

An aerial photograph of downtown Vancouver, British Columbia, taken during the golden hour of sunset. The city's dense urban landscape is visible, with numerous buildings and streets. In the background, the city gives way to rolling hills and mountains under a warm, orange-hued sky. The overall scene is a mix of urban development and natural beauty.

DOWNTOWN EASTSIDE

LOCAL AREA PLAN



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

MARCH 2014

COUNCIL RECOMMENDATIONS

FOR COUNCIL CONSIDERATION IN MARCH 2014

- Local Area Plan
- Public Benefits Strategy
- Rezoning Policy for the DTES
- Refer Bylaw Amendments to Public Hearing
 - Victory Square (DD ODP)
 - DEOD ODP
 - Zoning & Development Bylaw (small suites)
 - Parking Bylaw (Chinatown South)
 - SRA Bylaw
- Updated “Interim Liquor Policy” for the DTES
- Small Suite Guidelines
- SRO Strategy

FOR IMPLEMENTATION POST-LAP ADOPTION

- Urban Design Guidelines for Hastings East & Kiwassa
- Bylaw Enactment (Spring 2014)
- Community asset and social impact management
- Ongoing community and stakeholder partnerships
- Quick-Start Actions

MONITORING

- Report back after 3 years on SIA indicators

OUTLINE



1

Background & Context

2

Social Impact Assessment (SIA)

3

Plan Overview

4

Housing

5

Targets & Public Benefit Strategy





1 BACKGROUND & CONTEXT







IN THE DTES TODAY

18,500
RESIDENTS

UP TO
67%
ARE LOW-INCOME

EXTREMELY LOW MEDIAN
HOUSEHOLD INCOMES
\$13,691 vs. **\$47,299** citywide

HIGH UNEMPLOYMENT
12% vs. **6%** citywide

OVER
6,300
PEOPLE ON SOCIAL
ASSISTANCE

HIGH PROPORTION OF
URBAN ABORIGINALS
10%



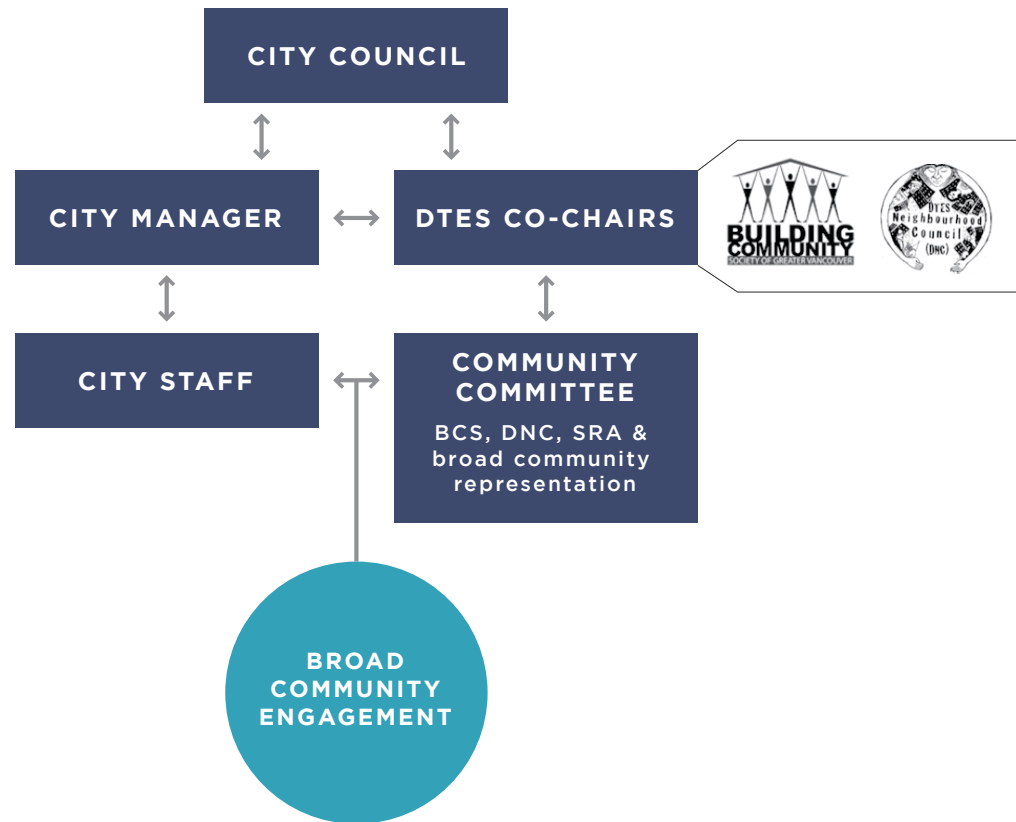
PLAN PROCESS

OBJECTIVES

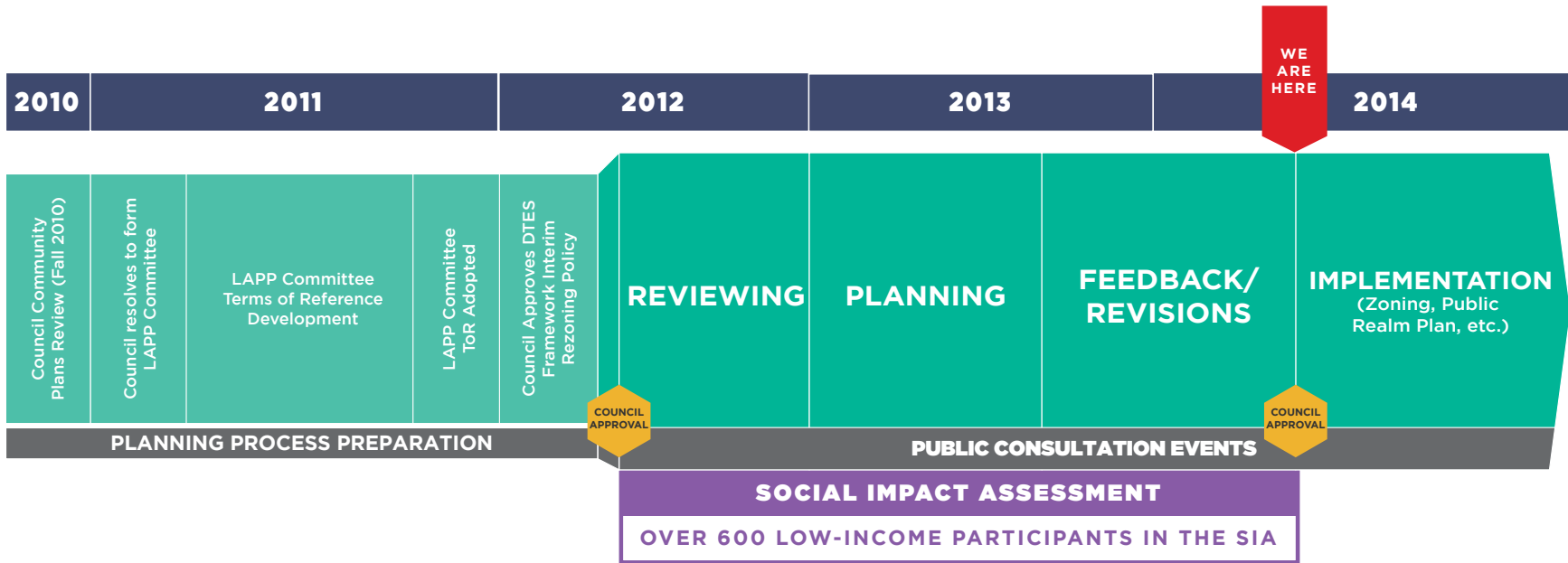
Enhance and accelerate a DTES Local Area Plan

