

**DTES LAPP MEETING WITH DEVELOPERS AND UDI: DRAFT NOTES**  
**TOWN HALL – MEETING ROOM**  
*September 13, 2012*

**ATTENDANCE LIST**  
(See Attached)

**1. OPENING**

Herb Varley provided an acknowledgement of the unceded territory of the Coast Salish nation.

**2. INTRODUCTION**

Kevin McNaney welcomed the participants and asked Michael Clague to explain the purpose of the meeting. Michael described the DTES as a very special area for those involved in it and explained it is under a lot of pressure at the present time. “We are interested in finding ways of working with everyone, here with the development industry”. Let’s look at ensuring proper housing for those with low-incomes, and make sure low-income people continue to feel comfortable in the neighborhood. We hope that an outcome of this meeting be to form a smaller working group to work through some issues we identify today. Housing for those on welfare is not an issue we can solve alone. So how can all of us work together constructively to leverage resources from higher levels of government.

There are three or four questions that your industry has questions about. Including what the interim rezoning policy implies, and what will come with it. It's important to know what development is coming at the present time. One thing the working group can do is to open up the hard data as well as the experiential data to understand the housing situation in the DTES.

**3. BACKGROUND TO THE LOCAL AREA PLAN**

Tom Wanklin gave a brief overview presentation on the general background of the reason for the LAPP, the co-chairs, the geography and profile.

**4. DEVELOPMENT MANAGEMENT GUIDELINES AND INTERIM REZONING POLICY**

Kevin McNaney gave insight to the council resolution regarding the policy. He gave details on Development guidelines: development under current zoning is unchanged. But when defining the 20% inclusionary zoning in the DEOD it will be defined at the welfare shelter rate during the LAPP process. The City shares development applications and anonymized inquiries with the committee.

Kevin explained that Rezoning applications are informed by the Interim Rezoning Policy and that the intent of each point:

- If there is an active rezoning already being processed they will not be held up.
- Applications about community benefit, like social housing, will move forward
- Applications with some social housing will go ahead. But only if there's 60% social housing.
- Text amendment applications are considered

- Heritage improvement projects will proceed.
- Existing council rezoning policies will be considered. There is one existing in Victory Square, which is largely social housing, it will be considered because it's under existing rezoning policy.
- If there is a very unique project that advances council objectives it will be considered.
- Other points under development management guidelines:
  - Concern about the storefront revitalization project on Hastings because of the impact on the local community has resulted in the project being postponed
  - Continuing heritage storefront grants
  - No new liquor primary applications during the LAPP

## 5. SOCIAL IMPACT ASSESSMENT

Tom Wanklin indicated that council also prioritized there be a social impact assessment in the DTES because of concerns over the rate of change. The social policy department has been doing an asset mapping project to assess the assets of the low-income community. Indicators from this process will be obtained in order to understand how to plan in a realistic way to manage the pace of change.

## 6. QUESTIONS AND DISCUSSION

**6.1** Jon Stovel explained that he understands there to be a graph that talks about the ratio of low-income to non-low-income in the area but was unsure if something similar existed for housing. He asked how much of the housing is social housing to non-social housing, how many SRO's are privately or publicly owned. Also, what are the stats about the market side? Owner occupied versus rental housing? Is it market rental housing that is growing or \$2M condos on Water St?

(Later in the meeting Tom indicated data is available in the DTES Local Area Profile and that this will be circulated to members) and posted on the website [www.vancouver.ca/dtesplan](http://www.vancouver.ca/dtesplan)

**6.2** Discussion was entered into on a number of topics, as follows:-

Ivan suggested there are two change-areas to consider: economic and human. He discussed the rate of change: 5 to 1 now, 25 to 1 in the future and felt there is a need to pressure province and federal government for social housing money. Ivan expressed that in the meantime we need a hold off on development because we need to not lose the assets we have.

Herb talked about how hard it is to live in poverty. Help needs to be provided but not charity.

Victoria talked about the housing conditions and explained "People before profit"

Phoenix talked of arriving homeless in the DTES and explained the feeling of being greeted by people who cared. The DTES is a livable community where you can get affordable things. With the condos coming in there's a lot more enforcement of ticketing. Homeless people need a place to go, a place where

we feel accepted. The buildings are horrible but it's a place to stay, a place to call home. As sad as that is we need homes. We must try to define what affordable means. We need affordable places for people on welfare.

