



COUNCIL REPORT

Report Date: October 27, 2025
Contact: Sandra Singh
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RTS No.: 17846
VanRIMS No.: 08-2000-20
Meeting Date: November 4, 2025
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: Deputy City Manager
SUBJECT: DTES Directions and Initiatives: Actions Update

Recommendations

- A. THAT Council receive for information the DTES Actions Update as outlined in Appendix A.

Healthy Homes for All

- B. THAT Council receive for information the *SRO Revitalization Framework*, as set out in Appendix B, and direct staff to continue to pursue partnership with and funding from the provincial and federal governments to implement the Framework.
- C. THAT Council approve a capital grant of \$1,000,000 to the Downtown Eastside Community Land Trust (CLT), with funding being reallocated from the 2025 SRO Upgrading Grants Program, to leverage federal government funding for the CLT to acquire one privately-owned SRO building (see Appendix C);

FURTHER THAT, pursuant to section 206(1)(j) of the *Vancouver Charter*, Council deem the Downtown Eastside Community Land Trust, which is not otherwise a charitable institution, to be an organization in this instance contributing to the health and welfare of the City;

FURTHER THAT the grant be disbursed on the terms and conditions generally outlined in this Report, including Appendix C, which terms and conditions will be set out in a grant agreement to be entered into between the City and the Downtown Eastside Community Land Trust ("Grant Agreement") and on terms and conditions otherwise satisfactory to the General Manager of Arts, Culture and Community Services;

AND FURTHER THAT the General Manager of Arts, Culture and Community Services (or designate) be authorized to execute the Grant Agreement on behalf of the City.

- D. THAT Council receive for information the *2025 Impact Analysis of SRA Vacancy Control Policy*, as set out in Appendix D.
- E. THAT Council revise the 2023-2026 SRO Upgrading Grants Program (SUGP) to include private owners as eligible applicants and allocate up to \$2,000,000 of the SUGP to private owners under this program, as described in this report, subject to future Council approval of individual grants.

Vibrant and Inclusive Local Economy

- F. THAT Council approve the Downtown Eastside Temporary Occupancy Permit Pilot (TOPP) as described in this report and in Appendix E.
- G. THAT pending approval of Recommendation F, Council approve the resolutions, attached to this report as Appendix F to not enforce for a period of two years, applicable requirements of the Zoning and Development By-law and the Building By-law, to enable inclusion of Artist Studio Class A in the Downtown Eastside TOPP as described in this report.
- H. THAT Council receive for information the planned DTES economic actions as outlined in this report and Appendix G, and direct staff to report back in Q1 2026.

Improved Wellbeing for All / Improved, Safe & Accessible Public Realm

- I. THAT Council direct staff to advocate to the provincial government for sustained funding for programming for at least two day-time respite sites in the DTES that include providing access to washrooms and storage, such as the programming being delivered at 390 Main Street.
- J. THAT Council request that the federal government reform bail and sentencing provisions in the *Criminal Code* for repeat, violent offenders and expand diversion courts to ensure that high-risk offenders are not being released into the community while awaiting trial.

Administrative

- K. THAT no legal rights or obligations are created by the approval of Recommendations C, or E, unless and until the Grant Agreement and future grant agreements are executed and delivered by the City.

Recommendation C is a grant and requires an affirmative vote of at least 2/3 of all Council members pursuant to section 206(1) of the *Vancouver Charter*.

Purpose and Executive Summary

The report recommends a set of actions by a number of City departments to improve access to housing, economic resilience, wellbeing, and public safety in the Downtown Eastside (DTES). Recommendations support the stabilization of Single Room Occupancy (SRO) housing through a \$1 million grant to the DTES Community Land Trust and expanding eligibility for SRO upgrading grants to private owners. Economically, it introduces a proposed Temporary Occupancy Permit Pilot (TOPP) to enable flexible use of underutilized spaces, including artist studios—aimed at stimulating local entrepreneurship and creative industries—and identifies

additional actions to support economic revitalization. The report also calls for advocacy for sustained provincial funding of daytime respite and storage services as well as federal reforms to bail and sentencing laws to enhance community safety and stability. To improve coordination and coherence, the DTES Actions Update has been developed to align implementation of various Council motions and DTES-related service initiatives with the outcomes framework articulated in the [DTES Local Area Plan](#).

Council Authority/Previous Decisions

See Appendix J for a list of Council directions associated with the DTES since 2014.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The DTES, often considered the historic heart of the city, is one of Vancouver's oldest neighbourhoods. The neighbourhood holds cultural significance to the many diverse communities who call the area home, including many residents living in and with conditions that cause deteriorated wellness and place them at greater risk of stressors and shocks.

In [March 2014](#), Council approved the [DTES Local Area Plan](#) ("LAP"), which sets out the policies, strategies, and near- and short-term actions needed to achieve a long-term vision that "the neighbourhood will be made up of mixed-income communities with a range of affordable housing options (including social housing) for all residents, local serving commerce, social services and cultural activities where all feel welcome, valued and at home." The LAP organized work into nine [Areas of Focus](#):

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|---|--|
| 1. Improved well-being for all | 5. Arts and culture opportunities |
| 2. Healthy homes for all | 6. Celebration of heritage |
| 3. Vibrant and inclusive local economy | 7. Improved, safe, accessible public realm |
| 4. Improved transportation, infrastructure and safety | 8. Community place-making |
| | 9. Well-managed built form |

DTES LAP Implementation Challenges and Subsequent Directions

Over the past decade, the DTES has faced mounting pressures, including rising homelessness locally and across the province, deteriorating and increasingly unaffordable SRO housing, a worsening mental health crisis intensified by the toxic drug supply, deepening poverty, the COVID-19 pandemic, and the increased presence of predatory gangs targeting vulnerable populations. While many of these challenges are also felt citywide and across the province, the DTES – long recognized as the lowest-income community in the province – continues to serve as a hub for individuals from across the province seeking services and connection. As a result, it hosts a significantly higher concentration of support services and experiences the greatest acute impacts of any neighbourhood across the province.

Within the City, implementation of the LAP has been fragmented across departments, and it is now clear that some policies stemming from the LAP have not achieved – and perhaps have even worked against – their intended outcomes.

The concurrent challenges outlined above have affected progress toward achieving the vision for the neighbourhood set out in the LAP. A reflection of frustrated progress, since the Plan's adoption, 18 further Council motions and amendments have directed the City's incremental, multi-faceted work in the DTES, all aligned with the LAP's goals. The most comprehensive of these was the [November 2023 motion](#), *Uplifting the Downtown Eastside and Building Inclusive Communities that Work for All Residents*, which directed staff to explore policies and actions to improve housing and wellness outcomes through collaboration across local, regional, and senior government levels. A progress update was provided in [February 2025](#). Since then, additional interrelated motions have been passed, further reinforcing the LAP's original Areas of Focus and desired outcomes.

Coordinating DTES-related Work Moving Forward

Using the DTES LAP Areas of Focus, this report introduces a streamlined approach to coordinating and reporting on City initiatives in the DTES, integrating both new Council Motion directed actions and ongoing policies and services. This approach enables a comprehensive view of policy and program implementation across a variety of directional sources and departments and creates improved ability to consider interdependencies. Moving forward, staff will provide consistent, consolidated updates to Council regularly through an annual *DTES Actions Update*. Next year's annual DTES Actions Update will include updates on all of the LAP Areas of Focus. Incremental or Area of Focus updates will also be provided as needed.

Discussion

Outlined in Appendix A, this first DTES Actions Update aligns recent and current actions and initiatives to four of the DTES LAP's Areas of Focus. These outlined actions and initiatives derive from a variety of sources: Council motions, ongoing operational service delivery in the neighbourhood, and evolving work to deliver on existing policy and strategies.

DTES LAP 2: Healthy Homes for All: Recommendations B to E / Appendices B, C, D

The housing vision for the DTES is to create "healthy homes for all" by providing affordable housing choices both in and outside the DTES. The DTES LAP included 30-year housing objectives to maintain the 10,000 low-income units, achieve SRO replacement and upgrades over time, and build considerably more housing for moderate- and middle-income households, including market rental and ownership options.

This report and the accompanying referral report (RTS 18120) outline proposed policy and regulatory changes that align with the vision of the DTES LAP to increase the supply and diversity of housing options, including housing to support longer term replacement and interim measures related to SROs. This brief summary of RTS 18120 has been included for information and context, however, discussion of matters related to the referral report should be reserved for the public hearing and debate on RTS 18120.

While policy and regulatory amendments can enable change over time, interim measures are needed to maintain affordability, stabilize the condition of buildings and address the well-known challenges of building deterioration, liveability and life safety issues in SROs.

SRO Revitalization Framework – Recommendation B / Appendix B

The City, Province and Federal government have a longstanding history of partnering on efforts to improve and replace SRO housing, but the scale of the challenge has meant that significant

gaps continue to exist. In 2023, the Intergovernmental Working Group on SROs was formed in response to recognition across all three levels of government that a greater level of coordination and investment was needed to address the urgent and growing housing needs of low-income residents. Based on this collaboration, the City has developed the SRO Revitalization Framework, attached in Appendix B, which outlines government roles, actions underway and proposed next steps to advance the dual goals of longer-term SRO replacement while ensuring the stock is safe, affordable and liveable in the interim and until buildings can be replaced.

Recommended Grant to DTES Community Land Trust (CLT) – Recommendation C / Appendix C

The Downtown Eastside Community Land Trust (CLT) is a non-profit organization with a mandate to transition SRO properties from the private market into community ownership through a focus on land security, peer-based holistic programming, and tenant-centered governance structure. Staff are recommending a grant of \$1,000,000 to the DTES CLT to support their acquisition of one SRO building by reallocating funding from the City's existing SRO Upgrading Grant program. The proposed capital grant would leverage a \$1,000,000 grant committed through CMHC's Reaching Home program. Distribution of the City's grant would be subject to a purchase and sale agreement being finalized, a financial proforma demonstrating long-term sustainability, a third-party appraisal to substantiate fair market value, and a Housing Agreement registered on title that secures, at minimum, affordability and occupancy that meets the Zoning and Development By-law definition of Social Housing for 60 years or life of the building, whichever is longer. See Appendix C for more information.

SRA Vacancy Control - Recommendations D and E / Appendix D

Council adopted [SRA vacancy control](#) amendments to the Licence By-law in 2021 to dampen speculation and prevent rapidly rising rents in the SRO stock that were leading to the displacement of low-income residents. The by-laws were successfully challenged in court but later revived and amended and are currently in force. The vacancy control by-laws apply to all non-government-owned SRA-designated properties (~4,000 rooms) and restrict how much rent a landlord can charge a new tenant if the new tenancy follows a period of vacancy.

As shown in Appendix D, staff recently analyzed the impacts of vacancy control through a comparison of data points related to housing stability, financial viability and building condition prior to and following the implementation of the policy. Generally, the findings demonstrate that vacancy control is effectively stabilizing rents and improving tenant stability, and there is no evidence to date that the policy has had a measurable impact on building condition, occupancy levels, or room closures. However, the financial impact analysis indicated that due to increasing operating costs, some buildings demonstrate financial non-viability over the long-term under both vacancy control and non-vacancy control scenarios.

Actions to support investments in existing SROs are currently focused on the government and non-profit owned SRO stock, but there is a gap across all levels of government in support available to privately-owned SRO owners who are housing a low-income tenant population but have limited access to government funding programs.

Recommendation E proposes expanding eligibility for the City's SRO Upgrading Grant Program to include private owners, enabling them to apply for grants to improve life safety and livability, even without a non-profit partnership. Private owners may be eligible if they are deemed to be contributing to the City's culture, health, or welfare—roles many fulfill by providing low-income housing and supporting homelessness prevention.

Staff recommend earmarking up to \$2 million of the existing \$6.7 M SRO Upgrading Grant fund for eligible private SRO owners, with the remaining allocated to non-profits or private/non-profit partnerships (individual grant recommendations would be brought forward for Council approval). While modest relative to the scale of the private SRO stock, this amount reflects the City's limited financial capacity. Accordingly, staff recommend continued engagement with the federal government to advocate for program changes that would make private SROs eligible for existing senior government repair and renovation funding.

DTES LAP 3: Vibrant and Inclusive Local Economy: Recommendations F to H / Appendices E, F, G

The DTES is a unique "crossroads economy" that transitions from Vancouver's central business district into an area where diverse industrial activities, social enterprises, professional services and a global trading gateway all converge. Over the last decade, the DTES has struggled with economic growth, including a 5% decline in the number of businesses, alongside persistently high levels of commercial vacancies, unemployment, and poverty (see Appendix G). This lack of growth reflects broader economic challenges together with a complex combination of socio-economic crises and increased criminal activity which deters private sector investment and local market growth. Despite a strong culture, resilient local population, and persistent efforts of the community and partners, the DTES is not experiencing strong economic development that is vital to underpin sustainable improvements in community well-being. Staff are putting forward recommendations both for short-term concrete actions related to temporary occupancy, and for a more strategic, coordinated, and collaborative approach to economic development in the DTES.

DTES Temporary Occupancy Permit Pilot: Recommendations F & G / Appendices E & F

In response to a [July 2025](#) Council motion titled *From Vacancy to Vitality: Launching a Temporary Use Pilot for Empty Storefronts in the Downtown Eastside*, staff are seeking Council approval of a proposed two-year DTES Temporary Occupancy Permit Pilot (TOPP) that aims to address vacant ground-floor commercial spaces in the DTES. The TOPP proposes the addition of Artist Studio Class A as one of six permitted uses that can be changed without requiring a change of use Development Permit. Proposed to launch in early 2026, the pilot will include a simplified permit process, including proactive inspections offered at no cost and focussing the City's building requirements on life safety for temporary occupancies of up to two years. Full details on the TOPP, including the non-enforcement resolution, are in Appendices E and F.

Integrated Economic Approach – Recommendation H / Appendix G

Acknowledging the increasing economic challenges, the Business and Economy Office recently initiated a collaborative effort with BIAs in the area to drive an integrated approach to economic development opportunities in the DTES. This integrated approach aligns current initiatives for maximum impact, optimizes resource allocation, and facilitates a place-based and place-keeping approach to economic growth to identify opportunities to realign existing or develop new initiatives. Working closely with City teams including ACCS, PDS, and DBL, this approach will also bring existing City-led initiatives together in a coherent approach that reviews alignment, impact and efficiencies.

