



Downtown
Eastside
Community
Monitoring
Report

Chinatown
Downtown Eastside
Gastown
Strathcona
Victory Square

1999



Introduction

The purpose of the Community Monitoring Report is to provide quick, relevant information on a variety of topics, including demographics, housing, community services, crime, and property development. This will allow the community, the City, and other levels of government to better understand and assess community health, revitalization, and the effects of new development in and near the Downtown Eastside (DTES). The Monitoring Report is updated annually.

Additional copies: may be picked up at the City of Vancouver's Planning Department, Central Area Planning, # 406 - 515 West 10th Avenue, or at the City Clerk's Office, City Hall, 453 West 12th Avenue.

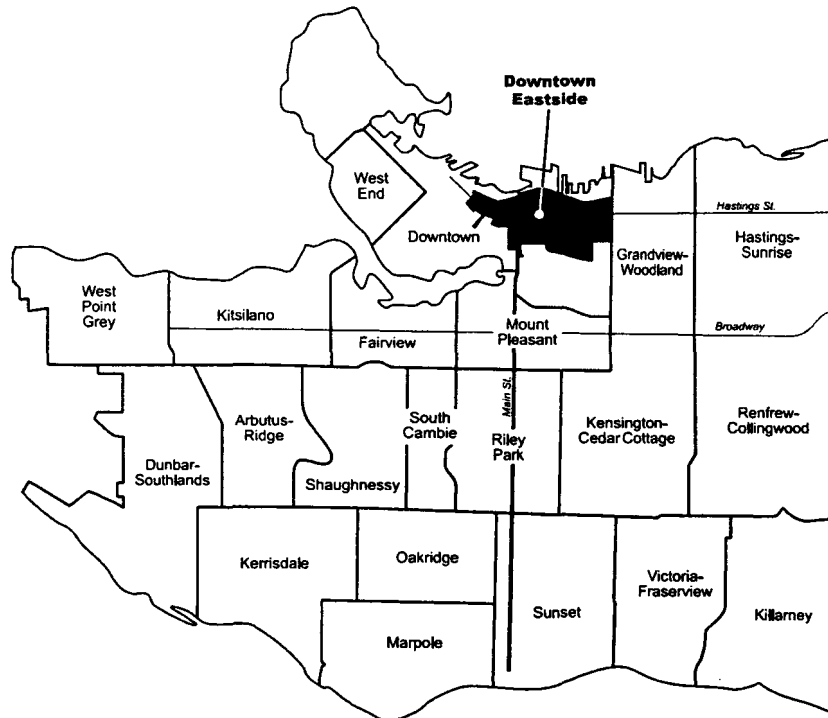
Website (DTES): www.city.vancouver.bc.ca/commsvcs/planning/dtes/dtehome.htm

For more information: please contact Michel Desrochers in Central Area Planning via e-mail at: michel_desrochers@city.vancouver.bc.ca or by phone at: 873-7160.

Contents

	Page
Downtown Eastside at a Glance	1
City Initiatives in the Downtown Eastside	2
Recent Actions and Short-Term Plans, Long-Term Plans	
Downtown Eastside and Surrounding Communities - Context	5
Population and Housing	6
Population Characteristics (1986, 1991, 1996), Mental Health, Mortality, Welfare, Emergency Shelter, Low-Income Housing	
Real Estate and Development Activities	12
Property Sales and Major Development In and Near the Downtown Eastside, Vacant Buildings, Hastings St. Vacant Storefronts	
Community Services	19
Community Agencies, Community Centres, Evelyne Saller Centre, Public School Enrollment, Daycare	
Crime and Problem Businesses	23
Homicide, Violent Crime, Drug Arrests, Theft From Auto, Mischief, Fire and Rescue, Business License Reviews	
Liquor Licenses	27
Traffic Flows	28

Downtown Eastside at a Glance



LAND AREA	DTES	Vancouver	DTES%
Land Area (hectare)	205	11,404	1.8%
DEMOGRAPHICS			
Population (1996)	16,275	515,400	3.2%
Population (1991)	15,760	473,210	3.3%
Population (1986)	14,190	432,385	3.3%
Age (1996):			
under 5	440	24,375	1.8%
5-19	1,345	74,730	1.8%
20-44	6,525	239,960	2.7%
45-64	4,370	109,725	4.0%
65+	3,630	66,630	5.6%
# of Households (1996)	10,410	218,975	4.8%
# Persons/Household (1996)	1.56	2.35	N/A**
Median Household Income (1996)	\$11,029	\$35,583	N/A
Incidence of Low Income (1996)	68%	31%	N/A
HOUSING			
Single Room Occupancy Units (1998)	5,234	6,642*	78.8%
Non-Market Units (1998)	4,217	19,197	22.0%
NEIGHBOURHOOD FACILITIES			
# of Public Schools (1998)	2	109	1.8%
# of Licensed Daycare Programs (1998)	13	484	2.7%
# of Community Centres (1998)	3	24	12.5%
Park Area (1998) (hectare)	14.0	1,269.2	1.1%
Listed Heritage Buildings (1998)	373	2,158	17.3%
FIRE AND CRIME			
Total Fire Responses (1998)	6,591	37,817	17.4%
Total Police Calls (1998)	59,548	275,249	21.6%
1998 Criminal Code Offence Rate/1,000 Population	515	166	N/A

* as the vast majority of SROs are in the downtown core, statistics on SROs are compiled for this area and not the whole city.

** N/A means not applicable.

Notes: 1) the sum of individual age groups may not always equal the total population due to the rounding of numbers.
2) the population for the City of Vancouver includes the population on the Musqueam Reserve.

City Initiatives in the Downtown Eastside

Recent Actions and Short Term Plans

1. Community Revitalization Program

In February 1999, the Federal Government announced that \$5 million (\$1 million a year for 5 years) will be given to the City of Vancouver for the Downtown Eastside Community Revitalization Program. The Program aims to address deeply-rooted social issues in the Downtown Eastside while building on the strengths of the community. Areas of activity include:

- alcohol and drug treatment;
- community policing;
- economic revitalization; and
- housing.

Contact: Wendy Au 871-6639 or Nathan Edelson 873-7444

2. Program of Strategic Actions for the Downtown Eastside

In November 1998, Council unanimously approved the "Program of Strategic Actions for the Downtown Eastside". City staff, in cooperation with the Vancouver Richmond Health Board and senior levels of government, have now begun to implement key actions such as:

- filling vacant storefronts on Hastings Street;
- regulating business operation hours;
- expanding community policing;
- increasing detox and sobering facilities;
- providing positive outdoor street programming; and
- helping community people find allies and seek a common future.

Contact: Nathan Edelson 873-7444

3. Economic Revitalization Program

The Vancouver Economic Development Commission is taking a lead role in working with staff, local residents, and the business community toward development of a economic revitalization strategy for the Downtown Eastside. While progress is made on a long-term economic strategy, efforts are being focussed on a short-term objective: helping with the creation of several new businesses that will support and benefit the local community.

Contact: John Barr (Vancouver Economic Development Commission) 632-9668

4. By-Law to Regulate Business Hours

Over the last decade, a 24-hour illegal drug market has developed along Hastings Street and in some surrounding locations, with many stores directly or indirectly supporting the drug trade. In April 1999, City Council approved a by-law that will require 15 classes of businesses that used to be able to remain open 24 hours a day (including restaurants, stores selling take-out food, convenience stores) to now close between the hours of 2:00 am and 6:00 am. The new business hours will also apply to Gastown, Chinatown, Strathcona, and the Victory Square area.

Contact: Paul Teichroeb 873-7545

5. Community Policing

- a) In April 1999, extra funding was approved which will translate into 40 additional police officers for the Downtown Eastside over the next three years. The first new officers are expected to be in place in April 2000.
- b) Police and City staff are also exploring a proposal to install video cameras at various locations in the Downtown Eastside to monitor street activity, aiming to both prevent street crimes and increase the feeling of security in this area.

Contact: Inspector Chris Beach 717-3211

6. Sobering/Detox Centre and Resource Centre

The viability of establishing a DTES sobering/detox centre for overnight stay is being examined. This facility would provide treatment for acutely intoxicated persons. Current discussion centres on potential funding and locations. As well, work is underway to develop a Resource Centre to provide social integration opportunities and basic services for intravenous drug users. A street nurse unit would be located at the Centre to provide outreach services.

Contact: Deputy Chief Constable Gary Greer 717-3194

7. Integrated Services Team

Created in 1996, the Downtown Eastside Integrated Services Team (IST) coordinates the work of many City and several Provincial departments to reduce the impacts of crime and disorder and improve living conditions in the Downtown Eastside. The IST has recently focussed on: livability issues in SRO hotels, licence suspensions/withdrawals for problem businesses, and working with property owners to secure vacant buildings. More than 14 business licenses have been suspended in the last year, and 18 joint inspections have been carried out.

Contact: Donald McPherson 871-6040 or Inspector Chris Beach 717-3211

8. Funding for Social Housing

In April 1999, the City and the B.C. Government signed a 3 year housing agreement which will guide the construction of social housing in Vancouver. This partnership includes:

- the acquisition and renovation of the Sunrise and Washington hotels in the Downtown Eastside;
- 100 units of low-income singles housing to be developed at 55 E. Hastings Street;
- 84 units of low-income housing to be developed at 48 E. Hastings Street.

Contact: Cameron Gray 873-7207

9. On-Street Physical Enhancement

This City initiative includes programs such as:

- cleaning up lanes and alleys three times a week, and coordinating special clean-ups by local groups (e.g., United We Can);
- improving lighting along Hastings Street and painting street light poles.

Contact: John McLewin 323-7706

10. Downtown Streetcar

In March 1999, Council approved in principle the routing of the streetcar through the Downtown Eastside from the CP Station to Science World. The proposed route would follow Cordova Street (Seymour to Columbia) and Columbia Street (Cordova to Terminal).

Contact: Richard Johnson 873-7189



Long Term Plans

11. Housing Plan

In July 1998, the City published a draft "Housing Plan for the Downtown Eastside, Chinatown, Gastown and Strathcona". Recommendations included:

- improving the maintenance and management of SRO's in the Downtown Eastside;
- gradually replacing SRO's with new social housing and new small rental suites (on a one-to-one basis);
- encouraging new market housing in the area; and
- building more housing for singles in the area AND outside of the Downtown Eastside.

The draft plan requires further public discussion before it is revised and presented to Council for decision.

Contact: Jill Davidson 873-7670 or Nathan Edelson 873-7444

12. SRO Demolition/Conversion Study

City staff and a consultant are preparing a report that will forecast the number of SROs expected to be lost to demolition and conversion between 1998 and 2011.

Contact: Michel Desrochers 873-7160 or Nathan Edelson 873-7444

13. Gastown Land Use Plan

In July 1998, the City published the draft Gastown Land Use plan, which was developed with Gastown business owners and residents. Plan recommendations included:

- maintaining the mixed-use character of Gastown;
- maintaining the moratorium on liquor licences;
- encouraging new housing along with neighbourhood shops and services; and
- reviewing proposals for new social service agencies and "special needs" housing on a case-by-case basis.

The draft plan requires further public discussion before it is revised and presented to Council for decision.

