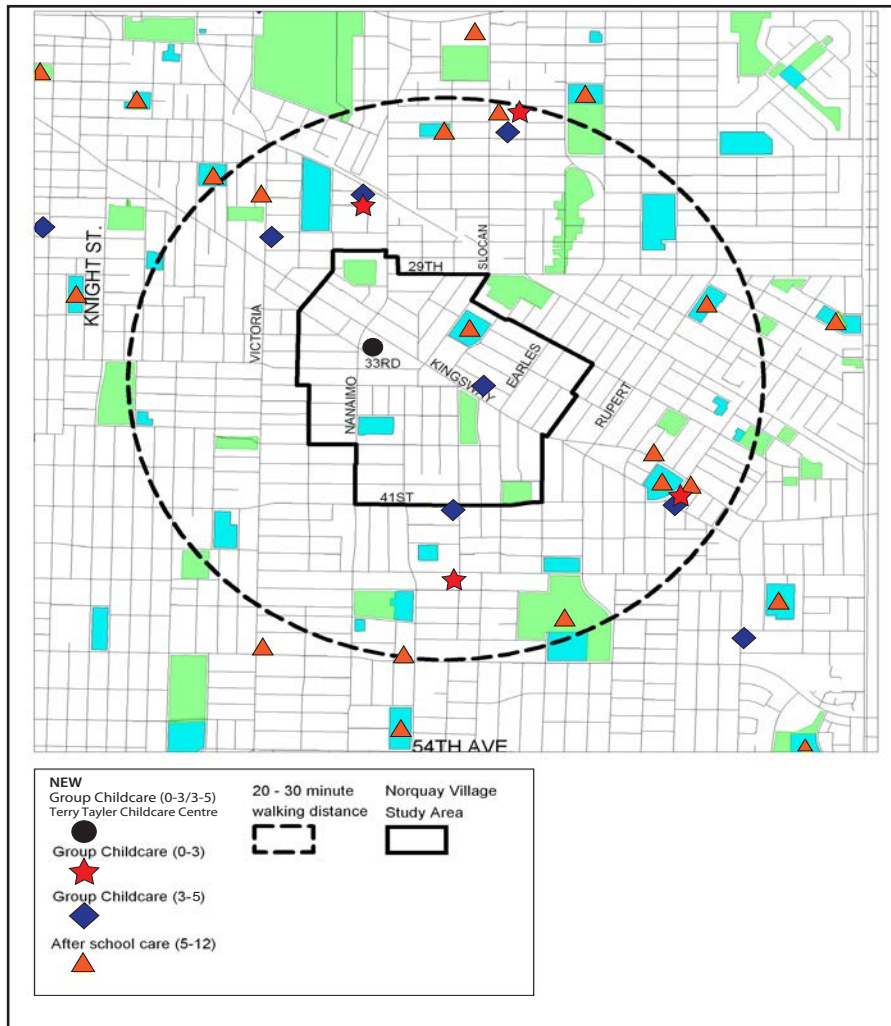
There are currently approximately 160 childcare spaces in Norquay and surrounding area (within an approximate 2 km radius) as shown in Figure 3. Recent additions to spaces include the Terry Tayler Early Learning Centre at 2300 Kingsway with 37 spaces for toddlers and 3-5 year olds, opened in 2012. The current shortfall is estimated at roughly 100 spaces. Based on the projected population increase of 5,000 people to 2042, an estimated additional approximate 140 spaces for children aged 0-4 will be required for Norquay over 30 years.

It would be beneficial if these childcare spaces could be delivered spread out across the study area. For the 0-4 years age group it is recommended that efforts focus on delivering infant and toddler (under 3 years) spaces.

### School Age Daycare (5-12 years)

Current facilities for ages 5-12 total approximately 150 spaces in Norquay and surrounding area (within an approximate 2 km radius) as shown in Figure 3. There have been 49 school-age spaces recently added (expansions at Graham Bruce Annex, Renfrew Elementary, and Sir Walter Grenfell). The current shortfall for school age care is estimated at roughly 100 spaces. Based on the projected population increase of 5,000 people to 2042, an estimated additional approximate 150 spaces for children aged 5-12 will be required in Norquay over 30 years.

