

The Vancouver Plan

FOCUS ON: EQUITY-DENIED GROUPS

Phase 3 Engagement Summary

CITY OF VANCOUVER

October - December 2021

Acknowledging the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

This place is the unceded and ancestral homelands of the həm̓q̓əmin̓əm̓ and Sḵwxwú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Sḵwxwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) nations (MST), and has been traditionally stewarded by them since time immemorial. These lands continue to be occupied by settlers, and Indigenous peoples face ongoing dispossession and colonial violence. Despite systematic and institutional efforts to eradicate their communities and cultures, the resilience, strength, and wisdom of MST have allowed them to revitalize their languages and cultures, and exercise sovereignty over their lands.

Recognizing the lives, cultures, languages, and peoples of this land, the process of Planning Vancouver Together seeks to build on our commitment as a City of Reconciliation. Through the Vancouver Plan, we hope to strengthen reciprocal relationships with each of the three host Nations to ensure we move forward together toward a city truly worthy of this amazing place. Settler Vancouver residents have a responsibility to the host Nations and the Indigenous peoples that have stewarded these lands to tangible actions and a commitment to reconciliation through decolonization.

A Special Thank You

A Better Life Foundation
Affordable Housing Societies
African Descent Society BC
Ann Livingston
Asian Canadian Equity Alliance Association
Bao Ve Collective
Buy Social Canada
Carnegie Community Centre
Catalyst
Cedar Cottage Neighbouhrood House
Chinatown Historic Area Planning Committee (CHAPC)
Chinatown Legacy Strwardship Group (LSG)
CIRES
CleanStart BC
Collingwood Neighbourhood House
Connective Support Society
Covenant House Vancouver
Creating Accessible Neighbourhoods
Cross Cultural Walking Tours
DTES Coordinated Community Response Network
DTES Neighbourhood House
EMBERS Eastside Works
Exchange Inner City
First United Church
Frog Hollow Neighbourhood House
Gastown BIA
Hives for Humanity
hua foundation
ISSofBC
Joyce Street Action Network
JustWork
Kathara Pilipino Indigenous Arts Collective Society
Kathy Shimizu
Kitsilano Neighbourhood House
Kiwassa Neighbourhood House
La Boussole
Langara YMCA
Louise Schwarz
Marpole Oakridge Family Place
Mission Possible
MOSAIC
National Pilipino Canadian Cultural Centre
Open Door Group
Out On Screen
Pacific Community Resources Society
PLEA Community Services
Potluck Café Society
Powell Street Festival Society
Rainbow Refugee
Ross Street Gurdwara
Scott Maxwell
Shan Shan Li
Sher Vancouver
Society for Children and Youth of BC
South East Asian Cultural Heritage Society
South Vancouver Neighbourhood House
Strathcona Community Centre
Terra SPRE
The Binners' Project
The Kettle Friendship Society
Union Gospel Mission
Urban Core
Urban Horse Project
Vancouver Aboriginal Friendship Centre
Vancouver Area Network of Drug Users (VANDU)
Vancouver Association for Survivors of Torture
Vancouver Cohousing
Vancouver Tenants Union
Vancouver Women's Health Collective
WAVAW Rape Crisis Centre
Women Transforming Cities International Society
YWCA Metro Vancouver

Note: many participants did not identify by name or organization. We are grateful for all who gave their time and expertise.

Introduction

The Vancouver Plan process was launched in 2019 by the City of Vancouver, and aims to develop a long-range plan to guide growth and change across Vancouver through to 2050. The initiative has involved different phases of work, each of which have been complemented by various public engagement activities. Phase 1 included a broad call for ideas about the future of the Vancouver, while Phase 2 involved exploring key opportunities for change, and deeper investigations of housing and complete neighbourhoods.

In October 2021, the City undertook a series of Phase 3 engagement activities that sought feedback on emerging directions for the Vancouver Plan, including input on:

- 3 Foundational Principles (Reconciliation, Equity, Resilience)
- 3 Big Ideas (Equitable Housing & Complete Neighbourhoods, An Economy that Works for All, Climate Protection and Restored Ecosystems)
- 3 Areas of Change (Transit Areas, Neighbourhood Shopping Areas, Low-Density Residential Areas)

The Vancouver Plan approach to public engagement is grounded in a set of seven engagement principles that were approved in 2019. These principles, and in particular principle #6, speak to the need to ensure a process that includes all voices.

As part of this work, Phase 3 engagement included an array of activities, many of which were undertaken with equity-denied groups and/or the non-profit organizations that work with and serve them. Outreach took the form of focus groups, drop-ins, info sessions, workshops, surveys and presentations.

This report summarizes some of the key learnings that emerged through these conversations. It is intended to complement two other Phase 3 engagement reports which can be found online at vancouverplan.ca:

- Phase 3 Engagement Summary – An overall synopsis of all engagement activities and outcomes
- Phase 3 Youth Engagement Report – A write-up of activities focused on younger residents.

Vancouver Plan Engagement Principles

In July 2019, Vancouver City Council approved the following principles to guide public engagement during the Vancouver Plan planning process:

1. Advancing reconciliation
2. Going to where people are
3. Ensuring many ways to be involved
4. Making it easy, fun + relevant
5. Supporting community leadership
6. **Including all voices**
7. Engage with neighbourhoods

While some of these principles have shifted through the first two phases of engagement, they are important to acknowledge as underpinning this work. For more background on the Vancouver Plan, its Council approved engagement principles and emerging approach please visit: vancouverplan.ca

What is an Equity-Denied Group?

Equity-denied groups are people who face systemic barriers to equal access, including participation in public processes, and discrimination. These groups are some of the most under-served and marginalized in our communities because of the barriers they face, and include: people who identify as Indigenous including xʷməθkʷəy̓ əm (Musqueam), Sḵwx̱ wú7mesh (Squamish) and səl̓ilwətaʔɬ (TsleilWaututh), and urban Indigenous people; Black people and people of African descent; people of colour and racialized people; people with disabilities; people who live with mental health challenges; deaf and hard of hearing people; LGBTQ2+ and gender diverse people; people with low incomes; refugees, newcomers, and undocumented people; minority language communities; women and girls; or youth and seniors.

The City of Vancouver's Equity Framework (https://vancouver.ca/files/cov/equity-framework.pdf) states that the Federal Employment Equity Act introduced the term equity-seeking groups to refer to designated groups facing discrimination. The term equity-denied groups, used by the City, is an alternative to that term, which more explicitly recognizes the refusal to include certain groups. Since equity benefits all people, everyone should be seeking equity, though only some have been denied equity.

It is important to acknowledge that these groups are by no means mutually exclusive, and that many face multiple, intersectional experiences and barriers. Equity is a lens and core principle of the Vancouver Plan and it is important to articulate how systemically-excluded groups were involved in shaping the process so our approaches can be adaptive and responsive to the unique needs of our diverse communities. Equitable engagement is the beginning of fostering relationships and trust needed to create a future together that acknowledges and values the knowledge and lived experience of our communities.

