CITY OF VANCOUVER

REFERRAL REPORT

Report Date: October 22, 2025
Contact: Dan Garrison
Contact No.: 604-673-8435
RTS No.: 18120
VanRIMS No.: 08-2000-20
Meeting Date November 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design, and Sustainability

SUBJECT: Downtown Eastside Housing Implementation – Amendments to the FC-1 District in the Zoning and Development By-law and the Downtown Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Accelerate SRO Replacement and Increase Social Housing

RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the applications as described below and that the applications be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATIONS FOR PUBLIC HEARING

A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to revise the definition of Social Housing in the Downtown Eastside to change the affordability requirements to better align with senior government funding programs, generally as presented in Appendix A.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A.

B. THAT Council approve, in principle, the applications to amend the FC-1 (East False Creek) District Schedule of the Zoning and Development By-law and the Downtown-Eastside/Oppenheimer Official Development Plan By-law to increase the height and density for 100% social housing projects and rental tenure

housing projects with at least 20% of units developed as social housing, generally as presented in Appendix B and Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law and the Downtown-Eastside/Oppenheimer Official Development Plan By-law generally in accordance with Appendix B and Appendix C.

C. THAT, subject to approval of Recommendation A, Council approve, in principle, the application to amend the Zoning and Development By-law to update Schedule J: Affordable Housing Schedule to accommodate the revised ownership requirements proposed for the Downtown Eastside, generally as presented in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix D at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

D. THAT subject to approval of Recommendation A, Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law, Area Specific Development Cost Levy By-law, and Vancouver Utilities Development Cost Levy By-law generally as presented in Appendix E;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver Development Cost Levy By-law, Area Specific Development Cost Levy By-law, and Vancouver Utilities Development Cost Levy By-law generally in accordance with Appendix E at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

E. THAT Council approve, in principle, amendments to the Single Room Accommodation By-law to improve tenant protections, generally as presented in Appendix F;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Single Room Accommodation By-law generally in accordance with Appendix F.

F. THAT subject to approval of Recommendation B, the Sign By-law be amended to change the Downtown Eastside/Oppenheimer District to a commercial, mixed use and industrial sign district, generally as presented in Appendix G;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Sign By-law generally in accordance with Appendix G at the time of enactment of the Downtown Eastside/Oppenheimer Official Development Plan By-law amendments in Recommendation B.

G. THAT subject to enactment of the by-laws in Recommendation B, the Downtown Eastside Plan and Downtown Eastside Rezoning Policy be amended generally as presented in Appendix H.

H. THAT subject to enactment of the by-law amendments in Recommendation E, Council approve amendments to the Policies and Guidelines for the Upgrade of Rooms Designated under the Single Room Accommodation By-law, generally as presented in Appendix H.

I. THAT subject to enactment of the by-laws in Recommendation B, the Design and Development Guidelines be amended to apply to and provide applicable design guidance for the Downtown Eastside/Oppenheimer District and FC-1 District Schedule areas, generally as presented in Appendix I.

J. THAT subject to approval of Recommendation I, the Downtown Eastside/Oppenheimer Design Guidelines, East False Creek FC-1 Guidelines, and Downtown Eastside/Oppenheimer Policy Plan be repealed.

K. THAT Council endorse the approach to administration of the Public View Guidelines to amend the boundaries of View 3.2.4 (Queen Elizabeth Park), View H (Olympic Plaza Stage), and View J2, as presented in Appendix K.

L. THAT, subject to enactment of the by-laws in Recommendation B, Council approve the creation of a Downtown Eastside Housing Revitalization Grant Program to support inclusionary social housing development and SRO replacement as outlined in this report, with an initial allocation of $5 million from the Empty Homes Tax. Recommendations for grants under this program will be brought to Council for approval, and funding for future years to be considered as part of the 2027-2030 Capital Plan process.

M. THAT Recommendations A through L be adopted on the following conditions:

(i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report is part of a broader response to the urgent issues in the Downtown Eastside (DTES). Staff have prepared two reports to support revitalization and implement multiple Council motions. The first report, *DTES Implementation – Update Report* (RTS #17846 scheduled for Council on Nov. 4, 2025), outlines cross-departmental strategies to advance social, economic, housing, and neighbourhood-building priorities.

This is the second report, addressing specific housing directions from the Council motion *Uplifting DTES and Building Inclusive Communities that Work for All Residents*. Key proposals include:

- **Aligning the affordability requirements for social housing** in the DTES with senior government funding programs, from 1/3 of the units at shelter rates to 20% of the units at shelter rates and 10% of the units at or below Housing Income Limits (HILs)
- **Amending the inclusionary housing requirement** in the Downtown Eastside/Oppenheimer District (DEOD) Official Development Plan (ODP) from 60/40 to 20/80 (social housing/market rental), and extending this to Thornton Park (FC-1 District Schedule)
- **Increasing allowable building heights and density** and permitting other significant amendments in the DEOD ODP and Thornton Park—up to 32 storeys—to enable social housing and Single Room Occupancy (SRO) replacement
- **Introducing relaxations** to facilitate SRO replacement
- **Enhancing Tenant Protection policies** to prioritize permanent housing
- **Creating a new DTES Housing Revitalization Grant Program** to support inclusionary social housing development and SRO replacement

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Single Room Accommodation By-law (2003)
- Downtown Eastside Plan (2014)
- Housing Vancouver Strategy (2017)
- Housing Vancouver 3 Year Action Plan 2024 – 2026 (2024)
- Uplifting the Downtown Eastside and Building Inclusive Communities that Work for All Residents – Council Motion (2024)
- Public Views Guidelines (2024)
- Design and Development Guidelines (2025)
- Vancouver Plan (2022)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

The Downtown Eastside is a historic and vibrant community facing an escalating housing crisis, intensified by increasing homelessness, mental health and substance use challenges, and the deterioration of building conditions and erosion of affordability in the City's SRO stock. The City's longstanding policy is to replace SROs with dignified, safe and affordable self-contained social housing units, but the pace of replacement has not kept up with the demand for low-income housing. While senior government investment has resulted in the steady delivery of social and supportive housing in the DTES and across the city, we continue to rely on aging SROs as a last resort before homelessness for many of the city's poorest and most equity-denied residents.

Despite the urgent need, it has never been more expensive to construct new affordable housing. Development viability for both non-profit and private developers is under increasing strain due to a wide range of factors such as construction cost escalation that has far outpaced consumer inflation since COVID, the uncertain tariff environment, elevated interest rates, and other economic pressures. Across all levels of government, there is a recognition that a greater level of coordination and investment is needed to address the urgent and growing housing needs of low-income residents. In 2023, an Intergovernmental Working Group on SROs was formed to identify investment and actions needed 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.

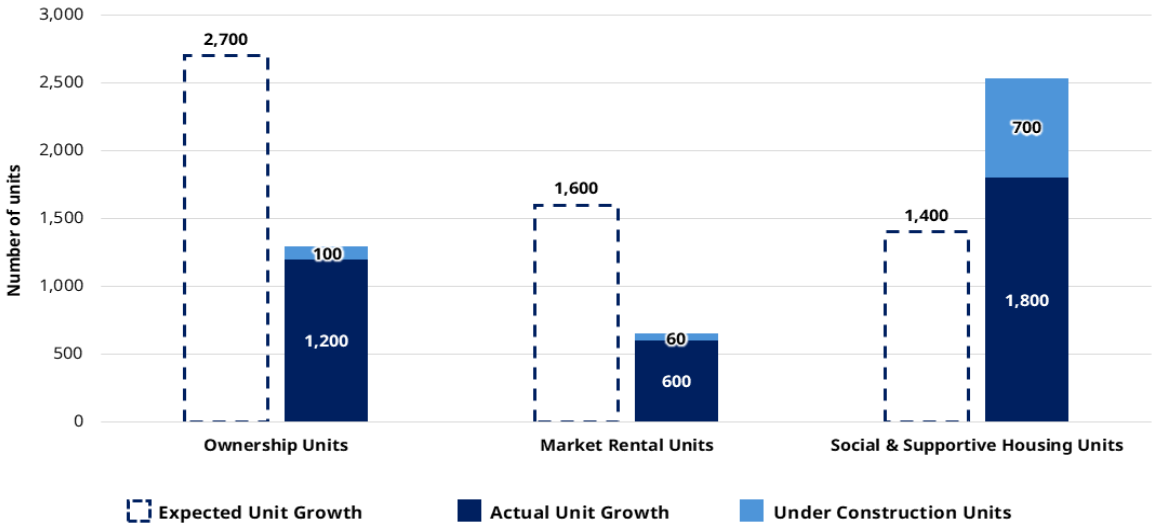
In response to the growing crisis in the DTES, Council passed the motion, *Uplifting the Downtown Eastside and Building Inclusive Communities that Work for All Residents* in November 2023, directing staff to explore the following housing specific recommendations:

- Align the definition of social housing with senior government programs
- Enable private development to increase social housing in the DEOD
- Accelerate SRO replacement

In June 2024, Council approved the Housing Vancouver 3 Year Action Plan (2024 – 2026), which reinforced these priorities, directing staff to expedite the delivery of housing within the DTES.

The recommendations in this report are in keeping with the vision outlined in the 2014 DTES Plan, which aims to build a mixed-income community and improve quality of life for low-income residents. While 1,800 social housing units have been delivered—exceeding targets—market housing delivery has fallen short. Six hundred rental and 1,200 ownership units have also been completed, less than half of the 10-year expected unit growth for market units.

Figure 1: DTES Plan Expected Unit Growth by 2024 vs. Actual Housing Growth / Starts



Over the next 20 years, the Plan calls for continued SRO replacement, new social housing, and more market housing to help fund the replacement units.

Complementary to the proposed housing actions in the DTES, there are ongoing efforts to deliver new social housing in other areas across the city. In addition, staff are actively pursuing opportunities to secure shelter rate housing across the City-initiated developments and inclusionary social housing units where feasible.

Strategic Analysis

Summary of Proposed Changes

The following subsections summarize the key proposed actions to expand non-profit and government social housing and inclusionary housing, accelerate the replacement of both non-market and privately-owned SROs, and protect impacted tenants.

1. Social housing definition within the DTES

Current Policy / Regulations	Proposed Change
Definition of social housing specific to the Downtown Eastside: • All social housing units are rental housing; • At least one-third (33%) of dwelling units are rented at rates no higher than the shelter component of income assistance; and	**Definition of social housing specific to the Downtown Eastside:** • All social housing units are rental housing; • At least 20% of dwelling units are rented at rates no higher than the shelter component of income assistance;

Current Policy / Regulations	Proposed Change
• All units are owned by a non-profit or government.	• An additional 10% of dwelling units are occupied by households with incomes below the Housing Income Limits (HILs); and • All units are owned *or* leased long term (min. 60 years) by a non-profit or government.

**Refer to Appendix A for further details.*

Rationale

The current affordability requirements for social housing for the DTES is not aligned with government funding program requirements, specifically with respect to requirements for shelter rate units. The primary funding source for social housing projects is BC Housing's Community Housing Fund (CHF). The CHF requires 20% of units to be secured at shelter rates, while the City's social housing definition requires 33% of units to be rented at shelter rates. When the City requires enhanced affordability, social housing applicants must find additional funding to fill the gap, which has proven to be challenging.

The proposed amendment aligns the City's affordability requirements with senior government programs, reducing the need for additional funding from the social housing applicants. While individual project affordability may decrease, more projects are expected to become viable, increasing the overall supply of social housing. The reduced minimum affordability requirement does not prevent non-profits from delivering more deeply affordable housing should they have the funding capacity to do so.

2. Inclusionary housing requirements in the DEOD and Thornton Park

Current Policy / Regulations	Proposed Change
DEOD ODP • All units must be rental tenure • A minimum of 60% of units must be social housing delivered turn-key to the City	**DEOD ODP** • All units must be rental tenure • A minimum of 20% of units must be social housing (either turn-key to the City, or owned/long-term leased to a non-profit or government)
FC-1 District Schedule • No inclusionary housing option currently	**FC-1 District Schedule** • All units must be rental tenure • A minimum of 20% of units must be social housing (either turn-key to the City, or owned/long-term leased to a non-profit or government)

**Refer to Appendix B and Appendix C for further details.*

Rationale

Under the current economic environment, the original inclusionary requirement in the DEOD is not financially viable (only two buildings have been built since 2014 when the zoning was enacted) even with significant government support. The proposed amendment, while necessitating partnerships between private developers and non-profits, will improve development viability. Staff also recommend applying this model to the FC-1 District to support SRO replacement.

To enhance project viability, staff recommend the creation of a new DTES Housing Revitalization Grant Program to support inclusionary social housing development and SRO replacement. See subsection 9 below for more information on the Grant program and Appendix L for details on the financial feasibility analysis.

3. Heights and densities in the DEOD and Thornton Park

Current Policy / Regulations	Proposed Change
DEOD ODP Sub-Area 1 • Base density of 1.0 FSR • Discretion to increase up to 5.0 FSR (7.0 FSR for corner sites) where all residential units are rental tenure and a minimum of 60% of units are social housing • Maximum height of 30 m (approx. eight storeys) and 36.6 m (approx.10 storeys) for corner sites Sub Area 2, 3 and 4 • Base density of 1.0 FSR • Discretion to increase up to 2.5 FSR where all residential units are rental tenure and a minimum of 60% of units are social housing, or up to 5.5 FSR if all residential units are social housing • Maximum height of 15 m (approx. four storeys) with discretion to increase to 30.5 m (approx. eight storeys) for 100% social housing buildings	**DEOD ODP** All areas • Base density of 1.0 – 3.0 FSR (depending on the sub-area and if the site is within a Transit Oriented Area (TOA)) • Discretion to increase up to 11.0 FSR for development where all residential units are rental tenure and a minimum of 20% of units are social housing • Maximum height of 30 m (approx. 8 storeys) for Sub Area 1 and sites within TOAs, with discretion to increase up to 100 m (approx. 32 storeys) • Maximum height of 15 m (approx. 4 storeys) for all other sites to avoid shadowing of Oppenheimer Park, with discretion to increase up to 100 m (approx. 32 storeys)
FC-1 District Schedule • Maximum density of 5.0 FSR for mixed-use development, no housing affordability requirements	**FC-1 District Schedule** • Maximum density of 5.0 FSR for mixed-use development, no housing affordability requirements with discretion to increase up to

Current Policy / Regulations	Proposed Change
• Maximum density of 6.0 FSR for mixed-use development where 100% of the residential units are social housing • Maximum height of 22.9 m. (approx. six storeys) with discretion to increase to 83.9 m.	11.0 FSR for mixed-use development where all residential units are rental tenure and a minimum of 20% of units are social housing • Maximum height of 69.2 m (approx. 20 storeys) in compliance with Transit Oriented Areas (TOA) requirements, with discretion to increase up to 100 m. (approx. 32 storeys)

**Refer to Appendix B and Appendix C for further details.*

Rationale

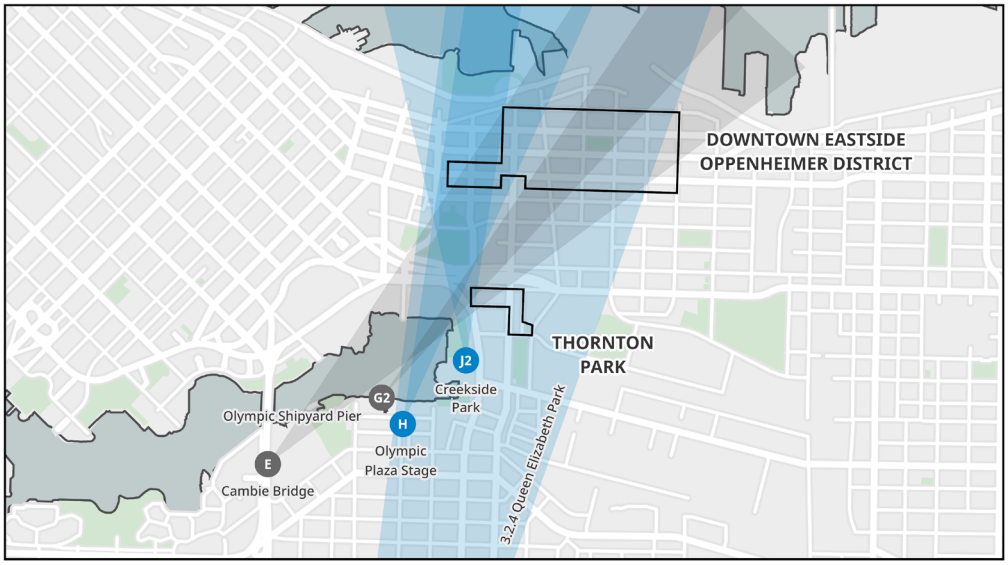
Increasing allowable building heights and densities will improve financial viability of development and will help deliver more new housing. The proposed changes apply to both non-profit and for-profit development with provision of affordable units. The additional allowable heights and densities proposed aim to balance viability of housing development with urban design performance and liveability. See Appendix L for details on the financial feasibility analysis for the inclusionary zoning program proposed.

4. Protected Public Views

Current Policy / Regulations	Proposed Change
Five Council-approved protected public views cross the DEOD and Thornton Park: • View 3.2.4 (Queen Elizabeth Park) • View E (Cambie Bridge) • View G2 (Olympic Shipyard Pier) • View H (Olympic Plaza Stage), • View J2 (Creekside Park)	All five Council-approved protected public views will be retained; however, amendments are proposed to raise the lower boundary of the following views: • View 3.2.4 (Queen Elizabeth Park) • View H (Olympic Plaza Stage) • View J2 (Creekside Park) Further, a minor amendment to the left (west) boundary of view J2 is proposed.

**Refer to Appendix K for further details.*

Figure 2. Protected Public Views Impacting the Areas for Change



Rationale

Adjusting selected protected public views provides a balanced approach: maintaining key mountain views while enabling taller buildings essential for delivering new housing and replacing SROs. Some view corridors currently restrict development to approximately 13 storeys. The proposed changes would allow additional building height in the three selected view corridors while maintaining views of the North Shore Mountains from their respective origin points.

No amendments are proposed to View G2, as testing confirmed that any increase would significantly obscure views to the mountains. Similarly, no changes are proposed to View E, as its boundaries pass high above grade and do not constrain building heights in the DEOD or Thornton Park areas.

5. Heritage review process

Current Policy / Regulations	Proposed Change
All properties listed on the Vancouver Heritage Register (VHR) are reviewed during the rezoning or development permit application process, with retention and rehabilitation generally prioritized where possible. In some cases, retention is not possible due to significant deterioration or life safety issues.	In the DEOD and Thornton Park areas, VHR-listed buildings were pre-reviewed by staff using defined evaluation criteria and categorized into two groups (see Appendix J). • **Group 1: Redevelop** – Buildings in this group exhibit significant

Current Policy / Regulations	Proposed Change
	deterioration and limited potential for reuse. They may be replaced through new housing development without retention or further heritage review. Property owners who choose to retain and rehabilitate these buildings may be eligible for heritage incentives. A simplified heritage review process applies to routine maintenance, while standard review applies to rehabilitation projects. • **Group 2: Rehabilitate** – Buildings in this group are prioritized for retention due to heritage value, physical condition, legal protection, or limited redevelopment potential. They will continue to undergo heritage review in accordance with City policies. Where appropriate, the review process may be further streamlined.

**Refer to Appendix J for further details.*

Rationale

While the concentration of heritage buildings in the area is significant, retaining and conserving all of them may not be physically or economically possible, and may slow the delivery of new housing, particularly for existing SRO buildings where the priority in redevelopment is replacement with new affordable housing. Of the SROs in the area, 17 are VHR-listed buildings.

The Heritage Framework (Appendix J) intends to balance key objectives: enabling new housing delivery and supporting heritage conservation. This approach prioritizes opportunities for new housing and SRO replacement while facilitating the retention and rehabilitation of buildings with significant heritage value.

6. SRA By-law and guidelines

Current Policy / Regulations	Proposed Change
SRO Replacement Policy Replace existing SRO rooms with self-contained social housing units on a one-for-one basis.	**SRO Replacement Policy** If replacing SROs on a one-for-one basis is not feasible, allow up to 20% room loss for redevelopments and 50% room loss for conversion of existing rooms to self-contained units.

Current Policy / Regulations	Proposed Change
SRA By-law For tenants relocated through conversion or redevelopment, the SRA By-law includes provisions for relocation to comparable or better accommodation.	**SRA By-law** Revise conditions related to tenant protections that can be attached as a condition of SRA Permit approval to align with new tenant relocation policies for the DEOD and Thornton Park. See subsection 7 below for more details.
SRA Room Upgrading Guidelines SRO rooms converted to self-contained units must be a minimum of 320 sq. ft. to be removed from the SRA By-law.	**Guidelines for Conversion of SROs to Self-Contained Units (renamed)** SRO rooms converted to self-contained units must be a minimum of 200 sq. ft. to be removed from the SRA By-law.

**Refer to Appendix F and Appendix H for further details.*

Rationale

The proposed changes balance the need for SRO replacement housing with the financial and practical realities of housing delivery. Even with additional height and density, some inclusionary housing projects will not be able to deliver full replacement without compromising project viability.

In conversion projects, where one or more rooms are being combined to create self-contained units, one-for-one replacement will not be possible within the existing building envelope. Reducing the minimum unit size for newly created self-contained units to be removed from the SRA By-law (from a minimum of 320 sq. ft. to a minimum of 200 sq. ft.) will result in smaller units but will minimize further room loss.

7. Tenant protections

Current Policy / Regulations	Proposed Change
DTES Plan Tenants living in a building for over one year are covered by the City-wide Tenant Relocation and Protection Policy (TRPP). Private developments must provide compensation based on length of tenancy, moving expenses, relocation assistance, and supports for vulnerable tenants. For non-profit initiated projects, the TRPP focuses on permanent rehousing,	**DTES Plan** Additional enhanced protection will apply in the DEOD and Thornton Park areas for *all* tenants displaced due to redevelopment or renovation. The policies for existing non-market housing (Section 4 of the Tenant Relocation and Protection Policy) will apply to *all* projects whether it is initiated by a private or non-profit applicant. Requirements include finding permanent rehousing at rents affordable to 30% of

Current Policy / Regulations	Proposed Change
maintaining existing affordability, additional supports to vulnerable tenants. For SRO redevelopments, the SRA By-law requires help finding housing at comparable rents, covering moving expenses, and right of first refusal into the new building at existing rents.	income, whether in another location or back into the new building, and added supports to vulnerable tenants. In cases where alternate affordable housing options cannot be found immediately, a rent top up may be considered as an interim measure while redevelopment occurs. Private projects are encouraged to partner with non-profits to deliver TRPP requirements. In addition, the TRPP promotes a one-move approach and group rehousing, where possible, to reduce disruption and preserve community ties.

**Refer to Appendix H for further details.*

Rationale

The DTES has some of Vancouver's most affordable rental housing. Protecting tenants and mitigating the negative impacts of redevelopment is a priority.

The proposed approach emphasizes permanent affordable relocation options and a "one move" principle, mirroring that of the City's non-market housing Tenant Relocation and Protection Policy (2019). It prioritizes permanent, affordable rehousing based on individual need and can include a right of first refusal option permitting tenants to move into the new building. It also aims to minimize disruption, encourage preservation of community ties through local and group relocation where possible, and ensure tenants are not displaced into homelessness, which were key concerns raised during the public engagement. A summary of the feedback can be found in the public engagement section below.

Staff will increase education and outreach efforts to ensure tenants are informed about the new tenant protection provisions and their rights under the Residential Tenancy Act. Staff will monitor impacts and report back as part of the broader DTES Plan updates, which may include recommendations for additional measures to strengthen tenant protections.

8. DCL By-laws

Current Policy / Regulations	Proposed Change
All DCL By-laws (Citywide, Area-Specific, and Utilities) Defines "social housing" consistent with the Zoning and Development By-law (described under change #1 above).	**All DCL By-laws (Citywide, Area-Specific, and Utilities)** Amend the definition of "social housing" to be generally consistent with the proposed Zoning and Development By-law definition, as amended for the DTES.
Citywide Vancouver DCL By-law Provides various pathways for a DCL waiver for for-profit affordable rental housing projects that meet affordability requirements. Social housing is exempt from paying DCLs. No waiver exists for the for-profit portion of a building that combines for-profit rental housing with social housing.	**Citywide Vancouver DCL By-law** Add new DCL waiver option for for-profit rental housing projects in the DEOD and Thornton Park where at least 20% of the units are social housing or meet the affordability definition of social housing for the DTES.

**Refer to Appendix E for further details.*

Rationale

In the current economic environment, building inclusionary social housing is extremely challenging even with additional height and density and reduced affordability requirements. The DCL waiver is an effective tool for improving project viability. See the discussion on *Development Options and Financial Viability* below and Appendix L for more information on the economic feasibility of inclusionary social housing.

9. DTES Housing Revitalization Grant Program

Current Policy / Regulations	Proposed Change
Community Housing Incentive Program (CHIP) grants CHIP grants are currently available to housing projects that are 100% social housing, led by non-profit housing societies. CHIP does not specifically target support to DTES inclusionary housing projects.	**Creation of a new DTES Housing Revitalization Grant Program** The DTES Housing Revitalization Program would provide up to $50,000 per social housing unit (equivalent to ~$10,000 per housing unit for the entire project) to non-profits to enhance viability of privately initiated inclusionary housing projects in the DEOD and Thornton Park areas of the DTES. Funding from this program can be stacked with CHIP

Current Policy / Regulations	Proposed Change
	funding (subject to availability and meeting CHIP eligibility requirements) to leverage senior government funding and financing programs.

Rationale

The proposed grant program would enable non-profits to contribute to the cost of delivering the social housing component of inclusionary projects, helping to enhance the overall development viability. The grant is not intended to cover the entire equity gap, but rather to provide a City contribution that could leverage additional funding from senior levels of government and other sources. The City incentives taken together provide an important opportunity for senior governments to address their housing obligations in the DTES in a much more cost-effective way than the traditional approach to funding social housing projects.

Eligibility criteria for the grant will include:

- applicant must be a registered non-profit housing organization;
- development must be located in DEOD or Thornton Park;
- development must meet applicable social housing requirements in Zoning and Development By-law;
- social housing, once constructed, must be owned, or leased for not less than 60 years, by a non-profit, non-profit co-operative, or government; and
- priority will be given to developments which replace existing SROs on- or off-site.

Discussion and Analysis of Key Directions

The changes proposed in this report aim to increase the overall affordable housing options in the DEOD and Thornton Park areas, while accelerating replacement of aging SRO buildings. While the proposed changes reduce affordability requirements for individual projects, the amendments improve development viability for both private and non-profit projects, which will lead to more social housing being delivered. Supporting private-led development will help create a mixed-income community while continuing to prioritize low-income residents. While it is not expected that all sites will redevelop at the same time, the proposed changes to height, density, and the heritage review process are expected to result in a gradual evolution of building forms in the neighbourhood. The following section discusses some of these implications in further detail.

Development Options and Financial Viability

The City retained Coriolis Consulting to perform financial feasibility analysis for development scenarios in the DEOD and Thornton Park areas of the DTES to inform the recommended changes in height and density (up to 11 FSR), including both non-profit and for-profit development scenarios with a focus on SRO replacement.

Overall, conditions remain exceptionally challenging for both non-market and for-profit housing development; however, the proposed direction provides significant improvement in financial viability. Details of Coriolis' analysis can be found in Appendix L.

Non-profit social housing development – The financial analysis assumes application of:

- City's Community Housing Incentive Program (CHIP) grants;
- BC Housing's Community Housing Fund (CHF) grant; and
- nominal land costs.

A significant challenge for 100% non-profit social housing delivery is the current Zoning and Development By-law affordability requirements for social housing in the DTES, with an estimated financial gap of $80,000 - $180,000 per unit.

With the proposed amendments to the City's affordability requirements for social housing in the DTES (from 1/3 units at shelter rate to 20% units at shelter rate and 10% units at or below HILs), social housing projects would be substantially more viable through alignment of affordability requirements between the City's and BC Housing's CHF funding program, increasing mortgage capacity, and reducing/eliminating the remaining equity gap.

For-profit development – As part of policy development, the City considered several for-profit rental tenure development options, as directed by Council. The development scenarios explored included variants of market rental housing, with a portion of the units secured as developer-owned below-market rental housing or as social housing. Inclusion of some affordable units is critical to ensuring existing residents can remain in the neighbourhood, as many redevelopments will replace existing SROs that are deeply affordable.

From a financial perspective, market rental buildings with developer-owned below-market rental units are more viable than those with social housing. However, the for-profit development sector expressed minimal interest in owning/operating below-market rental units in this area. The sector, however, indicated some appetite for exploring partnerships with non-profits for inclusionary social housing projects given the complex housing challenges in the DTES. Residents and housing advocates in the DTES also preferred social housing units and were strongly opposed to developer-owned below-market rental units. A more detailed explanation of public and stakeholder engagement is provided later in this report.

Based on this feedback, staff do not recommend a developer-owned below-market rental development option at this time. Instead, staff recommend the following measures to support project viability for market rental with inclusionary social housing in the DEOD and Thornton Park areas:

- reducing inclusionary social housing from 60% to 20% of units;
- aligning the social housing affordability requirements with senior government funding programs, from 1/3 of units at shelter rate to 20% of units at shelter rate and 10% of units at or below HILs;
- introducing flexibility in ownership of social housing: i) turn-key to the City, ii) owned by non-profit or government or iii) leased to non-profit or government (60+ years);
- providing a DCL waiver for the for-profit rental component of the eligible inclusionary social housing projects; and
- creating a new DTES Housing Revitalisation Grant Program that can be stacked with funding from CHIP to leverage senior government funding and financing to help reduce/eliminate the equity gap.

Rather than requiring City ownership of social housing, the proposed approach enables for-profit developers to partner directly with a non-profit to either own the social housing outright or operate through a long-term lease (60+ years). This can improve financial viability, as the non-profit may be able to contribute to the project financially, either through their own means or by securing senior government funding.

Despite these changes, development of inclusionary social housing projects will remain financially challenging. Under current conditions, significant senior government funding will still be necessary to support delivery of social housing and SRO replacement.

Land values – Staff do not anticipate significant upward pressure on land values. Generally, the residual land value for the proposed development options is less than existing land values in the area.

Senior Government Advocacy

All orders of government – federal, provincial and local – have a role to play in affordable housing. As such, strategic coordination and alignment is needed across governments. The primary role of local government 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 affordable housing and SRO replacement in the DTES. The recommended changes include:

- amending the zoning so that site-specific rezoning applications are not required;
- allowing considerable increases to building heights and densities;
- lowering minimum affordability requirements for social housing and introducing flexibility in ownership of the social housing component within the inclusionary projects;
- expanding City grant programs;
- offering DCL waivers; and
- enhancing market development options to leverage private investment.

Despite the changes being recommended to improve development viability, staff expect that delivering housing in the DTES will remain challenging, highlighting the importance of senior government partnership and funding for housing in the area. Given the complexities, standard housing funding programs will not be adequate in the DTES, making unique approaches necessary. Staff will continue to work with the provincial and federal governments to advance our shared goals.

Urban Design

The regulatory changes include an approach to the built environment that seeks to enhance the unique qualities of the community through improved project viability, urban design, and public realm. This includes strategies to significantly increase building heights and density while considering thoughtful approaches to ground floor uses, liveability, access to views and daylight,

and new forms of development to expand housing options. Key aspects of the existing community plan being addressed include:

- providing building typologies that respond to the constraints of small sites or shallow blocks;
- protecting key public views to the North Shore Mountains;
- maintaining sunlight on key public spaces such as Oppenheimer Park;
- re-evaluating and clarifying tangible and intangible heritage resources; and
- supporting retail and community serving spaces.

The recommended regulatory and policy changes will introduce two building typologies to the area: the tower-podium and the high streetwall form. Both typologies support the delivery of new non-market housing and the replacement of aging SROs as well as other Plan objectives in the DEOD and Thornton Park community.

Tower Podium Typology. Requiring wider site frontages and lot sizes, and where not limited by view cones, tower podium building heights are anticipated up to 32 storeys. This form of development is frequently referenced in defining 'Vancouverism' and exists throughout the city, most notably in Downtown South. It is a proven form which provides separation between buildings to ensure liveability, privacy, sunlight access, natural ventilation, and so forth. However, introducing the typology may alter the historic character of the neighbourhood. Staff recommend the inclusion due to the reasons listed above, and because it is a viable approach to increasing density on sites with wider frontages unencumbered by view cones.

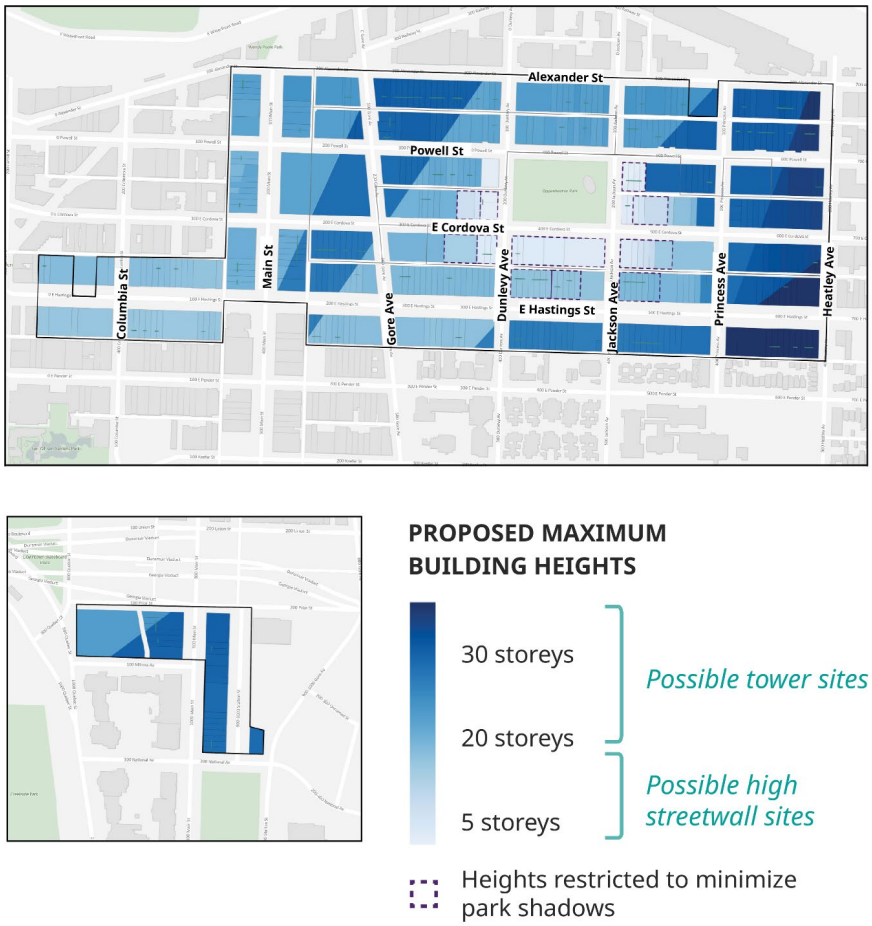
High Streetwall Typology. The regulatory changes also include a 'high streetwall' building typology. It is provided as an alternative to the tower podium typology, and is intended to achieve comparable densities at a significantly lower height. Building height is limited in many locations by protected public views and the high streetwall typology provides a viable development pathway in these areas.

This typology is limited to the DEOD and Thornton Park. It responds to the neighbourhood's unique block and lot configurations, enabling continuous building heights up to approximately 20 storeys on narrow lot frontages which previously could not achieve higher density development. The high streetwall typology approach seeks to maximize density without separation between buildings, and relies on fire-rated party walls and light courts to address liveable dwelling unit design. This form is not without precedent; New York City is a comparable example. The potential impacts of the high streetwall typology, such as decreased sunlight on nearby sidewalks, is expected to be offset by the pace of redevelopment, which is anticipated to occur over time, resulting in a varied saw-toothed skyline profile and thereby mitigating those impacts.

The urban design recommendations in this report seek to provide options for increased heights and densities to support the urgent and growing need for housing options as well as other community supporting uses. These new approaches to built form will provide flexible alternative pathways to achieving higher densities on otherwise constrained parcels. Over time the neighbourhood will blend new, larger buildings with older ones, resulting in a unique precinct of the city with its own distinct and vibrant neighbourhood character.

Refer to Appendix I for more information on urban design typologies.

Figure 3. Proposed Maximum Building Heights and Typologies



Staff recommend that the existing Downtown Eastside / Oppenheimer Design Guidelines (1982, last amended 2022) be repealed. Staff also recommend that the Design and Development Guidelines (2025) be amended to reflect the high streetwall typology and related form of development considerations described above, and be made applicable to the area. These amendments, detailed in Appendix I, aim to maximize liveability by defining appropriate building envelopes and discouraging the use of lightwells that can limit access to natural light and fresh air in living spaces and bedrooms.

The existing Solar Access Guidelines include policy for new development that is intended to maintain sunlight on public parks from 10 a.m. to 4 p.m. PDT on the equinoxes. This policy will continue to apply to both Oppenheimer Park and Thornton Park. Development proposals should also seek to mitigate shadowing of childcare centre outdoor play areas, key public open spaces, and important retail sidewalks.

Heritage

Heritage Planning staff developed a Heritage Framework to evaluate the 54 VHR-listed buildings in the DEOD and Thornton Park areas (see Appendix J) to support the City's goals of replacing SROs and expanding social housing in the Downtown Eastside. The Framework assessed each building for its heritage value, physical condition, functional suitability, and redevelopment potential. Where possible, the Framework also documented cultural significance to help guide future planning.

The evaluation process resulted in the list of VHR properties prioritized for future redevelopment (Group 1), comprising 27 buildings. These buildings City will not require retention and conservation in the case of redevelopment for new housing. However, if owners choose to retain and rehabilitate them, they would remain eligible for heritage incentives.

The other 27 VHR-listed buildings are recommended for rehabilitation (Group 2) and will continue to be subject to the heritage review process. While retention and conservation are preferred approaches, some of these properties may also have some redevelopment potential, primarily through rehabilitation or sensitive rooftop addition, depending on their context.

Public/Civic Agency Input

From April 23 to May 21, 2025, staff provided a diverse range of engagement opportunities to increase awareness and collect feedback on the proposed policy changes. The combined activities generated over 5,000 engagement touch points. The project team hosted a total of five in-person and three virtual information sessions, and 10 office hour meetings. It also responded to questions via the projects Shape Your City (SYC) page, email, and telephone.

Table 1: Summary of Engagement Activities

Event/Platform	Number of Touchpoints
In-person sessions: • Urban Indigenous residents • DTES SRO Collaborative • DTES organizations and service providers • Vancouver Heritage Commission • Public information session	301 attendees
Virtual sessions: • DTES organizations and service providers • Non-profit housing providers • Private housing developers	43 attendees
Office hours	10 attendees
Comment forms	853 public comment forms 14 property owner surveys
Shape Your City Website	2,700 visitors

Event/Platform	Number of Touchpoints
Social media	130,000 impressions 5,700 post engagements

Below is a summary of feedback received from the public and stakeholders. Refer to Appendix M for full details of the engagement findings.

Feedback from the public and community members in the Downtown Eastside (DTES) was mostly critical of the proposed policy changes. While most participants agreed that changes are needed, there were varying opinions on what those changes should be. Many feared the proposed changes will result in gentrification and displacement of current residents. Of particular concern was the reduction in shelter-rate units required for social housing projects, and the introduction of privately-owned below-market rental housing. Participants expressed a mistrust of private development and called instead for increased senior government funding and non-profit-led housing solutions across the city. While there were varying opinions on building heights and densities, there was some support for additional density, if more affordability was provided.

Table 2: Summary of Key Themes by Stakeholder

Stakeholder Group	Key themes
Public Survey (residents, stakeholders)	• Significant concerns around reducing shelter rate housing, introducing more privately led development, displacement risks, gentrification
SRO residents	• Opposition to reducing shelter-rate housing, concerns around privately initiated development options, and tenant relocation / displacement risks
Urban Indigenous	• Concerns around gentrification, displacement, private development options, and erosion of community support networks • Some support for increasing social housing • Calls for more Indigenous and non-profit-led housing, family-oriented units, and integration of Indigenous culture in design
Private Developers	• Agreed with overall direction of proposed changes, but warned of economic viability challenges without additional financial incentives • Agreed that private development should be part of the solution, while expressing the need for partnerships with non-profits to operate low-income units and take on tenant relocation
Non-Profit Housing Operators	• Underscored the importance of broader community supports, stronger tenant protections, increasing and securing permanent long-term affordability • Some support for the changes to maximum building heights and the social housing definition
Vancouver Heritage Commission	• The VHC was generally supportive of the overall approach / draft heritage framework to pre-review and sort existing VHR listed buildings into two groups to simplify heritage review requirements to enable new affordable housing development • The VHC passed a motion in support of the rehabilitation of Group 2 buildings and recommended some amendments to the draft

Stakeholder Group	Key themes
	Framework and grouping of buildings. The full motion can be found here: minutes for the July 7, 2025 meeting.

Key Revisions Based on Feedback

Staff revised the proposal in three key areas:

1. **Removing the Below-Market Rental Housing Option** – Staff originally proposed the introduction of a privately-owned below-market rental option (90% of units secured as market rental and 10% of unit as deeply affordable below market rental) units in the DEOD and FC-1 areas. Staff removed this option due to concerns around feasibility and implementation expressed by both community stakeholders and private developers. Community stakeholders and SRO residents were concerned about the prospect of private developers operating deeply affordable units. Private developers indicated minimal interest in operating these units in the long-term and preferred to partner with non-profits.
2. **Approach to Tenant Relocation** – Significant concerns were raised around the market TRPP and whether private developers had the experience to implement these policies. To address these concerns, staff adjusted the approach to prioritize permanent affordable rehousing, encourage private developers to work with non-profit partners to carry out TRPs, and expand eligibility to all tenants.
3. **More flexibility to enable inclusionary housing –** to improve financing options, projects with 20% social housing may now be privately owned if the social housing units are leased to non-profits for 60 years.

Financial

The City enables affordable housing, in partnership with senior governments and housing partners, through:

- providing City lands at below market rates;
- securing “turnkey” affordable housing through inclusionary zoning policies;
- providing capital grants to enhance development viability and affordability;
- exempting/waiving Development Cost Levies for eligible social and rental housing projects that can be considered for-profit affordable rental housing; and
- eliminating/lowering property taxes for supportive housing and social housing through special assessment.

The additional financial tools recommended in this report are intended to enhance the development viability for both 100% non-profit-led social housing projects and private-developer-led inclusionary social housing projects.

- A DCL waiver for inclusionary social housing projects in the DEOD and Thornton Park, which are not otherwise exempt, that can be considered for-profit affordable rental housing.

- A DTES Housing Revitalization Grant to support inclusionary social housing development and SRO replacement, with an initial allocation of $5 million from the Empty Homes Tax. Recommendations for grants under this program will be brought to Council for approval and funding for future years to be considered as part of the 2027-2030 Capital Plan process.

Consistent with Council policies, 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.

Legal

The Recommendations in this report have been developed with consideration of the recent *Vancouver Charter* housing amendments, including Bill 27-2023 (transited-oriented areas), Bill 16-2024 (inclusionary zoning and bonus density), and Bill 18-2024 (official development plans). If the Recommendations in this report are approved and the proposed by-law amendments enacted, applicants may be able to proceed directly to a development permit application to develop the projects envisioned without a further rezoning application, subject to the approval of the Director of Planning or the Development Permit Board (as applicable).

Individual grant recommendations under the proposed Downtown Eastside Housing Revitalization Grant Program will be brought to Council in future reports for consideration and approval.