Figure 3 Childcare Spaces Serving Norquay



## Assessment and Strategy Direction

Given the existing significant shortfall in available spaces in the neighbourhood, and the focus of creating housing options suitable for families in Norquay, childcare is a priority. A total allocation to childcare of up to \$10.5 million is recommended.

### All Day Daycare (0-4 years)

Based on the current deficit and increased demand estimates, approximately 190 new daycare spaces for 0-4 age group are targeted over the life of the Strategy. This number would accommodate projected new demands and reduce the current space deficit by 50% over 30 years. Providing these spaces in new construction is estimated to cost between \$90,000 and \$120,000 per space (excluding land cost). The Strategy recommends an allocation of up to \$9 million which will provide for between 75 and 100 spaces in new construction, leaving a shortfall of between 90 and 115 spaces. Cost-effective options will be pursued as far as possible including co-locating space with other uses.

The focus for 0-4 years spaces should be infant and/or toddler care (under 3 years), the two age groups in greatest need of additional space. Recognizing that this service is only financially viable when located with other programs, these spaces will need to be paired with other revenue generating programs. These cost estimates reflect hard costs and exclude the provision for operating and/or start up grants or ongoing maintenance costs.

### School Age Daycare (5-12 years)

Providing an additional 200 licensed spaces for school aged care (5-12 years) is targeted over the life of the Strategy. Based on locating these spaces in school areas, should partnerships with the Vancouver Board of Education be realized, a cost of \$1.5 million would address new demand and 50% of the current shortfall. Costs for school age care vary depending on the condition and extent of renovations and equipment required to convert under-utilized school space. An estimate of \$7,500 per space is considered to be an average cost based on recent experience with the provision of these spaces.

For both all-day and school age spaces, cost-effective options will be pursued as much as possible, including co-locating space. However, achieving the full target of 390 spaces will require partnerships with senior government and the non-profit sector.

Table 1: Childcare needs assessment in Norquay

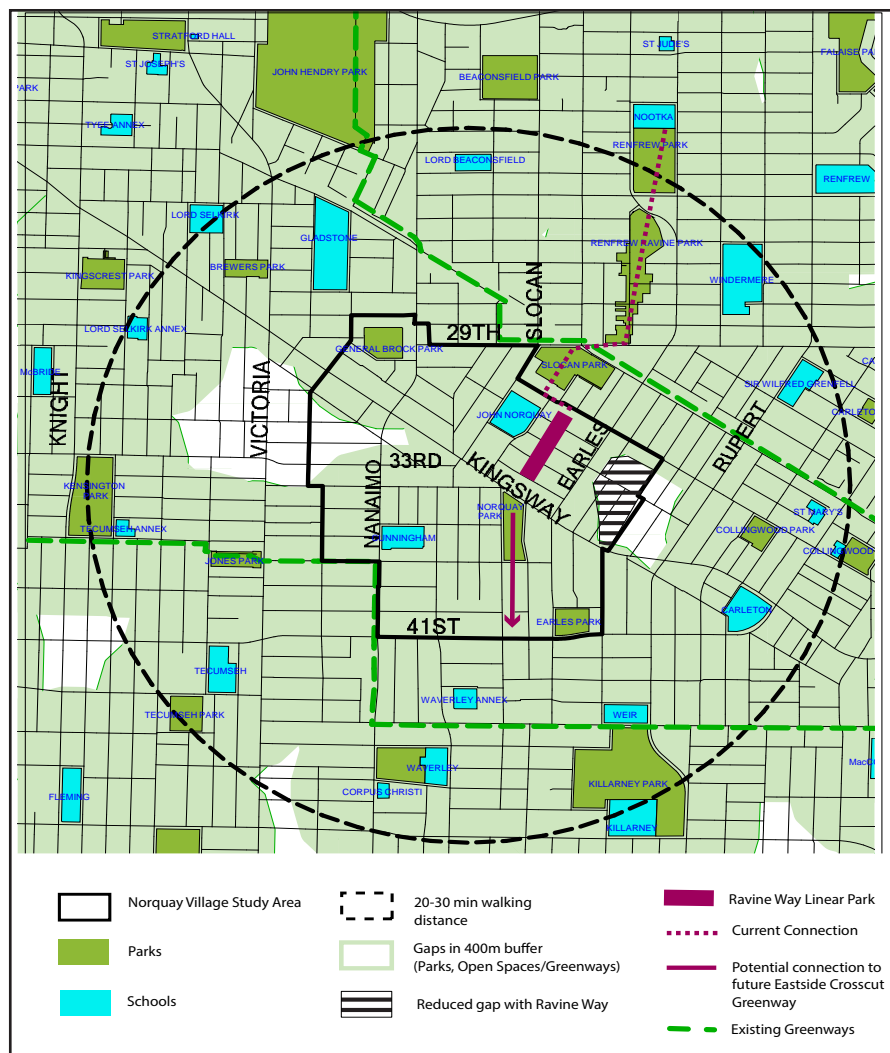
	Current Need	Additional Demand	Total Demand (over 30 years)	Strategy Target
0-4 years	100 spaces	140 spaces	240 spaces	190 spaces
5-12 years	100 spaces	150 spaces	250 spaces	200 spaces
<b>Total</b>	<b>200 spaces</b>	<b>190 spaces</b>	<b>490 spaces</b>	<b>390 spaces</b>