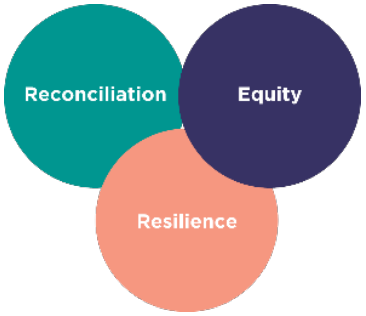
Phase 3 Engagement Topics

Phase 3 engagement was built around the following topics: Three Foundational Principles that are central to the Vancouver Plan, Three Big Ideas to guide the growth and change, and Three Areas of Change that will serve as key opportunities for the future of the city. This section provides a more information on each of these.

Three Foundational Principles

There are three Foundational Principles at the heart of the Vancouver Plan:

1. **Reconciliation:** The Vancouver Plan will work towards reconciliation efforts in bold and meaningful ways. This starts with engaging the xwməθkwəy̓əm (Musqueam), Skwxkwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations and Urban Indigenous Voices in the planning and decision making process.
2. **Equity:** Planning efforts will strive to deliver a city that is fairer and more equitable for all residents, regardless of their background or lived experience. At the same time, public participation efforts will seek to reach the voices of our most marginalized residents helping to ensure the creation of more inclusive policies in the Vancouver Plan.
3. **Resilience**: The Vancouver Plan will contain specific strategies that will help us prepare for an uncertain future – so we can respond and adapt to significant shocks and stressors like earthquakes, climate change, and pandemics.



Three Big Ideas

Based on previous engagement work, Three Big Ideas were identified that will let us build on what we love and be responsive to our challenges.







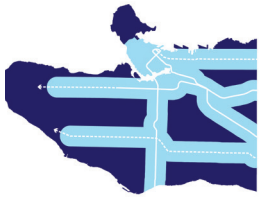
Equitable Housing & Complete Neighbourhoods– Allowing more housing options to ease the housing affordability crisis. Creating opportunities for everyone to choose a livable neighbourhood that best meets their needs.

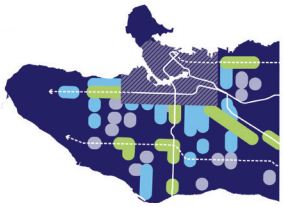
An Economy That Works for All - Protecting and expanding areas for business and employment while continuing to focus major office uses in key business districts. Adding more jobs space to neighbourhoods so they better support people's livelihoods. Ensuring a mix of housing, jobs, shops and services close to rapid transit and services close to rapid transit.

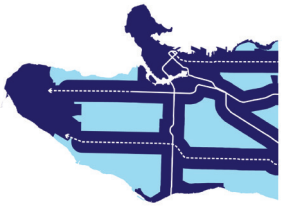
Climate Protection & Restored Ecosystems – Creating "people-first" streets that are safe and attractive and let people move around by walking, rolling, biking and transit. Supporting construction and building methods that reduce energy consumption as we move towards a zero-carbon city. Urban design and infrastructure that responds to, and increases resilience to, climate change.

Three Areas of Change

While the Vancouver Plan will provide overarching land use and policy directions for all of Vancouver, Phase 3 activities focused on Three Areas of Change that will play a prominent role over the next 30 years. These areas were identified through previous engagement input, and technical analysis.







1. **Rapid Transit Areas** – areas within a 10 minute walk (roughly 800-1000m) of rapid transit. Existing and proposed rapid transit areas including those found along the Expo, Canada and Millennium lines, Broadway, and key streets like Hastings, 41st Avenue and 49th Avenue, offer opportunities to add much needed affordable housing, retail shops, jobs, and amenities.
2. **Neighbourhood Shopping Areas** - the heart and soul of our neighbourhoods, these areas offer opportunities to advance the Three Big Ideas, ensuring more people live within an easy walk/ roll of their daily needs, while also supporting local shops and businesses.
3. **Residential Areas** – for the purposes of Phase 3 engagement, this refers to neighbourhoods with a high proportion of low-density (i.e. single detached) housing. Many of these areas have declining populations, with few shops and services within close walking distance of homes. Adding more housing and retail options in these neighbourhoods for more families will reinvigorate these areas, schools, and community centres.

Approach

In an effort to bridge some of the barriers that often exist in consultation processes, specific Phase 3 engagement activities were developed for (and with) equity-denied groups. In addition, the broader array of engagement activities were reviewed with an equity lens, and several supports were put in place to ensure better participation of equity denied groups:

- The City-wide online survey and background materials were available in eight (8) languages, promoted through various community networks and language-specific social media advertising.
- In-person language translation was available at several pop-up engagement events.
- Planning staff partnered with a number of community organizations to host in-person "pop-up plus" neighbourhood events to hear from members of equity-denied groups.
- Online workshops provided ASL(American Sign Language) services.
- Paper copies of materials were available at pop-up booths, the CityLAB space at 511 West Broadway, and at community facilities throughout the city for people who have limited access to phones and the internet.
- Key engagement materials were revised into an age-appropriate format for younger participants.
- Stakeholder meetings included two (2) large workshops with non-profit operators serving equity-denied groups, as well as key service providers in the Downtown Eastside (DTES).
- Financial compensation, translation support, and refreshments were available at several engagement events in an effort to remove these barriers for participants and ensure a wide variety of voices were included in the process.

This report focuses on the specific learnings generated through the pop-up engagements, focus groups, drop-in sessions, interactive activities, virtual meetings and facilitated discussions with equity-denied groups. Further information on survey results, neighbourhood workshops, or youth engagement can be found in separate summary reports available at vancouverplan.ca.

Data Limitations

The Phase 3 engagement sessions took place as the city was coming out of the fourth consecutive wave of the Covid-19 pandemic. The engagement that took place was limited in several key ways and did not reach as many people, especially those from equity-denied groups, as it had hoped to. To that end, the results of the engagement process with equity-denied groups reflects a snapshot of participant perspectives, and not a representative assessment of the city's population. While imperfect, the City of Vancouver is grateful for the people who did participate in spite of these circumstances. The City continues to seek ways to improve its engagement practices by centering and integrating equity in all land-use planning engagement

processes.

