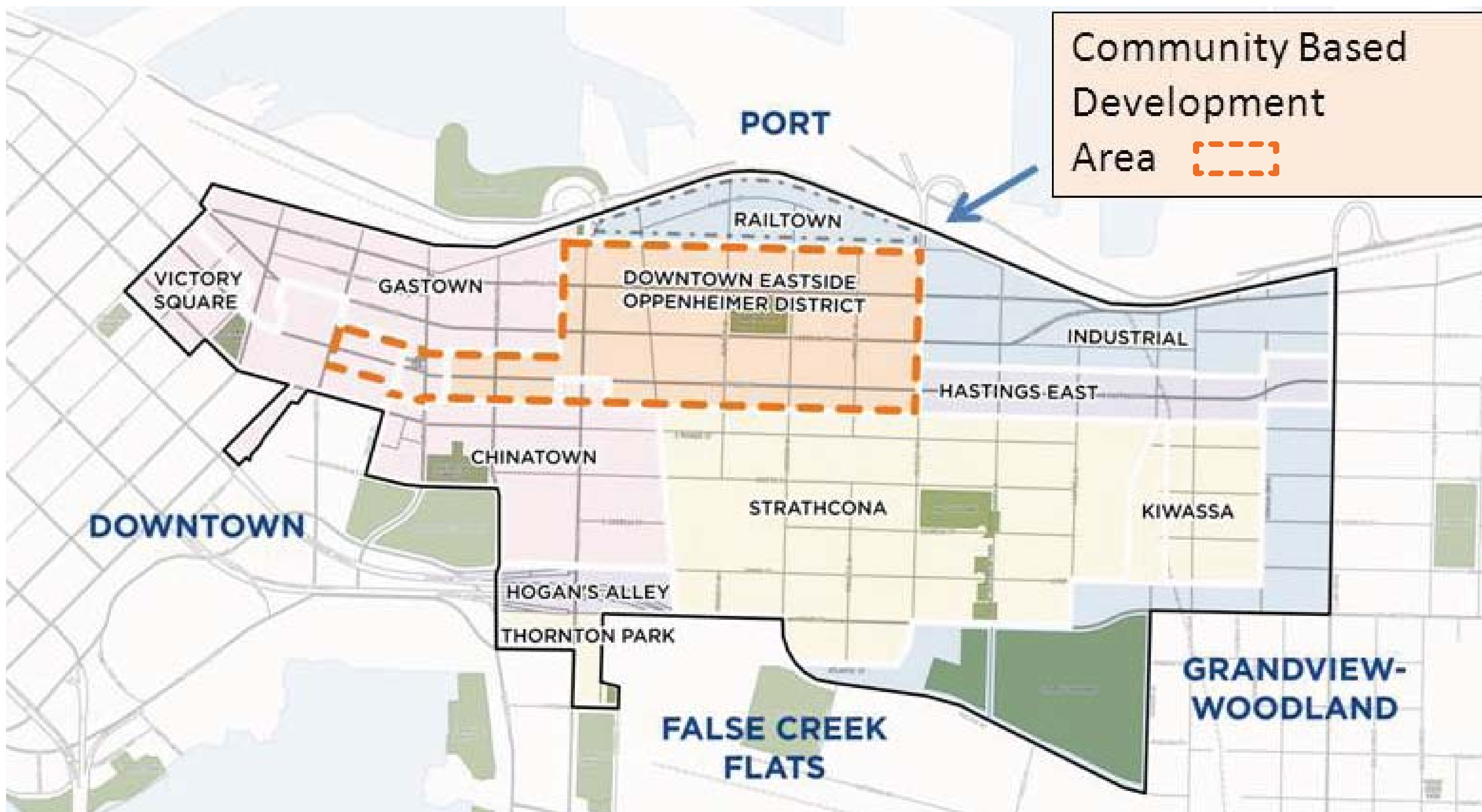


Land use, Built Form, and Development

Context

Many of the City's overall goals relating to affordable housing, sustainability, and economic growth are implemented through development bylaws and policies, which can have a significant impact on communities. In the DTES, the impact of growth and development is felt most by the many vulnerable people who live here. Achieving the City's goals in the DTES means regulating, supporting, and encouraging land use and development in a way that benefits the low-income community while allowing the area to evolve over time.



Community-based Development Area

The Community-based Development Area will be the focus of many directions and actions. Special measures will be taken to ensure that new development and other initiatives benefit the low-income community.

The majority of community assets are located in the Downtown Eastside Oppenheimer District (DEOD) and along Hastings Street, including social housing, affordable food stores, social and peer support services, gathering places, and cultural community places of spiritual significance.

