

DOWNTOWN EASTSIDE

Draft Local Area Plan (LAP) Summary

The Downtown Eastside (DTES) Local Area Plan (LAP) provides a clear but flexible framework to guide change and development in the DTES over the next 30 years.

As Vancouver's oldest community, the DTES is home to 18,500 residents and an economy with local and international firms employing 19,500 people in 2,800 businesses. The DTES plan will continue to value and cherish the unique characteristics, including diversity, economic mix, culture and heritage throughout all of its neighbourhoods.

The plan's policies are designed to achieve a thoughtful balance that supports the continued development of a mixed-income community and provides a sustainable, safe and healthy environment for everyone to live and work.

The plan was prepared over a two-year period in partnership with the City, public and Local Area Planning Process (LAPP) committee, which represents community groups, residents, Aboriginal organizations, businesses, housing and social service organizations.

Approximately 4,300 people were involved in the discussions. Focus groups and neighbourhood workshops also helped to define key issues while the Social Impact Assessment (SIA), running in tandem with the planning process, identified key impact areas that have helped to shape the plan's implementation strategy.

The Downtown Eastside is made up of seven neighbourhood areas:

Chinatown, Gastown, Industrial Area, Oppenheimer District, Strathcona and Hastings East Corridor, Thornton Park and Victory Square.

LEARN ABOUT THE DRAFT PLAN

Come to a learning session for a staff presentation and dialogue session on the draft plan:

Thursday, January 30, 5-7 pm
Vancouver Japanese Language School, 487 Alexander Street

Saturday, February 1, 10 am -12 noon
*Strathcona Community Centre
601 Keefer Street

Tuesday, February 4, 5-7 pm
*Chinese Cultural Centre
50 East Pender Street

Wednesday, February 5, 5-7 pm
Woodward's, 111 West Hastings
Second Floor, W2 Room

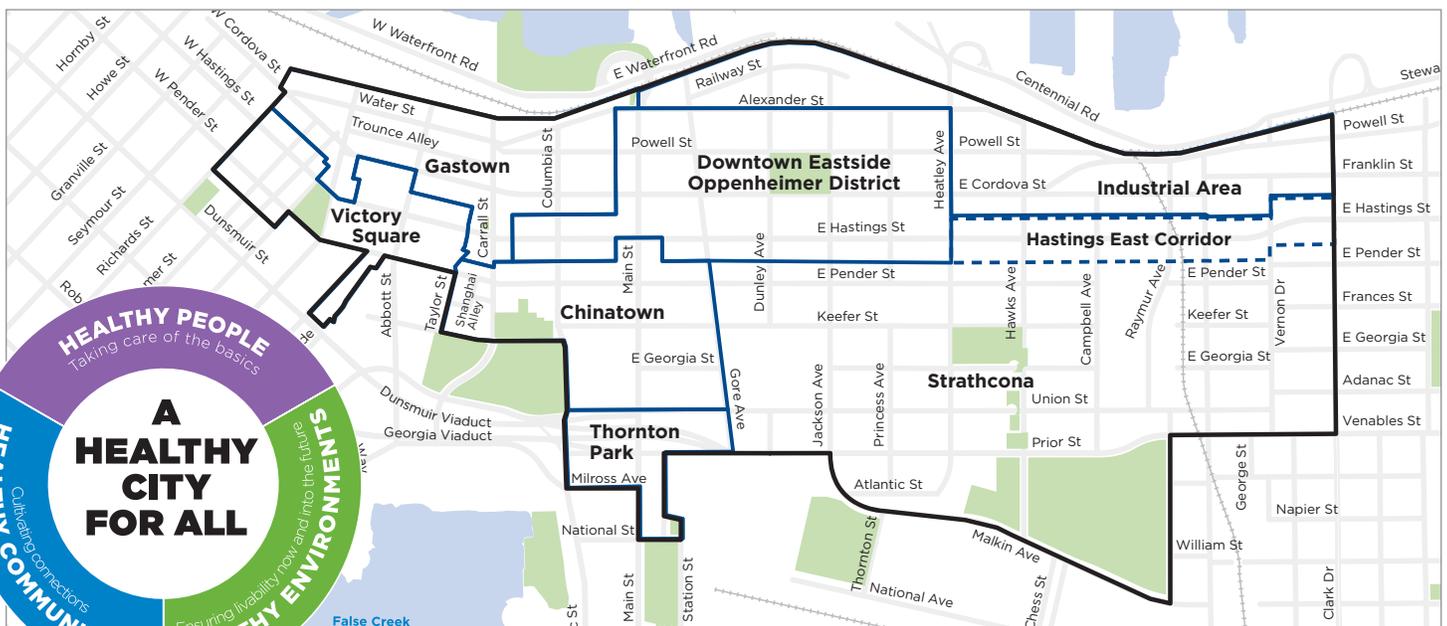
Thursday, February 6, 2:30 -4:30 pm
Carnegie Community Centre
401 Main Street

