

An aerial photograph of 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 is set against a backdrop of rolling hills and mountains under a warm, orange-hued sky. The overall scene is a panoramic view of the city from an elevated perspective.

DOWNTOWN EASTSIDE LOCAL AREA PLAN



PLANNING & DEVELOPMENT DEPARTMENT

JANUARY 2014



VISION OF DTES

The Downtown Eastside will continue to be a
NEIGHBOURHOOD OF COMMUNITIES
providing sustainable, safe and healthy places
for everyone to live and work.

These communities will continue to value
and cherish unique characteristics, including
DIVERSITY, ECONOMIC MIX, CULTURE & HERITAGE.

The neighbourhood will be made up of
mixed-income communities with a
RANGE OF AFFORDABLE HOUSING OPTIONS
(including social housing) for all residents,
**LOCAL SERVING COMMERCE, SOCIAL SERVICES &
CULTURAL ACTIVITIES WHERE ALL FEEL WELCOME,
VALUED & AT HOME.**



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

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Implementation & Next Steps



**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%



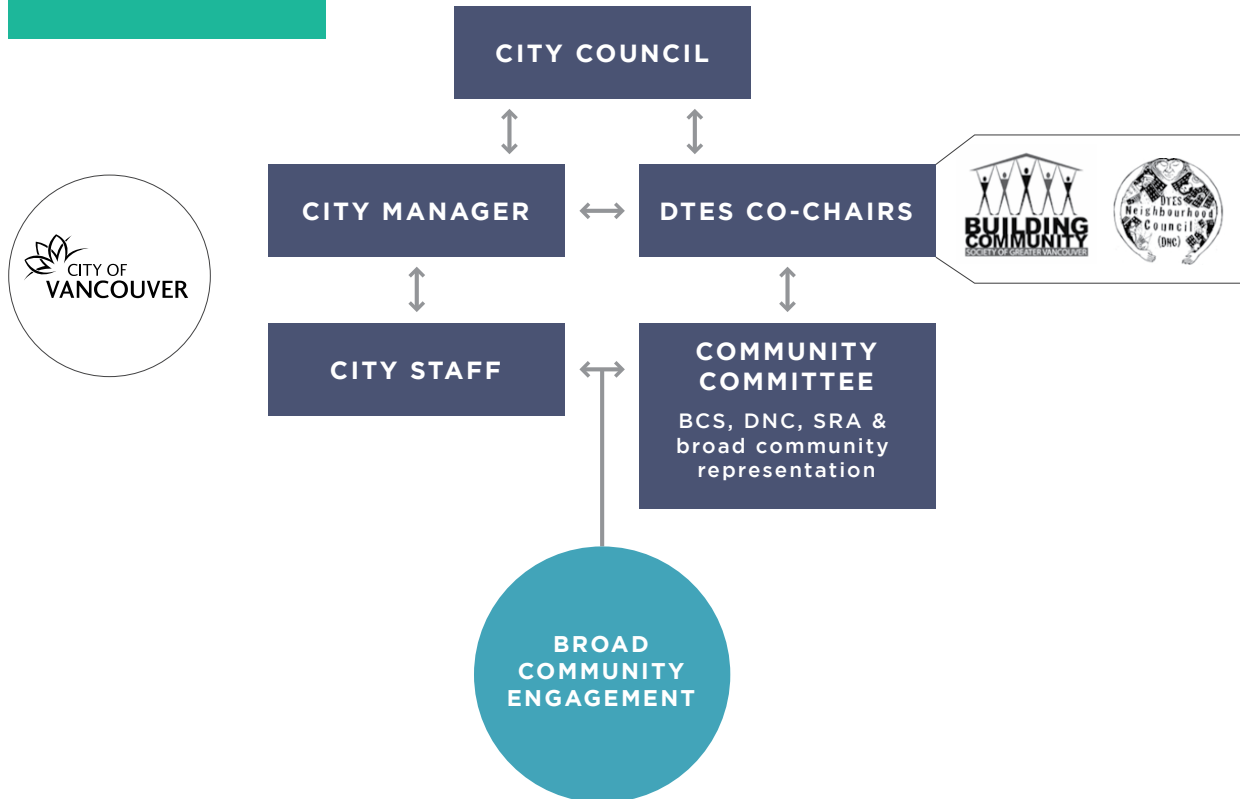
PLAN PROCESS

OBJECTIVES

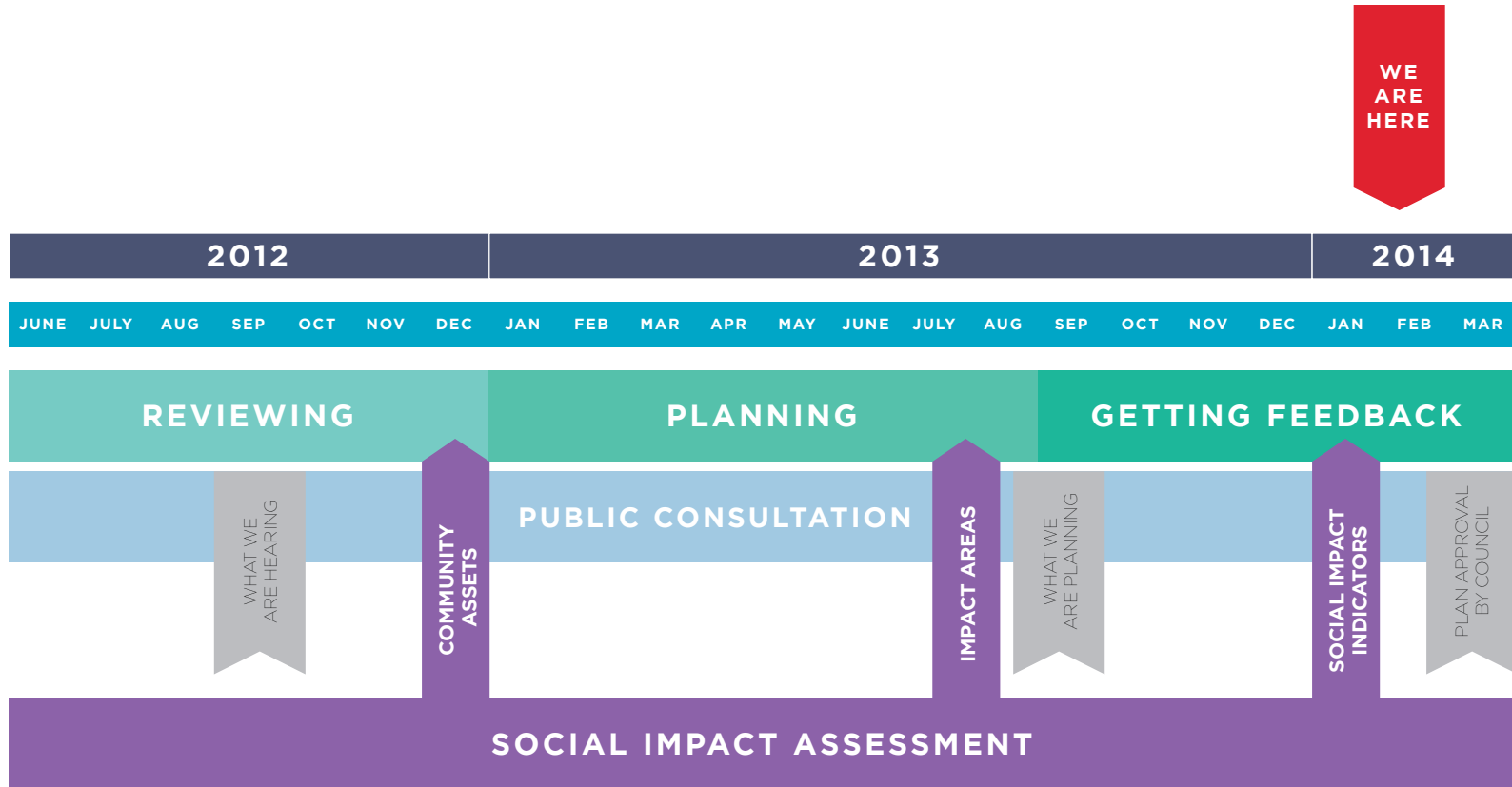
Enhance and accelerate a DTES Local Area Plan

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

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



WHERE WE ARE IN THE PROCESS



SOCIAL IMPACT ASSESSMENT: COMMUNITY IDENTIFIED ASSETS



LEGEND

COMMUNITY ASSET
Identified by residents or other participants in Downtown Eastside Social Impact Assessment public input workshops, summer 2016. Categorized by City of Vancouver staff.
Assets are scored by number of mentions, with larger symbols denoting places or assets identified by more participants.