What We Heard: A Summary of Key Findings

Planning Topics

Some reoccurring themes emerged through the various engagement events. The following section organizes these by topic:

- **Housing** – the need for secure, stable and adequate housing for all people across a range of housing types and neighbourhoods; additional support for homeless people.
- **Affordability** – the pressure placed on people with low incomes and every day cost of things like food, transit and internet; fear of displacement from unaffordable housing and neighbourhoods.
- **Public Space** – the need for dignified, accessible and safe public spaces for all times of day and seasons especially for people with disabilities and seniors; the walkability of neighbourhoods.
- **Safety** – seniors' safety and ability to move around the city, use the roads and access services; safe space and recognition for the spectrum of ways people earn a living (informal to formal).
- **Land use/Density** – the negative impacts of land speculation, displacement and gentrification; the need for more distribution of density across the city, holistic thinking and planning in relationship to existing plans (e.g. Chinatown, DTES, and NEFC plans); the need for a diversity of amenities, local and culturally-appropriate goods, services and shops.
- **Inclusion** – the involvement of Indigenous people in all aspects of decision-making and representation; intersectionality, diversity and equity in the voices heard by the City; more work on anti-racism, anti-hate, equity and decolonization; the need to put people and community connection first.

Process Improvements

Participants in the Phase 3 engagement sessions provided further feedback on the City of Vancouver's engagement practices and efforts to reach and include equity-denied groups. One of the most common things people said was that the City needs to improve not only how and what it asks but also what it does with the input it receives. Many have been asked by the City of Vancouver and others to engage in other processes over the years and are concerned that they are not seeing the changes in their communities that they had hoped for.

Key suggestions for improvement, included:

- Engage earlier in processes to ensure more fulsome opportunity to shape plans
- Utilize existing input first, rather than 're-asking' questions through subsequent processes
- Consider using a weighted response for feedback from those who are part of marginalized group
- Ensure a better connection between the City and equity-denied communities – with more accessibility,

"The City needs to stop asking what has already been done and need to use the recommendations and reports that have always been put in place. So many reports, suggestions, and protocols to already do this and they were all offered in a good way."
—Participant

accountability and follow-up on the results

- Use more and better methods to reach equity-denied communities, including employing peer workers, going to the places where people are already engaged, and adequately compensating people for their knowledge and expertise

Summary of Engagement Sessions and Feedback

*Staff have attempted to reflect the sentiments of participants as closely as possible.



Photo credit: Tanya Fink

Cedar Neighbourhood House

October 30, 2021

 # Participants: 20

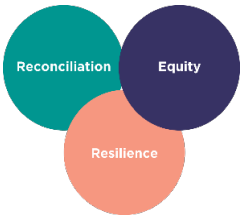
Format: Outdoor focus groups: 2 discussion groups heard a presentation on the 3 Foundational Principles, 3 Big Ideas and 3 Areas of Change and then participated in a facilitated discussion where they were invited to share feedback on each component.

Supports provided: Honoraria, snacks

Key Feedback Ideas:

- Need to think about how all the elements of this plan interact: how housing relates to the economy and the economy to the environment. Need to make sure actions are centering people and what they need
- Affordability is key and creates so many other opportunities if people are not solely concerned with making ends meet
- Need to take a diverse approach to housing that includes providing different supports and programs and a range of different housing types in all neighbourhoods

Three Foundational Principles



- Need to ensure that the plan effectively links the Principles, Big Ideas, etc. They are all interconnected
- Need to consider MST as partners in the process
- Address impacts of colonialism and residential schools – work will take time, but needs firm commitments that start now
- Everyone needs a roof overhead and to not be at risk of displacement
- Opportunities for people to age in place
- Seniors are struggling to find appropriate housing

Three Big Ideas



- Affordability is key. Need to look at rent control and more options for subsidies
- Neighbourhood is becoming increasingly unaffordable
- Need to prioritize schools, playgrounds and parks in neighbourhoods
- Economy is a complex issue that requires more deep thinking
- Need to ensure a diverse local economy
- Incentivize people to shop locally
- Preserve what we already have instead
- Need more natural amenities
- Need to ensure affordable transportation options especially for seniors

Three Areas of Change



- Potential for congestion in Neighbourhood Shopping Areas
- Mixed use development is great for Residential Areas
- More laneway housing and secondary suites in Residential Areas
- Need to create a range of options in each area as people want choices about both where they live and the type of home
- Concern that there is not much room left in the Cedar Cottage neighbourhood









Photo credit: Tanya Fink





Photo credit: Tanya Fink

Carnegie Community Centre

October 30, 2021

 # Participants: 80

Format: Drop-in, interactive activity: Dotmocracy exercise related to the draft Key Policy Directions. Participants were provided six sticky dots and asked to vote for the six early policy ideas they liked most. Sticky notes were also provided to capture any additional feedback.

Supports provided: Bagged lunch, snacks, honoraria

Key Feedback Ideas:

- Need to help the homeless and ensure adequate housing for all
- Provide dignified, accessible and safe, public spaces that comfortably accommodate people throughout the day, and across all seasons in both this neighbourhood and all across the city
- Action needed on the opioid crisis (including detox services on demand) and mental health resources and supports
- Need Indigenous elders to be part of the solution and included in the planning process
- Access to the internet in public spaces and low-cost broadband home service needed

Participants were asked to vote for six of the early policy ideas they liked the most. These are the results of that activity .

ECONOMY	
General	15
Advance inclusive, accessible and equitable economic opportunities, prioritizing those most often excluded	16
Encourage a diverse and accessible mix of local businesses and jobs in every neighbourhood, that enable communities and culture to thrive	7
Protect and expand industrial and employment areas, and the diversity of jobs and activities they support	7
Total	**45**

HOUSING	
General	18
Address homelessness by working to ensure every person has access to permanent secure housing	22
Significantly grow non-profit and co-operative housing	10
Work with Indigenous partners to promote Indigenous housing and wellness	12
Create more secured rental options, address displacement and promote renter rights	10
Create housing options for low- and moderate-income households across all residential areas	11
Diversify the housing stock to better meet residents' needs	16
Total	**99**

CHILDCARE AND COMMUNITY INFRASTRUCTURE	
General	0
Support the delivery of social and community serving spaces, programs and services (eg Neighbourhood Houses, youth centres and libraries) across all neighbourhoods to meet changing needs and effective service levels, prioritizing underserved communities	22
Retain, support and expand non-profit and public childcare spaces when planning for housing and jobs	16
Total	**38**

TRANSPORTATION	
General	10
Support sustainable transportation through land use and urban design	7
Retain, support and expand non-profit and public childcare spaces when planning for housing and jobs	16
Create streets that prioritize walking, cycling, transit, public life and natural systems	12
Accelerate planning for an equitable and sustainable transportation future	14
Total	**43**

COMPLETE NEIGHBOURHOODS	
General	6
Enable more housing, jobs and services throughout neighbourhoods in the city so that daily needs can be met closer to home	15
Provide more opportunities for social connection and building a sense of community	20
Total	**41**

ARTS, CULTURE AND HERITAGE	
General	15
Advance the City's Culture|Shift policy to centre arts and culture in city building through the community planning process	20
Expand and support spaces and opportunities to produce, present and experience arts and culture	7
Embrace the role of arts and culture in supporting cultural communities by prioritizing self-determination, reconciliation, decolonization, cultural heritage, equity and accessibility	9
Total	**51**