Develop a clear strategy to implement Council's DTES Housing Plan

- Co-chairs appointed by Council Representation from low-income (>50%) & other residents
- Aboriginal organizations
- Housing & social service providers
- Local business associations
- Parents Advisory Committee



PROCESS & CONSULTATION



TOTAL 5,065 Participants

TOTAL 335 Events & Meetings

- 169 LAPP Committee Meetings
- 90 Public Events & Meetings

6 Action While Planning - Projects Implemented

@ 720 SIGNED-UP ON LISTSERV

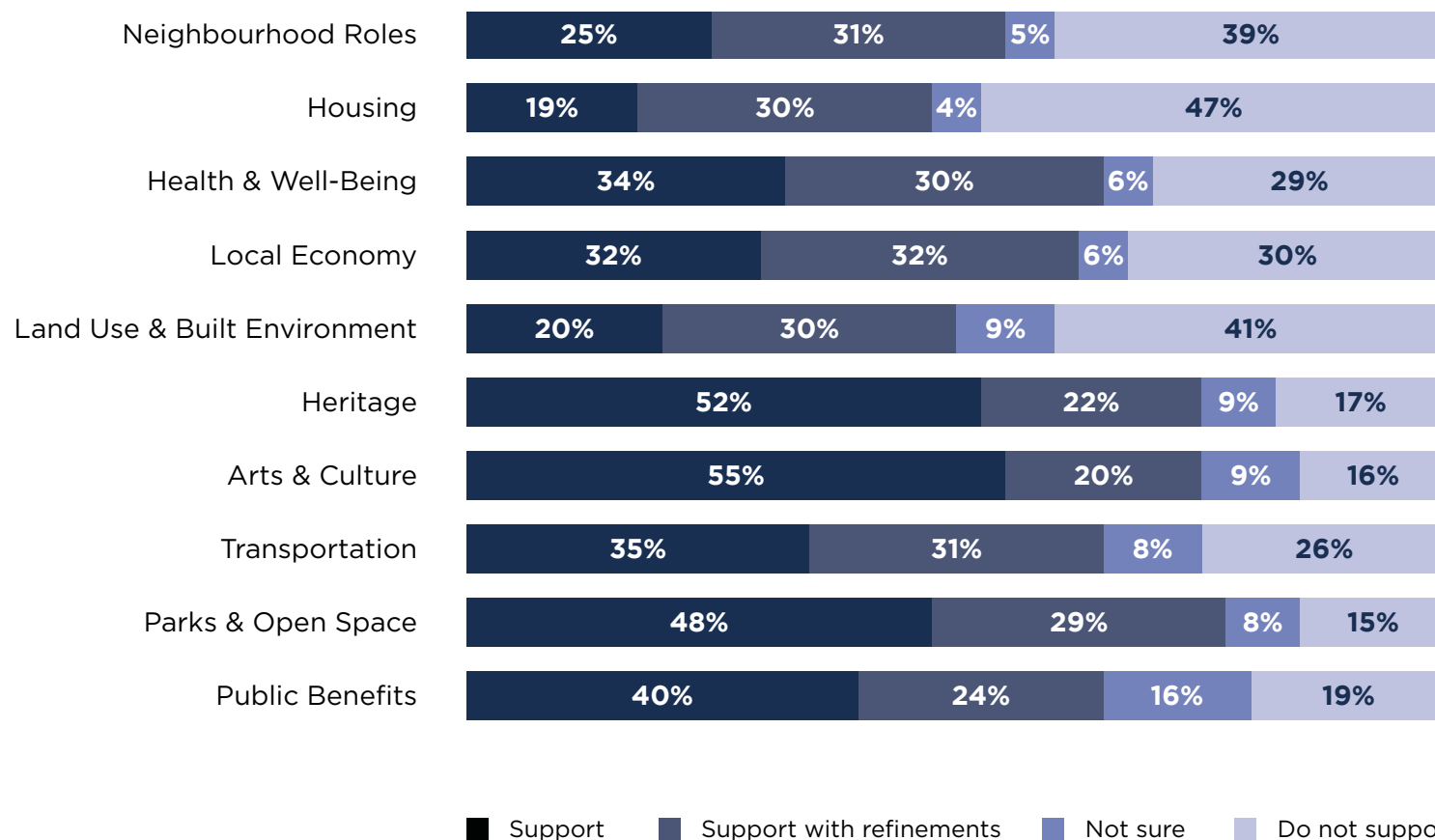
ADVERTISING

- 3 Community-wide Postcard Mailouts
- Newspaper Ads
- Radio Interviews
- Webpage
- Posters, etc.

SUMMARY OF RESPONSES



SUMMARY OF THE **318** RESPONSES TO THE EMERGING DIRECTIONS FOR THE DTES LAP



QUESTIONNAIRE SUMMARY - FEBRUARY 2014

A DIVERSITY OF VOICES

“We need more social housing. We need more measures to prevent gentrification”

“There needs to be a focus on reviving and revitalizing East Hastings as our commercial high street. I like the idea of reviving Japantown commercial and retail core but East Hastings has huge potential to be revived.”

“I support the concept of low income housing. I love the idea of mixing it all socio-economic platform, My concern is the height of the buildings for sure”

“Heritage must be protected.”

“Chinatown needs to stay Chinese and small-scale. Do not make this into a hip, modern commercial hub.”

“Too much focus on social housing throughout. Social Housing needs to be spread throughout the city, otherwise lower-income singles and families will be ghettoized.”

“Overall it sounds good, but 800 social housing units in 10 years is woefully inadequate. This next 10 year period will make or break the city’s vision of revitalization without displacement.”