### 3. Parks, Open Space and Access to Nature

Norquay has four area parks: General Brock, Slocan, Earles and Norquay—and two school playgrounds (Figure 4). These open spaces are well distributed and offer large areas of open green space but would benefit from additional park features to accommodate an increase in population. The exception is Norquay Park where a park renewal occurred in 2011 to add a water park, sports court and new child’s play area. General Brock, Slocan Park, immediately adjacent and serving Norquay, and Earles Park in the southeast corner of Norquay, are all currently on the Park Board list of parks in need of upgrading. As well, there is an opportunity to extend General Brock in the future by acquiring 4 small adjacent properties to increase its street presence and accessibility.

Norquay has two gaps with respect to the City’s goal of ensuring everyone lives within 400 metres of a park, beach, greenway or other natural space by 2020. Figure 4 shows a 400 metre green buffer around each school, park and greenway in close proximity to Norquay. The two portions of the neighbourhood that are outside a 400 metre distance from green space are shown as unshaded areas in Figure 4.

Figure 4 Parks and Open Spaces



## Assessment and Strategy Direction

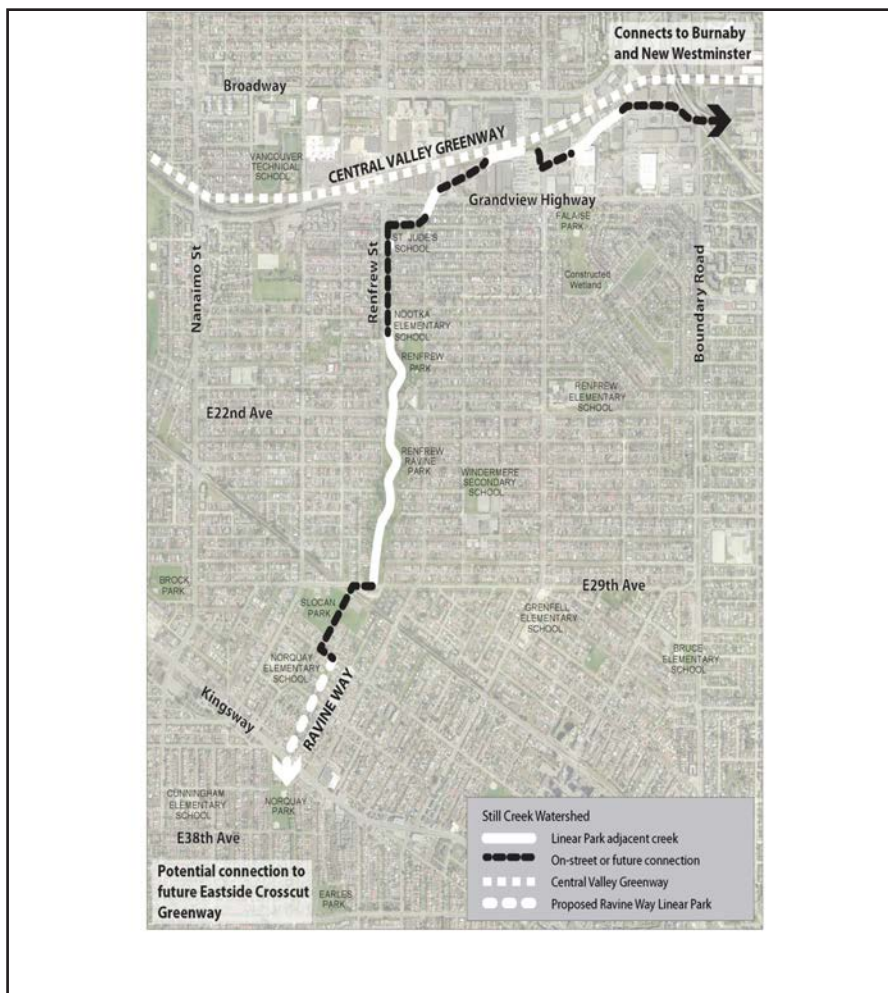
### Parks

General Brock Park, Slocan Park and Earles Park all offer large underutilized green spaces that would benefit from additional park features to accommodate an increase in population. Given its location nearer areas with anticipated greater population growth, General Brock Park is considered to be the first priority for upgrading in the first 10 years of the Strategy. The total cost of upgrading all three parks is estimated at \$2 million over the life of the Strategy.