Contact: Jeannette Hlavach 871-6448

14. Victory Square Area Plan

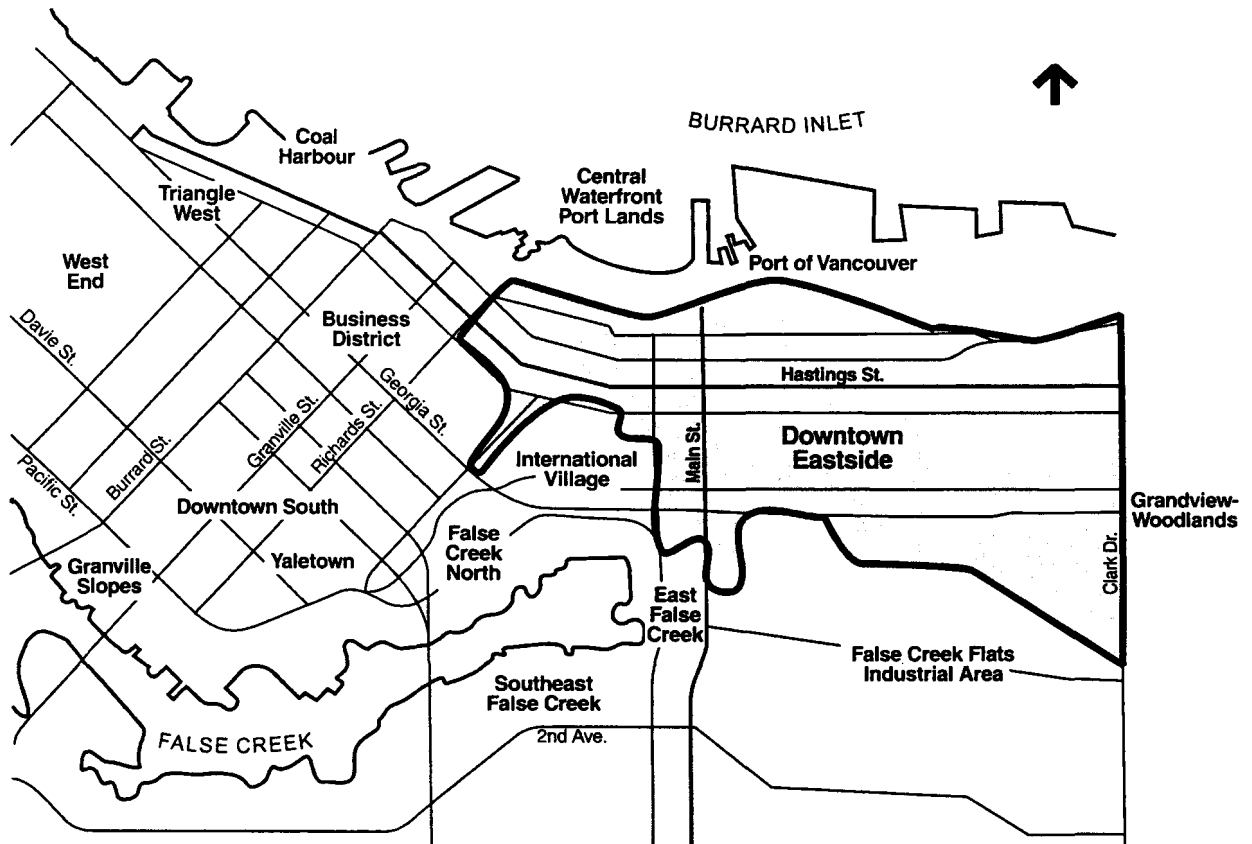
In July 1998, the City published a revised draft Victory Square Area Concept Plan which was developed with local residents and business people. It recommends:

- protecting low-income housing;
- encouraging revitalization (by encouraging new housing, cultural and educational uses, and shops and restaurants); and
- protecting the area's heritage character.

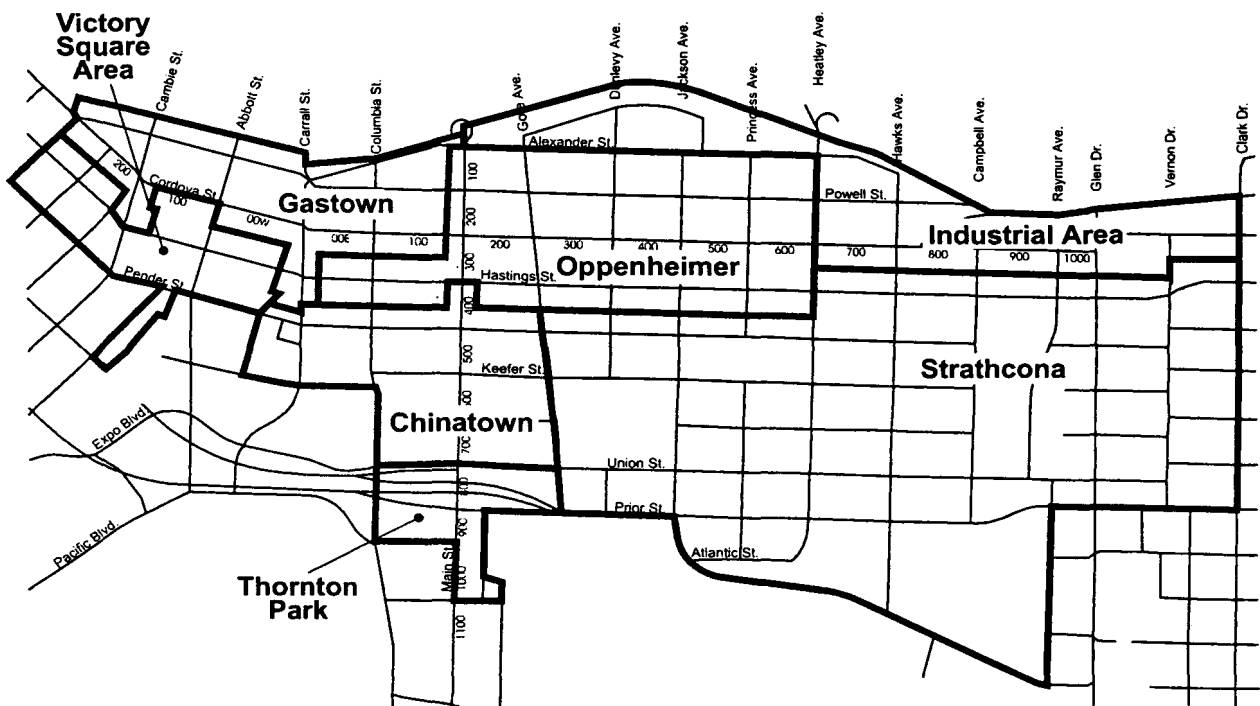
The draft plan requires further public discussion before it is revised and presented to Council for decision.

Contact: Michel Desrochers 873-7160 or Nathan Edelson 873-7444

Downtown Eastside and Surrounding Communities - Context



Below is a map of the 7 sub-areas of the DTES. Much of the data in this report is presented for sub-areas that are based on zoning and planning analysis districts. They do not, nor are they intended to, reflect neighbourhood boundaries which are perceived differently by the diverse social communities that live and work in this part of the city.



Population and Housing

Population Characteristics - 1986, 1991, 1996

Criteria	Downtown Eastside					Chinatown			Gastown		
	1986	change	1991	change	1996	1986	1991	1996	1986	1991	1996
Population	14190	11%	15760	3%	16275	895	715	785	1550	1810	2095
Pop. Males	8785	13%	9885	4%	10290	550	450	505	1280	1430	1620
Pop. Females	5400	9%	5875	2%	5985	345	265	280	270	380	475
Pop. Males	62%		63%		63%	61%	63%	64%	83%	79%	77%
Pop. Females	38%		37%		37%	39%	37%	36%	17%	21%	23%
Pop. under 20 years	2185	-14%	1870	-5%	1785	105	65	90	20	110	95
Pop. 20-45 years	4850	29%	6250	4%	6525	285	315	295	605	925	1130
Pop. 45-65 years	3890	3%	4020	9%	4370	210	160	205	565	525	650
Pop. over 65 years	3250	12%	3625	0%	3630	310	190	205	340	260	235
Pop. under 20 years	15%		12%		11%	12%	9%	11%	1%	6%	5%
Pop. 20-45 years	34%		40%		40%	32%	44%	38%	39%	51%	54%
Pop. 45-65 years	27%		25%		27%	23%	22%	26%	36%	29%	31%
Pop. over 65 years	23%		23%		22%	35%	27%	26%	22%	14%	11%
Aboriginal Population*	880		925		1430	30	45	60	80	130	200
Chinese home language	5610	6%	5955	-10%	5350	575	340	405	140	60	135
Aboriginal Population*	6%		6%		9%	3%	6%	8%	5%	7%	10%
Chinese home language	40%		38%		33%	64%	48%	52%	9%	3%	6%
Population, 15 years+	12130	13%	13760	3%	14205	840	665	705	1475	1600	1920
with less than grade 9	4870	-7%	4535	-15%	3840	440	285	285	450	295	285
with university degree	600	64%	985	24%	1225	40	35	30	75	195	190
with less than grade 9	40%		33%		27%	52%	43%	40%	31%	18%	15%
with university degree	5%		7%		9%	5%	5%	4%	5%	12%	10%
Population, 5 years+	13195	9%	14335	5%	15045	885	690	750	1480	1565	1975
Not moved in last 5 years	32%		32%		36%	40%	40%	28%	18%	20%	25%
Moved in last 5 years	68%		68%		64%	59%	60%	72%	85%	80%	75%
Median Income (Males)	\$6,755	38%	\$9,328	1%	\$9,458	\$7,668	\$7,532	\$7,835	\$5,728	\$9,116	\$7,564
Median Income (Females)	\$7,286	29%	\$9,371	18%	\$11,017	\$7,535	\$9,019	\$11,779	\$5,876	\$9,118	\$11,180
Pop. in private households	13345	10%	14680	4%	15250	905	700	780	1460	1595	1980
Low income	9120	4%	9530	10%	10445	640	615	555	1240	1145	1520
% Low income	68%		65%		68%	71%	88%	71%	85%	72%	77%
Private dwellings	7985	19%	9525	9%	10410	630	510	565	1260	1360	1745
Pop. per dwelling	1.78	-7%	1.65	-6%	1.56	1.42	1.4	1.39	1.23	1.33	1.2
Dwellings owned	590	3%	610	20%	735	20	10	0	20	20	75
Dwellings rented	7395	21%	8925	8%	9675	615	500	565	1245	1345	1675
Dwellings owned	7%		6%		7%	3%	2%	0%	2%	1%	4%
Dwellings rented	93%		94%		93%	97%	98%	100%	98%	99%	96%

* In 1996, Statistics Canada changed the way it collected data on Aboriginal people, thus the figures from 1986 and 1991 cannot be compared to 1996.

Note: Individual figures may not add up to the totals because of random rounding.

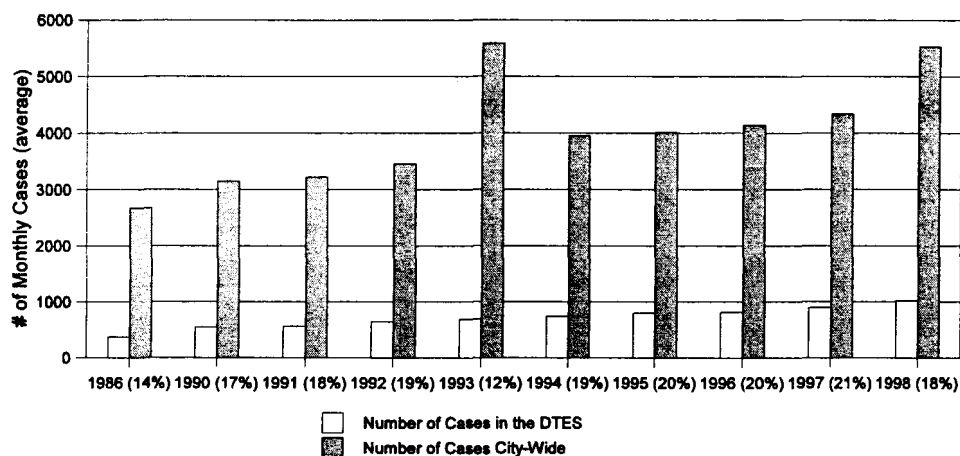
Oppenheimer			Strathcona			Thornton Park			Victory Square		
1986	1991	1996	1986	1991	1996	1986	1991	1996	1986	1991	1996
3910	5165	5260	7050	7015	6565	175	185	255	500	855	1135
2810	3695	3715	3475	3470	3205	160	160	225	445	665	890
1095	1470	1545	3575	3545	3360	15	25	30	60	190	245
72%	72%	71%	49%	49%	49%	91%	86%	88%	89%	78%	78%
28%	28%	29%	51%	51%	51%	9%	14%	12%	12%	22%	22%
205	180	270	1835	1495	1315	0	10	0	10	20	20
1310	1890	1975	2325	2620	2320	90	95	165	165	400	520
1395	1685	1710	1420	1300	1315	60	75	80	210	295	365
995	1420	1305	1470	1605	1615	25	15	25	115	150	240
5%	3%	5%	26%	21%	20%	0%	5%	0%	2%	2%	2%
34%	37%	38%	33%	37%	35%	51%	51%	65%	33%	47%	46%
36%	33%	33%	20%	19%	20%	34%	41%	31%	42%	35%	32%
25%	27%	25%	21%	23%	25%	14%	8%	10%	23%	18%	21%
475	480	705	270	200	245	10	0	10	15	75	185
835	1255	1195	4055	4235	3510	0	0	0	0	65	100
12%	9%	13%	4%	3%	4%	6%	0%	0%	3%	9%	16%
21%	24%	23%	58%	60%	53%	0%	0%	0%	0%	8%	9%
3490	4580	4690	5665	5800	5465	140	220	255	495	860	1015
1490	1655	1390	2250	2040	1680	30	10	10	205	245	175
75	245	215	365	450	645	0	0	20	45	55	110
43%	36%	30%	40%	35%	31%	21%	5%	4%	41%	28%	17%
2%	5%	5%	6%	8%	12%	0%	0%	8%	9%	6%	11%
3580	4545	4795	6585	6495	6105	140	215	255	495	800	1020
27%	27%	32%	38%	41%	48%	18%	9%	12%	28%	13%	29%
73%	73%	68%	62%	59%	52%	82%	91%	88%	72%	88%	71%
\$6,026	\$8,145	\$9,017	\$8,290	\$12,623	\$12,438	N/A	N/A	\$5,993	N/A	\$8,689	\$7,807
\$6,546	\$8,659	\$9,789	\$7,595	\$9,822	\$11,059	N/A	N/A	N/A	N/A	\$7,547	\$7,498
3475	4570	4720	6955	6775	6395	N/A	N/A	240	395	800	1010
2845	3640	3820	3950	3345	3485	N/A	N/A	200	310	630	750
82%	80%	81%	57%	49%	54%	N/A	N/A	83%	78%	79%	74%
2860	3905	3970	2680	2890	2885	155	170	230	365	680	885
1.37	1.32	1.32	2.63	2.43	2.28	1.13	1.09	1.11	1.37	1.26	1.28
60	65	60	485	500	530	0	0	0	10	20	70
2805	3845	3915	2195	2395	2350	155	170	230	355	655	810
2%	2%	2%	18%	17%	18%	0%	0%	0%	3%	3%	8%
98%	98%	98%	82%	83%	82%	100%	100%	100%	97%	97%	92%