Saturday, February 8, 10 am -12 noon
*Ray-Cam Community Centre
920 East Hastings Street

All dates will include the same presentation. Due to room capacity limits, please register in advance.

* Chinese language service available

Register at: vancouver.ca/dtesplan or phone 604-871-6168



Chinatown, Gastown, Hastings Corridor, Industrial Area, Oppenheimer District, Strathcona, Thornton Park and Victory Square.



“Time and again, the people of the DTES, regardless of their economic circumstances, have demonstrated their capacity to bring positive change to their area. The local planning work is building on this record. In the face of enormous challenges, widely diverse interests within the community are working together alongside those from outside who have a stake in the area.”

- Mike Harcourt, BCS

NINE OBJECTIVES OF THE PLAN:

30-Year Key Targets:

- 3,000 units of secured market rental housing
- 8,850 units of new affordable homeownership
- 4,400 new social housing units inside the DTES
- 3,350 social housing units outside the DTES
- 1,650 rent subsidies
- 2,200 upgrades to single-room occupancy (SROs) units
- 1,900 scattered supportive housing sites
- 3,500 employment opportunities
- 3-5% growth in businesses and reduction in empty storefronts
- Two new affordable grocery stores

Improved Well-Being for All

- Create new childcare and after-school care spaces for children up to 12 years old.
- Prepare a renewal strategy for social facilities and nonprofit community space including the Evelyne Saller Centre and the Carnegie Centre.
- Expand access to affordable, nutritious, and culturally-appropriate foods.
- Enhance sense of safety, inclusion and belonging.

Healthy Homes for All

- Encourage development of new units of affordable market rental in the DTES.
- Support new affordable homeownership for families and single residents.
- Increase social housing development in the DTES through partnerships and inclusionary policies: 20% in Kiwassa, 20-30% in Hastings Corridor and 60% in the Downtown Eastside Oppenheimer District.
- Pursue rent subsidies from the provincial government to increase affordability in existing social and private market rental housing.
- Actively seek improvements to public and private SROs.
- Facilitate inter-agency collaboration to deliver additional health supports for residents with mental health and addiction issues.



Vibrant and Inclusive Local Economy

- Retain and enhance the business environment to encourage more local businesses.
- Enhance retail that serves the local population.
- Provide opportunities to create and maintain industrial lands.
- Help establish new retail centres on Hastings Street to serve the local community.



- Increase employment by encouraging inclusive local hiring opportunities.
- Work with post-secondary institutions to provide skills training to help people obtain employment.
- Encourage social enterprise and green enterprise.
- Support opportunities for local procurement, market-selling, small business and micro-enterprise opportunities for residents.
- Find a permanent home for the DTES street market
- Use City-owned spaces for community assets.

Improved Transportation Infrastructure and Safety

- Improve street lighting and upgrade streets, curb bulges and sidewalks to make walking more convenient and safe, especially for seniors, school children and residents with mobility challenges.
- Add walking and cycling routes and connections with improved comfort and safety.
- Prioritize transit and transit amenities for bus passengers.
- Support the local economy through more efficient goods movement and loading facilities.

