



CAPITAL PLAN



Draft 2023–2026 Capital Plan

Discussion Guide

[Shapeyourcity.ca/capital-plan](https://shapeyourcity.ca/capital-plan)





Welcome

Thank you for your feedback and participation in the discussion about the City of Vancouver's draft 2023-2026 Capital Plan.

The City of Vancouver is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sə́ilwətał (Tsleil-Waututh) Nations.



Susan Point, People Amongst the People, 2008

What is a capital plan?

A capital plan is a four-year investment plan for the City's infrastructure and amenities, which includes parks, sidewalks, water and sewer pipes, community facilities such as recreation centres and libraries, municipal facilities, public safety facilities and more.

Investing in infrastructure and amenities helps keep Vancouver running smoothly and contributes to our quality of life, whether it's how we move, how we enjoy public spaces, how we are kept safe, how we adapt to climate change, and how we receive clean water and other core services.

A large portion of the capital plan focuses on the much needed work to maintain and renew existing infrastructure and amenities around Vancouver to keep them in good shape. The remainder of the capital plan is investments in new and expanded infrastructure and amenities to help serve our growing population and economy.

The City conducts public engagement on the capital plan every four years, as the plan identifies investment priorities in a four-year period. **Visit [pg 18](#) to learn more about investment highlights, and read the [draft 2023–2026 Capital Plan](#) here.**





We want your input on the draft 2023–2026 Capital Plan

The draft 2023–2026 Capital Plan was released on April 19. Help us understand your priorities for investment in City infrastructure and amenities by providing us with feedback and getting involved in our engagement process.

From April 28 to May 22, 2022, you can:



Review the draft Capital Plan and complete the survey at shapeyourcity.ca/capital-plan



Register for an online information session to learn more, ask questions and provide feedback:

- Wed. May 11: 1–2pm
- Thurs. May 12: 6–7pm



Email your questions or comments to capitalplan@vancouver.ca



Share this opportunity with your networks



Sign up to speak when Council reviews the final Capital Plan in July



Contact Mayor and Council directly via <https://vancouver.ca/your-government/contact-council.aspx>

Your feedback will be compiled and publicly reported, and will inform Council's final approval of the Capital Plan in July 2022.



Project timeline



Funding sources

There are three sources of funding for the Capital Plan. While some funding sources are flexible, others are more constrained.

City contributions

- These include property tax, utility fees (water and sewer fees) empty homes tax, and other operating revenue funds.
- The capital maintenance and renewal of existing infrastructure and amenities are funded primarily from City contributions.
- Increasing the level of funding that comes from the City would mean higher taxes/fees for Vancouver residents and businesses.

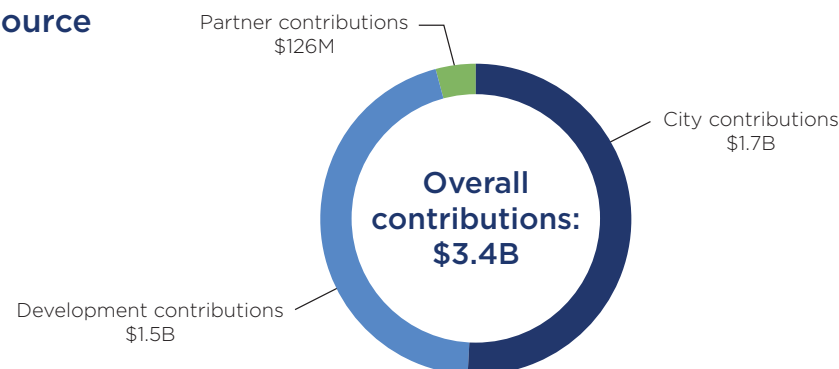
Development contributions

- To help deliver the infrastructure and amenities needed to serve a growing population and economy, we look to ensure that new development contributes to the city as a whole as well as the neighbourhoods where change occurs.
- Development contributions include development cost levies (DCLs), community amenity contributions (CACs), connection fees and other conditions of development. These can be cash or in-kind (land, infrastructure, amenities) contributions to the City.
- The provision of new, expanded or upgraded infrastructure and amenities is funded primarily from development contributions.