Note: The sub-area of the Downtown Eastside called "Industrial Area" is not noted here because this district contains a very small population thus Statistics Canada cannot generate reliable statistics.

Source: Statistics Canada, 1986, 1991, and 1996 Censuses

People with Mental Health Issues

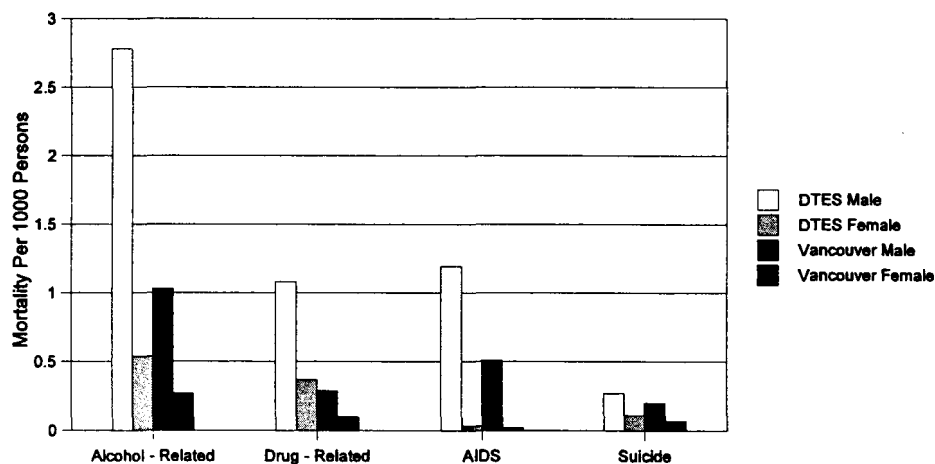
There are disproportionately high numbers of people with mental illness residing in the Downtown Eastside, given that in 1998 this area contained 3% of Vancouver's population and 18% of the city's mental health caseloads.



Source: Greater Vancouver Mental Health Service

Causes of Mortality (1996)

The Vancouver Richmond Health board has declared that there is an AIDS epidemic in the Downtown Eastside. For men in the DTES, the death rate from AIDS is over twice the rate for men elsewhere in the City. That said, alcohol remains the most lethal issue affecting the Downtown Eastside. In particular, males in the Downtown Eastside show significantly higher rates of mortality from alcohol. Men in the DTES are more than 2.5 times more likely to die of alcohol related causes than men elsewhere in the City.

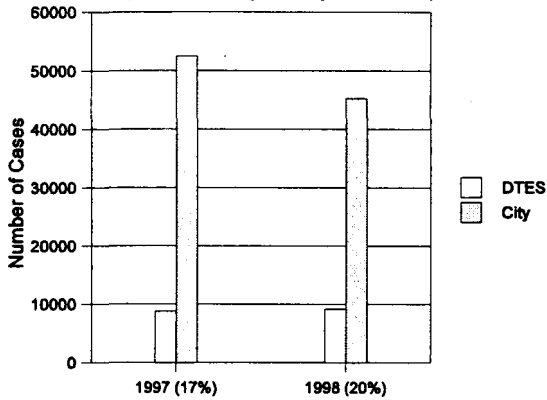


Source: Vancouver/Richmond Health Board

Welfare

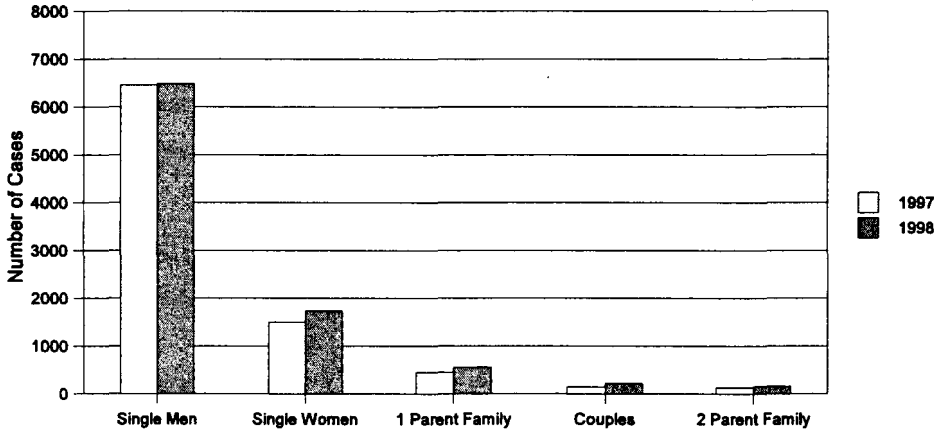
It is important to note that statistics from the B.C. Ministry of Human Resources (MHR) cannot be collected based on the exact boundaries of the Downtown Eastside. A larger area is used which includes the apartment zone between Clark Drive and Commercial Drive and is based on the boundaries of the Docksider, Kiwassa, Waterfront, and Strathcona MHR offices. As a result, the total number of welfare cases cannot be easily compared to the Downtown Eastside population. Data is only reported for 1997 and 1998 because the district boundaries of the Ministry of Human Resources changed in 1997.

**Docksider/Kiwassa/Waterfront/Strathcona and City Caseloads
(and Percentage of City-Wide Total)**



The total number of welfare cases in the area covered by the Docksider, Kiwassa, Waterfront, and Strathcona MHR offices increased 4% between 1997 and 1998 (from 8,768 to 9,158) while the total number of welfare cases in Vancouver decreased 13% between 1997 and 1998 (from 52,487 to 45,312).

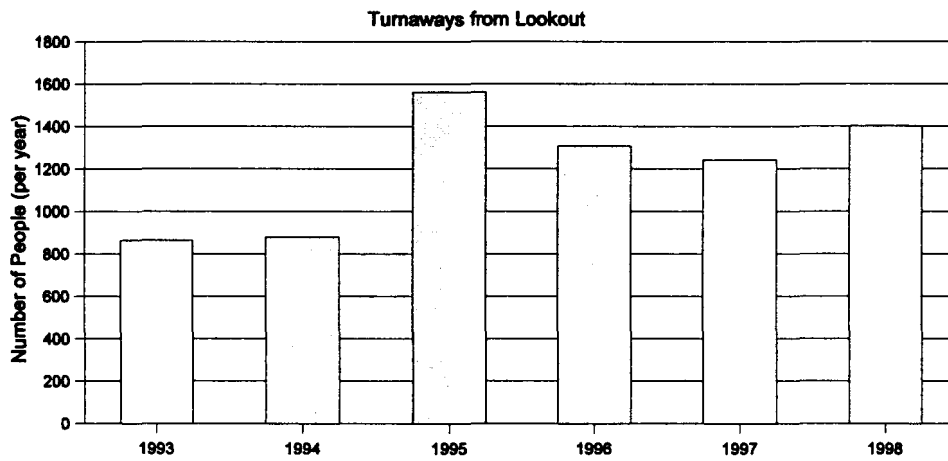
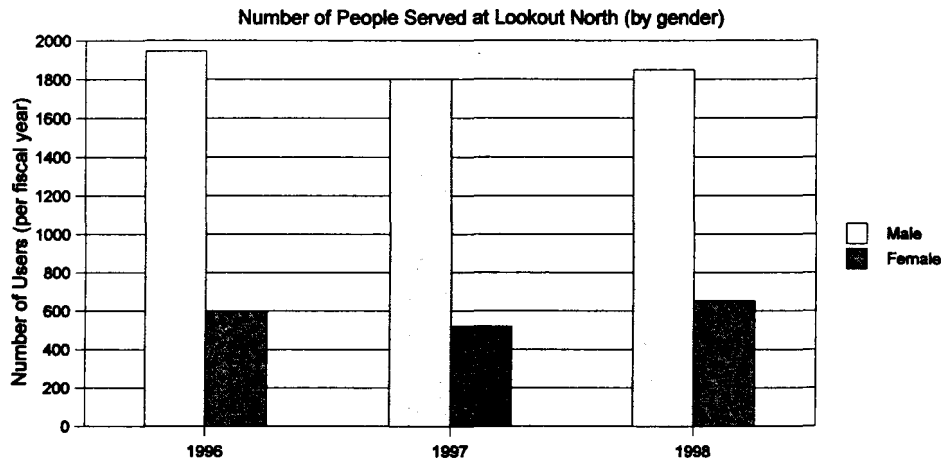
Docksider/Kiwassa/Waterfront/Strathcona Welfare Caseload by Family Type



Source: B.C. Ministry of Human Resources

Emergency Shelter

Statistics have been gathered from a 42 bed shelter in the Downtown Eastside called the Lookout, which is located on Alexander St. There was a second, temporary Lookout shelter in Marpole on Hudson St. (Lookout South) that closed in April 1999. The data for the Lookout shelters is collected based on a fiscal year from April 1 to March 31.

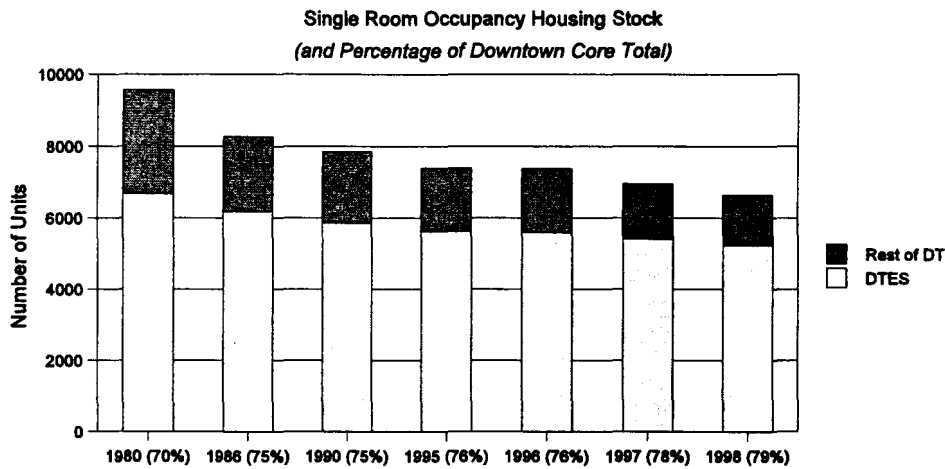


The 1996 and 1997 numbers indicate the combined number of people turned away from Lookout North and South. People are turned away when there are no beds available or no "appropriate" beds available (i.e. in male/female sections).