NON-DTES LOCATIONS

SOCIAL IMPACT ASSESSMENT: COMMUNITY IDENTIFIED ASSETS





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PLAN OVERVIEW





IMPROVED WELL-
BEING FOR ALL



CELEBRATION
OF HERITAGE



COMMUNITY
PLACE-MAKING



HEALTHY HOMES
FOR ALL



ARTS & CULTURE
OPPORTUNITIES



WELL-MANAGED GROWTH
& DEVELOPMENT



IMPROVED TRANSPORTATION
INFRASTRUCTURE & SAFETY



IMPROVED SAFE & ACCESSIBLE
PARKS OPEN SPACE



VIBRANT INCLUSIVE
LOCAL ECONOMY

A HEALTHY NEIGHBOURHOOD FOR ALL



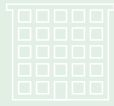
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VIBRANT
INCLUSIVE
LOCAL
ECONOMY

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



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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



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COMMUNITY PLACE-MAKING

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



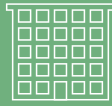
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HEALTHY HOMES FOR ALL

- Greater Diversity and Sustainability of Housing Options Across the DTES
- More Options for Social Housing in the DTES & Citywide
- More Choice Citywide with New Income & Mental Health Supports
- Improved Affordability & Condition of Single Room Occupancy (SRO) Hotels
- New Options for Secure Market Rental & Affordable Home Ownership



IMPROVED
WELL-BEING
FOR ALL



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ARTS & CULTURE OPPORTUNITIES

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



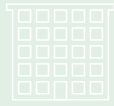
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WELL-MANAGED GROWTH & DEVELOPMENT

- 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



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VIBRANT
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IMPROVED TRANSPORTATION INFRASTRUCTURE & SAFETY

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



IMPROVED
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IMPROVED SAFE & ACCESSIBLE PARKS OPEN SPACE

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





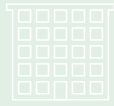
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VIBRANT INCLUSIVE LOCAL ECONOMY

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



SUB-AREA DIRECTIONS
&
POLICY CHANGES



VICTORY SQUARE

- Support arts, culture & higher education uses
- Zoning changes to provide density & height incentives for social and secured market rental housing