Karen explained the need to preserve low-income diversity in the city. We should value the low-income community here in the city. Streets are our living rooms when we live in 10X15foot rooms. Walking a block from my home at Woodward's to where I volunteer at Gallery Gachet takes me 15 minutes because I see so many friends. Because I live at Woodward's I see the experiment of social mix close-up. Businesses are catering to people who live in the condos not the people who live in social housing. The grocery stores are 3-4 times more expensive than the other places. It's a very isolating feeling. The diversity is being diminished. There's a store I go to all the time in Chinatown where I buy watercolor paper. It's going under because the rent is going up.

Scott spoke of the importance of place based strategies. Colonialism is alive and well in the DTES. Aboriginal people are 3% of Vancouver's population, but 13% in the DTES. 60% of the children in care are Aboriginal. 30% of the sex workers in the DTES are Aboriginal and 60% of them have children in care. How can we have a place-based procurement policy? How can we bring the activists, developers, and government together?

Hendrik: we want a more aggressive procurement policy. We want 5% employment for local people. We don't need a handout we need a hand up. Community Amenity Contributions.

Joji: our BIA does a green zone initiative to integrate business with social enterprise into a community development model. There's a lot of value in the community and human capital in the community.

Wes: there is a unique opportunity to think differently about development and the possibilities. The rate of change has been incredible. Some of that has been good for us; we have new storefronts taken up by new entrepreneurs who have bootstrapped together new operations. We need a place in the city where storefront rentals are cheap enough for an entry level shops. We have had that in the past, but we're losing it. Can we have some light-industrial development to offer jobs for residents as well as economic development.

Brian Jackson: Herb started the meeting with a call for respect, listening, honoring and I like the tone that was set. There are development pressures in the DTES. We have heard the divergent needs that are unique from other places. Here it is about employment, it is about places to congregate. Hendrik's idea about what community amenities are and what is needed was very important. This community does require a different approach. The appeals from people who live in the DTES are very moving and we need to look at the DTES not only in terms of capital improvements but for community needs.

Jon Stovell: In order to engage the development community there needs to be a win-win on both sides.

I sat on the Woodward's community planning table alongside housing activists. For better or worse everyone argued for a larger market development in order to get more community amenities. This made sense to me. I got confused when, as soon as that project was finished, the same people who advocated for this project suddenly didn't like what we had done. I want to know why. We can't work together if this model is rejected.

Michael: This is why we need a working group

Jon: So are you just saying, we'll tell you later?

Ivan: I think it means we can use Woodward's as a model to study. Let's create a balance sheet of what the low-income community gained versus what we lost; in housing, in belonging, in community spaces.

Michael suggested the following points to work on:

- Benefits: jobs and procurement
- Neighbourhood: belonging in community
- Housing: welfare housing rate housing that the market cannot generate
- Retail: the retail spaces low-income people need and how retail is changing the streets
- Environment: how this can be incorporated in the planning process itself
- We also hope that the UDI will consider a development pause in order to give us time and space to plan. Not to freeze everything, but to respect the terms of reference of the process and work with us.

Brian McCulley: I came here with a preconception about what should happen. I think about other experiments in North America that have failed. Listening to the stories today, I wonder if maybe the whole notion of mixed, integrated development is not the way to go. Maybe the new Regent Park model and Woodward's are also going to fail. If this is something we can work on collaboratively and work on together it could be something that could be useful all around the world.

Kevin thanked everybody for coming to the meeting.

Brian: The outcomes of the LAPP will be innovative. The first step of leadership is listening.

Michael undertook to get a working group formed.

**THE MEETING CLOSED AT 12:15PM**

## ATTENDANCE LIST

ORGANIZATION	NAME
City of Vancouver	Kevin McNaney
	Tom Wanklin
	Brian Jackson
UDI	Patrick Santoro
	Curranne Labercane
	Jeff Fisher
	Brian McAulley
	Anne McMullin
	Jon Stovel
Anthem	Rob Blackwell
	Alexa Baugher
Street to Home	Christina Panagio
TL Housing Solutions	Craig Lochhead
Townline	Steve Jedriach
	Rick Ilick
DTES LAPP	Hendrik Hoekema
ALIVE	Scott Clarke
BC Housing	Armin Amolin
Anthem Properties	Eric Carlson
Gallery Gachet	Karen Ward
LAPP/CCAP/CCIA	Phoenix Winter
LAPP	Victoria Rose Bull
Bluesky Properties	Mark Kopinya
Botto Properties	Jeremy Waldman
Diversified Management Inc.	Brent Gooding
	Mike Gooding
Atelier Pacific Architecture	Brian Shioecomi
DNC	Herb Varley
	Ivan Drury
Hastings Crossing BIA	Wes Regan
Strathcona BIA	Joji Kumagai
Salient Group	Robert Fung