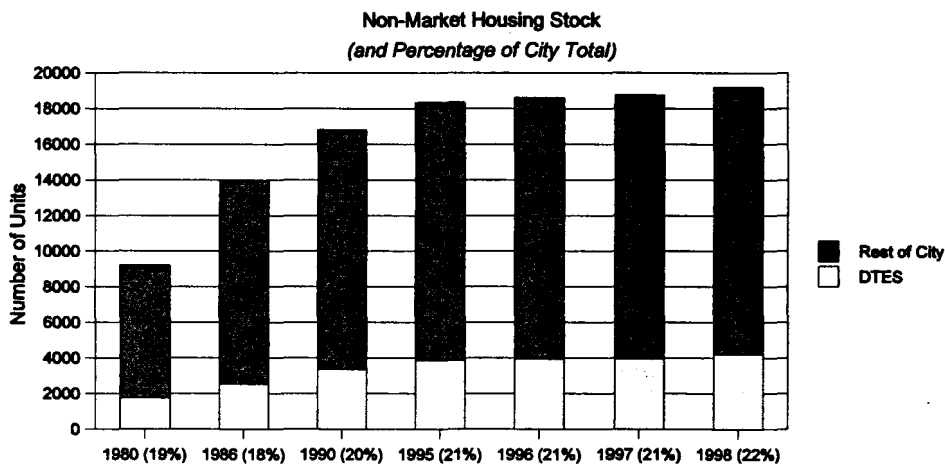
Source: Lookout Emergency Shelter

Low-Income Housing

The first chart relates Downtown Eastside single room occupancy (SRO) housing stock to the total stock in the *downtown core* (Burrard Inlet to False Creek, and Burrard Street to Clark Drive). The second chart relates non-market housing stock in the Downtown Eastside to the *city-wide* total.



There has been a steady decline of SROs since 1980. During 1998, 181 units of SRO housing stock were lost.



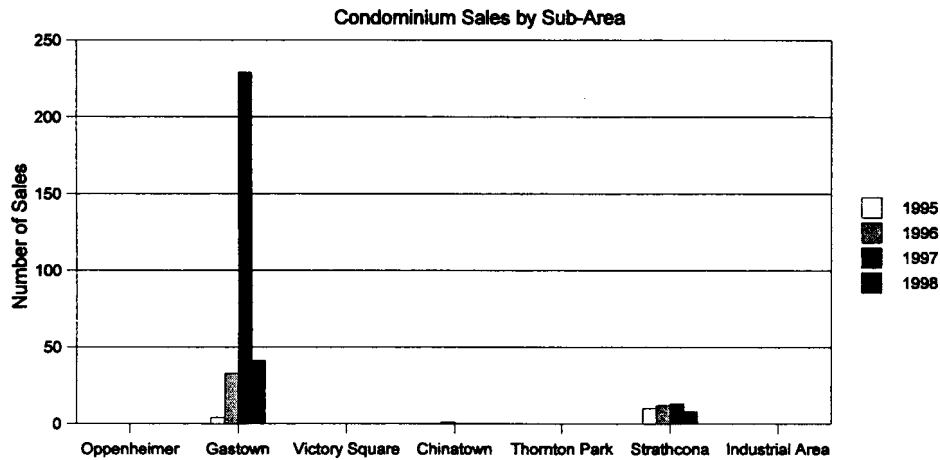
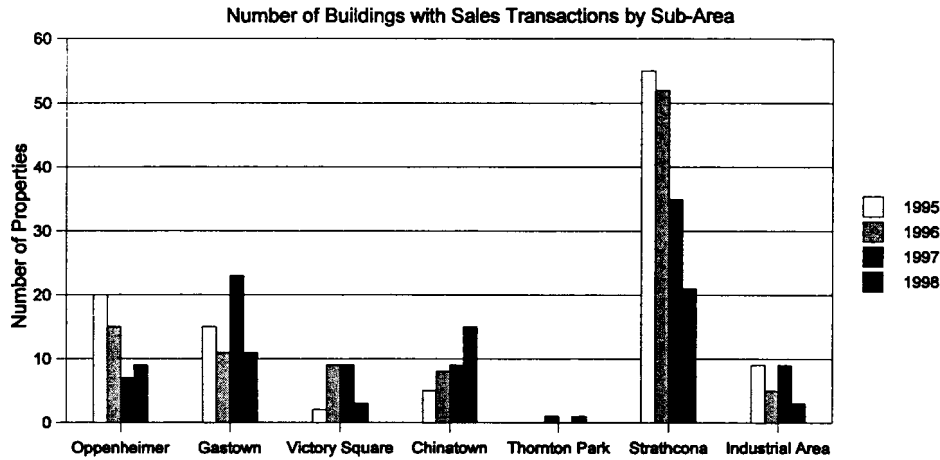
In 1998, 241 units of non-market housing were added to the existing stock in the Downtown Eastside, compared to the 1996 and 1997 increases of 67 and 15 units.

Source: Housing Centre, City of Vancouver

Real Estate Sales/Development Activities

Property Sales

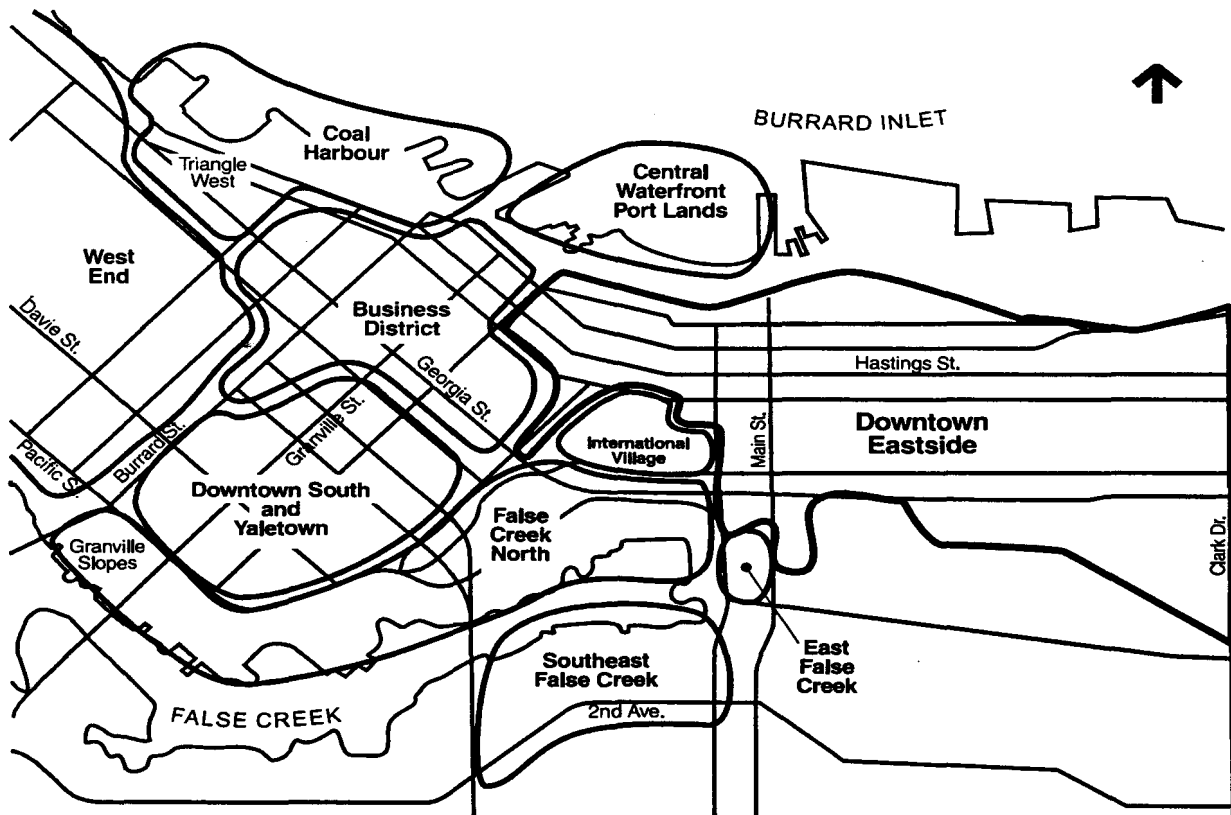
In 1998, there was sales activity recorded for 63 Downtown Eastside properties, and 108 actual sales transactions took place. For the purpose of recording sales activities, multiple sales in one building (e.g. a new condominium project) are collapsed into one record for the first graph. Individual condominium apartment sales are recorded in the second graph.



The large increase in individual condominium sales in Gastown in 1997 can be explained by the initial sale of units in the Van Horne and Carrall Station buildings.

Source: Real Estate Services, City of Vancouver

Major Development Near the Downtown Eastside



Housing Built Downtown since 1986 (does not include the Downtown Eastside)

	Market Housing	Non-market Housing	Total
1986-1990	2,063 units	322 units	2,385 units
1991-1995	6,204 units	435 units	6,639 units
1996-1998	5,531 units	439 units	5,970 units
Under construction	3,192 units	303 units	3,495 units
Total since 1986	16,990 units	1,499 units	18,489 units
Land available for new construction (estimate)	14,000 to 15,000 units	2,000 units	16,000 to 17,000 units

Location of all units built/under construction
 East False Creek: 659 units
 International Village: 370 units
 False Creek North/Granville Slopes: 4,231 units
 Downtown South/Yaletown: 6,244 units
 the Central Business District: 872 units
 Coal Harbour/Triangle West: 3,478 units
 West End: 2,635 units
Total: 18,489 units

Source: Planning Department, City of Vancouver

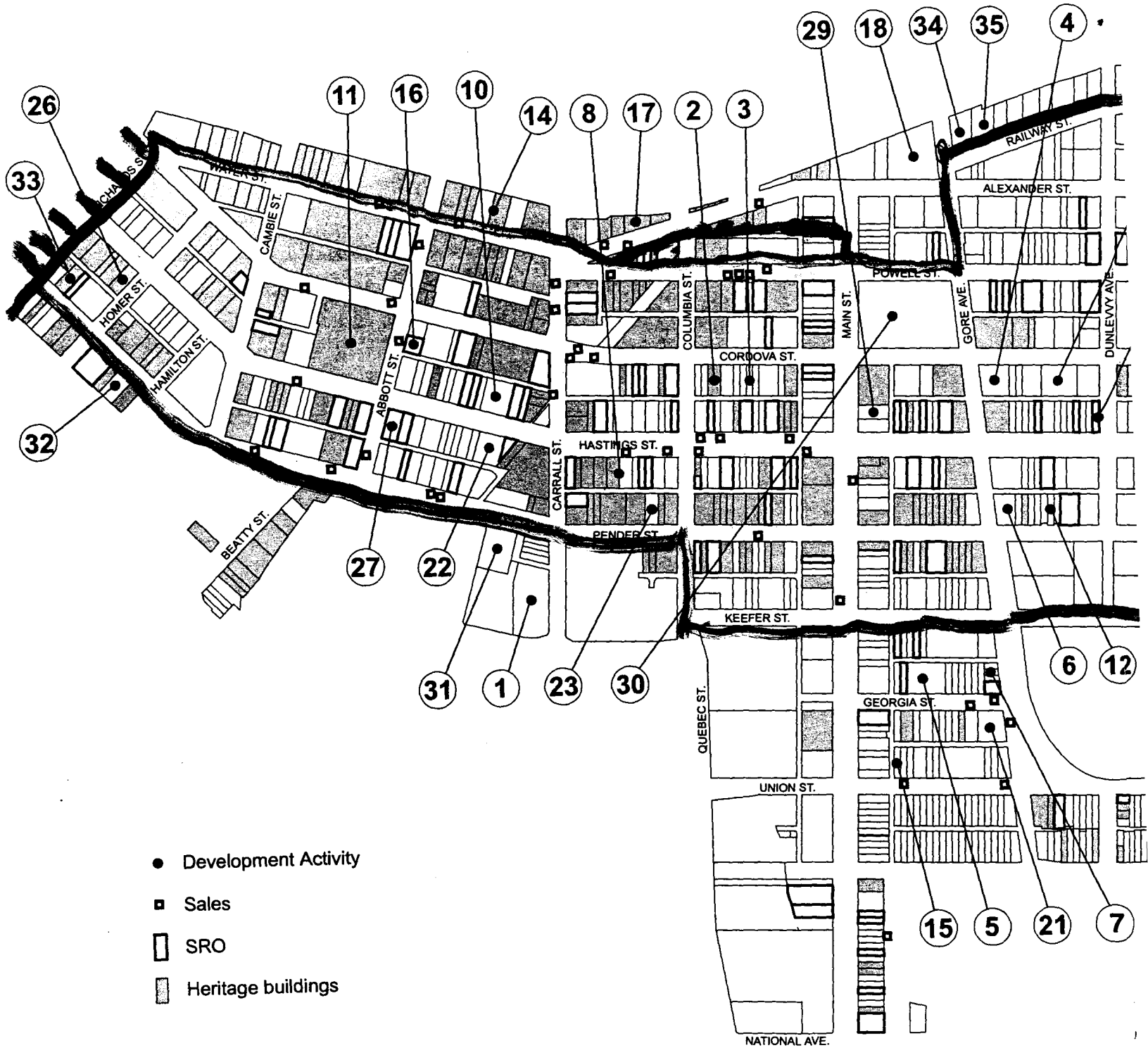
Central Waterfront Port Lands

In December 1998, Council approved Greystone Properties' proposal for new trade and convention facilities, a new cruise ship terminal, a 1000 room hotel, and commercial uses. Construction is anticipated to begin in 1999, and the target date for completion is 2003/2004.