GASTOWN

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





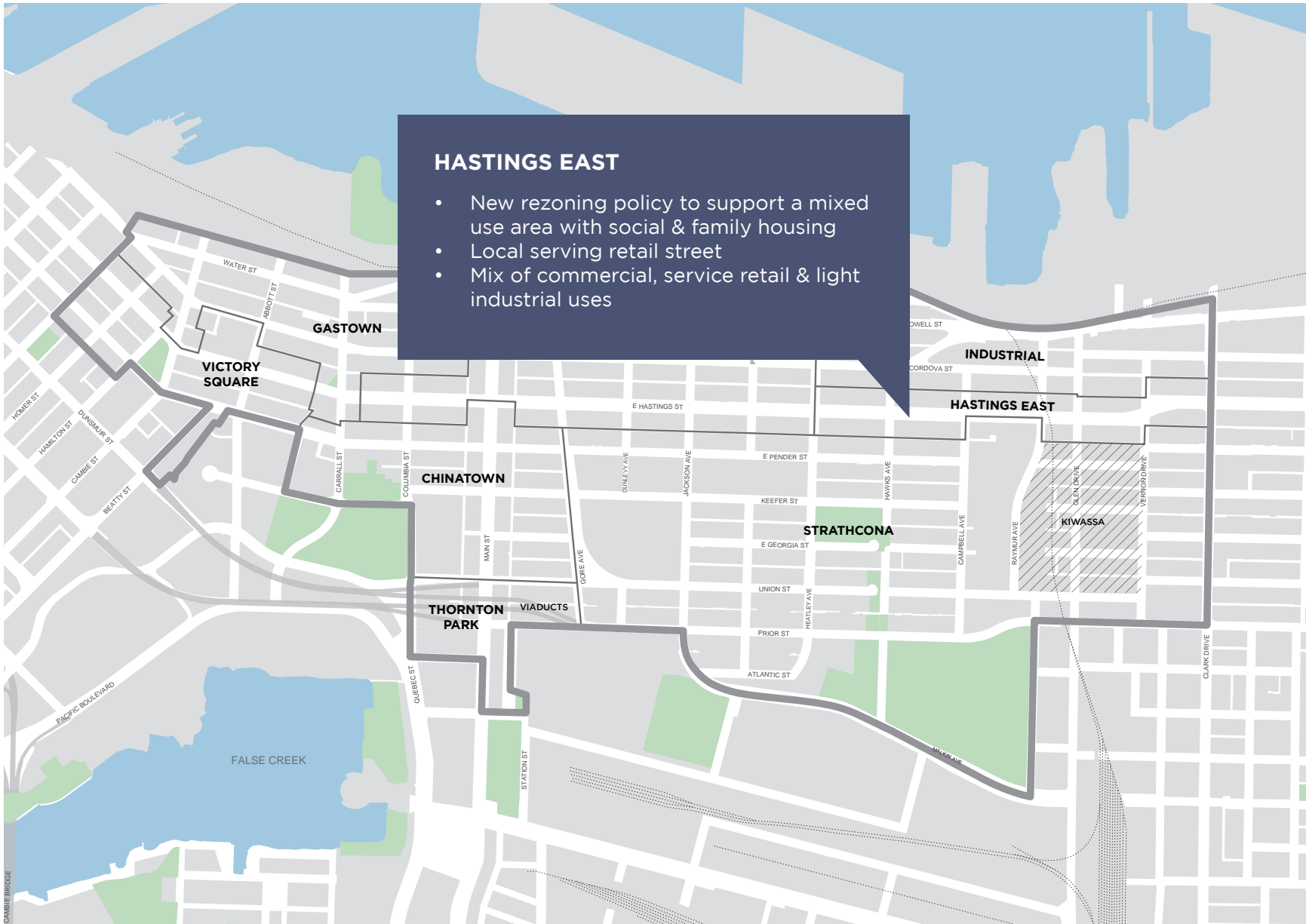


DOWNTOWN EASTSIDE OPPENHEIMER DISTRICT (DEOD)