“Definitely not enough attention paid to the role of light industrial businesses, which can provide jobs for local residents.”



**SOCIAL IMPACT
ASSESSMENT (SIA)**
Mary Clare Zak | Director of Social Policy



SOCIAL IMPACT ASSESSMENT: PURPOSE AND PROCESS



Manage effects of developments on vulnerable residents to:

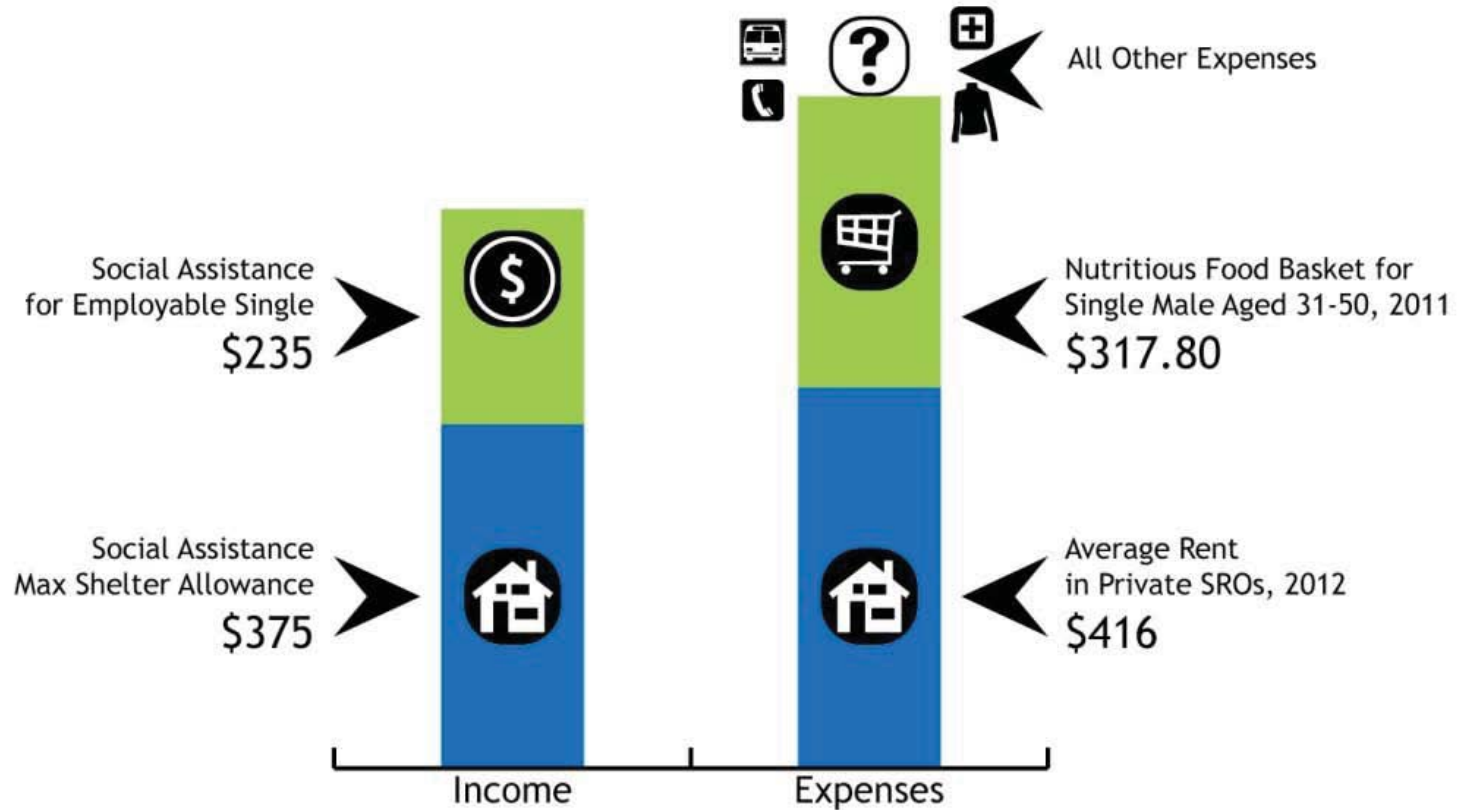
1. **Maintain** places and spaces important to the health and well-being of vulnerable residents
2. **Focus** future planning **to address gaps**
3. **Monitor and measure** progress on maintaining assets and addressing gaps