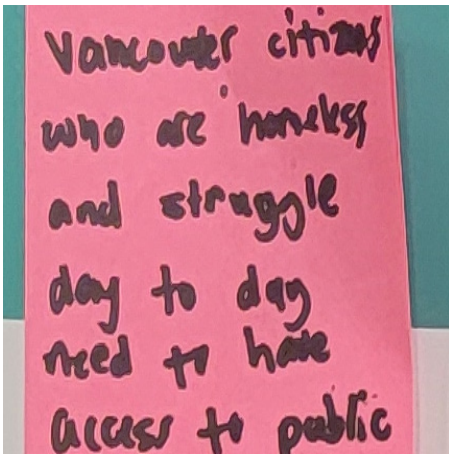
CLIMATE AND ONE-PLANET LIVING	
General	6
Advance and accelerate actions to respond to the climate emergency	18
Advance zero-waste practices that support a circular economy through reducing, repairing, reusing, recycling and recovering materials, as well as encouraging more sustainable sourcing and consumption	23
Total	**47**

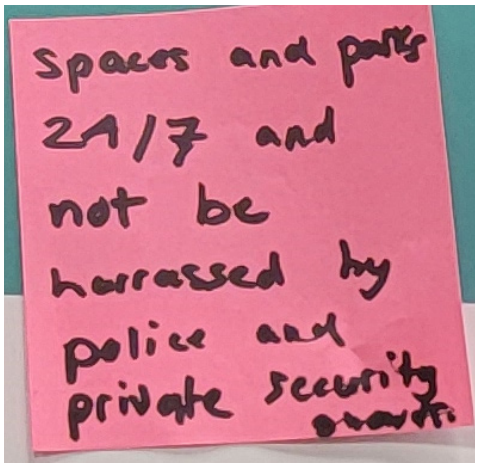
NATURAL AREAS	
General	2
Ensure supporting the health of Vancouver's ecosystems is an integral part of city planning and building	19
Make space for nature by identifying, restoring, and connecting ecological systems in Vancouver	14
Protect and prioritize ecosystems and manage growth around them	4
Total	**39**

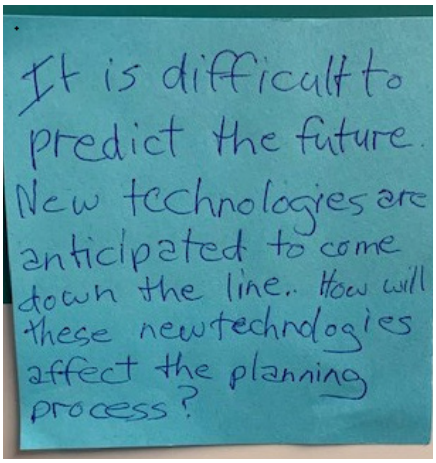
UTILITIES & WATER RESOURCE MANAGEMENT	
General	8
Build and maintain utility infrastructure (grey and natural infrastructure) using an integrated water management approach that considers all forms of water (drinking water, wastewater, rainwater, surface water and groundwater) to ensure long-term resilience, support community needs, and enhance ecosystems	29
Total	**37**

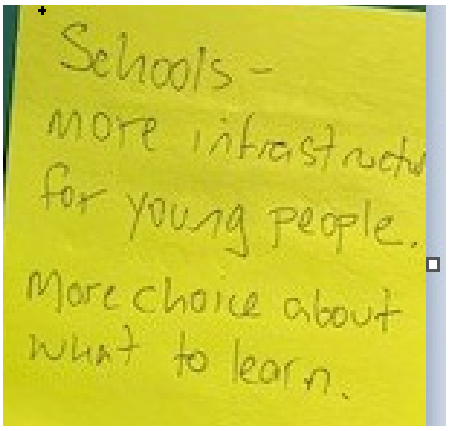
PUBLIC SPACE	
General	5
Provide dignified, accessible public spaces that comfortably accommodate people throughout the day, and across all seasons	10
Lead with nature-based solutions to build a more resilient public space network	6
Build community investment and participation in public space	14
Total	**35**

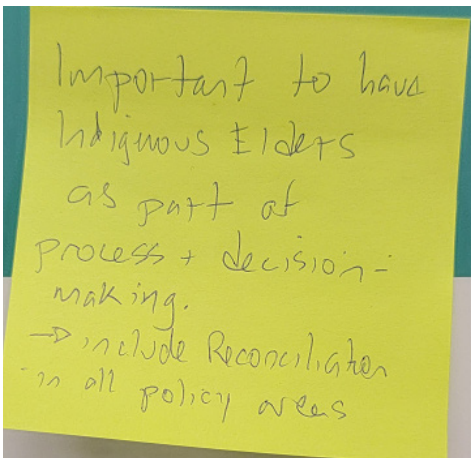
Participants wrote comments on post-it notes under the emerging policy ideas. These are some of the comments that were submitted.