Partner contributions

- These include cash contributions from other governments (federal, provincial and regional), non-profit agencies, foundations and philanthropists.
- Partner contributions can help fund existing or new infrastructure and amenities.
- Partner contributions are difficult to predict. Only recurring partner funding is included, which represents a small percentage of the Capital Plan.
- As additional partner funding is secured over the next four years, the Capital Plan will be adjusted accordingly.

Contribution to 2023–2026 Capital Plan by funding source



What methods are used to pay for Capital Plan projects?

There are three methods of funding:

Capital reserves

- Capital reserves are like savings accounts used to accumulate funding in advance of a capital project. For example, Empty Homes Tax revenue is placed in a reserve to fund future affordable housing initiatives.

Pay-as-you-go

- Pay-as-you-go provides funds for capital projects using current revenues. One example where we use this method is the ongoing replacement of aging water pipes. Pay-as-you-go also includes in-kind development contributions.

Debt

- Debt provides funds for capital projects and uses future revenues (typically over a 10-year period) to pay back the borrowed amount.

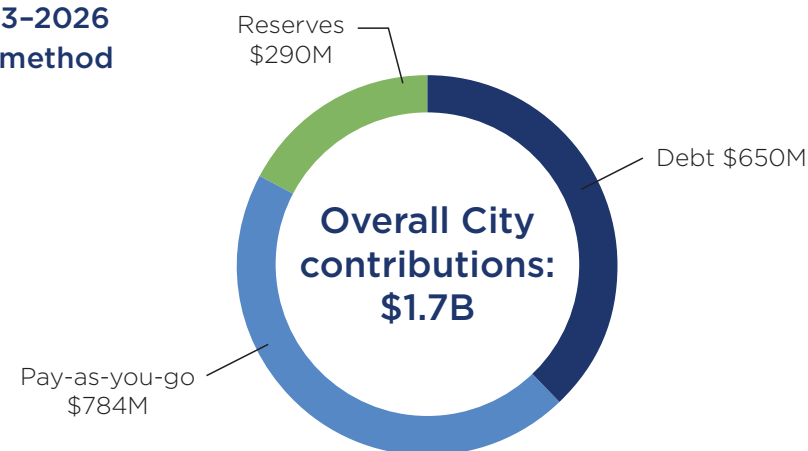


Did you know that the City of Vancouver must balance its budget every year?



Did you know that to carry debt for capital projects over the next several years, Council requires voter approval to borrow funds for non-utility capital work? Voters will be asked if they approve this borrowing as part of the October 15 Vancouver municipal election.