List of Appendices:

Appendix A: Amendments to Section 2 of the Zoning & Development By-law
Appendix B: Amendments to the FC-1 District Schedule
Appendix C: Amendments to the Downtown Eastside/Oppenheimer District Official Development Plan By-law
Appendix D: Amendments to Schedule J of the Zoning and Development By-law
Appendix E: Amendments to the Vancouver Development Cost Levy By-law, Area Specific Development Cost Levy By-law, and Vancouver Utilities Development Cost Levy By-law
Appendix F: Amendments to the Single Room Accommodation By-law
Appendix G: Amendments to the Sign By-law
Appendix H: Amendments to the Downtown Eastside Plan, Downtown Eastside Rezoning Policy, and Policies and Guidelines for the Upgrade of Rooms Designated under the Single Room Accommodation By-law
Appendix I: Amendments to the Design and Development Guidelines
Appendix J: DEOD and Thornton Park Heritage Framework
Appendix K: Summary of Amendments to Protected Public Views
Appendix L: Financial Feasibility Analysis
Appendix M: Engagement Summary

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APPENDIX A

DRAFT By-law to amend the Zoning and Development By-law No. 3575 regarding the definition of social housing

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.

2. In section 2, Council amends the definition of Social Housing in the right column of the table as follows:

   (a) in the first paragraph after subsection (c):

      (i) strikes out “except that” and substitutes “and”;

      (ii) adds “the centre line of” immediately before each of the following: “National Avenue”, “Hastings Street”, “Gore Avenue”, and “Clark Drive”;

      (iii) adds “the centre lines of” immediately before “Venables Street”; and

      (iv) strikes out “; social housing means rental housing”;

   (b) in subsection (d):

      (i) strikes out “in which” and substitutes “of the dwelling units required under (a) above,”;

      (ii) strikes out “one-third” and substitutes “two-thirds”; and

      (iii) strikes out “;” and substitutes “; and”;

   (c) in subsection (e):

      (i) adds “despite (b) above,” before “which is owned”;

      (ii) adds “or secured as a leasehold interest for at least 60 years” after “which is owned”; and

      (iii) strikes out “; and” and substitutes “.”; and

   (d) strikes out subsection (f) in its entirety.

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

APPENDIX B

DRAFT By-law to amend the Zoning and Development By-law No. 3575 FC-1 District Schedule regarding housing options in Thornton Park

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of the FC-1 District Schedule of the Zoning and Development By-law No. 3575.

2. In section 1.1, Council:

(a) strikes out in its entirety the third paragraph, which starts with "Higher building forms will be concentrated …" and ends with "… northerly part of Main Street."; and

(b) strikes out "East False Creek FC-1 Guidelines" and replaces it with "Design and Development Guidelines".

3. In the table in section 2.1, Council:

(a) strikes out the entries under "Dwelling Uses" and replaces it with the following:

"

Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.5, 2.2.6
Micro Dwelling	Conditional	2.2.2
Multiple Dwelling	Conditional	2.2.2, 2.2.3, 2.2.4, 2.2.5
Multiple Dwelling, lawfully existing as of [ENACTMENT DATE]	Outright	2.2.2, 2.2.3, 2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.2
Rooming House		
Seniors Supportive or Independent Living Housing		

".

(b) under the heading "Institutional Uses", adds the following new row after "School – University or College":

Social Service Centre	Conditional	2.2.1

(c) under "Retail Uses", in the row for "Farmer's Market", strikes out "2.2.5" in the Use-Specific Regulations column and replaces it with "2.2.8";

(d) under the heading "uncategorized", in the row for "Any other use that is not specifically listed and defined as a use in Section 2 of this by-law", strikes out "2.2.7" and replaces it with "2.2.10".

4. In section 2.2, Council:

(a) in section 2.2.3, adds "multiple dwelling, lawfully existing as of [ENACTMENT DATE]" after "multiple dwelling,";

(b) strikes out section 2.2.4 in its entirety and replaces it with the following:

"2.2.4 Multiple dwelling may be permitted only in the area south of National Avenue."

(c) renumbers sections 2.2.5, 2.2.6 and 2.2.7 as 2.2.7, 2.2.8 and 2.2.9

(d) adds the following new sections 2.2.5 and 2.2.6:

"

2.2.5 For multiple dwelling or mixed-used residential building, at least 25% of the total number of dwelling units must have 2 or more bedrooms, except that the Director of Planning may vary this regulation if the Director of Planning considers the intent of this schedule and all applicable policies and guidelines.

2.2.6 In the area north of National Avenue, no portion of the first storey of a mixed-use residential building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.".

5. In section 3.1.1, Council:

(a) renumbers sections 3.1.1.1 and 3.1.1.2 as sections 3.1.1.2 and 3.1.1.5.

(b) adds a new section 3.1.1.1 as follows:

"3.1.1.1 Developments requiring social housing are subject to **Schedule J: Affordable Housing Schedule**."

(c) In the renumbered "3.1.1.2":

(i) strikes out ", except that if a development includes a dwelling use where all dwelling units are social housing, the floor space ratio is 6.00"; and

(i) in subsection (a), strikes out ", or 4.50 for dwelling uses where all dwelling units are social housing";

(d) adds the following new sections:

"3.1.1.3 Despite section 3.1.1.2 above, the Director of Planning or the Development Permit Board may vary the permitted floor space ratio to a maximum of 11.0 if:

(a) a minimum of 50% of the total floor area is developed as residential floor area;

(b) the form of tenure is secured as residential rental tenure for 100% of the residential floor area;

(c) a minimum of 20% of the residential floor area is developed as social housing; and

(d) the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.4 For mixed-use residential building in the area north of National Avenue, the minimum floor space ratio for non-dwelling uses on the first storey facing the street is 0.35."

(e) in the renumbered section "3.1.1.5":

(i) strikes out "3.1.1.1" and replaces it with "3.1.1.2 and 3.1.1.3"; and

(ii) strikes out subsection (b) in its entirety and replaces it with the following:

"(b) the development includes substantial retention and conservation of the existing structure and its character-defining elements; and".

6. Council strikes out section 3.1.2 in its entirety and replaces it with the following:

"**3.1.2 Building Form and Placement**

	Regulations	FC-1
3.1.2.1	Maximum unit frontage for uses on the ground level	15.3 m
3.1.2.2	Minimum site frontage	15.0 m
3.1.2.3	Maximum site frontage	45.7 m
3.1.2.4	Maximum building height	69.2 m
3.1.2.5	Minimum front setback for sites:	
	(a) on the west side of Main Street, south of Terminal Avenue	3.0 m
	(b) on the south side of Terminal Avenue, from Main Street to Quebec Street	6.0 m

Site Frontage

3.1.2.6 Despite section 3.1.2.3, the Director of Planning or Development Permit Board may increase the maximum site frontage if the Director of Planning or the

Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Building Height

3.1.2.7 Despite section 3.1.2.4, the Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 100.0 m if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and the height, bulk, location, and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds, and plazas."

7. Council strikes out section 4.1.1 in its entirety and replaces it with the following:

"4.1.1 Computation of floor area must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building, including accessory buildings; and

(b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located."

8. Council strikes out section 4.1.2 in its entirety and replaces it with the following:

"4.1.2 Computation of floor area must exclude:

(a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:

(i) the total area of these exclusions does not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks;

(c) entries, porches and verandahs, if:

(i) open or protected by guards that do not exceed the required minimum height, and

(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area;

(d) child day care facilities to a maximum floor area of 10% of the total permitted floor area;

(e) floors or portions of floors used for:

(i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage,

(iii) heating and mechanical equipment, or

(iv) uses that the Director of Planning considers similar to the foregoing;

(f) areas of undeveloped floors that are located:

(i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or

(ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) all residential storage area, except that if storage area above base surface exceeds 3.7 m2 per dwelling unit, there will be no exclusion for any of the storage area above the base surface for that unit; and

(i) common amenity areas to a maximum of 10% of the total permitted floor area.

9. In section 5.1, Council:

(a) adds “or Development Permit Board” after “The Director of Planning”; and

(b) adds “public” before both “pedestrian amenity” and “pedestrian interest”.

10. In section 5.2, Council:

(a) renumbers section 5.2 as 5.3;

(b) adds a new section 5.2 as follows:

“5.2 The Director of Planning or Development Permit Board may relax:

(a) the regulation in section 2.2.4 above to permit multiple dwelling in the area north of National Avenue; and

(b) the non-dwelling use regulations in sections 2.2.6 and 3.1.1.4,

if 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.”

11. In the renumbered section “5.3”, Council:

(a) strikes out “the Board” and replaces it with “the Development Permit Board”;

(b) adds “and” to the end of subsection (c);

(c) in subsection (d), deletes “; and” and replaces it with a “.”; and

(d) deletes subsection (e) in its entirety.

12. This by-law is to come into force and take effect on the date of its enactment, except that sections 2 through 11 do not come into force or take effect and the Zoning and Development By-law existing on [day before enactment date] remains in force and effect with regard to any complete development permit applications accepted on or before [enactment date].

ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

APPENDIX C

DRAFT By-law to amend the Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 regarding housing options in the Downtown Eastside/Oppenheimer District

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of Schedule A of the Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532.

2. Council strikes out "Downtown-Eastside/Oppenheimer" wherever it appears in the by-law, including in the title, and replaces it with "Downtown Eastside/Oppenheimer".

3. Council strikes out "Plan" wherever it appears it in the by-law and replaces it with "Official Development Plan", except for instances where the word "Plan" is already preceeded by either "Official Development" or "Downtown Eastside Local Area".

4. Council adds the words "Director of Planning or the" immediately before "Development Permit Board" wherever it appears in the by-law, except:

(a) in sections 4.8.2, 5.8.2, 6.8.2, and 7.8.1 [Relaxations for Provision of Social, Cultural and Recreational Amenities]; and

(b) instances where "Development Permit Board" is already preceeded by "Director of Planning or the".

5. Council strikes out the two maps which appear immediately after the Table of Contents, under the title beginning with "Downtown-Eastside/Oppenheimer Official Development Plan, A By-law to regulate the development" and replaces them with the map attached to this by-law as Schedule A.

6. In the "Preamble", Council strikes out paragraph three and replaces it with the following:

"This document, the Downtown Eastside/Oppenheimer Official Development Plan, along with the Downtown Eastside Local Area Plan and associated guidelines, will provide the guidance necessary for the development of specific sites in this area."

7. In section 1.1, Council:

(a) in the paragraph under the heading "Goals":

(i) adds "and the Downtown Eastside Local Area Plan (2014)" after "the Downtown Eastside/Oppenheimer District"; and

(ii) strikes out "as part of the Downtown Eastside/Oppenheimer Policy Plan (1982) and as part of the Downtown Eastside Local Area Plan (2014)";

(b) strikes out subsection 12 in its entirety and renumbers subsections 13 through 23 as subsections 12 through 22; and

(c) in renumbered subsection 20, under the title "Aboriginal Community", strikes out

"Aboriginal", including in the subsection title, and replaces it with "Indigenous".

8. In section 1.2, in paragraph three, Council strikes out the following sentence: "Such review should occur at least once every five years."

9. In section 1.3, Council:

(a) in paragraph four, strikes out "the Board" and replaces it with "the Development Permit Board";

(b) adds "Director of Planning or the" before each instance of "Development Permit Board" except instances where "Development Permit Board" is already preceded by "Director of Planning or the"; and

(c) in paragraph five, strikes out "any restoration or renovation" and replaces it with "conservation".

10. Council strikes out section 2 in its entirety and replaces it with the following:

"**Section 2 Definitions**

The definitions contained in section 2 of the **Zoning and Development By-law, No. 3575** shall apply to this Official Development Plan. The following definitions refer to terms used in this Official Development Plan and supplement definitions included in the Zoning and Development By-law. If a definition below conflicts with a definition of the same term in the Zoning and Development By-law, the definition in this Official Development Plan will apply.

2.1 **Habitable Room** means any room in a dwelling unit used or intended to be used for living, sleeping, cooking or eating purposes.

2.2 **Residential** means sleeping units, housekeeping units, single detached houses or duplexes, mixed-use residential building, apartments, townhouses, seniors supportive or independent living housing, residential units associated with and forming and integral part of artist studios, boarding houses, rooming houses and temporary modular housing, but excludes a community care or assisted living facility – class B, and group residence.

2.3 **Retail Continuity** means the provision and permanent maintenance of continuous pedestrian oriented retail store type display windows or other equal and suitable display as may be approved by the Director of Planning or the Development Permit Board.

2.4 **Transit-Oriented Area** means an area designated as a transit-oriented area under the Transit-Oriented Areas Designation By-law."

11. Council strikes out the map in section 3.1 labelled "KEY PLAN showing DEOD and sub-areas" and replaces it with the map attached to this by-law as Schedule B.

12. In section 4.1, Council:

(a) adds the following sentence to the end of paragraph two:

"Special design measures, however, should be undertaken to mitigate the air and noise pollution problems."; and

(b) strikes out paragraph four and replaces it with the following:

"The retention and upgrading of buildings on the Vancouver Heritage Register (VHR) is encouraged, including sympathetic vertical addition of new residential units on upper floors."

13. In section 4.2.1, Council renumbers clause (k) as clause (l) and adds a new clause (k) as follows:

"(k) Social Service Centre."

14. In section 4.2.2, Council strikes out the map titled "Downtown-Eastside/Oppenheimer District Map 1, Sub-Area Main/Hastings" and replaces it with the map attached to this by-law as Schedule C.

15. Council numbers the first paragraph of section 4.3 as 4.3.1 and adds the following new subsection 4.3.2 after subsection 4.3.1(b)(iii):

"4.3.2 For apartment or mixed-use residential building, at least 25% of the total number of dwelling units must have 2 or more bedrooms, except that the Director of Planning or the Development Permit Board may vary this regulation if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

16. In section 4.4, Council adds "social service centre," before "and lawyers' offices".

17. In section 4.4A, Council strikes out "or Director of Planning" where it appears immediately after "Development Permit Board".

18. Council strikes out section 4.5 in its entirety and replaces it with the following:

"**4.5 Density**

Developments requiring social housing are subject to the Schedule J: Affordable Housing Schedule of the Zoning and Development By-law.

Computation of floor area is subject to Section 8 of this Official Development Plan.

4.5.1 The maximum floor space ratio is 3.0 for apartment or mixed-use residential building provided that:

(a) the form of tenure is secured as residential rental tenure for 100% of the residential floor area; and

(b) a minimum of 20% of the residential units are developed as social housing.

4.5.2 The maximum floor space ratio is 1.0 for all uses other than apartment or mixed-use residential building.

4.5.3 Despite the provisions of subsection 4.5.3, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio to a maximum of 1.5 for retail, service, manufacturing, or wholesale uses, and uses listed in section 4.2.1(i) and accessory uses, if:

(a) the uses are existing as of April 29, 2014;

(b) the uses are located on a site existing as of April 29, 2014; and

(c) there is no conversion of existing residential floor area.

4.5.4 Despite the provisions of subsection 4.5.1, the Director of Planning or the Development Permit Board may vary the permitted floor space ratio to a maximum of 11.0 for apartment or mixed-use residential building if:

(a) a minimum of 50% of the total gross floor area is developed as residential;

(b) the form of tenure is secured as residential rental tenure for 100% of the residential floor area;

(c) a minimum of 20% of the residential units are developed as social housing; and

(d) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines and the proposed height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds and plazas.

4.5.5 Despite the provisions of subsections 4.5.1, 4.5.2, 4.5.3 and 4.5.4, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio by a maximum of 10% for the conservation of heritage property if:

(a) Council first approves a heritage designation by-law;

(b) the development includes substantial retention and conservation of the existing structure and its character-defining elements; and

(c) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

19. Council strikes out section 4.6 in its entirety and replaces it with the following:

"**4.6 Physical Form**

Building Height

4.6.1 The minimum building height within the area denoted by the letter "A" on Map 3 is 11.0 m.

4.6.2 The maximum building height within the total Main/Hastings sub-area is 30.0 m.

4.6.3 Despite the provisions of subsection 4.6.2, the Director of Planning or the Development Permit Board may vary the maximum building height to a height not exceeding 100.0 m if the Director of Planning or the Development Permit Board considers:

(a) the intent of this Official Development Plan and all applicable Council policies and guidelines; and

(b) height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds, and plazas, including any shadow impacts between 10:00 am and 4:00 pm from March 21st to September 21st.

Frontage

4.6.4 For buildings with a floor space ratio greater than 3.00, the minimum site frontage is 15.0 m.

4.6.5 The maximum site frontage is 45.7 m, except that the Director of Planning or the Development Permit Board may increase the maximum site frontage if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines.

Yards

4.6.6 Front Yard – Not Applicable.

4.6.7 Side Yard

No side yard is required, except that where a site abuts an existing residential building with any window lighting a habitable room, any facing wall of a new building must be set back an adequate distance to ensure light and ventilation to the existing habitable rooms, in accordance with all applicable policies and guidelines adopted by Council.

20. In section 4.8.1, Council strikes out the map titled "Downtown-Eastside/Oppenheimer District Map 2, Sub-Area Main/Hastings: Retail Continuity" and replaces it with the map attached to this by-law as Schedule D.

21. Council strikes out section 4.8.2 in its entirety.

22. Council strikes out the map titled "Downtown-Eastside/Oppenheimer Map 3, Sub-Area 1 Main/Hastings: Minimum Building Heights" which appears immediately after section 4.8.2 and replaces it with the map attached to this by-law as Schedule E.

23. Council renumbers section 4.8.3 as 4.8.2, and in renumbered 4.8.2:

(a) strikes out "Bonuses" from the heading and replaces it with "Relaxations";

(b) in the first paragraph, adds "Development Permit" before "Board may relax,"; and

(c) strikes out ", subject to prior approval by City Council" from the first paragraph,.

24. Council adds a new section 4.8.3 as follows:

"**4.8.3 Relaxation for Provision of 100% Social Housing Developments**

The Director of Planning or the Development Permit Board may relax the regulations for retail continuity, including to permit apartment use, if 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines."

25. In section 5.1, Council strikes out "medium" and replaces it with "mixed".

26. In section 5.2.1, Council strikes out subsections (e) and (f) and replaces them with the following in the correct numerical order:

"(e) Artist Studio.

(f) Retail commercial, including Restaurant – Class 1 but not including a Liquor Store.

(g) Other commercial, including but not limited to, a business or vocational school, a drama or dance academy, a billiard hall, bowling alley, steam bath, photography studio, theatre, artist studio, or sign or showcard painting, but not including a hotel, restaurant – class 2, cabaret or neighbourhood public house.

(h) Any other use which is not specifically listed herein, but which the Director of Planning or the Development Permit Board considers comparable in nature, having regard to the intent, goals and policies of this Plan."

27. Council strikes out section 5.3 and replaces it with the following:

"**5.3 Conditions of Use**

5.3.1 For apartment or mixed-use residential building, at least 25% of the total number of dwelling units must have 2 or more bedrooms, except that the Director of Planning or the Development Permit Board may vary this regulation if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

28. Council strikes out section 5.5 and replaces it with the following:

"**5.5 Density**

Developments requiring social housing are subject to the Schedule J: Affordable Housing Schedule of the Zoning and Development By-law.

Computation of floor area is subject to Section 8 of this Official Development Plan.

5.5.1 The maximum floor space ratio is 1.0.

5.5.2 Despite the provisions of subsection 5.5.1, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio to a maximum of 1.5 for retail, service, manufacturing, or wholesale uses, and uses listed in section 5.2.1(d) and accessory uses, if:

(a) the uses are existing as of April 29, 2014;

(b) the uses are located on a site existing as of April 29, 2014; and

(c) there is no conversion of existing residential floor area.

5.5.3 Despite the provisions of subsection 5.5.1, the Director of Planning or the Development Permit Board may vary the permitted floor space ratio to a maximum of 11.0 for apartment or mixed-use residential building if:

(a) a minimum of 50% of the total gross floor area is developed as residential;

(b) the form of tenure is secured as residential rental tenure for 100% of the residential floor area;

(c) a minimum of 20% of the residential units are developed as social housing; and

(d) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines and the proposed height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds and plazas.

5.5.4 Despite the provisions of subsections 5.5.1, 5.5.2 and 5.5.3, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio by a maximum of 10% for the conservation of heritage property if:

(a) Council first approves a heritage designation by-law;

(b) the development includes substantial retention and conservation of the existing structure and its character-defining elements; and

(c) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

29. In section 5.5.6, Council strikes out the map titled "Downtown-Eastside/Oppenheimer District Map 4, Sub-Area 2 Cordova Street" and replaces it with the map attached to this by-law as Schedule E.

30. Council strikes out section 5.6 and replaces it with the following:

"**5.6 Physical Form**

Building Height

5.6.1 The maximum building height is 15.0 m.

5.6.2 Despite the provisions of subsection 5.6.1, the Director of Planning or the Development Permit Board may increase the maximum building height to a height not exceeding 100.0 m if the Director of Planning or the Development Permit Board considers:

(a) the intent of this Official Development Plan and all applicable Council policies and guidelines; and

(b) height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds, and plazas, including any shadow impacts between 10:00 am and 4:00 pm from March 21st to September 21st.

Frontage

5.6.3 For buildings with a floor space ratio greater than 3.0, the minimum site frontage is 15.0 m.

5.6.4 The maximum site frontage is 45.7 m, except that the Director of Planning or the Development Permit Board may increase the maximum site frontage if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines.

Yards

5.6.5 Front Yard – Not Applicable

5.6.6 Side Yard

No side yard is required, except that where a site abuts an existing residential building with any window lighting a habitable room, any facing wall of a new building must be set back an adequate distance to ensure light and ventilation to the existing habitable rooms, in accordance with all applicable policies and guidelines adopted by Council."

31. Council strikes out section 5.8.2 in its entirety.

32. Council renumbers section 5.8.3 as 5.8.2, and in renumbered 5.8.2:

    (a) strikes out “Bonuses” from the heading and replaces it with “Relaxations”;

    (b) in the first paragraph, adds “Development Permit” before “Board may relax,”; and

    (c) strikes out “, subject to prior approval by City Council” from the first paragraph.

33. Council strikes out section 5.8.4, Figure 1, Figure 2, and Figure 3 in their entirety.

34. In section 6.2.1, Council:

    (a) renumbers subsection (i) as (j) and adds the following new subsection (i):

        “(i) Social Service Centre.”; and

    (b) Council strikes out the map titled “Downtown-Eastside/Oppenheimer District Map 5, Sub-Area 2 Powell Street/Japantown” and replaces it with the map attached to this by-law as Schedule G.

35. Council strikes out section 6.3 and replaces it with the following:

    “**6.3 Conditions of Use**

    6.3.1 For apartment or mixed-use residential building, at least 25% of the total number of dwelling units must have 2 or more bedrooms, except that the Director of Planning or the Development Permit Board may vary this regulation if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines.”

36. In section 6.4, Council adds “and social service centre” after “similar uses”.

37. In section 6.4A, Council strikes out “or Director of Planning” wherever it appears.

38. Council strikes out section 6.5 and replaces it with the following:

    “**6.5 Density**

    Developments requiring social housing are subject to the Schedule J: Affordable Housing Schedule of the Zoning and Development By-law.

    Computation of floor area is subject to Section 8 of this Official Development Plan.

    6.5.1 The maximum floor space ratio is 1.0.

    6.5.2 Despite the provisions of subsection 6.5.1, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio to a maximum of 1.5 for retail, service, manufacturing, or wholesale uses, and uses listed in section 6.2.1(g) and accessory uses, if:

        (a) the uses are existing as of April 29, 2014;

(b) the uses are located on a site existing as of April 29, 2014; and

(c) there is no conversion of existing residential floor area.

6.5.3 Despite the provisions of subsection 6.5.1, the maximum floor space ratio is 3.0 for apartment or mixed-use residential building within a Transit-Oriented Area provided that:

(a) the form of tenure is secured as residential rental tenure for 100% of the residential floor area; and

(b) a minimum of 20% of the residential units are developed as social housing.

6.5.4 Despite the provisions of subsection 6.5.1 and 6.5.3, the Director of Planning or the Development Permit Board may vary the permitted floor space ratio to a maximum of 11.0 for apartment or mixed-use residential building if:

(a) a minimum of 50% of the total gross floor area is developed as residential;

(b) the form of tenure is secured as residential rental tenure for 100% of the residential floor area;

(c) a minimum of 20% of the residential units are developed as social housing; and

(d) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines and the proposed height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds and plazas.

6.5.5 Despite the provisions of subsections 6.5.1, 6.5.2, 6.5.3 and 6.5.4, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio by a maximum of 10% for the conservation of heritage property if:

(a) Council first approves a heritage designation by-law;

(b) the development includes substantial retention and conservation of the existing structure and its character-defining elements; and

(c) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

39. Council strikes out section 6.6 and replaces it with the following:

"**6.6 Physical Form**

Building Height

6.6.1 The minimum building height is 7.0 m.

6.6.2 The maximum building height is 15.0 m, except in Transit-Oriented Areas the maximum building height is 30.0 m.

6.6.3 Despite the provisions of subsection 6.6.2, the Director of Planning or the Development Permit Board may increase the maximum building height to a height not exceeding 100.0 m if the Director of Planning or the Development Permit Board considers:

(a) the intent of this Official Development Plan and all applicable Council policies and guidelines; and

(b) height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds, and plazas, including any shadow impacts between 10:00 am and 4:00 pm from March 21st to September 21st.

Frontage

6.6.4 For buildings with a floor space ratio greater than 3.0, the minimum site frontage is 15.0 m.

6.6.5 The maximum site frontage is 45.7 m, except that the Director of Planning or the Development Permit Board may increase the maximum site frontage if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines.

Yards

6.6.6 Front Yard – Not Applicable

6.6.7 Side Yard
No side yard is required, except that where a site abuts an existing residential building with any window lighting a habitable room, any facing wall of a new building must be set back an adequate distance to ensure light and ventilation to the existing habitable rooms, in accordance with all applicable policies and guidelines adopted by Council."

40. In section 6.6.4, Council strikes out the map titled "Downtown-Eastside/Oppenheimer District Map 6, Sub-Area 3 Powell Street/Japantown: Retail Continuity" and replaces it with the map attached to this by-law as Schedule H.

41. Council strikes out section 6.8.2 in its entirety.

42. Council renumbers section 6.8.3 as 6.8.2, and in renumbered section 6.8.2:

(a) strikes out "Bonuses" from the heading and replaces it with "Relaxations";

(b) in the first paragraph, adds "Development Permit" before "Board may relax,"; and

(c) strikes out ", subject to prior approval by City Council" from the first paragraph.

43. Council adds a new section 6.8.3 as follows:

"**6.8.3 Relaxation for Provision of 100% Social Housing Developments**

The Director of Planning or the Development Permit Board may relax the regulations for retail continuity, including to permit apartment use, if 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines."

44. Council strikes out section 6.8.4 in its entirety.

45. In section 7.2.1, Council strikes out the map titled "Downtown-Eastside/Oppenheimer District Map 7, Sub-Area 4 Alexander/Powell" and replaces it with the map attached to this by-law as Schedule I.

46. Council numbers the first paragraph of section 7.3 as subsection 7.3.1 and adds the following subsection 7.3.2. after subsection 7.3.1(d):

"7.3.2 For apartment or mixed-use residential building, at least 25% of the total number of dwelling units must have 2 or more bedrooms, except that the Director of Planning or the Development Permit Board may vary this regulation if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

47. Council strikes out section 7.5 and replaces it with the following:

"**7.5 Density**

Developments requiring social housing are subject to the Schedule J: Affordable Housing Schedule of the Zoning and Development By-law.

Computation of floor area is subject to Section 8 of this Official Development Plan.

7.5.1 The maximum floor space ratio is 1.0.

7.5.2 Despite the provisions of subsection 7.5.1, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio to a maximum of 1.5 for retail, service, manufacturing, or wholesale uses, and uses listed in section 7.2.1(h) and accessory uses, if:

(a) the uses are existing as of April 29, 2014;

(b) the uses are located on a site existing as of April 29, 2014; and

(c) there is no conversion of existing residential floor area.

7.5.3 Despite the provisions of subsection 7.5.1, the Director of Planning or the Development Permit Board may vary the permitted floor space ratio to a maximum of 11.0 for apartment or mixed-use residential building if:

(a) a minimum of 50% of the total gross floor area is developed as residential;

(b) the form of tenure is secured as residential rental tenure for 100% of the residential floor area;

(c) a minimum of 20% of the residential units are developed as social housing; and

(d) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines and the proposed height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds and plazas.

7.5.4 Despite the provisions of subsections 7.5.1, 7.5.2 and 7.5.3, the Director of Planning or the Development Permit Board may increase the permitted floor space ratio by a maximum of 10% for the conservation of heritage property if:

(a) Council first approves a heritage designation by-law;

(b) the development includes substantial retention and conservation of the existing structure and its character-defining elements; and

(c) the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

48. Council strikes out section 7.6 and replaces it with the following:

"**7.6 Physical Form**

Building Height

7.6.1 The minimum building height is 15.0 meters.

7.6.2 Despite the provisions of subsection 7.6.1, the Director of Planning or the Development Permit Board may increase the maximum building height to a height not exceeding 100.0 m if the Director of Planning or the Development Permit Board considers:

(a) the intent of this Official Development Plan and all applicable Council policies and guidelines; and

(b) height, bulk, location and overall design of the building and its impact on the site and on surrounding buildings in terms of liveability, protected public views, and public spaces such as parks, playgrounds, and plazas, including any

shadow impacts between 10:00 am and 4:00 pm from March 21st to September 21st.

Frontage

7.6.3 For buildings with a floor space ratio greater than 3.0, the minimum site frontage is 15.0 m.

7.6.4 The maximum site frontage is 45.7 m, except that the Director of Planning or the Development Permit Board may increase the maximum site frontage if the Director of Planning or the Development Permit Board considers the intent of this Official Development Plan and all applicable Council policies and guidelines."

49. Council strikes out sections 7.8.1 and 7.8.2 in their entirety.

50. Council renumbers section 7.8.3 as 7.8.1, and in renumbered 7.8.1:

(a) strikes out "Bonuses" from the heading and replaces it with "Relaxations";

(b) in the first paragraph, adds "Development Permit" before "Board may relax,"; and

(c) strikes out ", subject to prior approval by City Council" from the first paragraph.

51. Council strikes out section 7.8.4 in its entirety.

52. Council adds a new section 8 as follows:

"**8 General Regulations**

All uses in this district are subject to the following regulations.

8.1 Computation of Floor Area

8.1.1 Computation of floor area must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings; and

(b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

8.1.2 Computation of floor area must exclude:

(a) balconies, decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:

(i) the total area of these exclusions does not exceed 12% of the permitted floor area, and
(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks;

(c) entries, porches and verandahs, if:

(i) open or protected by guards that do not exceed the required minimum height, and

(ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 8.1.2(a) above, does not exceed 16% of the permitted floor area;

(d) child day care facilities to a maximum floor area of 10% of the total permitted floor area;

(e) floors or portions of floors used for:

(i) off-street parking and loading, those floors or portions thereof which are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage,

(iii) heating and mechanical equipment, or

(iv) uses that the Director of Planning considers similar to the foregoing;

(f) areas of undeveloped floors that are located:

(i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or

(ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) all residential storage area, except that if storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the storage area above base surface for that unit; and

(i) common amenity areas to a maximum of 10% of the total permitted floor area.

8.1.3 Floor area excluded from a computation of floor space ratio pursuant to this by-law must not be put to any use other than that which justified the exclusion.

8.2 Access to Natural Light

8.2.1 Each habitable room must have at least 1 window on an exterior wall of a building."

53. In the Table of Contents, Council:

(a) adds a new Section 8 titled “General Regulations”; and

(b) updates the page numbers of each section accordingly.

54. This by-law is to come into force and take effect on the date of its enactment, except that sections 4 through 53 do not come into force or take effect and the Zoning and Development By-law existing on [day before enactment date] remains in force and effect with regard to any complete development permit applications accepted on or before [enactment date].

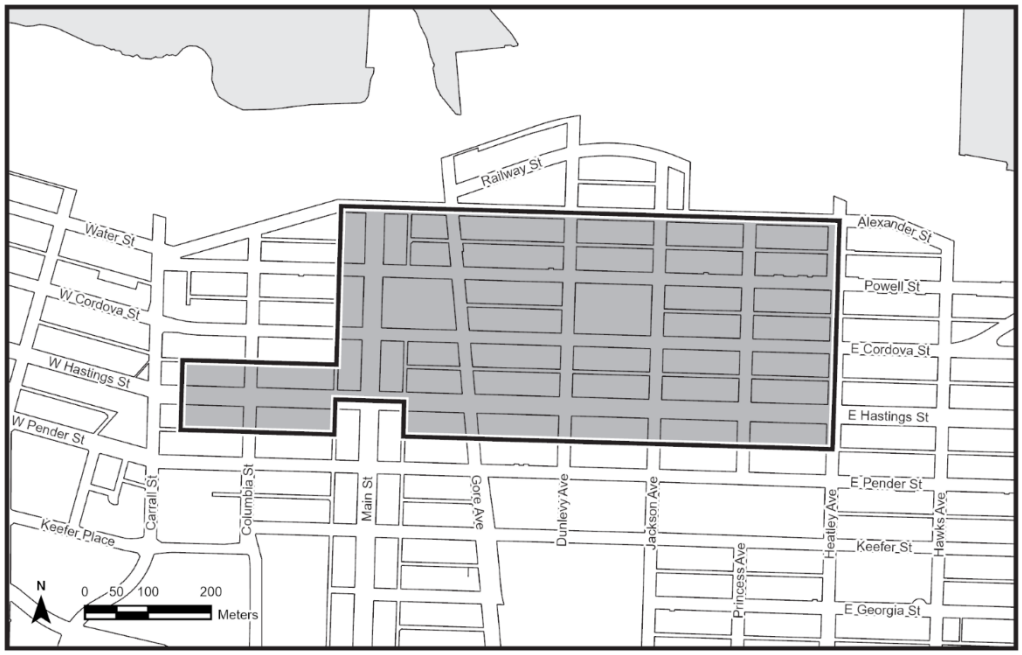
ENACTED by Council this day of , 2025

_____
Mayor

_____
City Clerk

Schedule A

Downtown Eastside/Oppenheimer District Boundaries



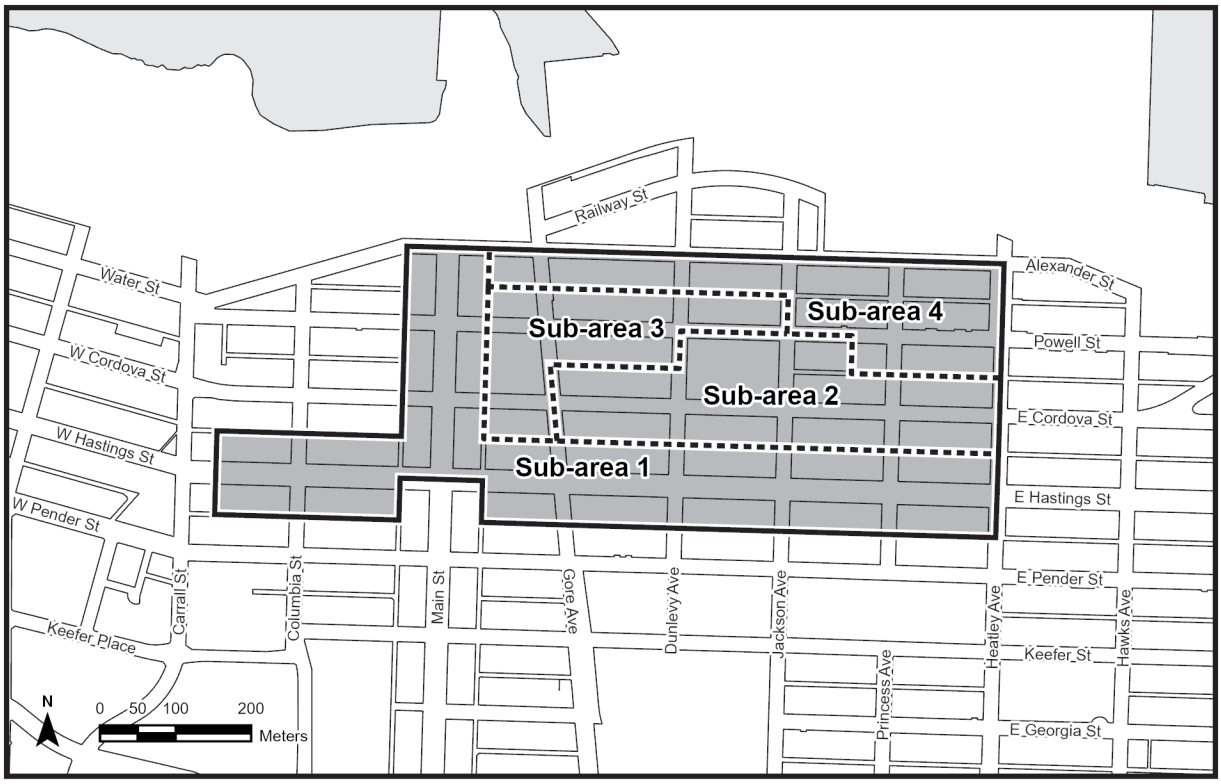
LEGEND

— DEOD boundary *

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule B

Downtown Eastside/Oppenheimer District Sub-areas



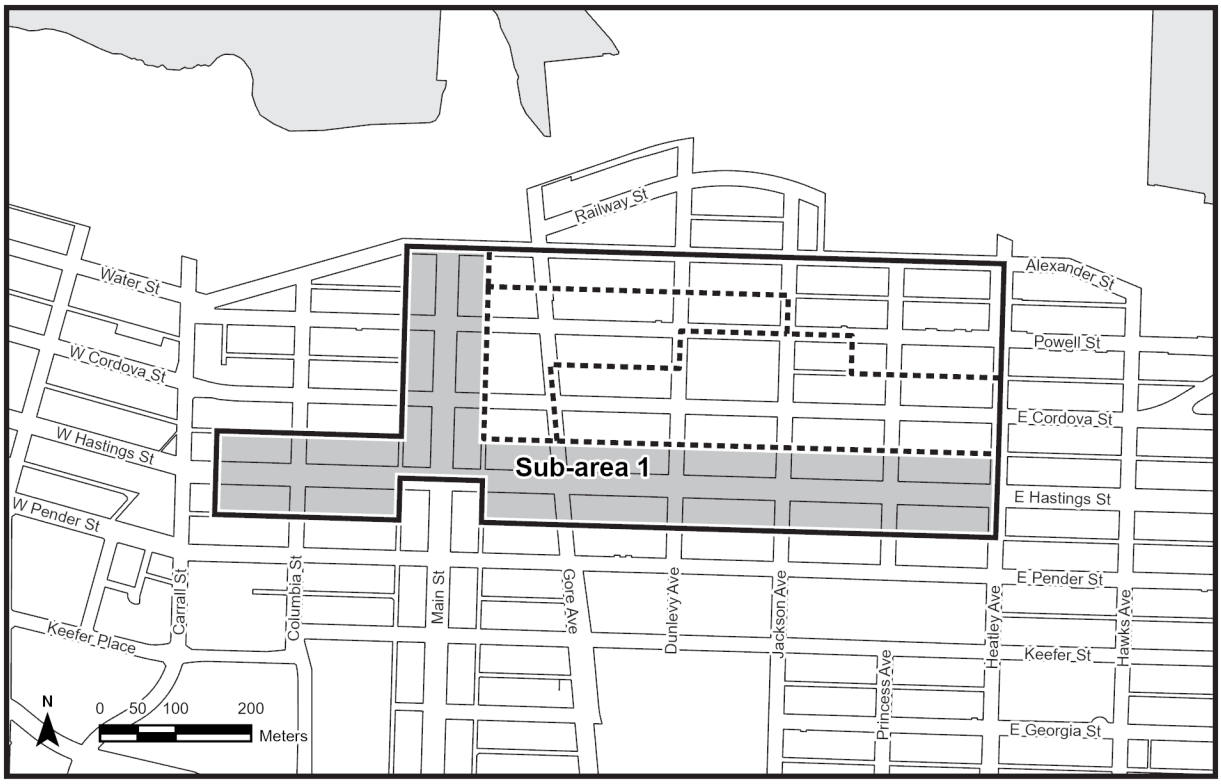
LEGEND

— DEOD boundary * --- Sub-area boundaries

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule C

Sub-area 1 Main/Hastings



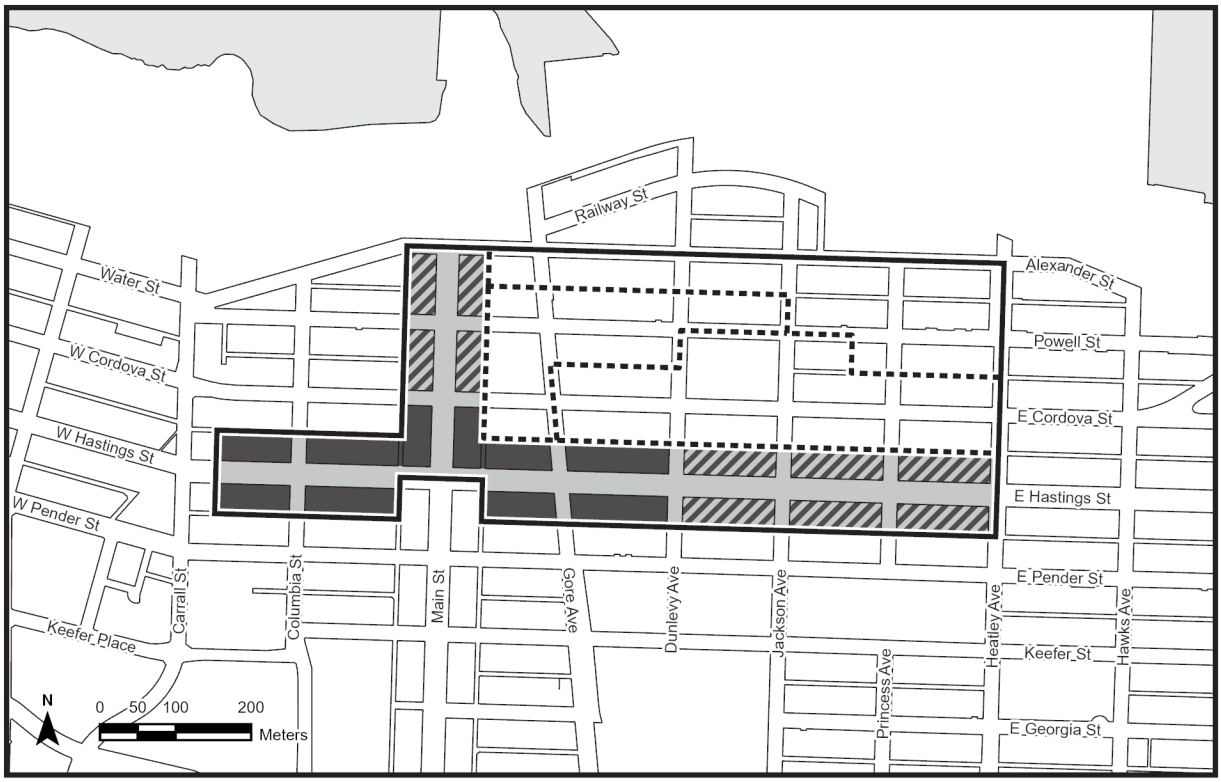
LEGEND

— DEOD boundary * --- Sub-area boundaries

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule D

Sub-area 1 Main/Hastings: Retail Continuity



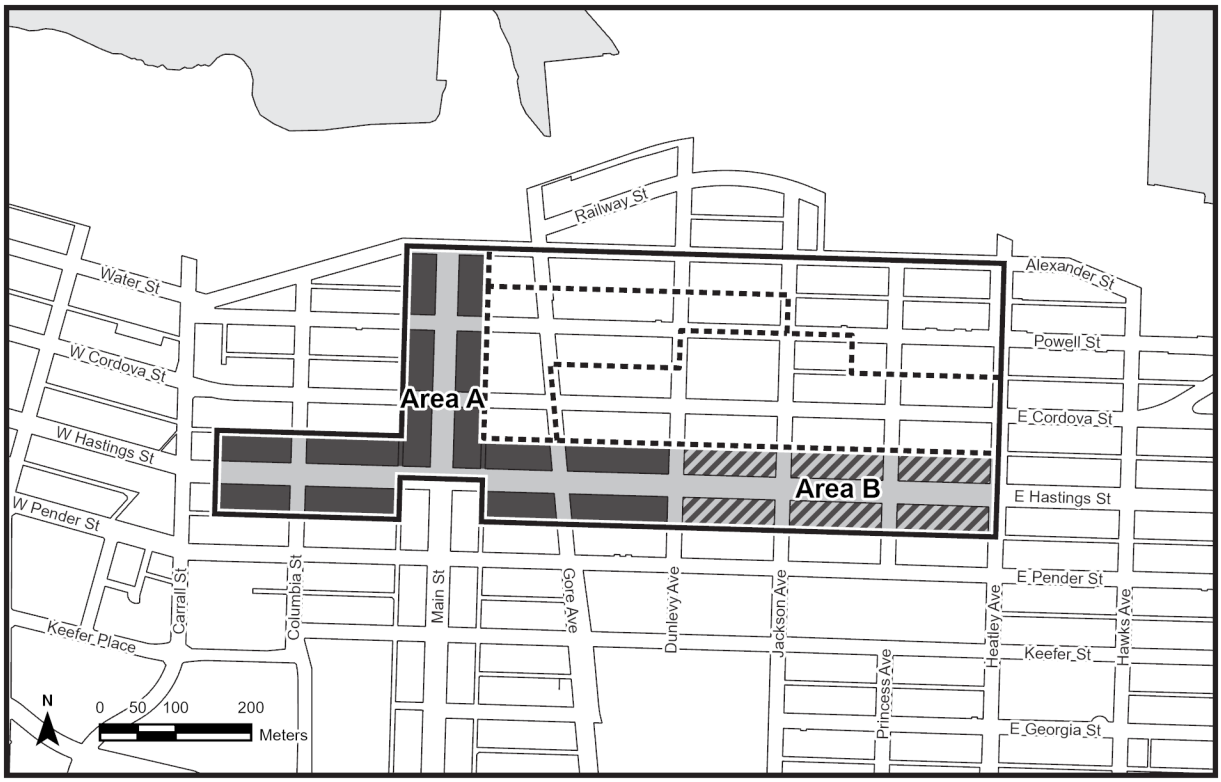
LEGEND

- DEOD boundary *
- Sub-area boundaries
- Only retail and similar uses, social service centres, lawyers' offices, and other community-serving uses subject to section 4.4A permitted on the ground floor
- Retail and similar uses encouraged on the ground floor