Southeast False Creek

This area will be developed for housing and some commercial uses, accommodating up to 5000 residents. Planning for this area started in 1996, and a policy statement (which details how much development should occur) has been prepared.

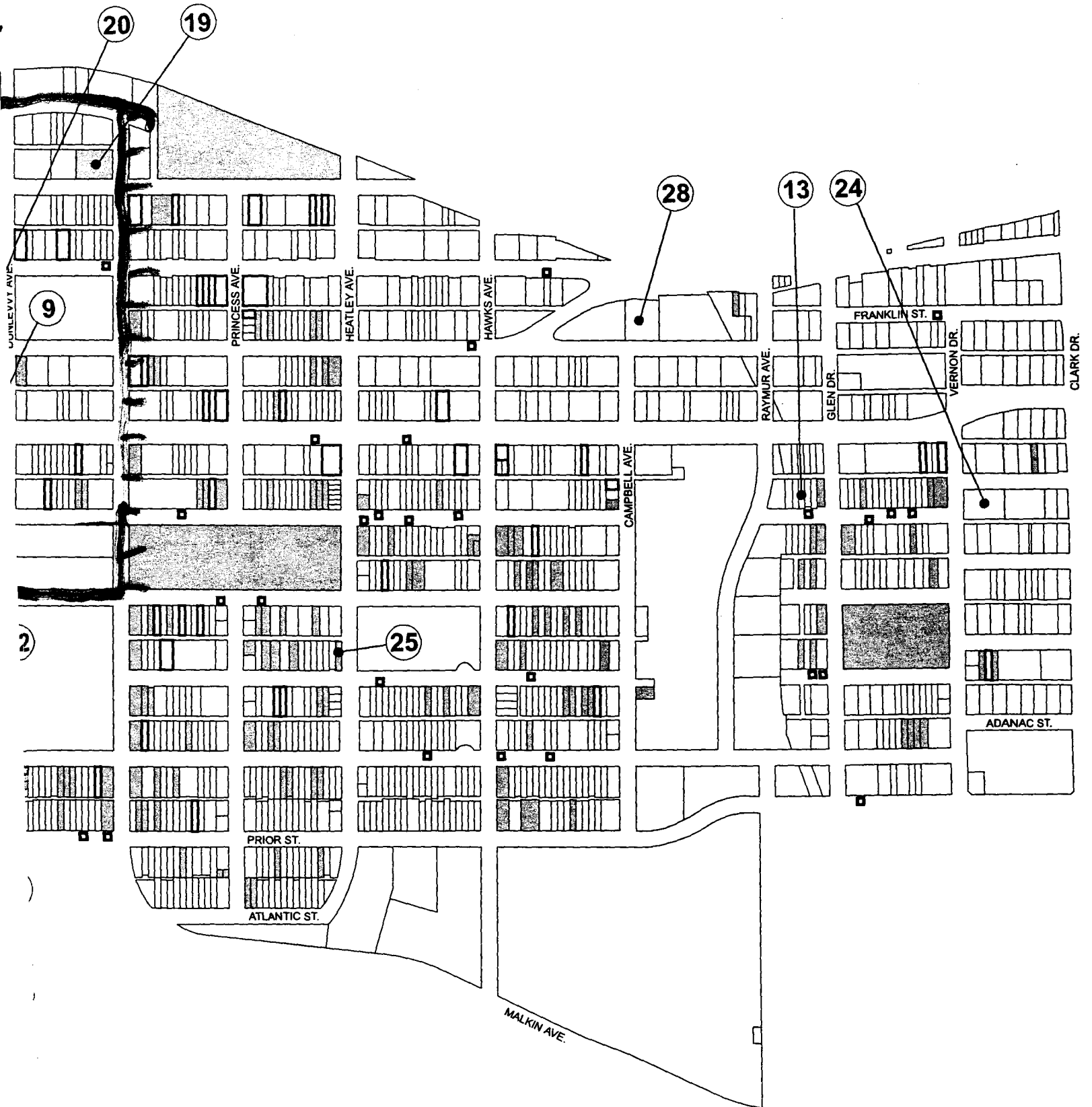
Map of Downtown Eastside Development Activity, Sales, SROs, and Heritage Buildings



see next page for numbered guide to map

Buildings

January - December 1998



Significant Residential/Commercial Developments (see previous map)

PRE-CONSTRUCTION STAGE [including Rezoning, Development Permit (DP), and Building Permit (BP)] as of Dec. 1998		
1. 555 Carrall (Block 17, Phase 2)	Applied for DP 97.09.25	3 storey special needs residential facility containing 100 sleeping units
2. 100 E. Cordova (Bridge Housing)	Applied for BP 99.04.15	residential/office building with 12 contained sleeping units and 36 dwelling units
3. 128 E. Cordova (The Haven)	Applied for DP 99.04.13	change use to social service centre (emergency shelter for homeless)
4. 306 E. Cordova	Rez. approved 94.07.28	4 storey addition to a special needs facility
5. 223 E. Georgia	DP issued 97.12.31	10 storey commercial/residential development containing 121 dwelling units
6. 450 Gore	Applied to rezone from RT-3 to CD-1	time-limited use of site for parking and subsequent multiple dwelling development
7. 663 Gore	Applied for DP 98.12.22	4 storey commercial/residential development containing 15 guaranteed rental residential units for seniors
8. 40 E. Hastings	Applied for DP 98.10.22	4 storey multiple dwelling building containing 84 non-market housing units for low-income singles
9. 389 E. Hastings	DP issued 98.10.08	2 storey retail/community club building
10. 29 W. Hastings (Cosmopolitan Hotel)	BP issued 98.12.03	upgrade the interior and exterior of the hotel to provide 32 sleeping units
11. 101 W. Hastings (Woodward's)	BP issued 97.05.30	3 storeys of retail/commercial and 5 storeys of residential with approximately 400 dwellings
12. 333 E. Pender	Applied for DP 99.01.18	54 units of seniors congregate housing
13. 1025 E. Pender	Applied for BP 98.09.18	3 duplexes and 1 four unit multiple dwelling
14. 65 Water	Applied for DP 98.06.24	renovate and add to heritage building for commercial uses and 90 residential units
15. 219 Union	DP issued 98.11.05	8 storey multiple dwelling building containing 16 units
UNDER CONSTRUCTION [Building Permit (BP)] as of Dec. 1998		
16. 320 Abbott (Metropole Hotel)	BP issued 98.12.17	DERA project: renovate this SRO building which includes installing washrooms in all 64 rooms
17. 55 Alexander	BP issued 98.04.01	8 storey multiple dwelling building containing 38 dwelling units
18. 289 Alexander (The Edge)	BP issued 97.05.20	6 storey complex containing 120 live/work units, 30 non-market live/work rental units, and industrial/gallery/restaurant
19. 487 Alexander (Japanese Hall)	BP issued 98.07.16	5 storey centre adjacent to existing hall containing a hall, classrooms, library/resource centre and tatami room
20. 340 E. Cordova (St. Luke's Home)	BP issued 98.06.19	4 storey senior citizens housing containing 27 dwelling units, 3 of which will be non-market rental
21. 288 E. Georgia	BP issued 98.02.20	2 storey commercial development containing retail
22. 20 W. Hastings (New Portland Hotel)	BP issued 98.02.11	10 storey non-market housing building with 87 dwelling units
23. 75 E. Pender	BP issued 96.08.27	5 storey building with retail, office, and social club
24. 1220 E. Pender	BP issued 98.02.12	3 storey workshop building
25. 699 E. Georgia	BP issued 98.03.30	alter existing building to contain 3 dwelling units and 3 infill dwellings in rear yard
26. 400 W. Hastings (Vancouver Film School)	BP issued 98.04.20	change use from social club to vocational school (film), allowing the existing school at 420 Homer to expand its facilities
CONSTRUCTION COMPLETED in 1998 [Occupancy Permit (OP)]		
27. 404 Abbott	OP issued 98.04.28	permission to use as a social services centre for 1 year
28. 915 E. Cordova	OP issued 98.11.19	4 storey mini-storage warehouse
29. 380 Main (Bruce Ericksen Pl.)	OP issued 98.05.29	8 storey non-market housing building with 35 dwelling units and retail at grade
30. 222 Main (City Jail)	OP issued 98.12.07	3 storey addition for holding cells
31. 50 W. Pender (Block 17, Phase 1)	OP issued 98.08.14	4 storey social services centre (S.U.C.C.E.S.S.) and a 7 storey building containing 44 non-market units and commercial
32. 312 W. Pender (VanCity Place)	OP issued 98.05.01	4 storey building with youth services at street level and 50 non-market dwelling units
33. 435 W. Pender (Ramada Inn)	OP issued 98.04.30	tourist hotel containing 80 sleeping units
34. 303 Railway	OP issued 98.05.21	46 rental artist live/work studios
35. 329 Railway	OP issued 98.04.29	14 units artist studios and 1 office

Development Activities

	1995	1996	1997	1998		1995	1996	1997	1998
Oppenheimer					Thornton Park				
Development Permits	9	6	5	4	Development Permits	0	0	1	0
Building Permits	20	41	18	23	Building Permits	1	0	2	0
Demolition Permits	0	3	1	1	Demolition Permits	0	0	0	0
# of Properties Sold	20	15	7	9	# of Properties Sold	0	1	0	1
Condominium Sales	0	0	0	0	Condominium Sales	0	0	0	0
SRO Units	2228	2231	2227	2074	SRO Units	277	277	295	295
Non-Market Units	1346	1346	1346	1472	Non-Market Units	0	0	0	0
Heritage Buildings	N/A	52	52	52	Heritage Buildings	N/A	5	5	5
Gastown					Strathcona				
Development Permits	26	15	9	10	Development Permits	16	11	13	4
Building Permits	55	48	46	31	Building Permits	39	29	18	24
Demolition Permits	2	0	0	1	Demolition Permits	4	2	4	3
# of Properties Sold	15	11	23	11	# of Properties Sold	55	52	35	21
Condominium Sales	4	33	229	41	Condominium Sales	10	12	13	8
SRO Units	1332	1332	1258	1195	SRO Units	507	510	505	505
Non-Market Units	873	873	873	873	Non-Market Units	1414	1414	1429	1429
Heritage Buildings	N/A	104	104	104	Heritage Buildings	N/A	133	133	133
Victory Square					Industrial Area				
Development Permits	7	9	6	5	Development Permits	1	6	8	4
Building Permits	15	14	20	30	Building Permits	11	13	17	14
Demolition Permits	1	0	2	1	Demolition Permits	1	0	4	1
# of Properties Sold	2	9	9	3	# of Properties Sold	9	5	9	3
Condominium Sales	0	0	0	0	Condominium Sales	0	0	0	0
SRO Units	743	706	585	620	SRO Units	24	24	24	24
Non-Market Units	114	114	114	164	Non-Market Units	27	94	94	94
Heritage Buildings	N/A	47	47	47	Heritage Buildings	N/A	3	3	3
Chinatown					Downtown Eastside				
Development Permits	18	8	2	6	Development Permits	77	56	44	34
Building Permits	55	35	18	30	Building Permits	198	181	139	169
Demolition Permits	1	1	5	2	Demolition Permits	9	6	16	9
# of Properties Sold	6	8	9	15	# of Properties Sold	107	101	92	63
Condominium Sales	0	1	0	0	Condominium Sales	14	46	242	49
SRO Units	514	514	521	521	SRO Units	5625	5594	5415	5234
Non-Market Units	120	120	120	164	Non-Market Units	3894	3961	3976	4217
Heritage Buildings	N/A	29	29	29	Heritage Buildings	N/A	373	373	373

Vacant Buildings

The buildings listed below were vacant in May 1999. Letters have been sent to the property owners of these buildings stating that they are legally responsible for keeping their vacant buildings secured and empty of trespassers.