A full list of integrated economic actions is outlined in Appendix G. Staff will return to Council in Q1 2026 with a progress update and items requiring further Council direction. These actions offer an opportunity to build on existing successes while refocusing resources to ensure delivery against the local economy strategies and targets set out in the DTES LAP.

DTES LAP 1: Improved Wellbeing for All & DTES LAP 7: Safe & Accessible Public Realm: Recommendations I & J / Appendices H & I

In 2025, the City focused on enhancing wellbeing through improved access to public washrooms, access to storage and daytime drop-ins, mental health and substance use supports, and efforts to increase public safety and accessibility. Public realm work emphasized street and space cleanliness, structure removal, graffiti abatement, and creating welcoming environments. Appendices J and K detail these initiatives.

Many wellbeing challenges—such as homelessness, mental health, and addictions—require action beyond the City’s jurisdiction and staff recommend continued advocacy to senior governments. There is an urgent need for provincial funding to sustain two daytime service sites beyond March 2026 (Recommendation I). Staff also recommend continued advocacy for bail and sentencing reforms under the Criminal Code and expansion of diversion courts to prevent the release of repeat violent offenders awaiting trial (Recommendation J), as these repeat offenders undermine safety for vulnerable residents, businesses, and the broader community.

Financial Implications

The City enables affordable housing, in partnership with senior governments and housing partners, through: i) providing City lands at below market rates; ii) securing “turnkey” affordable housing through inclusionary zoning policies; iii) providing capital grants to enhance development viability and affordability; iv) exempting/waiving Development Cost Levies for eligible social and rental housing projects; and v) eliminating/lowering property taxes for supportive housing and social housing through special assessment.

All orders of government have a role to play in affordable housing; as such, strategic coordination and alignment is needed across governments. The primary role of local governments is on land use policies. Without provincial and federal government partnerships and funding contributions, the City alone will not be able to address the housing crisis, particularly in the DTES. The City is bringing forward significant, bold regulatory changes to enable social housing and SRO replacement in the DTES for Council consideration in the companion referral report *DTES Housing Implementation Policy and Zoning Changes* (RTS 18120). However, staff expect such work will remain challenging, highlighting the importance of senior government partnership and funding.

SRO Revitalization Framework – Staff recommend the following to maintain safety, liveability and affordability with the existing SROs:

- Providing \$1 million to the DTES CLT to support the acquisition and management of an SRO building; source of funding to be the 2025 SRO Upgrading Grants Program. (Recommendation C)
- Allocating up to \$2 million from the 2023-2026 SRO Upgrading Grants Program to support critical life safety upgrades at private SROs; individual grant recommendations to be brought forward for Council consideration. (Recommendation E)

Should Council approve Recommendations C and E, the remaining funding in the 2023-2026 SRO Upgrading Grants Program earmarked for capital upgrades in non-profit owned or operated SROs is ~\$3.7 million.

Consistent with Council policies, all affordable housing is expected to be self-sustaining over the long term where rents are set at levels that will cover mortgage payments, operating costs and capital replacement; and do not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

Recommended initiatives under *Vibrant and Inclusive Local Economy, Improved Wellbeing for All, and Improved, Safe & Accessible Public Realm* will be implemented within existing resources.

Legal Implications

The summary of RTS 18120 has been included for information and context, and discussion of these matters should be reserved for the public hearing and debate on RTS 18120.

If Recommendation C is approved, a Grant Agreement between the City and DTES CLT will be a condition of disbursement, and will be drafted to the satisfaction of the General Manager of Arts, Culture and Community, which will be in consultation with the Director of Legal Services.

If Recommendation E is approved, individual grants under the SRO Upgrading Grants Program will be brought to Council for approval, and will be subject to conditions requiring grant agreements to the satisfaction of the City.

If Recommendations F and G are approved, the Downtown Eastside Temporary Occupancy Permit Pilot will enable certain changes of use in the DTES to proceed without development permits. This exemption will last for a period of two years from the date of Council approval.

If the remainder of the Recommendations in this report are adopted, Council will adopt new policies and amend other policies applicable to programs and services in the DTES.

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APPENDIX A
Downtown Eastside Actions Update – November 2025

DTES LAP 2: Healthy Homes for All Increase housing options choice for all incomes More housing diversity – social housing, market rental, and ownership Better conditions in SROs City-wide choices for social housing Better health supports		
Action	Completed in 2025	Next Steps 2026
Increase diversity of housing options for all incomes – both inside and outside the DTES	Advancing roughly 300 units of Permanent Supportive Housing in projects outside the downtown core. Council approved standardized apartment district Schedules to Implement housing policies in the Broadway Plan and Cambie Corridor Plan, including options to deliver 100% social housing projects. These changes eliminate the need to apply for a rezoning, thereby enabling applicants to proceed directly to a development permit application. As directed by Council¹, staff continue to discuss with provincial counterparts the need for a regional approach to homelessness, with the aim of expanding housing and shelter options across the region, and prioritizing SRO and TMH replacement in Vancouver.²	City staff are exploring opportunities to secure Social Housing that rents at the Shelter Component of Income Assistance on a City-wide basis through the development of the Inclusionary Housing By-law and through lease negotiations for projects on City-land. Continue to discuss with the Province, the need for a regional approach to homelessness response, including supportive housing, shelter, and support services.
Replace SROs with self-contained social housing and improve SRO conditions	Within the DTES, approximately 1,200 units of social housing are advancing from approval to completion, including 80 units of Permanent Supportive Housing. ~\$2.6M in capital grants to non-profits and Chinese Benevolent Societies to upgrade SROs from 2024- 2025. Council approved ~\$500,000 in grants to the DTES SRO Collaborative from 2024-2025 to offer tenant-led programs focused	As directed by Council³, staff are working with BC Housing to identify five sites to replace approximately 280 SRO rooms in the Granville Entertainment District with self-contained social housing. Subject to Council approval, SRO upgrading grant will be expanded to private SRO owners

¹ Council Member's Motion: Uplifting the Downtown Eastside and Building Inclusive Communities that Work for all Residents ([November 29 2023](#))

² Council Member's Motion: Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity ([February 26, 2025](#))

³ Council Member's Motion: Granville Street Plan ([June 4, 2025](#))

	on fire safety, heat preparedness, safety and community connections, and support for minor repairs and cleaning. City supported VCH's new Integrated Care Teams to provide clinic and outreach services through their community health centres and provide support for some SRO residents.	providing affordable housing to support important life safety upgrades. Subject to Council approval, grant to the DTES Land Trust will leverage senior government funding to support their purchase of one privately owned SRO to demonstrate proof of concept for a tenant lead approach to securing the stock pending longer term redevelopment.
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DTES LAP 3: Vibrant and Inclusive Local Economy Attract New Business Encourage Inclusive Local Employment Retain Local Business Enhance Local Serving Retail		
Action	Completed in 2025	Next Steps 2026
Support activation of vacant commercial spaces in the DTES	As directed by Council, developed pilot project for Council consideration that enables temporary uses in empty storefronts. ⁴	If approved by Council, implement DTES Temporary Occupancy Permit Pilot in collaboration with the BIAs and return to Council with a progress update.
Integrated and coherent approach to economic development developed in partnership with BIAs	Launched a collaborative approach with local BIAs, incorporating ongoing work of City-teams and local economic development actors, that drives an integrated action plan to enable delivery on Area Plan goals.	Review alignment and impact of existing initiatives; identify gaps and opportunities; return to Council with progress updates and direction where needed.
Support low barrier employment and poverty reduction	Completed Community Economic Development (CED) Hub design. Initiated construction project tender process (currently underway). Preparation for city-led operator selection underway; anticipate launch in Q1 2026. ⁵	Construction will start in 2026, with aim for completion 2028.

⁴ Council Member's Motion: From Vacancy to Vitality: Launching a Temporary Use Pilot for Empty Storefronts in the Downtown Eastside ([July 9, 2025](#))

⁵ Council Member's Motion: Uplifting the Downtown Eastside and Building Inclusive Communities that Work for all Residents ([November 29 2023](#))

	Downtown Eastside Community Corner Market continues to be operated by the Binnars Project daily (9am-5pm) with extended hours during peak periods and on weekends. The market moved this year from 305 Main Street to a slightly larger space at 52 E. Cordova.	Continue to support vendors and ensure that a greater number of vendors have the opportunity to vend at the current location. Initiate planning for move of market to CED Hub.
Partner to improve public spaces and support low barrier employment	As directed by Council ⁶ , City street cleaning services are supplemented through partnerships with non-profit organizations to further increase street cleanliness while providing local low-barrier employment opportunities. These partnerships are funded through Street Cleaning Grants and Project Hope, which enables enhanced cleaning in the Hastings Corridor, also offering low-barrier employment opportunities to neighbourhood residents. Details included in Appendix I.	Continue annual Street Cleaning grants to support street cleanliness in the DTES. Subject to 2026 Operating Budget approval, continue enhanced cleaning on the Hastings Corridor.
Support public realm and street activations to draw visitors to the neighbourhood.	Delivered summer pilots in Gastown in 2024 and 2025 to test public realm enhancements, transportation changes, and pedestrian zones with the aim of guiding future investment in the neighbourhood and drawing visitors to the area. ⁷	Deliver Gastown Public Spaces Plan to guide future investment in the neighbourhood and continue to test and expand on successes of summer pilots.

DTES LAP 1: Improved Wellbeing for All

Enhance Sense of Inclusion, Belonging and Safety for All
Increase Access to Quality Health, Social and Community Services

Action	Completed in 2025	Next Steps 2026
Increase collaboration, coordination, monitoring and reporting on complex issues and opportunities in the neighbourhood	Established Neighbourhood Liaison Tables with VPD, VFRS, Vancouver Coastal Health, BC Housing, BIAs, Community Policing Centres and resident associations to enhance cross-agency situational awareness and coordination.	Based on agency and partner feedback on first year of NLT implementation, refine approaches for 2026. Continue to collaborate across agencies and with BIAs, resident associations and CPCs.

⁶ Council Member's Motion: Uplifting the Downtown Eastside and Building Inclusive Communities that Work for all Residents ([November 29 2023](#))

⁷ Council Member's Motion: A People-Focused Gastown: A Bold, Forward-Looking Vision for a Vibrant and Prosperous Neighbourhood ([May 9, 2023](#))

	As directed by Council ⁸ , staff developed an inventory of funded DTES non-profit organizations delivering services to equity denied populations.	
Partner to improve access to Mental Health and Substance Use supports	In response to Council motion⁹, continued to fund the Urgent Mental Health Substance Use Service Enhancements Framework programming delivered through VCH since early 2023. A program update was presented by VCH to Council on October 7, 2025. A recommendation for 2026 program budget will be included in the November 2025 Social Grants Report. As at October, 2025, 41 FTE (82% of target) have been hired and provide services across four areas: Mobile De-Escalation (MoDe) and Indigenous Crisis Response (ICRT) teams; and, the VPD-VCH partnership functions: Operations Command Centre Liaison Nurse (OCCLN); and, Car 87/88.¹⁰	Ongoing monitoring, implementation and evaluation of the program delivery, overseen by the COV-VCH Urgent MHSU Executive Steering Committee. Program evaluation for the ICRT planned for 2026.
Partner to improve access to washrooms in the DTES	Developed Washrooms Framework for City, which will come to Council for decision in late November or early December 2025.¹¹ Installed washrooms at Main & Powell and Water & Abbott.	Subject to Council approval, implement Washrooms Framework DTES Early Actions (2026), including exploring new Portland Loos and seeking sustained washroom program funding such as washrooms at 390 Main. Work is underway to extend services of Oppenheimer field house washroom attendants, subject to future Council decision.
Improve supports for SRO tenants	City supported VCH's new Integrated Care Teams to provide clinic and outreach services through their community health centres and provide support for some SRO residents.	Continue to support partners in delivery of supports for SRO tenants where applicable
Improve access to diverse daytime spaces, programs and services that meet community needs	Since June 30, Carnegie Community Centre has been providing programming at the former Balmoral hotel site. Interim upgrades will be finished by the end of November with a formal community opening.	City staff to Continue to advocate for stable and long-term funding from senior levels of government to support existing and new daytime drop in spaces.

⁸ Council Member's Motion: Uplifting the DTES and Building Inclusive communities that Work for All Residents Motion ([November 29, 2023](#)): Progress Report ([Feb 14, 2025](#))

⁹ Council Member's Motion: Enabling the Requisitioning and Hiring of 100 New Police Officers and 100 Mental Health Nurses ([November 15, 2022](#))

¹⁰ Council Member's Motion: Enabling the Requisitioning and Hiring of 100 New Police Officers and 100 Mental Health Nurses ([November 15, 2022](#))

¹¹ Council Member's Motion: Places to Be and Places to Go ([May 21, 2025](#))

	Developed options for deployment of City-owned downtown spaces for social purposes, with forthcoming Council recommendations to consider support of below-market leases in specific assets. ¹²	Continue to enhance and deliver programming at the former Balmoral hotel.
Support hygiene and other basic needs programs	City continues to provide access to 320 Alexander. The Provincial operating funding has been extended until March 31, 2026. Watari will receive more than \$1.2 million. ¹³	Continue to provide access to spaces such as 390 Main to ensure the provision of essential programs including culturally and gender safe drop-in refuge, hygiene program, and access to food and water for the DTES Community.

DTES LAP 7: Improved, Safe & Accessible Public Space Improved Commercial Streets New and Enhanced Plazas and Parklets Improved and Expanded Parks and Green Space		
Action	Completed in 2025	Next Steps 2026
Support respite, hygiene and storage spaces in partnership with the Province	City continues to provide access to 320 Alexander. The Provincial operating funding has been extended until March 31, 2026. Watari will receive more than \$1.2 million.	Continue to provide access to spaces such as 390 Main for storage needs, alongside provision of essential hygiene and other basic needs programs.
	City continues to provide access to 390 Main and has additionally contributed \$142,500 in 2025 to support Aboriginal Front Door Society's (AFDS) storage program. The Provincial operating funding has been extended until March 31, 2026. AFDS will receive approximately \$625,000.	Continue to provide access to 390 Main for AFDS to provide essential storage, safe refuge and food programming services for the DTES community.
Improve cleanliness and care of public spaces	City sanitation servicing includes nightly street and lane cleaning and flushing, abandoned garbage removal, emptying waste receptacles, and general litter collection. Since 2021, this has been supplemented by daytime enhanced cleaning, including loose litter collection and sidewalk scrubbing in the DTES, Gastown, and Chinatown.	Continue to maintain existing street cleaning service levels in the DTES community and surrounding areas.