### Access to Nature - Ravine Way Linear Park

A special opportunity exists to help address the Access To Nature gap in the eastern portion of the neighbourhood, advance the City's active transportation goals and connect to the regional system of greenways and trails. Locally, the Ravine Way Linear Park would provide a pedestrian connection from Slocan Park/29th Avenue Skytrain Station to Norquay Park (see Figure 4) and potentially connect to the future City Eastside Crosscut Greenway. To the north it would connect to the existing trail system and linear parks along Still Creek in Renfrew Ravine Park, Renfrew Park and in the Grandview Boundary Mixed Employment Area beyond (see Figure 5). Sections of greenway have been completed in this area along Still Creek and include connections to the Central Valley Greenway which links to the regional system in Burnaby and New Westminster.

Figure 5 City and Regional Connections - Ravine Way Linear Park



The opportunity to create a connection in Norquay exists because of a Metro Vancouver trunk sewer line and right-of-way that cuts mid-block through a series of long east-west blocks south of the 29th Avenue Skytrain station. Many of the affected properties are in City ownership but have restricted or no development potential because of the Metro right-of-way. This opportunity was first identified when portions of the current pedestrian trail along Still Creek was constructed in the 1980s. Planning in Norquay has provided a new opportunity to advance the idea in the context of creating a new community in Norquay. A new mixed-use project at 2699 Kingsway across from Norquay Park has incorporated the first section and link to Ravine Way through a plaza space. Subsequent sections can be constructed incrementally as properties and funding become available.

Prior to completion of the entire park route, sections would function as pocket parks, mid-block connections or as two City-owned properties currently function as community gardens. Once completed, Ravine Way Linear Park would serve as a unique feature in the neighbourhood, linking two important major parks, providing a more direct access to the 29th Avenue Skytrain station and a variety of passive green spaces and community gardens.