- | | |
|------------------------|---------------------------|
| 1. 62 East Cordova | 10. 95 West Hastings |
| 2. *160 West Cordova | 11. *101 West Hastings |
| 3. *311 Heatley Street | 12. 130-132 West Hastings |
| 4. 108 East Hastings | 13. *144 West Hastings |
| 5. 109 East Hastings | 14. 149 West Hastings |
| 6. *5 West Hastings | 15. *152 West Hastings |
| 7. 40 West Hastings | 16. *1249 East Pender |
| 8. *51 West Hastings | 17. 298 Prior |
| 9. 58 West Hastings | |

* indicates a provincially or municipally noted heritage building

Source: Permits and Licenses Department, City of Vancouver

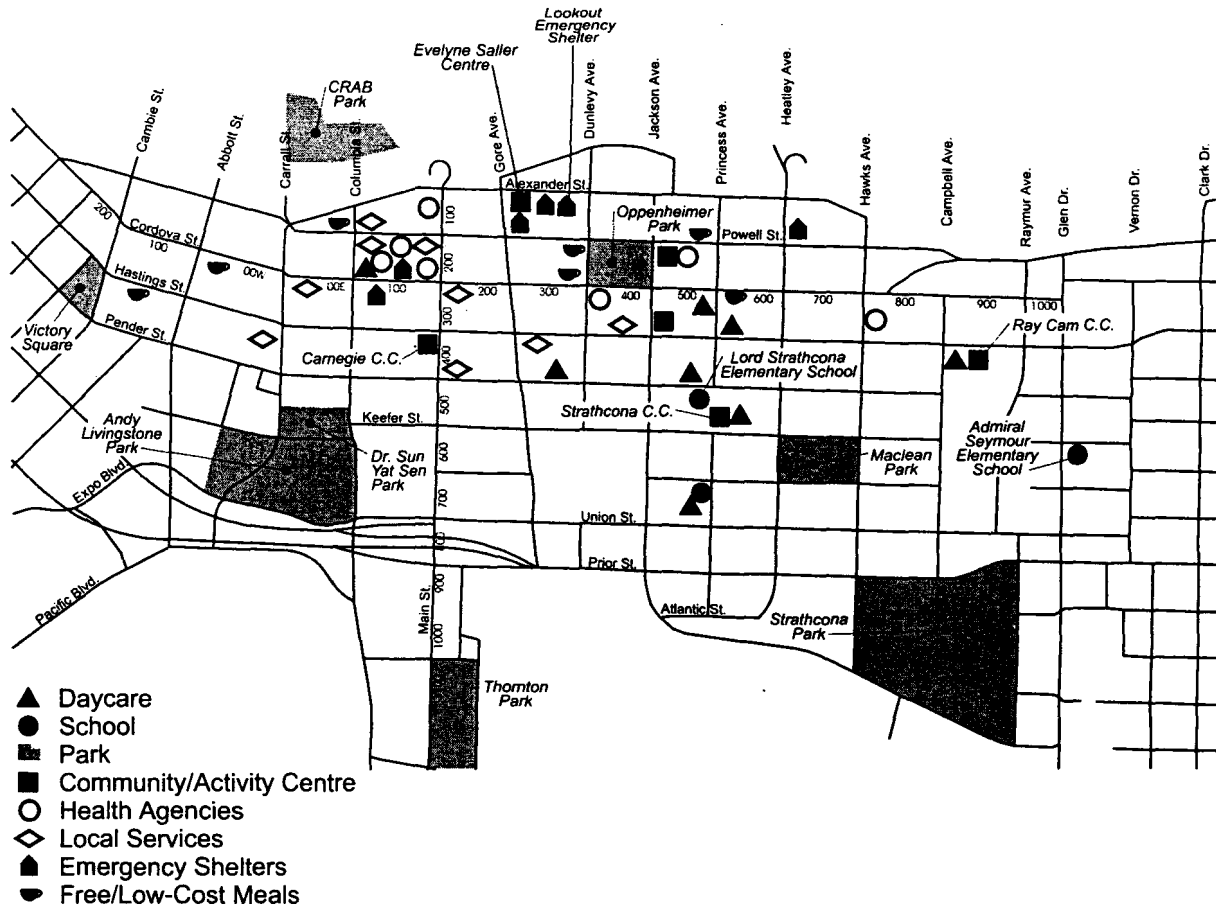
Hastings Street - Vacant Storefronts

The City surveyed a seven block long stretch of Hastings Street, from Richards to Gore, in December 1998 to determine the rate of vacant storefronts on the ground floor of buildings. The vacant storefront rate is measured by calculating the number of lineal feet of frontage that is vacant and dividing it by the length of the block.

Which Block on Hastings?	Frontage that is Vacant	Total Frontage	Vacant Storefront Rate
Richards to Homer (400 block West Hastings)	52 feet	520 feet	10%
Homer to Cambie (300 block West Hastings)	127 feet	635 feet	20%
Cambie to Abbott (100 block West Hastings)	563 feet	1,082 feet	52%
Abbott to Carrall (000 block West Hastings)	322 feet	1,198 feet	27%
Carrall to Columbia (000 block East Hastings)	269 feet	865 feet	31%
Columbia to Main (100 block East Hastings)	262 feet	1,040 feet	25%
Main to Gore (200 block East Hastings)	95 feet	830 feet	11%
Total	1,690 feet	6,170 feet	27%

Source: Planning Department, City of Vancouver

Community Services



Note that this is not an exhaustive list of community services. This list was compiled to show the locations (and concentration) of several of the important community services in the Downtown Eastside. Also note that many of the identified agencies provide more than one service—for example, several shelters also provide food services, and daycares are often located at community centres.

Daycare

Crabtree Corner - 101 East Cordova
 Eagle's Nest Preschool - 618 East Hastings
 New PuiTak - 350 East Pender
 RayCam - 920 East Hastings
 St. Francis Xavier - 717 Princess
 Strathcona - 592 East Pender
 Waterside - 321 Princess

School

Admiral Seymour - 1130 Keefer
 Lord Strathcona - 592 East Pender
 St. Francis Xavier - 717 Princess

Community/Activity Centre

411 Senior's Centre - 411 Dunsmuir
 Downtown Eastside Senior's Centre - 509 East Hastings
 The Living Room - 528 Powell

Health Agencies

Detox - 119 East Cordova
 Downtown Eastside Community Health Clinic
 - 412 East Cordova
 Drug and Alcohol Counsellor - 223 Main
 STD Clinic - 219 Main
 Strathcona Mental Health Team - 330 Heatley
 Downtown Eastside Mental Health Network - 149 Main
 Vancouver Area Network of Drug Users - 528 Powell

Local Services

Downtown Eastside Residents Association - 425 Carrall
 First United Church - 320 East Hastings
 Downtown Eastside Youth Activities Society - 221 Main
 Downtown Eastside Women's Centre - 44 East Cordova
 She way - 455 East Hastings
 Native Liaison Society - 324 Main
 Downtown East Education Centre - 101 Powell
 Four Corners Community Savings - 390 Main

Emergency Shelters

Lookout - 346 Alexander
 Triage - 707 Powell
 St. James - 315 Powell
 The Haven - 128 East Cordova
 Harbour Light - 119 East Cordova

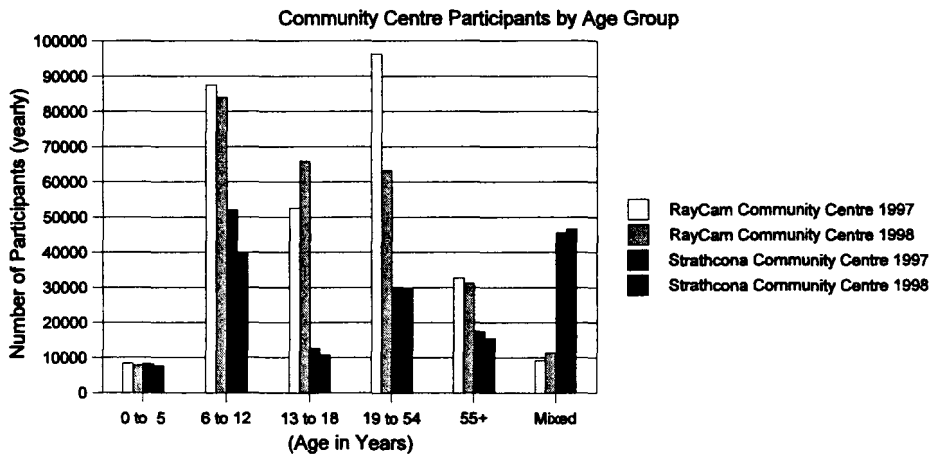
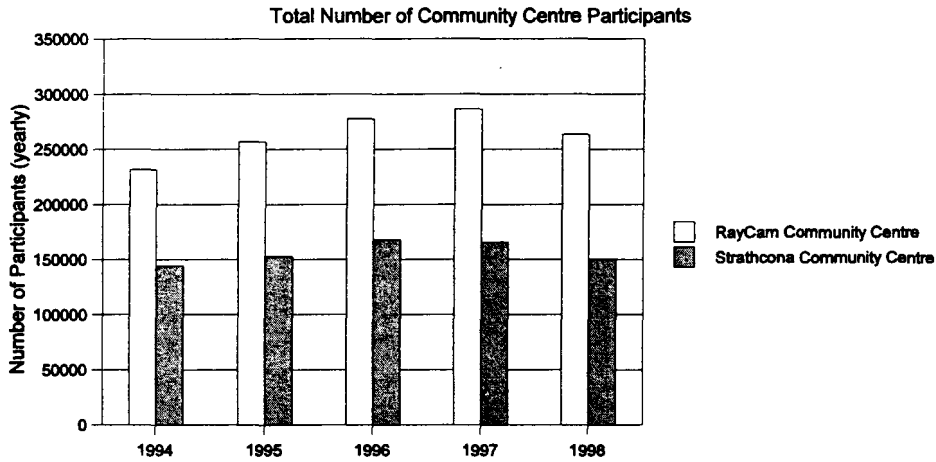
Free/Low-Cost Meals

The Dugout - 59 Powell
 The Crosswalk - 138-140 W. Hastings
 Mission Possible - 543 Powell
 Franciscan Sisters - 385 East Cordova
 New Hope Centre - 219 Dunlevy
 Union Gospel Mission - 616 East Cordova

Carnegie Community Centre

The Carnegie Centre serves as an informal gathering place and resource centre for many people in the community. The Centre offers diverse programs and activities and houses a low-cost cafeteria, computer room, library, gym, and seniors' lounge, among other things. The most recent survey at the Carnegie Community Centre (1995-1996) revealed that 51% of the users were between the ages of 25 and 39, and over 60% of the users were single. The survey also indicated that attendance in 1996 ranged from 1800 to 2000 persons per day.

