

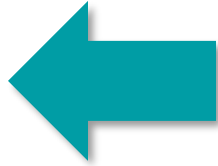
Planning Vancouver Together

Employment Lands & Economy Review Quick Start Actions
Retail Continuity Policy Review

January 21, 2021

Employment Lands & Economy Review

Emerging Directions
for consideration through the
Vancouver Plan



Quick Start Actions
to support small business,
non-profits and community-
wellbeing

ELER Quick Start Actions

Referred to Public Hearing at November 24, 2020 Council Meeting:

- a) Zoning and Development By-law Amendments to Remove Barriers to New Work-only Artist Studios in Industrial Areas (RTS 14083)
- b) Mount Pleasant I-1 Amendment and New I-1C District Schedule (RTS 14082)
- c) Downtown-Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses (RTS 14081)**
- d) Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores (RTS 14080)

Background

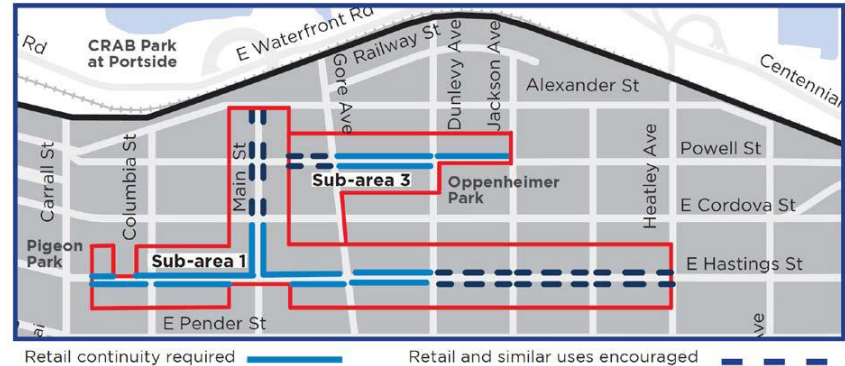
- Retail continuity policies support active and vibrant pedestrian-focused streets by maintaining and reinforcing continuous retail and other similar activities of ground floor storefronts.
- Introduced in 1982.
- Within the Downtown Eastside (DTES), retail continuity policies apply in the Victory Square and Downtown Eastside Oppenheimer District (DEOD) sub-areas.
- Exception Clause - There is an exception to retail continuity requirement for DEOD sub-area 1 where the Development Permit Board or Director of Planning may permit social services, general office or health care uses on frontages on Hastings Street for a limited time.

Retail Continuity Policy Updates

- The DTES Plan has policies to review the Retail Continuity Policy to:
 - increasing pedestrian activity, commercial and service uses, and
 - general vitality to Hastings, Main, and Powell Streets
 - removing barriers to new enterprises, development, and creativity
- Retail Continuity Policy is working in the Victory Square sub-area.
- Conditions in DTES DEOD have changed since 1982: more vacancies, social health challenges, reduced retail interest and increased need for community-serving uses.
- Policy review needed in the DEOD Official Development Plan (ODP) to address the challenges.
- Additional ground-floor uses will allow for more active storefronts and space for much needed services

Proposed Action

- Extend the retail continuity exception clause to properties fronting Main Street within DEOD ODP sub-area 1 Main/Hastings;
- Update the types of uses listed in the exception clause from 'social service centre, general office, or healthcare office uses' to 'uses required to serve the educational, cultural, health, social, recreational or local economic development needs of the local community'; and



- Add the same exception clause to properties fronting Powell Street in DEOD ODP sub-area 3 Powell Street.

Recommendation

- Amend the DEOD ODP to expand the exception clause to provide additional flexibility in uses for storefront spaces at grade in the Downtown Eastside.