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule E

Sub-area 1 Main/Hastings: Minimum Building Heights



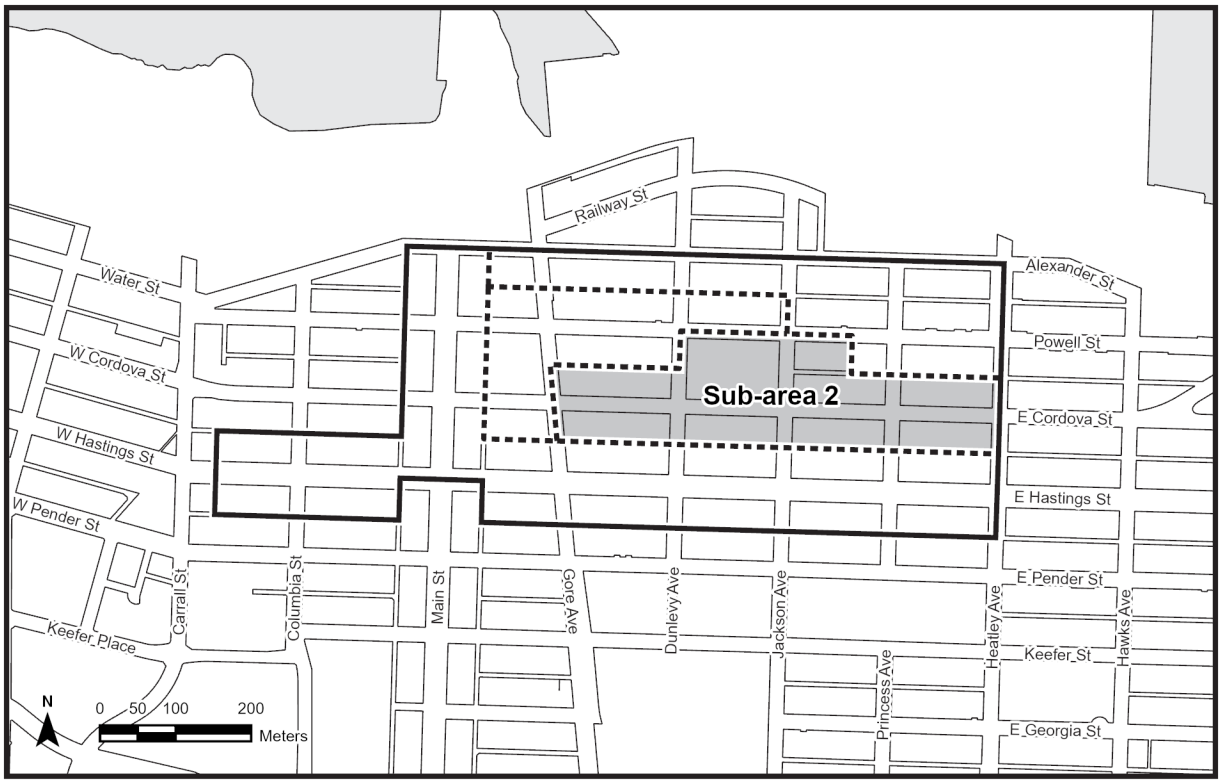
LEGEND

- DEOD boundary *
- Sub-area boundaries
- Area A: Minimum building height - 11 meters
- Area B: No minimum building height

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule F

Sub-area 2 Cordova Street



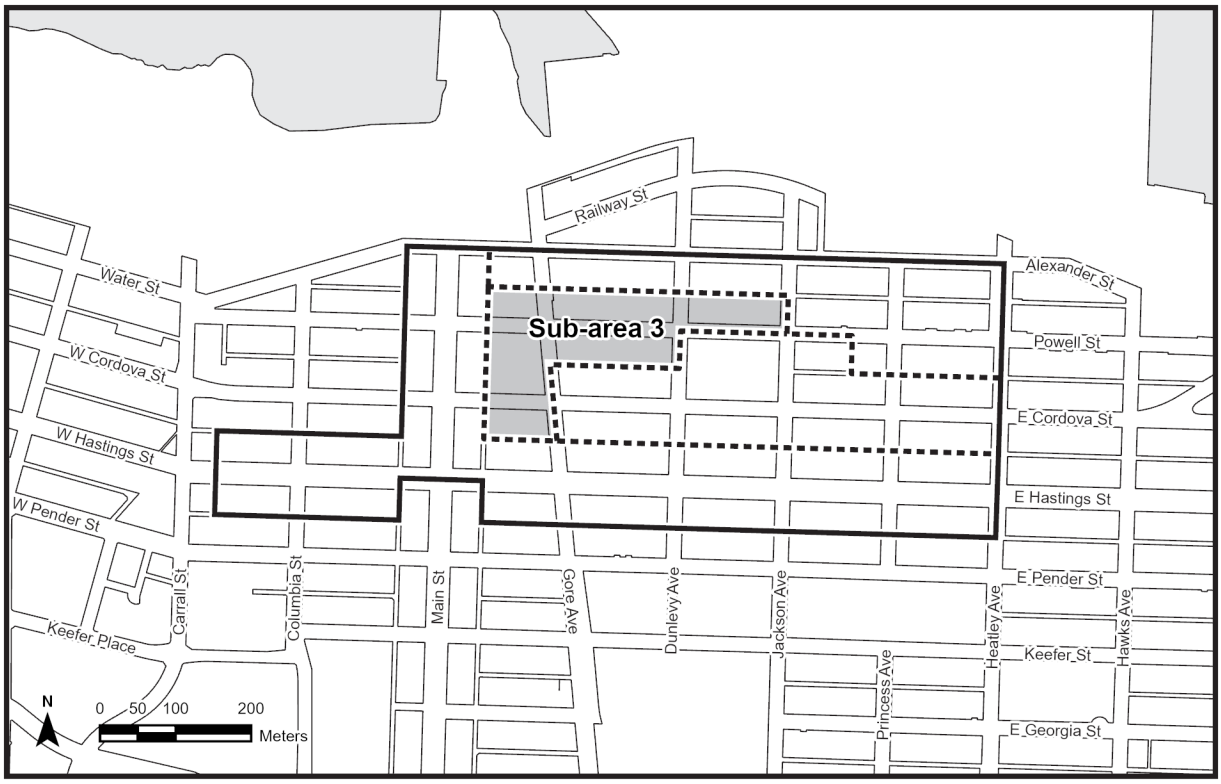
LEGEND

— DEOD boundary * --- Sub-area boundaries

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule G

Sub-area 3 Powell Street/Japantown



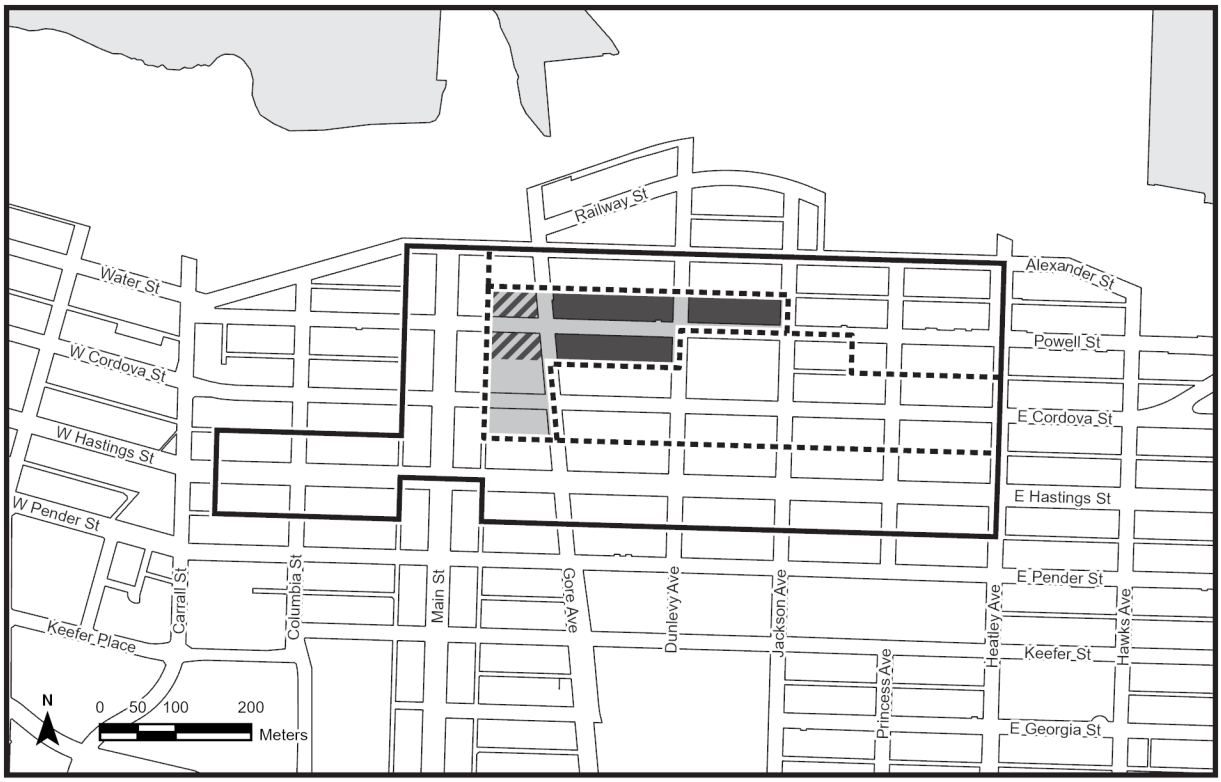
LEGEND

— DEOD boundary * --- Sub-area boundaries

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule H

Sub-area 3 Powell Street/Japantown: Retail Continuity



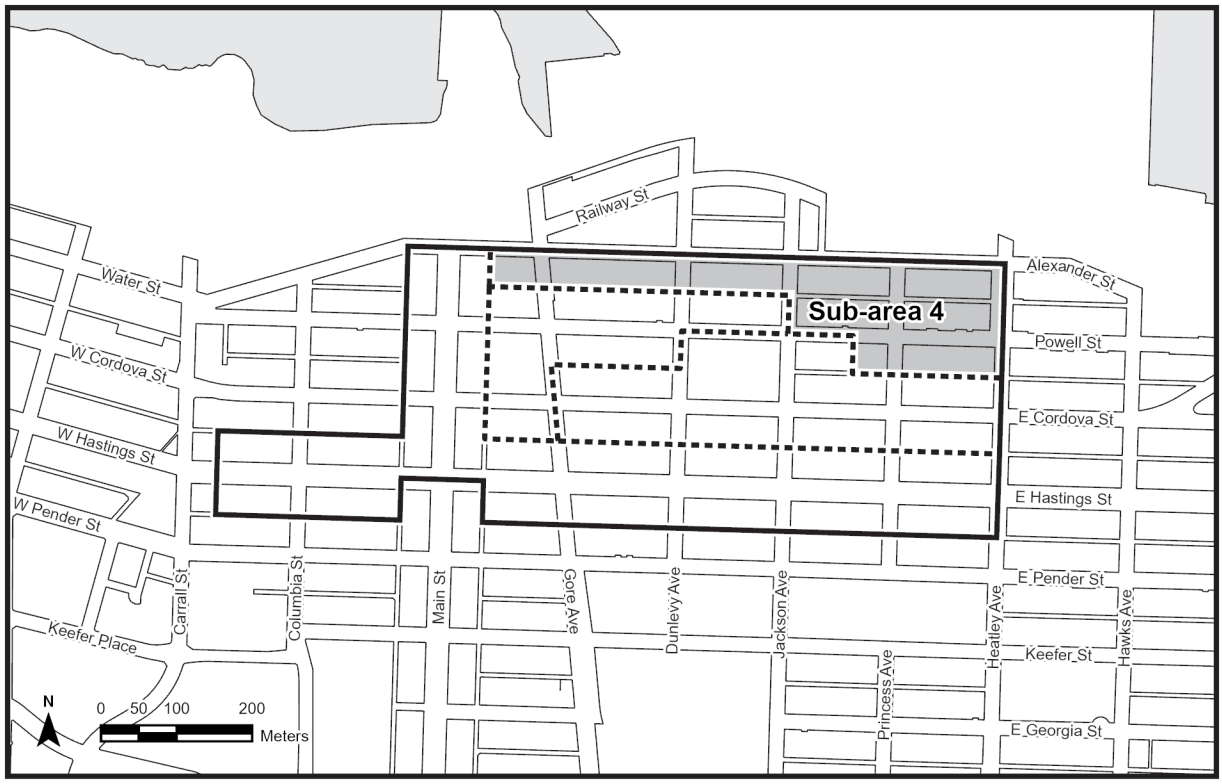
LEGEND

- DEOD boundary *
- Sub-area boundaries
- Only retail and similar uses, social service centres, and other community-serving uses subject to section 6.4A permitted on the ground floor
- Retail and similar uses encouraged on the ground floor

** Only applies to properties zoned DEOD within the boundary shown.*

Schedule I

Sub-area 4 Alexander/Powell



LEGEND

— DEOD boundary * --- Sub-area boundaries

** Only applies to properties zoned DEOD within the boundary shown.*

APPENDIX D

DRAFT By-law to amend the Zoning and Development By-law No. 3575 regarding the requirements in Schedule J for a transfer of social housing to the City, a non-profit, a non-profit co-operative, the Province, or Canada

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.

2. In section 5.3 of Schedule J, Council:

(a) strikes out ";" at the end of subsections (a), (b), and (c) and substitutes ",".

(b) renumbers subsections (a), (b), and (c) to (ii), (iii), and (iv) respectively;

(c) in the first paragraph:

(i) adds ":" after "make arrangements";

(ii) creates a new subsection "(a)" after "make arrangements:";

(iii) adds "where the social housing is to be transferred to the City," before "to the satisfaction of the Director of Legal Services"; and

(iv) adds "or leasehold interest" after "an air space parcel";

so that the new subsection (a) reads as follows:

"(a) where the social housing is to be transferred to the City, to the satisfaction of the Director of Legal Services in consultation with the Director of Planning and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City an air space parcel or leasehold interest containing the social housing, and the associated agreement or agreements will include, but not be limited to, the following terms:";

(d) adds a new sub-subsection (i) as follows:

"(i) despite section (a) above, if the social housing is not located in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre line of Hastings Street, east of the centre

line of Gore Avenue and west of the centre line of Clark Drive; in the Downtown Eastside/Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan, it must be transferred to the City as an air space parcel,"

(e) in sub-subsection (ii):

(i) strikes out "an air space" and substitutes "the"; and

(ii) adds "or interest" before "containing the social housing";

(f) in sub-subsection (iii), strikes out "parcel" after "social housing";

(g) in sub-subsection (iv), strikes out the "." after "in their sole discretion require" and replaces it with ", or"; and

(h) adds the following as a new subsection (b):

"(b) except in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre line of Hastings Street, east of the centre line of Gore Avenue and west of the centre line of Clark Drive; in the Downtown Eastside/Oppenheimer District; and in the area of the Downtown District denoted as C2 on Map 1 of the Downtown Official Development Plan, where the parcel containing the social housing is to be owned or secured as a leasehold interest for at least 60 years by an entity other than the City, the owner of the property on which such housing is situated must make arrangements securing the transfer of the social housing to a non-profit corporation, non-profit co-operative association, the Province of British Columbia or their designate, or Canada or their designate, to the satisfaction of the Director of Planning."

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

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Mayor

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City Clerk

APPENDIX E
BY-LAW NO. _____

A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding miscellaneous amendments

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Vancouver Development Cost Levy By-law No. 9755.

2. In section 1.2, Council strikes out the definition for "social housing" and substitutes the following:

> ""social housing", for the purposes of section 523D(10)(d) of the Vancouver Charter, means rental housing:
>
> (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
>
> (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
>
> (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;
>
> and in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre lines of Cordova Street and Franklin Street, east of the centre line of Gore Avenue and west of the centre line of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan:
>
> (d) of the dwelling units required under (a) above, at least two thirds of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance.".

3. Council strikes out section 3.1A and substitutes the following:

"**Waiver or reduction for for-profit-affordable housing**

3.1A Notwithstanding section 3.1, Council waives or reduces the levy otherwise required under Schedule C by the rates set out herein for the construction of for-profit affordable rental housing, which shall mean housing where:

(a) all dwelling units in the building are rental units;

(b) no dwelling units are strata units;

(c) the development is located in the area of the FC-1 district north of the centre line of National Avenue or in the Downtown-Eastside Oppenheimer district, and

(i) at least 20% of the total dwelling units are social housing; or

(ii) at least 20% of the total dwelling units are leased by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada for at least 60 years, and those leased dwelling units meet the following requirements:

(A) at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication; and

(B) of the dwelling units required to be occupied by households with incomes below housing income limits, at least two thirds of units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and rented at rates no higher than the shelter component of Income Assistance or where instead of complying with (c);

(d) At least 20% of the residential floor area that is counted in the calculation of the floor space ratio consists of units with average rents per unit type at initial occupancy and upon a change in tenancy of a unit that do not exceed a rate that is at least 10% less than the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms in the city, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, or where instead of complying with (c), or (d);

(e) agreed upon average rents per unit type for initial occupancy do not exceed the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms built in the City since 2005, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, except that such rents may be 10%

higher than the rents otherwise stipulated under this section if the housing is located in the West Area as shown on the map attached to this By-law as Appendix "A",

and rents shall also be adjusted annually on January 1:

(i) for all studio units, one bedroom units, two bedroom units and units with three or more bedrooms to reflect the change in average rents for studio units, one bedroom units, two bedroom units, and units with three or more bedrooms built in the City since 2005, as those rents are set out by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables published in the previous calendar year, or the most recently published data for the newest building age category for private rental apartment units published in the Canada Mortgage and Housing Corporation's Rental Market Survey Data Tables; or

(ii) when the average rent data for any bedroom type is not reported in the Canada Mortgage and Housing Corporation's Rental Market Survey Data Tables, the change in average rents will reflect the average rents for the most recent building age category available in the Canada Mortgage and Housing Corporation's Housing Market Information Portal, as those rents are set out for the previous calendar year;

(f) the owner of the property on which such housing is situated has registered against title to that property an instrument, in form and substance, and with priority of registration, satisfactory to the Director of Legal Services, ensuring the initial rents are in accordance with 3.1A (d) or 3.1A (e), and otherwise in compliance with this By-law, and restricting the tenure of such housing to rental for:

(i) the longer of the life of the building in which they are situated and 60 years, or

(ii) such other term to which the City and owner may agree; and

(g) class A for-profit affordable rental housing shall mean housing in compliance with, but not limited to, subsections (a), (b), (c) and (f) or (a), (b), (d) and (f), and class B for-profit affordable rental housing shall mean housing in compliance with subsections (a), (b), (e) and (f).".

4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

5. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

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Mayor

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City Clerk

BY-LAW NO. _____

A By-law to amend the Area Specific Development Cost Levy By-law No. 9418 regarding a miscellaneous amendment

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Area Specific Development Cost Levy By-law No. 9418.

2. In section 1.2, Council strikes out the definition for "social housing" and substitutes the following:

> ""social housing", for the purposes of section 523D(10)(d) of the Vancouver Charter, means rental housing:
>
> (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
>
> (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
>
> (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;
>
> and in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre lines of Cordova Street and Franklin Street, east of the centre line of Gore Avenue and west of the centre line of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan:
>
> (d) of the dwelling units required under (a) above, at least two thirds of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance.".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

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Mayor

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City Clerk

BY-LAW NO. _____

A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding a miscellaneous amendment

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Vancouver Utilities Development Cost Levy By-law No. 12183.

2. In section 1.2, Council strikes out the definition for "social housing" and substitutes the following:

> ""social housing", for the purposes of section 523D(10)(d) of the Vancouver Charter, means rental housing:
>
> (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
>
> (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
>
> (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;
>
> and in the HA-2 district; in the area of the FC-1 district located north of the centre line of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of the centre lines of Venables Street, Malkin Avenue and Prior Street, south of the centre lines of Cordova Street and Franklin Street, east of the centre line of Gore Avenue and west of the centre line of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan:
>
> (d) of the dwelling units required under (a) above, at least two thirds of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance.".

3. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

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Mayor

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City Clerk

APPENDIX F

DRAFT By-law to amend the Single Room Accommodation By-law No. 8733 regarding tenant issues

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the Single Room Accommodation By-law No. 8733.

2. Council strikes subsection 4.8 (f), which currently reads:

> "(f) as a condition attached to a conversion or demolition permit for a designated room, allow the demolition or conversion of the room so that it is no longer a designated room, if the owner, to the satisfaction of and as required by Council or the General Manager of Arts, Culture and Community Services:
>
> (i) locates comparable or better accommodation at a comparable or lesser rent for the permanent resident who is displaced,
>
> (ii) arranges for the re-location of the permanent resident to such comparable accommodation, and pays actual moving expenses,
>
> (iii) provides replacement housing for the designated room, and
>
> (iv) gives the permanent resident re-located under section 4.8 (f) (ii) the first right of refusal to rent the replacement rooms and pays actual moving expenses;"

and replaces it as follows:

> "(f) as a condition attached to a conversion or demolition permit for a designated room, allow the demolition or conversion of the room so that it is no longer a designated room, if the owner, to the satisfaction of and as required by Council or the General Manager of Arts, Culture and Community Services:
>
> (i) ensures that comparable or better accommodation is provided to every tenant displaced by the conversion or demolition so that:
>
> (A) if the tenant was paying rent geared to income through a government program, at a rent no higher than was being paid; or
>
> (B) for all other tenants, at a rent no higher than 30% of the tenant's income or the tenant's previous rent, whichever is lower;
>
> (ii) arranges for the re-location of the permanent resident to such comparable or better accommodation, and pays actual moving expenses,
>
> (iii) provides replacement housing for the designated room,
>
> (iv) gives the permanent resident re-located under section 4.8 (f) (ii) the first right of refusal to rent the replacement rooms and pays actual moving expenses,

(v) to ensure compliance with (i) (A) or (i) (B), the condition may specify that the tenant be provided with a monthly rent subsidy that is equal to the difference between the required rent under (i) (A) or (i) (B) and the amount of rent actually paid until the tenant exercises or declines the right or first refusal in (iv).

(vi) engages a registered non-profit society to assist with tenant relocation to ensure that low-cost accommodation is encouraged.".

3. Council strikes subsection 4.8 (g), which currently reads:

"(g) as a condition attached to a conversion or demolition permit for a designated room, allow the demolition or conversion of the room so that it is no longer a designated room, if the owner, to the satisfaction of and as required by Council or the General Manager of Arts, Culture and Community Services:

(i) locates comparable or better accommodation at a comparable or lesser rent for the permanent resident who is displaced,

(ii) arranges for the re-location of the permanent resident to such comparable accommodation, and pays actual moving expenses, and

(iii) pays an amount specified in 4.8(a);",

and replaces it as follows:

"(g) as a condition attached to a conversion or demolition permit for a designated room, allow the demolition or conversion of the room so that it is no longer a designated room, if the owner, to the satisfaction of and as required by Council or the General Manager of Arts, Culture and Community Services:

(i) ensures that comparable or better accommodation is provided to every tenant displaced by the conversion or demolition so that:

(A) if the tenant was paying rent geared to income through a government program, at a rent no higher than was being paid; or

(B) for all other tenants, at a rent no higher than 30% of the tenant's income or the tenant's previous rent, whichever is lower;

(ii) arranges for the re-location of the permanent resident to such comparable or better accommodation, and pays actual moving expenses,

(iii) engages a registered non-profit society to assist with tenant relocation to ensure that low-cost accommodation is encouraged

(iv) pays an amount specified in 4.8 (a);".

4. Council strikes the introduction to subsection 4.8 (i), which currently reads:

"(i) as a condition of approving a conversion or demolition permit for a designated room, require the owner to provide every permanent resident whose tenancy is terminated as a result of the work contemplated by the permit with moving expenses of $750, or if less than $750, the actual costs of moving and additional compensation based on the length of tenancy of the permanent resident in accordance with the following:"

and replaces it as follows:

"(i) as a condition of approving a conversion or demolition permit for a designated room, require the owner to provide every permanent resident whose tenancy is terminated as a result of the work contemplated by the permit with the actual costs of moving, including moving costs to relocate to the replacement unit, and additional compensation based on the length of tenancy of the permanent resident in accordance with the following;".

5. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

6. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

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Mayor

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City Clerk

APPENDIX G

DRAFT By-law to amend the Sign By-law No.11879 regarding amendments related to the DEOD

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of Sign By-law No. 11879.

2. In Table 1 of section 7.1, in the list of Corresponding Zoning Districts and Areas in Column 2 next to the Residential Sign District (Part 8) in Column 1 Council:

(a) strikes out **"•** The area of the Downtown/Eastside Oppenheimer District (DEOD) shown on Schedule 8B;"; and
(b) strikes out "Schedule 8C" and substitutes "Schedule 8B".

3. In section 8.1, Council strikes out ", 8B and 8C" and substitutes "and 8B".

4. In Part 8, Council strikes out Schedule 8B and renumbers Schedule 8C as Schedule 8B.

5. In Part 9, Council strikes out Schedule 9B and substitutes a new Schedule 9B attached to this by-law as Appendix A.

6. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

7. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2025

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Mayor

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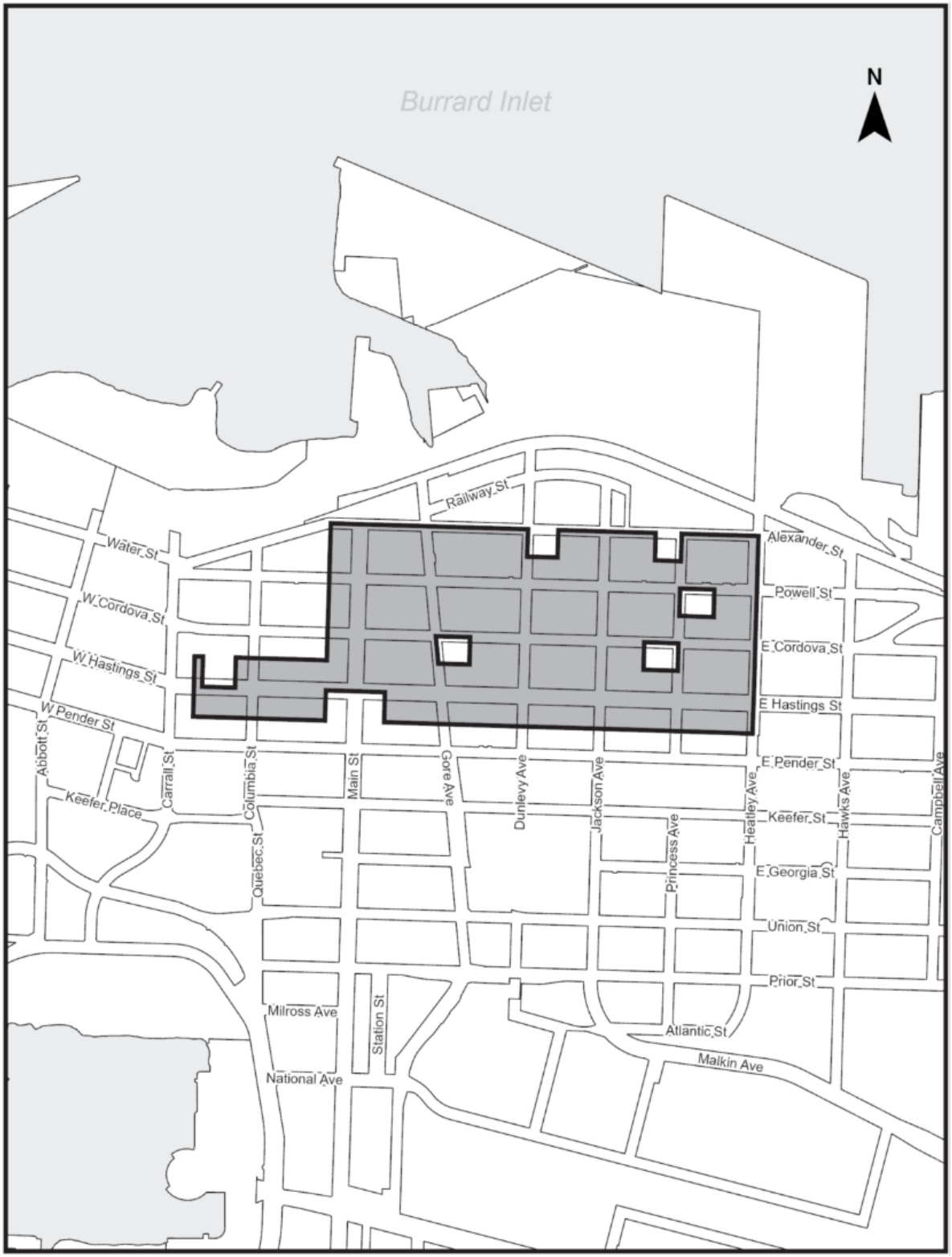
City Clerk

Appendix A

Schedule 9B

Downtown Eastside/Oppenheimer District (DEOD) Commercial, Mixed Use And Industrial Sign District Map



APPENDIX H

Policy Amendments

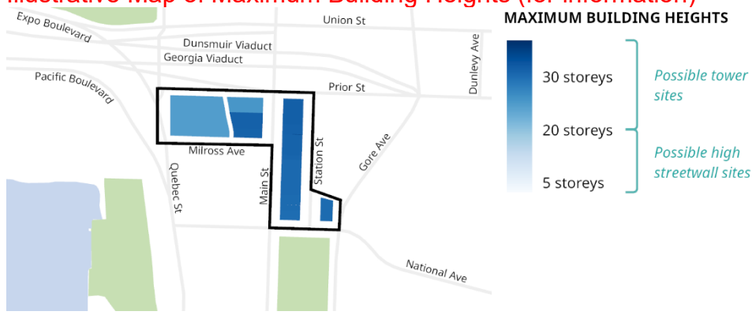
Note:

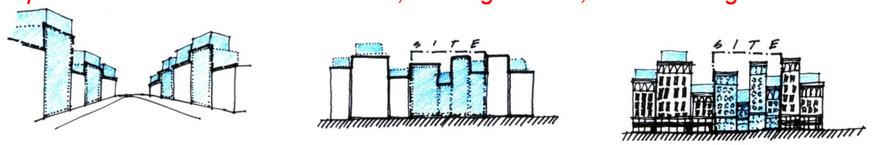
- *When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.*
- *The page numbers referenced correspond to the existing policy document, but they may change in the future.*
- *Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

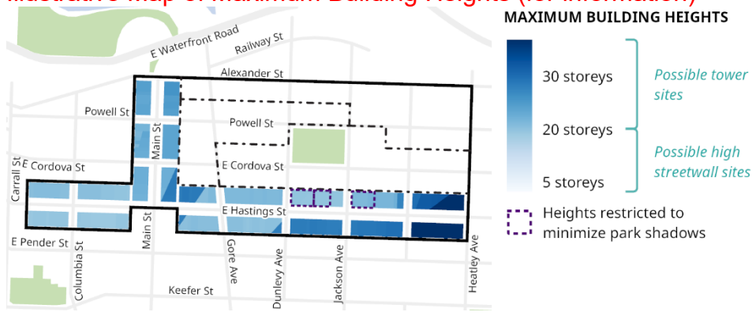
Policy	Section/Page	Proposed Amendment	Rationale
DOWNTOWN EASTSIDE PLAN: SECTION 2, PLAN PRINCIPLES			
Downtown Eastside Plan	Principle 1 – Neighbourhood Development (p.13)	*Amend:* Planning in the DTES strives to ensure that: • The diverse, mixed-income neighbourhoods maintain their distinct character and roles; • The area remains mixed-use, allowing residential, commercial, industrial, civic, and institutional uses, as well as parks and open space; • ~~Building height (including historic height) and scale remain generally low-to mid-rise, with new development informed by the unique heritage character;~~ • Ongoing community involvement in planning of the area is supported; • Housing and amenities are prioritized in new development; and • Growth is directed to suitable locations to enhance the area overall. These DTES neighbourhood development principles support the city-wide principle of achieving a green, environmentally sustainable urban pattern.	To increase building heights and densities and improve financial viability of social and market rental housing projects
DOWNTOWN EASTSIDE PLAN: SECTION 6, PLACES			
Downtown Eastside Plan	6.4.1 (p.46)	*Amend:* Facilitate compatible new residential and mixed-use development, while reinforcing the existing industrial and commercial uses and the ~~scale and~~ character of the area. • Support rehabilitation of heritage buildings, including residential (SRO) hotels.	To reflect the proposed amendments to land use and built form directions
Downtown Eastside Plan	6.4.2 (p.46)	*Amend:* Encourage a range of housing types, including social housing and secure market rental housing~~, and consider rezoning for additional density to create new social housing~~.	To remove outdated language and references

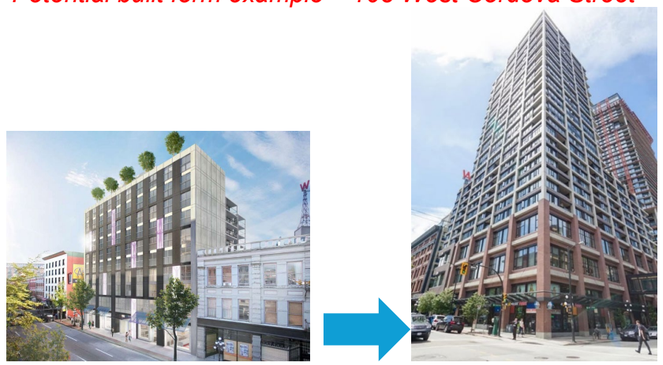
Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	6.4 (p. 46)	*Insert new policy:* 6.4.4 The FC-1 zoning requires retail continuity along Main Street. Retail continuity requirements may be relaxed for development where 100% of the residential floor area is developed as social housing. This flexibility acknowledges the unique operational and programming considerations for social housing developments. Where relaxations are considered, applicants should explore alternate approaches that activate the at-grade interface with the commercial high street. Alternative approaches may include, but are not limited to: • Designing and programming ground-level spaces to provide a variety of community-shared uses (e.g. additional amenity space for residents and community-serving uses, events, etc.) to encourage more frequent usage and street-level activation; and • Designing the ground level to enable future conversion to commercial retail space. If this approach is taken, separate indoor amenity space for residents elsewhere in the building should be considered.	To provide flexibility for 100% social housing projects
Downtown Eastside Plan	6.5 (p.47)	*Delete:* ~~The Housing Plan also states that if market development becomes feasible and attractive in the DEOD despite the 20 per cent social housing requirement, then the zoning should be reviewed to ensure that the area can still maintain its role to provide affordable housing for low- and moderate -incomes. This analysis has been undertaken, and the plan sets new directions to ensure the area can still meet the objectives established in the Housing Plan.~~	To remove outdated language and references
Downtown Eastside Plan	6.5 (p.48)	*Amend:* The plan affirms the base development rights for the neighbourhood, and updates the zoning's bonus density mechanism to meet the goals of the Housing Plan by prioritizing the area for rental housing. Using innovative development models, the City will encourage mixed-income rental buildings ~~(60 per cent social housing and 40 per cent secured market rental),~~ to build and support sustainable social housing units and encourage market rental development rather than strata-ownership housing in the area.	To remove outdated language and references
Downtown Eastside Plan	6.5.1 (p.48)	*Amend:* Prioritize the area for affordable rental housing for low and moderate income and for the provision of ~~60~~ at least 20 per cent social housing units and ~~40 per cent~~ any remaining units as secured market rental housing units.	To improve financial viability of inclusionary housing projects
Downtown Eastside Plan	6.5.2 (p.48)	*Amend:* Facilitate compatible new residential and mixed-use development, while reinforcing the existing ~~scale and~~ character of the area.	To reflect the proposed amendments to land use and built form directions
Downtown Eastside Plan	6.5.4 (p.48)	*Amend:* Pending the completion of a comprehensive parking strategy for the area, consider parking relaxation policy for the DEOD for social housing and secured market rental housing projects where:	To remove outdated language and references

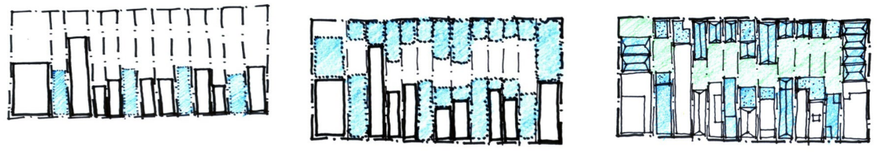
Policy	Section/Page	Proposed Amendment	Rationale
		(a) all of the residential units are social housing; or (b) ~~60~~ at least 20 per cent of the residential units are social housing and ~~40 per cent of the~~ any remaining residential units are secured market rental housing.	
Downtown Eastside Plan	6.5 (p.48)	*Insert new policy:* 6.5.10 In some locations, the Downtown Eastside/Oppenheimer Official Development Plan requires retail continuity. Retail continuity requirements may be relaxed for development where 100% of the residential floor area is developed as social housing. This flexibility acknowledges the unique operational and programming considerations for social housing developments. Where relaxations are considered, applicants should explore alternate approaches that activate the at-grade interface with the commercial high street. Alternative approaches may include, but are not limited to: • Designing and programming ground-level spaces to provide a variety of community-shared uses (e.g. additional amenity space for residents and community-serving uses, events, etc.) to ensure more frequent usage and street-level activation; and • Designing the ground level to enable future conversion to commercial retail space. If this approach is taken, separate indoor amenity space for residents elsewhere in the building should be considered.	To provide flexibility for 100% social housing projects
DOWNTOWN EASTSIDE PLAN: SECTION 7, BUILT FORM			
Downtown Eastside Plan	7.4 (p.65)	*Insert:* The following does not replace the regulations contained in the Zoning & Development By-law and the FC-1 District Schedule. Please refer to the FC-1 District Schedule for full information.	To refer to relevant documents
Downtown Eastside Plan	7.4.1 (p.65)	*Amend:* **Building Heights:** • Allow height up to ~~22.9~~ 69.2 metres (~~75~~ 227 feet). • Additional height up to 100 m (328 ft.) to be considered through development permit for projects where at least 20 per cent of the residential floor area is social housing and any remaining residential floor area is secured market rental housing. Projects will be assessed based on site context, urban design performance, shadowing impacts on public spaces, protected public views, and livability of the proposed residential units. • Additional height to be considered through rezoning on a case-by-case basis to support affordable housing projects ~~where all of the residential units are social housing,~~ based on site context and urban design performance, including review of the bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the livability of the proposed residential units. Refer to the Downtown Eastside Rezoning Policy for details.	To increase building heights and densities and improve financial viability of social and market rental housing projects

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	7.4 (p.65)	*Insert:* Illustrative Map of Maximum Building Heights (for information)  	To reflect the proposed amendments to land use and built form directions
Downtown Eastside Plan	7.4.2 (p.65)	*Amend:* **Density:** • 5.0 FSR total, with potential for additional density up to 11.0 FSR total for projects with at least 20 per cent social housing units and any remaining units as secured market rental housing units~~, allow additional density up to 6.0 FSR for projects where all residential units are social housing~~. Projects will be assessed based on site context, urban design performance, shadowing impacts on public spaces, protected public views, and livability of the proposed residential units. • Allow an increase in density of up to 10 percent over the base zoning for heritage conservation. • Additional density to be considered through rezoning on a case-by-case basis to support affordable housing projects ~~where all of the residential units are social housing~~, based on site context and urban design performance, including review of the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the livability of the proposed residential units. Refer to the Downtown Eastside Rezoning Policy for details.	To increase building heights and densities and improve financial viability of inclusionary social and market rental housing projects
Downtown Eastside Plan	7.4.3 (p.65)	*Amend:* **Urban Design:** ~~Applicable policies and directions include, but are not limited, to the following:~~ ~~• Historic Area Height Review - Final Recommendations (2010)~~ ~~• East False Creek – FC-1 Guidelines (1986)~~ Other applicable urban design guidance may be provided in other City policies and guidelines.	To remove outdated language and references
Downtown Eastside Plan	7.5 (p.66)	*Insert:* The following does not replace the regulations contained in the Zoning & Development By-law and the Downtown Eastside/Oppenheimer Official Development Plan. Please refer to the Downtown Eastside/Oppenheimer Official Development Plan for full information.	To refer to relevant documents

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	7.5 (p.66)	*Amend:* **Urban Design Intent** New development should reinforce the prevailing historic ~~scale and~~ character of established streetwall-oriented buildings while contributing new, more vibrant, ground-oriented services for the local community. New development should respect and reflect the established built form characteristics of smaller frontages, varying heights, façade composition, materiality, and detailing through contemporary architecture.	To remove outdated language and references
Downtown Eastside Plan	7.5 (p.66)	*Delete:* *Graphics under 'Reinforce streetwall', 'Manage scale', and 'Buildings that fit' text.* 	To remove outdated graphics
Downtown Eastside Plan	7.5 (p.66)	*Amend:* **Manage scale** - Respect and reflect existing lot frontage ~~and building heights~~ through development of prevailing lot pattern, related height modulation and upper level setbacks. **Buildings that fit** - Respect contextual character, including ~~historic proportions and~~ façade composition through contemporary interpretation; and introduce upper level setback.	To remove outdated language and references
Downtown Eastside Plan	7.5.1 (p.67)	*Amend:* **Building Heights:** • ~~98 feet, with consideration of additional height to 120 feet on corner sites through review of site specific context, heritage considerations, and urban design performance.~~ • Allow height up to 30.0 metres (98 ft.) • Additional height up to 100.0 m (328 ft.) to be considered through development permit for projects where at least 20 per cent of the residential floor area is social housing and any remaining residential floor area is secured market rental housing. Projects will be assessed based on site context, urban design performance, shadowing impacts on public spaces, protected public views, and livability of the proposed residential units. • Additional height to be considered through rezoning on a case-by-case basis to support affordable housing projects ~~where all of the residential units are social housing~~, based on site context and urban design performance, including review of the bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the livability of the proposed residential units. Refer to the Downtown Eastside Rezoning Policy for details.	To increase building heights and densities and improve financial viability of social and market rental housing projects

