

Joyce-Collingwood Station Precinct Review
Community Amenity Contribution Plan

Collingwood Business Improvement Association
Collingwood Community Policing Centre
Collingwood Neighbourhood House
Joyce Area Residents Association
St. Mary's Building Committee
Don Davies, MP
Adrian Dix, MLA

The City of Vancouver is in the process of creating a plan to guide development in the Joyce-Collingwood area over the next 25 years. The Joyce-Collingwood Station Area Plan, regardless of the options selected by Council, will propose new towers, apartment buildings, 4-6 storey buildings and townhouses. This proposal calls for a significant increase in density and population in our neighbourhood.

Collingwood Neighbourhood House (CNH), the Collingwood Community Policing Office, the Collingwood Business Improvement Association, the Joyce Area Residents Association (JARA), St. Mary's Parish Building Committee and Federal and Provincial elected representatives Don Davies and Adrian Dix, are joining together to present this joint proposal to guide Community Amenity Contributions (CACs) associated with development in the Joyce-Collingwood Station Area Plan. As City Councillors and staff well know, there are diverse views in the community about the nature and amount of development on the question of amenities, however, we have come together with one voice.

Joyce-Collingwood is one of the most diverse, multilingual, intercultural and unique neighbourhoods in Vancouver, British Columbia and Canada. Yet it remains under-serviced relative to other neighbourhoods in Vancouver and the needs of its population.

Since 1986 in particular, the community has used CACs from developments to meet some of the growing needs of the community – Collingwood Neighbourhood House, the Collingwood Community Policing Centre, many parks and local services are examples of this.

As the development takes place over the coming years, the new buildings will generate CACs: funds that would go towards amenities that would respond to the extra demands on services that the increased population will bring and potentially help address service gaps.

We know that amenity contributions cannot replace and are not intended as a substitute for government funding for core services. In recent years for example, Joyce-Collingwood has lost primary health services at Evergreen Health Centre and continues to face threats of closure of its public schools. There is a dire need for funds to arts and culture; meanwhile housing, youth and seniors services are experiencing serious shortages. We understand that density contributions cannot and should not make up for these shortfalls from all levels of government.

In Vancouver, there is no neighbourhood that has been as consistently supportive and welcoming of social housing as Renfrew-Collingwood, as exemplified by the Kingsway Continental process. Joyce-

Collingwood is rightly concerned that in spite of our willingness as a neighbourhood to support density in the past and present, and in spite of the strong support of our community for social housing, such as the Kingsway Continental, we may be facing further reductions in services just as dramatic increases in density are being proposed.

Collingwood Neighbourhood House is at the centre of community life in Renfrew-Collingwood. Created by the neighbourhood, CNH has developed a unique intercultural approach to community development that is widely admired and studied. In spite of the paucity of core funding and lack of a principal funder, CNH brings child care, youth, family, and seniors services, immigrant services, arts and culture, recreation and many opportunities for engagement to our community life.

The central role of CNH (along with partners such as the Collingwood Community Policing Centre) in the Joyce-Collingwood area is unique in Vancouver. It has proven again and again over 30 years that by leading collaborative neighbourhood processes it is able to pull residents, businesses and service providers together to identify community goals in the midst of development. This history shows that CNH, working with the community, is ideally suited to guide the CAC/amenity process locally and work with the City and developers around any future developments.

The Collingwood Business Improvement Association and local Joyce Street-area businesses are supportive of collaborative approaches in our neighbourhood. This has been demonstrated repeatedly as they have joined with the neighbourhood to address challenges. This sense of common purpose from the neighbourhood residents, community groups, service agencies and local businesses is an ongoing source of strength that will continue as we work together on developments within the Joyce-Collingwood Station Area Plan.

Over the past decade, through an extensive community process CNH has led the development of a Social and Cultural Community-Based Amenity Strategy. This strategy provides an important guide to local priorities for amenities from community-based arts and culture to public spaces, community resources, child care, seniors and youth programming, affordable housing and other priorities in our transit-oriented, diverse community.

A copy of the evolving strategy is attached. This is a living document that will continue to evolve over time as new needs arise or opportunities emerge.

The community's desire for new facilities such as pools, improved library services fitness rooms and other major additions has also been well represented in public consultations during the Joyce-Collingwood Station Precinct Review. We stand ready to leverage our community's open approach to social housing and community development, to work with the City to support joint ventures with the new Federal government and the Province to achieve our joint goals.

In addition, we would like to express our strong **support for all of the existing public schools** in Renfrew-Collingwood and the need to expand affordable and social housing, immigrant services and public health care in our neighbourhood.

Clearly, this strategy goes significantly beyond what might be expected from monies generated from CACs in the Joyce-Collingwood area; we expect this strategy to be a guiding document for the implementation of an amenity strategy associated with CACs linked to development.

It is essential, given the significant new development being proposed and the historical success of the neighbourhood in managing the CAC process, that residents, businesses and service providers affected by future development in the Joyce-Collingwood area have a direct role in decision-making.

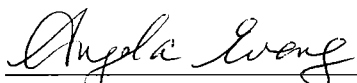
We are proposing the City Council support the following proposals to address CACs associated with development in the Renfrew-Collingwood area as part of the Joyce-Collingwood Station Area Plan:

1. **That amenity contributions from CACs associated with development in the Joyce-Collingwood area stay in Renfrew-Collingwood. This is consistent with current City practice. Renfrew-Collingwood should also be considered for amenity money from other developments in Vancouver, given our significant shortfall in public and community services.**
2. **The creation of a Community Amenity Implementation Committee of the Renfrew-Collingwood Neighbourhood with the mandate to work with the City in an ongoing manner on the CAC Plan, and formally recognized by resolution in the Joyce-Collingwood Station Area Plan passed by Council.**

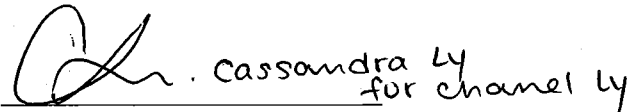
Under the direct auspices of Collingwood Neighbourhood House and representing the diversity of the community, this Committee would work with the City and the developer each time a Development Permit is submitted for approval to ensure that community amenity priorities are met and that the process is transparent and accessible in the community.

We ask that the City of Vancouver formally adopt this approach to CAC/amenities as part of its consideration of the Joyce-Collingwood Station Area Plan.

Signed,



Angela Evans, Executive Director
Collingwood Business Improvement Association

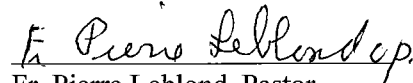


Cassandra Ly
for Chanel Ly

Chanel Ly, Organizer
Joyce Area Residents Association



Chris Taulu, Executive Director
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Fr. Pierre Leblond, Pastor
St. Mary's Building Committee



Patricio Ibarra, Board President
Collingwood Neighbourhood House



Don Davies, MP Vancouver-Kingsway



Adrian Dix, MLA Vancouver-Kingsway