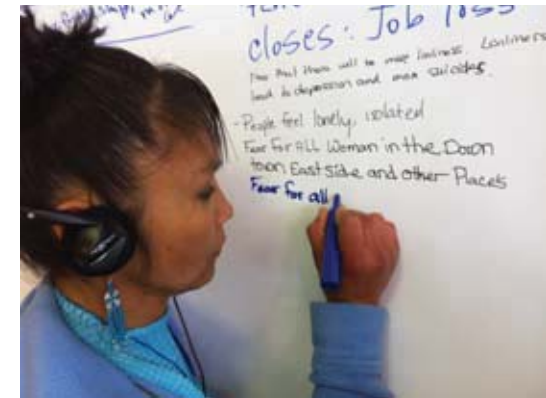
UNDERSTANDING THE CONTEXT AND ISSUES: EXAMPLE OF SOCIAL INDICATORS



INCOME, HOUSING AND FOOD - 2012



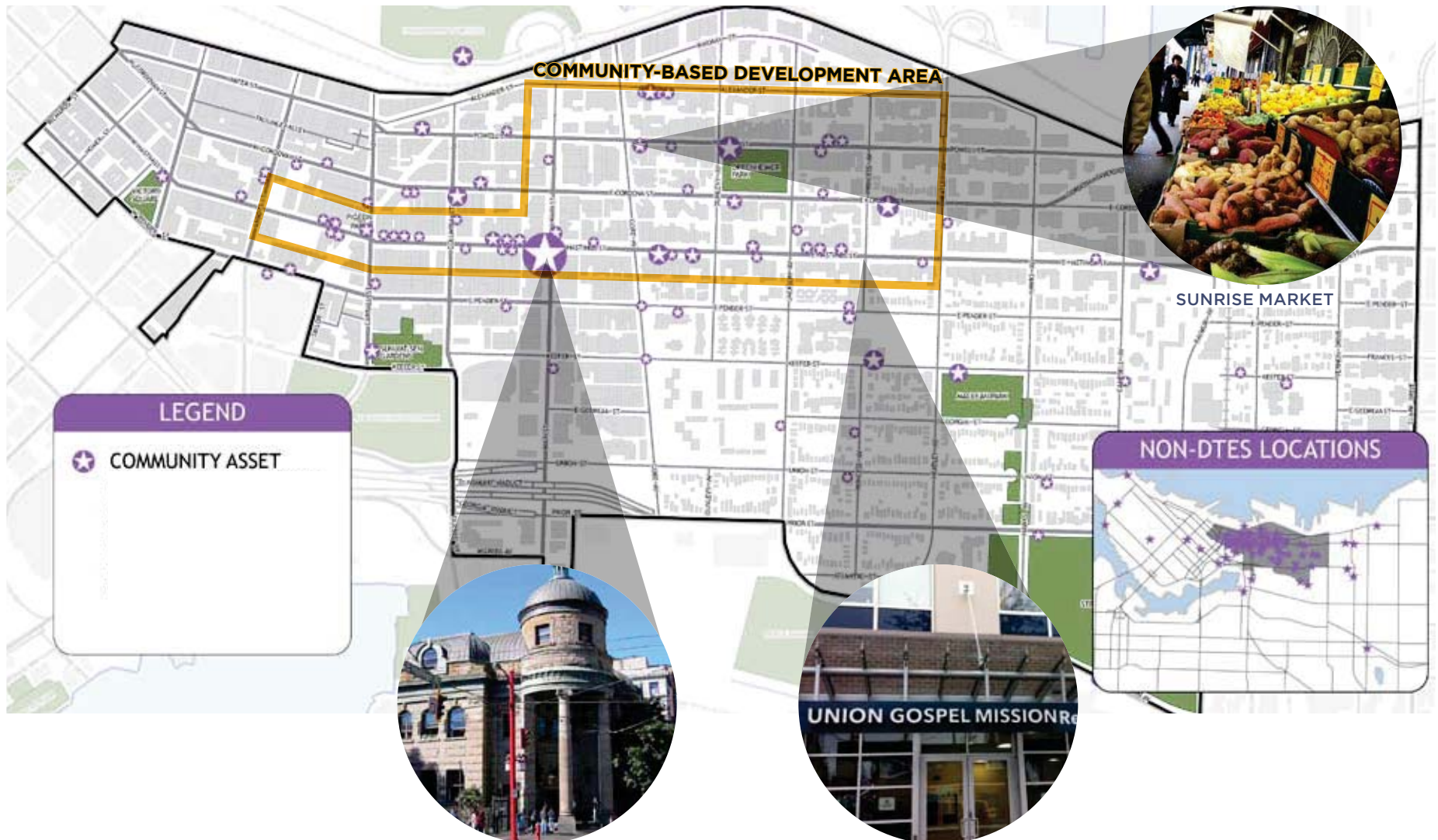
IDENTIFYING COMMUNITY ASSETS, GAPS, HOPES AND FEARS



SOCIAL IMPACT ASSESSMENT: COMMUNITY IDENTIFIED ASSETS



SOCIAL IMPACT ASSESSMENT: COMMUNITY IDENTIFIED ASSETS



CARNEGIE CENTRE

UNION GOSPEL MISSION

EXAMPLES OF FEARS ABOUT THE FUTURE



"I'm scared that development might limit the number of affordable housing units to live in."

"I'm afraid facilities will be closed or not replaced."

"I don't want us to become statistics."

"I fear that all of the services will be shut down or that the rents will rise and no one will be able to stay in the community."

"They won't hire locally. There are lots of people here who are capable of working. Give us a chance, see what we can do."

"There's no food bank or affordable (food) options around."

"My fear is that as things start to build and grow we are not going to have this close knit community. It's frightening."

"Have respect for the poor. Give us some place to be."

"I fear the neighbourhood has become trendy. In 30 years there will be nothing left."

"Welfare rates need to be increased. We need enough money to live."

EXAMPLES OF HOPES FOR THE FUTURE

“That people will have more purchasing power and choice in what they buy.”

“That there will be opportunities to give back to the community.”

“This is not the poorest postal code. We are the richest.”

“That welfare rates will increase.”

“That people will continue to feel at home as things change.”

“More help for people with drug and mental health issues.”

“That people will have better access to affordable and nutritious food.”

“I like change if it is organic and comes from the neighbourhood.”

“Change is good only if it betters the future for our children and families.”

“That youth will be better protected as change occurs.”

“That residents will all have a safe place to live.”

EXAMPLES OF POTENTIAL IMPACTS OF DEVELOPMENT



OUR HOMES

- Affordability
- Condition
- Supports

OUR LIVELIHOODS

- Retail affordability and access
- Employment opportunities
- Income security and financial supports

OUR PLACES

- Heritage and cultural conservation
- Public space and interaction
- Beautification and green space

OUR WELL-BEING: GENERAL

- Aboriginal culture, education and learning
- Recreation and physical activity
- Childhood development, youth and families

OUR WELL-BEING: FOOD ACCESS AND SECURITY

- Low-cost and free food options (e.g. affordable grocery stores)
- Food assets
- Kitchen facilities

OUR WELL-BEING: HEALTH AND SOCIAL SERVICES

- Primary healthcare
- Basic needs services and supports
- Aboriginal health and social services

OUR WELLBEING: INCLUSION, BELONGING & SAFETY

- Sense of community and social cohesion
- Discrimination and exclusion
- Relationships between residents and newcomers

MANAGING COMMUNITY ASSETS AND IMPACTS TO MAXIMIZE BENEFITS

- Reporting progress every 3 years
- Future periodic monitoring will include collaboration with the low income community and community organizations

KEY COMPONENTS OF THE SOCIAL IMPACT MANAGEMENT FRAMEWORK





PLAN OVERVIEW

Kevin McNaney | Assistant Director of Planning



DOWNTOWN EASTSIDE | LOCAL AREA PLAN





AT ITS CORE, THIS PLAN WILL

- **CREATE HOUSING CHOICE** through achievable and aggressive housing targets and policies (both inside and outside the DTES), **WHILE PROTECTING HERITAGE CHARACTER** and scale
- **CONSIDER ADDITIONAL HEIGHT**, in specific locations, to support **PUBLIC BENEFITS THAT HELP IMPROVE WELL-BEING** for all residents
- **STRENGTHEN HASTINGS STREET** as a mixed-use corridor and local serving retail street
- **FOSTER LOCAL ECONOMIC DEVELOPMENT** and social innovation that benefits all residents
- **SECURE COMMUNITY ASSETS AND MANAGE THE SOCIAL IMPACTS OF CHANGE** and development, particularly on low-income and vulnerable people