Emerging Directions

- Retain community assets identified by the DTES Social Impact Assessment (from gentrification and displacement) by providing affordable rental space in new development or City-owned buildings.
- Develop new Social Impact Guidelines to ensure new developments achieve more benefits for the low-income community and cause less negative impact.
- Ensure diverse development that reinforces the prevailing and planned scale and character of each neighbourhood, and enhances and retains the social, cultural, and historical diversity of the DTES.
- Engage DTES residents and stakeholders in planning and future development, according to priorities identified through the Local Area Planning Process.

QUICK-START ACTIONS

- Designate the DEOD and a portion of Hastings Street as a Community-based Development Area
- Amend by-laws and policies to support proposed land use and built form revisions and the development of social housing units (see boards 19-21 for details)
- Adopt new Social Impact Guidelines that advise how developments can bring positive benefits to the low-income community and how any possible negative impacts can be prevented
- Pilot an enhanced notification process for major developments in the DTES, to better engage the low-income community in planning decisions

Proposed Policy and Changes

The plan will recognize the distinct character and role of each neighbourhood and provide a range of opportunities to meet the diverse needs of each neighbourhood. The majority of the DTES is proposed to remain under existing land use and development bylaws and policies. Specific areas where changes to existing policies are being considered are identified below.

Community-based Development Area

- Adopt new Community-based Social Impact Guidelines to advise how developments can bring positive benefits to the low-income community and prevent possible negative impacts.

Downtown Eastside Oppenheimer District (DEOD) - all sub-areas

- Focus area for social housing development, with some secured market rental housing.
- Enable the City, government, and non-profit partners to pursue land acquisition for social housing development.
- Affirm existing base density of 1 FSR.
- Consider bonus density for 60% social housing (primarily for singles) with 40% balance as secured market rental housing.

Hastings and Main Area

- Allow development height in the range of 100-120 feet.

Oppenheimer Park Area

- Allow development height up to 50 feet, with consideration of additional height and density for projects that are 100% social housing with sensitivity to Japantown heritage.

Historic Neighbourhoods

Victory Square

- Affirm policy directions in the Victory Square Policy Plan.
- Affirm Historic Area Height Review conclusions by considering rezoning up to 100 feet to support new social housing and heritage building rehabilitation.
- Review retail use continuity requirements on Hastings Street.

Gastown

- Affirm Historic Area Height Review conclusions by maintaining current zoning.
- Encourage delivery of social housing in new developments.

Chinatown

- Implement the Chinatown Neighbourhood Plan and Economic Revitalization Strategy.
- Support the rehabilitation of Chinatown Benevolent Society heritage buildings, particularly those that provide affordable rents.
- Encourage delivery of social housing in new developments.

Higher Building Sites

- Affirm Historic Area Height Review conclusions by considering rezoning on two specific sites in the range of 150 feet, to support new social housing and heritage building rehabilitation.

Proposed Policy & Changes

Residential Neighbourhoods

Strathcona and Kiwassa

- Affirm overall objectives in the Strathcona Plan.
- Maintain and enhance existing residential and heritage character.
- Consider potential need for transition areas adjacent to Hastings Street, and infill opportunities in Kiwassa.

Kiwassa (East of Raymur Avenue)

- Encourage market and non-profit development for new social housing units.
- Consider mixed-use development through rezoning, with 20% social housing (primarily for families) and the 80% balance as market rental or ownership housing.
- Consider development in the height range of 50-70 feet, according to site size and location and neighbourhood and urban design considerations.

Thornton Park

- Support continued transition into a mixed-use neighbourhood.
- Encourage a range of housing types, and consider rezoning to expand social housing.

New Neighbourhoods

Hastings East (Heatley Avenue to Clark Drive)

- Encourage new market and non-profit social housing developments.
- Consider mixed-use development through rezoning with 25% to 30% social housing (for families and singles) and the balance as market rental or strata housing.
- Consider development in the height range of 40-150 feet depending on site size and location and neighbourhood and urban design considerations.

Hogan's Alley (Viaducts)

- Pending a Council decision to remove the viaducts: Support mixed-use development with a range of housing types, parks, and public amenities, and maximize opportunities to deliver social housing.

Industrial Neighbourhoods

General Industrial

- Affirm existing zoning and policies for industrial land, unless otherwise noted.
- **Railtown** - Change industrial zoning classifications to support the existing high-tech industry.

TOMORROW

Looking to Tomorrow

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Board

Proposed Policy & Zoning By-law Changes