City's contribution to 2023-2026 Capital Plan by financing method



The City's infrastructure deficit

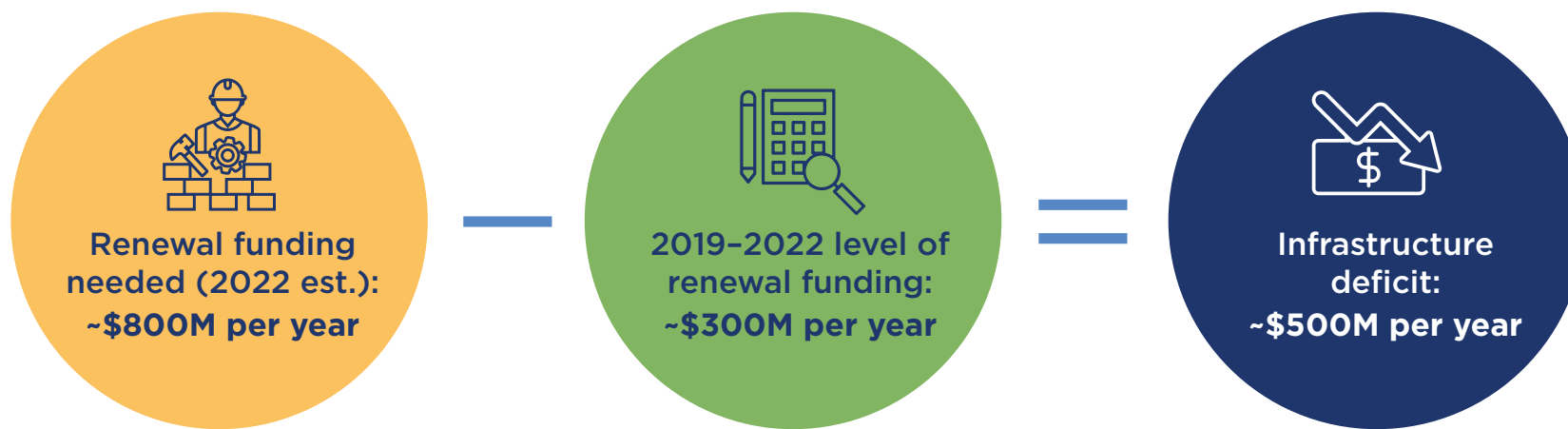
It takes significant funding to maintain and renew Vancouver's infrastructure and amenities.

The City estimates that its capital assets are worth approximately \$34 billion. This includes non-market housing, childcare, parks and public space, streets, community facilities, public safety facilities and more.

While the level of renewal funding needed is an estimated \$800 million per year, the funding provided in the current capital plan is approximately \$300 million only. This leaves an estimated infrastructure deficit of about \$500 million per year.

Most renewal funding for infrastructure and amenities comes from property taxes and utility fees. Since 2019, City Council approved dedicating a 1% per year of property tax increase and 5% of overall utility fee increase to asset renewal to address the growing infrastructure deficit.

As funding for the Capital Plan is limited, choices must be made about how the Capital Plan can address this infrastructure deficit while maintaining financial health and being sensitive to the impact on residents and businesses.

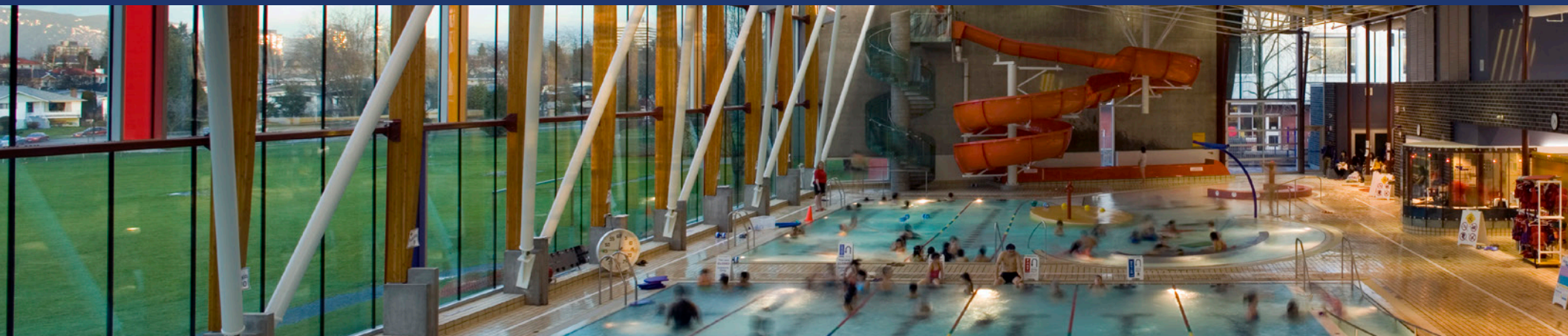




What is included in the Capital Plan?

