

## DTES Local Area Plan Overview

### What is a Local Area Plan?

Local Area Plans are policy documents that provide guidance and direction on a variety of topics, including land use, urban design, housing, transportation, parks and public spaces, cultural infrastructure, social planning, heritage features and community facilities.

### What is the purpose of the DTES Local Area Plan?

The LAP process aims to ensure that the future of the DTES improves the lives of those who currently live in the area, particularly the low-income people and those who are most vulnerable, which will benefit the city as a whole.

Throughout the planning process, the social, economic and environmental impact of current and future policies on the low-income community will be considered. Issues such as the pace of change and how to improve the lives of residents will be points of discussion.



### What has been the process to date?

Since the spring of 2012, the City has been working with the DTES LAP committee, which represents a broad range of community members, including low-income residents. The City has also connected with residents, businesses and other stakeholders to discuss issues and ideas for the future of the DTES. The feedback received to date has helped shape a set of 'emerging directions'. Your comments will inform a draft Local Area Plan that will be presented for further public consultation this fall.



**We are here**



### How do I share my opinion?

There are many ways for you to provide feedback on these emerging directions:

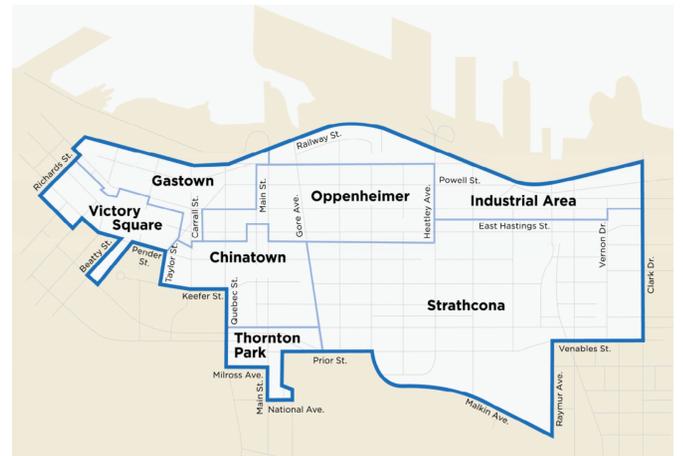
- Attend an open house and speak with staff
- Complete a comment sheet at the open house
- Visit [vancouver.ca/dtes](http://vancouver.ca/dtes) and complete an online version of the comment sheet
- E-mail your feedback to [dtesplan@vancouver.ca](mailto:dtesplan@vancouver.ca)
- Telephone 311 and request to speak to a member of the DTES planning team



## About the Community

The DTES contains some of Vancouver's oldest neighbourhoods and is considered the heart of the city. It is located on unceded Coast Salish territory and has been the urban home of many Aboriginal communities for generations. The area is also home to immigrant Chinese, Japanese, Latino, and European communities, and a large artist community.

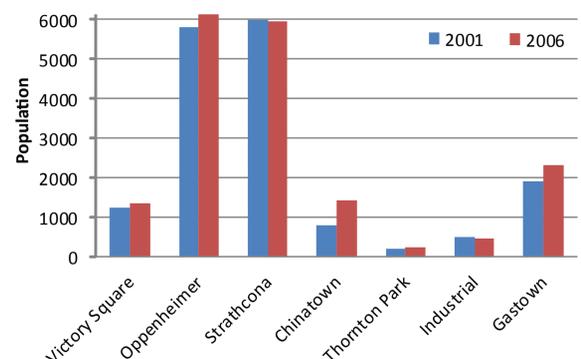
The neighbourhood is diverse, and includes a high-proportion of low-income people due to the non-market and low-cost housing available. Many in the neighbourhood struggle with complex challenges including homelessness and affordable housing, unemployment, physical disabilities, addictions, and mental health issues. As a result, the area has numerous non-profit organizations, service agencies, and community groups that offer critical support to this vulnerable population.