Arts and Culture Opportunities

- Create affordable, accessible cultural, performance and gathering spaces, and community events.
- Promote opportunities, wherever possible, to involve local artists and strengthen artists' entrepreneurial capacity and skills.
- Create more opportunity for art in public spaces.

Celebrate Heritage

- Support efforts to identify, conserve and celebrate tangible and intangible heritage assets in the DTES, including Aboriginal heritage.
- Support Japanese Canadian heritage initiatives and revitalization of the Japantown area.
- Support preservation and rehabilitation of the Chinatown Society heritage buildings as cultural anchors.
- Identify, preserve and improve places with social and cultural meaning to reflect broader heritage values.
- Review, extend and expand the Heritage Building and Facade Rehabilitation Programs.

Improved, Safe, Accessible Parks and Open Space

- Improve existing and new opportunities for mini parks, plazas and open spaces.
- Improve community access and programming in plazas and gathering spaces, and encourage community stewardship.
- Rehabilitate Blood Alley Square/ Trounce Alley in conjunction with adjacent development.
- Pursue public access to the former CPR right-of-way to enhance walkability and public amenities.
- Explore opportunities to improve access to CRAB Park.
- Review existing street trees to fill gaps and replace ailing trees.

Community Place-Making

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

Well-Managed Built Form

- Amend land use and development policies and by-laws to support LAP implementation.
- Adopt DTES Rezoning Policy to guide future development, land use and buildings.
- Develop urban design guidelines for major areas of potential change such as Hastings East.



WHAT HAPPENS NEXT?

The 30-year DTES Local Area Plan will be reviewed every 10 years to monitor how well it meets the public's needs. Implementation will be supported by a social impact framework, and use an innovative approach with the City working in partnership with the public and holding regular community forums to ensure community priorities are taken into account.

The DTES Local Area Plan will be implemented through the following six implementation strategies:

- Land use and development policies and by-law amendments
- Social impact framework that uses innovative ways to look after community assets
- Community and stakeholder partnerships
- Public benefits strategy
- Single-room occupancy hotel strategy
- Implementation of an Action Plan

Next steps:

- Staff briefings to share chapters with committee members and receive input from the LAPP Committee on the draft plan
- Community outreach
- Meetings with stakeholder organizations to receive comment
- Completed draft document will go to Council for consideration by March 2014

DTES Social Impact Assessment

The Social Impact Assessment (SIA) was prepared as part of the LAPP process to examine how future developments and land use changes could affect the low-income community in the area. The SIA identifies impacts before any development is implemented to help maximize the positive effects on a community while minimizing the negative.

It also helps ensure that communities are included in processes that affect their neighbourhood and lives. Over 600 people, including representatives from vulnerable groups and the LAPP SIA Reference Group, helped shape the SIA's key themes and objectives.

SIA Goals

- Maintain places important to the health and well-being of vulnerable residents.
- Focus future planning on areas where gaps exist.
- Monitor and measure progress and impacts of developments.

DTES LAP Social Impact Objectives

- Ensure that developments and businesses fit in with the DTES neighbourhood and offer needed services or amenities
- Encourage a range of housing, particularly new and improved social and affordable housing for the homeless, low- and moderate-income singles and families.
- Ensure a mix of development that respects heritage assets, scale, urban pattern, and social and community context.
- Improve the overall quality, safety, accessibility and inclusiveness of DTES places, recognizing the uniqueness of each sub-area.
- Maintain a variety of businesses and support affordable spaces for social enterprises and small businesses that provide low-cost goods and services for residents.
- Encourage hiring of local residents and using local goods and services in the construction, operation and maintenance of new developments.
- Maintain health and social services in the community, and access to community gathering spaces, food and shelter.
- Retain, preserve and celebrate local heritage, arts and culture for all.

FOR MORE INFORMATION:
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