¹² Council Member's Motion: Uplifting the Downtown Eastside and Building Inclusive Communities that Work for all Residents ([November 29 2023](#))

¹³ Council Member's Motion: Places to Be and Places to Go ([May 21, 2025](#))

	City Sanitation Services are augmented by daily micro-cleaning and weekday feces collection provided by non-profit organizations, described further below.	
Partner to improve public spaces and support low barrier employment	City street cleaning services are supplemented through partnerships with non-profit organizations to further increase street cleanliness while providing local low-barrier employment opportunities. These partnerships are funded through Street Cleaning Grants and Project Hope, which enables enhanced cleaning in the Hastings Corridor. Details included in Appendix I.	Continue annual Street Cleaning grants to support street cleanliness in the DTES. Subject to 2026 Operating Budget approval, continue enhanced cleaning on the Hastings Corridor.
Address structures and support safety in the public realm	Launched in late 2024, the Integrated Response Team, an inter-departmental team focused on responding to temporary structures/tents on public property and other by-law compliance issues impacting the public realm, monitors and responds to structures in the public realm daily.	Continue IRT support in the DTES to ensure By-law compliance and removal of structures, and support safety and accessibility in the public realm.
Remove, prevent and redirect graffiti	Continue to support BIAs in the DTES with annual grants for graffiti abatement (\$128,800 to DTES BIAs in 2025). ¹⁴	Continue to support BIAs in the DTES with annual grants for graffiti abatement.
Improve cleanliness and support graffiti abatement in Chinatown	Continue to support partners in delivery of Uplifting Chinatown programs related to street cleaning, graffiti abatement, and community supports (\$387,000 annually). ¹⁵	Continue supporting partners in delivery of Uplifting Chinatown programs.
Enable welcoming and safe places for gathering and respite	Continue to provide and support community organizations to manage public spaces in the DTES to provide welcoming and safe places for gathering and respite.	Continue to support community organizations to manage existing public spaces and explore opportunities for public realm improvements
Increase sense of safety for all residents	Established new Gastown Hastings Crossing Community Policing Centre (CPC). ¹⁶	Continue to support CPCs across the DTES.
Addressing crime and predatory elements	Advocated for bail reform for repeat violent offenders. Anticipated legislative changes coming forward in Fall 2025. Funding of VPD's Project Task Force Barrage.	Establishment of VPD District 5.

¹⁴ Council Member's Motion: Mitigating and Managing Nuisance Graffiti in Vancouver. ([May 18, 2021](#))

¹⁵ Council Member's Motion: Urgent Measures to Uplift Vancouver's Chinatown ([November 15, 2022](#))

¹⁶ Council Member's Motion: Establishing a Community Policing Centre in Gastown and Area to Enhance Safety and Security ([October 23, 2024](#))

APPENDIX B

Summary of SRO Revitalization Framework

Introduction

Over 6,200 residents in Vancouver make their homes in Single Room Occupancy (SRO) buildings, which include rooming houses and residential hotels primarily located in the Downtown Eastside. SROs are designated under the [City's Single Room Accommodation \(SRA\) By-Law](#) and typically contain small (10 x 10 ft) single rooms with shared bathrooms and limited or shared cooking facilities. Originally built in the early 1900s as commercial hotels or temporary accommodation for tourists or seasonal workers, SROs currently play an important role on the housing continuum by providing a last resort before homelessness for many of the city's low income and equity-denied residents.

Across the 138 open SRO buildings, 47% of the stock is privately-owned, 50% is owned by governments or non-profits, and 3% is owned by Chinese Benevolent Societies. An additional 23 SRO buildings are currently closed. Due to their age, SRO buildings face increasing risk, including deteriorating conditions, seismic vulnerability, fire and climate-related hazards, decreasing affordability, all of which threaten housing security for existing low-income tenants.

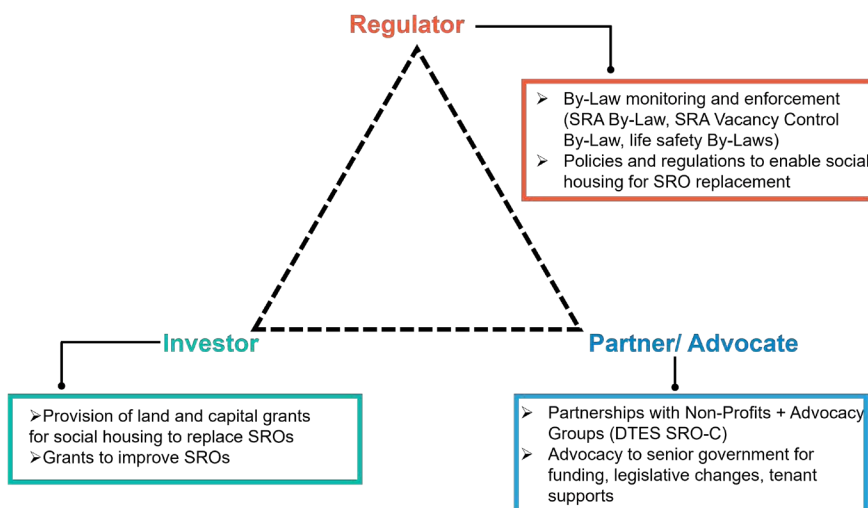
The City's longstanding goal is to replace SRO rooms with self-contained social housing that is dignified, safe, and affordable to low-income residents, and to gradually phase out SROs as housing over the long term. In the interim, stabilizing the stock is equally necessary to prevent the further decline of building conditions and ensure that SROs are safe, operational, and affordable to existing residents in the near term.

Coordinated Action Needed Across Governments

Since the early 1990s, the City has partnered with the provincial and federal governments on efforts to both stabilize and replace the SRO housing stock. In 2023, an Intergovernmental Working Group on SROs was formed in response to a joint recognition across all three levels of government that an even greater level of coordination was needed to address the urgent and growing housing needs of SRO residents.

The City's primary function in achieving these goals is through developing and overseeing policies and regulations related to protecting, improving and replacing SROs, as shown in Figure 1. Although the City owns and operates several SROs and provides important capital contributions through grants and the provision of land, it relies on investments from both the provincial and federal governments to create deeply affordable housing. Senior levels of government have mandates to develop and allocate funding to increase housing supply, improve affordability, and support the non-market sector through providing financing and capital contributions for new construction. The Province also oversees a large portfolio of SROs and provides ongoing operating subsidies to non-profit housing providers.

Figure 1: City of Vancouver Role in SRO Revitalization Framework



Government Actions to Advance SRO Goals

Advancing the dual goals of SRO replacement and stabilization will require each level of government to leverage its unique role to coordinate regulatory and investment efforts, as illustrated in Figure 2.

Figure 2: Summary of SRO Revitalization Framework:



SRO Replacement

The primary goal is to replace SROs with self-contained social housing that is dignified, safe, and affordable to low-income residents. SRO replacement can be achieved through redevelopment, conversion to self-contained units within the existing building envelope, or replacement off-site at an alternate location.

Proposed Land Use Changes to Enable SRO Replacement

In response to a [Council motion](#) in 2023 to explore mechanisms to deliver a greater number of social and supportive housing units in the DTES and accelerate the full replacement of SROs, staff are proposing a number of land use, policy and SRA by-law changes. If approved, the

proposed changes will increase flexibility and remove barriers for private owners, governments and non-profit partners to deliver social housing in the DTES and provide additional opportunities for SRO buildings to be replaced.

Investments Underway

Currently, eight social and supportive housing projects are underway that will replace ~500 existing government-owned SRO rooms, all of which will rent at the shelter component of income assistance (currently \$500 per month). The projects, which are in various stages of development, are being delivered through redevelopment, conversion, or off-site replacement, and will result in the creation of ~270 net new units of social housing in addition to the replacement units.

To enable the delivery of these projects, an estimated \$277 M has been committed across the three levels of government, as outlined in Table 1. Contributions include the provision of City and Provincial land, City DCC/DCL waivers and grants, as well as capital contributions through existing senior government funding programs such as BC Housing's Community Housing Fund, the Indigenous Housing Fund, the Supportive Housing Fund, BC Builds, the Capital Renewal Fund, and CMHC's Affordable Housing Fund. The funding outlined below excludes financing.

Table 1: Funding Contributions towards SRO Replacement Projects Underway

Total Housing Units	# SRO Replacement Rooms	City	Province	Federal Government
767	500	\$70,583,311	\$135,586,115	\$70,326,247

In addition, the City and Province have committed to replacing ~280 Provincially owned SRO rooms in the Granville Entertainment District off-site through the provision of City land and Provincial capital funding.

Meeting Long-Term Replacement Objectives

An additional 1,500 SRO rooms owned by governments, non-profits and the private sector have been identified as priorities for replacement over the next decade based on a number of factors including building condition and redevelopment potential. Replacing these rooms with self-contained social housing units will require a substantial investment estimated at \$800 million from senior levels of government. The federal government recently announced \$1B for the new Build Canada Homes Initiative, which focuses on housing for individuals who are homeless or at risk of homelessness. The City and Province are committed to joint advocacy efforts to ensure that the replacement of SROs remains a key priority under the new program.

Stabilization of Existing SROs

While working towards the long-term goal of replacement, interim stabilization of the existing stock is critical in order to prevent the further decline of building conditions, while maintaining affordability for existing residents.

Policies and Regulations

The City has several regulatory policy levers including the [Single Room Accommodation \(SRA\) By-Law](#) (2003) which manages the rate of change in the SRO stock, and [SRA Vacancy Control](#), (2021) which limits rent increase between tenancies to curb speculation, maintain affordability and prevent displacement of low-income residents from privately owned SROs. Staff are bringing forward proposed SRA By-law amendments as part of the housing regulatory changes to create more flexibility to improve livability in SROs, as well as an update on the impacts of SRA Vacancy Control, which has served a critical role in dampening speculative investment and maintaining affordability pending longer term SRO replacement.

The City also enforces a number of By-Laws related to maintenance and safety of buildings, including the Building By-Law, the Standards of Maintenance By-Law and the Fire By-Law. SROs are proactively inspected by a cross-departmental team to ensure life safety issues are addressed.

Investments Underway

Government investments to support stabilization are currently focused on the government and non-profit owned SRO stock. The City's SRO Upgrading Grant Program, which includes a stream targeted specifically to Chinese Society-owned buildings, enables critical capital upgrades in non-profit-operated SRO buildings. Both the City and Province also invest on an ongoing basis to renew and improve their own SRO assets to ensure buildings are safe and habitable while remaining affordable to low-income tenants. Additionally, both the Provincial and Federal governments administer rent supplement programs, some of which support tenants living in SROs.

Additional Interventions

Further interventions across all levels of government are needed to support the stabilization of existing SROs, including:

- Support non-profit/community ownership of SROs: Supporting the non-profit sector to acquire privately owned SROs helps secure long-term housing affordability, enhances health and social outcomes for residents, and addresses a critical gap for low-income tenants who do not require traditional supportive housing. Acquisition also serves as a critical stepping stone for the eventual non-profit-led redevelopment of buildings into social housing. This model has proven to be effective in other cities, including Toronto, as a tool to protect a similar ageing stock with a low-income tenant population. Staff will continue to advocate to senior levels of government to tailor their existing Rental Protection programs to support the deep levels of affordability required by SRO residents alongside other potential tools to support the community housing sector.
- Support upgrades for private owners: Support private owners committed to providing housing to low-income tenants but have limited access to government funding in making critical safety and liveability investments in their buildings while maintaining affordability. Staff will continue to advocate for access to a federal renovation and repair fund for private SRO owners, modeled on the former Residential Rehabilitation Assistance Program (RRAP), alongside other tools to support upgrades in privately owned SROs. Expand senior government rent supplements: Rent supplements provide financial assistance to eligible individuals to secure housing in the private market. To address the ongoing affordability challenges of SRO residents in core housing need in the privately-

owned SRO stock, the City will continue to advocate to senior levels of government for the expansion of a rent supplement program in private SROs.

Conclusion

SRO replacement with self-contained social housing and interim measures to ensure the existing SRO stock is safe, operational and affordable will require a suite of interventions as outlined above. The City will continue to monitor and evaluate City policies and regulations to assess their effectiveness and guide potential updates, as well as advocate for the necessary investments by both Federal and Provincial government to make meaningful progress on addressing the challenges in this stock.

APPENDIX C

Recommended Grant to DTES Community Land Trust

Supporting Stabilization through Non-Profit/ Community Ownership and Management of SROs

Supporting the non-profit sector to bring private SROs under non-profit or community ownership is a key measure to support the stabilization of SROs while working towards the longer-term goal of replacement. Over the past two decades, acquisition of privately-owned SROs by government and non-profit organizations has played a key role in Vancouver in protecting and securing housing for low-income residents, many of whom have complex needs.

Currently, there are no senior government programs that support the acquisition of SROs in Vancouver. The BC Rental Protection Fund and the Canada Rental Protection Fund provide funding to non-profits to acquire rental buildings, but these programs either exclude SROs or do not support the deep levels of affordability required by SRO residents. Across other jurisdictions, there are a number of programs that support non-profits to acquire low-income housing, including rooming houses and other congregate style buildings, through grants or loans focused on addressing rising rents and preventing displacement of low-income residents.

The City of Toronto's Multi-Unit Residential Acquisition (MURA) program, launched in 2021, has awarded \$165 M to non-profit housing providers to support the acquisition, renovation and refinancing of rental homes that are at risk of displacing low-income residents, preserving over 1,000 homes in 34 projects to date. Similarly, the City of San Francisco's Small Sites Program, initiated in 2014, supports non-profits with acquisition and preservation loans to stabilize at-risk communities by converting privately-owned properties, the majority of which are SROs, to permanently affordable housing. To date, the program has preserved over 400 units across approximately 50 buildings.

Recommended Grant to the Downtown Eastside Community Land Trust

The Downtown Eastside Community Land Trust is a non-profit organization with a mandate to transition SRO properties from the private market into community ownership through a focus on land security, peer-based holistic programming, and decolonized and tenant-centered governance structure. The DTES CLT is co-led by Indigenous and Japanese Canadian organizations and works in close partnership with the DTES SRO Collaborative Society. Their proposed housing model addresses a critical gap by focusing on buildings in average to better condition that house low-income tenants who do not require traditional supportive housing.