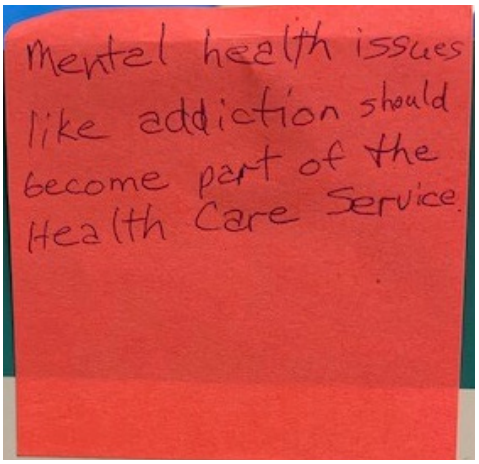


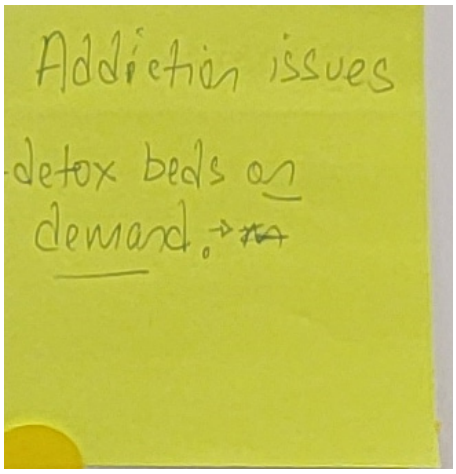


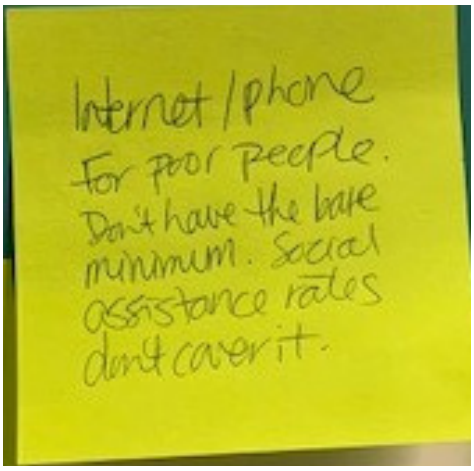


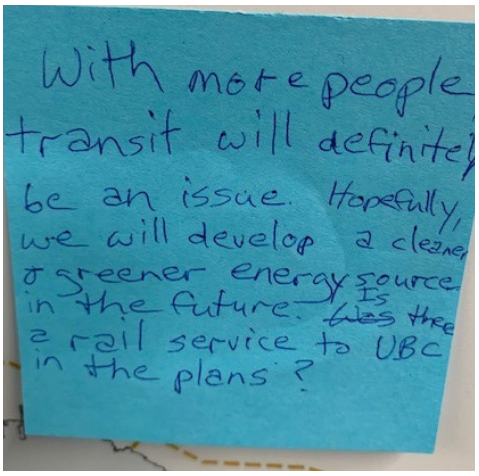




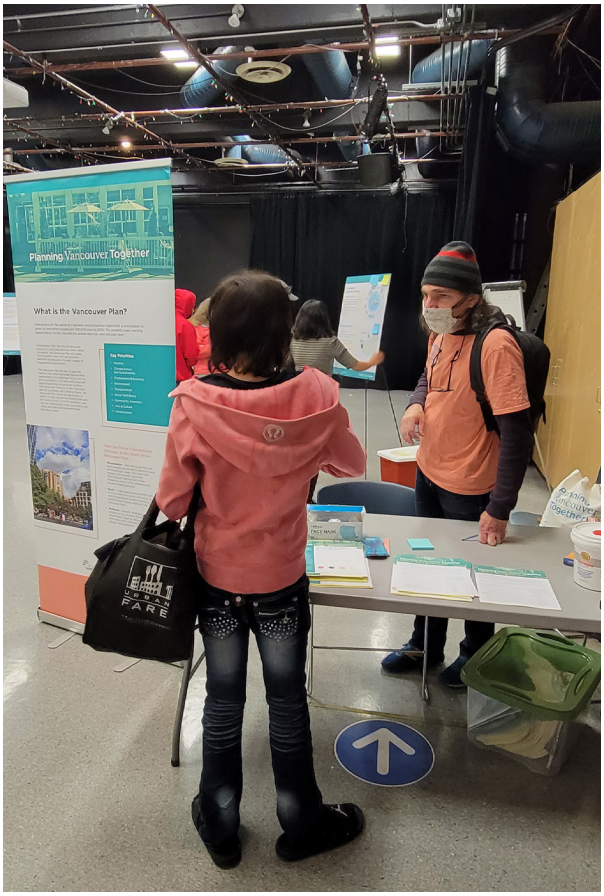














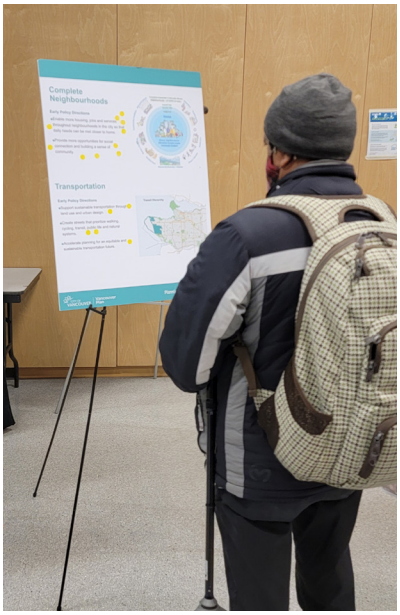




Photo credit: Tanya Fink + EMBERS





Photo credit: Catherine Neil

Ross Street Gurdwara

November 7, 2021

 # Participants: 70

Format: Drop-in, interactive activity

Supports provided: Language translation

Key Feedback Ideas:

- Affordability remains a challenge, especially housing. People are being forced out of the neighbourhood
- The city needs to be adding duplexes and multiplexes
- Street furniture for seniors, weather protection over benches
- More childcare spaces and children's services in this neighbourhood
- Concerns over parking in neighbourhoods and recent proposal related to street parking fees
- Concerns about seniors' safety. Need to make it easier for seniors to move around the city and access the services they need

Results of Dotmocracy activity:

Question 1: Rapid Transit Areas. How would you prefer these areas grow and change?	Question 2: Neighbourhood Shopping Areas. How would you prefer these areas grow and change?	Question 3: Residential Areas. Do you agree Vancouver needs more housing choices within these areas?
Focused Density: 8 Spread out density: 1	Focused high rise buildings: 8 Low rise buildings: 1	Agree: 7 Disagree: 2



Photo credit: Jaldhi Gohil

SOUTH VAN NEIGHBOURHOOD HOUSE/LANGARA YMCA

November 7, 2021

 # Participants: 30

Format: Discussion: Event was held in partnership with the South Vancouver Neighbourhood House Food Pantry Program and participants had the chance to talk to staff one-on-one about the Vancouver Plan and their thoughts on the Three Big Ideas while they waited to be served by program staff.

Supports provided: Snacks, honoraria, language support

Big Idea 1 - Equitable Housing & Complete Neighbourhoods



- Need action to address housing affordability. Programs should be targeted at seniors, newcomer families, young adults and low-income people
- Amenities needed to make the community more complete include more childcare, health services, play spaces and water parks, youth programs
- Need to focus on areas that are currently underserved like South Vancouver

Big Idea 2 - An Economy that works for all



- Cheaper higher education programs including the trades and grants for students
- Support for migrant workers and more economic opportunities for newcomers
- Need more employment and shopping areas

Big Idea 3 - Climate Protection and Restored Ecosystems



- Road safety improvements including new lights and crosswalks
- More transportation options for workers and seniors
- Better transportation amenities like new covered bus shelters
- Improve recycling programs
- Care for the environment

Handwritten participant feedback:





Photo credit: Farhan Hussain

Collingwood Neighbourhood House

November 18, 2021

 # Participants: 25

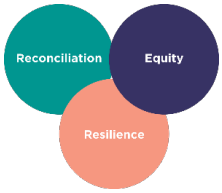
Format: Focus groups: Seniors conversation circle split into small groups for a facilitated discussion that asked for feedback on the three Foundational Principles, the three "Big Ideas" and the three "Areas of Change".