	IMPROVED WELL-BEING FOR ALL
	CELEBRATION OF HERITAGE
	COMMUNITY PLACE-MAKING
	IMPROVED SAFE & ACCESSIBLE PARKS OPEN SPACE
	VIBRANT INCLUSIVE LOCAL ECONOMY
	ARTS & CULTURE OPPORTUNITIES
	IMPROVED TRANSPORTATION INFRASTRUCTURE & SAFETY
	WELL-MANAGED GROWTH & DEVELOPMENT
	HEALTHY HOMES FOR ALL

A HEALTHY NEIGHBOURHOOD FOR ALL



**IMPROVED
WELL-BEING
FOR ALL**



**CELEBRATION
OF
HERITAGE**



**COMMUNITY
PLACE-MAKING**



**IMPROVED
SAFE &
ACCESSIBLE
PARKS
OPEN SPACE**



**VIBRANT
INCLUSIVE
LOCAL
ECONOMY**



**ARTS &
CULTURE
OPPORTUNITIES**



**IMPROVED
TRANSPORTATION
INFRASTRUCTURE
& SAFETY**



**WELL-MANAGED
GROWTH &
DEVELOPMENT**



**HEALTHY
HOMES
FOR ALL**



IMPROVED WELL-BEING FOR ALL

- Create opportunities for affordable childcare, and youth, family and seniors programs
- Increase access to nutritious, affordable and culturally appropriate food
- Enhance sense of inclusion, belonging and safety for all
- Increase access to quality health, social and community services



IMPROVED
WELL-BEING
FOR ALL



CELEBRATION
OF
HERITAGE



COMMUNITY
PLACE-MAKING



IMPROVED
SAFE &
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VIBRANT
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ARTS &
CULTURE
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WELL-MANAGED
GROWTH &
DEVELOPMENT



HEALTHY
HOMES
FOR ALL



CELEBRATION OF HERITAGE

- Better heritage awareness with broader heritage values
- Enhanced tools to conserve heritage resources
- Heritage conservation integrated into other programs
- Implementation of community based heritage initiatives



IMPROVED
WELL-BEING
FOR ALL



CELEBRATION
OF
HERITAGE



COMMUNITY
PLACE-MAKING



IMPROVED
SAFE &
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VIBRANT
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ARTS &
CULTURE
OPPORTUNITIES



IMPROVED
TRANSPORTATION
INFRASTRUCTURE
& SAFETY



WELL-MANAGED
GROWTH &
DEVELOPMENT



HEALTHY
HOMES
FOR ALL



COMMUNITY PLACE-MAKING

- Adopt a social impact approach to manage how development affects people
- Manage neighbourhood change to provide more benefits and opportunities to low-income residents
- Prepare public realm plans for key focus areas



IMPROVED
WELL-BEING
FOR ALL



CELEBRATION
OF
HERITAGE



COMMUNITY
PLACE-MAKING



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WELL-MANAGED
GROWTH &
DEVELOPMENT



HEALTHY
HOMES
FOR ALL

IMPROVED SAFE & ACCESSIBLE PARKS OPEN SPACE

- Improved & expanded parks & green space
- Improved commercial streets
- New & enhanced plazas & parklets
- Additional & healthier street trees



IMPROVED
WELL-BEING
FOR ALL



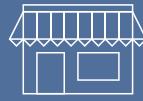
CELEBRATION
OF
HERITAGE



COMMUNITY
PLACE-MAKING



IMPROVED
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WELL-MANAGED
GROWTH &
DEVELOPMENT



HEALTHY
HOMES
FOR ALL



VIBRANT INCLUSIVE LOCAL ECONOMY

- Retain Local Business
- Attract New Business
- Enhance Local-Serving Retail
- Encourage Inclusive Local Employment



ARTS & CULTURE OPPORTUNITIES

- Improved arts & culture facilities
- Art in public spaces
- Increased opportunities for the creative economy



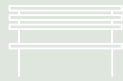
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HEALTHY
HOMES
FOR ALL

IMPROVED TRANSPORTATION INFRASTRUCTURE & SAFETY

- Safe & convenient walking infrastructure
- Expanded cycling facilities & connections
- Improved transit facilities & service
- Efficient goods movement & loading facilities



WELL-MANAGED GROWTH & DEVELOPMENT

- Reflect the diversity of neighbourhoods
- New mixed-use /mixed-income neighbourhoods
- Emphasis on social and rental housing in the DEOD
- Market housing, including secured market rental
- Housing and social housing in other areas
- Management of social impacts of development
- Monitoring of critical community assets

GASTOWN

- Reinforce heritage scale & character
- Enhance retail & commercial activities
- Public realm improvements
- No zoning or policy changes





INDUSTRIAL AREAS

- Maintain as local, regional, national & global serving area
- Support local innovation clusters
- Launch zoning review of Railtown to consider more office use



HASTINGS EAST

- New rezoning policy to support a mixed use area with social & family housing
- Local serving retail street
- Mix of commercial, service retail & light industrial uses





KIWASSA

- New rezoning policy to support family housing on industrial-zoned sites
- Encourage continued artist & light industrial activities



STRATHCONA

- Preserve heritage character
- Rezoning only on existing social housing sites, or for secured market rental housing on Gore Ave.





CHINATOWN

- Implement the Chinatown Economic Revitalization Strategy
- Support heritage building rehabilitation
- Zoning changes to allow pay-in-lieu for residential parking





DOWNTOWN EASTSIDE OPPENHEIMER DISTRICT (DEOD)

- Maintain as a rental housing district
- Priority area for social housing, local economic development, & well-being
- Zoning and policy changes to bonus density and maximum heights
- Japantown revitalization



COMMUNITY-BASED DEVELOPMENT AREA

- Key area supporting the low-income community
- Manage critical community assets
- Support developments that benefit the community
- Retain & improve existing housing stock, provide opportunity for new affordable and social housing



4

HOUSING IN THE DTES Abi Bond | Assistant Director of Housing Policy





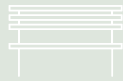
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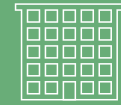
ARTS &
CULTURE
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IMPROVED
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WELL-MANAGED
GROWTH &
DEVELOPMENT



HEALTHY
HOMES
FOR ALL

HEALTHY HOMES FOR ALL

- **Affordability** - Housing for low-income singles as well as other moderate income households
- **Conditions** - Better conditions in existing SROs, including the addition of private bathrooms and cooking facilities, and building upgrades
- **Supports** - Increase in range of supports for people living with mental health and addictions

THE CURRENT CRISIS

731

PEOPLE ARE HOMELESS
IN DOWNTOWN EASTSIDE

6,650



HOUSEHOLDS ARE IN CORE NEED
& AT CRITICAL RISK OF HOMELESSNESS
(INCLUDING 5,000 IN SROS IN NEED OF REPLACEMENT)