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	7.5 (p.67)	*Insert:* Illustrative Map of Maximum Building Heights (for information)  	To reflect the proposed amendments to land use and built form directions
Downtown Eastside Plan	7.5.2 (p.67)	*Amend:* **Density:** • 1.0 FSR base density. • ~~1.0~~ 3.0 FSR~~, with bonus density up to 5.0 FSR~~ total for projects with ~~60~~ at least 20 per cent social housing units and ~~40 per cent~~ any remaining units as secured market rental housing units, with potential for additional ~~bonus~~ density up to ~~7.0~~ 11.0 FSR ~~on corner sites~~. Projects will be ~~considered on a case-by-case basis with consideration of~~ assessed based on site context, urban design performance, ~~and detailed proposal review~~ shadowing impacts on public spaces, protected public views, and livability of the proposed residential units. • ~~Rezoning for density above 7.0 FSR considered where zoning bonus density requirements are met or exceeded. Projects will be considered on a case-by-case basis with consideration of site context, urban design performance, and detailed proposal review.~~ • Additional density to be considered through rezoning on a case-by-case basis to support affordable housing projects, based on site context and urban design performance, including review of the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the livability of the proposed residential units. Refer to the Downtown Eastside Rezoning Policy for details. • Support the expansion of local business by offering a moderate amount of bonus density (up to 0.5 FSR over the base density of 1.0 FSR for a total of 1.5 FSR) to existing commercial and industrial uses for the expansion of floor space, without requiring the delivery of social housing.	To increase building heights and densities and improve financial viability of social and market rental housing projects
Downtown Eastside Plan	7.5.3 (p.67)	*Amend:* **Urban Design:** ~~Applicable policies and directions include, but are not limited, to the following:~~ ~~• Historic Area Height Review - Final Recommendations (2010)~~ ~~• East False Creek – FC-1 Guidelines (1986)~~ Other applicable urban design guidance may be provided in other City policies and guidelines.	To remove outdated language and references

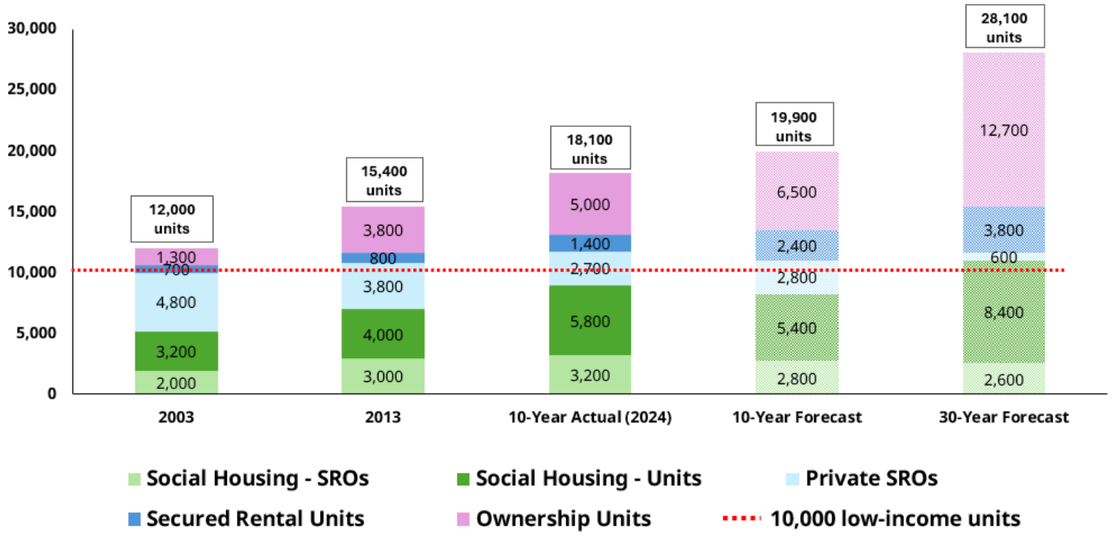
Policy	Section/Page	Proposed Amendment	Rationale
		Special design considerations may be necessary to reduce the impacts of air pollution, noise, and other environmental factors in high-density residential, commercial, and sensitive areas. These areas include zones with active industrial operations, rail corridors and yards, as well as areas with a high concentration of late-night businesses such as bars and restaurants, some with outdoor patios. Technical assessments may be required to address noise from transportation sources like freight rail traffic and industrial activities. Design measures should be implemented to mitigate these impacts and ensure that established noise thresholds are met. These thresholds aim to minimize significant disruptions to essential activities such as speech and sleep.	
Downtown Eastside Plan	7.5 (p.67)	*Delete and replace:* *Image and caption of 'Potential built form example – 66 West Cordova Street' with image below and new caption 'Potential built form example – 108 West Cordova Street'* 	To update graphics to align with policy amendments
Downtown Eastside Plan	7.5 (p.67)	*Delete and replace:* *Image and caption of 'Potential built form example – 41 East Hastings Street' with image below and new caption 'Potential built form example – 1389 3rd Avenue, New York City (Source: Google)'*	To update graphics to align with policy amendments

Policy	Section/Page	Proposed Amendment	Rationale
		 	
Downtown Eastside Plan	7.6 (p.68)	*Insert:* The following does not replace the regulations contained in the Zoning & Development By-law and the Downtown Eastside/Oppenheimer Official Development Plan. Please refer to the Downtown Eastside/Oppenheimer Official Development Plan for full information.	To refer to relevant documents
Downtown Eastside Plan	7.6 (p.68)	*Amend:* **Urban Design Intent** Recognize each sub-area's diversity and unique features in terms of buildings, activities, and people. Respect and reflect the prevailing lot pattern. Recognize and strengthen the character of each street through carefully considered new development ~~at a modest scale~~. Improve lane vitality and safety with new development that positively engages through active use, durable construction, colour and ambient lighting. Recognize each site's distinct contribution towards streetscape vitality and the creation of special places for safe social exchange. Frame Oppenheimer Park with properly scaled buildings to ensure sunlight access and with engaging ground floor uses. Ensure that places for local celebration and programming are preserved and enhanced. Generally improve public realm quality, including pedestrian lighting.	To remove outdated language and references
Downtown Eastside Plan	7.6 (p.68)	*Delete:* *Graphics under 'Reinforce urban fabric', 'Smaller increments', and 'Buildings that fit' text.* 	To remove outdated graphics

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	7.6 (p.68)	*Amend:* **Smaller increments** - Recognize and introduce smaller incremental development to fill out the block while introducing active ground-oriented tenancy ~~and semi-private opportunities for shared open space~~.	To remove outdated language and references
Downtown Eastside Plan	7.6 (p.68)	*Amend:* **Buildings that fit** - Observe and recognize design opportunities to both strengthen, and distinguish local context through varied architectural expression ~~at a small scale~~.	To remove outdated language and references
Downtown Eastside Plan	7.6.1 (p.68)	*Amend:* **Building Heights:** • Allow height up to 15 m (50 ft.), or 30 m (98 ft.) for sites covered by the Transit-Oriented Areas Designation By-law. • Additional height up to 100 m (328 ft.) to be considered through development permit for projects where at least 20 per cent of the residential floor area is social housing and any remaining residential floor area is secured market rental housing. Projects will be assessed based on site context, urban design performance, shadowing impacts on public spaces, protected public views, and livability of the proposed residential units. • ~~, with consideration of an additional 15 metres (50 feet) to a maximum of 30.5 metres (100 feet), with urban design considerations around Oppenheimer Park, through development permit, for projects where all residential units are social housing or proposing rehabilitation of significant heritage assets~~. • Additional height to be considered through rezoning on a case-by-case basis to support affordable housing projects ~~where all of the residential units are social housing~~, based on site context and urban design performance, including review of the bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the livability of the proposed residential units. Refer to the Downtown Eastside Rezoning Policy for details.	To increase building heights and densities and improve financial viability of social and market rental housing projects
Downtown Eastside Plan	7.6.1 (p.68)	*Insert:* Illustrative Map of Maximum Building Heights (for information) 	To reflect the proposed amendments to land use and built form directions

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	7.6.2 (p.69)	*Amend:* **Density:** • 1.0 FSR base density.~~, with bonus density up to 2.5 FSR total (based on site context and urban design performance) for projects with 60 per cent social housing units and 40 per cent secured market rental housing units.~~ • 3.0 FSR in areas covered by the Transit-Oriented Areas Designation By-law for projects with at least 20 per cent social housing units and any remaining units as secured market rental housing units. • Potential for additional density up to 11.0 FSR for projects with at least 20 per cent social housing units and any remaining units as secured market rental housing units. Projects will be assessed based on site context, urban design performance, shadowing impacts on public spaces, protected public views, and livability of the proposed residential units. • ~~Allow additional density up to 5.5 FSR for projects where all residential units are social housing or proposing rehabilitation of significant heritage assets.~~ • Allow an increase in density of up to 10 percent over the base zoning for heritage conservation. • Additional density to be considered through rezoning on a case-by-case basis to support affordable housing projects ~~where all of the residential units are social housing~~, based on site context and urban design performance, including review of the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the livability of the proposed residential units. Refer to the Downtown Eastside Rezoning Policy for details. • Support the expansion of local business by offering a moderate amount of bonus density (up to 0.5 FSR over the base density of 1.0 FSR for a total of 1.5 FSR) to existing commercial and industrial uses for the expansion of floor space, without requiring the delivery of social housing.	To increase building heights and densities and improve financial viability of social and market rental housing projects
Downtown Eastside Plan	7.6.3 (p.69)	*Amend:* **Urban Design:** ~~Applicable policies and directions include, but are not limited, to the following:~~ • ~~Historic Area Height Review - Final Recommendations (2010)~~ • ~~East False Creek – FC-1 Guidelines (1986)~~ Other applicable urban design guidance may be provided in other City policies and guidelines. Special design considerations may be necessary to reduce the impacts of air pollution, noise, and other environmental factors in high-density residential, commercial, and sensitive areas. These areas include zones with active industrial operations, rail corridors and yards, as well as areas with a high concentration of late-night businesses such as bars and restaurants, some with outdoor patios. Technical assessments may be required to address noise from transportation sources like freight rail traffic and industrial activities. Design measures should be implemented to mitigate these impacts and ensure that established noise thresholds are met. These thresholds aim to minimize significant disruptions to essential activities such as speech and sleep.	To remove outdated language and references

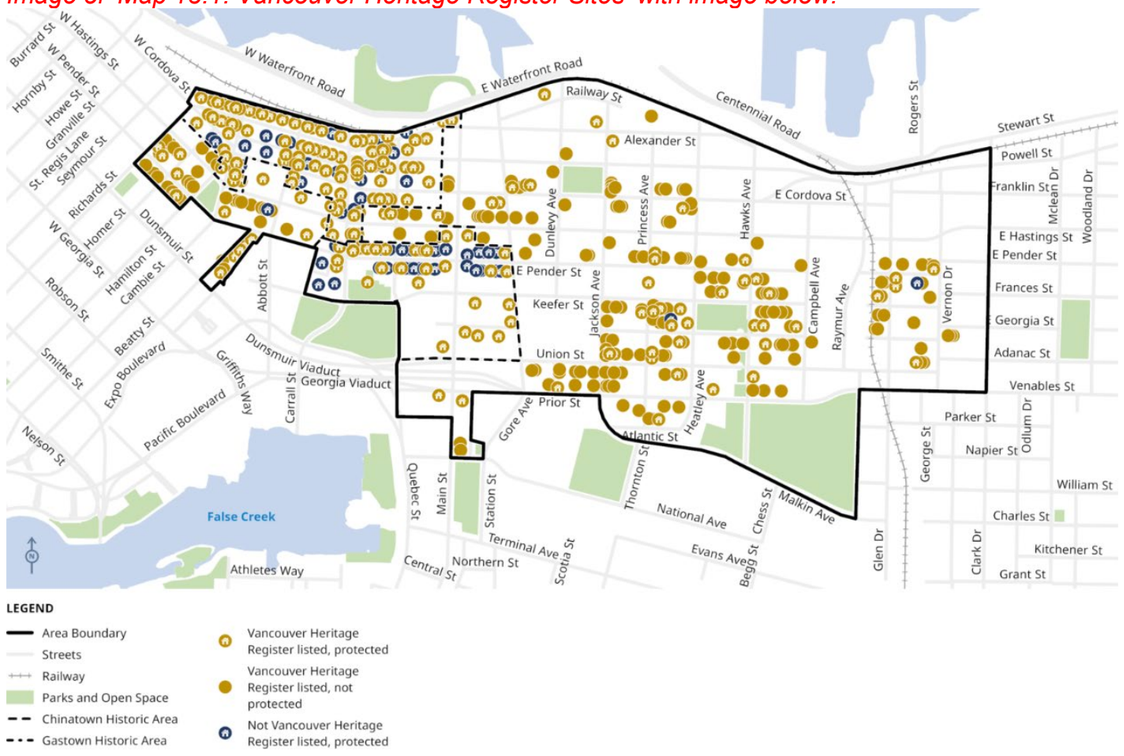
Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	7.6 (p.69)	*Delete and replace:* *Image and caption of 'Potential built form example – 3351 West 4th Avenue' with image below and new caption 'Potential built form example – 66 West Cordova'.* 	To update graphics to align with policy amendments
DOWNTOWN EASTSIDE PLAN: SECTION 9, HOUSING			
Downtown Eastside Plan	Strategic Housing Directions (p.96)	*Delete:* ~~Over the 30 years, the housing directions in this plan will address two-thirds of the existing and future social housing need in the DTES and the other third across the rest of the city, through other plans and major project sites.~~	To remove outdated language and references
Downtown Eastside Plan	Strategic Housing Directions (p.96)	*Amend:* **Social Housing and Target for Affordability** Social housing in the DTES is rental housing designed to meet the needs of households, particularly those on social assistance or other minimum income, who require a subsidy to access safe and appropriate housing. Best practice to ensure the sustainability and feasibility of social housing shows that mixed income tenants in a social housing project enables optimum results over the long term. The following principles will apply to the social housing targets in the DTES: • At least ~~one-third~~ 20 per cent of new social housing units must be rented at shelter component of Income Assistance for low-income households to ensure that this very low income cohort have access to housing; • In addition to and separate from the shelter rate units, a minimum of 10 per cent of new social housing units must be rented at or below the Housing Income Limits (HILs) to provide subsidized housing geared to moderate incomes • ~~The policy target for the remaining two-thirds of social housing units will be a mix of rents to support the overall sustainability of the project, with the goal to achieve the highest number of subsidized units possible. The target for affordability for rents in these social housing units will be for one of these thirds to be up to "Housing Income Limits" or HILs, and the remaining third to be at affordable market rents (see Policy 9.2.14);~~ • Any opportunity through equity contributions, operational subsidies, rent supplements or other means will be taken in order to deepen the level of affordability in social housing units; and • Social housing units under this policy will be owned or secured as a leasehold interest of at least 60 years by a non-profit, or by or on behalf of the city or other levels of government, and will be secured through a housing agreement. This ownership model will ensure that any surplus created in the operation of the social housing	To align social housing requirements with government funding programs and improve financial viability

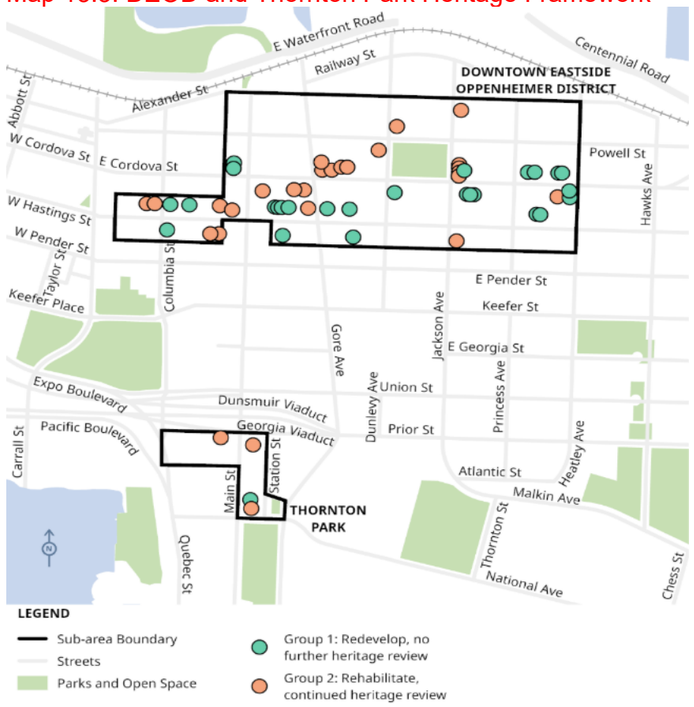
Policy	Section/Page	Proposed Amendment	Rationale
		projects will be reinvested into deepening affordability for units within the project, or the rest of the DTES, or used to create new social housing units in the DTES.	
Downtown Eastside Plan	Map 9.1 (p.98)	*Amend:* **DEOD** • Over 1 FSR to provide ~~60%~~ at least 20 per cent social housing, ~~remaining 40%~~ any remaining units as secured market rental • Focus on singles	To improve financial viability of inclusionary housing projects
Downtown Eastside Plan	Figure 9.3 (p.99)	*Delete and replace:* *Image of 'Figure 9.3: Downtown Eastside Expected Housing Unit Growth By Type: 2003 – 2043' with image below.*  Note: Unit counts reflect completed units. "Social Housing – Units" in "10-Year Actual (2024)" include temporary modular housing buildings in operation as of 2024. 10- and 30-Year Forecasts reflect change in housing stock based on the 2013 stock and the housing targets set in the plan.	To update relevant graphics
Downtown Eastside Plan	9.1.2 (p.100)	*Amend:* Seek special cultural considerations for housing for ~~Aboriginal~~ Indigenous singles as well as families, including larger family-size units for inter-generational housing.	To remove outdated language and references
Downtown Eastside Plan	9.1.5 (p.100)	*Amend:*	To remove outdated language and references

Policy	Section/Page	Proposed Amendment	Rationale
		In market housing, unless otherwise indicated, ~~require that~~ target a minimum of 25 per cent of units in new multi-family developments to have two and three bedroom units for families designed in accordance with the High Density Housing for Families with Children Guidelines ~~and located on lower floors~~.	
Downtown Eastside Plan	9.2.3 (p.101)	*Delete:* ~~In the DEOD Sub-area 1, additional density can be bonused above 1.0 FSR with bonus density up to 5.0 FSR for projects with 60 per cent social housing units and 40 per cent secured market rental housing units, with potential for additional bonus density above 5.0 FSR considered on a case-by-case basis to support project viability (see 6.0 Places and 7.0 Built Form and the Downtown Eastside Rezoning Policy).~~	To remove outdated language and references
Downtown Eastside Plan	9.2.4 (p.102)	*Delete:* ~~In DEOD Sub-area 2, 3, and 4, additional density can be bonused above 1.0 FSR with bonus density up to 2.5 FSR (based on site context and urban design performance) for projects with 60 per cent social housing units and 40 per cent secured market rental housing units. Additional bonus density may be considered on a case-by-case basis when all of the residential use is social housing.~~	To remove outdated language and references
Downtown Eastside Plan	9.2.8 (p.102)	*Amend:* In all cases where social housing units are secured through provision of additional density and given "turnkey" to the City, units will be delivered as completed social housing units enabling the partner to meet affordability objectives, on terms that are satisfactory to the City.	To clarify policy language
Downtown Eastside Plan	9.2.9 (p.102)	*Amend:* On redevelopment of sites with existing SRO rooms, ~~ensure that all rooms are replaced~~ aim to replace rooms with self-contained social housing units on a 1 for 1 basis ~~or deliver the percentage of social housing required under the inclusionary zoning policy for that zone, whichever is greater~~. In cases where 1 for 1 replacement is not achievable due to financial or development constraints, ensure that a minimum of 80 per cent of rooms are replaced with self-contained social housing or the percentage of social housing required under zoning for inclusionary housing, whichever is greater. For conversion of SRO rooms to self-contained units, ensure a minimum of 50 per cent of rooms are replaced.	To improve the financial viability of SRO replacement projects, and enable conversion of SRA rooms to self-contained social housing units
Downtown Eastside Plan	9.2.13 (p.102)	*Amend:* Unit size can be flexible to as low as 250 square feet (net) for new buildings for single self-contained units, as well as encouraging more family units and two and three bedrooms where possible. The size, design and mix of units in the building ~~must~~ should be satisfactory to the City, in accordance with the Micro Dwelling ~~Unit~~ Policies and Guidelines. For conversions of existing SRO rooms to self-contained units, units in the project must average a minimum of 200 square feet (net) and adhere to the Policies and Guidelines for Converting SRA-Designated Rooms to Self-Contained Units to be considered for removal from the SRA By-Law.	To enable the conversion of SRA rooms to self-contained social housing units

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	9.2.14 (p.102)	*Amend:* The affordability of social housing will be in accordance with the City's definition of "social housing" in the Zoning & Development By-law. At least ~~one third~~ 20 per cent of new social housing units must be rented at shelter component of Income Assistance for low-income households who are eligible for Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement. ~~The target rents and affordability for the remaining two-thirds will be for one of these thirds to be up to "Housing Income Limits" or HILs, and the remaining third to be at affordable market rents.~~ In addition and separate from shelter rate units, a minimum of 10 per cent of new social housing units must be rented at or below the Housing Income Limits (HILs) to provide housing geared to moderate incomes.	To align social housing requirements with government funding programs and improve financial viability
Downtown Eastside Plan	9.5 (p. 105)	*Insert new sub-section:* **9.5 Ensuring Tenants are Protected During Redevelopment or Renovations** The Downtown Eastside neighbourhood has some of the city's most affordable rental housing. Protecting tenants and mitigating the negative impacts of redevelopment is a priority, particularly given the lack of available suitable and affordable homes in the area. These policies are based on the following guiding principles: • Prioritize finding permanent affordable rehousing options that are equitable, sustainable, and based on individual housing needs and preferences. • Seek to limit disruption and preserve community connections, including through providing relocation options inside the neighborhood, as well as options that allow tenants to be rehoused together where possible. • Ensure early communication and ongoing coordination and support throughout the relocation process.	To strengthen tenant relocation and protection policies
Downtown Eastside Plan	9.5 (p.106)	*Insert new policy:* 9.5.1 Where tenants will be displaced due to redevelopment, a tenant relocation plan as outlined in the Tenant Relocation and Protection Policy (TRPP) will be required at rezoning or development permit. These policies provide financial support based on length of tenancy, assistance with alternate accommodations, and additional support for low income tenants or those with additional housing barriers.	To strengthen tenant relocation and protection policies
Downtown Eastside Plan	9.5 (p.106)	*Insert new policy:* 9.5.2 However, in the DEOD and Thornton Park areas, the tenant relocation and protection policies for existing non-market housing (Section 4 of the Tenant Relocation and Protection Policy) will apply to all projects, regardless of whether the existing housing is non-market housing or market housing. Requirements include finding permanent rehousing at comparable rents or affordable to 30% of income (whether in another location or back into the new building), and added supports to vulnerable tenants. All tenants residing in an eligible housing type will qualify for protection under the TRPP, regardless of length of tenancy. These areas have a concentration of housing that serves households with low incomes and/or housing barriers. Given these conditions, an approach that emphasizes permanent affordable relocation options and a one-move principle, mirroring that of the City's non-market housing TRP, is preferred.	To strengthen tenant relocation and protection policies

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	9.5 (p.106)	*Insert new policy:* 9.5.3 In cases where affordable replacement accommodation (per policy 4.2b of the Tenant Relocation and Protection Policy) is not available, alternative tenant relocation approaches may be considered. Acceptable alternative approaches may include: (a) Providing right of first refusal for tenants to return to the new building at their same rent or rents affordable to them, along with temporary rent top-ups for the interim period while redevelopment occurs; or (b) Other solutions as deemed acceptable to the City.	To strengthen tenant relocation and protection policies
Downtown Eastside Plan	9.5 (p.106)	*Insert new policy:* 9.5.4 In the case of redevelopment of SRA-designated rooms, tenant protection and relocation requirements per the Single Room Accommodation By-law will apply.	To strengthen tenant relocation and protection policies
Downtown Eastside Plan	9.5 (p.106)	*Insert new policy:* 9.5.5 As the Downtown Eastside is home to many households with low incomes and/or complex housing needs, applicants should engage a non-profit partner to assist with the tenant relocation process from the outset.	To strengthen tenant relocation and protection policies
Downtown Eastside Plan	9.5 (p.106)	*Insert new policy:* 9.5.6 Continue tenant and landlord education in an effort to increase awareness of tenant and landlord rights and responsibilities, with specific focus on the needs of SRO residents and equity-denied groups (e.g. youth, 2SLGBTQQIA+ people, racialized people, Indigenous people, and sex workers), who face stigma and discrimination when accessing and maintaining housing.	To strengthen tenant relocation and protection policies
DOWNTOWN EASTSIDE PLAN: SECTION 13, HERITAGE			

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	Map 13.1 (p.137)	*Delete and replace:* *Image of 'Map 13.1: Vancouver Heritage Register Sites' with image below.*  	To update relevant graphics
Downtown Eastside Plan	13.4.4 (p.140)	*Delete and replace:* ~~Integrate the Heritage Building Rehabilitation Program and Heritage Façade Rehabilitation Program with other initiatives, such as the SRO improvement strategy, and social enterprise creation, in order to support local-serving retail needs and job creation opportunities (see 9.0 Housing and 10.0 Local Economy).~~ Buildings listed on the Vancouver Heritage Register should generally be retained and conserved. Some exceptions may apply. See Policy 13.4.6.	To reduce heritage requirements for buildings with significant deterioration and limited reuse potential and improve the financial viability of housing and SRO replacement projects.

Policy	Section/Page	Proposed Amendment	Rationale
Downtown Eastside Plan	13.4.6 (p.140)	*Insert new policy:* 13.4.6 In the DEOD and Thornton Park areas, a specific Heritage Framework has been developed to support both heritage retention and the delivery of new housing. Based on criteria including heritage value, physical condition, functional suitability, and redevelopment potential, Vancouver Heritage Register buildings in these areas are categorized into two groups (see Map 13.3): • **Group 1: Redevelop** – Buildings with significant deterioration and limited reuse potential may be replaced with new housing development without further heritage review. Owners may still choose to retain and rehabilitate these structures, in which case the standard heritage review process applies. • **Group 2: Rehabilitate** – Buildings are prioritized for retention due to heritage value, good condition, legal protection, or limited redevelopment potential. These buildings will continue to undergo heritage review in accordance with City policies.	To reduce heritage requirements for buildings with significant deterioration and limited reuse potential and improve the financial viability of housing and SRO replacement projects.
Downtown Eastside Plan	13.4 (p.140)	*Insert new map:* Map 13.3: DEOD and Thornton Park Heritage Framework  	To reduce heritage requirements for buildings with significant deterioration and limited reuse potential and improve the financial viability of housing and SRO replacement projects.

<table>
<tr><th>Policy</th><th>Section/Page</th><th>Proposed Amendment</th><th>Rationale</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>DEOD and Thornton Park Heritage Framework, Group 1 Buildings</th><th>DEOD and Thornton Park Heritage Framework, Group 2 Buildings</th></tr>
<tr><td>123 E Hastings St</td><td>500-502 Alexander St, Sailor's Home</td></tr>
<tr><td>235 E Hastings St, Empress Hotel</td><td>280 E Cordova St, Firehall Theatre</td></tr>
<tr><td>237 E Hastings St, Phoenix Hotel</td><td>238-240 E Cordova St, Coroner's Court</td></tr>
<tr><td>301 E Hastings St, Salvation Army Temple</td><td>77 E Hastings St, B.C. Collateral & Loan Co.</td></tr>
<tr><td>341 E Hastings St, Tweedale Block</td><td>166 E Hastings St, Roosevelt Hotel</td></tr>
<tr><td>633 E Hastings St</td><td>160-162 E Hastings St, Regent Hotel</td></tr>
<tr><td>239-241 E Hastings St, Belmont Building</td><td>177-179 E Hastings St, Washington Hotel</td></tr>
<tr><td>242-244 E Hastings St, F. Morgan Building/</td><td>502-504 E Hastings St, Ferrara Court</td></tr>
<tr><td>249-251 E Hastings St, Afton Hotel & Ovaltine Cafe</td><td>329-341 Gore Av, Orange Hall</td></tr>
<tr><td>635-637 E Hastings St, Shamrock Hotel</td><td>230 Jackson Ave</td></tr>
<tr><td>304 Dunlevy Ave</td><td>236 Jackson Ave</td></tr>
<tr><td>518 E Cordova St, Carlson House</td><td>242 Jackson Ave</td></tr>
<tr><td>526 E Cordova St, Webster House</td><td>248 Jackson Ave</td></tr>
<tr><td>605 E Cordova St</td><td>312 Main St, Public Safety Building</td></tr>
<tr><td>655 E Cordova St</td><td>375 Main St, G.W. Dawson Building</td></tr>
<tr><td>657 E Cordova St</td><td>390-396 Powell St, New World Hotel/ Tamura Building</td></tr>
<tr><td>511-513 E Cordova St, Leatherdale-McKelvie House</td><td>303 E Cordova St, St. James' Anglican Church</td></tr>
<tr><td>522-524 E Cordova St</td><td>303 E Cordova St, St. James' Rectory</td></tr>
<tr><td>627-629 E Cordova St</td><td>309 E Cordova St, St. Luke's Home</td></tr>
<tr><td>101 E Hastings St, Irving Hotel</td><td>347 E Cordova St, Lambert House</td></tr>
<tr><td>342 E Hastings St, Hazelwood Hotel</td><td>656 E Cordova St, Cameron House</td></tr>
<tr><td>100-102 E Hastings St</td><td>71-75 E Hastings St, B.C. Collateral & Loan Co.</td></tr>
<tr><td>305-311 Heatley Ave (305 Heatley)</td><td>230 Gore Ave, Father Clinton Parish Hall</td></tr>
<tr><td>305-311 Heatley Ave (311 Heatley)</td><td>1038 Main St, Ivanhoe Hotel</td></tr>
<tr><td>1024 Main St</td><td>906-908 Main St, Bank of Montreal</td></tr>
</table>
</td><td></td></tr>
<tr><td colspan="4">DOWNTOWN EASTSIDE REZONING POLICY</td></tr>
<tr><td>Downtown Eastside Rezoning Policy</td><td>2.2
(p.6)</td><td>Amend:

In the portion of Area 'A2', of Map A, zoned Downtown Eastside Oppenheimer District – Sub-area 1, rezoning applications ~~will not be considered for market residential development or for increasing the height from what current zoning permits. Rezoning applications~~ for increasing the height and density from what current zoning permits may be considered on a case-by-case basis where:
(a) all of the residential use is for social housing; or,</td><td>To remove outdated language and references</td></tr>
</table>

Policy	Section/Page	Proposed Amendment	Rationale
		(b) the zoning requirements for social and secured market rental housing ~~for additional density above 1.0 FSR~~ are met; and, (c) the site is deemed appropriate for the proposed additional density from what current zoning permits based on site context and urban design performance including review of the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the liveability of the proposed residential units.	
Downtown Eastside Rezoning Policy	2.3 (p.6)	*Amend:* In Area 'B', of Map A, rezoning applications will be considered for increasing the height and density from what current zoning permits on a case-by-case basis where: (a) all of the residential use is for social housing; ~~and~~ or, (b) the zoning requirements for social and secured market rental housing are met; and, (c) the site is deemed appropriate for the proposed additional density from what current zoning permits based on site context and urban design performance, including review of the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the liveability of the proposed residential units.	To remove outdated language and references
Downtown Eastside Rezoning Policy	2.7 (p.7)	*Amend:* In Area 'F', of Map A, rezoning applications will be considered for increasing the height and density from what current zoning permits on a case-by-case basis where: (a) ~~applications expand existing and/or create new social housing; and~~ all of the residential use is for social housing; or, (b) the zoning requirements for social and secured market rental housing are met; and, (c) the site is deemed appropriate for the proposed additional density from what current zoning permits based on site context and urban design performance, including review of the height, bulk and location of the building and its effect on the site, surrounding buildings and streets, existing views and general amenity of the area, including parks, playgrounds, and plazas, as well as the liveability of the proposed residential units.	To remove outdated language and references
POLICIES AND GUIDELINES FOR THE UPGRADE OF ROOMS DESIGNATED UNDER THE SINGLE ROOM ACCOMMODATION (SRA) BY-LAW (NO. 8733) (SRA ROOM UPGRADING GUIDELINES)			
Policies and Guidelines for the Upgrade of Rooms Designated under the Single Room Accommodation (SRA) By-law (No. 8733) (SRA Room Upgrading Guidelines)	Document Ownership (p.1)	*Amend:* Delete header and replace with **Arts, Culture and Community Services** header	To signify a change of ownership from PDS to ACCS
SRA Room Upgrading Guidelines	Title (p.1)	*Amend:* Rename document to "Policies and Guidelines for Converting SRA-Designated Rooms to Self-Contained Units"	To remove outdated language and references

Policy	Section/Page	Proposed Amendment	Rationale
SRA Room Upgrading Guidelines	Intent (p.1)	*Amend:* The intent of these guidelines is to provide ~~flexibility~~ direction on the conversion of rooms designated under the SRA By-Law to self-contained units to improve livability, ~~in rooms designated under the SRA By-law,~~ while minimizing ~~unit~~ room loss and maintaining affordability. This helps achieve the City's housing objectives of replacing SROs with self-contained housing that is affordable ~~of ending homelessness and improving the existing stock~~ for low-income singles.	To remove outdated language and references
SRA Room Upgrading Guidelines	Application and Intent (p.1-2)	*Amend*: These policies and guidelines are to be used in conjunction with the SRA By-law (No. 8733) that applies to designated properties in Vancouver's downtown core - the area bounded on the north by Burrard Inlet, on the west by Burrard Street, on the south by False Creek and on the east by Clark Drive as shown in Figure 1 below. ~~That the By-law applies to the downtown core is recommended for two reasons: first, the City maintains an inventory of the SRA stock in this area (the biannual Survey of Low-Income Housing in the Downtown Core done by the Housing Centre); and secondly, the area contains the majority of the city's SRA stock.~~ The policies and guidelines for the ~~upgrade~~ conversion of rooms designated under the SRA By-law to self-contained units are applicable to SRA Permit and development permit applications. Applicants should also refer to ~~the Vancouver Building By-law~~ to all other applicable by-laws and policies. An SRA Permit must be issued ~~approved~~ prior to the issuance of a development permit. SRA permits ~~can either be approved by Council or for the following applications, Council delegates approving authority to the Chief Housing Officer~~ must be approved by Council or, for social housing providers Council delegates approving authority to the General Manager of Arts, Culture and Community Services if the following criteria are met: (a) the applicant is a provider of social housing; (b) the conversion or demolition consists of upgrading a designated room to add bathroom and cooking facilities; (c) the ~~designated room~~ units will be used as social housing after the conversion or demolition; and (d) the ~~upgraded designated room is~~ units are secured as social housing through a Housing Agreement ~~As a condition of Development Permit for an upgraded SRA room, the registered owner shall execute a Housing Agreement which must be registered against the title of the property prior to issuance of the Development Permit to secure rents.~~ An SRA room being converted to a self-contained unit may include combining one or more rooms together and includes the addition of a private bathroom and cooking facilities. Converted SRA rooms that are at least 200 square feet will be removed from the SRA By-law, subject to Council approval. If a minimum of 200 square feet for a converted room cannot be achieved, an average of 200 square feet across all converted rooms will be considered for removal from the SRA By-law. To enable the conversion of rooms to self-contained units, a reduction to the total number of rooms, up to a maximum of 50%, will be considered. ~~An upgraded SRA room includes the addition of a private bathroom and cooking facilities to an existing room intended for single occupancy. Upgraded SRA rooms should not be larger than 250 square feet and will continue to be designated under the SRA By-law. In considering applications, Council or the Chief Housing Officer will consider the existing SRO rents, as well as the number of new social housing units that have been built in the area.~~	To enable the conversion of SRA rooms to self-contained social housing units

Policy	Section/Page	Proposed Amendment	Rationale
		In considering applications, Council or the General Manager of Arts, Culture and Community Services will consider the accommodation that will be available to the tenants affected by the conversion, the supply of low-cost housing in the area, the condition of the existing building and the need to replace or improve SRA- designated buildings across the city.	
SRA Room Upgrading Guidelines	General Design Considerations (p.2)	*Amend:* An application ~~for an upgraded~~ to convert or demolish SRA-designated rooms to create self-contained units is a conditional use and requires approval ~~by the Director of Planning or Development Permit Board~~ of a development permit. In the consideration to allow this use, livability and affordability will be primary goals. These policies and guidelines ~~delineate~~ outline a set of principles for livability, which include light and ventilation, privacy, amenity space, as well as affordability.	To remove outdated language and references
SRA Room Upgrading Guidelines	Living/Sleeping Space (p.2)	*Amend:* Due to small ~~room~~ unit size, the principal living area will likely also serve as the main sleeping area. As a result, consideration should be given to ensure the thoughtful design of this area so that it may accommodate a multitude of different functions.	To remove outdated language and references
SRA Room Upgrading Guidelines	Affordability (p.3)	*Delete and replace:* ~~Targets for affordability will be considered for permit approval. Targets for affordability are as follows:~~ ~~(a) 1/3 at the shelter component of income assistance (currently $375).~~ ~~(b) 1/3 at no more than the average SRO rent (as defined by the biennial Survey of Low-Income Housing - currently $450).~~ ~~(c) 1/3 above average SRO rents.~~ ~~As a condition of the SRA permit, Council or the Chief Housing Officer may require a housing agreement to secure rents.~~ Applications should aim to maximize affordability on all units, while considering existing senior government programs and project viability. Minimum affordability requirements are as follows: • For social housing, rents must align with the existing definition of social housing for the area. • For secured market rental projects, a minimum of 20% of units must be secured at the shelter component of income assistance (currently $500 for a single individual). Affordability will be secured through a Housing Agreement as part of the SRA permit conditions, subject to approval by Council or the General Manager of Arts, Culture and Community Services.	To enable the conversion of SRA rooms to self-contained social housing units
SRA Room Upgrading Guidelines	6. Tenant Protections (p.3)	*Insert new policy:* **Tenant Protections**	To strengthen tenant relocation and protection policies

Policy	Section/Page	Proposed Amendment	Rationale
		Applications to convert SRO rooms to self-contained units will be required to follow applicable tenant protection and relocation policies for all impacted tenants, as outlined in the DTES Tenant Protections in section 9.5 of the DTES Plan, and section 4.8 of the SRA By-Law.	
DESIGN AND DEVELOPMENT GUIDELINES			
Design and Development Guidelines	New 2.8	*Insert:* New section 2.8 Design lightcourts and lightwells to improve livability, per Appendix I.	To provide applicable design guidance for new forms of development
Design and Development Guidelines	New 5.7	*Insert:* New section 5.7 Heritage Context High Streetwall, per Appendix I.	To provide applicable design guidance for new forms of development
Design and Development Guidelines	5.7 (p. 100)	*Amend:* Amend and renumber section 5.7 Heritage Low-Rise, per Appendix I.	To provide applicable design guidance for new forms of development
Design and Development Guidelines	New 5.9	*Insert:* New section 5.9 Heritage High Streetwall, per Appendix I.	To provide applicable design guidance for new forms of development

Design and Development Guidelines

Applicable to

Downtown Eastside/ Oppenheimer ODP and FC-1 District Schedule,

Granville Street Plan,

Rupert and Renfrew Station Area Plan, and

R3, R4 and R5 Districts

November 2025

CITY OF VANCOUVER

Contents

2.8 Design lightcourts and lightwells to improve livability

Standards

Lightcourts

2.8.1 RZ DP Lightcourts should face the rear, front or exterior side yard of a development.

2.8.2 RZ DP Lightcourts should be generous in size and must occupy at least 25% of the total site area.

Lightwells

2.8.3 RZ DP Enclosed lightwells along the interior property line should be avoided. Lightwells may be considered on a case-by-case basis subject to urban design performance for sites that meet any one of the following criteria:

a) Where lightwells are required to maintain the function of an existing lightwell.

b) Where the proposed lightwell is for a low-rise form of development and does not exceed a height of 6 storeys.

Guidelines

2.8.4 RZ DP Where new development abuts or is adjacent to existing development with lightwells along the sidewalls or windows on the sidewalls, adequate light and ventilation for that existing development should be maintained.

2.8.5 RZ DP The size, layout, and design of the lightcourts and lightwells should demonstrate effective strategies for light penetration, ventilation, and fire safety. Special attention should be given to the design of mechanical systems to ensure proper ventilation and fire safety.

2.8.6 RZ DP When lightcourts or lightwells are used, primary spaces such as living rooms should not face directly onto them.

2.8.7 DP Light-reflective materials should be used on surfaces facing lightcourts and lightwells to maximize natural light and enhance the livability of adjacent rooms.

2.8.8 DP Lightcourts oriented to the front or exterior side yard should be treated as primary facades.

Animated Lightcourt facing the side street
The Duke, Vancouver, Canada.

B. BUILDING TYPES

This Chapter provides specific design guidance tailored to different building types, offering more detailed direction beyond the general guidance outlined in Chapter A.

The guidance in this Chapter recognizes the unique spatial, functional, and contextual requirements of various building types and aims to ensure that each contributes positively to the public realm, urban fabric, and overall livability of the city.

Applicants and staff only need to reference the Section relevant to their specific building type.

5 BUILDING TYPES

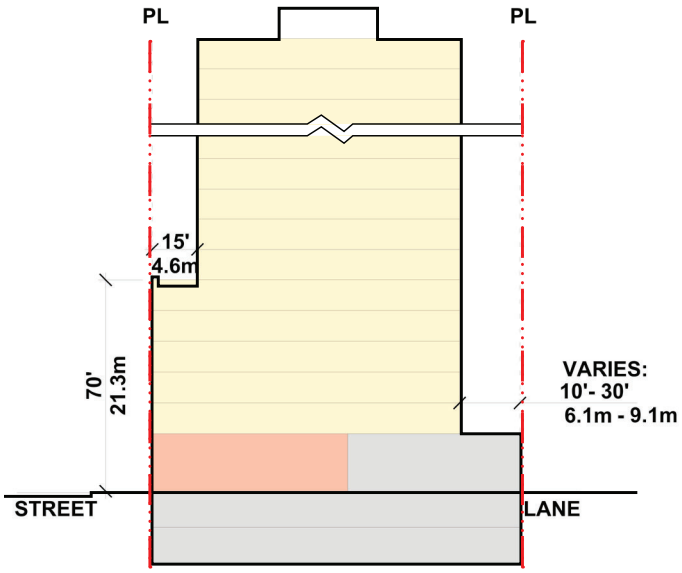
Standards and guidelines in this section are categorized based on the following building types:

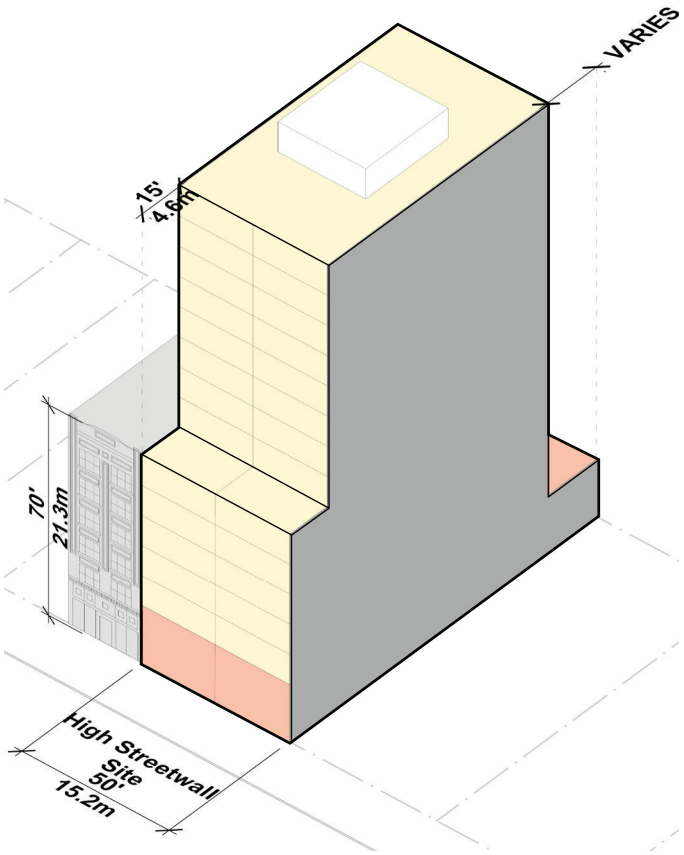
5.7 Heritage Context High Streetwall

This typology is applicable to the Downtown Eastside/ Oppenheimer District and Thornton Park.