The proposed investments within the 2023–2026 Capital Plan will require funding of \$3.4 billion from multiple sources and will be guided by the following priorities:

- **Renew critical aging water and sewer infrastructure**
- **Renew and upgrade aging community, public safety and civic facilities to strengthen community resilience and business continuity**
- **Preserve and create affordable housing and child care to attract and retain our workforce and grow our economy**
- **Advance climate adaptation and mitigation investment**



Prioritizing capital investments

City Council and staff must determine how to use scarce resources to meet public needs. Whether funding comes from City contributions, development contributions or partner contributions. **Here are four examples of what \$50 million of funding can be used for:**

Non-market housing

Delivery:

- 1 project
- 100 units

Full-day childcare

Delivery:

- 4-5 projects
- 250 spaces

Park land

Delivery:

- 20 parcels
- 1 hectare

Transportation/ public spaces

Delivery:

- 100 pedestrian crossings
- 10 km active transportation corridors
- 10 pedestrian plazas

Flexibility in capital plan funding

Much of the draft Capital Plan allocations are made up of ongoing capital programs and projects, based on previous Council direction. This means that there is limited availability to revise funding allocations to projects that are already underway, but some investments are more flexible than others.

Not flexible

- In-kind contributions of land, infrastructure and amenities, which have already been approved by Council

Less flexible

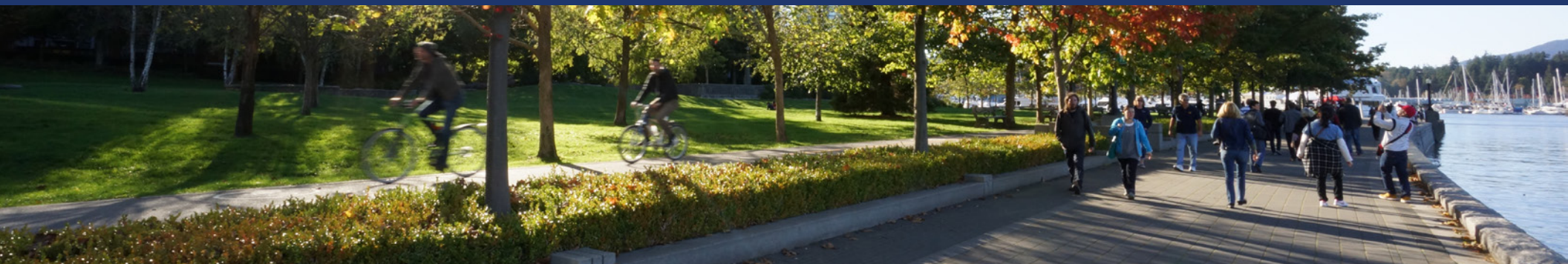
- One-time projects that cannot be phased
- One-time projects with commitment from partners

More flexible

- One-time projects that can be phased
- Ongoing programs that are scalable

In-kind development contributions are investments that are not cash. This could be the provision of land, or a developer may build infrastructure or amenities that contribute to a neighbourhood where development occurs, such as a park or community space.





What types of infrastructure are included in the draft 2023–2026 Capital Plan?

There are 12 categories of infrastructure or amenities included in the draft Capital Plan:



Housing



Childcare



Parks and open spaces



Arts and culture



Community facilities



Public safety facilities



Municipal facilities and equipment



Transportation and street use



Water, sewers and drainage



Garbage, organics, zero waste facilities and landfill



Renewable energy



Technology systems and equipment

Capital plan categories in detail

For more detail about what's included in the draft Capital Plan, [see the list of highlights on pg 18](#) or read the full document [here](#).



Water, sewers and drainage

Infrastructure that supports how we manage drinking water supply, wastewater and rainwater. Examples include water and sewer pipes, pump stations, catch basins and green rainwater infrastructure.

Highlights

- Renew and upgrade water and sewer mains
- Improve climate change resiliency
- Advance urban watershed management



Housing

Housing delivered by the City and/or in partnership with senior levels of government. This includes shelters, single room occupancy hotels (SROs), supportive housing, non-market rental housing (social and supportive) and purpose-built market rental housing.