The estimated cost of property purchase is \$5.0 million over 30 years. Construction is estimated at \$1.5 million. Appendix B of the Council report contains a list of properties that need to be acquired at a minimum to ensure a complete connection through the neighbourhood. These estimated costs will be refined further based on a design concept to be developed as part of the Norquay Public Realm Plan.

The Access To Nature gap in the western portion (see Figure 4) would be partly addressed through a proposed new development at the old Canadian Tire site on Kingsway which has included a new public open space as a community amenity on the southwestern portion of the site at the corner of Gladstone Street and 30th Avenue. In addition to these key public green spaces, the Plan supports adding to and extending public space throughout the neighbourhood, including providing public plaza space as part of major new developments on Kingsway.



## 4. Housing Affordability and Choice

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. This housing “continuum” consists of providing a range of housing options available to households of all income levels, from emergency shelters for people who are homeless to affordable home ownership options for workers with moderate incomes. The Strategy identifies priority actions for the City over the next ten years (2012-2021) and more immediate actions (2012-2014). Improving housing affordability and increasing housing choice are also key goals in the Norquay Neighbourhood Centre Plan policies.

There are two non-market housing projects within the Norquay boundaries — Lion’s View containing 92 units and the Dundee Court Co-op containing 73 units. Other non-market housing is located near Norquay as illustrated in Figure 6. The larger Renfrew-Collingwood neighbourhood has about 1,100 units of non-market housing which represent 6% of the total housing units, below the City average of 9% but higher than many other Vancouver neighbourhoods.

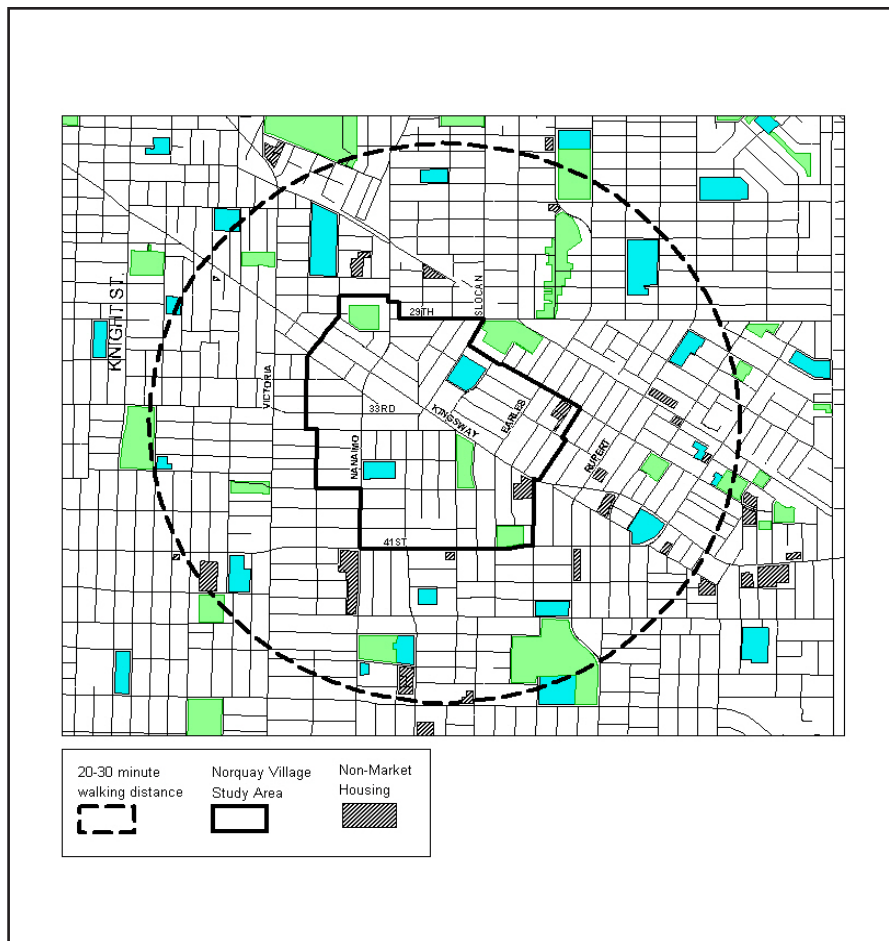
### Assessment and Strategy Direction

#### Market Housing

It is expected that home ownership options will be addressed through market projects provided through rezonings along Kingsway, in the Apartment Transition Area and in the new housing zones allowing new duplexes/infill and rowhouses/stacked townhouses.