Higher streetwall buildings of seven (7) storeys and above can be built on small sites that meet the minimum frontage requirement. This typology applies to new buildings constructed within areas that have an existing historic streetwall expression. To maintain the narrow frontage-built form character of the neighbourhood and reinforce a more human scaled streetwall, a setback above the 21.3 m (70 ft) historic streetwall is required. This typology typically includes ground-floor retail.

Note: The glossary definition of “tower” and “tower element,” as any development over 6 storeys (approximately 21.3 m or 70 ft.), does not apply to the heritage context high streetwall typology. Tower separation requirements are also not applicable to this typology.





Diagrams are for illustration purposes only and may not show maximum height allowable.

Table 7: Redevelopment Scenarios for Downtown Eastside/ Oppenheimer District and Thornton Park Areas

Standards			Reference
Site (minimum & maximum)	Frontage	Varies	DEOD ODP, FC-1 DS
Building Height (maximum)	Overall	Varies	DEOD ODP, FC-1 DS
	Streetwall	Typically 21.3 m (70 ft.) to align with context	DDG 5.7. Heritage Context High Streetwall: Streetwall Expression
Upper Level Setbacks	Front Yard	4.6 m (15 ft.) setback applied to massing above 21.3 m (70 ft.)	DDG 5.7. Heritage Context High Streetwall: Upper Level Setbacks
	Rear Yard	9.1 m (30 ft.) setback applied to massing above the first storey	
Amenity (minimum)	Indoor Amenity	Minimum 1.2 m^2 of space per dwelling unit	DDG 2.4 Indoor and Outdoor Amenity
	Outdoor Amenity	Minimum 2.0 m^2 of space per dwelling unit	
Private Open Space		Minimum 4.5 m^2 (48.4 sq. ft.) per dwelling unit	DDG 2.5 Balconies and Patios

5.7.1 Site Requirements

Standards

5.7.1.1 RZ DP The maximum frontage for mixed-use high streetwall developments over 27.4 m (90 ft.) in height is 45.7 m (150 ft.), provided the development complies with the streetwall expression standards for vertical articulation.

5.7.1.2 RZ DP Sites with no public view restrictions that meet the enabled frontages for *mixed-use towers sites*- typically 40.2 m (132 ft.) for corner sites and 45.7 m (150 ft.) for mid-block sites- should develop as a tower typology.

5.7.2 Streetwall Expression

Intent: Reinforce a fine grain and vertical rhythm of the existing streetwall and saw tooth profile.

Standards

5.7.2.3 RZ DP Vertical Articulation: Buildings with a street frontage of equal to or above 22.9 m (75 ft.) should be broken into smaller vertical sections no wider than 15.2 m (50 ft.) to reflect the historic pattern of development.

5.7.2.4 RZ DP Lower-level Massing: The height of the streetwall for the lower-level massing must not exceed 21.3 m (70 ft.), except in the following case:

a) Where the existing historic streetwall height exceeds 21.3 m (70 ft.), the lower-level height may be increased to reflect the existing condition, generally up to a maximum of 30.5 m (100 ft.).

5.7.3 Upper-Level Setbacks

Intent: Upper-level setbacks are intended to allow buildings to maintain a consistent zero lot line along interior property lines and reinforce the historic streetwall.

Standards

5.7.3.5 RZ DP All massing above 21.3 m (70 ft.) should be set back a minimum of 4.6 m (15 ft.) from the front property line, except in the following case:

a) In areas where the existing historic streetwall height exceeds 21.3 m (70 ft.), the required upper-level setback may apply only to massing located above the height of the existing streetwall.

5.7.3.6 RZ DP All massing above the first storey should be set back from the rear property line by a minimum of 9.1 m (30 ft.).

5.7.3.7 RZ DP The Director of Planning or the Development Permit Board may relax the upper-level setback from the rear property line under the following conditions:

a) For sites with frontages of 15.2 m (50 ft.) that provide:

i) A minimum setback from the rear property line of 3.0 m (10 ft.) for corner site.

ii) A minimum setback from the rear property line of 6.1 m (20 ft.) for mid-block sites.

iii) Units oriented towards the street and the lane.

b) For sites with frontages of 22.9 m (75 ft.) and above:

i) That provide a generous lightcourt and a minimum setback from the rear property line of 3.0 m (10 ft.).The lightcourt should be a continuous, open-to-the-sky space that covers at least 25% of the total site area.

ii) Where the maximum allowable floor plate does not exceed the floor plate dimensions allowed by the standard front and rear yard setbacks.

c) For courtyard buildings that:

i) Provide a minimum courtyard depth of 6.0 m (19.7 ft.) and a height-to-width ratio that ensures adequate light and ventilation for residential units—typically 1.5 : 1, with a maximum of 3 : 1. Increased massing at the rear property line may be permitted up to 30.5 m (100 ft.) in height.

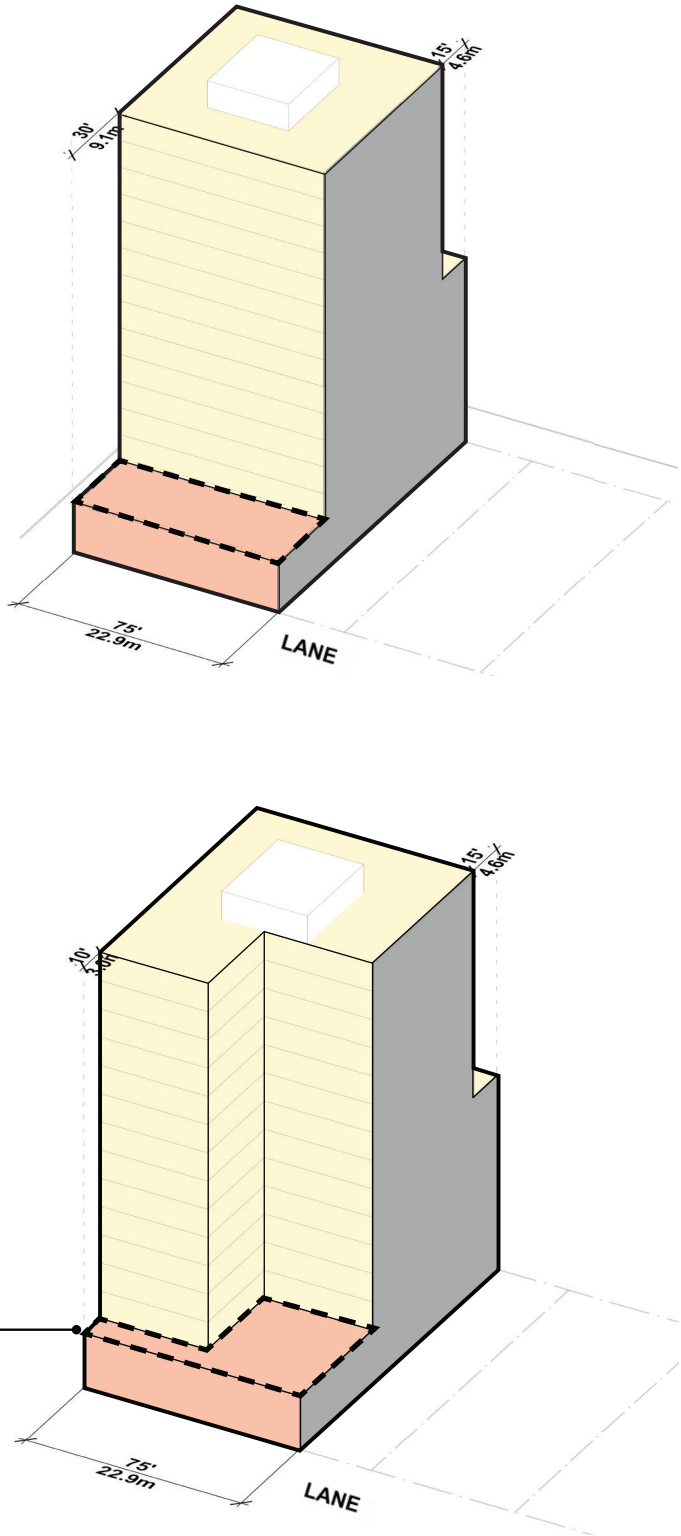


Figure 29. Diagram illustrating standard rear yard setbacks (top) and setback relaxations (bottom).

Note: The 9.1 m (30 ft.) rear yard setback may be reduced to a minimum of 3 m (10 ft.) if a generous lightcourt is provided, covering 25% of the site area as one continuous open-to-the-sky space.

5.7 HERITAGE CONTEXT HIGH STREETWALL

Figure 30.
Diagram illustrating form of development considerations for a 15.2 m (50 ft.) corner site.

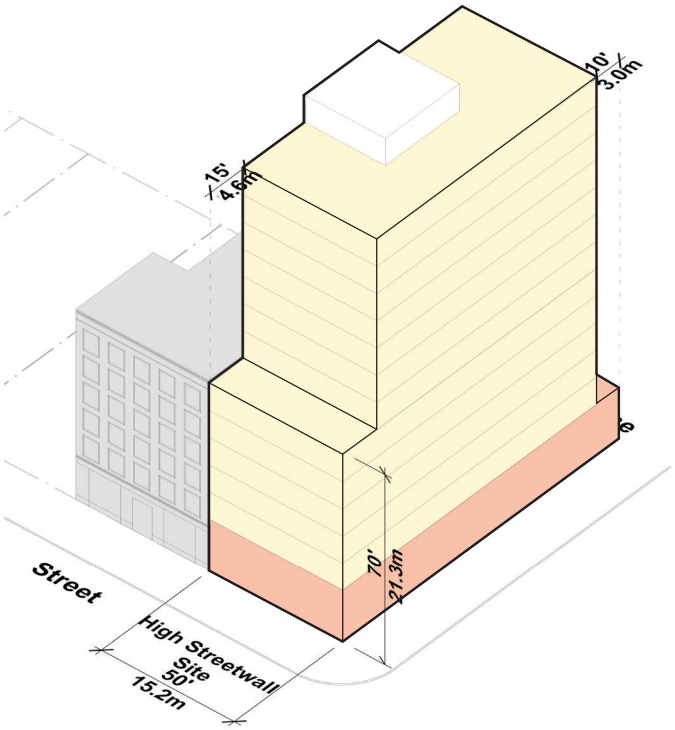
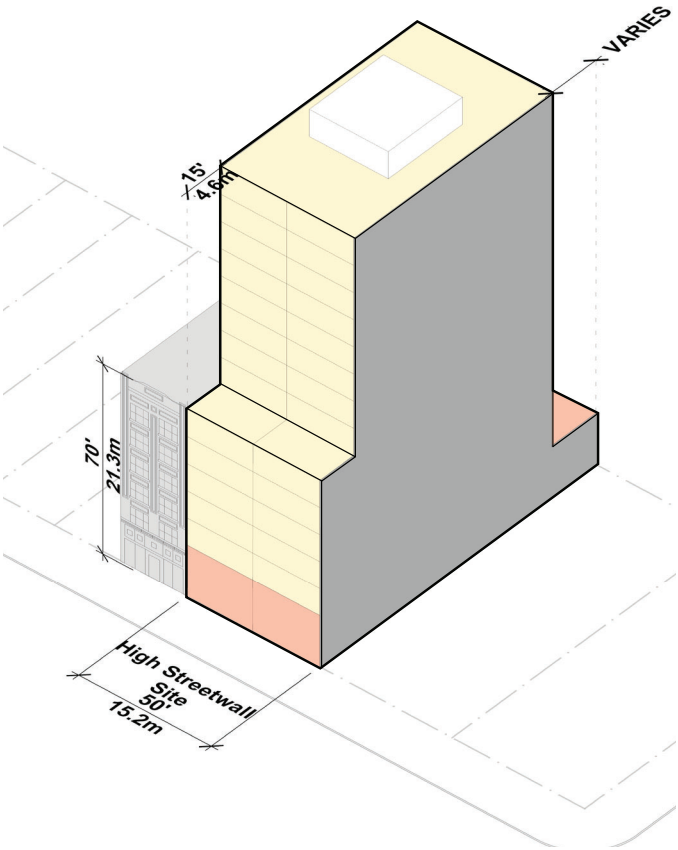


Figure 31.
Diagram illustrating form of development considerations for a 15.2 m (50 ft.) mid block site.



Small Frontage 15.2 m (50 ft.) Corner Development

Corner developments should locate their building core toward the interior property line. Units should be oriented toward the corner building faces and along the rear property line.

A minimum 3.0 m (10 ft.) rear yard setback should be provided for all portions of above the first storey.

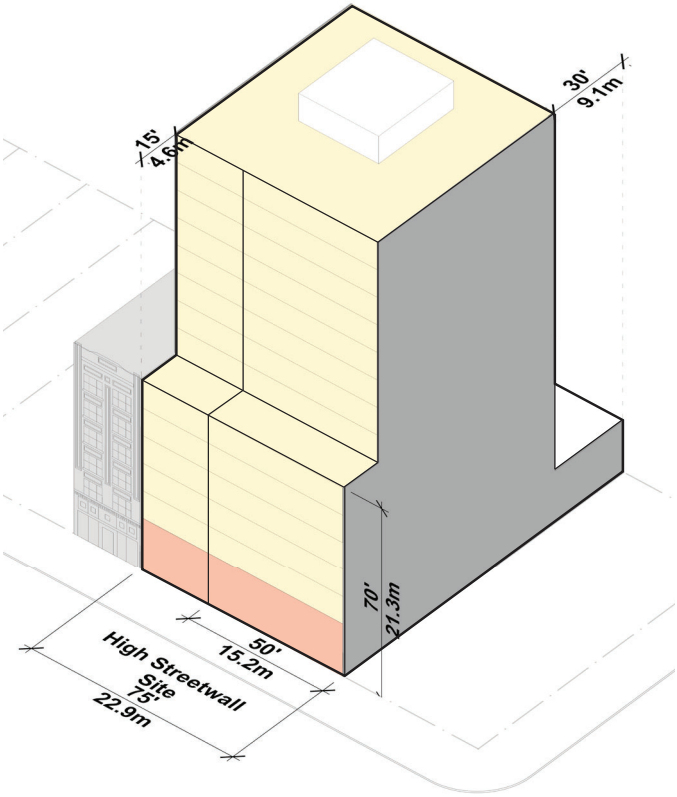
Diagrams are for illustration purposes only and may not show maximum height allowable.

Small Frontage 15.2 m (50 ft.) Mid-Block Development

Mid-block sites should locate their building core and internal storage areas within the central portion of the floor plate. Mid-block sites should provide units oriented toward the street and lane.

A minimum 6.1 m (20 ft.) rear yard setback should be provided for all portions above the first storey.

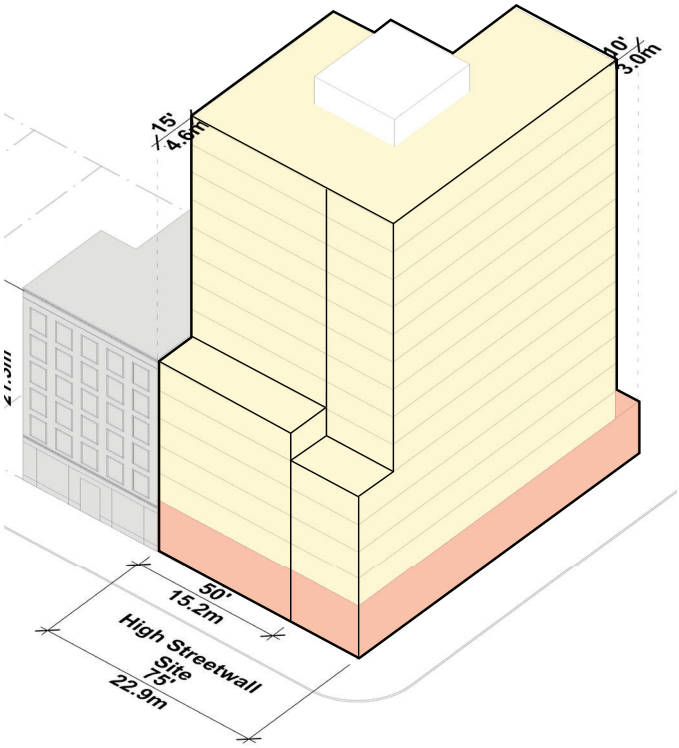
Figure 32.
Diagram illustrating development considerations for buildings with frontages over 22.9 m (75 ft.) and above. Note: vertical articulation into segments, up to a maximum width of 15.2 m (50 ft.).



Frontage ≥ 22.9 m (75 ft.)
Corner & Mid Block Development

A minimum 9.1 m (30 ft.) rear yard setback should be provided for all portions of above the first storey.

Figure 33.
Diagram illustrating frontages of 22.9 m (75 ft.) and above where a generous lightcourt is provided. Note: vertical articulation into segments, up to a maximum width of 15.2 m (50 ft.).



Frontage ≥ 22.9 m (75 ft.) with Lightcourt
Corner & Mid Block Development

Massing that encroaches into the rear yard setback may be considered on a case-by-case basis provided conditions of 5.7.3.7 (b) are met.


325

5.8 Heritage Low-Rise

Low-rise development options are for sites that do not pursue a tower form. Form of development should follow the Downtown ODP.

The Heritage Low-Rise typology refers to the conservation and improvement of a heritage property of a low-rise building form. This typically includes up to a 2 storey rooftop addition to the heritage building.

New low-rise buildings or additions to a heritage property should maintain the historic sawtooth streetscape profile and relate to character-defining elements of the adjacent heritage properties, particularly their scale, massing, and historic form of development.

Rooftop additions should be set back. New structures should be designed to prioritize conservation and structural retention of an existing heritage property. Streetwall heights are limited to 21.3 m (70 ft.) to reflect the historic pattern of development.

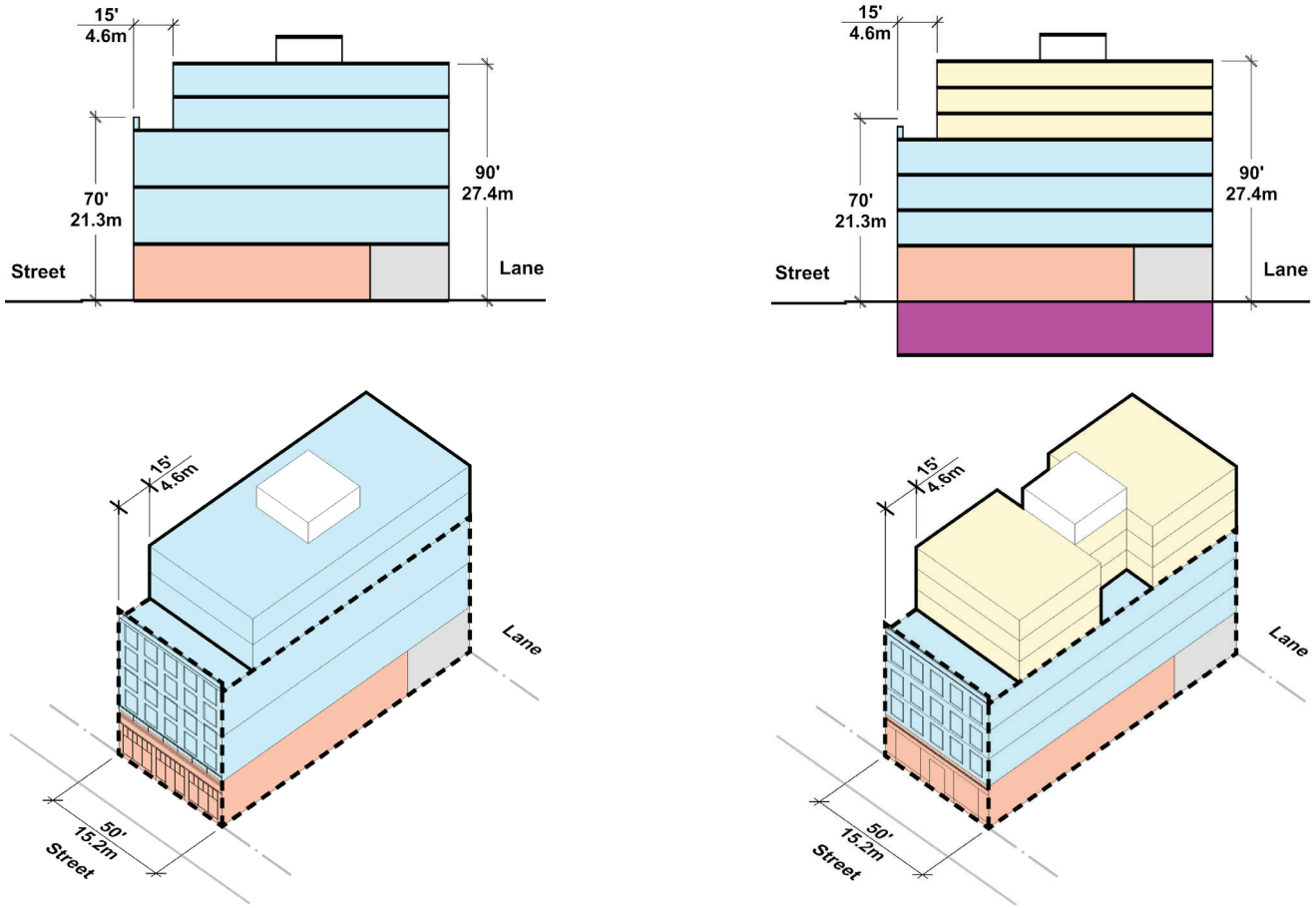


Figure 34. Rehabilitation:

- Structural retention and rehabilitation of heritage building.
- Optional rooftop setback addition (usually 1-2 storeys).

Residential **Commercial: Hotel and/or Office** **Commercial: Retail** **Cultural Space** **Parking** **Heritage**

5.9 Heritage High Streetwall

The heritage high streetwall typology applies to heritage retention and rehabilitation projects in the Downtown Eastside/ Oppenheimer District and Thornton Park areas. These projects should follow all applicable heritage policies, conservation standards, and guidelines.

Guidelines

5.9.3.1 RZ DP New development should be informed by the historic urban context in its built form, facade articulation and alignment with the street's established scale and rhythm.

5.9.3.2 RZ DP New development should maintain a consistent streetwall by reflecting the prevailing heights of neighbouring buildings while setting back the higher building components.

5.9.3.3 DP At the ground level, facades should follow the fine-grained pattern of storefronts and entrances, contributing to a cohesive, pedestrian-friendly public realm.

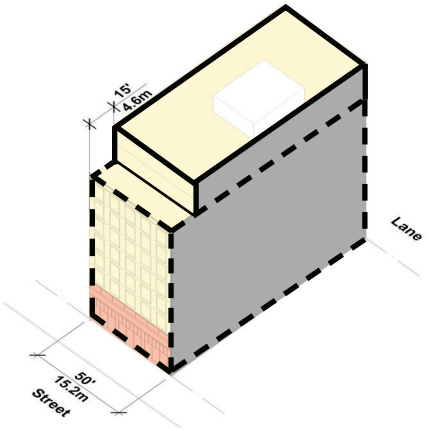


Figure 35.

Figure 36. Rehabilitation:

- Structural retention and rehabilitation of heritage building.
- Optional rooftop setback addition (usually 1-2 storeys).

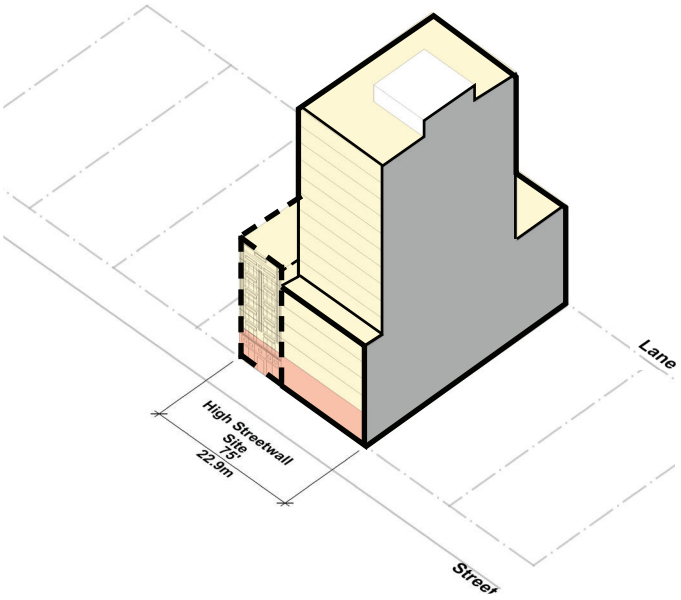


Figure 37.

Rehabilitation & New Development:

- Structural retention and rehabilitation of heritage building or its significant portion within a larger assembly.
- High streetwall form adjacent, and setback from, heritage building facades.

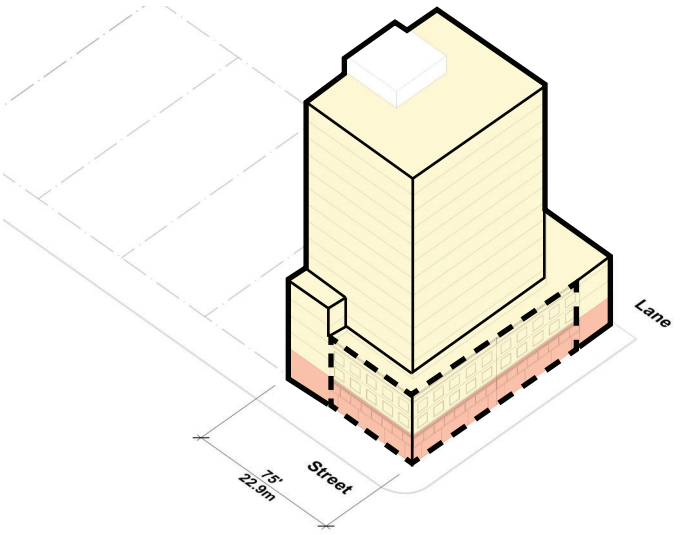


Figure 38.

Facade-Only Retention:

- Retention limited to heritage façades, integrated into podium.
- High streetwall form horizontally or vertically separated from the retained heritage facades.

Residential Use | Commercial Use | Party Wall | Heritage Redevelopment

Uplifting DTES - DEOD and Thornton Park Heritage Framework

Context:

Approximately 500 buildings in the Downtown Eastside (DTES) are listed on the Vancouver Heritage Register (VHR), reflecting their significance as anchors of neighbourhood history and identity. Within the Downtown Eastside/ Oppenheimer District (DEOD) and Thornton Park sub-areas, 54 buildings are listed, including 17 currently used as Single Room Occupancy (SRO) housing. Several others provide below-market housing options. However, decades of underinvestment and deferred maintenance have left many in disrepair, compromising both their heritage value and viability as housing and community-serving spaces. In response, the City has established goals to accelerate the replacement of SROs and increase new social housing in the DTES.

Purpose:

The Heritage Framework supports these goals by identifying which heritage buildings in the catchment area are suitable for replacement and which should be prioritized for retention and reinvestment. It includes an evaluation of each building's physical condition, functional appropriateness, and potential for redevelopment.

VANCOUVER HERITAGE REGISTER (VHR) BUILDINGS

- VHR-listed, with legal protection
- VHR-listed

— Downtown Eastside Sub-Area Boundaries

Map: VHR Buildings

This map identifies the VHR-listed buildings and highlights those with legal protection through municipal designation, Heritage Revitalization Agreements (HRAs), or Heritage Restoration Covenants (HCs).

Methodology:

Heritage planning staff evaluated the identified VHR-listed buildings based on their physical condition, functional appropriateness, and potential for redevelopment. The methodology uses six standardized criteria to provide a consistent framework for analysis:

Heritage Value and Evolution	Historical, cultural, and architectural significance, with a review of character-defining elements (CDEs) and changes over time
Building Condition and Structural Integrity	Based on available records of physical condition, structural issues, seismic resilience, and maintenance history
Functional Suitability	How effectively the building serves its current purpose
Capital Investment History	Records of past upgrades and how these may affect potential future redevelopment
Ownership and Tenure	Existing ownership structures and property management
Development Potential	Current zoning and land-use considerations, including barriers to redevelopment

Key Findings and Recommendations:

Based on the evaluation, buildings were categorized into two groups: **Redevelop,** which includes buildings prioritized for redevelopment due to significant deterioration and substandard functionality; and **rehabilitate**, which includes those with potential for continued use or improvement through rehabilitation.

Group 1: Redevelop / No further heritage review

- 27 VHR-listed buildings were identified as potential candidates for redevelopment.
- Common characteristics of these buildings include:
    - Significant deterioration due to lack of investment and maintenance
    - Limited capacity to meet current housing standards through renovation
    - Underutilization of the site relative to its development potential.
- **No further heritage review** will be required if demolition is proposed in support of new housing development.
- These properties will remain on the VHR until a development permit is approved and a demolition permit is issued. Formal delisting will only occur only after demolition is complete and Council approves removal from the Register.

- Owners may still choose to retain and rehabilitate these buildings; in which case the standard heritage review process will apply.

Buildings in Group 1 are also eligible for a simplified heritage review process for routine maintenance and minor upgrades. This streamlined approach is designed to support continued use and essential improvements while reducing review timelines and associated costs. Key features include:

- Pre-application review of proposed scope-of-work with heritage staff guidance
- Flexible application of *Standards & Guidelines for the Conservation of Historic Places in Canada* to accommodate housing programmatic needs
- No heritage advisory committee reviews.

Group 2: Rehabilitate/ Continued heritage review

- 27 VHR-listed buildings are recommended for retention and rehabilitation rather than replacement.
- These buildings are prioritized for retention based on one or more of the following:
    - Legal protection through municipal designation, Heritage Revitalization Agreement (HRA), or Heritage Restoration Covenant (HC)
    - Status as local landmarks with high cultural heritage value
    - Good overall physical condition and/or evidence of recent improvements
    - Limited potential for redevelopment or site consolidation

Heritage policies and review processes continue to apply to these buildings.

Rehabilitation may include adaptive re-use and, where appropriate, rooftop or side additions (typically on consolidated sites)**.** Privately owned buildings may be eligible for heritage incentives such as additional density or grants, subject to the standard heritage review process. Heritage Revitalization Agreements (HRAs) may be used to support conservation by permitting additional on-site density.

Buildings in Group 2 that are currently operating as SRO or non-market housing qualify for a simplified heritage review process for routine maintenance and renovations. The streamlined process includes:

- Pre-application review of proposed scope-of-work review with heritage staff guidance
- Flexible application of the *Standards & Guidelines for the Conservation of Historic Places in Canada*
- No heritage advisory committee reviews

HERITAGE FRAMEWORK

- Group 1: Redevelop / No further heritage review
- Group 2: Rehabilitate

— Downtown Eastside Sub-Area Boundaries

Map: Recommendations

This map shows the areal distribution of VHR-listed buildings, categorized by their evaluation outcomes.

Cultural Heritage Considerations

Many buildings in both groups provide commercial and service spaces that support community life alongside essential housing. In some cases, these uses hold cultural significance for the local community, including longstanding connections to equity-denied groups. For Group 1 buildings where such values have been identified, this information is noted in the building evaluation summary and recorded in internal planning notes (POSSE) to inform future development applications.

Resources

Vancouver Heritage Program
Vancouver Heritage Register
COV Housing and other internal data

Group 1: Redevelop

Building **1** of **27**

Address:	**123 E Hastings**		**Housing Type:**	**Housing not in use**
			VHR Building Info:	–
			Construction Date:	1903
Heritage Values & Evolution	This two-storey building is an example of early 20th century mixed-use architecture in the East Hastings corridor. It is valued primarily for the physical attributes of its architectural design. Notable and relatively intact CDEs include the sandstone construction, steel beam on the front façade, and sheet metal cornice with decorative scrolls. The upper storey fenestration is distinct, featuring Art Nouveau-style ornamentation including stone sills, ball ornaments, and heavily scrolled surrounds on the small ovoid windows. While these upper façade elements remain largely intact, the main floor storefront has been altered. For more info, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in deteriorated physical state. There are no major structural or seismic upgrades on record. [A 2018 structural assessment found "no significant signs of deterioration or overstress" and concluded that the structural integrity of the brick masonry walls did not appear to be compromised.]			
Functional appropriateness	This building was constructed with ground-level commercial space and second floor lodgings. It is currently vacant and seems to have been vacant for over 20 years. The existing lodging spaces are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	There are no significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned and currently vacant, with evidence suggesting it has been unoccupied for approximately twenty years.			
Development Potential	This building is not protected by heritage designation or other legal restrictions precluding redevelopment. The site is underdeveloped under current zoning and may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	While this building's CDEs are relatively intact and it retains it original mixed-use configuration, the lodging spaces are outdated do not meet minimum housing standards, significantly compromising liveability. There are no recorded major upgrades, including structural, seismic or building systems improvements. As a privately owned property, this site presents potential for consolidation with adjacent parcels and future housing redevelopment.			
Recommendation	Group 1: Redevelop (no future heritage review)			

Group 1: Redevelop

Building **2** of **27**

Address:	**235 E Hastings St**		**Housing Type:**	**SRO- Private**
			VHR Building Info:	Hotel Empress
			Construction Date:	1913
Heritage Values & Evolution	The eight storey Hotel Empress is an example of early 20th-century hotel architecture in the East Hastings corridor. It was developed as an extension to the adjacent Phoenix Hotel to the east. It is valued for both its prominent physical presence in the streetscape anchoring the sawtooth skyline of the 200 East Hastings block, and its distinctive design. CDEs include its tall, narrow massing and alternating bands of smooth and rusticated stone; the wide overhanging metal cornice wrapping around three sides, and finishes including imported pressed brick and sandstone detailing. The building retains three forms of historic signage, including a 1940s neon sign. These elements reflect the building's original function catering to tourists and business travellers, and the early commercial development of the street. For more info see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	The building was originally constructed with ground-level pub space and hotel-style lodging in the seven upper storeys. It continues to serve those functions, with the residential units now operating as long-term SRO housing. It is being used in accordance with the original design and retains the original interior configuration. The existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, private bathrooms and kitchens. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	Fire alarm panel upgrade noted in 2023. No other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned. A pub currently operates at ground level and SRO hotel with 32 rooms on the upper floors.			
Development Potential	The building is not protected by heritage designation or other legal restrictions that would preclude redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	While this building's CDEs are relatively intact and it retains its original mixed-use configuration, the lodging spaces are outdated and do not meet minimum housing standards, significantly compromising livability. There are no recorded major upgrades, including structural, seismic, or building systems improvements, although a fire alarm panel upgrade was noted in 2023. As a privately owned property, the site presents potential for consolidation with adjacent parcels and future housing redevelopment Note: The ground-level Empress Pub is regarded by the community as a safe space for seniors to socialize.			
Recommendation	Group 1: Redevelop (no future heritage review)			

Group 1: Redevelop

Building **3** of **27**

Address:	**237 E Hastings St**		**Housing Type:**	**SRO – Chinese Benevolent Society**
			VHR Building Info:	Phoenix Hotel
			Construction Date:	1908
Heritage Values & Evolution	The Phoenix Hotel is a five-storey masonry mixed-use building, valued for its architectural expression, contribution to the sawtooth skyline of the 200 East Hastings block, and ongoing association with the Chinese Canadian community. Originally named the Empress Hotel, it featured a ground-floor barber shop operating until the 1930s. In 1912, the building was connected to the new Hotel Empress to the west. Today, it is the headquarters of the Toi Shan Benevolent Society. Architecturally, the building is notable for its Italianate features, including a glazed brick façade and symmetrically arranged fenestration with bay windows. Other relatively intact CDEs include the overhanging sheet metal cornice with dentils and a secondary cornice above the storefront. Its five-storey height bridges the scale of the adjacent eight- and three-storey buildings, reinforcing the varied rhythm of the streetscape. For more info, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	The building was originally constructed with ground-level commercial space and hotel-style lodging above. It continues to serve those functions, with the residential units now operating as long-term SRO housing. It is being used in accordance with the original design and retains the original interior configuration. The existing lodging spaces are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, private bathrooms, and kitchens. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	The capital investment history for the site is limited. Most recently, Council approved two grants to support electrical upgrades, roof repairs, and interior renovations to the common kitchen and washrooms. Funding also covered a Building Condition Assessment to identify additional critical needs. This work is currently underway. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned by a Chinese Benevolent Society, the Natives of Toi Shan Society. The building provides residential accommodation, and a convenience store currently operates at ground level.			
Development Potential	The building is not protected by heritage designation or other legal restrictions precluding redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	While this building's CDEs are relatively intact and it retains its original mixed-use configuration, the lodging spaces are outdated and do not meet current minimum housing standards, significantly compromising livability. There is no record of major upgrades, including structural, seismic, or building systems improvements. As a privately owned property, the site presents an opportunity for potential consolidation with adjacent parcels and future redevelopment for housing. Note: The building is owned and occupied by the Toi Shan Benevolent Society. The lodging spaces currently house members of the Chinese community, most of whom are likely seniors.			
Recommendation	Group 1: Redevelop (no future heritage review)			

Address:	**239-241 E Hastings**		**Housing Type:**	**SRO - Private**
			VHR Building Info:	Belmont Building
			Construction Date:	1904
Heritage Values & Evolution	The three-storey wood-frame Belmont Building is a mixed-use structure valued primarily for the physical attributes of its Italianate architectural design and position in the sawtooth skyline of the 200 block. It is one of the few remaining wood-clad buildings along the Hastings corridor. Its relatively intact CDEs include the horizontal wood siding with applied detailing, two storey bay windows with central balconies, demi-lune transom windows, and ornate wooden features including scroll brackets and a dentilled cornice below the upper eaves. For more info, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	This building was constructed as a family dwelling, store, and apartment; rooms were rented beginning in 1905. It continues to serve its original mixed-use function, with the residential units now operating as long-term SRO housing. The existing lodging spaces are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, private bathrooms, and kitchens. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	There are no significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned. A convenience store currently operates at ground level and SRO hotel with 18 rooms on the upper floors.			
Development Potential	The building is not protected by heritage designation or other legal restrictions precluding redevelopment. The site is underdeveloped under current zoning It may offer potential for consolidation with adjacent parcels to support future housing development			
Summary	While this building's CDEs are relatively intact and it retains its original mixed-use function, the housing is outdated, and falls below minimum standards, compromising livability. It has no major upgrades on record, with no known structural / seismic or building systems improvements. Privately owned and managed, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Group 1: Redevelop

Building **5** of **27**

Address:	**301 E Hastings St**		**Housing Type:**	**No housing**
			VHR Building Info:	Salvation Army Temple
			Construction Date:	1949
Heritage Values & Evolution	The Salvation Army Temple is a two-storey institutional building designed in the Moderne style, valued for both its architectural expression and its historical and cultural associations. Originally constructed as the Salvation Army's Provincial Headquarters, it housed barracks and administrative offices. The Salvation Army has been a key presence in Vancouver since its establishment here in 1887, providing care and shelter for vulnerable populations. The building's later use by the Golden Buddha Monastery adds another layer of cultural and community association. Architecturally, this building is representative of the Moderne style, with relatively intact CDEs including a poured-in-place concrete façade, a steel column and concrete pier structural system, beveled corners, notched buttresses, fluted concrete panels, and original exterior light fixtures. Its massing, corner location, and original metal windows reinforce its institutional presence along the Hastings corridor. While it has been vacant since 2001 and is in a general state of disrepair, the CDEs are relatively intact. For more info see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	This building was developed as a multifunctional place of assembly to support the organization's broad social, spiritual, and administrative functions. It housed a variety of programmatic spaces that served both internal operations and public outreach. The building's later use by the Gold Buddha Monastery continued its role as a place of gathering and spiritual practice. Although this building is currently vacant and not in active use, there is no record of substantial interior alterations that would compromise the integrity of the original programmatic spaces.			
Capital investment history	Restoration in 1954; the scope of work is unknown. There are no significant capital investments on record since that time.			
Ownership/ Tenure/ Management	This building is owned by Vancouver Coastal Health.			
Development Potential	The building is not protected by heritage designation or other legal restrictions precluding redevelopment. The site is underdeveloped under current zoning It may offer potential for consolidation with adjacent parcels to support future housing development			
Summary	While this building's CDEs remain relatively intact, it has been vacant and in a state of disrepair for the past 25 years. Now owned by Vancouver Coastal Health, the site presents potential for redevelopment to support housing and social service uses.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Group 1: Redevelop

Building **6** of **27**

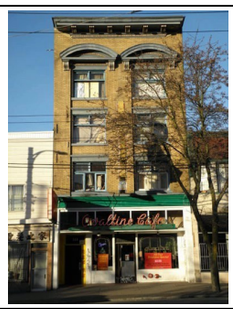
Address:	**341 E Hastings**		**Housing Type:**	**SRO - Private**
			VHR Building Info:	Tweedale Block
			Construction Date:	1910
Heritage Values & Evolution	The four storey Tweedale Block is an example of Edwardian-era mixed use architecture in the East Hastings corridor. It is valued primarily for the physical attributes of its architectural design as a rooming house. CDEs include its symmetrical façade with glazed brick on the front elevation, side light wells, and sheet metal cornice with decorative brackets; relatively intact decorative details include keystones atop the upper-storey window pairs, the ovoid name plaque below the cornice, initialled spandrels, and vegetative ornamentation. For more info, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	This building was originally built as a rooming house with retail at ground level. It continues to serve those functions, with the residential units now operating as long-term SRO housing. It is being used in accordance with the original design and retains the original interior configuration. The existing lodging spaces are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	There are no significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned and operated. It is currently used as an SRO hotel with 23 rooms; the ground level retail space is used as a convenience store. The SRO is privately managed.			
Development Potential	The building is not protected by heritage designation or other legal restrictions precluding redevelopment. The site is under- developed under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development			
Summary	While this building's CDEs are relatively intact and it retains its original mixed-use function, the housing is outdated, and falls below minimum standards, compromising livability. It has had no major upgrades, with no structural / seismic or building systems improvements on record. Privately owned and managed, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**633 E Hastings St**		**Housing Type:**	**No housing**
			VHR Building Info:	–
			Construction Date:	1940
Heritage Values & Evolution	This one-storey wood frame building is valued primarily for the physical attributes of its commercial architectural design. Its CDEs remain relatively intact, including the symmetrical composition, glazed brick façade, and parapet wall rising above a shallow cornice that caps the storefront windows.			
Building Condition & Structural Integrity	This building appears to be in functional condition There are no major structural or seismic upgrades on record.			
Functional appropriateness	This building was purpose-built for commercial use and has maintained that function throughout its history. Its uses have ranged from a public-facing butcher and grocery store to a laundromat and light industrial factory. It continues to serve in a retail capacity.			
Capital investment history	There are no significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned. It currently operates as a pharmacy.			
Development Potential	The building is not protected by heritage designation or other legal restrictions precluding redevelopment. The site is currently under-developed relative to its zoning potential and may offer opportunities for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains is commercial function. It has had no major upgrades, with no structural / seismic or building systems improvements on record. Privately owned and managed, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Group 1: Redevelop