Supports provided: Honoraria

Key Feedback Ideas:

- There is a need for housing programs and supports that prioritize persons with disabilities, seniors, single mothers and other low-income households
- Housing affordability and displacement
- Mix of amenities and ease of access to the SkyTrain station are key elements for successful growth in Rapid Transit Areas
- The City needs to consider the needs of persons with disabilities and seniors in public space and road designs, especially as commitments are made to increase walkability and add new amenities all across the city

Three Foundational Principles



- Need to prioritize persons with disabilities
- The City needs to recognize experience of seniors and their narrowing "zone of comfort" making access to local services important
- Prioritize affordable child care
- Address the opioid crisis through safe supply
- Need to focus on climate resilience and emergency planning
- Improve how Council and the City communicate with residents – not everyone is on social media

Three Big Ideas



- It can be difficult to find an affordable apartment – subsidy programs are confusing and it is hard to know where to go for help
- Need housing for single mothers – potentially an expansion of the modular housing program
- Neighbourhood has character, but no one can afford to live here
- Neighbourhoods should be walkable with a variety of shops and services in each
- Need to provide street furniture in neighbourhoods for seniors
- Concern over losing health care services with the replacement of St. Paul's
- Need to ensure people have easy access to jobs and employment opportunities
- Need to add more parks, especially downtown
- Look to what other cities have done: Burnaby has done well with their streams

Three Areas of Change



- Rapid Transit Areas need to focus on the mix of amenities at the station area. Each one will need a mix of community spaces, retail and services
- Support the plans for new transit investments across the region
- New Skytrain stops should be added – there is too much distance between them now
- Consider how Rapid Transit Areas are developed and how new housing connects to the stations
- Focus on developing empty lots wherever they are
- People are afraid of being displaced and want to know how that will be addressed

"It's difficult to find an apartment that I can afford with my disability allowance and it's hard to figure out what programs from BC Housing are appropriate for me."

"I am noticing I'm not as comfortable venturing far from home or into new areas now, especially compared to when I was younger."

"Having access to Skytrain has been key. There should be even more stops along existing lines and each stop should be developed with a mix of amenities."

"Think about how development connects to the station itself. We are on the edge of the neighbourhood and the connection is not direct."

"You have to be rich to afford it here. How is that equitable?"

"Less studies, more action."

"Where are displaced people going to go? People are so worried about losing their places to developments."

"We need to have community spaces in areas with transit. It's so good that we have the neighbourhood house here."

"Make sure public spaces include amenities for seniors like places to sit!"

"Since having my stroke I'm more limited in how far I can walk, need to think about how drop-off locations in shopping areas can be added."

"Expand modular housing for more groups, like single mothers and the disabled."

"More parks and greenspaces. Some neighbourhoods have a lot, but I've noticed few downtown."









Photo credit: Farhan Hussain + Tanya Fink





Photo credit: Cherrie Guo, Kiwassa Neighbourhood House

Kiwassa Neighbourhood House

December 6, 2021

 # Participants: 15

Format: Discussion Group: Members of Kiwassa Neighbourhood House's seniors program participated in a facilitated discussion group where they were asked for feedback about the Three Big Ideas. Live translation was provided by Neighbourhood House Staff.

Supports provided: Snacks, honoraria, language translation

Key Feedback Ideas:

- Housing affordability is a top concern and requires policies that address different types of housing tenure (rental and ownership)
- Neighbourhood safety
- Access to a diversity of amenities and culturally-appropriate goods and services
- Conflicts between users of various different types of public space need to be considered in the process of making communities more "complete"
- As road networks change, improvements need to be clearly communicated to residents and road users to improve safety for all

Big Idea 1 - Equitable Housing & Complete Neighbourhoods



Equitable Housing + Complete Neighbourhoods

- Need more programs to help the younger generation get into the housing market. Look at what is being done elsewhere like Singapore
- Need to lower the purchase prices or build taller buildings that can also be more affordable
- Safety in neighbourhoods: people are using marijuana in parks. City should take action to stop this, especially where there are also playgrounds
- Templeton Pool is an important community facility. Must keep these open in neighbourhoods and make sure they have programs for seniors

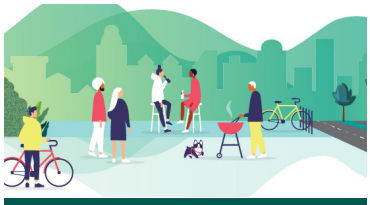
Big Idea 2 - An Economy that works for all



An Economy that Works for all

- Need to find places to add jobs
- Have access to culturally appropriate goods and services, but these could be expanded across the city. Need to think about a diversity of offerings
- Need more services and amenities (and the jobs they provide) on the east side of the city

Big Idea 3 - Climate Protection and Restored Ecosystems



Climate Protection + Restored Ecosystems

- As road design becomes more complicated to accommodate new modes, must make sure changes are communicated clearly. Nanaimo road improvements have been confusing with the new bike lane and loss of parking
- Concerns about road congestion as space for cars is taken away



Photo credit: Jaldhi Gohil

Strathcona Community Centre

December 7, 2021

 # Participants: 6

Format: Focus group discussion

Supports provided: Snacks, honoraria, language translation

Key Feedback Ideas:

- Access to secure and stable housing and the impact that has on the quality of life of many seniors
- The ability of stable housing to support community connections which has been important during the COVID-19 pandemic
- The importance of cultural districts and access to culturally appropriate goods and services
- Neighbourhood safety and specific concern about racisim and hate

Big Idea 1 - Equitable Housing & Complete Neighbourhoods



Equitable Housing + Complete Neighbourhoods

- Great need for more affordable homes, especially seniors units. Appreciate the security of tenure provided by social housing and the ability to build community in the building and neighbourhood
- Affordability is key. Increased stress from rising rent costs and concerns over renoviction and displacement
- Connections with neighbours were so important during the pandemic. People that can check on you or bring groceries
- Concerns about rising incidents of racism and targeted attacks. "My family will not let me go out alone in the neighbourhood anymore"