OVER THE NEXT 30 YEARS APPROXIMATELY

2,000

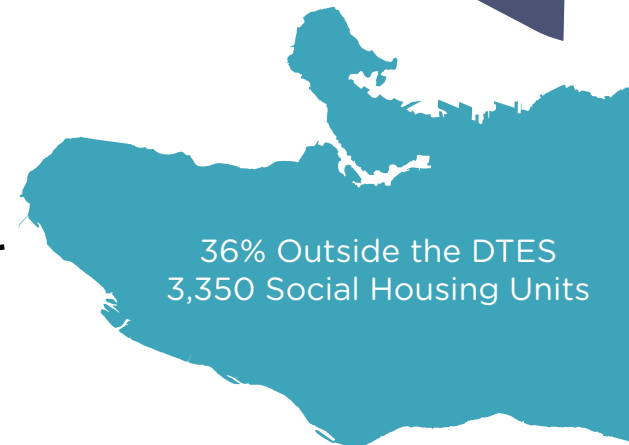
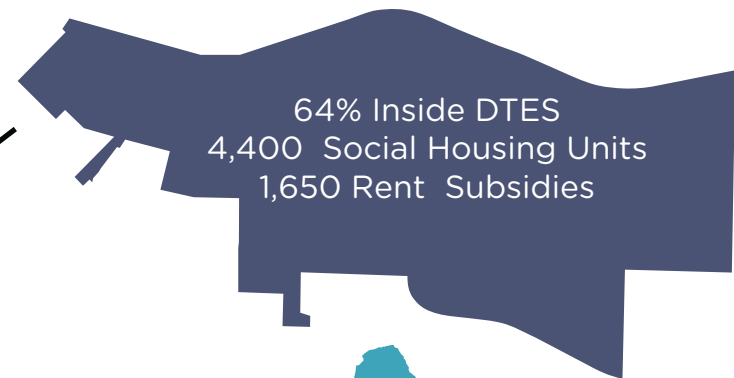
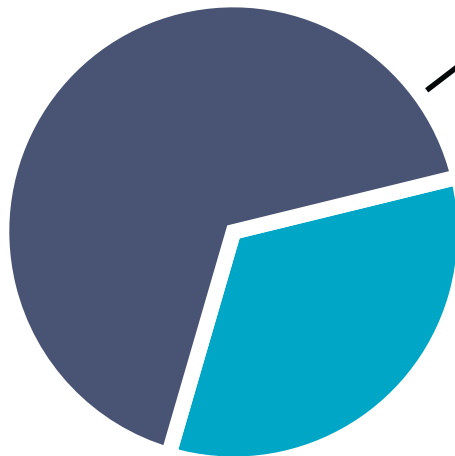
ADDITIONAL HOUSEHOLDS
WILL FALL IN CORE NEED

MORE CHOICE BOTH INSIDE AND OUTSIDE THE DTES IN THE FUTURE



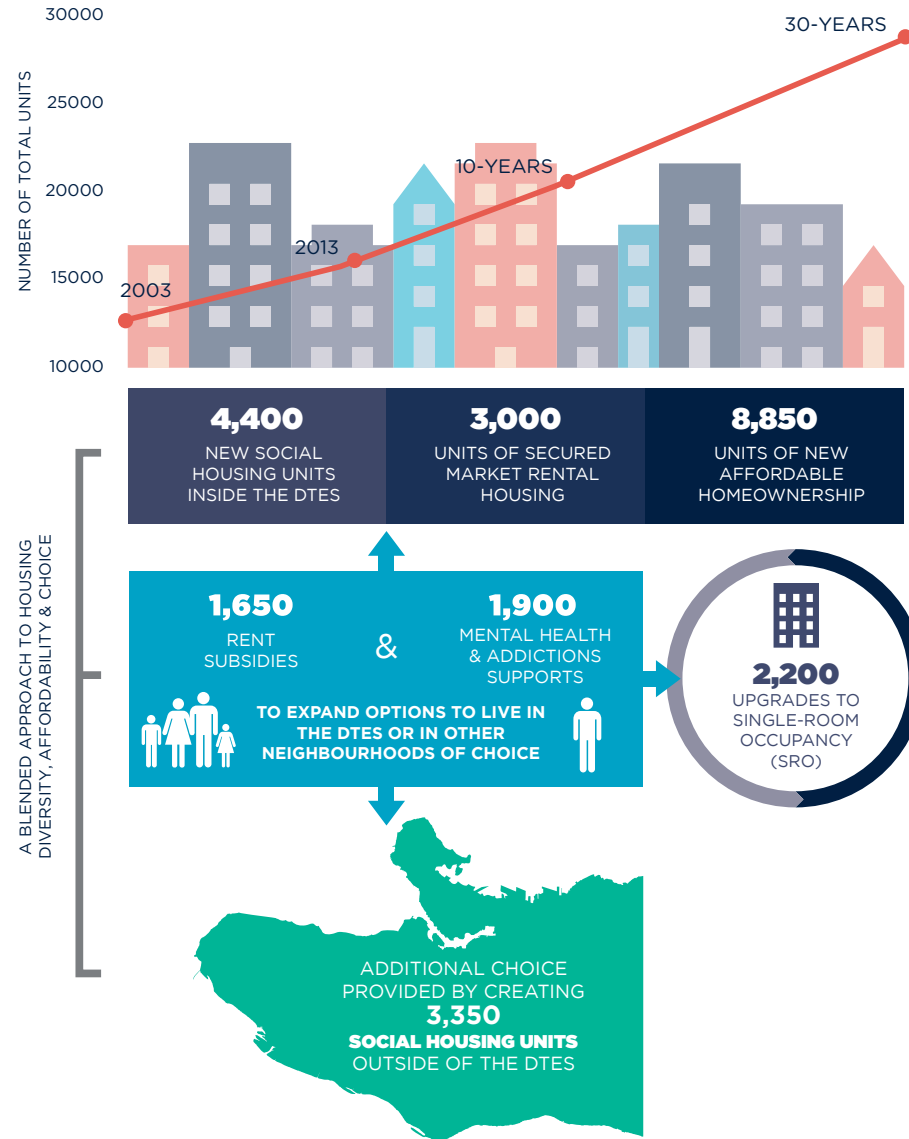
- 1,300 New Social Housing Units
- 3,100 Social Housing as SRO Replacement
- 1,650 Rent Subsidies