Building **8** of **27**

Address:	**242-244 E Hastings St**		**Housing Type:**	**SRO - Private**
			VHR Building Info:	F. Morgan Building
			Construction Date:	1910
Heritage Values & Evolution	The three storey F. Morgan Building is an example of early 20th-century mixed-use architecture in the East Hastings corridor. It is valued primarily for the physical attributes of its architectural design. Relatively intact CDEs include glazed white brick with bull-nosed corners, a dentilled top cornice, secondary cornice above the storefront, and the raised “F MORGAN BUILDING” signage; the original pivoted windows have likely been replaced and the painted sign on the western façade is no longer visible. For more info see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	The building was originally constructed with ground-level commercial space and hotel-style lodging above. It continues to serve those functions, with the residential units now operating as long-term SRO housing. It is being used in accordance with the original design and retains the original interior configuration. The existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	Restoration in 1950; the scope of work is unknown. There are no significant capital investments on record since that time.			
Ownership/ Tenure/ Management	This building is privately owned and operated. It is currently used as an SRO hotel with 25 rooms; the ground level retail space is in use as a convenience store.			
Development Potential	The building is not protected by heritage designation. The site is considered underdeveloped under current zoning. It could potentially be consolidated with adjacent properties for future housing development.			
Summary	While this building’s CDEs are relatively intact and it retains it original mixed-use function, the housing is outdated, and falls below minimum standards, compromising livability. It has had no major upgrades since 1950, with no structural / seismic or building systems improvements on record. Privately owned and managed, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

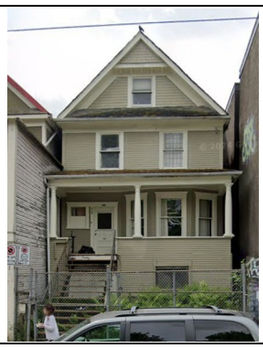
Address:	**249-251 E Hastings St**		**Housing Type:**	**SRO - Private**
			VHR Building Info:	Afton Hotel Ovaltine Cafe
			Construction Date:	1910
Heritage Values & Evolution	The Afton Hotel is a four-storey masonry mixed-use building designed in the Italian Renaissance Revival style. It is valued for the physical attributes of its architectural design, contribution to the 200-block East Hastings streetscape, and the 1940s renovation and ongoing use of the commercial space as a cafe. Designed as an apartment building, it was adapted for offices before returning to residential use in 1925. CDEs include the symmetrical masonry facade, rusticated stone string courses, arched top floor window pediments, and sheet metal cornices. The ground floor commercial space was renovated as a cafe in 1942; the original booths, coffee counter, mirrors, and varnished woodwork are intact and in use. The neon signage designed by Wallace Neon in 1942 is operational. For more info, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	The building was originally constructed with ground-level commercial space with apartments. It continues to serve those functions, with the residential units now operating as long-term SRO housing. It is being used in accordance with the original design. The existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	There are no significant capital investments on record.			
Ownership/ Tenure/ Management	The building is privately owned and operated. It functions as a single-room occupancy (SRO) hotel comprising 28 rooms, with the ground-floor retail space occupied by a café.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains it original mixed-use function. It has no major upgrades on record, with no structural / seismic or building systems improvements. Privately owned and managed, this site presents potential for consolidation with adjacent sites and future housing redevelopment. Note: The Ovaltine Café holds strong community value as a long-standing, affordable eatery and informal gathering place.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Group 1: Redevelop

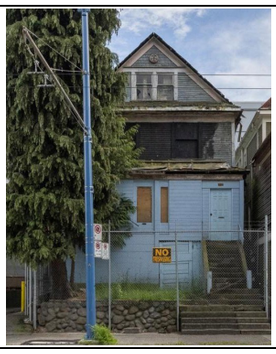
Building **10** of **27**

Address:	**635-637 E Hastings St**		**Housing Type:**	SRO - Private
			VHR Building Info:	Shamrock Hotel
			Construction Date:	1912
Heritage Values & Evolution	This three-storey mixed-use building is valued primarily for the physical attributes of its Edwardian architectural design. Relatively intact CDEs include the symmetrical arrangement of the upper floor fenestration, an offset entrance, glazed brick cladding, dentilled overhanging cornice, and glass sidewalk prisms. For more info, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	The building was originally constructed with ground-level commercial space and lodging above. It continues to serve those functions, with the residential rooms now operating as long-term SRO housing. It is being used in accordance with the original design and retains the original interior configuration. The existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	Restoration in 1920; the scope of work is unknown. There are no significant capital investments on record since that time.			
Ownership/ Tenure/ Management	This building is privately owned and operated. It is used as an SRO hotel with 29 rooms. The ground level retail space is used as a grocery store.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original mixed-use function. It has no major upgrades on record, with no structural / seismic or building systems improvements. Privately owned and managed, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**304 Dunlevy Ave**		**Housing Type:**	**No housing**
			VHR Building Info:	–
			Construction Date:	1912; expanded 1938
Heritage Values & Evolution	The former Armstrong Funeral Home is valued for its role in the Edwardian-era commercial development of the Downtown Eastside to include infrastructure for a settled population, for physical and functional elements of its design, and for subsequent additions in the Art Deco style. The original, southern section designed by Horel & Roberts, is a two-storey Edwardian-era structure featuring a raised parapet, horizontally divided façade with decorative cornices, a recessed entry with Ionic columns, granite and white stone trim, and regular fenestration including double-hung and tripartite casement windows with awning transoms. It is relatively intact, including modifications to complement the later addition. The northern chapel wing was added in 1938. Designed by Watson & Blackadder in the Art Deco style, its relatively intact CDEs include a windowless front façade with a peaked pediment, tall arched entry engraved with 'CHAPEL,' decorative urn motifs, a drive-through hearse passage, courtyard with a wall-mounted fountain, leaded-glass tripartite window above the entrance, and multi-pane wood casement windows. For more info, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition. There are no major structural or seismic upgrades on record.			
Functional appropriateness	No longer used for its original function as a funeral home, this building has been adaptively reused to accommodate a studio, showroom, and public event venue. It now supports a range of non-profit, cultural, and community-based functions, while retaining its architectural integrity and continuing its role as a place of service and gathering.			
Capital investment history	Renovation recorded in 1965; the scope of work is unknown. Subsequent interior alterations include upgrades to exit corridors to bring the 2nd storey to compliance. No other significant capital investments have been recorded.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development. Note: This building functions as a studio, showroom, and public event venue, fostering creative activities, commercial art sales, and community engagement.			
Summary	This building's CDEs are relatively intact, and it has been adapted to cultural and community-based functions. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**518 E Cordova St**		**Housing Type:**	**Private single family**
			VHR Building Info:	Carlson House
			Construction Date:	1908
Heritage Values & Evolution	This two-and-a-half storey, front-gabled wood-frame house is representative of the early 20th-century redevelopment of the blocks east of Oppenheimer Park for single-family housing. It is valued for its Edwardian-era residential design, its contribution to the historic streetscape of the 500 block of East Cordova Street, and its longstanding use by the Yan Fraternal Society until the property was sold in 2022. (Artifacts associated with the Society were donated to the Chinatown Storytelling Centre.) CDEs that remain largely intact include a full-width front porch supported by Ionic-style columns, an off-set entrance, and an adjacent bay window that contributes to the asymmetrical front façade. The house retains its wood façade, trim, and horizontal clapboard siding. Additional features include double-hung windows, an attic dormer, and overhanging eaves.			
Building Condition & Structural Integrity	The building appears to be in functional condition. It is relatively well-maintained and its character defining heritage elements are intact. There are no major structural upgrades on record.			
Functional appropriateness	This building was originally constructed as a single-family house, and it continues to serve that function.			
Capital investment history	Restoration recorded in 1950; the scope of work is unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, including the 1913 adaptations. It has been restored to its original function as a single-family residence with a secondary suite. Privately owned, the site may present opportunities for consolidation with adjacent parcels, offering potential for future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**522-524 E Cordova**		**Housing Type:**	**Private single family**
			VHR Building Info:	–
			Construction Date:	1907
Heritage Values & Evolution	This two-and-a-half storey, front-gabled wood-frame house is representative of early 20th-century redevelopment of the blocks east of Oppenheimer Park for single-family housing. It is valued primarily for the physical attributes of its Edwardian-era residential design and its contribution to the historic streetscape of the 500 block of East Cordova Street. CDEs that remain largely intact include the wood façade, trim, horizontal clapboard siding, and fish-scale shingles in the gable. The basement and ground floor were extended to the sidewalk in 1913 to accommodate a storefront and office. This modification exemplifies the integration of residential and commercial functions that characterized this part of the city in the early 20th century.			
Building Condition & Structural Integrity	This building appears to be in functional condition. It is relatively well-maintained with many of its character defining heritage elements intact. There are no major structural upgrades on record.			
Functional appropriateness	Originally constructed as a single-family residence, this building was adapted in 1913 to incorporate office, and retail uses in the basement and first floor. In 1945, it was converted into a rooming house, serving in that capacity for an unknown period. The building later returned to single-family use, with a secondary suite added in 2015.			
Capital investment history	A renovation was recorded in 1970; the scope of work is unknown. In 2015, exterior and interior alterations were undertaken to convert the existing single-family dwelling into a principal residence with a secondary suite, accessed from East Cordova Street and the rear lane. No other major capital investments are documented.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, including the 1913 adaptations. It has been restored to its original function as a single-family residence with a secondary suite. Privately owned, the site may present opportunities for consolidation with adjacent parcels, offering potential for future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**526 E Cordova St**		**Housing Type:**	**Private single family**
			VHR Building Info:	Webster House
			Construction Date:	1910
Heritage Values & Evolution	This two-and-a-half storey, front-gabled wood-frame house is representative of early 20th-century residential redevelopment in the blocks east of Oppenheimer Park, reflecting the transition to single-family housing in this area. It is valued for its Edwardian-era architectural design, its contribution to the historic streetscape of the 500 block of East Cordova Street, and for its layered cultural and institutional associations. It was initially used by the Japanese Catholic Mission School until 1918, when it was purchased by the Tanaka family. By 1941, it was the location of the Vancouver Tenrikyo Church. The Gomon (Japanese family crest) on the front gable likely dates from this period. CDEs that remain intact include the overall form, horizontal wood clapboard siding, upper-storey fenestration, and double-hung windows on the upper storeys; the Gomon installed in the shingled eve. Alterations to the basement and first-floor façade resulted in the loss of defining features, including the original full-width front porch and primary entrance.			
Building Condition & Structural Integrity	The building appears to be in functional but deteriorated physical condition, with evidence of partial renovations to the basement and first-floor façades. A development permit was issued in April 2025 for exterior and interior alterations for continued residential use. There are no records of major structural upgrades to the building.			
Functional appropriateness	This building was originally constructed as a single-family house and continues to serve that function, with the addition of a secondary suite noted.			
Capital investment history	Restoration recorded in 1950; the scope of work is unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are partially intact. It continues its original function as a single-family residence with the addition of a secondary suite. Privately owned, the site may present opportunities for consolidation with adjacent parcels, offering potential for future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**605 E Cordova St**		**Housing Type:**	**Private single family**
			VHR Building Info:	–
			Construction Date:	1889
Heritage Values & Evolution	This 1889 wood-frame, front gabled house exemplifies late 19th-century residential architecture in Vancouver. It is valued primarily for the physical attributes of the architectural design, and contribution to the historic character of the 600 block of East Cordova St. It features a full-width front porch with a hipped roof, double hung windows, a clapboard façade, period porch detailing, and drop siding. The CDEs remain relatively intact, with some modifications to one upper floor window.			
Building Condition & Structural Integrity	This building appears to be in functional condition. It is relatively well-maintained with some character defining heritage elements intact. There are no major structural upgrades on record.			
Functional appropriateness	This building was originally constructed as a single-family house, and it continues to serve that function.			
Capital investment history	Renovations were recorded in 1960 with the scope of work unknown. The electrical panel was upgraded in 2013 to increase service from 30 to 100 amps. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original single family residential function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: (No future heritage review)			

Address:	**655 E Cordova St**		**Housing Type:**	**Private single family**
			VHR Building Info:	–
			Construction Date:	1901
Heritage Values & Evolution	Built in 1900, this two-and-a-half storey wood-frame, front gabled house is typical of early 20th-century residential architecture in Vancouver. It is valued primarily for the physical attributes of the architectural design, and contribution to the historic character of the 600 block of East Cordova Street. It features a full width front porch supported by paired rectangular columns, an offset entry door with adjacent bay window, and wood cladding with narrow clapboard siding. Decorative detailing such as moulding, trim, and patterned shingles in the gable reflect period craftsmanship. Originally constructed as a residence, it was modified for office and retail use in 1914 and later returned to residential use, although the date of this change is unknown.			
Building Condition & Structural Integrity	This building appears to be in functional condition. It is relatively well-maintained with some character defining heritage elements intact. There are no major structural upgrades on record.			
Functional appropriateness	This building was originally constructed as a single-family house, and it continues to serve that function.			
Capital investment history	Notable reinvestments in the building include the 1914 conversion of the ground floor to accommodate office and commercial uses, and an electrical-panel upgrade carried out circa 1996 to modernize the building's power distribution and improve safety. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original single family residential function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**657 E Cordova St**		**Housing Type:**	**Private single family**
			VHR Building Info:	–
			Construction Date:	1901
Heritage Values & Evolution	Built in 1901, this two-storey wood frame house exemplifies the Box style and retains several distinctive and rare features. It is valued primarily for the physical attributes of the architectural design, and contribution to the historic character of the 600 block of East Cordova Street. Notable and largely intact CDEs include a row of closely spaced brackets along the soffits, three evenly spaced upper-storey windows, and cylindrical porch columns. The wood façade, trim, and clapboard siding showcase traditional craftsmanship.			
Building Condition & Structural Integrity	This building appears to be in functional condition. It is relatively well-maintained and its character defining heritage elements are intact. There are no major structural upgrades on record.			
Functional appropriateness	This building was originally constructed as a single-family house, and it continues to serve that function.			
Capital investment history	Restoration recorded in 1990; the scope of work is unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original single family residential function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**627-629 E Cordova**		**Housing Type:**	**Private single family**
			VHR Building Info:	–
			Construction Date:	1899
Heritage Values & Evolution	Built in 1899, this one-and-a-half storey, front-gabled wood-frame house is a representative example of late Victorian residential architecture in Vancouver. It is valued for its architectural design and for its contribution to the historic character of the 600 block of East Cordova Street. Relatively intact CDEs include a full-width front porch supported by columns, a hipped roof, offset entry with a square bay window, double-hung windows, horizontal clapboard and drop siding on the lower level, and wood shingles on the upper level, including decorative patterned shingles in the gable.			
Building Condition & Structural Integrity	This building appears to be in functional condition. It is relatively well-maintained with most of its CDEs intact. There are no major structural upgrades on record.			
Functional appropriateness	This building was originally constructed as a single-family house and continues to serve that function, with the addition of a secondary suite noted.			
Capital investment history	Renovations were recorded in 1970 with the scope of work unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original single family residential function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**511-513 E Cordova St**		**Housing Type:**	**Private single family**
			VHR Building Info:	Leatherdale-McKelvie House
			Construction Date:	1891
Heritage Values & Evolution	This house is a front-gabled, two-and-a-half storey wood-frame residence constructed in 1891. Originally addressed as 501 Oppenheimer Street, the property was renumbered in 1901. It is valued as representative of late Victorian residential architecture, evident in its vertical form. Although no formal evaluation is on file, the house appears to retain CDEs including wood cladding, decorative moulding and trim features. While some alterations are likely, its overall form and material expression remain legible.			
Building Condition & Structural Integrity	This building appears to be in functional condition. It is relatively well-maintained with some character defining heritage elements intact. There are no major structural upgrades on record.			
Functional appropriateness	Originally constructed as a single-family residence, the building continues to serve a residential function and is noted to include a secondary suite.			
Capital investment history	Restoration in 1970; the scope of work is unknown. The electrical panel was updated in 2004. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underdeveloped under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its single-family residential function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**101 E Hastings St**		**Housing Type:**	**SRO - BC Housing**
			VHR Building Info:	Irving Hotel
			Construction Date:	1906
Heritage Values & Evolution	This four-storey masonry mixed-use building is representative of early 20th-century development along the Hastings corridor. Located at the northeast corner of Hastings and Columbia Streets, it exemplifies the Edwardian-era rooming house typology, designed to provide lodging and services for Vancouver's seasonal workforce. It is valued for its architectural design and its connection to the area's historic role in accommodating transient labourers. Designed by the architectural firm Hooper and Watkins, the building retains many of its CDEs, including its original form, massing, and fenestration. The second and third storeys feature large windows framed by stone-trimmed pilasters. The third floor is further articulated by a continuous band of double-hung windows topped with stone headers, including a row of arched windows above the Columbia Street entrance, set between a lower belt course and an upper band. Additional surviving elements include portions of the original ornamental cast iron storefront framing, as well as the restored overhanging dentilled cornice and parapet. The building reflects functional design advancements such as skylights and open light courts, central heating, interior bathrooms, and an elevator (now decommissioned) with a glazed shaft. A recent restoration reinstated the original neon sign. For more information, see the SOS.			
Building Condition & Structural Integrity	The building appears to be in functional condition. A comprehensive renovation in 2016 improved structural integrity through seismic and accessibility upgrades, alongside significant life safety and building systems overhauls, all within a supportive housing context. There are no other major structural upgrades on record.			
Functional appropriateness	The building was originally constructed with ground-level commercial space and lodging above. It continues to serve those functions, with the residential units now operating as long-term supportive housing. It is being used in accordance with the original design. The existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	Renovation recorded in 1920, the scope of work unknown. In 2001 the building was retrofitted to accommodate a dental clinic, radio station, laundry, and café on the ground floor spaces. This work included seismic and accessibility upgrades. Comprehensive renovation sand heritage restorations were completed in 2016. These included the restoration of the pediment, storefront cornices and the original neon sign. Resident amenities were also improved, including the addition of on-site laundry facilities and upgrades to shared spaces.			
Ownership/ Tenure/ Management	This building is owned by BC Housing and operated by Portland Hotel Society as supportive housing. The ground-floor commercial units, originally retail spaces, have since been repurposed for social services and social enterprise uses.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underutilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its mixed-use function, with modifications to support social housing. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

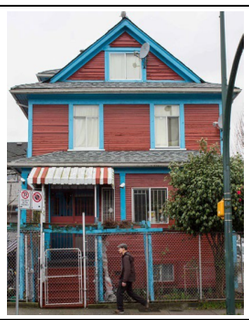
Address:	**342 E Hastings St**		**Housing Type:**	**SRO - BC Housing**
			VHR Building Info:	Hazelwood Hotel
			Construction Date:	1911
Heritage Values & Evolution	This five-storey steel and masonry mixed-use commercial building was originally constructed as a rooming house with commercial services at street level. Designed by architect Thomas Hooper, the building reflects a functional Edwardian-era design that incorporated several advancements for its time, including steel I-beams and structural system, fire escapes, two interior light wells and central heating. The building is valued for its architectural expression and as an example of early 20th-century mixed-use development along East Hastings Street catering to seasonal labourers. It provided both short- and long-term accommodations in 120 rooms. Restored in 2011, the building retains a high degree of integrity, with CDEs including its rectangular massing, a ground-floor storefront framed by classical Doric order columns with embedded steel I beams, deep commercial and residential entry alcoves with decorative tile, and an upper façade articulated with detailed buff brickwork. The upper storeys feature four levels of paired windows flanking a central column of single windows, all set within masonry openings and retaining their original wood frames. Additional defining features include a prominent sheet metal cornice and an articulated parapet. For more information, see the SOS.			
Building Condition & Structural Integrity	This building appears to be in functional condition, supported by recent restoration work. The project included the restoration of the historic storefront, front and rear façade windows, and seismic stabilization of the building envelope. There are no other major structural upgrades on record.			
Functional appropriateness	The building was originally constructed with ground-level commercial space and lodging above. It continues to serve those functions, with the residential units now operating as long-term SRO housing. It is being used in accordance with the original design and retains the original interior configuration. The existing lodging spaces are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	Renovation recorded in 1975, the scope of work unknown. 2011 renovations included restoration of storefronts, windows, and seismic stabilization of the building envelope. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is owned by BC Housing and functions as a single-room occupancy (SRO) hotel comprising 107 open rooms. The ground-floor retail spaces are currently used for social services.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underutilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its mixed-use function. Owned by BCH, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**1024 Main St**		**Housing Type:**	**No housing**
			VHR Building Info:	–
			Construction Date:	1912
Heritage Values & Evolution	Built in 1912, this two-storey wood-frame mixed-use building is a representative of Edwardian-era storefront architecture. It is valued for its architectural design, including rare, patterned cladding and decorative finishes, as well as its association with the early commercial development of Westminster Avenue, now Main Street. CDEs that remain relatively intact include the ground-level storefront with offset recessed entry; large display windows with clerestory transoms; two prominent second-storey bay windows with double-hung sashes; an overhanging cornice with scroll brackets; and upper-storey wood clapboard siding with decorative trim and patterned detailing.			
Building Condition & Structural Integrity	The building is relatively well-maintained and its character defining heritage elements are intact. There are no major structural upgrades on record.			
Functional appropriateness	The building was originally constructed for commercial use, with the upper floor historically recorded as residential. Its current functions, with retail at the ground level and warehousing above, are consistent with its original mixed-use design.			
Capital investment history	Restoration in 1960; the scope of work is unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underutilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original commercial function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**237-239 Main St**		**Housing Type:**	**SRO - BC Housing**
			VHR Building Info:	–
			Construction Date:	1908
Heritage Values & Evolution	237–239 Main Street comprises two four-storey mixed-use Edwardian-era buildings that were originally developed separately and later joined. The property is valued for its architectural design and association with early 20th-century commercial development near the Main and Hastings junction. Although a formal evaluation does not appear to be on file, the buildings exemplify Edwardian commercial architecture, characterized by offset ground-level entrances and distinctive stylistic details. The southern building retains several CDEs including its overall form, Romanesque-style fenestration with paired windows set beneath rounded arches on each floor, intact tilt windows with transoms, and a deep overhanging cornice supported by large scroll brackets, likely made of sheet metal. The northern building shares a similar form but features Italianate-style details, including paired tripartite windows with clerestory panels on each floor, a stuccoed exterior finish, and a replica cornice with faux timber brackets. While the commercial storefronts at street level are currently covered in plywood, many of the property's upper-storey architectural features remain legible and contribute to its historic character.			
Building Condition & Structural Integrity	The building appears to be in functional condition and is relatively well- maintained. Recent façade restoration included the preservation and replication of CDEs. There are no major structural upgrades documented on record.			
Functional appropriateness	This property was originally constructed for mixed use. While there is no historical research on file, it presumably had lodgings on the upper floors and commercial uses on the ground floor. It continues to serve those functions, with the residential rooms now operating as supportive housing. It is being used in accordance with the original design and underwent substantial renovations for that use in 2017. The existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	Restoration in 1944. The scope of work is unknown. Around 2017, the building underwent substantial façade restoration along with interior upgrades. These included life safety and operational improvements to the residential floors, as well as modifications to the ground floor to accommodate the housing operator's office and programmatic needs. No other significant capital investments are documented on record.			
Ownership/ Tenure/ Management	This building is owned by BC Housing. It is used for social and supported housing. It is operated by a non-profit housing provider.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underutilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original mixed-use function with housing on the upper floors. Owned by BC Housing, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**243-249 Main St**		**Housing Type:**	**No housing**
			VHR Building Info:	–
			Construction Date:	1911
Heritage Values & Evolution	This one-storey commercial building, constructed in 1911 as a fruit stand, is valued for its architectural design and its contribution to the early development of the retail and commercial district near the Main and Hastings junction. It is representative of Edwardian-era functional design. Relatively intact CDEs include wood façades dominated by glazed storefronts, brick trim, a continuous overhanging sheet metal cornice supported by decorative brackets, and a corner entrance oriented diagonally toward the intersection of Main and Cordova Streets. The building's layout reflects its original configuration as multiple retail units, with three recessed entrances along Cordova Street and two along Main Street, each retaining original storefront windows with square clerestory transoms.			
Building Condition & Structural Integrity	The building appears to be in functional condition. It is relatively well-maintained and its CDEs are intact. There are no major structural upgrades on record.			
Functional appropriateness	The building was originally constructed for commercial grocery use, and has retained that function, with current tenants including retail and restaurant businesses.			
Capital investment history	There are no significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underutilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original commercial function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**100-102 E Hastings St/ 412 Columbia**		**Housing Type:**	**SRO- Private**
			VHR Building Info:	–
			Construction Date:	1893
Heritage Values & Evolution	This two-storey wood-frame mixed-use building is valued as an early example of Victorian-era architecture constructed shortly after the Great Fire of 1886, contributing to the establishment of the secondary commercial district along East Hastings Street. Located on a prominent corner lot, it features ground-floor retail space with a residential dwelling above, accessed from Columbia Street. Surviving historic hardware for window awnings suggests it was purpose-built as a grocery store. Relatively intact CDEs include its overall form and massing; timber-frame construction, the commercial storefront on East Hastings with recessed entry and large display windows; the upper storey's smaller, domestic-scale windows; a projecting corner bay on the second floor; wood-frame construction with drop siding and Italianate trim; and the decorative sheet metal cornice. While the ground-floor storefront has been modified, the building retains key elements of its original Victorian commercial design.			
Building Condition & Structural Integrity	The building is relatively well-maintained and its character defining heritage elements are intact. There are no major structural upgrades on record.			
Functional appropriateness	The building was originally constructed as a grocery store with dwelling on the second floor. It has retained those functions with the dwellings currently used as SRO housing. The existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, kitchens, and private washrooms. These conditions fall below current minimum housing standards and compromise livability for residents.			
Capital investment history	Renovation recorded in 1970, the scope of work unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This privately owned and operated building has a Single Room Occupancy (SRO) hotel on the upper floor and a convenience store occupying the ground floor commercial space.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underutilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original mixed-use function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Address:	**305-319 Heatley Ave (305 Heatley Ave)**		**Housing Type:**	**Single Family Housing**
			VHR Building Info:	–
			Construction Date:	1906
Heritage Values & Evolution	This two-and-a-half storey, front-gabled wood-frame house is representative of the early 20th-century redevelopment of the blocks east of Oppenheimer Park for single-family residential use. It is valued for its Edwardian-era architectural design and its contribution to the historic character of the 300 block of Heatley Avenue. CDEs that remain relatively intact include the building's overall form and massing, its wood façade, trim, and horizontal clapboard siding. The entrance retains its original off-set placement. While the upper-storey windows appear to be replacements, the original fenestration pattern has been preserved. Some alterations have occurred over time. The original full-width front porch appears to have been enclosed, and the bay window removed. On the main floor, new windows have been installed in a modified configuration. Additional elements such as the attic dormer and overhanging eaves continue to express the building's Edwardian residential character.			
Building Condition & Structural Integrity	The building is relatively well-maintained and its character defining heritage elements are intact. There are no major structural upgrades on record.			
Functional appropriateness	This building was originally constructed as a single-family house and continues to serve that function.			
Capital investment history	Renovation recorded in 1965, the scope of work unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned and shares a legal parcel with the building numbered 311 Heatley Ave.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is underutilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original residential function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Group 1: Redevelop

Building **27** of **27**

Address:	**305-319 Heatley Ave (311 Heatley Ave)**		**Housing Type:**	**Single Family Housing**
			VHR Building Info:	–
			Construction Date:	1900
Heritage Values & Evolution	This two-and-a-half storey, front-gabled wood-frame house is representative of the early 20th-century redevelopment of the blocks east of Oppenheimer Park for single-family residential use. It is valued for its Edwardian-era architectural design and its contribution to the historic streetscape of the 300 block of Heatley Ave. CDEs that remain relatively intact include the building's overall form and massing; a full-width front porch supported by square columns, an off-set entrance, and adjacent bay window that contributes to the asymmetrical front façade. The house retains its wood façade, trim, and horizontal clapboard siding. Although the front door and windows appear to be replacements, the original fenestration pattern has been preserved. Additional features include the attic dormer window and overhanging eaves.			
Building Condition & Structural Integrity	The building is relatively well-maintained and its character defining heritage elements are intact. There are no major structural upgrades on record.			
Functional appropriateness	This building was originally constructed as a single-family house and continues to serve that function.			
Capital investment history	Renovation recorded in 1965, the scope of work unknown. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is privately owned and shares a legal parcel with the building numbered 305 Heatley Ave.			
Development Potential	The building is not protected by heritage designation, and there are no other barriers to redevelopment. The site is under utilized under current zoning. It may offer potential for consolidation with adjacent parcels to support future housing development.			
Summary	This building's CDEs are relatively intact, and it retains its original residential function. Privately owned, this site presents potential for consolidation with adjacent sites and future housing redevelopment.			
Recommendation	Group 1: Redevelop (No future heritage review)			

Group 2: Rehabilitate

Address:	**500-502 Alexander St**		**Housing Type:**	**Affordable & Non-Market Supportive Housing**
Heritage Protection:	Municipal Designation		**VHR Building Info:**	Sailor's Home
			Construction Date:	1912
Heritage Values & Evolution	This two-storey Edwardian brick building is valued for its architectural design, layered social history, and continued role in addressing housing needs. Believed to have been purpose-built as a brothel around 1912 during the relocation of the red-light district to Alexander Street, it was later adapted as the Vancouver Sailors' Home (1918-1955) and, in the postwar era, used by LSD researcher Dr. Al Hubbard. It rehabilitates key Edwardian commercial CDEs with Italianate influences, including a projecting bay, round-arched entrance with original mosaic tile and stained-glass transom, decorative cornice, and Clayburn brick cladding. In 2012, the building was restored and designated as part of a social housing initiative. It now operates as Imouto Housing for Young Women, with 16 supportive units, preserving its architectural features while continuing its legacy of service.			
Building Condition & Structural Integrity	This building was renovated by the current owner in 2012 and is in functional condition. There are no other major structural upgrades on record.			
Functional appropriateness	Originally constructed as a rooming house, the building continues to serve a residential function through a mix of affordable and non-market supportive housing. Renovated and renamed Imouto Housing for Young Women, the heritage building is integrated with new infill housing designed for older women who act as mentors, creating an intergenerational housing model.			
Capital investment history	The site was consolidated, renovated, and redeveloped in 2012 as part of a major capital investment. No additional significant capital improvements have been recorded.			
Ownership/ Tenure/ Management	This building is owned by Atira Women's Resource Society. It is operated by Atira as supportive housing for women.			
Development Potential	This parcel has been consolidated with the adjacent eastern lot to expand housing and programmatic services. Municipally designated, the site represents adaptive reuse that supports neighborhood services. Due to its designation and current use, this building has limited potential for further development.			
Summary	Given its heritage significance, ongoing social service role, and limited potential for redevelopment, this building is a valuable community asset that warrants retention and continued protection.			
Recommendation	Group 2: Rehabilitate			

Group 2: Rehabilitate

Building **2** of **27**

Address:	**280 East Cordova St**		**Housing Type:**	**No housing**
Heritage Protection:	Municipal Designation		**VHR Building Info:**	Firehall Theatre
			Construction Date:	1906-1907
Heritage Values & Evolution	This former fire hall is valued for its Edwardian institutional architecture, its role in the development of the early 20th-century civic core, and its continued use as a community cultural space. Designed by architect William Tuff Whiteway, it served as the city's main fire station and reflects the expansion of municipal services during a period of rapid urban growth. Its restrained Edwardian Italianate design is evident in the five Renaissance-arched bays, brick construction, and prominent hose tower that anchors the façade. Following decommissioning in 1975, the building was repurposed as a performance venue and, since 1982, has housed the Firehall Arts Centre, a key site for experimental and interdisciplinary performing arts. This adaptive reuse contributes to its heritage value, demonstrating the integration of conservation with community use. The building rehabilitates its original massing, arched openings, brick materiality, and tower, while interior modifications for theatre use respect aspects of the original spatial organization.			
Building Condition & Structural Integrity	This building appears to be in overall sound condition. Known hazardous materials have been identified and appropriately mitigated, and the mechanical and fire alarm systems have undergone significant upgrades. Non-structural seismic improvements have also been implemented to enhance building safety. There is no evidence of structural deterioration, and the building continues to perform well in its current use.			
Functional appropriateness	The Firehall Theatre remains functionally appropriate for its current use as a performing arts centre seating 175, with a layout that continues to support rehearsal, performance, and community programming. Its adaptive reuse has preserved key spatial qualities and allowed for flexible interior configurations suitable for small to mid-sized productions. However, the building's early 20th-century design presents challenges in meeting contemporary standards for accessibility and building performance. The Centre has been actively advocating for infrastructure upgrades to address these issues, including the addition of an elevator, ramps, and accessible washrooms.			
Capital investment history	The building has undergone significant capital investment since its original construction, most notably in 1976 when it was retrofitted for use as a live performance venue with seating for approximately 175 patrons. This initial conversion marked the beginning of its role as a community arts space and involved substantial interior alterations to accommodate theatre functions while rehabilitating key elements of the original structure. Subsequent capital investments have included upgrades to mechanical and fire alarm systems, non-structural seismic improvements, and ongoing maintenance to support its continued use.			
Ownership/ Tenure/ Management	The Firehall Theatre building is owned by the City of Vancouver and leased to the Firehall Arts Centre, a non- profit organization responsible for its programming, operations, and day-to-day management.			
Development Potential	Although the current zoning permits greater height and density, the property is municipally designated and has received substantial capital investment and ongoing maintenance as a long-standing community arts facility. Given its protected status, heritage value, and active cultural use, the site has no redevelopment potential.			
Summary	Given its heritage significance and protected status, along with substantial capital investments, ongoing maintenance, and its vital role as a community arts centre, the building's retention is strongly supported.			
Recommendation	Group 2: Rehabilitate			

Group 2: Rehabilitate

Building **3** of **27**

Address:	**238-240 E Cordova St**		**Housing Type:**	**No housing**
Heritage Protection:	Municipal Designation		**VHR Building Info:**	Coroner's Court
			Construction Date:	1932
Heritage Values & Evolution	The former Coroner's Court is valued for its Georgian Revival architecture, its historical role in municipal services, and its ongoing use as a community museum. Designed by Arthur J. Bird, it originally housed the City Coroner's office with morgue and autopsy facilities and later served as the City Analyst's Laboratory until 1996. CDEs include the red brick façade, pronounced banding, artificial stone trim, symmetrical windows, and prominent multi-pane entry windows. The building maintains its original form and materials, with interior adaptations supporting its function as the Vancouver Police Museum and Archives since 1986.			
Building Condition & Structural Integrity	The Coroner's Court building has undergone essential maintenance and upgrades to preserve its structural integrity and heritage features. Past assessments identified needs for improvements to fire safety systems, accessibility, and exterior finishes, including brick repointing and waterproofing. While detailed current condition reports are limited, previous work demonstrates ongoing commitment to maintaining the building's sound condition and suitability for its museum use.			
Functional appropriateness	This building functions effectively as a museum and archival space, supporting the Vancouver Police Museum's educational and community engagement goals. Its layout and preserved architectural features accommodate exhibit areas, artifact storage, and visitor services, while ongoing adaptations have improved accessibility and safety.			
Capital investment history	The building underwent a major renovation in 1986 to convert it into the Vancouver Police Museum and Archives, marking its adaptive reuse as a community cultural facility. In 2002, a consultant-led study guided further upgrades focused on fire safety, accessibility, and exterior conservation, with an estimated budget of $238,000 excluding seismic and heating system work.			
Ownership/ Tenure/ Management	The Coroner's Court building is owned by the City of Vancouver and managed in partnership with the Vancouver Police Historical Society, a non-profit organization responsible for operating the Vancouver Police Museum and Archives. This collaborative management model ensures the building's preservation and active use as a community cultural asset.			
Development Potential	While current zoning permits increased building height and density on the site, the Coroner's Court building's municipal designation, heritage values, and role as a community museum significantly limit any redevelopment opportunities. Additionally, its active use as a cultural facility further precludes development potential, supporting its continued preservation and function.			
Summary	This building's architectural and historical significance, protected status, sustained capital investment, and ongoing use as a community museum make it a strong candidate for retention.			
Recommendation	Group 2: Rehabilitate			

Group 2: Rehabilitate

Building **4** of **27**

Address:	**77 E Hastings St**		**Housing Type:**	**Market rate and subsidized housing**
Heritage Protection:	Municipal Designation, HRA		**VHR Building Info:**	B.C. Collateral & Loan Co
			Construction Date:	1901-1903
Heritage Values & Evolution	The B.C. Collateral & Loan Co. buildings at 71–77 East Hastings Street, comprising the two-storey eastern unit (71–75) and the adjoining three-storey building (77), are valued for their longstanding role in the commercial life of the Hastings corridor and their evolving 20th-century architecture. Both are municipally designated. The building at 77 East Hastings is notable for its early 20th-century commercial form and restrained Edwardian architectural details. It served as part of the B.C. Collateral & Loan Co. complex, reflecting the company's sustained presence in the neighbourhood. Intact CDEs include its three-storey brick construction, recessed central entry with flanking display windows, vertically aligned upper-floor window bays, simple cornice detailing, and the 1970s neon blade sign. The 2008 municipal designation recognizes the building's architectural significance and its contribution to the historic commercial streetscape of East Hastings, complementing the adjacent two-storey unit.			
Building Condition & Structural Integrity	This building has been maintained through continued use, including the preservation of its character-defining elements. No major structural issues have been documented.			
Functional appropriateness	The building continues to perform well in its historic mixed-use role, with ground-floor commercial space, including and residential units above. The housing includes a mix of market-rate and subsidized micro-suites, supporting both mixed-income occupancy and the building's community-serving function while rehabilitating its heritage character.			
Capital investment history	After decades of vacancy, the upper floors were revitalized in 2013 with the addition of 19 micro-suites, followed by a full renovation in 2014 that upgraded interiors, building systems, and heritage features. No other significant capital investment is on record.			
Ownership/ Tenure/ Management	This building is privately owned by Arpeg Group (BCCL) and includes 19 micro-suites offered as a mix of market-rate and subsidized housing, some designated for seniors. The ground floor is occupied by Providence Crosstown Clinic.			
Development Potential	This building's municipal designation and existing heritage revitalization agreement prevent any redevelopment potential.			
Summary	This building's architectural and historical significance, protected status, recent capital investments, and ongoing mixed commercial and residential uses make it a strong candidate for retention.			
Recommendation	Group 2: Rehabilitate			

Group 2: Rehabilitate

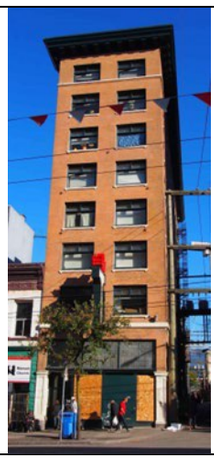
Building **5** of **27**

Address:	**71-75 E Hastings St**		**Housing Type:**	**Market rate and subsidized housing**
Heritage Protection:	Municipal Designation, HRA		**VHR Building Info:**	B.C. Collateral & Loan Co
			Construction Date:	1901
Heritage Values & Evolution	The B.C. Collateral & Loan Co. buildings at 71–77 East Hastings Street, comprising the two-storey eastern unit (71–75) and the adjoining three-storey building (77), are valued for their longstanding role in the commercial life of the Hastings corridor and their evolving 20th-century architecture. Both are municipally designated. Notable for its early commercial form and a 1930s Art Deco storefront renovation, the mixed-use building at 71-75 E Hastings was occupied by the B.C. Collateral & Loan Co. from 1918 to the early 2000s. It reflects the enduring presence of community-based financial services. Intact CDEs include the two-storey masonry construction, recessed mosaic-tiled entry inscribed “B.C. Collateral, Est. 1900,” chevron-patterned metal grilles on the second-floor windows, and symmetrical storefront. Municipal designation in 2008 recognized the buildings’ enduring commercial role and architectural evolution.			
Building Condition & Structural Integrity	This building has been maintained through continued use, with commercial space at the ground level and residential units above. No major structural issues have been documented.			
Functional appropriateness	The building remains functionally appropriate for its current mixed-use configuration, with commercial activity at street level and residential use above. This arrangement is consistent with the building’s historical use and supports its ongoing viability while maintaining its heritage character.			
Capital investment history	After decades of vacancy, the upper floors were revitalized in 2013 with the addition of 19 micro-suites, followed by a full renovation in 2014 that upgraded interiors, building systems, and heritage features. No other significant capital investment is on record.			
Ownership/ Tenure/ Management	This building is privately owned by Arpeg Group (BCCL) and includes 19 micro-suites offered as a mix of market-rate and subsidized housing, some designated for seniors. The ground floor is occupied by Providence Crosstown Clinic.			
Development Potential	This building’s municipal designation and existing heritage revitalization agreement prevent any redevelopment potential.			
Summary	This building’s architectural and historical significance, protected status, recent capital investments, and ongoing mixed commercial and residential uses make it a strong candidate for retention.			
Recommendation	Group 2: Rehabilitate			

Address:	**166 E Hastings St**		**Housing Type:**	**SRO - BC Housing**
Heritage Protection:	–		**VHR Building Info:**	Roosevelt Hotel
			Construction Date:	1911
Heritage Values & Evolution	Constructed in 1911 as Molson's Bank, the six storey Roosevelt Hotel is valued for its Edwardian commercial architecture, its role in early 20th-century development at the Main and Hastings junction, and its recent conservation and reinvestment. Designed by H.L. Stevens, the building rehabilitates its scale, rectangular massing, and alley-corner siting. Intact CDEs include a tripartite façade with terra cotta ornamentation above, plain brick at mid-level, and a rusticated stone base. Notable features include paired windows, original storefronts, a frieze with volute and dentil trim, terra cotta detailing, and a prominent cornice extending along the alley façade. Initially housing banking halls and professional offices, the building later transitioned to non-market residential use, marking a shift in its social function while preserving its heritage fabric. For more info, see the SOS.			
Building Condition & Structural Integrity	This building underwent major structural, plumbing, and electrical upgrades between 2013 and 2016. No major structural issues have been reported, and recent conservation work suggests the building remains in sound condition.			
Functional appropriateness	Originally designed as a bank with upper-level office spaces, this building was later adapted to provide lodging accommodations. It rehabilitates much of its original interior configuration; however, the existing retrofitted Single Room Occupancy (SRO) units are outdated and inadequate for permanent housing. These units lack essential features such as functional layouts, private bathrooms, and kitchens. As a result, the accommodations fall below current minimum housing standards, significantly compromising the livability and comfort of residents.			
Capital investment history	In 2007, the province purchased the building to preserve and upgrade Single Room Occupancy (SRO) hotels for affordable housing. A major renovation under BC Housing's SRO Renewal Initiative was completed in 2016. It restored the heritage features and modernized infrastructure. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This 42-room SRO building is owned by BCH and managed by the Portland Hotel Society, providing supportive housing for residents experiencing complex challenges.			
Development Potential	The development potential for this site is low due to its significant architectural heritage values and recent substantial investments in conservation and reuse.			
Summary	The Roosevelt Hotel should be rehabilitated for its architectural significance, intact heritage features, and adaptive reuse for housing. Continued investment and sensitive upgrades are crucial to address deficiencies in the residential units and to ensure the building can safely and effectively serve its residential and community functions.			
Recommendation	Group 2: Rehabilitate			

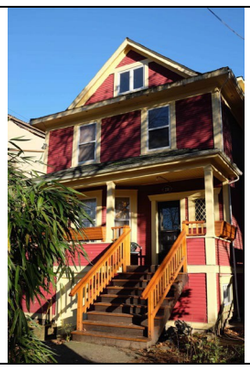
Address:	**160-162 E Hastings St**		**Housing Type:**	**SRO - City of Vancouver**
Heritage Protection:	–		**VHR Building Info:**	Regent Hotel
			Construction Date:	1913