Big Idea 2 - An Economy that works for all



An Economy that Works for all

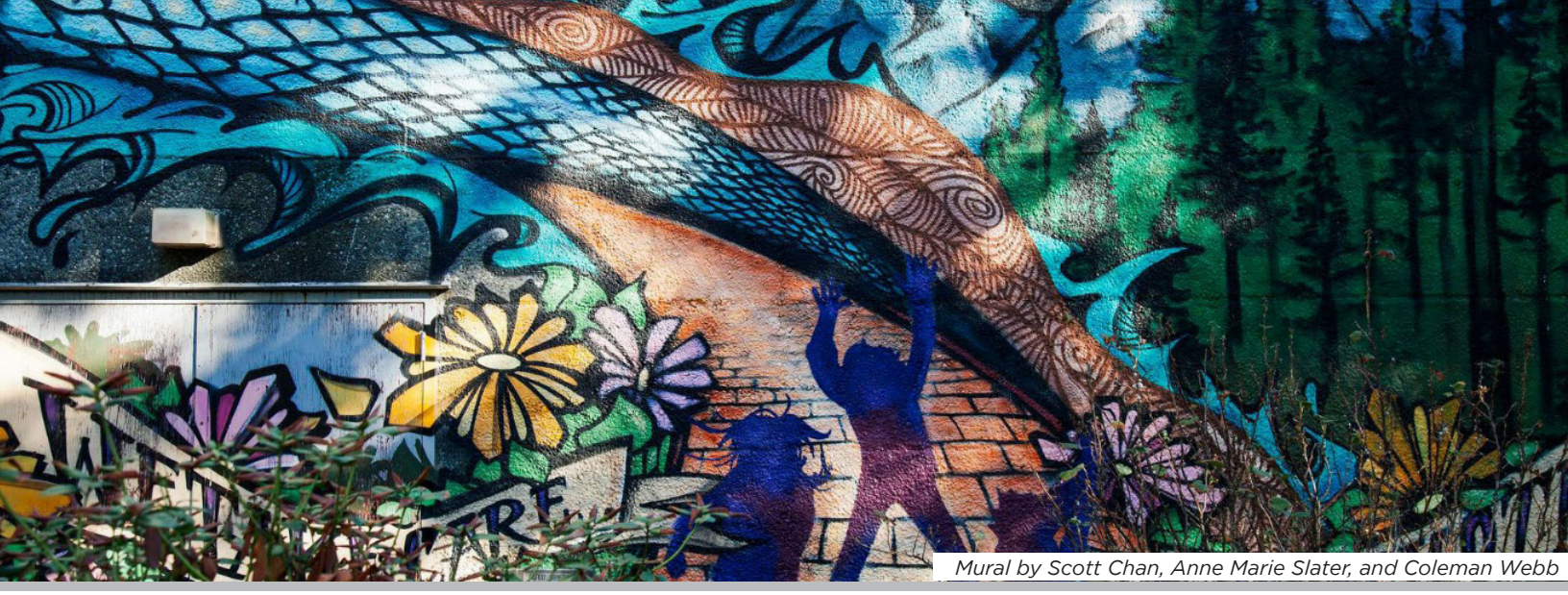
- The Strathcona neighbourhood still provides a range of culturally-appropriate goods and services, though distance to grocery stores is quite far as a few have closed (Chinatown)
- Business diversity is important. Must have culturally-serving shops all across the city. Love the concentration of businesses in Chinatown, but others should also access to these stores in their neighbourhoods
- Must think about how people access businesses. Parking and vehicle access is still important, especially for seniors at doctors offices or other health care facilities

Big Idea 3 - Climate Protection and Restored Ecosystems



Climate Protection + Restored Ecosystems

- This neighbourhood needs more parks and greenspaces
- Transportation options need to also consider seniors and their mobility needs



Mural by Scott Chan, Anne Marie Slater, and Coleman Webb

EXCHANGE INNER CITY, URBAN CORE & DTES COORDINATED COMMUNITY RESPONSE NETWORK

November 8, 2021

 # Participants: 28

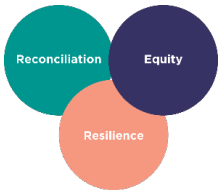
Format: Virtual presentation and discussion groups

Supports provided: None

Key Feedback Ideas:

- Diversity and equity in the voices heard by the City. Need to improve engagement processes
- Inclusion of Indigenous people in all aspects of decision-making
- Need for more affordable housing, transit and food
- Need for more local and culturally-appropriate goods, services and shops in the neighbourhood
- Safe space and recognition for the spectrum of ways people earn a living (informal to formal)
- Social and economic inequities and displacement/gentrification

Three Foundational Principles



- Need to consider diverse and equity-denied voices in conversations about changing single-family neighbourhoods
- Reconciliation, Equity and Resilience mean different things to different groups and neighbourhoods
- Need to make these foundational principles tangible and real across the city—not just in the DTES
- It is essential to hear from Indigenous people and have them help develop policy and plans
- Need to support community-led initiatives that already exist and the Indigenous leadership that is on the ground already
- City needs to improve its engagement practices and accountability to what equity-denied communities have said in past engagements with the City
- Concern about an increase in affluence, income inequality, and a gap in equity

Three Big Ideas



- To make the DTES a more complete neighbourhood, people need areas to vend safely and safe spaces for indoor gathering along transit and shopping routes
- Need to help homeless people more
- Need for more equitable housing and more innovative housing like modular housing and new ideas for communal space
- There should be a wealth of services across the city not just in one neighbourhood
- Support community-led initiatives, peer work, accommodation for informal economic activity, inclusive employment
- Apply the income generation spectrum across the city. Make it a key part of the guide for growth and change
- Need to connect communities to the land. Community-led food solutions like community gardens

Three Areas of Change



- Single-family neighbourhoods have been resistant to change
- There is a crisis in affordable commercial real estate
- Research on gender-based violence in the DTES identified transit, shopping and residential areas as having high rates of gender-diverse and women based violence
- Need for free transit areas to help with the impacts of growth
- Need affordable food right in the neighbourhood
- City needs to take into account where folks from DTES use infrastructure, access services, social services, health services, shopping, food, basic needs in these areas and ensure they are maintained and not displaced
- Need to have a more vibrant and community and gathering space and gathering in shopping areas



CHINATOWN LEGACY STEWARDSHIP GROUP (LSG)

November 9, 2021

 # Participants: 33

Format: Virtual presentation with Q & A

Supports provided: None

Key Feedback Ideas:

- Walkability/street safety/overdose crisis
- Land speculation
- Need for density to support small shops
- Balancing social housing with market housing
- Relationship to existing plans (e.g. Chinatown, DTES, and NEFC plans)

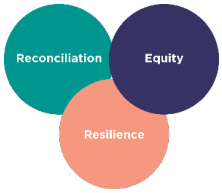
Three Foundational Principles	Three Big Ideas	Three Areas of Change
		
• More answers and attention on equity issues and how the opioid crisis has impacted livability in Chinatown	• Need to address land speculation and its impacts on affordability in the city • Chinatown's housing balance has more social housing than market housing. Vancouver Plan's rapid transit development policies need to take that into account	• The Vancouver Plan should respect and honour recent Chinatown planning processes • The residential potential in Strathcona neighbourhood is large and feeds into Chinatown's economy. Take that into consideration when planning for density in Strathcona



Photo credit: Aaron Lao

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

November 18, 2021

 # Participants: 8

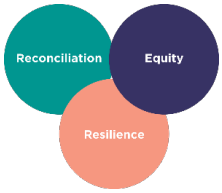
Format: Virtual presentation with Q & A

Supports provided: None

Key Feedback Ideas:

- Need for more green space in Chinatown, as experienced during the heatwave
- Loss of legacy businesses that support Chinese seniors
- Chinatown is currently surrounded by subsidized units and when they are all in such a small area it is very hard for that neighbourhood to thrive. Need a better mix of incomes levels and density spread out across the city
- Better defined connection between Vancouver Plan and the Chinatown Plan

Three Foundational Principles	Three Big Ideas	Three Areas of Change







- With Resilience and Equity, when you compare Chinatown to neighbourhoods like Dunbar for things like park space, there isn't a lot of equity
- There isn't a lot of green space in Chinatown, which was hard during the heat wave
- Perception that Reconciliation is an abstract concept and would be good to have more specificity on what it means