DTES Neighbourhoods and Local Area Plan Boundaries

## Population Growth 2001 - 2012

- In 2011, the total DTES population reached 18,500
- Most neighbourhoods in the DTES have more men than women



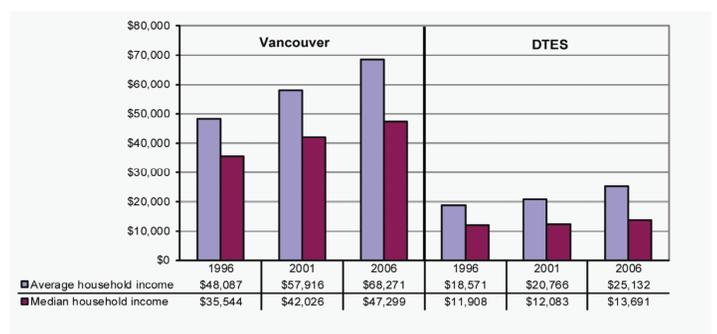
## Age Profile

- 52% of DTES residents are age 45 or older
- 22% are seniors (age 65+)
- 10% are children and youth

	DTES		Vancouver	
	2001	2006	2001	2006
Under 5 Years	335	435	23,695	24,730
5 - 19 Years	1,295	1,520	77,555	78,685
20 - 44 Years	6,415	6,675	246,045	249,725
45 - 65 Years	4,655	5,660	128,050	148,925
65+ Years	3,675	3,740	70,325	75,990

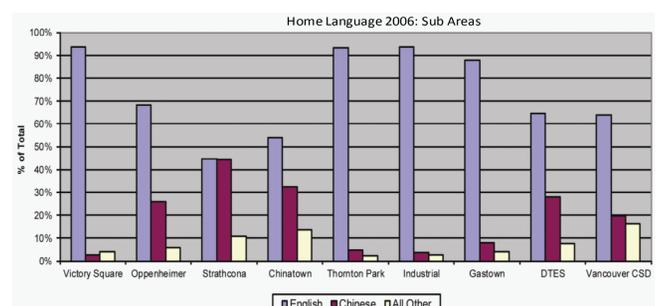
## Household Income

- Households in the DTES have the lowest median income (\$13,691 per annum) compared to the rest of the city (\$47,299 per annum)



## Language Spoken at Home

- Over half of DTES residents speak English as their primary language
- Chinese (including both Mandarin and Cantonese) is the next most popular language spoken at home.



## Employment

- In 1996, 39% of DTES residents considered themselves part of the work force, 73% were employed and 27% were unemployed.
- In 2002, over 20,000 people were employed by 2,300 businesses. Of these, 13% also lived in the DTES with the remainder commuting from other parts of the city.
- The number of people employed in the DTES appears to have remained more or less stable in the last 10 years. Most recent data shows 19,948 employees in the DTES.
- There are many different economic activities in the area, including manufacturing, retail, offices, tourism and hospitality, social services, and accommodation providers.

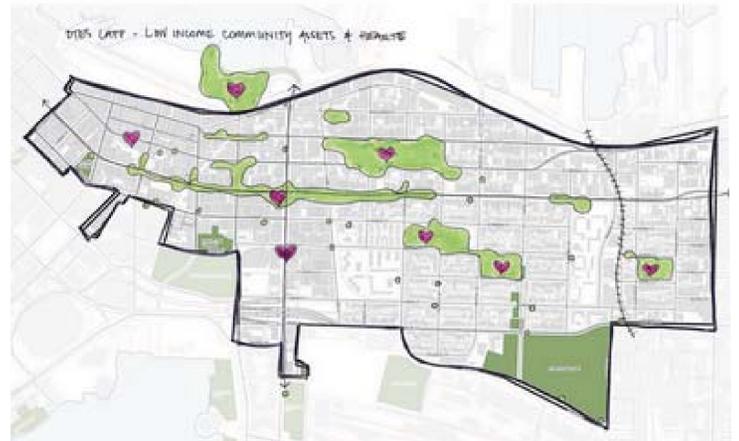
## Engaging the Low-income Community

This summarizes the key issues in the DTES (see below) and represents only a small fraction of hundreds of diverse perspectives and experiences collected from the public, social and housing providers, cultural service providers, and business improvement associations