To support their mandate, the Canadian Mortgage Housing Corporation, through the Reaching Home program, has provided the DTES CLT with a \$1 million grant. Staff are recommending that Council approve a matching \$1 million grant to leverage CMHC's funding and enable the DTES CLT to acquire one SRO building. Prior to receiving any funds from the grant, the DTES CLT must, to the satisfaction of the General Manager of Arts, Culture and Community Services:

1. Execute a purchase and sales agreement for the SRO building;
2. Obtain a third-party appraisal to substantiate fair market value;
3. Prepare a financial proforma to demonstrate long-term sustainability; and
4. To the satisfaction of the Director of Legal Services as well as the Deputy City Manager, register against title to the SRO property a Housing Agreement that secures, at

minimum, affordability and occupancy requirements which meet or exceed the Zoning and Development By-law definition for social housing, for a period of 60 years or life of the building, whichever is longer.

In response to current challenging economic conditions, this grant supports the need to provide a more flexible approach to support the community sector in advancing shared objectives. The transition of a privately-owned SRO into community ownership will secure affordability for existing tenants over the long-term and prevent displacement into homelessness. The initiatives envisioned for the tenants, which build on the success of the SRO-Collaborative's existing programming, will improve health and social outcomes through food supports, harm reduction, and community building.

In addition, the grant would support the DTES CLT to pilot its housing model and leverage further funding from provincial and federal governments for future acquisitions. Through the SRO Revitalization Framework, the staff will continue to advocate to senior levels of government to tailor the existing Rental Protection Fund programs to support SRO acquisition and will report back to Council on progress.

Financial Implications

Staff propose that the grant be funded from the current 2023-2026 Capital Plan allocation for SRO Upgrading Grants.

APPENDIX D 2025 Impact Analysis of SRA Vacancy Control Policy

SRA Vacancy Control – Impact Analysis

1. Context and Background

1.1 SROs in Vancouver

SROs refer to all rooms designated under the City's Single Room Accommodation (SRA) By-law, which was adopted in 2003 to manage the rate of change in the stock. Historically, SROs have played an important role in the City's low-income housing stock as a housing of last resort before homelessness for many of the city's low-income and equity-denied residents. The majority of buildings are over 100 years old and consist of small 10 by 10 ft rooms, typically with shared bathrooms and kitchens. Located primarily in the Downtown Eastside, over 6,200 residents make their homes in this congregate-style housing. Approximately 50% of the City's open SRO rooms are government or non-profit-owned, 47% of rooms are privately owned, and 3% of rooms are owned by Chinese Societies.

Increasingly, many privately-owned SROs have become unaffordable to low-income residents, driven by the housing affordability crisis and low vacancy rates citywide. While many SROs have followed relatively stable rent increase patterns under long-term ownership, a growing number of buildings have been acquired by new investors who implement minor cosmetic upgrades to "upscale" the rooms and subsequently increase rents drastically over a short period of time. This model of SROs – marketed primarily to students and higher-income earners working in the area – has often resulted in the displacement of low-income tenants and contributed to the city's rise in homelessness. Figure 1 illustrates the difference in rent increase trends between a traditionally operated SRO and one under new ownership.

Figure 1: Rental Rate Increase Comparison of Traditional SRO and SRO Purchased by New Investor 2010 - 2024¹



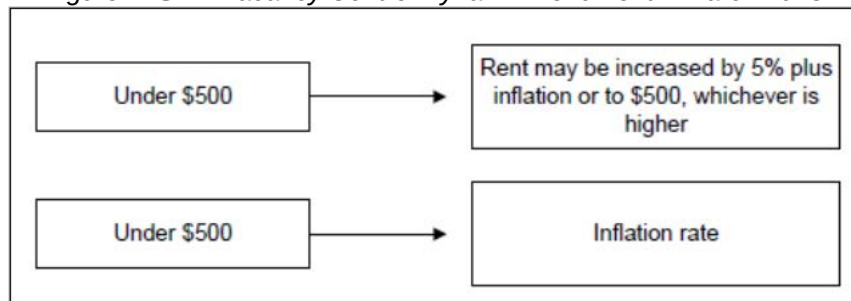
1.2 Adoption of SRA Vacancy Control

To address affordability pressures facing low-income SRO residents, Council adopted SRA

vacancy control by-laws in 2021 to curb speculative investment, slow rapid rent increases, and prevent tenant displacement. The by-law was struck down in the BC Supreme Court in 2022 but subsequently enabled in May 2024 by the Province through the Municipalities Enabling and Validating Amendment Act (MEVA).

SRA Vacancy Control regulations are embedded in the City's Licence By-law and restrict the rent an SRO landlord can charge a new tenant when they move in, as shown in Figure 2².

Figure 2: SRA Vacancy Control By-law Amendment – March 2025



The by-law applies to all non-government-owned SRA-designated properties, currently covering 99 buildings with approximately 4,000 rooms. Of these, 73 buildings are privately owned, 17 buildings are owned by non-profits, and nine buildings are owned by Chinese Societies.

The by-law allows additional rent increases between tenancies if a landlord first secures approval from the Residential Tenancy Branch (RTB) for an increase on existing tenancies, based on demonstrated unforeseen capital expenses or financial hardship.

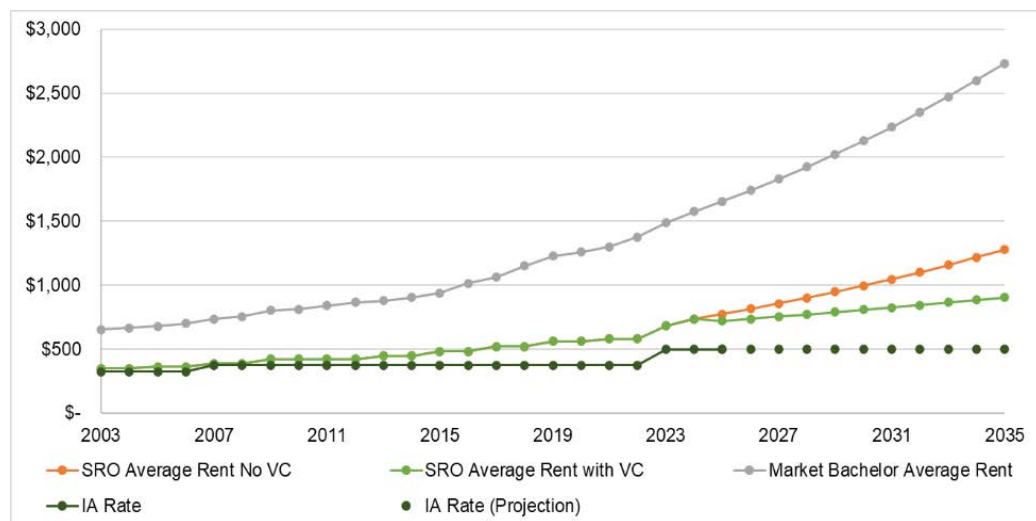
2. Discussion

2.1 Role of SRA Vacancy Control in Homelessness Prevention

Approximately 1,200 tenants in private SROs rely on income assistance, receiving just \$500 a month for shelter costs. However, only 515 rooms in the privately-owned SRO stock rent at or under \$500/ month, indicating that many SRO tenants are already in core housing need.

Findings from the 2024 SRO Tenant Survey³, conducted in January prior to the implementation of vacancy control, showed that 36% of tenants living in private SROs were homeless prior to moving into their current SRO room and 70% said they would end up homeless if they lost their SRO room. Furthermore, 40% of SRO tenants said that they were afraid or somewhat afraid of being unfairly evicted.

In the absence of vacancy control, staff estimate that within ten years, average rents in private SROs would be 41% higher than average rents with vacancy control (\$1,280/month vs \$905/ month), as shown in Figure 3.

Figure 3: Average Projected Rents with and without Vacancy Control

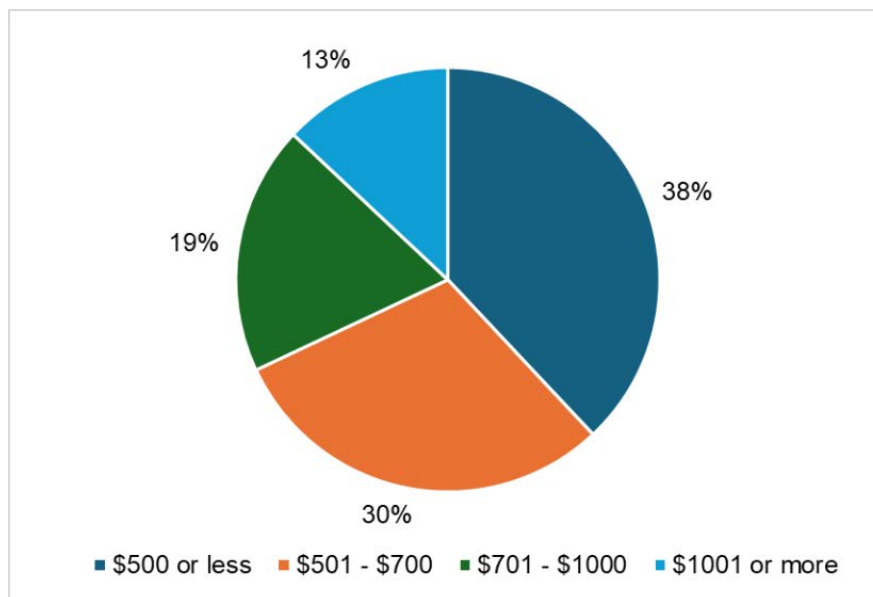
2.2 SRA Vacancy Control: Implementation

Rent Roll Collection

Under the vacancy control by-laws, owners are required to submit rent rolls annually. Given that vacancy control was implemented mid-year in May 2024, staff requested rent rolls in July 2024 to serve as a baseline for future tracking. Rent rolls were received for approximately 3,800 rooms, indicating a 95% collection rate. Average monthly rents were \$680 overall, with privately-owned SROs averaging \$740 and non-profit and Chinese Society-owned buildings averaging \$430.

Rent rolls were collected again in January 2025 and will continue to be gathered annually each January. Staff received data for approximately 3,900 rooms, achieving a 98% response rate. Average monthly rents were \$663 overall, with privately-owned SROs averaging \$755 and non-profit and Chinese Society-owned buildings averaging \$421.

Figure 4 shows the proportion of SRO rooms by rent range. Sixty-eight percent of rooms rent at \$700 or less, while 32% rent at \$701 or more, with some renting as high as \$2,750/month.

Figure 4: Proportion of Vacancy-Controlled SRO Rooms by Rent Range, 2025

Compliance & Enforcement

Generally, there has been high voluntary compliance with the SRA Vacancy Control by-laws. In cases where there has been non-compliance, staff have used the enforcement authority under the by-laws to bring SRO owners and operators into compliance. The approach prioritizes education and communication prior to escalating to formal measures such as warning letters, orders, or Municipal Tickets.

The types of violations enforced upon have included: failure to provide annual rent rolls, failure to provide information requested during audits, and charging too much rent. Compliance and enforcement action has led to rents being reduced in 78 rooms across 17 buildings, with an average monthly rent reduction of \$183/month per unit.

Below is a summary of the enforcement actions undertaken to date.

- 33 building reviews (audits) requiring operators to provide tenancy documentation that supports information provided on rent rolls.
- 10 meetings with owners and operators to discuss non-compliance
- Attendance of annual inspections at six buildings to engage with tenants and building management directly and to confirm rent roll information
- 25 warning letters issued
- 12 Licence Orders issued
- 1 Municipal Ticket Information issued
- One case referred to prosecution

2.3 SRA Vacancy Control: Impact Analysis

When vacancy control was introduced in 2021, concerns were raised by owners and operators about its potential impacts on financial viability and reduced investment, increased

by-law violations, and potential building or room closures. In response, staff committed to monitoring these impacts and providing regular updates to Council.

Staff undertook an analysis using a number of different data sources to determine the impacts of vacancy control across three main areas:

- Housing stability for tenants
- Financial viability for owners and market activity
- Building condition

Limitations of Data Analysis

The impact analysis is limited by the short timeframe between rent roll collections in July 2024 and January 2025, which prevents a true year-over-year comparison. Additionally, historical rent data prior to 2024 is derived from the City's *Biennial Low-Income Housing Survey*, which is less reliable due to voluntary reporting and data gaps. Lastly, historical data is not available for all data points, leading to different comparison time frames across data.

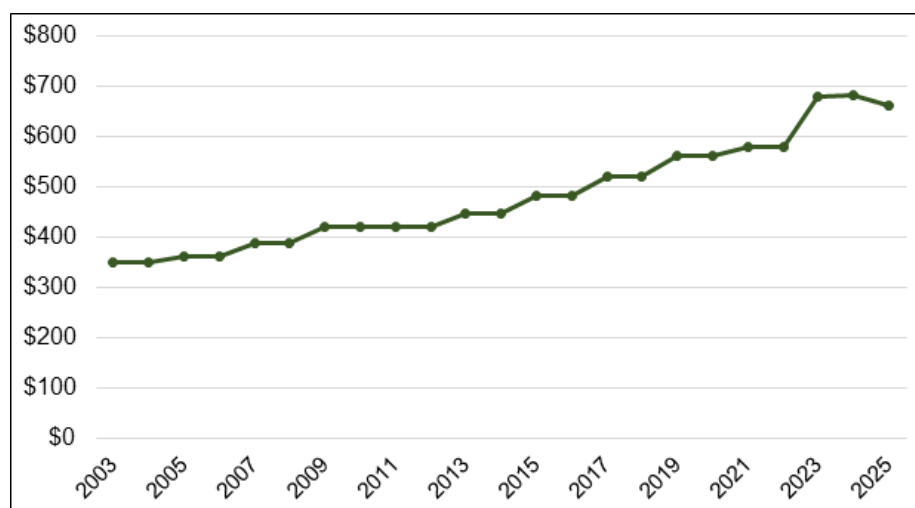
2.3.1 Impacts on Housing Stability

To determine the impact of vacancy control on housing stability for tenants, staff analyzed rental rates and tenancy lengths pre and post vacancy control implementation.

Rental Rates

As shown in Figure 5, average rents in SROs subject to vacancy control have declined for the first time in over 20 years. This decrease reflects the stabilizing effect of vacancy control and is also due to the inclusion of additional rent roll data from lower-rent units in 2025.

Figure 5: Average SRO Rents 2003 – 2025



Length of Tenancies

Data for the average length of tenancy was available for 2021, 2024 and 2025 and was derived from rent roll submissions. As shown in Figure 6, the average

length of tenancy dropped between 2021 and 2024 but began to rise again in 2025. Conversely, the turnover rate (which is the percentage of tenancies under one year in length) increased sharply between 2021 and 2024 but began to drop again in 2025. These findings indicate that vacancy control may be increasing housing stability for tenants.