- City needs to balance buildings and density with green space. Having the courtyard space in Chinatown is helpful near the cultural centre but it would be nice to have green space. Ideas include ground floor amenity rooms and rooftop gardens
- Chinatown is losing legacy businesses that support the senior Chinese community. It would be good give them concessions on graffiti removal to support them
- Interested to understand how the Plan will work with the Chinatown team as well as existing zoning and policy
- The Housing department's ask for inclusionary zoning is a good way to secure rental housing for low-income people
- Would like to see childcare as a permitted use along in residential areas adjacent to amenities (i.e. schools and parks)

- For social housing, the greatest opportunities will be near transit as you need the taller housing forms but there is also the need for missing middle housing in single-family neighbourhoods
- Chinatown is currently surrounded by subsidized units. When they are all in such a small area it is very hard for that neighbourhood to thrive. They need a better mix of incomes levels
- A number of community plans, like Cambie and now Broadway, are coming forward with sites on a one-by-one basis. If we enabled all the arterials to develop at the same time it would dampen speculation
- Legacy businesses should be given help with graffiti problems



NON-PROFIT SERVICE PROVIDERS

November 16, 2021

 # Participants: 48

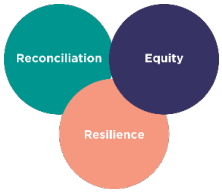
Format: Virtual meeting with discussion groups

Supports provided: None

Key Feedback Ideas:

- Representation, inclusion and diversity need to be a bigger focus
- Need to move away from the supply/demand theory for housing and development
- City needs to improve engagement process and be more accountable to integrating community input
- Displacement and gentrification are a huge concern across the city
- Need for intersectional lens and disaggregated data to truly understand impacts
- Anti-Racism and decolonization
- Accessibility and more mention of issues related to persons with disabilities
- Space and support for small, independent businesses and non-profit organizations

Three Foundational Principles	Three Big Ideas	Three Areas of Change







- Safety seems to be absent
- "Reconciliation" is problematic – concern over where reconciliation is going or what it is pointing to. City needs to rethink use of term.
- A disability justice lens should be used. Not enough about accessibility
- Good to rename streets named after racists, and teach people how to say new Indigenous names but that's low-hanging fruit
- Need to use an intersectional lens and disaggregated data. Different segments of society are being impacted differently
- Need to address resilience in older buildings in the city. Many vulnerable populations and the non-profit that serve them are in old buildings that will crumble in earthquakes
- Food security is important

- The City should support grassroots organizations to ensure equity in the city
- Gentrification and ghettoization of the DTES is a huge problem
- The term "affordable" has no concrete definition in Vancouver and is used often in disingenuous ways
- Need to take into account newcomers. There are people who are going to have a significant impact on the city in the future who are not here yet
- All development needs to have social amenities around it
- Need to end 'triple-net leases'
- These goals will take time. Need an interim strategy for those in dire need
- Hard to define a complete community when different people have different needs
- Need strategies for homeless youth and for low-income artists

- City needs to stop using 'supply/demand' theory. More development is not the answer
- Need to protect our local businesses. They contribute to community and to climate and these don't get measured
- Desperate need for affordable public transit
- New developments in Chinatown have not helped small business
- Places that have high density need to have lots of trees and benches. Spatial inequity can be exacerbated with the more densification
- Need to help NPOs stay in affordable commercial spaces
- Have the courage to be less prescriptive. The more flexibility there is, the less confines there are, the more creativity we can encourage
- Many of the trees planted recently are dead. Need to incorporate drought into our planning

How does this plan address the mistakes of the Bartholomew Plan 1928 and the Leonard Marsh plan which are widely criticized?

We are tired of being studied. Super obvious that the queer and disability communities are not even considered.

Planners should spend more time hearing from underrepresented communities.

Good changes can be made immediately if there is a will.

Turn to existing input rather than asking folks who have to do a lot of emotional labour to have to show up again and again.

It's frustrating to talk more about things as opposed to taking action on crises where we know solutions exist (like the opioid crisis).

We want to collaborate. but it is really hard when we do the work and it collects dust in a digital drawer.

Putting housing near transit is good but only if people can afford them- it's development for development's sake.

Don't see diversity embraced within the plan.

If youth can't see themselves with a future in this city we are going to be losing a whole generation of youth.

Women MUST be at the table in these discussions of resilience and climate crisis.

If we want to be a resilient city we need to give everyone the ability to reside in the city in a sustainable way.

Summary of key themes across groups

3 Foundational Principles:

- Suggestion that the City needs to consider how the three foundational principles are interrelated and how those intersections are reflected within the plan and consider that each of the foundational principles will mean different things to different people, depending on their own intersectional identities;
- Reconciliation is great as a foundation principle but it should highlight the importance of Indigenous partnerships, leadership and involvement in plan development and implementation
- Equity principle should include commitments to improving the engagement process
- Desire to see commitments to tangible actions to increase equity, support reconciliation, advance resilience
- A lack of affordable and secure housing and equitable access to services and amenities continues to have substantial impacts on newcomers, seniors, youth and people of colour and women

3 Big Ideas:

- Housing affordability and security was a theme of each session, though issues and ideas differed depending on the voices represented by each conversation
- "Complete Neighbourhoods" must consider the mix of services and amenities and what communities are currently underserved in various neighbourhoods
- Economic policies must consider all sectors of the economy with specific supports and interventions for informal economic activity. Policies also need to support those entering the workforce including youth and newcomers
- Must ensure space for small/independent, cultural and legacy businesses in all neighbourhoods across the city
- Affordable and safe transportation for groups who are disproportionately dependent on public transportation

3 Areas of Change:

- Must look at how existing inequalities between neighbourhoods, specifically housing (including the threat of displacement), green space, and community amenities, can be addressed within each Area of Change
- Amenity mix must also consider affordable spaces for non-profit organizations that can accommodate the range of activities and services this sector provides (e.g. office spaces to performance venues to studios, etc)
- If housing development is located near transit, people will be closer to their jobs—but it needs to be affordable in order to reap the benefits
- Residential area development should not result in displacement of equity-denied groups

What did we miss:

- There is a lack of specific references to accessibility and persons with disability, especially in reference to the 3 Foundational Principles and Big Idea 1

- Public safety does not appear to be addressed specifically in any of the three sections. Safety impacts equity-denied communities in a range of ways and promoting safety in public spaces seems to be connected to various Plan topics
- There are a number of key concepts that require further definition, specifically reconciliation and affordability as it relates to housing. Common and well-understood definitions of these topics will allow proposed policies to be more thoroughly evaluated
- Various communities have existing plans in place that will intersect with the Vancouver Plan, but there is still confusion over how these various documents will connect

"Lack of affordable housing, access to green spaces, childcare etc. have an impact on Indigenous, Black, Asian, people of colour who are women are experiencing these issues in a life- impacting way."

-Participant, Vancouver Plan Phase 3 Engagement.



Photo credit: Tanya Fink