Highlights

- ~725 units of in-kind housing
- Land acquisitions, that will support delivery of ~1,500 homes
- Low-income housing funding to replace temporary shelters, upgrade SROs, and relocate and replace buildings
- Contributions to non-market housing, including predevelopment funding to create 'shovel-ready' sites
- Funding for purpose-built rentals



Transportation and street use

Infrastructure that supports transportation and movement around the city. Examples include roads, sidewalks, bikeways, street lights and parklets.

Highlights

- Granville and Cambie bridges upgrades
- Gastown streets improvement
- Active transportation
- Enhance transportation safety and accessibility
- Supportive infrastructure for Broadway Subway line



Community facilities

Libraries, and recreation and social facilities including community centres, recreation centres, pools, rinks, neighbourhood houses and more.

Highlights

- Renewal/expansion of RayCam Community Centre and Vancouver Aquatic Centre
- New community centres in East Fraser Lands and NE False Creek
- Plan and design Joe Fortes (West End) library and maintain existing library facilities

Capital plan categories



Parks and open spaces

Public parks and open spaces. Some examples include the seawall, sports courts and fields, playgrounds, dog parks, golf courses, fieldhouses and park washrooms.

Highlights

- New parks (SE False Creek, Burrard Slopes)
- Park expansion (WC Shelly) and renew parks (e.g., Strathcona, John Hendry)
- Improve, expand tree canopy
- Upgrade/build new sport amenities, including fields, diamonds and courts



Garbage, organics, zero waste facilities and landfill

Facilities, vehicles and equipment that support how we manage garbage, organics, zero waste facilities and landfill. Examples include residential waste collection trucks, recycling centres, and the transfer station.

Highlights

- Continue design and implementation of landfill closure
- Electrification of sanitation vehicles
- Expand landfill gas collection
- Improvements to transfer station
- 350 new public recycling and litter containers



Arts and culture

Cultural centres, entertainment and exhibition facilities, theatres, performance spaces, and public art.

Highlights

- Three new cultural spaces
- Funding to support Chinatown revitalization
- PNE outdoor amphitheater renewal
- 130 small/medium grants for cultural space
- Civic theatre maintenance
- Public art program
- Funding for Heritage Incentive and Façade Rehabilitation Program



Childcare

Childcare facilities and spaces for infants, toddlers, preschool and school age children.

Highlights

- Total of 665 additional childcare spaces
- 95 renewed childcare spaces
- Funding for Urban Native Youth Association and Indigenous-led school age care

Capital plan categories



Technology systems and equipment

Information technology assets that support the delivery of public services. This includes computers, software applications and fibre-optic cable.

Highlights

- Complete platform upgrades, including SAP, PowerBI, Topobase
- Enhance infrastructure such as data centre co-location, server and data growth, etc.



Public safety facilities

Buildings, vehicles, and equipment that support the delivery of fire and rescue, police, and animal shelter services.

Highlights

- Detailed design of West End Firehall
- Fire facility renovations, and vehicle/equipment renewal and electrification
- Police post-disaster facility
- Continued VPD fleet evolution, greening, and electrification
- Explore co-location of Vancouver Animal Shelter with BC SPCA
- Planning and design for Downtown South Firehall



Renewable energy

Infrastructure that supports the supply and use of renewable energy. This includes the False Creek Neighbourhood Energy Utility, which uses waste thermal energy from sewage to provide space heating and hot water to buildings.

Highlights

- Continued expansion of neighbourhood energy utility
 - Expand distribution
 - Connect up to 20 buildings
 - Expand to NE False Creek
 - Commission low-carbon energy via sewage heat recovery
- Finalize decarbonisation roadmap
- Energy retrofits for non-City buildings



Municipal facilities and equipment

Administrative facilities (e.g. City Hall) and service yards that support the delivery of public services.