Figure 6: Average Tenancy Length and Turnover Rates in Vacancy-Controlled Rooms

Year	Average Tenancy Length (Years)	Turnover Rate (% of Tenancies Under 1 Year)
2021	4	26%
2024	3	38%
2025	4	34%

Note: The data from 2021 is derived from voluntary rent roll submissions (collected before the introduction of vacancy control), which included over 1,300 rooms across 44 buildings.

2.3.2 Impacts on Owners: Financial Viability and Market Activity

Staff drew on multiple sources to assess the impact of vacancy control on financial viability and market activity, including feedback from SRO owners and operators, data on private building sales and applications for additional rent increases through the Residential Tenancy Branch, and an internal financial analysis to determine and compare long-term financial viability under vacancy control versus non-vacancy control scenarios.

Feedback from SRO Owners and Operators:

Staff engaged with SRO owners and operators on an ongoing basis via phone calls and emails to answer questions and discuss issues and held 10 meetings with individual private SRO building owners and operators to address compliance. Through these interactions, staff primarily heard concerns about growing financial pressures linked to:

- Higher insurance costs and challenges renewing insurance due to risk and liability of operating SROs
- Difficulty securing lenders; many owners are using third party “alternative lenders” with very high interest rates (up to 20%)
- High costs of construction materials and trades work
- Further pressure on viability of operations due to additional costs related to life safety by-law requirements (ie: the Fire By-Law), as well as costs related to increased fines and prosecution

Internal Financial Analysis

An internal financial analysis was also undertaken to determine the potential impact of vacancy control on financial viability. The methodology was based on

a comparable analysis undertaken by staff in 2021⁴ in developing the policy. The analysis was based on six unique building profiles with varying attributes:

- Length of building ownership
- Income profile (revenue from rent and commercial spaces)
- Average rent increase over the last 10 years and
- Debt on title

The six building profiles were modeled under two rent scenarios: vacancy control restricted rents and non-vacancy-controlled rents, as shown in the figure below.

Figure 7: Impact of Vacancy Control on SRO Financial Viability, 2025

40 ROOMS ASSUMED FOR EACH PROFILE	Profile #1	Profile #2	Profile #3	Profile #4	Profile #5	Profile #6
Effective avg rent (2025)	486	777	606	709	1000	1263
Avg annual rent increase (previous 10 years)	'minimal'	'moderate'	'moderate'	'moderate'	'higher'	'higher'
Commercial at grade	no	yes	yes	yes	yes	yes
Length of ownership	10yrs+	10yrs+	10yrs+	10yrs+	10yrs+	<10yrs
Debt on title (debt service modelled)	no	yes	no	yes	yes	yes
10-year avg per annum rent increase	1.3%	3.4%	3.0%	3.0%	7.7%	7.4%
NON-VC BASELINE (rents increase at 10-year historical avg)	under (\$500K)	over (\$1M)	\$1M - \$3M	\$3M - \$5M	over \$8M	over (\$5M)
	16-20 deficit yrs	16-20 deficit yrs	0 deficit yrs	0 deficit yrs	0 deficit yrs	16-20 deficit yrs
VC BASELINE (rental increases at current VC regulations)	under (\$500K)	over (\$1M)	\$1M - \$3M	\$3M - \$5M	\$5M - \$8M	over (\$10M)
	16-20 deficit yrs	16-20 deficit yrs	0 deficit yrs	0 deficit yrs	0 deficit yrs	16-20 deficit yrs

The data used for the analysis had the following limitations:

- Data related to debt on title is not readily available.
- Operating costs are based on assumptions and not direct measures.⁵
- The 10-year average rent growth rate is based in part on data from the City's *Biennial Low-Income Housing Survey*, which is less reliable due to voluntary reporting and data gaps.
- The sample size of buildings represented in each profile is relatively small. In theory, dozens of building profiles could be generated due to the high number of unique attributes of each building.

Notwithstanding the limitations, the financial analysis revealed the following findings:

- Across all building profiles, operating costs and leverage/debt are the primary determinants of financial viability – vacancy control can interact or add to these pressures in some cases but is not the primary driver.
- Across most building profiles, historical average rent increases are comparable with allowable increases under vacancy control.
- By preventing drastic rent increases, vacancy control reduces flexibility for buildings with marginally profitable models to transition to a more profitable financial model (ie: prevents an owner from transitioning from "Profile 1" to "Profile 4" by tripling rents).
- A number of profiles show financial non-viability with and without vacancy control.

Market Activity: Building Sales

Purchases of SROs by private owners and average sales price per door have remained relatively stable since the implementation of vacancy control, as indicated in Figures 8 and 9. This may indicate that vacancy control has not meaningfully impacted the value and interest in private SROs, but more time is needed for analysis given the limited timeframe since implementation and the current economic conditions.

Figure 8: Number of Private SRO Sales 2004 – 2025

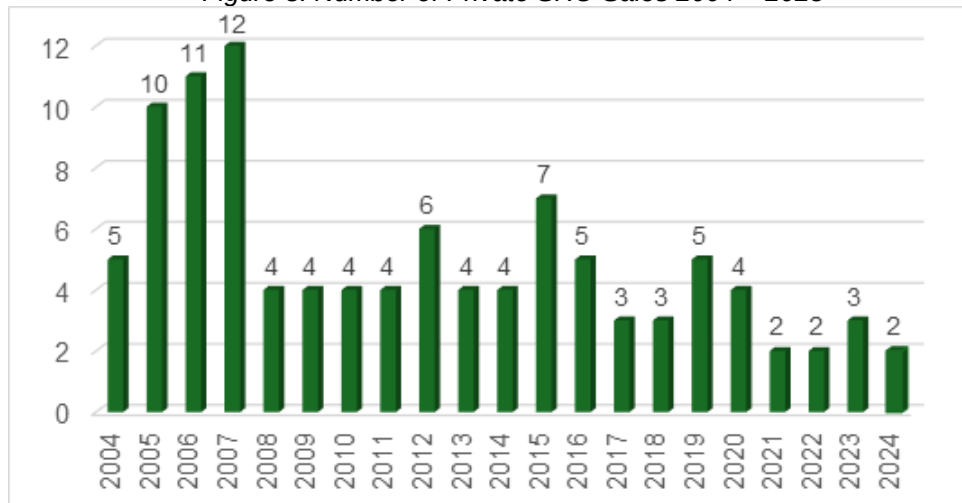
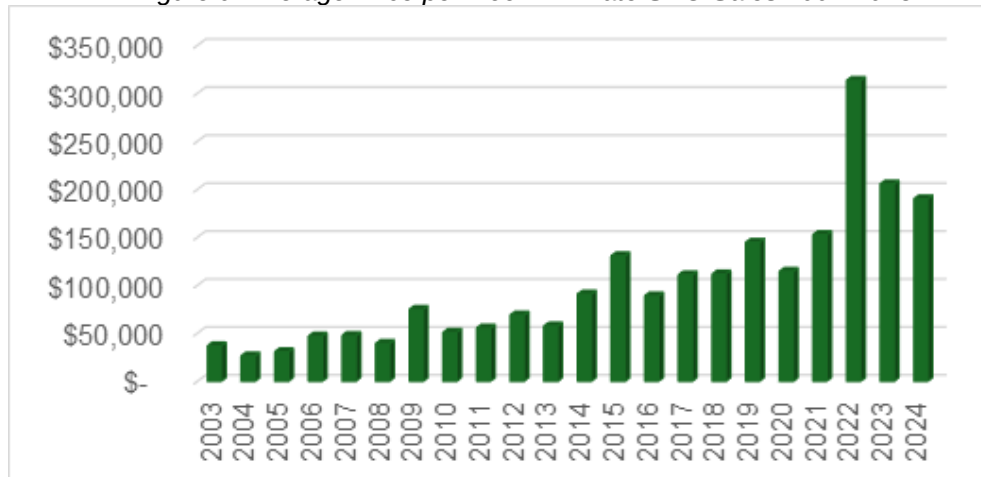


Figure 9: Average Price per Door – Private SRO Sales 2004-2025*RTB Applications for Additional Rent Increases*

The RTB advised staff that since SRA Vacancy control came into effect in May, 2024, there have been no applications from SRA-designated buildings for additional rent increases due to financial hardship or unforeseeable capital expenditures. Though staff have made efforts to inform owners about the by-law provisions, it is possible that there is still a lack of awareness or barriers to applying to the program amongst owners. Alternatively, owners may be aware of the provisions but are either not interested in applying or do not meet the application criteria.

2.3.3 Impacts on Building Condition

Room Closures

Data on room closures was available for 2021, 2024 and 2025 and was derived from rent roll submissions, limiting the ability to analyze historical trends. As shown in Figure 10, there has been a slight reduction in the percentage of room closures pre and post vacancy control, demonstrating that there is no evidence to suggest that vacancy control has led to an increase in room closures.

Figure 10: Percentage of Rooms Closed in Vacancy-Controlled Buildings

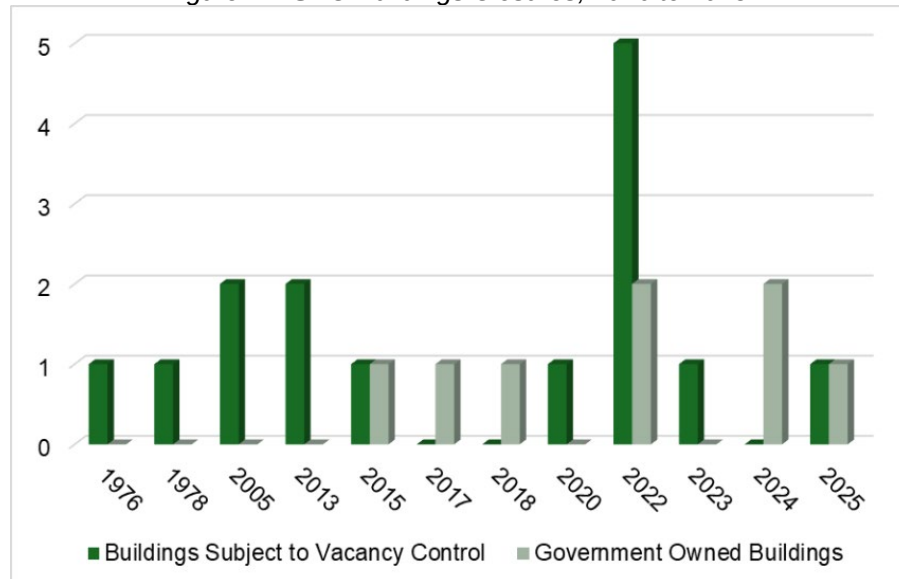
Year	% of Rooms Closed
2021	6%
2024	5%
2025	5%

Note: The data from 2021 is derived from voluntary rent roll submissions (collected before the introduction of vacancy control), which included over 1,300 rooms across 44 buildings.

Building Closures

Analysis of historical building closures, as shown in Figure 11, shows that there is no evidence to suggest vacancy control has led to an increase in closures.

Figure 11: SRO Buildings Closures, 1976 to 2025⁶



Compliance with Life Safety By-Laws

Staff analyzed trends related to compliance with City By-laws and the prevalence of life safety violations using the “risk ranking” metric, which combines compliance and enforcement metrics from different City departments (DBL, ACCS, VFRS, and Engineering). A high risk ranking indicates that a property has numerous unresolved by-law violations that require enforcement action. Average monthly risk rankings were only available for 2021, 2024 and 2025, limiting the ability to analyze historical trends.

As demonstrated in Figure 12, the average monthly risk ranking for all buildings subject to vacancy control rose in 2024 but decreased to below 2023 levels in 2025, indicating that there is no evidence that vacancy control has had an impact on by-law compliance.

Figure 12: Average Monthly Risk in Vacancy-Controlled Buildings

2023 Average Monthly Risk	2024 Average Monthly Risk	2025 Average Monthly Risk
2,886	3,781	2,808

Prevalence of Fires and Calls for Service

Metrics from the Vancouver Fire & Rescue Service (VFRS) were analysed to determine whether vacancy control has had an impact on the prevalence of calls for service or the number of fires in buildings.

As shown in figure 13, there has been a reduction in fires and fire incidents since the implementation of vacancy control. This reduction is likely attributed

to broader City and VFRS enforcement and education initiatives to increase fire safety in SROs, including support for the DTES SRO Collaborative's tenant-led fire safety training in private SROs.

Figure 13: Number of Average Fires and Calls for Service per Month 2023-2025

Category	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 (Up to Oct 1)
Monthly Average # of Fires with Damage	4	3	6	6	7	10	13	19	11	7
Monthly Average # of calls for service	154	177	154	144	129	168	145	205	182	188

3. Summary of Findings

In alignment with the intention of the policy, the analysis shows that to date, SRA vacancy control is effectively stabilizing rents and providing increased housing stability for tenants through removing the incentive to displace existing tenants to enable rapid rent increases. Furthermore, there analysis shows vacancy control has not had a measurable impact on compliance with life safety by-laws, building or room closures, or the prevalence of fires.

Across the stock, the analysis demonstrates that the long-term financial viability of buildings is primarily driven by operating costs and leverage rates, not vacancy control. However, vacancy control does limit an owner's ability to change a building's operating model by drastically increasing rents.

Due to data limitations and the short time frame that vacancy control has been in effect, these findings should not drive definitive conclusions but rather inform further monitoring and reporting.

4. Next Steps

The SRA Vacancy Control By-law is playing an important role in curbing speculation and preventing displacement of low-income tenants. The analysis shows that while vacancy control is not the primary factor affecting financial viability, certain building profiles may become financially unsustainable over time without external subsidies. Through the SRO Revitalization Framework, the City will continue to advocate to the federal government to create a renovation and repair fund for private SRO owners. Staff will continue to monitor the policy's impacts and provide annual updates to Council.

APPENDIX E

DTES Temporary Occupancy Permit Pilot

Context & Background

Retail districts in the DTES have high storefront vacancy rates. Based on 2025 Storefront Inventory data, there are 177 vacant storefronts in the DTES, 59 of which are persistent vacancies (i.e. vacant since staff started collecting the data in 2020). The citywide vacancy rate in 2025 is 10.2% while the rate in Hasting Crossing is 27%, in Strathcona 18% and in Chinatown 16%. The rates in these three retail areas are slight improvements over 2024 (-5%, -1% and -2% respectively) but social, economic and infrastructure challenges in the DTES contribute to on-going commercial vacancies.