The proposed building types (i.e. mid- and high-rise apartments, 4-storey apartments, and ground oriented housing types with rental suites) provide housing ownership options that are more affordable than the predominant existing single family housing and provide many new options for singles, couples, families and seniors to remain in this neighbourhood as personal circumstances change. The secondary suites and lock-off units add to available market rental options in the neighbourhood while making home ownership more attainable.

Figure 6 Non-Market Housing in and around Norquay



## Affordable Housing

New housing that is built in the normal development market—or, “market housing”—is often not affordable to lower income households in Vancouver.

“Non-market housing” is often subsidized in partnership with other levels of government (e.g. BC Housing), to help these households. Non-market housing is designed for independent living, unlike community care facilities (formerly special needs residential facilities), which provide support, care or supervision for residents. Some projects include non-market housing and community care units. Often, the term social housing is used to describe non-market housing.

## Need for Affordable Housing

The primary role of the Norquay Plan is the introduction of new housing forms (e.g. apartments, stacked townhouses, rowhouses, etc.) that will provide greater diversity and more affordable housing for families. The Plan will also result in additional market rental units in the form of secondary suites in duplexes, and lock-off units in stacked townhouses and rowhouses. Additional non-market units are necessary to assist low income families and seniors to continue to find housing in the area.

Affordable housing needs in Norquay are similar to the rest of the City. Census data shows that 530 renter households (39% of renter households) pay more than 30% of their income on housing. Approximately 165 renter households (12% of renter households) pay more than 50% of their income on housing, indicating severe affordability challenges and potential risk of homelessness. All of these households have incomes of less than \$50,000, and 95% have incomes below \$25,000. Therefore, the number of households spending more than 50% of income on housing is a strong indicator of the minimum need for social housing intervention.

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% of new households in the city will be renters, and 15% of new rental units should be secured as social housing. The Plan anticipates approximately 3,400 new housing units over the next 30 years. This growth generates a need for approximately 200 social housing units.

The total need for social housing in Norquay is 300–400 units, reflecting both the minimum existing need and a share of future growth.

### Delivery of Affordable Housing

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.

In Norquay Neighbourhood Centre, the 2400 Motel site is the major opportunity to accommodate non-market housing because of its large size, potential for high density development (anticipated to accommodate approximately 500 residential units) and City ownership. The site also provides an excellent opportunity to co-locate affordable housing with the services that will be provided in other civic facilities at this location. The Strategy targets achieving 100 units or 20% of the 500 units possible at the 2400 Motel site, addressing between 25% and 35% of the total need for social housing in the neighbourhood. These units could be delivered in whole or in part on the 2400 Motel site or elsewhere in the neighbourhood, likely on Kingsway or in the Apartment Transition Area. The cost to deliver 100 units of non-market housing (land and construction) is approximately \$25 million (\$250,000 per unit).

### Delivery of Affordable Housing

The Plan will generate significant Development Cost Levies (DCLs), a portion of which will support affordable housing development. As Norquay Neighbourhood Centre has a similar level of housing need as the City as a whole, this Strategy assumes that funding for affordable housing will be allocated through the City-wide Capital Planning process and used to achieve affordable housing projects as opportunities arise. The City will continue to seek senior government funding and strategic partnerships to maximize the delivery of affordable housing with limited City resources. These funding sources (DCLs, Capital, senior government funding, partnerships) will be used to augment the supply of affordable housing beyond the 100 units targeted for the 2400 Motel site in order to further address the estimated 300-400 unit need in Norquay. This could include affordable housing projects in Norquay, as well as the broader areas of Kensington-Cedar Cottage and Renfrew-Collingwood.