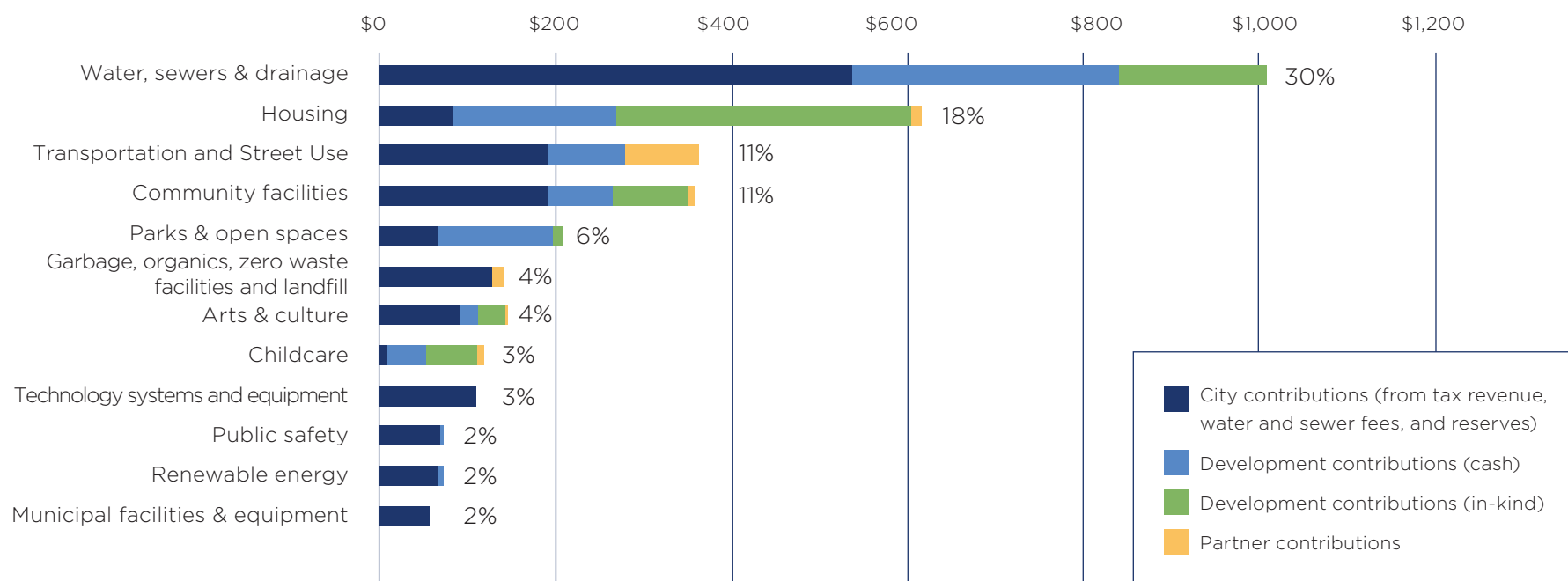
Highlights

- Facility renovation and maintenance
- Facility energy optimization program
- Complete design for renewal of Sunset Service Yard
- Fleet renewal and electrification

Infrastructure funding by category

The following table outlines how much money is proposed for each of the 12 categories in terms of contributions from the City (property tax, water and sewer fees, and current reserves), development contributions (cash and in-kind), and partners.

Capital Plan proposed investments by funding source (\$m)



We want to hear your thoughts about plans for the City's infrastructure!

We want your feedback on the investments in the City's infrastructure and amenities, as proposed in the **draft 2023–2026 Capital Plan**. Your participation is important as we seek to create a plan that will keep Vancouver vibrant and resilient for years to come.