Innovative approaches like pop-up shops and temporary activations can help to animate vacant spaces in the short term. A program to enable these activations may have longer term benefits if it includes a path for businesses to transition from temporary to longer term, more permanent use of spaces.

The proposed Downtown Eastside Temporary Occupancy Permit Pilot (DTES TOPP) is a two-year initiative designed to activate vacant ground floor commercial spaces in the DTES. The pilot responds to Council's motion passed on [July 9, 2025](#), which directed staff to develop a program allowing temporary occupancy of vacant storefronts for up to 12 months without requiring rezoning or a change of use provided life safety standards are met. Council emphasized prioritizing uses that benefit the community, including art studios, small-scale retail, cultural and community spaces, food services, peer support programs, and light creative manufacturing. Council also requested staff to explore a Temporary Retail, Business, and Creative Use Event Licence, modeled after the existing Arts and Culture Event Licence, to support short-term activations. Staff are to report back in Q3 2026 with an evaluation of the pilot's outcomes, recommended updates, and an analysis of the potential for city-wide expansion.

To inform the pilot's design, staff conducted a jurisdictional scan of comparable programs in similar cities. Staff also engaged internal departments and consulted with key stakeholders including Business Improvement Associations (BIAs), property owners and managers, and community-based organizations in the DTES. The pilot is designed to offer streamlined permitting processes that enable temporary use of vacant storefronts while maintaining minimum life safety requirements.

Problem Identification

Staff conducted targeted stakeholder engagement with DTES BIAs, property owners and property managers, non-profit organizations, and relevant internal City teams. Staff heard that empty storefronts in the DTES can be attractive to small businesses, artists and community organizations because of the relatively low lease rates, and that some prospective tenants are interested in leases of 12 months or less. New entrepreneurs may want to test business ideas before making a longer-term commitment; a community organization may need a temporary space; others may want to operate a pop-up business for just a few months. However, short-term leases (less than 12 months) can be difficult to justify for tenants due to high Tenant Improvement (TI) costs, insurance requirements, and the need for spaces to be upgraded to current building performance standards.

Some tenants spend time and resources discovering building issues that need to be resolved and may be unable to operate a business while rehabilitating a space to meet the minimum building performance standards. Staff heard that if tenants could be made aware of upgrade requirements prior to entering into a lease, they could better understand whether the space could work for them. Staff also heard that temporarily waiving some non-life safety upgrades would make it easier for businesses to begin operating.

Staff heard that awareness of existing City tools that simplify permitting and licensing could be increased:

- *Five Uses exempt from change of use Development Permit* (approved by Council in [September 2021](#)).

Five use types, Barber Shop or Beauty Salon; Beauty and Wellness Centre; General Office; Health Care Office; and Retail Store in spaces less than 300 m² are interchangeable and exempt from change of use Development Permits. This exemption saves tenants time and resources associated with the DP process. Changes to the VBBL at the time also exempt these uses from building upgrades that can be required with a change in major building occupancy as permitted by Article 11.5.4.1.

- *Arts and Culture Event Licence* (last updated in [2023](#)) which provides a streamlined pathway for short-term events, could see greater uptake through increased awareness.

Research

Staff reviewed several North American and European cities addressing vacant storefronts and the tools they have developed. Reviewing approaches in Winnipeg, Seattle, Chicago, Boston, Helsinki, and cities across the UK revealed this is a common challenge with a variety of responses. In many cases, market-based solutions are preferred, such as third-party organizations like BIAs facilitating connections between potential tenants and landlords or leasing agents. Some cities have adopted alternative strategies to activate vacant storefronts such as presenting art in store windows, which can be a simpler approach that improves the public realm with reduced costs.

Proposed DTES Temporary Occupancy Permit Pilot (TOPP)

Staff propose a two-year pilot beginning in early 2026. The pilot area is the DTES Planning area as shown in Appendix E.

The proposed pilot for the DTES comprises four key components:

1. **Add Artist Studio Class A to the Five Uses exempt from the change of use Development Permit (DP) requirement.** This proposal effectively evolves the citywide Five Uses exempt from change of use DP ([September 2021](#)) to Six Uses in the DTES. A change of use between any of Artist Studio Class A, Barber Shop or Beauty Salon, Beauty and Wellness Center, General Office, Health Care Office, or Retail Store would not require a DP for spaces smaller than 300 m² and would be exempt from building upgrades that can be required with changes in major building occupancy. Applicants would save the time and resources associated with the DP process and some building upgrades. Temporary non-enforcement of relevant sections of the Zoning & Development By-law and the Building By-law (as shown in Appendix F) would enable Artist Studio Class A to be added to the existing uses exempt from a change of use

Development Permit. Staff propose non-enforcement for a period beginning January 1, 2026, and ending March 30, 2028.

2. **A simplified permitting process** to help businesses begin operating soon after securing a lease: Staff would support and prioritize applicants for the Six Uses (Artist Studio Class A, Barber Shop or Beauty Salon, Beauty and Wellness Centre, General Office, Health Care Office¹⁷, , Retail Store) through case management; special inspections would be scheduled to identify any required building upgrades for the use being proposed to achieve life safety standards; and a time-limited Occupancy Permit of up to 2 years would be issued for spaces that meet basic life safety requirements. Businesses would have the option to work through the permitting process for long-term tenancy beyond the two-year pilot period, if additional changes are required. This streamlined approach would allow applicants to understand requirements early and mitigate opportunity costs.

Businesses in spaces that meet all requirements for the use would be approved for permanent occupancy.

Temporary non-enforcement of relevant sections of the Building By-law (as shown in Appendix F) would enable staff to establish minimum life safety requirements for temporary occupancy of spaces for the duration of the pilot.

3. **Pro-active inspections** offered to property owners free of charge to identify upgrades required for temporary occupancy (life safety requirements) and permanent occupancy for any of the Six Uses. These inspections would enable owners to advertise turn-key spaces which are likely to be more appealing to prospective tenants; and prospective tenants would have more accurate information about how well a space would work for them before entering into a lease agreement.
4. **Education and Communication** to support the pilot, staff intend to launch communications in early 2026, including workshops for BIAs, property owners, and prospective tenants. This would promote the pilot and raise awareness of existing tools such as the Arts and Culture Event Licence and the uses that are interchangeable without a change of use DP.

Non-Enforcement Resolution

Staff propose a temporary non-enforcement (TNE) resolution of relevant sections of the Zoning and Development By-law and of the Building By-law (Appendix F) for the duration of the pilot (2 years). The TNE allows for immediate implementation of the proposed pilot and offers staff the opportunity to monitor uptake and impacts. Should the DTES pilot be successful, Council may consider exempting Artist Studio Class A from the change of use DP requirement and building upgrades that can be required with a change in major building occupancy permanently in the DTES (and possibly citywide) through amendments to the Zoning and Development By-law and the Building By-law.

¹⁷ Health Care Office includes businesses such as physicians, dentists, optometrists, naturopaths, psychologists and other health care providers.

Key Stakeholder Feedback

Staff heard support for the pilot from key stakeholders. Proponents of small businesses including those looking for artist studio space were particularly supportive of enabling temporary occupancy once life safety upgrades are met; they also appreciate the proposal for special inspections to provide tenants (or prospective tenants) with up front information about required building upgrades. Property owners and managers expressed being open to short-term leases while noting that longer-term leases are a desired goal. Proactive inspection of spaces was also welcomed and at least one property owner offered that they have properties they would submit for inspection. DTES BIAs expressed support for the pilot with some noting that temporary occupancies will be most helpful to the area if they become permanent tenancies. Other BIAs seek to take an active role together with the City to implement the pilot. Should Council approve the DTES TOPP, staff will work with interested BIAs to manage pilot roll-out and on-going monitoring.

Monitoring and Evaluation

Throughout the duration of the pilot, staff will monitor the pilot's outcomes, as directed by Council in the *From Vacancy to Vitality: Launching a Temporary Use Pilot for Empty Storefronts in the Downtown Eastside* motion. The metrics to be monitored include business activity, community engagement, and space occupancy.

Staff will report back in Q3 2026 with an evaluation of these metrics, recommendations for any adjustments, and a review of the potential for city-wide expansion.

Financial Implications

Waiver of the Special Inspection fee has no material impact on the City's operating budget.

APPENDIX F
Draft Temporary Non-Enforcement Resolution Regarding the Zoning and Development
By-law and the Building By-law

RESOLUTION OF COUNCIL

WHEREAS on July 9, 2025 Council directed staff to report back in Q4 2025 with a proposed Temporary Occupancy Permit Pilot in the Downtown Eastside to allow vacant ground-floor commercial spaces to be used for up to 12 months without rezoning or change of use provided life safety standards are met;

AND WHEREAS staff recommend that certain by-laws and policies not be enforced for a period from January 1, 2026 to March 30, 2028 in order to facilitate the Pilot Program;

THEREFORE, Council resolves that:

In the Downtown-Eastside/Oppenheimer Official Development Plan and all Zoning Districts, including Comprehensive Development or CD-1 zones, that govern the zoned lands in the area identified in Map 1.1 attached to this resolution, the requirement for a development permit under sections 7 and 4 of the Zoning and Development By-law will not be strictly enforced by the Director of Planning or Development Permit Board, provided the change of use that would otherwise necessitate the development permit only involves a change of use from any of:

- Barber Shop or Beauty Salon, Beauty and Wellness Center, General Office, Health Care Office, or Retail Store, to:
- Artist Studio Class A,

or

- Artist Studio Class A, to any of:
- Barber Shop or Beauty Salon, Beauty and Wellness Center, General Office, Health Care Office, or Retail Store

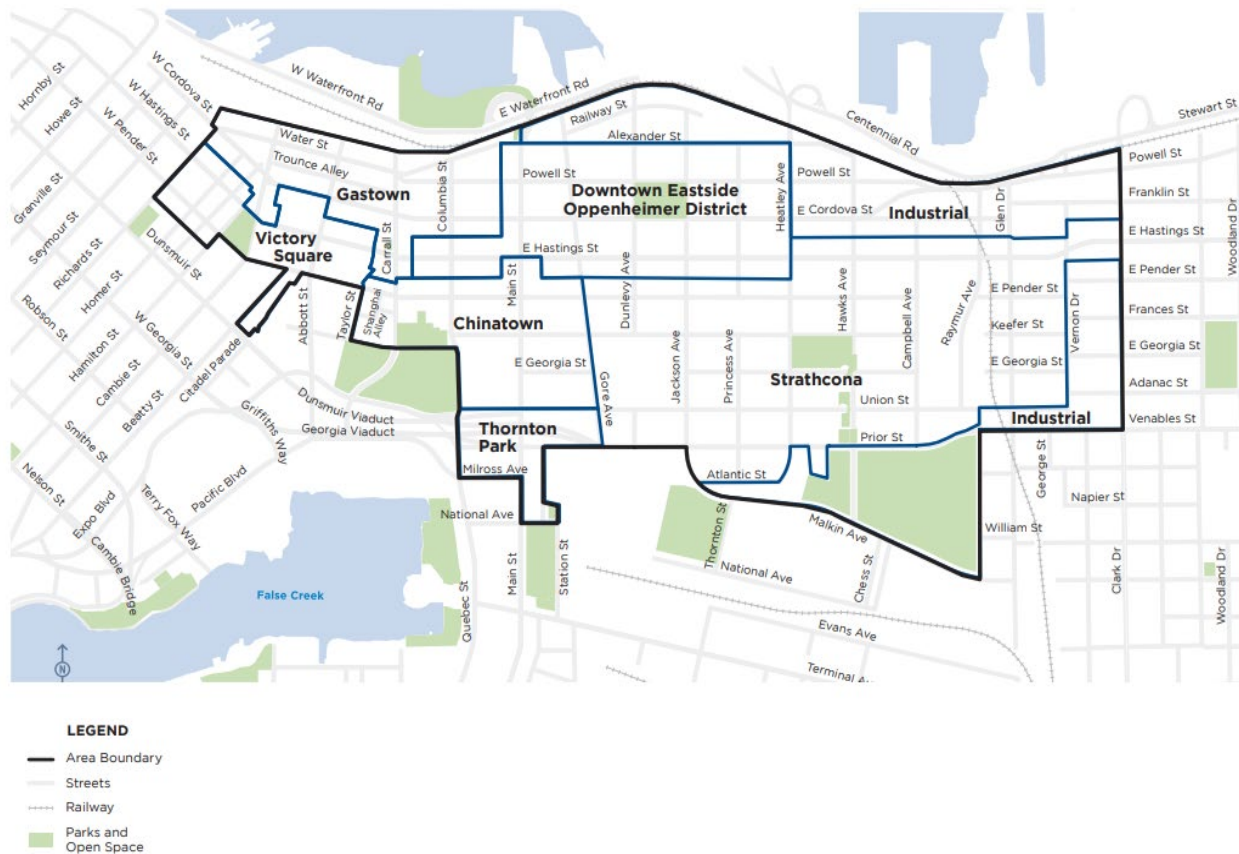
which uses must otherwise be permitted uses.

After the term of this resolution expires on March 30, 2028, the requirement for a development permit may be enforced.

The requirement for a temporary occupancy permit found in Division C of the Building By-law not be strictly enforced by the Chief Building Official so that a temporary occupancy permit may be issued or waived for a period from January 1, 2026 to March 30, 2028 in order to accommodate the change of use contemplated by this resolution, provided that the Chief Building Official is satisfied that any risks to life safety that arise as a result of non-enforcement can be managed in accordance with measures identified at a special inspection, and agreed to by the owner .

To determine the efficacy of the Pilot Program, City staff will initially report back to Council regarding it no later than Q3, 2026. and recommend improvements as needed.

Map 1.1: Downtown Eastside Local Area Plan Areas



APPENDIX G

Planned DTES Economic Actions

Background and Context

Since the creation of the DEOD ODP in 1982, policy direction to support economic growth in the DTES has consistently centred on the foundational strategies of core economic development, namely business retention, expansion, attraction and growth of local employment opportunities. In the DTES LAP from 2014, this focus is reinforced through four goals:

1. Retain local business and industrial uses;
2. Attract new business;
3. Enhance local serving retail; and
4. Increase local jobs.