In addition to potential for social housing development on the 2400 Motel site, on smaller sites on Kingsway and throughout the apartment area, the Norquay Neighbourhood Centre Plan creates the opportunity for increased rental supply. The introduction of new zoning districts that allow lock-off suites in duplex and townhouse forms creates the capacity for an additional 600 rental units over the life of the Plan. Through the Rental 100 policy, City incentives will also be available for secured market rental development on Kingsway and in the apartment area.





## 5. Transportation

### Walking and Cycling

The Neighbourhood Centre is focused on Kingsway, a major auto-oriented arterial which currently divides the community and is a barrier for pedestrians. Kingsway streetscape improvements began in 2012 to add a new pedestrian crossing, intersection improvements including improved accommodation of cycling and transit, centre median, curb bulges, street trees and lighting to create a unique identity for the neighbourhood and pedestrianize this future “High Street” for the neighbourhood (funding came from the 2012-2014 Capital Budget and Translink). Additional Kingsway improvements will continue to occur as part of redevelopment on adjacent sites including additional pedestrian crossings, wider sidewalks and additional street furniture.

In the remainder of Norquay, projects were identified to improve pedestrian and bike connections and encourage active transportation through greater convenience and safety, while enhancing the public realm (Figure 7). These include improvements to crossings and completion of sections of missing sidewalks, adding street trees, lighting and other conveniences.

Figure 7 Key Active Transportation Connections



## Assessment and Strategy Direction

Active transportation modes are being supported through public realm and safety improvements on Kingsway and construction of the Ravine Way Linear Park. In addition, the Clarendon connector (Number 8 in Figure 7) is scheduled for construction in 2013 to enhance vehicular, bus and active transportation in Norquay. It will remove inappropriate traffic from local streets and allow Nanaimo to operate as a collector south of 33rd Avenue. (\$1.5 million has been allocated from the 2012-2014 Capital Budget).

Completing the sidewalk network (highlighted in Figure 8), adding curb bulges and improving pedestrian crossings on important routes will complete the active transportation system. The total estimated cost of these enhancements is \$2.0 million.

A Public Realm Plan to be developed in consultation with the community, will help to integrate and prioritize these improvements for implementation through both rezoning conditions and Capital and DCL funding in future years. It will provide further guidance for the design of future public plazas on Kingsway, a concept plan for the Ravine Way Linear Park, and overall vision on how public spaces could be better defined and connected to support community life and develop a unique Norquay character.

Figure 8 Missing Sidewalks



## 6. Utilities

### Waterworks

There is a total of 23.3 km of water pipes within the Norquay Village area. The age of the pipes is as follows:

- built before 1950: 3.0 km (13%)
- built/rebuilt between 1950 and 1980: 15.0 km (64%)
- km built/rebuilt since 1980: 5.3 km (23%)

It is anticipated that most if not all of the pipes built before 1950 will be replaced over the next 30 years at an approximate cost of \$3 million.

It is anticipated that the capacity of the existing water pipes is sufficient to accommodate the contemplated growth identified in the Norquay Village Plan.

### Sewers

There is a total of 38.7 km of main sewer pipes within the Norquay Village area, which is divided into two drainage districts: the western portion is part of the China Creek basin and the eastern portion is part of the Still Creek basin. The sewer program for Norquay Village is mainly about replacing aging sewer pipes and separating them into sanitary and storm pipes, and part of an ongoing, long-term program of the City.

The sewer pipes in the China Creek basin are partially separated: about 4.5 km have been separated into sanitary and storm pipes, with 8.7 km remaining to be separated. It is anticipated that the combined sewer pipes will be separated over the next 10–20 years at an approximate cost of \$29 million. As they are rebuilt, the new pipes will be sized to match the new zoning in Norquay Village.

The sewer pipes in the Still Creek basin are already fully separated into sanitary and storm pipes. It is estimated that about 2 km of existing sewer pipes (mostly sanitary pipes) will have to be rebuilt to accommodate anticipated growth at an estimated cost of \$4 million.