### Key Issues:

#### Our Well-Being

- Gentrification is compromising residents' sense of inclusion, belonging, safety and connectedness of residents
- Many residents are dependent on welfare and pensions
- Barriers prevent access to health and social services
- Poverty and unemployment levels are high
- Access to affordable and nutritious food is inadequate
- Lack of accessible and affordable childcare; the highest demand is for infant/toddlers (0 – 3 years) and school age children (5 to 12 years)
- The safety and security of vulnerable residents is a concern



#### Our Homes

- A high number of homeless in the area due to gentrification and loss of social housing programs
- Poor housing conditions and a shortage of social housing with self-contained accommodation create living challenges
- Pace of change, rising rents and land values are displacing low-income tenants
- SRO rents are increasing over time
- The SRO replacement program is too slow and the stock is ageing (and has declining standards of maintenance)
- Increasing land values will create fewer options for acquiring land for social housing on stand-alone sites
- The welfare shelter rate is too low (not enough singles units are affordable at welfare level income)
- Shortage of provincial and federal funding for required housing choices.



#### Our Places

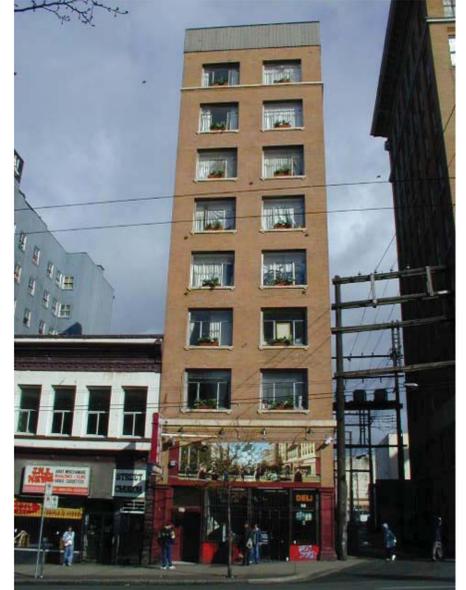
- Inappropriate land use and development are leading to gentrification
- Appropriate land use is needed in the right locations to reduce social impacts
- Market developments are raising land values and displacing local residents and businesses
- Public places require improvements and protection; too few parks and open spaces
- Streets and lanes are not safe due to traffic speeds and crime
- Aging recreation facilities need improvements
- Low-income residents don't always feel at home in their own gathering places
- Lack of stewardship and feelings of neighbourhood care and responsibility