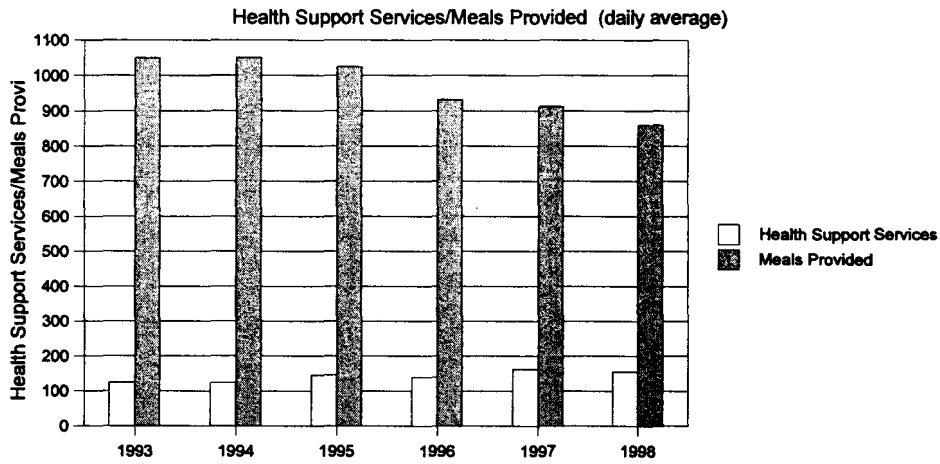
RayCam and Strathcona Community Centres



Sources: Vancouver Park Board and the Carnegie Centre

Evelyne Saller Centre

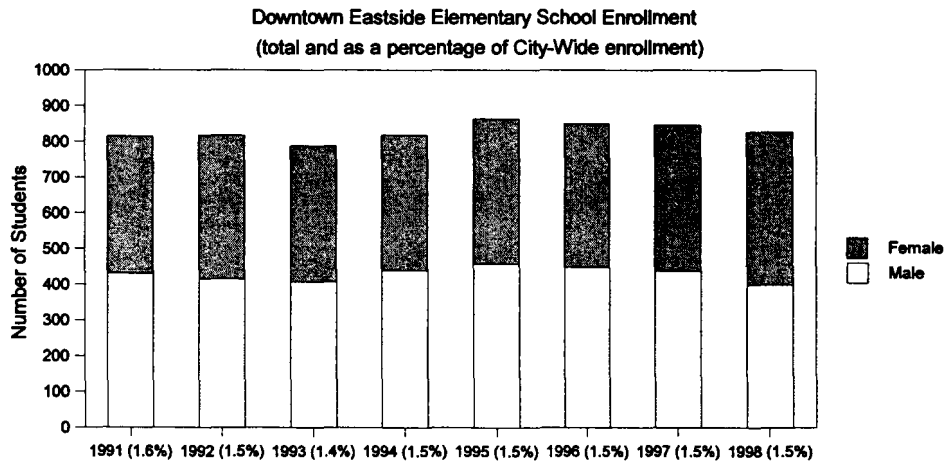
The Evelyne Saller Centre, operated by the City, offers full course meals at subsidized rates and provides health support services including bathing, laundry, delousing, first-aid, and dry cleaning to help meet health and hygiene needs of people in the Downtown Eastside.



Source: Housing Centre, City of Vancouver

Public School Enrollment

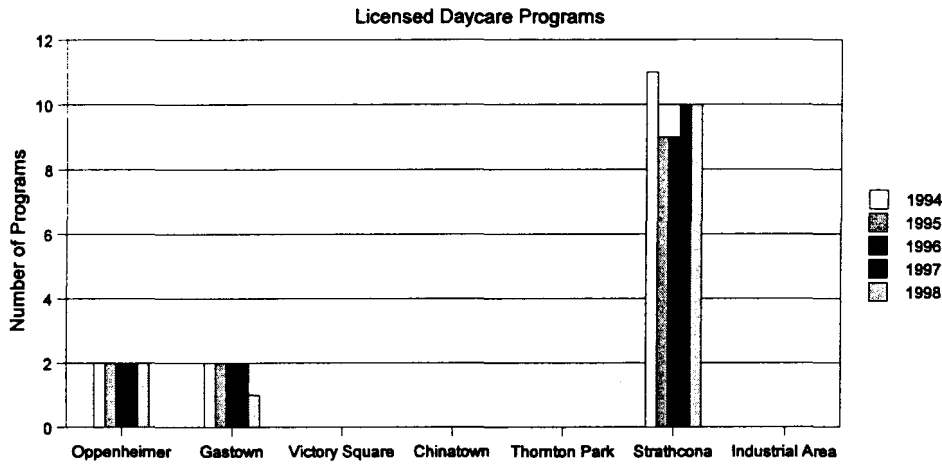
There are two public elementary schools within the Downtown Eastside, Admiral Seymour Elementary and Lord Strathcona Elementary. For secondary school, most students in the Downtown Eastside go to Britannia Secondary School which is outside the study area boundary.



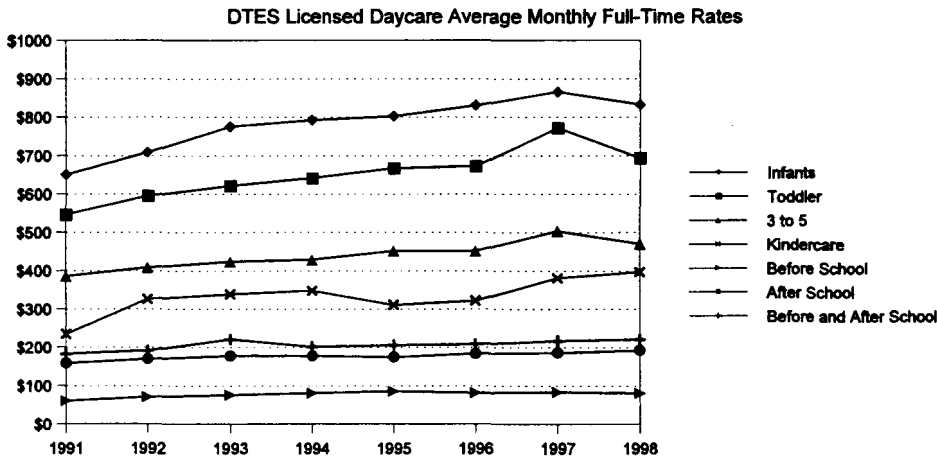
Source: Vancouver School Board

Daycare Programs and Rates

In 1998, there were 13 licensed daycare programs in the Downtown Eastside, with a total licensed capacity of 336 children. These programs are concentrated in Strathcona, Oppenheimer and Gastown, and together, account for approximately 3% of licensed daycare programs in Vancouver.



In 1998, parents in the Downtown Eastside paid, on average, \$650 for an infant or toddler to attend daycare, \$464 for a 3-5 year-old to attend daycare, and \$226 for a school-age child to receive before- and after- school care. These rates are slightly lower than the city average. Government child care subsidies cover approximately 90% of infant/toddler care, 79% of 3-5 year-old care, and 77% of out-of-school care (given the aforementioned rates).

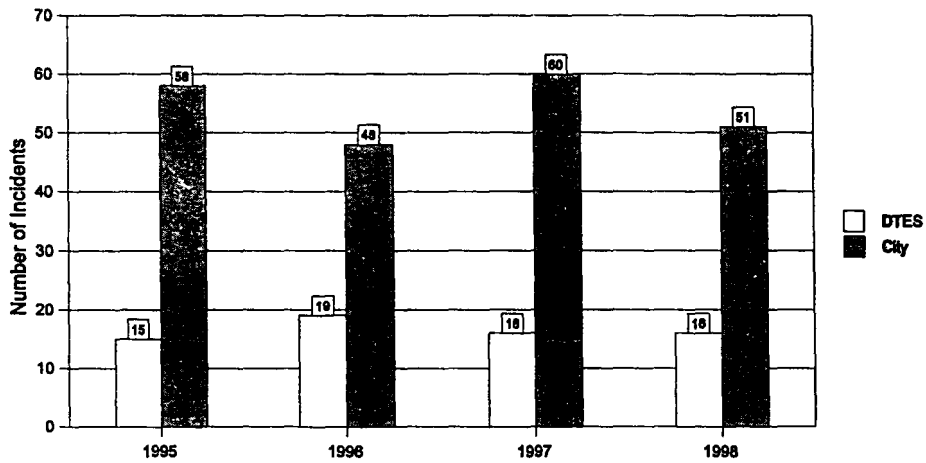


Source: Westcoast Child Care Resource Centre

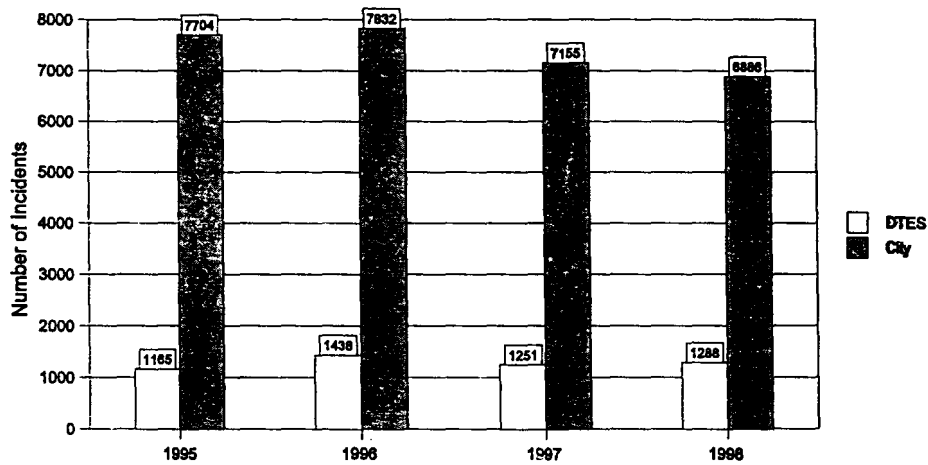
Crime and Problem Businesses

Crime against people and property in the Downtown Eastside - homicide, violent crime, theft from auto and damage to property - all declined between 1996 and 1998. Drug arrests increased during this period.

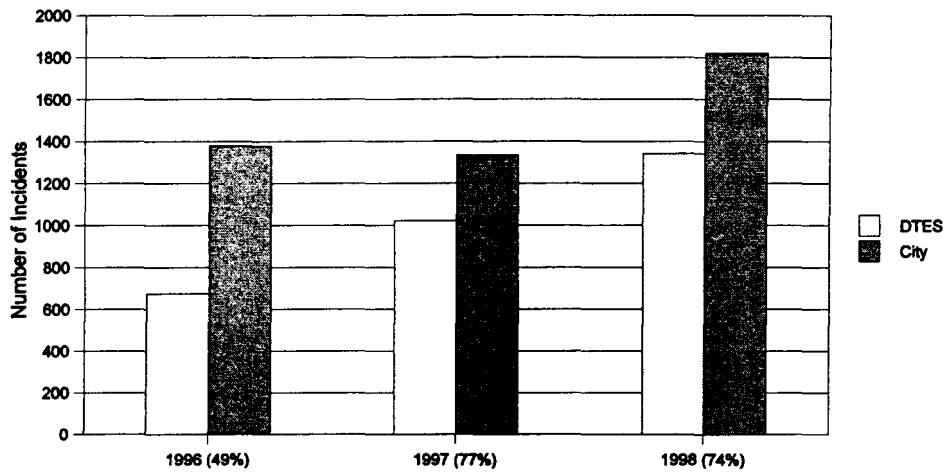
Homicide (includes murder, manslaughter and attempted murder)



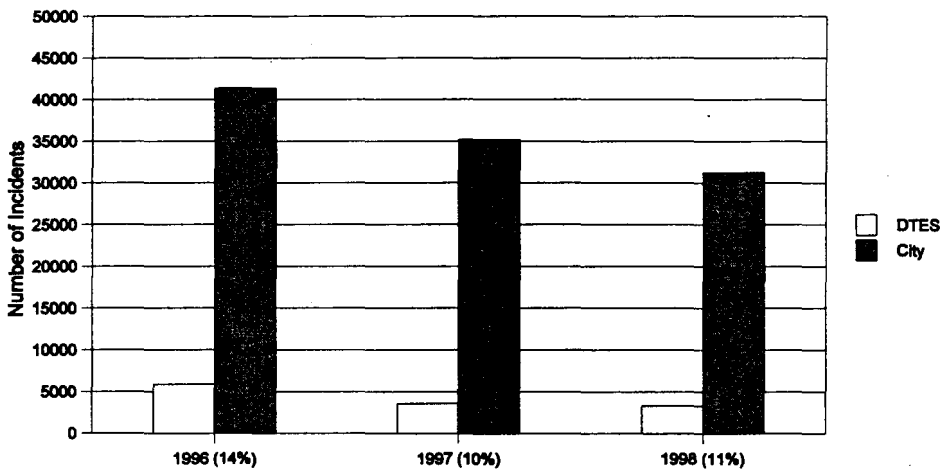
Other Violent Crime (includes assault, sexual assault and robbery)