Table 2: Water and sewer utilities in Norquay

	Combined Sewer Pipes	Sanitary Sewer Pipe	Storm Sewer Pipes	Total
Still Creek Basin	0 km	10.2 km	10.8 km	21.0 km
China Creek Basin	8.7 km	4.4 km	4.6 km	17.7 km
Total	8.7 km	14.6 km	15.4 km	38.7 km

## 7. Other Community Facilities

### Schools

Norquay Village is located within the catchment area of 3 elementary schools and 3 high schools. According to the Vancouver School Board, elementary schools have experienced a decline in enrollments recently and all schools in the area have significant spare capacity to accommodate increased enrollment from new population for the foreseeable future.

### Public Art

Vancouver's Public Art program seeks to incorporate contemporary art practises into city planning and development through a variety of mechanisms, including requiring larger site rezonings to contribute monies or an art installation as part of the approval. In Norquay, all of the three identified larger sites will require art contributions. Additionally, the Public Realm Plan will identify spaces and provide guidance to increase the amount of public art in Norquay. In terms of artist production space, the 2400 Motel site multi-use facility could have flex space that could be used for production, display and arts performance space.



## D. COST ESTIMATES AND FUNDING STRATEGY: 2013-2042

The Public Benefits Strategy for Norquay Village comprises projects that renew existing facilities and infrastructure as well as those that address population growth. As currently developed, the cost to deliver the Public Benefits Strategy is between \$101 and \$106 million.

Renewal of existing facilities and infrastructure are typically funded from property taxes (e.g. renewal of Collingwood Library and Fire Hall #20) and utility fees (e.g. replacement of water/sewer pipes).

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 Norquay Village will generate about \$22 million in CACs (either in-kind or as cash contributions) and about \$35 million in City-wide DCLs.

The Norquay Village Public Benefits Strategy will be integrated into the City's overall capital program (10-year strategic outlook, 3-year plan and 1-year budget).

The 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 Norquay over the next 30 years. Given this long time frame, the 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.

Table 3: Cost estimates and funding strategy: 2013-2042

	Renewal of existing facilities and infrastructure	New/upgraded facilities and infrastructure to address population growth	Total	Primary Funding Sources
Childcare:				
• Daycare (0-4 years old)	nil	\$8 M	\$10.5 M	<ul style="list-style-type: none"> <li>CACs</li> <li>DCLs</li> <li>Other governments and partners</li> </ul>
• School age (5-12 years old)	nil	\$2.5 M		
Other Community Facilities	\$7 - \$10 M	nil	\$7-\$10 M	<ul style="list-style-type: none"> <li>Property taxes</li> <li>CACs</li> </ul>
Parks and Open Spaces:				
• Park renewals	\$2 M	nil	\$9 M	<ul style="list-style-type: none"> <li>DCLs</li> </ul>
• Ravine Way Linear Park	nil	\$7 M		
Affordable Housing	nil	\$25 M	\$25 M	<ul style="list-style-type: none"> <li>CACs</li> <li>DCLs</li> <li>Other governments and partners</li> </ul>
Public Safety	\$10 - \$12 M	nil	\$10-\$12 M	<ul style="list-style-type: none"> <li>Property taxes</li> </ul>
Transportation				
• Walking & cycling	to be determined	\$2 M	\$3.5 M	<ul style="list-style-type: none"> <li>DCLs</li> <li>Property taxes</li> <li>Direct contribution from developers</li> </ul>
• Clarendon connector	nil	\$1.5 M		
Utilities:				
• Waterworks	\$3 M	nil	\$36 M	<ul style="list-style-type: none"> <li>Utility fees</li> <li>Direct contribution from developers</li> </ul>
• Sewers	\$29 M	\$4 M		
<b>Total</b>	<b>\$51 - \$56 M</b>	<b>\$50 M</b>	<b>\$101 - \$106 M</b>	