9,400
TOTAL UNITS OF SOCIAL
HOUSING NEEDED



- 1,450 New Social Housing Units
- 1,900 Social Housing as SRO Replacement

A COMPREHENSIVE HOUSING APPROACH



TWO STEPS TO THE HOUSING VISION



2024

2034

2044

STEP 1 (YEARS 0-10):
ADDRESS IMMEDIATE HOUSING
& HEALTH CRISIS

STEP 2 (YEARS 10-30):
BUILD & SUSTAIN A VIBRANT
& AFFORDABLE COMMUNITY



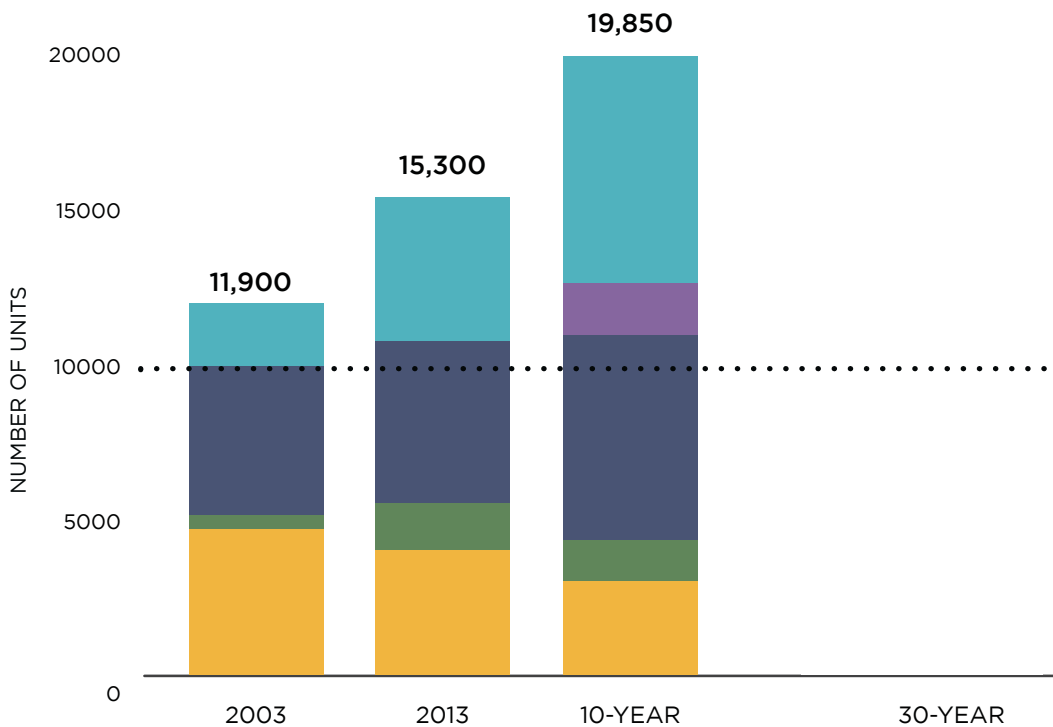
(ERNIE STELZER)

THE FIRST TEN YEARS OF THE PLAN



STEP 1: ADDRESS THE IMMEDIATE CRISIS & STABILIZE THE HOUSING STOCK

- Build new units of social housing
- Improve conditions and replace SRO stock
- Create market rental units



QUICKSTARTS:

- 850 units likely to be completed (first 5 yrs)
- Improve 1,900 SRO rooms (first 10 yrs)
- Request 1,650 provincial income subsidies & 1,300 new health supports for people with mental health and addictions (first 10 yrs)

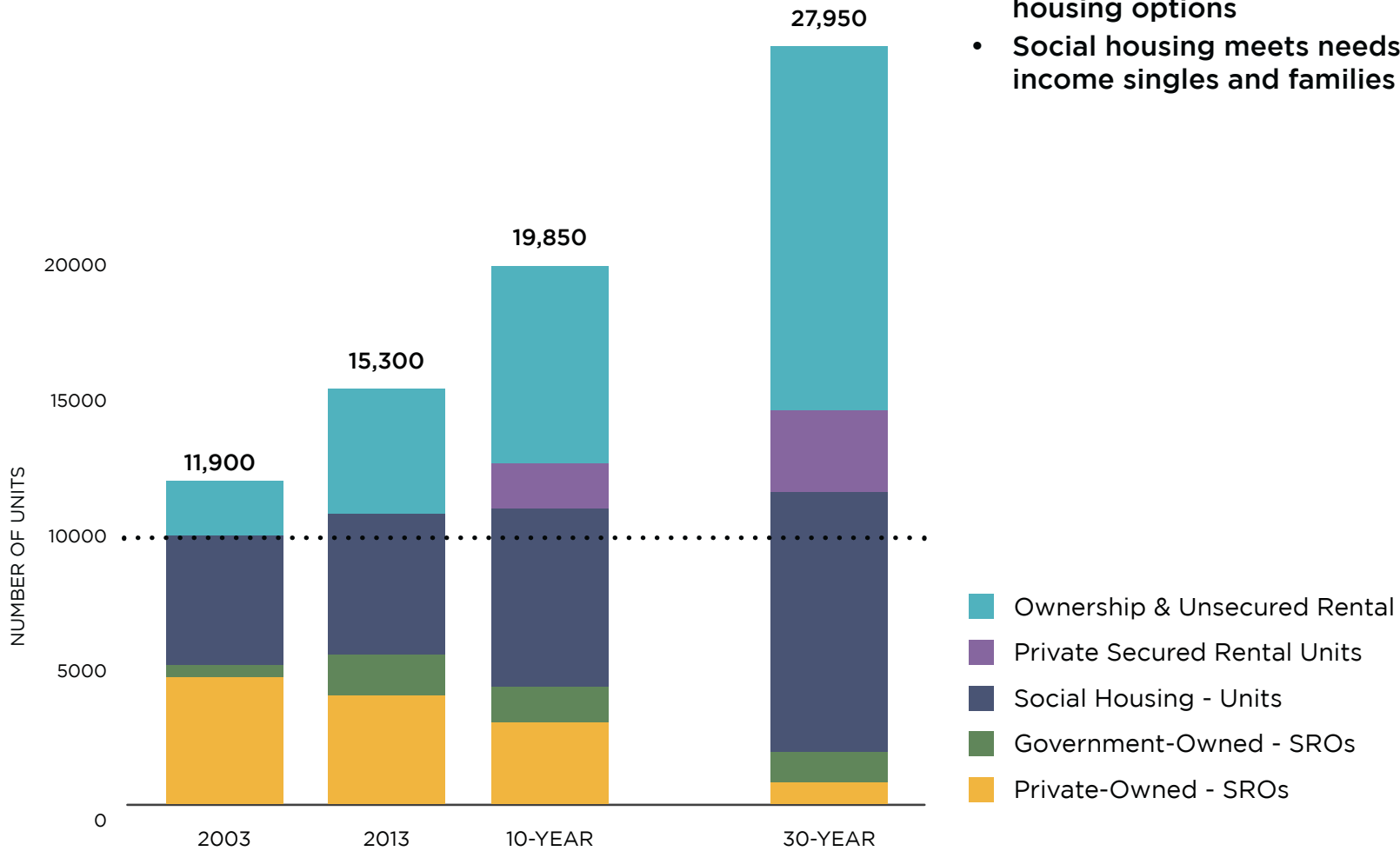
- Ownership & Unsecured Rental
- Private Secured Rental Units
- Social Housing - Units
- Government-Owned - SROs
- Private-Owned - SROs