- 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



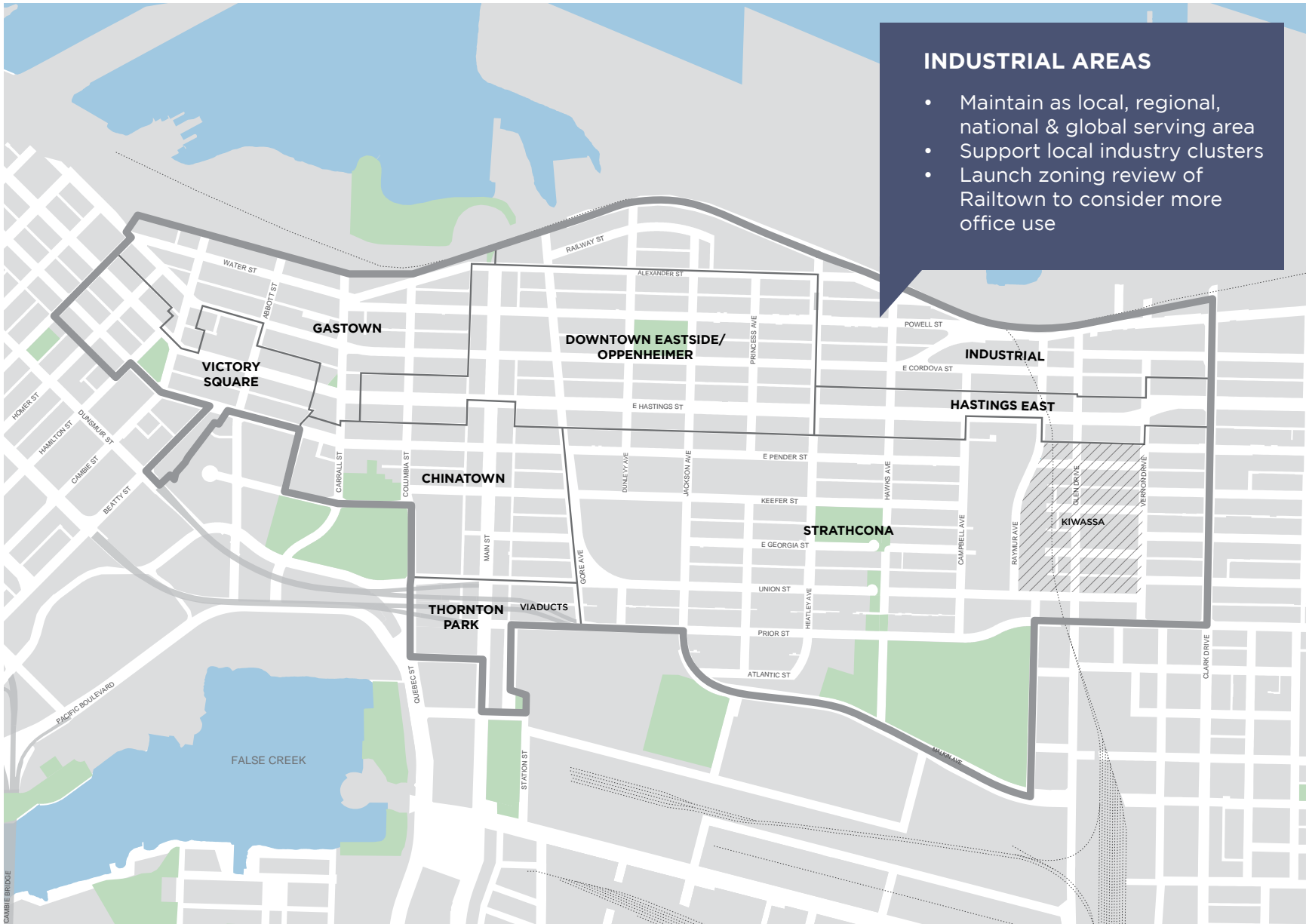




HASTINGS EAST

- 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





INDUSTRIAL AREAS

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

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





TARGETS & PUBLIC BENEFITS STRATEGY

WHAT COULD THIS MEAN OVER THE NEXT 30-YEARS?

- ✓ New social housing units
- ✓ Rent subsidies
- ✓ Improved SROs
- ✓ Scattered supportive housing sites
- ✓ New market rental units
- ✓ Upgraded recreation/community centres
- ✓ Improved pedestrian and cycling networks
- ✓ Secured community assets and heritage
- ✓ Community inclusion and belonging
- ✓ Improved parks and open spaces
- ✓ Mental health and addictions supports
- ✓ Training/support for youth and job seekers
- ✓ Vibrant retail centres with new business opportunities
- ✓ Enhanced safety for all
- ✓ More arts and culture opportunities

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%



IMPLEMENTATION
&
NEXT STEPS

IMPLEMENTATION

FOR COUNCIL CONSIDERATION IN MARCH 2014

Local Area Plan

Public Benefits Strategy

Rezoning Policy for the DTES

Bylaw Amendments

- 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

FOR IMPLEMENTATION POST-LAP ADOPTION

- SRO Strategy
- 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

An aerial photograph of a city, likely Vancouver, taken during the golden hour of sunset. The sky is a mix of soft orange and pale yellow, with some light clouds. 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 fading light. The text 'Thank You' is written in a white, elegant cursive font, centered in the upper half of the image. A white diagonal slash is positioned below the text, pointing towards the word 'QUESTIONS' which is written in a clean, white, sans-serif font in the lower half of the image. The City of Vancouver logo, featuring a stylized leaf and the text 'CITY OF VANCOUVER', is located in the lower center of the frame.

Thank You

QUESTIONS