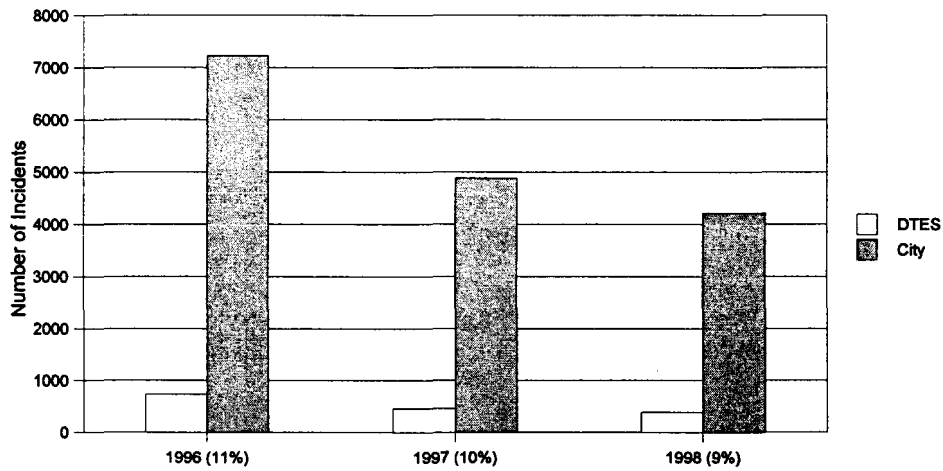
Drug Arrests



Theft From Auto

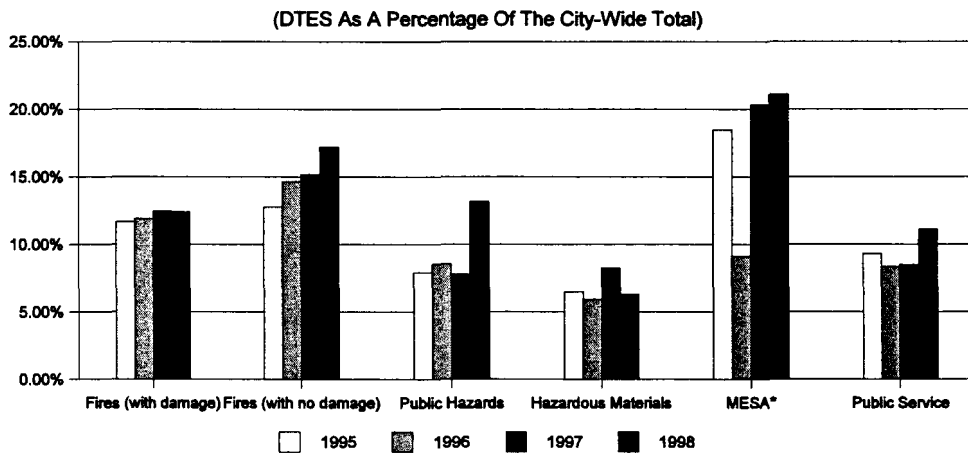


Mischief (Damage to Property)



Source: Vancouver Police Department

Fire and Rescue Responses



*Medical Emergency Service Alarm

Source: Vancouver Fire Department

Business License Reviews

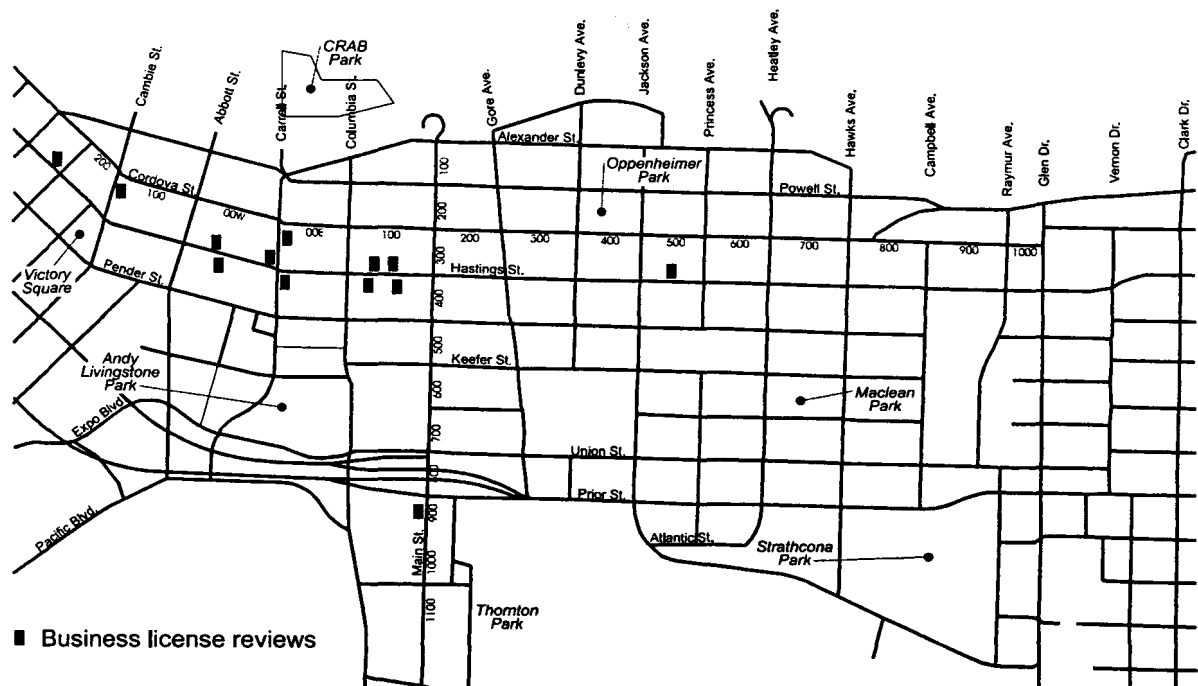
From May 1998 to May 1999, eight Downtown Eastside business licenses were suspended and three licenses were refused, most of which were 24-hour stores and restaurants directly or indirectly related to the drug trade. A portion of the drug trade relocated to some SRO hotels, two of which had their licenses reviewed in this time period. The Downtown Eastside Integrated Services Team (IST) has been actively focussing enforcement efforts in this domain, bringing together staff from many City departments including: Permits and Licensing, Police, Fire, Planning, Social Planning, and Engineering, as well as those from Provincial Liquor Control and Licensing and the Ministry of Human Resources.

Name	Address	Type of Business	Action Taken
1. Wali's Ice Cream Bar and Food Stop	320 Carrall	Ltd. service food	License suspended 14 days. Operating agreement signed.
2. Armani Market	6 East Hastings	Retail dealer - food	License suspended 8 months.
3. Canadian North Star Hotels Ltd.	5 West Hastings	Hotel	License refused.
4. Northstar International Motor Hotel/Cobalt Hotel	917 Main	Hotel	Under review.
5. Parmir Grocery	162 East Hastings	Retail dealer - food	Under review.
6. Sheikh Grocery	101 - 5 West Hastings	Ltd. service food	License suspended.
7. *John Cafe	135 East Hastings	Ltd. service food	License suspended 3 months.
8. *Zodiac Fast Foods	151 East Hastings	Ltd. service food	Application denied. License refused.
9. Credit City Trading	63 West Hastings	2nd Hand/Pawnbroker	Warning letter.
10. Afro-Canadian Restaurant	324 Cambie	Restaurant C-1	License suspended 14 days.
11. Uncle Henry Fast Food	547 East Hastings	Ltd. service food	License suspended 2 days.
12. *Moonlight Shop/Cafe	132 East Hastings	Ltd. service food/ 2nd Hand/Pawnbroker	License suspended 2 months. Under review.
13. *Sister Icee's Hemp BC and Cannabis Cafe	307 West Hastings	Ltd. service food/retail	Licenses not issued. Referred to Council.
14. Donald's Restaurant	56 West Hastings	Restaurant/Dining room	License suspended.

* indicates that the business licence was also reviewed in 1997

Source: Permits and Licenses Department, City of Vancouver

Map of Business License Reviews



Liquor Licenses

No new liquor licenses were approved in the Downtown Eastside in 1998. The City has set a goal of reducing the total number of licensed seats in the area. However, the Province is reviewing the classification system, which may result in an increase of licensed seats.

Number of Liquor Licenses and Seats by Type - May 1999

Type of Liquor License	Downtown Eastside		City of Vancouver		DTES
	# of Licenses	# of Seats	# of Licenses	# of Seats	% of Seats
Class A Lounge and Hotel Pub	30	5,139	110	18,404	27.9%
Class C Cabaret	16	2,915	47	10,107	28.8%
Class D Neighbourhood Pub	1	85	14	1,285	6.6%
Total	47	8,139	171	29,796	27.3%

The Provincial Liquor Control and Licensing branch currently categorizes establishments based on these designations:

- Class A Lounges and Hotel Pubs are in buildings that contain hotel rooms and restaurant facilities, and can be open up to 14 hours per day between 9 am and 2 am.
- Class C Cabarets can be open from 7 pm until 2:30 am, but must stop serving liquor by 2 am.
- Class D Neighbourhood Pubs can be open for any continuous 14 hour period from 9 am to midnight, Monday to Thursday, 9 am to 1 am, Saturday and Sunday, and 11 am to midnight on Sunday. The sale of beer, cider, and wine coolers is permitted for consumption off-premises.

Source: Permits and Licenses Department, City of Vancouver

Traffic Flows

1. Traffic on some Important East-West Streets (average for 1990 to 1997 period)

	West of Main Street	Between Main Street and Clark Drive	East of Clark Drive
Cordova & Powell (combining these two one-way streets)	about 28,000 vehicles per day	about 35,000 vehicles per day	about 31,000 vehicles per day
Hastings Street	about 27,000 vehicles per day	about 40,000 vehicles per day	about 37,000 vehicles per day
Georgia Viaducts, Prior and Venables	about 50,000 vehicles per day	about 30,000 vehicles per day	about 20,000 vehicles per day

2. Are traffic volumes increasing? By how much?

We can measure overall traffic by tallying up individual traffic volumes on all east-west streets in the Downtown Eastside: Alexander, Powell, Cordova, Hastings, Pender, Keefer and Union (the traffic for all these streets is measured between Columbia and Main Sts.), the Georgia Viaducts, and Quebec (measured south of Prior St.). The City's Traffic Branch has statistics that go back to 1982. Statistics show that traffic has increased by about 10% since the early 1980s - which means an additional 13,000 vehicles are now driving through the Downtown Eastside.

3. Is traffic increasing faster in the Downtown Eastside than elsewhere Downtown?

Statistics indicate that traffic in the Downtown Eastside as a percentage of the total Downtown traffic has decreased slightly since the early 1980s. This means traffic has grown elsewhere faster than in the Downtown Eastside. (Note: the single most important traffic increase downtown relates to the replacement of the Connaught Bridge with the new Cambie Bridge in 1985 - the old bridge carried about 30,000 vehicles per day whereas the new bridge carries more than 60,000 vehicles per day.)

	Average for 1982-1985	Average for 1986-1990	Average for 1991-1995	Average for 1996-1997
Total traffic through DTES	139,244 vehicles per day	147,397 vehicles per day	152,378 vehicles per day	152,698 vehicles per day
DTES traffic as % of downtown total	32%	30%	29%	30%

Source: Engineering Department, City of Vancouver

止示

鮫魚滑

每磅 2.99
LB



Additional copies of the . . .

Downtown Eastside Community Monitoring Report

can be picked up at

City Clerk's Office
City Hall
453 West 12th Avenue
Vancouver, B.C.

☎ 873-7276
fax: 873-7419

For more information . . .

please contact:

Michel Desrochers
Central Area Planning
City Hall
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

☎ 873-7160
fax: 873-7045

e-mail: michel_desrochers@city.vancouver.bc.ca