

Planning Vancouver Together

*Slides presented
July 29, 2020*

Breakout Group 2: Retail, Commercial Areas

Employment Lands & Economy Review
External Advisory Group #4

2.



Retail-Commercial Areas

- **Economic Recovery Actions** Identified **So Far**
 - 1-3 year timeframe
- **Draft Longer Term Policy Ideas** to Explore with Community through Vancouver Plan process
 - 30 year timeframe
- **Draft Objectives** to Explore with Community through Vancouver Plan process
 - 30 year timeframe

Retail-Commercial Areas:

Recovery Actions Identified So Far

- **Assist Businesses and Landlords to Fill Vacancies Quickly**
 - Approved Occupancy Database (TBC - Subject to Resourcing)
 - Retail Continuity Policy Review
 - Pop-Up/ Temporary Uses, Including Social and Cultural
 - Artist Studios (work only)
 - Track Change-indicators for Future Policy
- **Provide Supports for Small Businesses and Business Districts**
 - Commercial Tenant Relocation /Retention; Legacy Businesses; Social Impact Assessment
 - Enhanced on-line Business Guides; Permanent Business Communication & Support Office
 - Partner with BIAs, VEC, Small Business BC and Others to Deliver Direct Assistance (e.g. for Digital Transformation) and Area-wide Marketing
 - Ways to Further Prioritize Procurement from Local-serving Businesses & Social Enterprises

Retail-Commercial Areas:

Recovery Actions Identified So Far

- **Advocate for Senior Government Actions to Support Retail-Commercial Areas**
 - Split Assessment; Commercial Property Tax Deferral
 - Funding for Implementation of Digital Transformation Education and Support
- **Expand/Innovate Use of Public Space for Formal and Informal Economic Activities**
 - Temporary Patios /Plazas /Outdoor Retail, Public Space Activations, Vending
- **Continue /Expand Urgent and Recovery-focused Public Realm Maintenance and Improvements**
- **Address Mobility /Access for Customers and Employees, through Mobility Recovery Plan**

Retail-Commercial Areas: Draft **Longer Term Ideas** to Explore w/ Community

- **Accelerate Public Space Enhancement to Support Customer Traffic and Public Life**
 - plazas and parklets
 - safety/perception of safety,
 - long-term maintenance
 - quality of public realm
- **Support Downtown Granville Street Refresh**

Retail-Commercial Areas: Draft **Longer Term Ideas** to Explore w/ Community

- **Continue to Pursue Initiatives that Support Small Businesses & Business Districts**
 - Track Change → Potential Policies /Timing
 - Incentives - Chronic Vacant Premises
 - Storefront Expression /Business Mix
 - New Business Models: Pop-ups, On-line Sales, Co-location etc
 - Usability /Flexibility of New Commercial Units

Retail-Commercial Areas:

Draft **Longer Term Ideas** to Explore w/ Community

- **Continue to Improve Permitting & Outcomes for Commercial Space Renovation /Change of Use**
 - Streamlined /Coordinated Processing
 - Simplification /Alignment: Building, Zoning, Licensing
 - Assist Applicants /Commercial Renovation Centre
- **Continue to Improve and Expand Business Information /Resources**
 - User-oriented Information /Resources (e.g. On-line Business Guides)
 - Direct Business Support (e.g. Partnerships; Ongoing Business Support Office)

Retail-Commercial Areas: Draft **Longer Term Ideas** to Explore w/ Community

- **Ensure High Quality Customer and Employee Transportation Access Within and To/From Retail/Commercial Districts**
 - Pedestrian Connectivity/Wayfinding,
 - Transit Networks, and Cycling Infrastructure
 - Vehicular Access and Parking for Destination Businesses
- **As Part of the Urban Freight Strategy, Develop Strategic Directions to Support Last-mile Logistics incl. Storage and Delivery**

Retail-Commercial Areas:

Draft **Longer Term Ideas** to Explore w/ Community

- **Continue to Monitor Impacts of COVID on Demand for Retail-Commercial Space**
- **Over the Long Term, as Needed, Work with Community to Explore Ideas To Improve Supply /Diversity of Neighbourhood Retail-Commercial Space. Potential Ideas Include:**
 - Parallel Mixed-use; Neighbourhood-scaled Offices; Home-based Businesses, etc.
 - Enlarging or Merging Existing Small Commercial Strips /Nodes
 - Legacy Corner /Grocery Stores; New Neighbourhood-scaled Clusters and New-generation Corner Stores
 - Commercial-only; Second Floor Office; Existing Shopping Centres & New Hubs, Neighbourhood Connections, etc.

Retail-Commercial Areas:

Draft Objectives for Vancouver Plan

In 2050, Vancouver has a thriving network of vibrant, resilient retail-commercial areas with the right supply of commercial spaces meeting the needs of a growing and diverse population.

Our retail-commercial areas are functioning as the heart of complete and healthy communities, providing needed opportunities for small, independent businesses, and fostering innovation and entrepreneurship.

Shopping districts are sustaining a mix of business, community and cultural uses that reflect the needs and character of local neighbourhoods, while supporting destination and visitor functions appropriate to each area's economic role.



Discussion Question: “Feedback on Theme”

Did we miss anything? What did you like/dislike?

Are there other initiatives Vancouver should be aware of/ involved in?