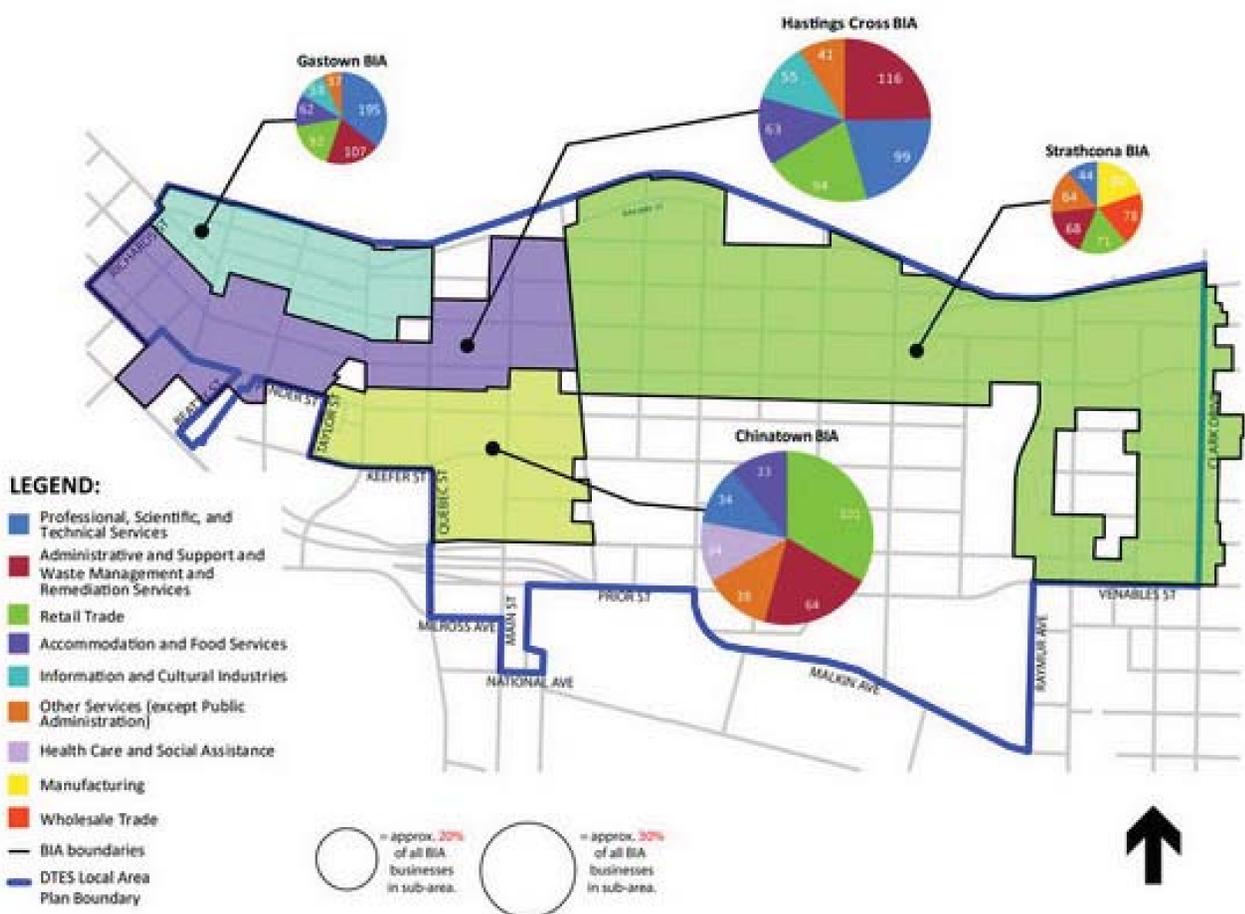
## Engaging the Low-income Community

### Our Livelihoods

- Poverty, unemployment and underemployment
- Many storefronts are vacant and properties are deteriorating
- Artists and local-serving businesses are being displaced
- Affordable, local-serving stores and restaurants are in short supply
- Increasing pressure is being put on redevelopment and the need to revitalize the economy
- The informal survivalist economy is a vital part of the DTES, but it is relatively unknown and fragile
- Many people are dependent on informal livelihoods and support systems rather than formal employment

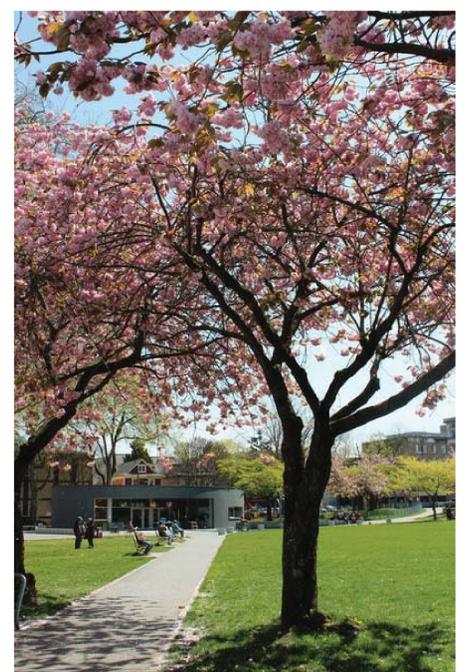


Type + Number of Businesses for each BIA Sub-area in the DTES



### Arts, Culture, and Heritage

- Affordable, multi-use studio space for all disciplines is in short supply
- Local artists are finding it difficult to maintain their livelihoods due to rising costs, regulations, and barriers to entrepreneurial creative-sector enterprises
- Organizational and individual capacity limits affect the sustainability of the creative sector
- Cultural and heritage assets are threatened by the pace of change