These goals are guided by seven local economy strategies that recognize the complex interdependencies between resident well-being, supportive infrastructure and services, and the impact of economic growth. The strategies set out priorities to guide land use and development decisions, identifying specific nodes as primary retail corridors or industrial enhancement, or economic revitalization for example. Complimenting these strategies, significant grassroots and community focused initiatives have continued to deliver low-barrier employment opportunities, support for local entrepreneurs, and facilitate the success of social enterprises. Despite these efforts, persistent macroeconomic challenges and concurrent socioeconomic crises challenge the viability of success for local business.

In a limited assessment of existing data, analysis of the shifts in business composition shows diverse sectors with double-digit declines over the past decade. The declines in traditional professional and industrial services correlate to a loss in higher-wage employment, while the growth of direct-to-consumer goods and services offers employment in lower wage sectors that are more vulnerable to consumer spending patterns and periods of economic distress. The table below provides an overview of some of the more significant shifts in business concentration in the DTES between 2014 and 2025.

Shifts in top 10 business concentrations, 2014 to 2025.

Business Type	2014 % of total companies	2025 % of total companies	Change in # of companies	
Health Care Professionals and Services	5%	13%	135%	↑
Professional Services	18%	12%	-35%	↓
Restaurant	10%	11%	7%	↑
Retail Dealer	13%	10%	-25%	↓
Association or Society	7%	7%	3%	↑
Beauty and Wellness Services	4%	6%	56%	↑
Retail Dealer - Food	6%	5%	-10%	↓
ICT and Digital	5%	5%	-19%	↓
Legal Services	5%	3%	-49%	↓
Non-Food Manufacturer, Assembler and Processor	3%	2%	-23%	↓
Total businesses in top 20 concentrations	1,592	1,507	-5%	↓

Overall, concerning trends can be seen in the assessment of progress against targets set out in 2014. The results in the table below provide an imperative to re-evaluate our approach to economic development as a driver of quality of life and local employment. Amongst other indicators, the decline in business growth, significant shifts in commercial composition, and persistent commercial vacancies reflect a community in crisis.

Indicator	2014 (reported)	10-year goal	2025	Shift	
# of businesses	2,800 (1,767)	Grow 3-5%	1,710	-5% decrease	
Vacancy %	24.5%	50% reduction	19.5%	20% reduction	
Vacant storefronts	135	50% reduction	177	31% increase	
Unemployment	12%	Parity with city	13%	8% increase / current Vancouver 6%	
Jobs	19,000	23,000	TBC	TBD	
Median Incomes	\$23,359	Up 3% each year	\$41,600 (2023)	Growth up 5.4% year	
Poverty rate	61%	75% reduction	52%	15% reduction	

Integrated Economic Approach

The Business and Economy Office is working with local BIAs and economic development actors to support a renewed, collaborative, and integrated approach. Concurrently, staff are working jointly with various City teams to ensure a coordinated approach to deliver existing initiatives and consider opportunities for possible realignment. Joint efforts to explore immediate opportunities for action are being coordinated by the BEO, including:

- With PDS and DBL, enable a stronger application of LAP policy driving local economic outcomes through a review of implementation tools, such as rezoning and development processes;
- With the Director of Planning, DBL, VFRS, and other teams as appropriate, review requests from businesses in the Primary Retail/Service Corridors of the DTES to seek temporary relief from applicable design requirements, enabling businesses to adapt operations and implement urgent security measures;
- Targeted and enhanced support for low-barrier employment and community economic development initiatives with ACCS, including but limited to the Community Economic Development (CED) Hub and the DTES Community Corner Market (further details below);
- A strategic review of the Special Enterprise Program (SEP) with PDS as part of a review of DTES grants to ensure the City is supporting businesses as effectively and efficiently

as possible, subject to available resources;

- Initial work with the BIAs to prioritize addressing commercial vacancies and supporting roll out of the proposed DTES Temporary Occupancy Permit Pilot, subject to Council approval; and
- Consideration of opportunities for the DTES to engage and activate in support of the FIFA World Cup 26™.

Staff will return to Council in Q1 2026 with an update and items requiring Council direction.

Other Related Initiatives

In addition to the integrated economic approach, the City continues to undertake additional work that supports economic development more broadly and will seek to align and integrate where beneficial.

- The Community Economic Development (CED) Hub is envisioned as a community facility designed and equipped to enable income and employment activities for those typically left out of mainstream business opportunities. The CED Hub facility is located on the ground floor and mezzanine level of a new ten-storey non-market housing development at 515 Powell and is expected to begin operations in Q1-2028. The programming will include managing the Community Corner Market for local vendors, a food business incubator kitchen for local entrepreneurs, and flexible space for training, workshop and meetings. A Non-Profit Operator is to be confirmed through a City-led operator selection process expected to begin in Q1-2026.
- The Downtown Eastside (DTES) Community Corner Market (the “market”) is a low barrier, safe, indoor vending initiative that opened on December 11, 2023, at 305 Main St., following the closure of the outdoor DTES Market, previously located at 26 E. Hastings St. The market operates from a temporary location at 52 E. Cordova and will be permanently located at the Community Economic Development Hub, 525 Powell, with a projected completion date of 2028. The DTES Community Corner is managed by the Binnars Project and operates daily (9am-5pm) with extended hours during peak periods and weekends.
- Support for public realm and street activations to draw visitors and local consumers to Gastown: The City continues to invest in Gastown, including near term paver repairs and restoration work in Trounce Alley; summer pilots in 2024 and 2025 to test different forms of a pedestrian zone, improved public realm experience on Water St and a 2-way Cordova St; and the development of a Gastown Public Spaces Plan to guide future work and investment in the neighbourhood.
- Raitown Area Planning: The Raitown neighbourhood is located on the northern edge of the DTES and is zoned I-4 (industrial). On [July 9, 2025](#) Council passed a [motion](#) directing staff to review potential zoning changes and options for mixed-use development in Raitown. In addition to land use recommendations, the area plan will also consider improvements to public realm and transportation networks in coordination with concurrent work being led by staff in Engineering Services. Staff anticipate providing a final plan for Council consideration in Q1 2027.

APPENDIX H

Improved Wellbeing For All

Summary

This appendix contains additional details on the City's efforts toward improved well-being for all, including an enhanced sense of inclusion, belonging and safety. It also includes increasing access to quality health, social and community services. The City has also established initiatives to support public safety.

Social Infrastructure Delivery and Activation

Social infrastructure and community-serving spaces and programs enable current and future residents to belong, feel safe and supported, gather, and receive basic needs and services. The Spaces to Thrive: Vancouver Social Infrastructure Strategy (2021) is a 10-year framework for the City to support social services, land and facilities of non-profit and community organizations through its various roles as regulator, partner, investor and advocate. With forecasted population growth to the region and efforts for the provision of more affordable and social housing, the focus on maintaining and delivering appropriate types and supply of social infrastructure is necessary to address current gaps and future needs.

Enabling Below-Market Spaces in the DTES

The City's Property Endowment Fund and Capital Fund portfolios includes 10 properties in the DTES (excluding Vancouver Affordable Housing Agency's future redevelopment sites). On [November 29, 2023](#), a Council Motion entitled *Uplifting the Downtown Eastside and Building Inclusive Communities that Work for All Residents* directed staff to work with non-profit organizations to explore potential policy options and social benefit strategies that enable below-market commercial spaces (in the DTES and elsewhere in the city) to help create a diversity of spaces, programs, and services that meet community needs and enable a thriving social infrastructure ecosystem and a healthy city. Further to the above motion, staff were directed to consider a pilot project with Community Impact Real Estate Society ("CIRES"), the only other property manager in the DTES aligned with the Council direction. REFM staff will be taking an in-camera report to Council on November 4, 2025 to report back on Staff's findings and recommendations with respect to a CIRES pilot project.

Places to Be, Places to Go Report Back

As a response to the May 2025 Council motion "Places to be, Places to go," staff inventoried current daytime drop-in spaces and conducted a high-level needs assessment of these facilities. A daytime drop-in space can be defined as a facility operated by non-profit organizations or municipal social service providers that offers a safe, indoor environment for individuals who are experiencing or at risk of homelessness

Staff identified 13 key daytime drop-in spaces in Vancouver with the majority in the DTES (69%). Based on a model with general assumptions that takes in account current populations experiencing or at risk of homelessness and current existing daytime drop-in spaces, a gap of 43,364 sf has been identified or at least an increase of 28% to meet needs, equivalent to roughly eight daytime drop-in centres (approx. 5,420.5 sf each). A memo "Accessible Daytime Drop-in Spaces: Places to Be and Places to Go Motion," will be shared with Council prior to November 4 with further analysis and information of daytime drop-in space.

Balmoral Interim Site Activation

The former Balmoral hotel (159 E Hastings) is an important site of remembering given its prominent profile in the DTES and connection to many murdered and missing Indigenous women and girls. The City is working to activate the currently vacant site for community use. Last fall, Council approved the outdoor programming on the site for approximately two years, ahead of the redevelopment into affordable housing. Carnegie Community Center is the activation lead, working with community-based partners to provide culturally safe programming.

The outdoor site plan includes, water station, storage container, portable washrooms, office, stage, eating area, limited food service area, space for fire ceremonies, community stage and flexible areas for programming and events, plantings and urban agriculture, an elders circle, and opportunities for community art and design. The site is expected to be ready for full community activation by the end of November 2025, which will be operational for two years.

During the planning for the interim activation, the vacant site was open for two important community events: a memorial event for community member Trey Helton in May 2025, organized by the Overdose Prevention Society; and the Vendor Village as part of the National Indigenous Peoples Day celebration on June 21, 2025. From June 30, the Carnegie Community Centre team has been delivering programming 5 days a week, 6 hours a day, including low barrier arts and crafts activities, and cultural teaching delivered in a safe and substance free environment, with staff additionally providing support and response to extreme summer weather. Site activation will continue with flexible programming throughout construction this fall.

Social Facility Activation at 390 Main and 320 Alexander

In 2022, a significant homeless encampment emerged along East Hastings, highlighting the urgent need for additional support services for people who are unhoused/underhoused. The City collaborated with BC Housing (BCH) to respond to safety concerns related to encampment and decampment activity and address the related public realm health and safety issues. Two vacant City-owned/leased buildings were identified as drop-in centre locations: 390 Main and 320 Alexander. BC Housing provided operational funding to Aboriginal Front Door Society (AFDS) and Watari, two non-profits who operate the respective sites.

390 Main Street, operated by AFDS, provides low-barrier, life-saving services to some of the city's most marginalized residents, including a storage program, cultural supports, access to food and water and daytime drop-in services. Over 400 people are registered to use the storage service with 800 bins and totes on-site. The daytime drop-in serves approximately 1,200 cups of coffee or tea, and the kitchen provides breakfast, soup, and food bank access to around 400 to 500 people daily.

At 320 Alexander, Watari provides a culturally and gender-safe refuge with social service supports including food and community kitchen programs, laundry and showers, counselling, and Indigenous connections for healing and wellness. An average of 400 people attend drop-in programs per week while the kitchen serves 50 breakfasts and 140 lunches per day. Each day, the laundry and shower program offers 30 people showers and processes 36 loads of laundry.

After extensive discussions between City and Provincial staff, Provincial operating funding for these services has been extended until March 31, 2026. Watari will receive more than \$1.2 million and AFDS will receive approximately \$625,000 from the Province. While the City continues to provide access to the two spaces, it has additionally contributed \$142,500 in 2025

to support AFDS's storage program at 390 Main St, given the important role the storage program plays in supporting public realm management and by-law compliance.

Mental Health and Substance Use (Province and Vancouver Coastal Health)

VCH Mental Health and Substance Use Framework

In October 2025, Vancouver Coastal Health (VCH) provided an update to Council on implementation of Council-directed funding related to the Urgent Mental Health and Substance Use Service Enhancements Program (RTS 17934). Since approving the initial grant for the program's launch in 2023, with subsequent grants in 2024, VCH has hired 41 (82%) of the targeted 50 full-time staff across the programs and expanded reach and response in the Car 87/88, Mobile Crisis De-escalation (MoDe), Indigenous Crisis Response Team (ICRT), and Operations Command Centre Liaison Nurse programs.

Road to Recovery

The City has long advocated for regional and provincial services for people with mental health and addictions needs. Road to Recovery is the Province's provincial substance use model of care that provides seamless and low-barrier support at all stages of a person's recovery journey. There has been significant progress in the Vancouver-area implementation, including the opening of new transition and withdrawal beds, enhanced coordination of mental health and substance use supports, and the expansion of recovery and aftercare services.

Washrooms Access

Washrooms are essential to the dignity, health, and wellbeing of residents and visitors, shaping how people experience and move through public spaces. Calls for greater access have come from seniors, families, accessibility advocates, businesses, and those experiencing homelessness who rely heavily on public amenities. The City works in partnership with non-profit organization, social and health organizations to deliver washroom infrastructure and programming.

The impacts of the pandemic and the housing crisis have highlighted challenges for the City's need for greater washroom access across the City and extended washroom supports to meet the needs of complex social issues. Staff will be bringing a city-wide Washrooms Framework to Council for decision in late November 2025, which will include early actions related to the DTES.

In the interim in 2025, washrooms were installed at the intersections of Main and Powell and Water and Abbott to increase washroom access in the DTES. Washroom program funding from the Province was also secured for washrooms at 390 Main and 320 Alexander until the end of Q1 2026. Work is underway to extend services of Oppenheier field house washroom attendants, subject to future Council decision.

APPENDIX I

Improved, Safe & Accessible Public Realm

Summary

This appendix contains additional information on the City's efforts toward improved, safe and accessible public realm through improved cleanliness, prevention and removal of structures, enabling welcoming public spaces, and graffiti abatement. Information on wellbeing supports that work in conjunction with public realm improvements can be found in Appendix H.

Public Realm Cleanliness

The City's sanitation services operate 24 hours per day, 365 days per year. Regular sanitation servicing includes nightly street sweeping, lane cleaning and flushing, abandoned garbage removal, emptying waste receptacles, and general litter collection. Since 2021, this was supplemented by daytime enhanced cleaning, including loose litter collection and sidewalk scrubbing in the DTES, Gastown, and Chinatown.

City street cleaning services are supplemented through partnerships with non-profit organizations to further increase street cleanliness while providing local low-barrier employment opportunities, as follows:

Street Cleaning Grants

Approx. \$2.64M in annual grants to seven social service organizations provide low threshold employment opportunities through the delivery of supplemental street cleaning services, as well as through waste diversion initiatives. This work includes daily micro-cleaning services (using brooms, shovels, wheeled garbage buckets) for collection of litter and needles, as well as a weekday feces collection program, where a team responds to incidences of feces on City property in the DTES, as well as a portion of the downtown, Chinatown, Gastown, and Strathcona. The grants enable about 73,000 low barrier employment hours per year, with about 50% of these grants focussed in the DTES, creating 37,230 of local low-barrier employment hours. Up until the end of August 2025, about 13,700 bags of litter and over 57,000 needles were collected through this year's micro-cleaning program in the DTES and surrounding areas.