Heritage Values & Evolution	Constructed in 1913, this eight-storey, steel-frame building is valued for its Chicago-style commercial design, its association with early 20th-century development along the Hastings corridor, and its long-standing role in providing housing in the Downtown Eastside. Designed by Emil G. Guenther, the building reflects Vancouver's emergence as a regional transportation and industrial centre. Intact CDEs include its height and massing, early concrete and steel-frame construction, flat roof with raised parapet, symmetrical façade articulated with vertical pilasters and recessed spandrels, regularly spaced double-hung sash windows including a row of arched windows on the top floor, red brick cladding, and a projecting metal cornice with decorative brackets and dentils. Its original mixed-use configuration—commercial storefronts at grade with residential lodging above—remains legible. Initially serving transient workers and travellers, the building later housed union offices and operated for decades as an SRO hotel. Vacant since 2018, it is now being rehabilitated for use as self-contained supportive housing.
Building Condition & Structural Integrity	Decades of neglect led to severe structural and life-safety deficiencies at the Regent Hotel, prompting the City of Vancouver to order its closure in 2018. Inspections identified extensive deterioration, including rotting basement supports, failing door frames, and widespread code violations. Since expropriation in 2020, the City has undertaken significant interim safety measures and stabilization work. The building is now undergoing hazardous material abatement and structural rehabilitation as part of a heritage-sensitive renovation to support its future use as self-contained supportive housing.
Functional appropriateness	The Regent Hotel was originally constructed as a mixed-use building with ground-floor commercial space and hotel-style lodging above. While the building continued to operate in this capacity for many years, the residential units—used as Single Room Occupancy (SRO) housing—became increasingly unsuitable for long-term habitation. The rooms lacked private bathrooms, kitchens, and functional layouts, falling well below contemporary housing standards and compromising the livability and dignity of residents. By the time of its closure in 2018, the building's condition had deteriorated to the point where its continued use posed serious life-safety risks. Although the original configuration aligned with its intended lodging function, it was no longer functionally appropriate for modern permanent housing. The City's current rehabilitation efforts, including structural stabilization and hazardous materials abatement, aim to address these deficiencies and support its transformation into self-contained supportive housing—bringing the building back into productive and appropriate residential use.
Capital investment history	Following the closure of this building by City order in 2018 and expropriation in 2020, the City of Vancouver undertook a series of critical capital interventions. These included interim safety measures, structural stabilization, and hazardous materials abatement. As of 2025, the building is undergoing heritage-sensitive rehabilitation to support its conversion into self-contained supportive housing, marking the first major reinvestment in the building in over half a century.
Ownership/ Tenure/ Management	This building is now owned by the City of Vancouver, following its expropriation in 2020. BC Housing has entered a long-term lease with the City and is overseeing the renovation which will convert the 169 rooms into 77 self-contained supportive housing units. The building will be managed by a non-profit.
Development Potential	Under current zoning, site has limited potential for significant redevelopment beyond its existing building footprint and floor space ratio. Recent capital investments in structural remediation and hazardous materials abatement have stabilized the building, preserved its heritage features and enabled its adaptive reuse rather than wholesale redevelopment. These interventions support the site's transformation into self-contained supportive housing. The investment in rehabilitation ensures the building can continue to provide housing in a revitalized form.
Summary	This building should be rehabilitated for its architectural significance, historic social function, and ongoing reinvestment. Through sensitive rehabilitation, it is poised to make a meaningful contribution to addressing the housing needs of the Downtown Eastside community.
Recommendation	Group 2: Rehabilitate

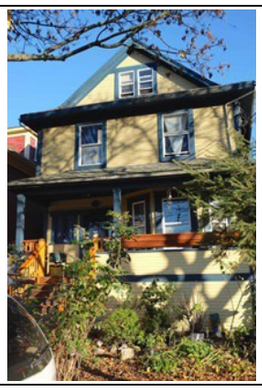
Address:	**177-179 E Hastings St**		**Housing Type:**	**SRO**
Heritage Protection:	Municipal designation		**VHR Building Info:**	Washington Hotel
			Construction Date:	1912
Heritage Values & Evolution	Constructed in 1912 as the Hotel Maple, this eight-storey masonry building is valued for its Edwardian commercial architecture, its association with early 20th-century development in the Hastings corridor, and its long-standing role as affordable lodging in the Downtown Eastside. Designed by Parr & Fee, the building rehabilitates its vertical form, symmetrical façade, and mid-block siting. Intact CDEs include red brick cladding, fenestration, stone lintels and sills, projecting brick pilasters, and a prominent sheet-metal cornice. Originally serving traveling workers and modest-income tenants, the building has continuously functioned as a residential hotel. A major rehabilitation in 2014 re-established its use as supportive housing, preserving its form and function.			
Building Condition & Structural Integrity	A rehabilitation in 2013-2014 stabilized and upgraded the building's structure. It remains in relatively good condition, exhibiting structural soundness.			
Functional appropriateness	Designed as a hotel with ground-level commercial space and hotel-style lodging above, this building remains functionally appropriate for its current use as housing and community space. The ground floor currently accommodates the Needle Depot project and a non-profit community market, maintaining its historic commercial function, while the residential units above continue to operate as long-term SRO housing. The building rehabilitates much of its original interior configuration and use, aligning with its initial design intent. However, the existing lodging rooms are outdated and inadequate for permanent housing, lacking essential features such as functional layouts, private bathrooms, and kitchens. These deficiencies fall below current minimum housing standards, compromising livability for residents.			
Capital investment history	A major renovation completed in 2013–2014 included seismic upgrades, building systems modernization, and accessibility improvements. There are no other significant capital investments on record.			
Ownership/ Tenure/ Management	This building is owned by BC Housing and operated by PHS offering 81 SRO rooms and ground-floor community services.			
Development Potential	This building's municipal designation prevents any redevelopment potential.			
Summary	This building's municipal designation restricts redevelopment potential, reinforcing the importance of its retention. It should be preserved for its architectural significance, well-maintained heritage features, and its ongoing role in providing housing and community space. Continued investment and sensitive upgrades are crucial to address deficiencies in the residential units and to ensure the building can safely and effectively serve its residential and community functions.			
Recommendation	Group 2: Rehabilitate			

Address:	**502-504 E Hastings St**		**Housing Type:**	**Privately owned housing**
Heritage Protection:	–		**VHR Building Info:**	Ferrara Court
			Construction Date:	1912
Heritage Values & Evolution	This six-storey mixed-use building is valued for its Edwardian commercial architecture, prominent location on the Hastings Street corridor, and its long-standing association with the Shon Yee Benevolent Association. Known as Ferrera Court, it was built in 1912 for Italian Consul and entrepreneur A.G. Ferrera and designed by architect Frank H. Perkins. An early elevator within the building reflects its original functionality and scale. Intact CDEs include a tripartite façade with a rusticated ground level, central pediment, foliated consoles, and a carved crest above the main entry. The symmetrical buff brick façade, influenced by Italianate style, is enriched with cream-coloured terra cotta, upper-storey windows featuring keystone detailing, and intact fenestration. The top floor is distinguished by lighter brick in a faux stone pattern and arched lintels over the windows. Although the concrete parapet is a later addition, the building rehabilitates its original form, materials, and decorative detailing. The Jackson Street entrance remains in active use for Shon Yee Benevolent Association gatherings and events. Since 1957, the Association has provided subsidized housing across Chinatown, Strathcona, and Downtown Eastside neighbourhoods, with their main headquarters located in this building.			
Building Condition & Structural Integrity	This building has been maintained through continued use, with commercial space at the ground level and residential units above. No major structural issues have been documented.			
Functional appropriateness	The building remains functionally appropriate for its current mixed-use configuration, with commercial activity at street level and residential use above. This arrangement is consistent with the building's historical use and supports its ongoing viability while maintaining its heritage character.			
Capital investment history	There are no significant capital investments on record.			
Ownership/ Tenure/ Management	The building is owned by the Shon Yee Benevolent Association, which uses the ground-level commercial space for society functions and leases the Hastings Street retail space to a convenience store. Residential units are managed by the Shon Yee Housing Society and primarily accommodate Chinese seniors.			
Development Potential	The 50-foot-wide site has limited potential for consolidation due to the adjacent high-density building (1986) to the east, which already maximizes floor space ratio (FSR). This building should be rehabilitated for its architectural significance, well-preserved heritage features, and its ongoing use by the Shon Yee Benevolent Society of Canada through society functions and residential housing.			
Summary	This building should be rehabilitated for its architectural significance, well-preserved heritage features, and its longstanding role as the headquarters of the Shon Yee Benevolent Society of Canada, providing event space and housing primarily for Chinese seniors. **Note: This building is valued as an intact cultural community hub for Chinese seniors.**			
Recommendation	Group 2: Rehabilitate			

Address:	**329-341 Gore Ave**		**Housing Type:**	**BCH Affordable Housing**
Heritage Protection:	–		**VHR Building Info:**	Orange Hall
			Construction Date:	1907
Heritage Values & Evolution	This building is valued for its Richardsonian Romanesque architecture, historic social functions, and adaptive reuse over time. Designed by William Tuff Whiteway, it was Vancouver's first Orange Order Hall, serving a Protestant fraternal community. After 1943, it hosted various commercial, cultural, religious, and social uses, including housing for vulnerable populations. In 1944, it was converted by architect W.F. Gardiner into residential housing, adding a third floor and removing the original arches. Intact CDEs include its prominent corner location, rectangular massing, sandstone archway with elaborate capitals, rusticated pilasters, horizontal sandstone bands, cornice with brackets, street-level retail spaces, and original wood wainscoting. Recently, the building has undergone renovations to create self-contained residential suites, enhancing its function as supportive housing.			
Building Condition & Structural Integrity	Electrical upgrades (date unrecorded) equipped each unit with a modern 120V 20Amp receptacle to meet current standards and improve resident comfort. Additionally, this building underwent renovations through the P3 program, initiated in 2012, which. focused on addressing critical structural, plumbing, and electrical infrastructure upgrades, ensuring long-term life safety. Completed in March 2017, the renovations at Orange Hall included the creation of self-contained residential units, each equipped with modern amenities such as private bathrooms and kitchens.			
Functional appropriateness	The building remains functionally appropriate for its current use, with residential units recently renovated into self-contained suites. This upgrade improves livability while preserving the building's historic mixed-use character.			
Capital investment history	This building has undergone significant capital investments to maintain its structural integrity and adapt to changing housing needs, all while preserving its heritage character. In 1944, it was purchased by the National Housing Administration, which expanded housing capacity by adding a third floor. The building later returned to public ownership under BC Housing. Between 2012 and 2017, a major P3-funded renovation addressed critical structural, plumbing, and electrical upgrades and transformed the units into self-contained residences with private bathrooms and kitchens.			
Ownership/ Tenure/ Management	Orange Hall, located at 329–341 Gore Avenue in Vancouver, is currently owned by BC Housing and managed by the non-profit organization S.U.C.C.E.S.S. The building offers 27 self-contained residential units for individuals at risk of homelessness or living with disabilities. Additionally, BC Housing's Community Connections Hub operates from the ground-floor retail space, providing centralized access to housing and support services for DTES residents.			
Development Potential	The Orange Hall site holds significant heritage value, reflected in its distinctive architectural features and its long history of adaptive reuse for housing. Major capital investments for housing have preserved the building's structural integrity and historic character while upgrading it to meet modern standards. Given its recent rehabilitation, the site has limited potential for redevelopment beyond its existing footprint. The focus remains on preserving its heritage significance and continuing to provide supportive housing in alignment with community needs.			
Summary	Orange Hall should be rehabilitated for its distinctive architectural character, its history of adaptive reuse for housing, and its rehabilitation that created self-contained units for supportive housing.			
Recommendation	Group 2: Rehabilitate			

Address:	**230 Jackson Ave**		**Housing Type:**	**Non-market rental (multi-family)**
Heritage Protection:	–		**VHR Building Info:**	–
			Construction Date:	1905

Heritage Values & Evolution	This two-and-a-half storey wood-frame house is valued for its residential design, its social history, and its contribution to the historic streetscape on the east end of Oppenheimer Park. Built in 1905 as part of a row of four similar houses, it exemplifies modest domestic architecture typical of early 20th-century Vancouver. Intact CDEs include a full-width front porch with square columns, an off-set entrance, and a projecting bay window, along with horizontal wood drop siding, wood trim, and fenestration that rehabilitates some original windows alongside replacements. A glazed panel front door, and a diamond-pane window beside the entry further contribute to the building's Edwardian-era craftsmanship. Its original fenestration and modest scale contribute to a cohesive historic streetscape that defines the park's eastern edge. Historically, the house served as affordable rental housing for working-class residents, including Japanese Canadian families who were forcibly displaced during the Second World War. It was later converted into multi-family housing under public ownership.
Building Condition & Structural Integrity	This building appears to be in fair to good condition, with its original wood-frame structure, cladding, and architectural detailing largely intact. It rehabilitates its historic form, fenestration, and porch configuration, suggesting that its structural framework remains sound. While no recent major rehabilitation work is documented, the building's continued residential use under public ownership implies that ongoing maintenance has addressed basic habitability and safety.
Functional appropriateness	Originally designed as a single-family dwelling, this building's modest scale, internal layout, and residential character support its continued adaptation for low-density housing. This building remains functionally appropriate for its current use as multi-family housing.
Capital investment history	A renovation was recorded in 1970, though the scope of work is unknown. An undated fire alarm panel replacement was also completed. No other major capital investments are documented.
Ownership/ Tenure/ Management	This building is publicly owned by the City of Vancouver and operated as non-market rental housing. It currently serves as multi-family housing managed under public tenure, providing affordable accommodation within the community.
Development Potential	This site has limited development potential due to its public ownership and proximity to Oppenheimer Park. Its ongoing use as non-market multi-family housing favors retention and careful maintenance over major redevelopment. Future investment should prioritize preserving the building's historic character while improving its functionality and suitability for affordable housing.
Summary	This building warrants retention for its architectural and social heritage significance, intact condition, and continued use as affordable multi-family housing. Its limited redevelopment potential, public ownership, and contribution to the surrounding historic streetscape support sensitive maintenance and adaptive reuse. Rehabilitating this building ensures the preservation of an important piece of Vancouver's residential and community history while sustaining non-market housing in the Downtown Eastside.
Recommendation	Group 2: Rehabilitate

Address:	**236 Jackson Ave**		**Housing Type:**	**Non-market rental (multi-family)**
Heritage Protection:	–		**VHR Building Info:**	–
			Construction Date:	1905

Heritage Values & Evolution	This two-and-a-half storey wood-frame house is valued for its residential design, its social history, and its contribution to the historic streetscape on the east end of Oppenheimer Park. Built in 1905 as part of a row of four similar houses, it exemplifies modest domestic architecture typical of early 20th-century Vancouver. Intact CDEs include a full-width front porch with square columns, an off-set entrance, and a projecting bay window, along with horizontal wood drop siding, wood trim, double-hung sash windows, a glazed panel front door, and a diamond-pane window beside the entry—elements that speak to the craftsmanship of the Edwardian period. Its original fenestration and modest scale contribute to a cohesive historic streetscape that defines the park's eastern edge. Historically, the house served as affordable rental housing for working-class residents, including Japanese Canadian families who were forcibly displaced during the Second World War. It was later converted into multi-family housing under public ownership.
Building Condition & Structural Integrity	This building appears to be in fair to good condition, with its original wood-frame structure, cladding, and architectural detailing largely intact. It rehabilitates its historic form, fenestration, and porch configuration, suggesting that its structural framework remains sound. While no recent major rehabilitation work is documented, the building's continued residential use under public ownership implies that ongoing maintenance has addressed basic habitability and safety.
Functional appropriateness	Originally designed as a single-family dwelling, this building's modest scale, internal layout, and residential character support its continued adaptation for low-density housing. This building remains functionally appropriate for its current use as multi-family housing.
Capital investment history	A renovation was recorded in 1970, though the scope of work is unknown. An undated fire alarm panel replacement was also completed. No other major capital investments are documented.
Ownership/ Tenure/ Management	This building is publicly owned by the City of Vancouver and operated as non-market rental housing. It currently serves as multi-family housing managed under public tenure, providing affordable accommodation within the community.
Development Potential	This site has limited development potential due to its public ownership and proximity to Oppenheimer Park. Its ongoing use as non-market multi-family housing favors retention and careful maintenance over major redevelopment. Future investment should prioritize preserving the building's historic character while improving its functionality and suitability for affordable housing.
Summary	This building warrants retention for its architectural and social heritage significance, intact condition, and continued use as affordable multi-family housing. Its limited redevelopment potential, public ownership, and contribution to the surrounding historic streetscape support sensitive maintenance and adaptive reuse. Rehabilitating this building ensures the preservation of an important piece of Vancouver's residential and community history while sustaining non-market housing in the Downtown Eastside.
Recommendation	Group 2: Rehabilitate

Address:	**242 Jackson Ave**		**Housing Type:**	**Non-market rental (multi-family)**
Heritage Protection:	–		**VHR Building Info:**	–
			Construction Date:	1905

Heritage Values & Evolution	This two-and-a-half storey wood-frame house is valued for its residential design, its social history, and its contribution to the historic streetscape on the east end of Oppenheimer Park. Built in 1905 as part of a row of four similar houses, it exemplifies modest domestic architecture typical of early 20th-century Vancouver. Intact CDEs include a full-width front porch with square columns, an off-set entrance, and a projecting bay window, along with horizontal wood drop siding, wood trim, double-hung sash windows, except for a replacement attic window, a glazed panel front door, and a diamond-pane window beside the entry—elements that speak to the craftsmanship of the Edwardian period. Its original fenestration and modest scale contribute to a cohesive historic streetscape that defines the park's eastern edge. Historically, the house served as affordable rental housing for working-class residents, including Japanese Canadian families who were forcibly displaced during the Second World War. It was later converted into multi-family housing under public ownership.
Building Condition & Structural Integrity	This building appears to be in fair to good condition, with its original wood-frame structure, cladding, and architectural detailing largely intact. It rehabilitates its historic form, fenestration, and porch configuration, suggesting that its structural framework remains sound. While no recent major rehabilitation work is documented, the building's continued residential use under public ownership implies that ongoing maintenance has addressed basic habitability and safety.
Functional appropriateness	Originally designed as a single-family dwelling, this building's modest scale, internal layout, and residential character support its continued adaptation for low-density housing. This building remains functionally appropriate for its current use as multi-family housing.
Capital investment history	A renovation was recorded in 1970, though the scope of work is unknown. An undated fire alarm panel replacement was also completed. No other major capital investments are documented.
Ownership/ Tenure/ Management	This building is publicly owned by the City of Vancouver and operated as non-market rental housing. It currently serves as multi-family housing managed under public tenure, providing affordable accommodation within the community.
Development Potential	This site has limited development potential due to its public ownership and proximity to Oppenheimer Park. Its ongoing use as non-market multi-family housing favors retention and careful maintenance over major redevelopment. Future investment should prioritize preserving the building's historic character while improving its functionality and suitability for affordable housing.
Summary	This building warrants retention for its architectural and social heritage significance, intact condition, and continued use as affordable multi-family housing. Its limited redevelopment potential, public ownership, and contribution to the surrounding historic streetscape support sensitive maintenance and adaptive reuse. Rehabilitating this building ensures the preservation of an important piece of Vancouver's residential and community history while sustaining non-market housing in the Downtown Eastside.
Recommendation	Group 2: Rehabilitate

Address:	**248 Jackson Ave**		**Housing Type:**	**Non-market rental (multi-family)**
Heritage Protection:	–		**VHR Building Info:**	–
			Construction Date:	1905
Heritage Values & Evolution	This two-and-a-half storey wood-frame house is valued for its residential design, social history, and contribution to the historic streetscape at the east end of Oppenheimer Park. Built in 1905 as part of a row of four similar houses, it exemplifies the modest domestic architecture typical of early 20th-century Vancouver. Intact CDEs include an off-set entrance, a projecting bay window, horizontal wood drop siding, wood trim, double-hung sash windows, except for a replaced attic window, and a glazed panel front door. The building appears to have been modified from its original form, with extensions to the basement and porch encroaching slightly toward the sidewalk. Despite these changes, the upper-storey fenestration pattern and overall scale remain intact, contributing to the cohesive historic streetscape that defines the eastern edge of the park. Historically, the house provided affordable rental housing to working-class residents, including Japanese Canadian families who were forcibly displaced during the Second World War. It was later converted into multi-family housing under public ownership.			
Building Condition & Structural Integrity	This building appears to be in fair to good condition, with its original wood-frame structure, cladding, and architectural detailing largely intact. The historic form is maintained despite an extension to the basement and porch, indicating that the structural framework remains sound. While no recent major rehabilitation work has been documented, its ongoing residential use under public ownership suggests that routine maintenance has been undertaken to ensure basic habitability and safety.			
Functional appropriateness	Originally designed as a single-family dwelling, this building's modest scale, internal layout, and residential character support its continued adaptation for low-density housing. This building remains functionally appropriate for its current use as multi-family housing.			
Capital investment history	A renovation was recorded in 1970, though the scope of work is unknown. An undated fire alarm panel replacement was also completed. No other major capital investments are documented.			
Ownership/ Tenure/ Management	This building is publicly owned by the City of Vancouver and operated as non-market rental housing. It currently serves as multi-family housing managed under public tenure, providing affordable accommodation within the community.			
Development Potential	This site has limited development potential due to its public ownership and proximity to Oppenheimer Park. Its ongoing use as non-market multi-family housing favors retention and careful maintenance over major redevelopment. Future investment should prioritize preserving the building's historic character while improving its functionality and suitability for affordable housing.			
Summary	This building warrants retention for its architectural and social heritage significance, intact condition, and continued use as affordable multi-family housing. Its limited redevelopment potential, public ownership, and contribution to the surrounding historic streetscape support sensitive maintenance and adaptive reuse. Rehabilitating this building ensures the preservation of an important piece of Vancouver's residential and community history while sustaining non-market housing in the Downtown Eastside.			
Recommendation	Group 2: Rehabilitate			

Address:	**312 Main St**		**Housing Type:**	**No housing**
Heritage Protection:	–		**VHR Building Info:**	Public Safety Building
			Construction Date:	1953; 1954 addition
Heritage Values & Evolution	Formerly the Vancouver Police Department headquarters, this building is a landmark of Modernist civic architecture and social history. Constructed in 1953 with a six-storey extension added in 1954 by Dawson and Hall, it features flat roofs, cast-in-place concrete, horizontal bands of windows with concrete spandrels, and polished stone cladding of Haddington Island andesite and red granite. Its construction marked the post-WWII emergence of a law enforcement precinct in the Downtown Eastside. CDEs including its prominent corner orientation, contrasting fenestration, quality stone cladding, simple entrances, and brass stair railings remain preserved, linking its historic identity with its current role as a hub for social innovation. Since decommissioning, the building has been extensively renovated into an accessible, inclusive co-working and community space. Renovation highlights include the retrofitting of upper floors and the planned addition of a green rooftop amenity. The main floor incorporates a Western red cedar structure inspired by Coast Salish longhouses, symbolizing reconciliation and cultural respect, with materials sourced from nearby First Nations communities. This adaptive reuse honors the building's heritage while revitalizing it as a centre fostering social, cultural, and economic renewal in the Downtown Eastside.			
Building Condition & Structural Integrity	The building is in good condition following extensive renovations completed in multiple phases since 2017. Structural upgrades and interior retrofits were undertaken to meet contemporary building codes and support new uses, enhancing seismic resilience and overall life safety while rehabilitating key heritage features.			
Functional appropriateness	The building has been successfully adapted for its current use as a co-working and community hub. Its large floorplates, robust structural design, and flexible interior spaces support a range of functions, including offices, studios, event venues, and shared amenities. The integration of accessibility features and cultural elements enhances its suitability for inclusive, mission-driven organizations and community programming.			
Capital investment history	The building has undergone two major periods of capital investment. The first occurred during its original construction in 1953, with a six-storey extension added in 1954 to support expanded civic functions as the Vancouver Police Department headquarters. The second major investment began after its decommissioning, with extensive renovations led by Vancity Community Foundation starting in the mid-2010s. Phase 1 was completed in 2017, followed by further retrofits to expand usable space, improve seismic performance, and integrate accessibility and cultural design features.			
Ownership/ Tenure/ Management	Now called 312 Main Street, this building is owned by the City of Vancouver and operated under a long-term agreement by the Vancity Community Foundation. It is responsible for managing the building's programming, leasing, and daily operations, aligning its use with the broader goal of fostering social and economic innovation. Tenants, including non-profits, artists, and social enterprises, occupy the space through flexible lease and membership arrangements coordinated by the Foundation's on-site team.			
Development Potential	The development potential of 312 Main Street is limited by its ownership by the City of Vancouver and the significant recent capital investment in retrofitting the building for adaptive reuse. As a municipally owned asset with a renewed purpose as a social innovation hub, the building is intended to remain in public use. Recent seismic and structural upgrades, as well as the integration of accessibility and cultural design features, have extended the building's functional life and reinforced its long-term role as a civic and community asset.			
Summary	312 Main Street should be rehabilitated for its significant civic, architectural, and cultural heritage values, its strong physical condition following recent retrofits, and its successful adaptation to contemporary community use. As a municipally owned and recently revitalized building, it continues to serve the public interest, supporting inclusive, mission-driven activities while preserving key heritage features that reflect Vancouver's postwar urban and institutional development.			
Recommendation	Group 2: Rehabilitate			

Group 2: Rehabilitate

Address:	**375 Main St**		**Housing Type:**	**Social housing**
Heritage Protection:	–		**VHR Building Info:**	G.W. Dawson Building/ Ford Building
			Construction Date:	1910
Heritage Values & Evolution	This eight-storey masonry building is valued for its Edwardian commercial architecture, its role in early 20th-century development at the intersection of Main and Hastings Streets, and its adaptive reuse for housing. Completed in 1911 and commissioned by cannery entrepreneur G.W. Dawson, it features a tripartite façade, double-hung wood sash windows, a bracketed cornice with dentils, and ground-floor retail storefronts. The gridded façade is marked by two light wells with sandstone balustrades on the Hastings Street elevation that bring natural light into the interior spaces. Corbelling above the window openings and the overhanging dentilled cornice further define the exterior. From its earliest use, the storefronts have housed druggists, food vendors, and clothing merchants, while the upper floors accommodated professional offices. Intact CDEs include the building's prominent corner siting, vertical window rhythm, masonry walls, recessed retail entrances, and historic storefront glazing. In 1984, Adolf Ingre and Associates converted the building into social housing, creating 69 studio suites and six one-bedroom units. This change reflects its evolving function from a commercial and retail centre to an affordable housing provider.			
Building Condition & Structural Integrity	The building is in generally good condition, having benefited from ongoing maintenance alongside major interventions such as the 1980s conversion to housing and later façade rehabilitation. Key structural elements, including the masonry walls and foundation, remain sound and continue to support the building's use. While updates have been made to comply with current building codes, the overall structural integrity is well preserved, ensuring the building's long-term stability and continued preservation			
Functional appropriateness	The building's solid construction and renovated apartment layout make it well suited for its current use as social housing. The floor plans accommodate a mix of studio and one-bedroom units, while common areas and retail storefronts foster community interaction and provide access to services. Recent upgrades have enhanced accessibility and modernized building systems and improved overall functionality while respecting the building's heritage character.			
Capital investment history	Since its construction in 1911, the building has seen significant capital investments. Originally developed as a commercial and office space, it underwent a renovation in 1975, though the specifics of that work are unknown. Major upgrades occurred during the 1984 conversion to social housing, which involved extensive interior renovations to accommodate residential units. Subsequent investments have concentrated on façade rehabilitation and structural maintenance to preserve its heritage character and meet modern building standards. These continued efforts have extended the building's lifespan and ensured its ongoing use as affordable housing.			
Ownership/ Tenure/ Management	The building is owned by the City of Vancouver and serves as social housing. Day-to-day management, tenant relations, and property maintenance are overseen by the Co-operative Housing Federation of British Columbia (CHF BC), which supports a community-focused tenancy model.			
Development Potential	The building's existing high floor space ratio (FSR) significantly limits redevelopment potential. This constraint, coupled with its municipal ownership, makes substantial redevelopment unlikely. The priority is to preserve and optimize the building's current function as long-term affordable housing within its existing form.			
Summary	This building warrants retention for its architectural, historical, and social heritage significance, its well-preserved condition following previous rehabilitations, and its effective adaptation as affordable housing. As a municipally owned heritage asset, it continues to serve the community by providing vital social housing while safeguarding its defining architectural features.			
Recommendation	Group 2: Rehabilitate			

Address:	**390-396 Powell St**		**Housing Type:**	**SRO - BC Housing**
Heritage Protection:	–		**VHR Building Info:**	New World Hotel/ Tamura House
			Construction Date:	1912
Heritage Values & Evolution	This four-storey Edwardian commercial building is valued for its architectural design, its association with Vancouver's historic Japanese Canadian community, and its adaptive reuse as supportive housing. Completed between 1912 and 1914 for entrepreneur Shinkichi Tamura and designed by Townsend & Townsend, the building features an ornamented sheet-metal cornice with gabled pediments and urns, Corinthian pilasters, and pressed-tin detailing throughout its interiors. The symmetrical brick façade is articulated with vertical bays and detailed with granite bases, recessed retail entrances, and tall sash windows that reflect its original function as a mixed-use hotel and commercial block. Light courts and interior skylights illuminate the upper-storey corridors. The building served as a major hub of prewar Powell Street, historically known as Little Tokyo, with early tenants including Japanese-run shops, offices, and social organizations. Intact CDES include its Edwardian massing and street-wall form, decorative metalwork, granite storefronts, light wells, transom windows, and original interior layout. Following a major restoration in 2016, the building was converted into provincially funded supportive housing.			
Building Condition & Structural Integrity	Tamura House is in good condition, following a comprehensive exterior and interior rehabilitation completed in 2016. The project addressed longstanding structural deficiencies, upgraded all major building systems, reconfigured interior layouts into self-contained SRO units, and reinstated significant heritage features, including the sheet-metal cornice, pressed-tin ceilings, and granite storefronts. Original elements such as the masonry walls, light wells, and wood-frame windows remain intact, contributing to the building's architectural integrity. Conservation work was undertaken in alignment with established heritage standards and best practices.			
Functional appropriateness	The building currently operates as a Single Room Occupancy (SRO) residence with 105 rooms, nine of which are designated for tenants in supportive housing, alongside ground-level retail. Its original design as a mixed-use hotel with commercial storefronts remains well-suited to this function. The central corridor layout, light wells, and operable windows provide natural light and ventilation to individual rooms, while the ground-floor spaces continue to animate the Powell Street frontage. The 2016 rehabilitation enhanced life-safety systems, accessibility, and interior finishes, supporting the building's continued use for community-serving housing. However, the existing lodging rooms lack essential features for permanent housing, such as functional layouts, private bathrooms, and kitchens. These deficiencies may fall below current minimum housing standards, potentially compromising long-term livability for residents.			
Capital investment history	The building underwent a major capital rehabilitation in 2016 through a provincially funded initiative led by BC Housing. The project included full seismic and structural upgrades, modernization of fire and life safety systems, and comprehensive electrical and plumbing improvements. Interior renovations created 105 self-contained SRO rooms and enhanced common areas to support the delivery of supportive housing services. Heritage conservation work restored key character elements, including the decorative sheet-metal cornice, gabled pediments, pressed-tin ceilings, and original storefront features. The project balanced heritage retention with life-safety and livability improvements.			
Ownership/ Tenure/ Management	Tamura House is owned by BC Housing and operated by the Lookout Housing and Health Society. The building contains 105 self-contained Single Room Occupancy (SRO) rooms , including a subset designated for tenants receiving enhanced supports such as medication assistance, advocacy, and life-skills programming. Tenants hold individual residential tenancy agreements under the BC Residential Tenancy Act. The building is managed on a permanent, non-market basis, with 24/7 on-site staffing that ensures resident safety, facilitates housing stability, and supports ongoing building operations.			
Development Potential	Tamura House has limited development potential. The site is fully occupied by the existing building, with no adjacent parcels under common ownership, precluding opportunities for lot consolidation. Its landmark heritage status, recent capital investment, and ongoing use as provincially funded supportive housing strongly support its long-term retention.			
Summary	This building warrants retention for its architectural, historical, and cultural heritage significance, its well-preserved condition following the 2016 rehabilitation, and its successful adaptation as supportive housing. As a provincially owned heritage asset, it continues to serve the community by providing essential affordable housing while preserving its defining heritage features.			
Recommendation	Group 2: Rehabilitate			

Address:	**401 Powell St**		**Housing Type:**	**SRO - BC Housing**
Heritage Protection:	–		**VHR Building Info:**	Imperial/ Marr Hotel
			Construction Date:	1890
Heritage Values & Evolution	This three-storey masonry mixed-use building is valued for its architectural character, its ties to Vancouver's early Japantown community, and its longstanding function as affordable lodging. Historically, it also housed a dojo, serving as a martial arts centre for the Japanese Canadian community. While the interior has been altered over time, it rehabilitates some original wood trim and flooring. Exterior modifications include the removal of the wraparound porch on the second and third floors, the application of stucco over the brick façade, and the conversion of porch doors into smaller windows. A simple cornice moulding remains along the roofline. This building functioned as a community hub for Japanese Canadian workers and families connected to Hastings Mill and Japantown. Its continued use as an SRO residence illustrates its adaptability and ongoing role in providing affordable housing in the neighbourhood. Intact CDEs include the building's masonry construction and massing, segmental windows with original wood sash, Powell Street storefronts, and historic signage.			
Building Condition & Structural Integrity	This building is in fair to good condition, reflecting ongoing maintenance despite its age and modifications over time. The building's masonry walls and structural framework remain sound, though some areas exhibit wear consistent with its historic use and exterior alterations. The removal of original porches has not compromised the building's overall stability. Interior finishes have been altered, but structural elements such as load-bearing walls and floor systems continue to perform adequately. While the building has not undergone recent major seismic upgrades, routine inspections and maintenance have addressed safety concerns to meet current occupancy standards.			
Functional appropriateness	The building's original design as a mixed-use hotel with lodging and commercial spaces supports its current function as an SRO residence. Ground-floor storefronts continue to accommodate community-oriented uses, maintaining the building's historic mixed-use character. While some interior modifications have been made to improve habitability, the building remains generally suited to providing affordable housing. However, the existing lodging units may lack essential features for permanent housing, such as functional layouts, private bathrooms, and kitchens. These deficiencies may fall below current minimum housing standards, potentially compromising long-term livability for residents.			
Capital investment history	A renovation was documented in 1943, although the scope of work remains unknown. A major rehabilitation was completed in 2013, which included seismic upgrades, modernization of major building systems, and a full exterior restoration. As part of this project, the number of sleeping units increased from 27 to 28. A further fire alarm system upgrade was completed in 2015. While these investments have supported the building's continued use as affordable housing, future upgrades may be necessary to meet evolving building and housing standards and to enhance long-term livability for residents.			
Ownership/ Tenure/ Management	The Imperial Hotel is provincially owned by BC Housing and operates as a Single Room Occupancy (SRO) residence. BC Housing has partnered with Atira Property Management Inc., a non-profit organization, to manage the building's daily operations. Atria is responsible for tenant relations, maintenance, and the provision of support services.			
Development Potential	This building has limited redevelopment potential due to its high cultural heritage value and recent capital upgrades. As a recognized heritage building associated with Vancouver's historic Japantown and early hotel development, it holds strong social and historical significance that supports long-term retention. The major rehabilitation completed in 2013 further reinforces its ongoing viability. Future investment is more appropriately directed toward maintenance and incremental improvements rather than redevelopment.			
Summary	This building warrants retention for its architectural, historical, and cultural heritage significance, its associations with Vancouver's historic Japantown, and its improved condition following the 2013 rehabilitation and subsequent upgrades. As a provincially owned heritage asset, it continues to serve the community by providing essential affordable housing while preserving its defining historic character and contributing to the cultural continuity of the Downtown Eastside.			
Recommendation	Group 2: Rehabilitate			

Address:	**303 E Cordova St**		**Housing Type:**	**No housing**
Heritage Protection:	Municipal designation		**VHR Building Info:**	St. James' Anglican Church
			Construction Date:	1937

Heritage Values & Evolution	This reinforced concrete church building is valued as both a community anchor and an architectural landmark, distinguished by its Art Deco design that integrates Byzantine, Gothic Revival, and Romanesque Revival influences. Designed by architect Adrian Gilbert Scott with Sharp & Thompson as associate architects, it was constructed between 1935 and 1937 and consecrated in 1938. Its Greek-cross plan, octagonal central massing, pyramid-shaped bell tower, slate roof, and eight-bell chime contribute to its presence in the urban fabric. St. James' Anglican Church embodies the evolution of Vancouver's Anglican community. As the third church built for the parish, founded in 1881 and among the few structures to survive the Great Fire of 1886, it continues to serve the Downtown Eastside. The church maintains a strong liturgical tradition and deep community engagement, offering cultural programming such as concerts, arts initiatives, and free music education for children. This building's CDEs include its Greek-cross layout, octagonal sanctuary, reinforced concrete structure with exposed cast detailing, slate roofing, and traditional ecclesiastical features such as the bell chime, pipe organ, and stained glass. The building rehabilitates a high level of physical integrity, with both its architectural form and interior liturgical furnishings largely intact. St. James' continues to function as a vibrant Anglo-Catholic parish, upholding its historic mission of worship, music, and outreach in the Downtown Eastside.
Building Condition & Structural Integrity	The church building is in functional condition, with its reinforced concrete structure, slate roof, and key architectural elements remaining intact. Regular maintenance and the durable quality of original materials have contributed to its longevity.
Functional appropriateness	The building's spatial configuration and original liturgical furnishings continue to support its core religious and community functions, reflecting a high degree of functional appropriateness. It remains operational as an active Anglican parish, accommodating worship services, musical performances, and outreach programs in alignment with its historic purpose.
Capital investment history	The use of durable materials, such as reinforced concrete and slate, has minimized the need for major structural interventions, while ongoing maintenance has preserved the building's architectural integrity and operational capacity. Over the decades, strategic capital investments have modernized building systems, enhanced accessibility, and supported the continued delivery of programming. These upgrades have ensured the building's long-term sustainability while maintaining its heritage character.
Ownership/ Tenure/ Management	St. James' Anglican Church is owned by the Anglican Diocese of New Westminster and has remained under continuous ecclesiastical tenure since its construction. It is managed and operated by the parish of St. James' as an active Anglican congregation. The parish is responsible for the stewardship of the building, including its maintenance, programming, and community outreach.
Development Potential	St. James' Anglican Church has limited development potential due to its heritage designation, specialized ecclesiastical design, and ongoing use as an active place of worship. Given its continued operation as a parish church, strong community role, and architectural significance, the building is best suited for long-term preservation and continued use in its current function.
Summary	St. James' Anglican Church is a significant architectural and cultural landmark that continues to play an active role in Vancouver's Downtown Eastside through its rich liturgical traditions and extensive community programming. Ongoing capital investments have preserved the church's architectural integrity and supported its sustained use. Due to its heritage designation and specialized design, the building's potential for redevelopment is limited. Preservation and continued operation as an active parish represent the most appropriate path forward, ensuring the protection of its architectural significance and the continuation of its vital cultural and spiritual role. For these reasons, St. James' Anglican Church should be rehabilitated as a heritage asset that upholds both historical value and ongoing community relevance in the Downtown Eastside.
Recommendation	Group 2: Rehabilitate

Address:	**303 E Cordova St**		**Housing Type:**	**Ecclesiastical housing**
Heritage Protection:	–		**VHR Building Info:**	St. James' Rectory
			Construction Date:	Circa 1930s

Heritage Values & Evolution	This two and a half-storey masonry building is valued for its role as both a companion residence to St. James' Anglican Church and an architectural landmark, distinguished by its steeply pitched gabled rooflines and unadorned buff brick façade with deep window reveals. Designed by Sharp & Thompson as part of the St. James' precinct, it was designed to house clergy and support parish operations. Its series of front-facing gables, rhythmic dormer windows, and recessed arched entry contribute to its presence on East Cordova Street. Intact CDEs include the steeply pitched, front-gabled roof forms punctuated by small, hipped dormers; tall, narrow multipaned window groupings with deep reveals; a recessed entrance set within a simple arched surround; and visible masonry downpipes and foundation course. The intact masonry walls, original window configurations, and minimal ornamentation exemplify the restrained material palette typical of ecclesiastical auxiliary buildings in the English style. The rectory rehabilitates a high level of physical integrity, with its architectural form, roof assemblies, and original fenestration largely intact. Today, it continues to function effectively as clergy housing and parish support space, upholding its historic mission of worship, community outreach, and service in Vancouver's Downtown Eastside.
Building Condition & Structural Integrity	The St. James' Rectory appears to be in sound condition with no visible signs of structural distress. The building's ongoing use and well-maintained exterior suggest that its load-bearing walls, roof framing, and foundational elements continue to perform effectively.
Functional appropriateness	This building continues to serve its purpose as clergy housing and parish support space with a high degree of functional appropriateness. Its original layout aligns closely with the needs of pastoral residence and church administration. Its durable masonry construction, straightforward plan, and adjacency to the church ensure it remains well-suited to its institutional and residential roles.
Capital investment history	This building has benefited from targeted capital investments that ensure both its safety and preservation. In 2017, a comprehensive renovation project addressed key exterior and interior improvements, reinforcing the building's fabric and refreshing its finishes. In 2020, a voluntary upgrade enhanced life-safety systems with new emergency lighting and exit signage, and in 2023 the fire alarm system was replaced to meet current standards.
Ownership/ Tenure/ Management	St. James' Rectory is owned and managed by the St. James' Anglican Church, serving as clergy housing and parish support space under the church's direct oversight and stewardship. It is operated by the parish of St. James' as an active Anglican congregation. The parish is responsible for the stewardship of the building, including its maintenance, programming, and community outreach.
Development Potential	St. James' Rectory has limited development potential due to its integral relationship with the adjacent church, its ongoing ecclesiastical and residential use, and its architectural coherence with the broader heritage context of the site. As a well-maintained parish building with enduring community and liturgical functions, it is best rehabilitated and sensitively upgraded to support the long-term operation of St. James' Anglican Church.
Summary	St. James' Rectory building is a significant architectural and cultural landmark that continues to play an active role by providing clergy housing. Ongoing capital investments have preserved its architectural integrity and supported its sustained use. Due to its specialized design and relationship to the church campus, the building's potential for redevelopment is limited. Preservation and continued operation as an active residence represent the most appropriate path forward, ensuring the protection of its architectural significance and the continuation of its vital cultural and spiritual role. For these reasons, St. James' Rectory should be rehabilitated as a heritage asset that upholds both historical value and ongoing community relevance in the Downtown Eastside.
Recommendation	Group 2: Rehabilitate