## Overall Principle

Planning in the DTES strives to ensure that the uniqueness of the area is recognized, and that special tools and approaches are created to maintain existing neighbourhood character and revitalize the area without displacing existing residents.

### Other Principles:

1

#### Neighbourhood Development

Planning in the DTES strives to ensure that:

- The diverse neighbourhoods maintain their distinct character and roles;
- The area remains mixed-use, allowing residential, commercial, industrial, civic, and institutional uses, as well as parks and open space;
- Building height (including historic height) and scale remain generally low to mid-rise, with new development informed by the existing building's view cones;
- Support ongoing community involvement in planning of the area
- Amenities for the low-income community are prioritized in new development, and;
- Growth is directed to suitable locations to enhance the area overall.

These DTES development principles support the city-wide principle of **achieving a green, environmentally sustainable urban pattern**

2

#### Housing

Planning in the DTES strives to ensure that:

- Access to affordable housing choices in the DTES and across the City are available for low-income people, including the homeless and the working poor;
- Continue to encourage a housing mix in the neighbourhood;
- Conditions of existing low-income housing in the DTES are improved, and;
- A range of supports provide basic needs such as food and health services as well as inclusion and belonging.

These DTES housing principles support the city-wide principle of **supporting a range of affordable housing options to meet the diverse needs of the community**

3

#### Local Economy

Planning in the DTES strives to ensure that:

- The formal economy connects to local needs and local livelihoods;
- Local hiring and social purchasing policies are a priority;
- Residents are given opportunities to earn a living that pays for their basic needs, and;
- Industrial job space is preserved while accommodating new uses and processes, which align with the evolving economy.

These DTES economic principles support the city-wide principle of **fostering a robust, resilient economy**

4

#### Health and Well-Being

Planning in the DTES strives to ensure that:

- Residents' basic needs are available to them, to improve quality of life (especially for vulnerable residents, women, and children), and;
- Residents' sense of community belonging, inclusion, and dignity, which is fundamental to achieving a healthy neighbourhood, is improved.

These DTES safety, inclusion, and belonging principles support the city-wide principle of **fostering resilient, sustainable, safe, and healthy communities**

## 5

### Art, Culture, and Heritage

Planning in the DTES strives to ensure that:

- The arts, cultural, and heritage assets of the area are identified and protected, and;
- The area's diverse cultural heritage is recognized and celebrated (Coast Salish, Japanese-Canadian, Chinese-Canadian, low-income community, labour movement, etc.).

These DTES art, culture, and heritage principles support city-wide principle of **enhancing culture, heritage, and creativity within the city**

## 6

### Transportation

Planning in the DTES strives to ensure that:

- Transportation networks and connections within and through the DTES promote accessibility, efficiency, and safety for all;
- Disabled and physically challenged residents are mobile;
- Access to affordable transit is improved;
- Traffic calming is introduced in major streets, and;
- Cycling is enhanced on selected routes.

These DTES transportation principles support the city-wide principle of **providing and supporting a range of sustainable transportation options**

## 7

### Parks and Public Open Space

Planning in the DTES strives to ensure that:

- Neighbourhood safety and accessibility is improved (lighting, quality of sidewalks, transportation networks);
- Public parks and open / green spaces are improved and increased;
- Public outdoor recreation facilities for all sectors of society (seniors, children, youth, and adults) are improved and increased;
- Spaces for vulnerable people are provided and protected, and;
- Low-income residents feel at home in their own neighbourhood.

These DTES open space and parks principles support the city-wide principle of **providing and enhancing public open spaces, parks, and green linkages**

## 3