TOWARDS THE 30-YEAR VISION



STEP 2: BALANCE THE HOUSING MIX TOWARDS HEALTHY HOMES

- More diverse and sustainable housing options
- Social housing meets needs of low-income singles and families





5 TARGETS & PUBLIC BENEFITS STRATEGY



30-YEAR TARGETS



HOUSING

4,400

new social housing units inside
the DTES

3,350

social housing units outside
the DTES

1,650

rent subsidies

3,000

units of secured market rental
housing

8,850

units of new affordable
homeownership

2,200

upgrades to single-room
occupancy (SROs) units

1,900

scattered supportive housing
units



LOCAL ECONOMY

3,500

employment opportunities

3-5%

growth in businesses and
reduction in empty storefronts

Two

new affordable grocery stores

Locally-serving retail
“high street”
on Hastings East

PUBLIC BENEFITS STRATEGY

CATEGORY	Renewal of existing amenities and infrastructure	New or upgraded amenities and infrastructure	TOTAL	City contribution	City contribution through developer	Partnership contribution (incl. other gov't & non-profits)
HOUSING	\$165 M	\$655 M	\$820 M	\$50 M	\$245 M	\$525 M
COMMUNITY FACILITIES	\$49-60M	\$14-18M	\$63-78M	\$51-62M	\$8-12M	\$4.2M
PARKS AND OPEN SPACES	\$5M	\$6 M	\$11 M	\$5 M	\$6 M	\$0
HERITAGE	\$23M	N.A.	\$23M	\$15M	\$8M	\$0
TRANSPORTATION	\$27-28M	\$37-38M	\$64-66M	\$38-40M	\$24M	\$2M
PUBLIC SAFETY	\$25M	\$15M	\$40M	\$40M	\$0	\$0
UTILITIES	\$13M	\$7 M	\$20 M	\$13M	\$7M	\$0
TOTAL	~\$315M	~\$735M	~\$1,050M	~\$220M	~\$300M	~\$530 M
Percentage of total	~30%	~70%	100%	~20%	~30%	~50%

NEXT STEPS



FOR IMPLEMENTATION POST-LAP ADOPTION

- Urban Design Guidelines for Hastings East & Kiwassa
- Forge stronger partnerships with community groups and stakeholders
- Support community groups and stakeholders to implement their initiatives
- Leverage partnership resources and delivery efforts to implement priority Quick Start Actions
- Introduce detailed community asset and social impact management principles, guidelines and procedures
- Prepare Urban Design Guidelines for Hastings East & Kiwassa
- Public Hearing to enact By Laws

MONITORING

- Rigorous monitoring of how the LAP targets/objectives are being achieved
- Three year monitoring and review of plan objectives, with report back to City Council

An aerial photograph of a city, likely Vancouver, taken during the golden hour of sunset. The sky is a mix of orange, yellow, and light blue. The city below is densely packed with buildings of various heights and colors, interspersed with green trees. In the background, rolling hills are visible under the soft light of the setting sun. The text 'Thank You' is written in a white, elegant cursive font in the upper center. A white diagonal slash is positioned below it, leading to the word 'QUESTIONS' in a bold, white, sans-serif font. The City of Vancouver logo is centered at the bottom of the image.

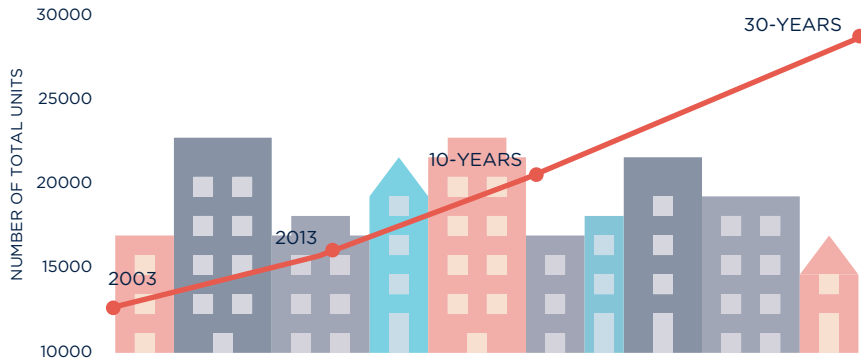
Thank You

QUESTIONS



30-YEAR TARGETS

A FOCUS ON IMPROVED AFFORDABILITY, CONDITIONS AND SUPPORTS TOWARDS HEALTHY HOUSING FOR ALL



4,400 NEW SOCIAL HOUSING UNITS INSIDE THE DTES	3,000 UNITS OF SECURED MARKET RENTAL HOUSING	8,850 UNITS OF NEW AFFORDABLE HOMEOWNERSHIP
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1,650 RENT SUBSIDIES	1,900 MENTAL HEALTH & ADDICTIONS SUPPORTS
TO EXPAND OPTIONS TO LIVE IN THE DTES OR IN OTHER NEIGHBOURHOODS OF CHOICE	

2,200
UPGRADES TO SINGLE-ROOM OCCUPANCY (SRO)

ADDITIONAL CHOICE PROVIDED BY CREATING **3,350** SOCIAL HOUSING UNITS OUTSIDE OF THE DTES

A BLENDED APPROACH TO HOUSING DIVERSITY, AFFORDABILITY & CHOICE

MEET THE DIVERSE ECONOMIC NEEDS OF A DIVERSE POPULATION

3,500
EMPLOYMENT OPPORTUNITIES

RETENTION OF **2,800** EXISTING BUSINESSES

2
NEW AFFORDABLE GROCERY STORES

REDUCTION IN EMPTY STOREFRONTS

MAINTAIN THE HERITAGE CHARACTER



ENHANCE SENSE OF INCLUSION, BELONGING AND SAFETY FOR ALL

CREATE **292** NEW CHILDCARE SPACES

CELEBRATE AND BETTER CONNECT EXISTING SOCIAL ASSETS AND PUBLIC SPACES

DECREASE CHILD VULNERABILITY FROM **50%** TO **15%**