Review the draft Capital Plan and complete the survey at shapeyourcity.ca/capital-plan



Register for an online information session to learn more, ask questions and provide feedback:

- Wed., May 11: 1–2pm
- Thurs., May 12: 6–7pm



Email your questions or comments to capitalplan@vancouver.ca



Share this opportunity with your networks



Sign up to speak when Council reviews the draft Capital Plan in July



Contact Mayor and Council directly via vancouver.ca/your-government/contact-council.aspx

Feedback from the public will be compiled into an engagement summary report which will be shared with Council and posted on the City's **Shape Your City** website in June. The public feedback will be used to help inform the final 2023–2026 Capital Plan, which will be presented to Council for approval in July 2022.

The final Capital Plan will inform plebiscite questions around borrowing that will be asked as part of the local election in October 2022.

Appendix:

Draft 2023–2026 Capital Plan highlights



Housing

- ~725 units of in-kind housing (\$300 million)
- Land acquisition (\$120 million)
- Grants to partners (\$65 million)
- SRO programs (\$26 million)
- Shelters (\$12 million)



Childcare

- ~275 new spaces – in-kind (\$58M)
- ~250 new spaces – cash (\$40M)
- ~160 new spaces – grants (\$8M)
- ~100 spaces renewed (\$8M)



Parks and public open spaces

- Land acquisition: \$22.5M cash + ~6 hectares in-kind
- New parks & park expansions (\$57M)
- Park renewals (\$20M)
- Track & Field facility (\$11M)
- Park buildings (\$13M)



Arts and culture

- 3 new in-kind cultural facilities (\$22M)
- Cultural grants (\$6M)
- PNE outdoor amphitheater (\$59M)
- Public art programs (\$17M)
- Heritage programs (\$17M)



Community facilities

- Vancouver Aquatic Centre (\$104M)
- RayCam Community Centre (\$49M)
- West End Community Centre, Ice Rink & Joe Fortes Library (\$21M)
- NEFC Centre & Ice Rink (\$67M in-kind)
- EFL Community Centre (\$35M)
- 2 new social facilities in Cambie Corridor (\$20M in-kind)



Public safety facilities

- Renew Animal Shelter (\$22M)
- Funding to design next 2 fire hall renewals (\$10M)
- Funding for planning permanent Police HQ (\$1M)
- Vehicles & equipment (\$35M)



Municipal facilities and equipment

- Facility reno/maintenance (\$26M)
- Facility energy optimization program (\$8M)
- Sunset Yard renewal phase 2 – detailed design (\$2M)
- Fleet electrification (all service areas): from 8% to 20% of fleet (\$14M)



Transportation and street use

- Granville & Cambie Bridge rehabilitation & upgrades (\$75M)
- Gastown/Water Street rehab (\$7M)
- Street paving (\$53M)
- Street lighting (\$40M)
- Traffic signals (\$34M)
- Active transportation (\$55M)
- West End transportation/public spaces (\$10M)
- Transit programs (\$12M)



Water, sewers and drainage

- Safety programs (\$12M)
- Public electrification programs (\$8.5M)
- Water main renewal (\$103M)
- Water main seismic program (\$10M)
- Water main new/upgrades (\$12M)
- New water meters (\$25M)
- Sewer main renewal (\$226M)
- Sewer main new/upgrades (\$263M)
- Sewer pump stations (\$31M)
- Green infrastructure (\$41M)
- Asset mgmt. & planning (\$64M)



Garbage, organics, zero waste facilities and landfill

- Landfill programs (\$90M)
- Transfer station (\$7M)
- Vehicles & equipment (\$40M)



Renewable energy

- NEU energy generation (\$12M)
- NEU distribution network (\$23M)
- Green buildings – energy retrofits for non-City buildings (\$24M)
- Zero emissions vehicles – EV charging infrastructure for non-City bldgs (\$6M)



Technology systems and equipment

- Maintenance & upgrades of core technology (\$80M), including data centres, cybersecurity infrastructure, laptops/desktops, CoV applications
- Technology transformation (\$30M), including SAP business initiatives, Asset Management, Permits & Licensing enhancements, Data enablement, Digital Workplace & Collaboration

To review the full draft 2023–2026 Capital Plan, click [here](#).