Enhanced Cleaning in Hastings Corridor (Project Hope)

Approx. \$1M annual contract to a local non-profit organization that began in March 2023 and has been extended through 2025 to enhance street cleanliness along the East Hastings St corridor while also providing local, low-barrier employment. Teams provide public realm micro-cleaning, pressure washing, outreach, and de-escalation. About 19,000 low barrier employment hours were provided in 2024 through this contract. Up until the end of August 2025, about 13,000 bags of litter and about 18,900 needles were collected through the Enhanced Cleaning (Project Hope) program along the East Hastings corridor.

Structures in Public Realm

Launched in 2024, the City's Integrated Response Team (IRT) is a cross-departmental initiative aimed at improving the efficiency and effectiveness of responses to public realm issues such as sidewalk obstructions, temporary structures or tents, illegal street vending, and other by-law compliance concerns. These structures can pose fire risks, obstruct sidewalks—creating serious accessibility challenges—and block critical building access needed by first responders, while also contributing to road safety hazards and limiting access to essential services. The IRT brings together specialized roles in a coordinated team, enabling requests to be triaged based on specific needs and ensuring a compassionate, safety-focused approach. This collaborative model helps protect vulnerable communities while maintaining a safe, clean, and accessible public realm for all residents.

Welcoming Public Spaces

To support welcoming public spaces in the DTES, staff continue to work with community partners to create, manage and improve public spaces. Plazas include Blood Alley completed in 2023, Maple Tree Square and Chinatown Memorial Square. Five parklets expand outdoor services for community organizations in the DTES, including the DTES Women's Centre, Aboriginal Front Door Society, Columbia Street Community Clinic, PHS Drinkers Lounge and the Downtown Community Health Centre. The City provides seating and supportive services such as micro-cleaning, and in turn community partners manage the public space day-to-day providing much needed safe and welcoming places of respite and gathering.

Following Council's [motion](#) to pilot the Graffiti Art Wall in the laneway of 133 West Pender Street in 2021, staff have been supporting graffiti artists to positively engage in community-building and expression. The pilot has now been transformed into an ongoing program where artists are able to participate each year and graffiti jams are organized by the community. Council has now also renamed the laneway to Ashtrey Alley, in commemoration of Trey Helton and the powerful work he did within the graffiti community and beyond.

In addition, staff have been supporting events and commemorations in the DTES with portable washrooms, attendants, water stations, traffic management, and temporary placemaking, including community-designed street banners. Such events include the Missing and Murdered Indigenous Women and Girls March, the Indigenous Peoples' Day celebrations, the National Day for Truth and Reconciliation, and other gatherings that uplift the DTES community.

Finally, staff have been working closely with the Chinatown community advisory group, as well as the broader community, to advance the design for Chinatown Memorial Square. Investment will expand the available space for programming and events, integrate cultural elements from local Nations and Chinese community, and continue to have a place for the Chinatown Memorial Monument and a space for commemoration.

Graffiti Removal and Prevention

The City takes a collaborative and holistic approach to removing and preventing graffiti on public property and supports residents and businesses to do the same. The City is responsible for graffiti removal on public property, and private property graffiti is the responsibility of private property owners.

Graffiti on Public Property

The City has a coordinated contract for graffiti removal between ENG, REFM, and the Park Board to address graffiti on public property. The public can report graffiti through to 311 or through the City's VanConnect app, which will notify the contractor to remove graffiti on public property. Hate graffiti is prioritized for removal within 4 hours.

Graffiti on Private Property

Most BIAs allocate funding in their annual budgets for graffiti removal within their respective districts. Since 2021, the increase of graffiti in business areas led the City to support BIAs by providing an annual grant of \$500,000 for graffiti abatement efforts (referred to as the Graffiti Abatement Grant). The Graffiti Abatement Grant is intended to supplement the removal efforts already covered by the BIAs' annual budgets. BIAs utilize the abatement funds differently in alignment with their area needs, including some utilizing the grant to address graffiti covering large surfaces or located above a certain height, while others focus on graffiti removal combined with mural restoration as a preventative strategy to deter future incidents. These collective efforts support a fundamental objective of fostering vibrant and welcoming business districts aimed at attracting both businesses and visitors.

The City also supports private property owners through the Free Paint Program, a partnership with Dulux Paints where property owners and tenants can receive free exterior paint for the removal of existing graffiti. The City also provides BIAs with graffiti wipes and supports community paint outs as requested.

Uplifting Chinatown Action Plan

In [November 2022](#), Council approved a motion titled *Urgent Measures to Uplift Vancouver's Chinatown*. In January 2023, Council approved the Uplifting Chinatown Action Plan, which consists of a series of actions and pilot projects related to cleaning and sanitation, graffiti abatement strategies and placemaking, and community supports in Chinatown. The Uplifting Chinatown Action Plan is a key part of the 2024 Council-approved *Chinatown Cultural District Framework*, which establishes a comprehensive approach to supporting the renewed vibrancy of the neighbourhood, including both economic and community development.

The Uplifting Chinatown Action Plan is a partnership between the City, the Chinatown Business Improvement Association (Chinatown BIA), the Chinese Community Policing Centre (CCPC), and Eastside Works to implement and continue projects that address graffiti and cleanliness in the neighbourhood. Between 2023 to 2025, the City has provided \$387,000 in grants to support programs under the Uplifting Chinatown Action Plan. These programs include:

- **Enhanced Graffiti Removal and Abatement on Private Property (\$150,000):** Led by the Chinatown BIA, this additional funding supplements the BIA's existing graffiti prevention and abatement program and the City's public property graffiti removal by addressing graffiti on commercial private property. The program focused on expediting response times, addressing street-front and eye-level facades, alleys, highly visible and repeatedly targeted locations, anti-graffiti coatings, removal of large-scale graffiti, and addressing challenges such as graffiti on upper facades and laneways.
- **Pilot Safewalk Program (\$50,000):** Led by the Chinatown BIA, the pilot Safewalk program aims to support individuals who may require or request accompaniment to their desired location. The program has focused on supporting Chinese-speaking seniors

living in the area, many of whom are low-income and face systemic and language barriers.

- **Expanded Volunteer Graffiti Removal Program (\$10,000):** Led by the CCPC, the volunteer graffiti removal program supports proactive graffiti removal and expediting response times. The program includes funding for removal supplies and a focus on graffiti prevention education and proactive initiatives.
- **Chinatown Community Stewards Program (\$177,000):** Led by Eastside Works, this program operates seven days a week to patrol the neighbourhood to support businesses and residents, de-escalate situations, provide directions to visitors, provide information on resources and outreach for those experiencing homelessness, and identify locations for rapid response by other partners or emergency services. Due to Eastside Works winding down, this program will end following its 2025 operations.

Public Safety

To respond to ongoing public safety concerns, the City launched two key initiatives in 2025 in partnership with VPD, the Province, and community stakeholders.

Gastown Hastings Crossing Community Policing Centre (GHXCPC)

In [October 2024](#), Council approved a motion that directed staff to work with VPD to implement a new Community Policing Centre to serve the north-west parts of the DTES, specifically the Gastown and Hastings Crossing Business Improvement Areas. The City worked closely with VPD, the Gastown and Hastings Crossing BIAs, and other community stakeholders in the early start-up phase and establishment of the CPC. In addition to support from the City, the Province committed \$1 million with the understanding that the City would assume ongoing financial support, commensurate with the support provided to other community policing centres. The City provides funding to the VPD through its annual operating budget to fund all 22 community policing centres across the City.

Located at 109 West Hastings, the Gastown Hastings Crossing Community Policing Centre and Neighbourhood Safety Hub (GHXCPC) is an independent non-profit society that provides a suite of core community policing services. The CPC was founded to strengthen public trust, fill service gaps, and provide a safe, welcoming space where residents can access support and contribute to local safety efforts.

Through volunteer-led programs, coordination with the VPD, and collaboration with local service providers, the CPC aims to reduce harm, build relationships, and empower residents to take part in creating a safer and more resilient neighbourhood. The CPC's suite of core community policing services includes:

- **Information Services:** A front-line volunteer-run service that connects the public to local resources, answers questions, and fosters safe, approachable community support.
- **Volunteer Patrols:** Non-confrontational walking patrols that promote visibility, report concerns, and builds relationships through active community presence.
- **Road Safety:** Educational outreach programs addressing speeding, distracted driving, and bike theft prevention through ICBC/VPD-supported initiatives.

- Community Cleanups: Volunteer-led litter, graffiti, and needle cleanup efforts rooted in CPTED principles to enhance safety and pride in public spaces.
- Outreach & Engagement: Active participation in events and pop-ups to raise awareness, distribute resources, and strengthen community connections.

More information on the GHXCPC can be found at www.ghxcpc.ca.

Neighbourhood Liaison Tables

The City established Neighbourhood Liaison Tables (NLTs) in the Downtown Eastside (DTES) and Downtown South in late 2024 in order to enhance coordination on complex issues impacting the public realm and support neighbourhoods that are safe and welcoming for all. These tables bring together Business Improvement Associations, Resident Associations, Community Policing Centres, and other agency partners to strengthen coordination and collaboration on local concerns. The NLTs meet regularly to share information, raise awareness and address emerging issues.

The NLTs provide a venue for coordination to address tactical, on the ground issues however are not intended to tackle the root causes of homelessness, mental health, and substance use. Addressing these broader systemic issues, requires sustained partnership on a range of policies and projects, across all levels of government, alongside the work of the NLTs.

Task Force Barrage – Vancouver Police Department

Funded by the City, in February 2025, the Vancouver Police Department (VPD) established Task Force Barrage to address safety in the DTES. Task Force Barrage was a dedicated task force for the DTES that targeted violence, organized crime, and criminal activity. VPD deployed additional front-line officers to the DTES and launched coordinated investigations to target drug traffickers and organized criminals. During Task Force Barrage, the DTES saw significant improvements compared with the same period in 2024.¹⁸

In 2026, Task Force Barrage will transition to a new policing district (“District 5”) which will make the DTES its own geographical policing district and bring continued increased police presence in the area to support safety.

¹⁸ Vancouver hits 23-year low in violence crime as Mayor Sim backs new VPD direction on Downtown Eastside ([link](#)).

APPENDIX J

Council Authority/Previous Decisions

Urgent Mental Health and Substance Use Service Enhancements Program – 2025 Update ([RTS 17934](#), [October 7, 2025](#))

Council Member's Motion: Realizing the Full Potential of Exceptional Lands in Vancouver ([July 23, 2025](#))

Council Member's Motion: From Vacancy to Vitality: Launching a Temporary Use Pilot for Empty Storefronts in the Downtown Eastside ([July 9, 2025](#))

Council Member's Motion: Places to Be and Places to Go ([May 21, 2025](#))

Council Member's Motion: Temporarily Pausing Net-New Supportive Housing Investments in Vancouver to Prioritize Replacing Existing Stock and Promoting Regional Equity ([February 26, 2025](#))

Uplifting the Downtown Eastside and Building Inclusive Communities that Work for All Residents Motion: Progress Update ([RTS 16128](#), [February 25, 2025](#))

Provincial Housing Targets Order – Progress Report – October 1, 2023 – September 30, 2024 & Interim Provincial Housing Needs Report ([RTS 16494](#), [November 12, 2024](#))

Urgent Mental Health and Substance Use Service Enhancements Program – 2024 Update (RTS [16446](#), [October 23, 2024](#))

Council Member's Motion: Establishing a Community Policing Centre in Gastown and Area to Enhance Safety and Security ([October 23, 2024](#))

Establishing a Chinatown Cultural District ([RTS 15529](#), [June 12, 2024](#))

2024 Street Cleaning Grant Program ([RTS 16048](#), [February 6, 2024](#))

Council Member's Motion: Uplifting the Downtown Eastside and Building Inclusive Communities that Work for all Residents ([November 29 2023](#))

Council Member's Motion: Establishing a Community Policing Centre in Gastown and Area to Enhance Safety and Security ([October 23, 2024](#))

Council Member's Motion: A People-Focused Gastown: A Bold, Forward-Looking Vision for a Vibrant and Prosperous Neighbourhood ([May 9, 2023](#))

Downtown Eastside Local Area Plan Minor Regulatory and Policy Amendments ([RTS 15479](#), [March 7, 2023](#))

Grant to VCH for Expanded Mental Health Response ([RTS 15510](#), [February 14, 2023](#))

Uplifting Chinatown Action Plan ([RTS 15432](#), [January 17, 2023](#))

Council Member's Motion: Urgent Measures to Uplift Vancouver's Chinatown ([November 15, 2022](#))

Council Member's Motion: Enabling the Requisitioning and Hiring of 100 New Police Officers and 100 Mental Health Nurses ([November 15, 2022](#))

Spaces to Thrive Phase I: Vancouver Social Infrastructure Strategy Policy Framework (RTS [14727](#), [December 8, 2021](#). [Policy Framework](#))

Vacancy Control Regulations in Single Room Accommodation (SRA) Designated Properties ([RTS 14121](#), [November 17, 2021](#))

Council Member's Motion: Mitigating and Managing Nuisance Graffiti in Vancouver. ([May 18, 2021](#))

Council Member's Motion: Water and Washrooms as a Human Right ([March 10, 2020](#))

Report - Mayor's Overdose Emergency Task Force – Update ([RTS 13173](#), [July 23, 2019](#))

Mayor's Overdose Emergency Task Force ([RTS 12926](#), [December 20, 2018](#))

SRO Revitalization Action Plan ([RTS 12153](#), [November 28, 2017](#))

Mayor's Task Force on Mental Health and Addictions ([RTS 10733](#), [February 21, 2017](#))

Housing Vancouver Update: Part II – Addressing Vancouver's Lower Income and Homeless Residents ([July 26, 2017](#))

Downtown Eastside Community Economic Development Strategy (DTES CED Strategy) Phase II ([RTS 11732](#), [November 30, 2016](#))

Mayor's Task Force on Mental Health and Addictions Phase 1 Report ([RTS 10699](#), [September 17, 2014](#))

Downtown Eastside Local Area Plan ([RTS 10175](#), [March 12, 2014](#))