Address:	**309 E Cordova St**		**Housing Type:**	**Seniors housing**
Heritage Protection:	Municipal designation		**VHR Building Info:**	St. Luke's Home
			Construction Date:	1924
Heritage Values & Evolution	This building is valued for its architectural design and association with a century of evolving care and community service initiated by Sister Frances Dalrymple Redmond and Father Henry Fiennes-Clinton. Founded in 1888 as Vancouver's first maternity hospital and nursing school, the original facility treated epidemics of smallpox and influenza before its medical role waned in the 1920s. In 1898, the St. Luke's Home Society was formed to provide parish housing, and in 1924—funded by the bequest of J.H. Greaves—this English Arts and Crafts–style building by Sharp & Thompson replaced the condemned original. Intact CDEs include roughcast stucco walls trimmed in wood and brick, a steeply pitched gambrel-hipped roof punctuated by two rows of three small, hipped dormers, a square-cut projecting bay, and fenestration of original wood sash windows (including leaded-glass panes beneath the eaves with shutters). A corbelled brick entry arch, brick windowsills, and a glazed panel front door further enrich its exterior. Internally, the ground floor originally comprised a reception room, chapel, dining hall, and kitchen, with bedrooms and a children's attic space above. Since its completion, the building has been adapted to community needs: in 1932 it became an Anglican women's hostel, in 1951 a home for the aged, and in 1986 it was converted to independent seniors' housing. Throughout these changes, the building has retained its architectural integrity and continued service to vulnerable populations, reflecting both its origins as a pioneering healthcare institution and its sustained role in Vancouver's social history.			
Building Condition & Structural Integrity	This building is in good overall condition, with its structural and material systems performing effectively. The building's continuous use and routine maintenance work since its 1924 construction indicate that the load-bearing walls, floor framing, and roof assemblies remain stable.			
Functional appropriateness	St. Luke's Home functions effectively today as independent seniors housing, thanks to the renovations carried out in 1986.			
Capital investment history	A renovation was recorded in 1978, although the scope of work is not documented. In 1986, a comprehensive conversion adapted the building for independent seniors housing. No other major capital investments are recorded, suggesting that routine maintenance has supported the building's ongoing use and preservation.			
Ownership/ Tenure/ Management	This building is owned and operated by the St. Luke's Home Society, a non-profit organization that manages the building as independent seniors housing under long-term residential tenancy agreements.			
Development Potential	This building has limited development potential due to its heritage designation, continued use as independent seniors housing, and its prominent siting within a historic ecclesiastical precinct. Future investment is best directed toward sensitive maintenance and rehabilitation.			
Summary	This site embodies nearly 140 years of community service. The 1924 Sharp & Thompson–designed building remains remarkably intact. Routine maintenance and targeted capital investments, notably a comprehensive 1986 conversion for seniors, have ensured its structural integrity and functional suitability. Owned and managed by the St. Luke's Home Society, the building continues to serve vulnerable populations under stable tenancy agreements. Protected by municipal designation, it has limited redevelopment potential. Retention of St. Luke's Home is strongly recommended to safeguard its architectural integrity, social history, and ongoing contribution to Vancouver's cultural landscape. Future efforts should focus on preserving its heritage fabric and adapting systems for accessibility and safety.			
Recommendation	Group 2: Rehabilitate			

Address:	**230 Gore Ave**		**Housing Type:**	**No housing**
Heritage Protection:	–		**VHR Building Info:**	Father Clinton Memorial Parish Hall, St. James' Anglican Church
			Construction Date:	1925

Heritage Values & Evolution	This two-and-a-half-storey stucco-clad parish hall is valued for its architectural character, its association with the adjacent St. James' Anglican Church, and its ongoing role in the religious and social life of the Downtown Eastside. Designed by Sharp & Thompson and named the Father Clinton Memorial Parish Hall, the building exhibits a blend of simplified Gothic Revival and Norman elements that complement the architectural language of the church. Key architectural features include a side-gabled roofline, three shingled projecting attic dormers, and a two-storey bay window on the left side of the façade. Fenestration is defined by paired wood-framed windows with small-pane leaded glass, brick sills, and a corbelled arched entrance at the right. The stucco façade, wood trim, and brick foundation rim reflect the understated materials and detailing typical of ecclesiastical auxiliary buildings of the early 20th century. The parish hall is integrally linked to St. James' Anglican Church, one of Vancouver's most significant ecclesiastical landmarks. The adjacent sanctuary structure was constructed in 1935–37 to designs by Adrian Gilbert Scott with Sharp & Thompson as associate architects. Together, the parish hall and church form a cohesive Anglican precinct that illustrates the evolving role of the parish—founded in 1881—in the cultural, spiritual, and social history of Vancouver. The parish hall supports a wide range of programming, community engagement, and liturgical activities, reinforcing its value as both a companion structure to St. James' and a standalone heritage asset.
Building Condition & Structural Integrity	The Father Clinton Memorial Parish Hall appears to be in fair to good condition, reflecting a generally stable structural framework and intact exterior envelope. Its stucco cladding, brick foundation rim, and wood detailing remain largely preserved, with no major signs of structural distress reported. The building's distinctive roof form, projecting dormers, and original fenestration pattern have been maintained, suggesting that the load-bearing walls and roof structure are functioning as intended. While interior conditions are less well-documented, the building's continued use in support of parish operations indicates that essential systems remain operational and that the structure is sound enough to accommodate ongoing occupancy.
Functional appropriateness	The Father Clinton Memorial Parish Hall remains functionally appropriate for its current use as an ancillary facility to St. James' Anglican Church. Originally designed to support parish and community activities, its layout and architectural features support gatherings, programming, and support services. The building's proximity to the church building reinforces its role within the ecclesiastical complex.
Capital investment history	This building has benefited from a series of targeted capital investments that reflect ongoing efforts to preserve and improve while maintaining its functionality. In 2017, a substantial renovation addressed both exterior and interior improvements, supporting the building's continued use and upkeep. Life-safety upgrades were voluntarily undertaken in 2020, including emergency lighting and exit signage, followed by the replacement of the fire alarm system in 2023. These investments demonstrate a consistent commitment to maintaining the building's safety, habitability, and heritage character.
Ownership/ Tenure/ Management	This building is owned by the Anglican Diocese of New Westminster and has remained under continuous ecclesiastical tenure since its construction. It is managed and operated by the parish of St. James' as an active Anglican congregation. The parish is responsible for the stewardship of the building, including its maintenance, programming, and community outreach.
Development Potential	This building has limited development potential due to its strong heritage value, continued institutional use, and physical connection to the adjacent St. James' Anglican Church. Its architectural cohesion with the church complex, combined with recent capital investments and its active role in parish and community programming, support ongoing use and conservation rather than redevelopment. Any future changes would be most appropriate as sensitive upgrades that maintain the building's historic character and community-serving function.
Summary	This building warrants retention as an essential component of the St. James' Anglican Church precinct and a valued heritage asset in the Downtown Eastside. It remains structurally sound and functionally appropriate for gatherings and outreach programming, supported by recent capital investments. Future resources are best directed to sensitive maintenance and upgrades that uphold its architectural character and community role, rather than major alteration.
Recommendation	Group 2: Rehabilitate

Address:	**347 E Cordova St**		**Housing Type:**	**Social housing**
Heritage Protection:	HRA		**VHR Building Info:**	Lambert House
			Construction Date:	1890
Heritage Values & Evolution	This two-storey wood-frame building is valued for its distinctive Queen Anne–style architecture, its association with Japanese Canadian history, and its longstanding role in delivering community services in the Downtown Eastside. Originally constructed in the 1890s and substantially renovated in 1901 by R.A. Lambert in anticipation of the royal visit of the Duke and Duchess of Cornwall, the house stands as a rare and well-preserved example of Queen Anne domestic architecture adapted to an institutional setting. Its intact CDEs include a two-storey projecting bay topped by a gable with decorative fretwork, horizontal clapboard siding, scalloped wood shingles, and ornate wood trim. The original entry porch remains, though it has been enclosed. The building holds significant cultural value through its association with the Nakamura family, who purchased the property in 1940. As Japanese Canadian citizens, the Nakamuras were forcibly dispossessed of their home and belongings in 1942 under the War Measures Act. This history links the building directly to Vancouver's prewar Japantown and to broader narratives of cultural loss and redress. In 1995, Lambert House was restored and protected through one of Vancouver's earliest HRAs, initiated by the St. James Social Service Society (now The Bloom Group). This rehabilitation reaffirmed the building's public purpose and enabled its continued use in the delivery of housing and social services. Lambert House remains part of a cluster of institutional and faith-based buildings on the 300 block of East Cordova that have long served the Downtown Eastside.			
Building Condition & Structural Integrity	This building is in good condition, reflecting both its early construction quality and the rehabilitation undertaken in the mid-1990s. That restoration work addressed exterior deterioration and ensured the continued viability of the building for institutional use. The wood-frame construction remains stable, and key architectural elements are intact and well maintained. While the entry porch has been enclosed and interior layouts have been adapted for service delivery, no major structural deficiencies have been reported. Ongoing maintenance has supported the building's overall integrity, and it continues to perform well in its role as a community facility.			
Functional appropriateness	This building remains well-suited to its function as a community service facility. Originally designed as a private residence and later adapted for institutional use, the building's layout and scale support administrative offices, counselling spaces, and program delivery. The 1995 rehabilitation allowed for interior reconfiguration while rehabilitating key heritage features, enabling the building to meet functional needs without compromising its historic character. Its continued use demonstrates a balance between heritage conservation and the provision of essential social services. Minor upgrades may be warranted over time, but the building continues to serve its intended purpose effectively.			
Capital investment history	Lambert House underwent a major capital investment in 1995. This project included structural stabilization, exterior restoration, and interior renovations to adapt the former residence for use as a community service facility. The rehabilitation preserved key heritage features while upgrading building systems to support ongoing institutional use. Since then, the owner has continued to invest in routine maintenance and operational improvements to support the building's functionality and long-term viability. No additional major capital projects have been documented since the 1995 rehabilitation.			
Ownership/ Tenure/ Management	Lambert House is owned by The Bloom Group, a non-profit organization dedicated to providing housing and support services in Downtown Eastside. It operates as a community service facility and social housing residence. The Bloom Group is responsible for the ongoing management, maintenance, and program delivery at Lambert House, ensuring that the facility continues to meet the needs of its residents and the broader community while preserving its heritage character.			
Development Potential	Lambert House has limited development potential due to its significant heritage value, its protected status under a Heritage Revitalization Agreement (HRA), its institutional use, and its location within a well-established community context. Situated within a cluster of community service facilities on East Cordova, the building's role in providing social housing and support services is strongly reinforced. Future investments should prioritize ongoing maintenance, sensitive adaptive reuse, and modest upgrades that respect both its heritage character and essential community function.			
Summary	Lambert House is protected under a HRA and holds significant heritage value. It should be rehabilitated as a heritage building that continues to provide social and cultural benefits to the Downtown Eastside.			
Recommendation	Group 2: Rehabilitate			

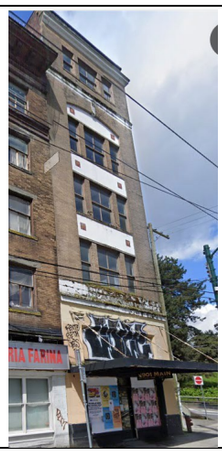
Address:	**656 E Cordova St**		**Housing Type:**	**Private single family**
Heritage Protection:	Municipal designation		**VHR Building Info:**	Cameron House
			Construction Date:	1903
Heritage Values & Evolution	This two-storey wood-frame building is valued for its architectural character and its contribution to the historic streetscape of the 600 block of East Cordova Street. It is representative of early 20th-century vernacular residential architecture in Vancouver's working-class neighbourhoods. Character-defining elements include its wood-frame construction with horizontal drop siding, wood façade and trim, and decorative wood shingles. A prominent two-storey projecting bay features diagonal patterned panels, while the front porch, supported by decorative consols, highlights the building's fine detailing. Projecting gables are embellished with decorative porch corbels, bargeboard, and intricate fretwork. Original wood sash windows contribute to the building's historic character and rhythm within the streetscape. The building was voluntarily designated as a heritage property, demonstrating a strong commitment to its preservation. Over time, Cameron House has rehabilitated its architectural integrity despite minor alterations. Its conservation through heritage designation acknowledges both its architectural merit and social significance, preserving a tangible connection to the early 20th-century working-class neighbourhood.			
Building Condition & Structural Integrity	Cameron House remains in good condition, as confirmed during its voluntary heritage designation in 2001. The wood-frame construction has been maintained, with no significant structural deficiencies reported. Overall, Cameron House is structurally sound and well-positioned for continued use.			
Functional appropriateness	Cameron House is well-suited to its current use as private single-family housing. Originally constructed as a modest residential dwelling, its scale, interior layout, and architectural form continue to support this function effectively. The building's design accommodates contemporary residential needs while maintaining its historic character. Its continued use as a family home is consistent with its original purpose and supports the long-term conservation of the structure.			
Capital investment history	A renovation was recorded in 1985, although the specific scope of work is not documented. Since that time, the building has remained in residential use, with no major alterations publicly recorded. The property was voluntarily designated as a heritage site in 2001, indicating a commitment to its long-term preservation. While no recent major capital upgrades are noted, the building's continued good condition suggests that ongoing maintenance has supported its structural integrity and residential function.			
Ownership/ Tenure/ Management	Cameron House is privately owned and operates as a single-family residence. As a designated heritage property, it remains under private tenure, with the owner responsible for its ongoing care, maintenance, and preservation in accordance with applicable heritage conservation guidelines. Its continued residential use supports the building's long-term stewardship within the historic context.			
Development Potential	Cameron House has limited development potential due to its heritage designation, which prioritizes the retention of the existing structure and the preservation of its CDEs.			
Summary	Cameron House warrants retention for its architectural significance, well-preserved condition, and continued use as private single-family housing. As a designated heritage property, it contributes to the historic character of East Cordova Street and reflects the residential development patterns of Vancouver's early working-class neighbourhoods. Future investment is best focused on ongoing maintenance and sensitive upgrades that support the building's continued residential use while safeguarding its historic character.			
Recommendation	Group 2: Rehabilitate			

Address:	**1038 Main St**		**Housing Type:**	**SRO - Private**
Heritage Protection:	–		**VHR Building Info:**	Ivanhoe Hotel
			Construction Date:	1910
Heritage Values & Evolution	This five-storey mixed-use masonry building is valued for its early 20th-century commercial hotel architecture, its association with the development of Westminster Avenue, now Main Street, and its evolving role in providing affordable lodging. Constructed around 1910 as the VanDecar Hotel, it is likely the work of architect John S. Taylor and was developed by entrepreneur J.G. Scott. The building features a brick façade articulated with pilasters, segmental window openings, and a modest cornice. The symmetrical fenestration pattern and original masonry walls contribute to its architectural presence, while ground-floor storefronts historically accommodated commercial and public uses serving hotel guests and residents. The building is distinguished by entrances on three streets, enhancing its accessibility and prominence within the neighbourhood. Over the decades, the building has undergone name changes—including the Globe and Ivanhoe Hotels—and continued to serve as long-term accommodation. Intact CDEs include the masonry construction and massing, original window openings, pilasters, historic storefront arrangement, and multiple street-facing entrances. Although some windows have been replaced, the overall architectural rhythm and heritage character remain prominent. This building's evolution from early commercial lodging to a mixed-use facility with a backpacker's hostel and long-term residences reflects the social and economic history of the area and make it local a landmark.			
Building Condition & Structural Integrity	This building appears to be in fair to good condition, reflecting ongoing maintenance and periodic upgrades necessary for its continuous use as lodging and hostel accommodation. The masonry exterior and structural framework remain largely intact, preserving the building's overall stability. While the original windows have been replaced, the masonry walls and pilasters show no significant signs of structural distress. interior finishes have likely been modified to meet modern building codes and functional requirements, including fire safety and accessibility upgrades. Any prior seismic upgrades are undocumented publicly, suggesting that future structural reinforcements may be necessary to meet current standards and ensure long-term safety and resilience.			
Functional appropriateness	This building's original design as a mixed-use commercial hotel with lodging and public spaces continues to support its current functions. The building likely rehabilitates much of its original interior configuration, aligning with its initial layout and use. Ground-floor storefronts remain active, supporting commercial uses, while the upper floors, originally intended for short-term accommodation, now provide a combination of long-term affordable housing units and hostel-style lodging. However, many of the existing rooms may be outdated and unsuitable for permanent housing, as they often lack private bathrooms, kitchens, and functional layouts. These deficiencies fall below current minimum housing standards and may compromise the comfort and well-being of residents. Despite these limitations, this building remains a community asset, continuing to offer affordable accommodations and social spaces in a historically significant location.			
Capital investment history	While no major rehabilitation project has been publicly documented, this building has likely undergone periodic capital upgrades to support uses as a licensed pub, backpacker's hostel, and long-term lodging facility. These improvements may include fire and life safety systems, window replacement, and building systems maintenance. However, the absence of substantial renovations in public records suggests that further investment may be needed to bring the building in line with contemporary housing standards.			
Ownership/ Tenure/ Management	This building is privately owned and operated as a mixed-use facility combining private SRO rooms, and commercial space. It contains 104 registered rooms, of which 92 are currently open and functioning as private Single Room Occupancy (SRO) rooms. The building includes long-term residential units, and a ground-floor pub, reflecting its historic use as a commercial lodging house. The property is managed by Holdings Co., which oversees the operation of both the accommodation and commercial components.			
Development Potential	This building has limited redevelopment potential due to its structural footprint, and landmark heritage presence. Its prominent corner siting, robust masonry construction, and active ground-floor commercial uses reinforce its viability for continued occupancy. As a longstanding presence on Main Street, the building functions as a neighbourhood landmark whose retention supports both community stability and the preservation of affordable housing.			
Summary	This building has limited redevelopment potential. Its prominent corner siting, durable masonry construction, and active ground-floor commercial uses reinforce its ongoing suitability for use. As a longstanding fixture on Main Street, it functions as a neighbourhood landmark with cultural and social value. Retention is recommended, with future investment focused on upgrading the housing to meet current standards while preserving the building's essential character and community role.			
Recommendation	Group 2: Rehabilitate			

Address:	**906-908 Main St**		**Housing Type:**	**No housing**
Heritage Protection:	Municipal designation Interior features HRA		**VHR Building Info:**	Bank of Montreal
			Construction Date:	1929
Heritage Values & Evolution	This two-storey masonry building is valued for its architectural design, its association with the commercial development of Westminster Avenue (now Main Street) as a financial and civic core, and its protected heritage status alongside evolving uses. Designated as a heritage property and protected under a Heritage Revitalization Agreement (HRA), the building features finely crafted cut-stone cladding, neoclassical cornices, and column capitals. Its corner location, solid massing, and symmetrical fenestration establish it as a local landmark. CDEs include the cut-stone façade, neoclassical detailing, original window openings, and period tilework in the basement washrooms. The building has rehabilitated its structural and architectural integrity over time. A recent sensitive rehabilitation, guided by the HRA, preserved its heritage character while accommodating compatible new uses. This evolution from a purpose-built bank to a commercial and retail space highlights its ongoing contribution to the neighbourhood.			
Building Condition & Structural Integrity	This building has undergone a recent sensitive rehabilitation in accordance with its Heritage Revitalization Agreement. This work included a thorough assessment and necessary upgrades to the structural components, ensuring compliance with current safety and building codes. The conservation of original architectural features alongside the rehabilitation suggests that the building's structural integrity has been preserved and maintained to support its continued use.			
Functional appropriateness	This building is functionally appropriate for its current use as a mixed commercial and retail space. Originally designed as a financial institution, its spacious interiors and prominent corner location have been successfully adapted to accommodate commercial tenants, The building's layout, structural design, and heritage features complement its contemporary functions, allowing it to serve evolving needs while preserving its historic character.			
Capital investment history	This building has benefited from a series of capital investments aimed at preserving its heritage character while adapting it for contemporary use. A recent comprehensive rehabilitation was undertaken under a HRA, which included structural upgrades, restoration of the cut-stone façade and neoclassical detailing, and modernization of building systems to meet current standards. Earlier records of capital investments are limited, but ongoing maintenance and periodic repairs have contributed to the building's good condition and continued viability as a commercial and retail hub.			
Ownership/ Tenure/ Management	This building is privately owned and managed.			
Development Potential	This building has no development potential due to its heritage designation and protection under a Heritage Revitalization Agreement, which is linked to an adjacent new development. Its significant architectural features and prominent corner location prioritize retention and conservation, thereby limiting opportunities for major alterations or redevelopment.			
Summary	This building warrants retention due to its heritage designation and protection under an HRA, as well as its integral connection to adjacent new development. Its significant architectural features and prominent corner location make it a landmark. Preserving this building ensures the conservation of its heritage character while maintaining the historic and cultural fabric of the area.			
Recommendation	Group 2: Rehabilitate			

Group 2: Rehabilitate

Building **27** of **27**

Address:	**901 Main St**		**Housing Type:**	**No housing**
Heritage Protection:	Municipal designation HRA		**VHR Building Info:**	BC Electric Railway Co
			Construction Date:	1913
Heritage Values & Evolution	This five-storey masonry building is valued for its architectural design, its association with the commercial development of Westminster Avenue (now Main Street), and its historical connection to the BC Electric Railway Company. Constructed in 1913 and designed by architect Robert Lyon, this Edwardian-style structure was built to serve as recreational and meeting facilities for workers at the BC Electric Railway Company's rail yard. Its design reflects the utilitarian architecture typical of early 20th-century industrial buildings. The building holds significant historical importance due to its association with the BC Electric Railway Company, whose original streetcar lines ran along Main Street adjacent to the site. Architecturally, it is distinguished by its robust masonry construction, Edwardian detailing, and a functional layout tailored to its original purpose. CDEs include the original masonry walls and Edwardian features such as symmetrical façades and window openings. The building is municipally designated and protected under a HRA. Its continued presence underscores the transportation and community history integral to Vancouver's evolution.			
Building Condition & Structural Integrity	This building is in good condition, reflecting ongoing maintenance and preservation efforts. Its masonry walls and structural framework remain sound, with no significant deficiencies reported. While some interior finishes have been altered over time, the core structural elements, including load-bearing walls and floor systems, continue to perform effectively. Overall, the building maintains its structural integrity			
Functional appropriateness	This building does not appear to be in active use. Its functional layout and robust construction could support a variety of compatible uses; however, it would likely require significant upgrades and adaptations to comply with modern accessibility, safety, and building code standards. Until such improvements are made, the building's current vacancy limits its functional suitability.			
Capital investment history	A capital improvement was recorded in 1930, although the scope of work is unknown. Since then, there are limited documented major rehabilitation projects. Ongoing maintenance has helped preserve the building's overall condition, but future investments may be necessary to address modernization needs and ensure compliance with current building standards.			
Ownership/ Tenure/ Management	This building is privately owned and currently appears to be unoccupied.			
Development Potential	This building has limited development potential due to its heritage designation and protection under an HRA.			
Summary	This building is a heritage asset recognized for its architectural design and historical associations. Protected under municipal designation and HRA, the building has limited potential for redevelopment, with retention and sensitive rehabilitation being the most appropriate approach. Future investments should be focused on sensitive rehabilitation that preserves its heritage character while exploring compatible new uses.			
Recommendation	Group 2: Rehabilitate			

APPENDIX K
SUMMARY OF AMENDMENTS TO PROTECTED PUBLIC VIEWS

Note: Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1 – Summary of proposed technical public view amendments and rationales

The following table summarizes the technical changes proposed to be made to each of the views. These amendments will be reflected in updated reference images and maps on the City of Vancouver website, and the in the City's GIS model and public dataset. As no changes are proposed to view origin points or view subjects as approved by Council, no amendments are being made to the public view tables in the *Public Views Guidelines*.

Public View Reference [name/no.]	**Current**	**Proposed Amendment**	**Rationale**
H – Olympic Village Plaza	Protected public view of the North Shore Mountains from Grouse Mountain to Lynn Peaks from an origin point in the north end of the Olympic Village Plaza at Athletes Way with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in section 2 of this appendix: • West (left) view cone boundary aligned to the northwestern-most corner of the property at 412 Carrall Street	Redefine the lower boundary of the view cone to align with a geodetic height of 58 m (190 ft.) measured from a reference point at the centre pavilion of Sun Yat-Sen Classical Chinese Garden (coordinates: NAD 1983 UTM Zone 10N, X: 492,487.44, Y: 5,458,541.92), generally as demonstrated in the view reference materials in section 2 of this appendix.	Updates to allow for additional height and density as per the DTES Housing Implementation Report while maintaining a legible view of the North Shore Mountains from the Council-approved public view origin point.

Public View Reference [name/no.]	Current	Proposed Amendment	Rationale
	• East (right) view cone boundary aligned to the southwestern-most corner of the property at 390 Main Street • Lower view cone boundary aligned with the uppermost roof of the building at 41 E Hastings Street.		
J2 – Creekside Park (east)	Protected public view of the North Shore mountains from an origin point on the pedestrian pathway at the north end of the Creekside Park lawn adjacent the north pillar with view cone boundaries defined as follows and as generally demonstrated in the view reference materials in section 2 of this appendix: • West (left) view cone boundary aligned with the eastern-most edge of the building at 333 Carrall Street • East (right) view cone boundary aligned with the western-most edge of the building at 125 Milross Avenue • Lower view cone boundary aligned with the lower boundary of view cone J1.	Redefine the west (left) view cone boundary to align with the westernmost corner of the parcel at 28 Powell Street, and redefine the lower boundary of the view cone to align with a geodetic height of 43.5 m (143 ft.) measured from a reference point at the centre pavilion of Sun Yat-Sen Classical Chinese Garden (coordinates: NAD 1983 UTM Zone 10N, X: 492,487.44, Y: 5,458,541.92), generally as demonstrated in the view reference materials in section 2 of this appendix.	Updates to allow for additional height and density as per the DTES Housing Implementation Report while maintaining a legible view of the North Shore Mountains from the Council-approved public view origin point.
3.2.4 – Queen Elizabeth Park (east)	Protected public view of the North Shore Mountains from Dam Mountain to Coliseum Mountain from a view origin point adjacent the 'Photo Session'	Redefine the lower boundary of the view cone to align with the lower view cone boundary of public view 3.2.3 generally as demonstrated in	Updates to allow for additional height and density as per the DTES Housing Implementation Report while maintaining a legible view of the North

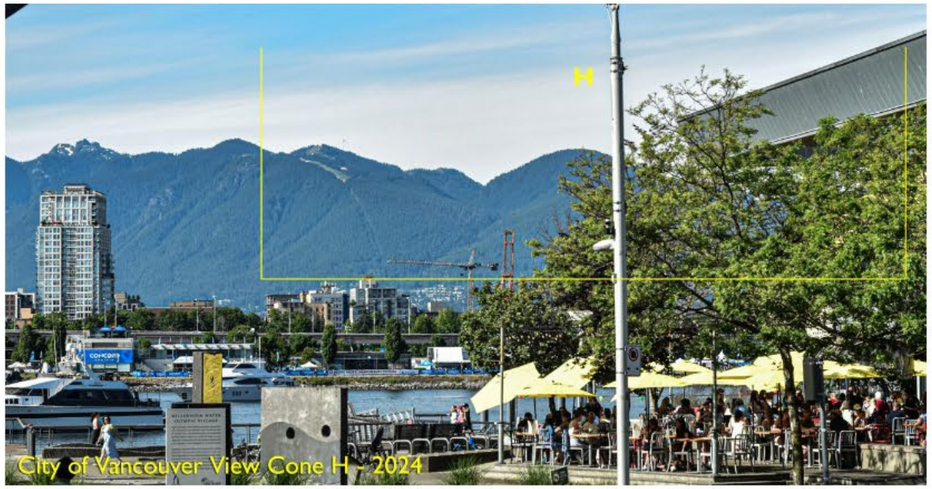
Public View Reference [name/no.]	Current	Proposed Amendment	Rationale
	statue at Queen Elizabeth Park with view cone boundaries defined as follows and generally as demonstrated in the view reference materials in section 2 of this appendix: • West (right) view cone boundary aligned with eastern-most edge of the tower at 550 Taylor Street. • East (left) view cone boundary aligned with the northwestern-most corner of the parcel at 606 E Hastings Street. • Lower view cone boundary aligned with the uppermost roof of the tower at 1182 Quebec Street.	the view reference materials in section 2 of this appendix.	Shore Mountains from the Council-approved public view origin point.

2 – Amended public view cone reference sheets

Following are reference image sheets for each of the public views proposed to be amended with this report, reflecting their current states and as amended.

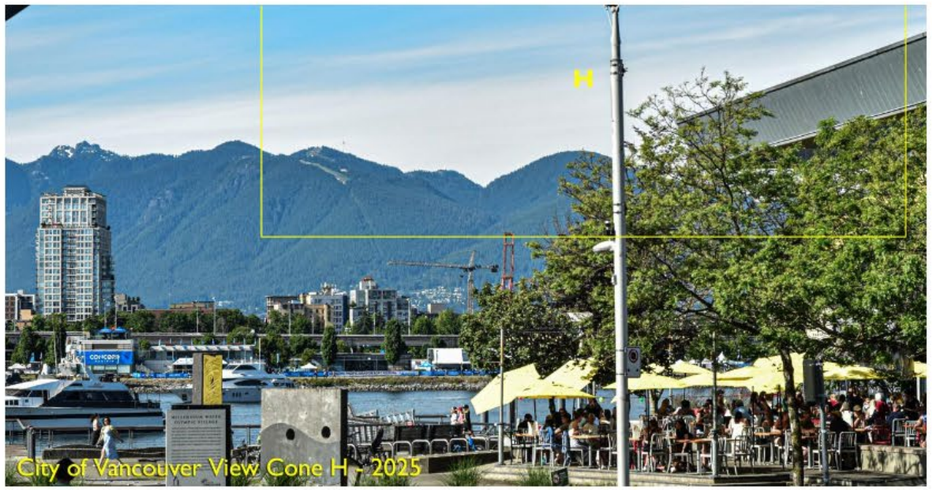
VC H Olympic Village Plaza

Current



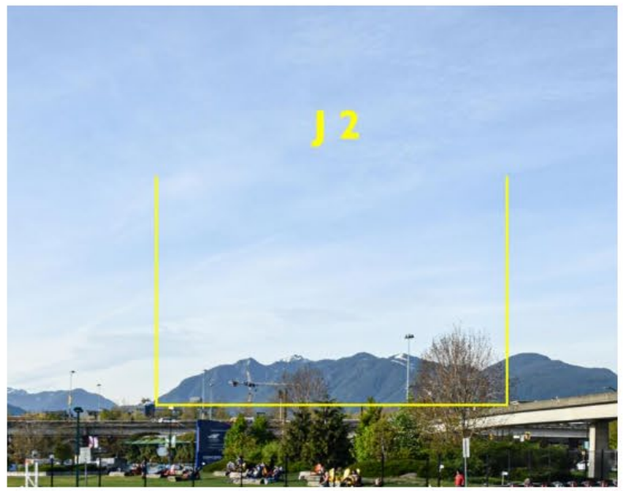
No change to view origin point

Amended



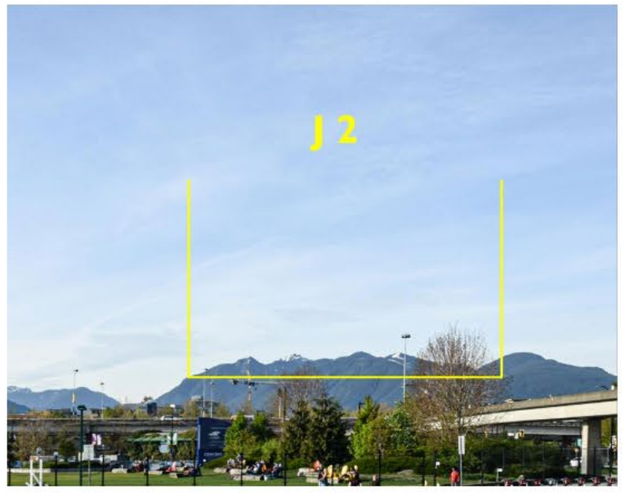
VC J2 Creekside Park (east)

Current

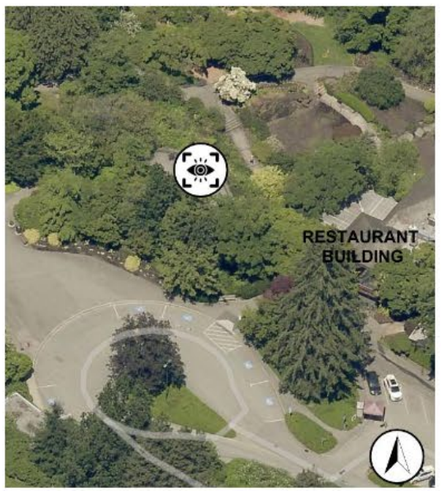


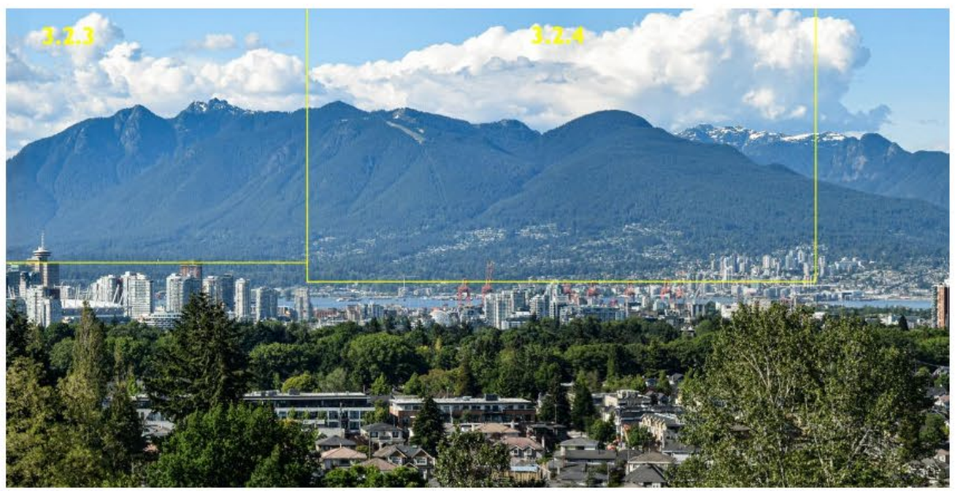
No change to view origin point

Amended



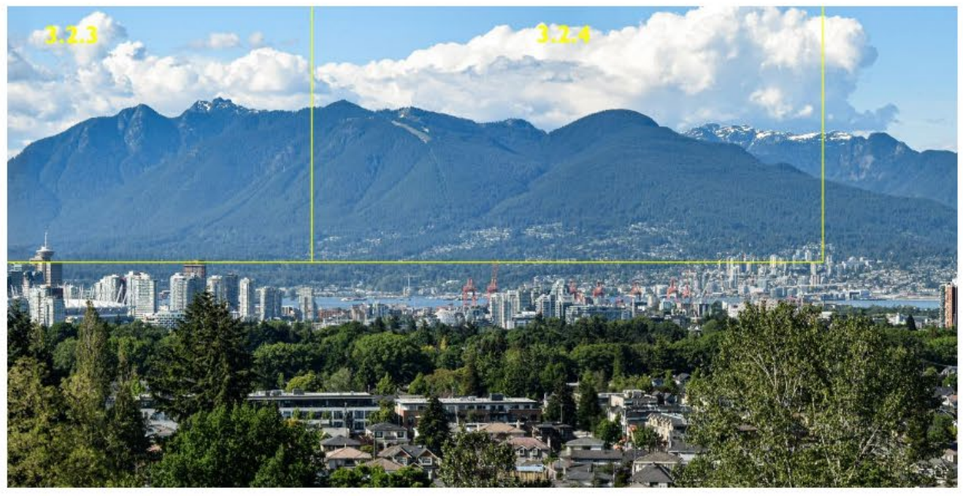
VC 3.2.4 Queen Elizabeth Park (east)





Current

No change to view origin point



Amended

MEMORANDUM

coriolis CONSULTING CORP.

DATE: 23 September 2025

TO: Edna Cho, City of Vancouver

FROM: Blair Erb, Coriolis Consulting Corp.

RE: **Summary of Financial Analysis for Downtown Eastside Development Scenarios**

1.0 Introduction

The City of Vancouver is exploring updates to the Downtown Eastside (DTES) Plan as well as related zoning and housing policies.

Some of the policy changes under consideration are focused on improving the delivery of non-market social housing and facilitating the replacement of privately owned Single Room Occupancy (SRO) units as part of private development projects at sites in both the Downtown Eastside Oppenheimer District (DEOD) and Thornton Park sub-areas. The work includes:

- Exploring increased heights and densities for new projects.
- Exploring ways to replace private SRO units through the creation of new replacement below market rental housing with deep levels of affordability.
- Updating the DEOD inclusionary housing policy. Currently this policy requires new apartment projects to provide a minimum of 60% social housing with a maximum of 40% market rental units. This existing approach relies heavily on senior government partnerships to fund project costs.
- Updating the current DTES definition of social housing, which currently targets 1/3 of the units to be rented at shelter rate, 1/3 at HILs rents and 1/3 at low end of market rents (LEM).

City staff are interested in understanding the impact that potential policy changes will have on the economics of new apartment development projects. Therefore, the City retained Coriolis Consulting to analyze the likely financial performance of different types of projects (e.g., social housing, market rental, below market rental, mixed-use) in the DTES and test the financial impact and viability of different policy options that are under consideration.

We completed the detailed analysis during early 2025 so all market conditions, costs and financing rate assumptions are based on conditions at that time.

This memo provides a summary of the findings, focusing on:

1. The key questions considered as part of the analysis.
2. The types of existing case study sites used as the basis for the analysis.
3. The social housing development scenarios tested.
4. The market and inclusionary housing scenarios tested.
5. Key assumptions about social housing units and below market inclusionary units such as rents and assumed grants provided by the City or the Province.

6. Other key assumptions.
7. The main findings of the analysis.

We provided the detailed results of the scenarios that we analyzed to City staff separately.

2.0 Key Questions

The financial analysis was used to test the following key questions:

1. For non-profit social housing projects:
    - Are existing City and Provincial grants sufficient to make projects financially viable?
    - If not, what is the financial equity gap per unit (in addition to existing grants)?
2. For private development projects:
    - Is the scenario tested financially viable?
    - Will the scenario create upward pressure on property values?
3. Whether the findings would change if:
    - The case site was vacant with no existing SRO or commercial buildings.
    - The site is already owned by a non-profit, so redevelopment might not involve any significant additional land acquisition cost.

Other topics that we evaluated as part of the analysis included: the financial impact of eliminating family unit (2 and 3 bedroom units) requirements, the impact of providing a property tax waiver for new projects, and the impact of heritage retention.

3.0 Case Study Sites

We analyzed the financial performance of redevelopment of 4 different properties in the DTES, including three assemblies in the DEOD and one assembly in the FC-1 District in Thornton Park. We analyzed the FC-1 case site twice under different assumptions about the number of lots included in the assembly (and overall property size), so there were five case sites in total.

The sites selected are representative of a cross-section of locations in the study area. Each site is improved with existing SRO buildings and/or older low density commercial buildings and are similar to the types of sites in the DTES that have been the focus of redevelopment interest over the past several years.

The sites included:

- Site 1 is a 15,250 square foot assembly located in the DEOD (subarea 3). It is currently improved with 18 SRO units plus older commercial space.
- Site 2 is a 9,150 square foot property located in the DEOD (subarea 1). It is currently improved with 16 SRO units plus older commercial space.
- Site 3a is a 10,000 square foot assembly located in the FC-1 District in Thornton Park. It is currently improved with 31 SRO units plus older commercial space.
- Site 3b is a 7,500 square foot assembly located in the FC-1 District in Thornton Park. It is currently improved with 31 SRO units plus older commercial space.

- Site 4 is an 18,000 square foot assembly located in the DEOD (subarea 1). It is currently improved with 28 SRO units plus older commercial space.

4.0 Land Acquisition Cost Scenarios Analyzed

The financial performance of redevelopment is influenced by the cost to acquire the development site. Therefore, we tested redevelopment scenarios at each site of the five sites under three different assumed property acquisition costs, including:

- No land cost – this was tested for the non-profit scenarios that we analyzed to help determine the impact on the results if a non-profit already owns the development property and does not need to pay for the property.
- Land value only – most of the sites we tested are improved with buildings that contribute to the overall property value (i.e., the income from the buildings creates value in addition to the land value). However, it is possible that development could occur on sites that are either vacant or at sites where the improvements contribute no additional value to the property (i.e., buildings are in poor condition and require major capital expenditures to continue to operate). Therefore, we tested each scenario assuming the site could be acquired for land value only.
- Full market value of property – most of the sites we analyzed have buildings that are contributing to the overall property value. So, all sites were analyzed assuming that the developer (non-profit or for-profit) needs to pay full market value for each property including land value plus any extra value being created by the existing improvements.

5.0 Development Scenarios Analyzed

We analyzed four different types of development scenarios for each of the five case sites, including two scenarios that are assumed to be developed by non-profit housing developers and two scenarios that are assumed to be built by for-profit private developers. Some scenarios included sub-options (based on the mix of unit rents) resulting in a total of six redevelopment scenarios.

All scenarios assume the case site is redeveloped to a maximum density of 11.0 FSR.

The non-profit developer scenarios analyzed are as follows:

- Scenario 1a assumes that a non-profit developer constructs a new project with rent rates distributed as follows: 33.3% of units at shelter rates, 33.3% of units at 70% of HILs rents, and 33.3% of units at low end of market (LEM) rents. Grants are provided (from the City) equivalent to $65,000 per unit. This scenario is based on the City's current definition of social housing for the DTES.
- Scenario 1b assumes that a non-profit developer constructs a new project with rent rates distributed as follows: 33% of units at shelter rates, 37% of units at 70% of HILs rents, and 30% of units at LEM rents. Grants are provided (from the City and Province) equivalent to an average of about $163,000 per unit (some units receive more and some less). This scenario is also based on the City's current definition of social housing for the DTES, but with a large increase in assumed grants in comparison the Scenario 1a.
- Scenario 2 assumes that a non-profit developer constructs a new project with rent rates distributed as follows: 20% of units at shelter rates, 10% of units at 70% of HILs rents, and 70% of units at LEM rents.

Grants are provided (from the City) equivalent to $65,000 per unit. This scenario represents a revision to the City's current definition of social housing for the DTES and uses the same grant assumptions as Scenario 1a.

The for-profit private developer scenarios analyzed are as follows:

- Scenario 3 assumes that a private for-profit developer builds a project with 80% of the units as market rental units and 20% of the units as turnkey social housing units dedicated to the City at a nominal price (i.e., the developer receives no revenue from the turnkey social housing units).
- Scenario 4a assumes that a for-profit developer builds a rental apartment project and 100% of any demolished SRO units are replaced as below market rental (BMR) units with deep rental discounts (50% below CMHC average rents). The balance of the project is market rental. Because each of the case sites has a different number of existing SRO units that need to be replaced, this scenario results in a different share of BMR units in the new rental project that is assumed to be built at each site.
- Scenario 4b assumes that a for-profit developer builds a project with a maximum of 80% of the residential floor area allocated to market rental units and a minimum of 20% of the floor area allocated to below market rental units. Any of the BMR floorspace that is not required for SRO replacement units (rented at 50% below CMHC average rent) is allocated to additional BMR units that are assumed to be rented at the City's standard BMR rents (20% below CMHC average rent). If 20% of the floor area is not sufficient to replace 100% of the SRO units that are demolished, then the portion of the building allocated to below market rental is increased to ensure 100% of the SRO units are replaced.

The for-profit scenarios, all assume that there is no government funding provided to help offset the financial impact of the affordable housing component (i.e., the turnkey social housing, SRO replacement or BMR units).

The for-profit scenarios all focus on rental units, not strata units. Prior work that we completed (in 2024) indicated that market rental scenarios currently perform better than strata unit scenarios in the study area because sales prices for strata units in the DTES are low under current market conditions.

The combination of five case sites, the different assumed land acquisition costs and the six different development scenarios, resulted in over 75 scenarios being analyzed.

6.0 Affordable Housing Assumptions

The redevelopment scenarios include social housing units and below market rental units that are assumed to be rented at various rental rates.

For social housing scenarios built by non-profits, three different rent rates are assumed with the mix of rent rates varying across Scenarios 1a, 1b and 2 as shown in Exhibit 1.

Exhibit 1: Social Housing Rent Rates

Rent Per Month	Studio Units	1 BR Units	2 BR Units	3 BR Units
Shelter Rates	$500	$695	$790	$840
HILs Rates (70%)	$1,015	$1,260	$1,505	$1,881
LEM Rates	$1,829	$2,108	$2,919	$3,351

For below market rental (BMR) units developed by private developers, the rents vary depending on whether the unit is a replacement unit for demolished SRO units or an additional below market rental unit beyond the SRO replacement units.

The SRO unit replacement rents are set at 50% below CMHC average rents. The BMR unit rents are set at 20% below CMHC average rent as shown in Exhibit 2.

Exhibit 2: Below Market Rental (BMR) Rates

Rent Per Month	Studio Units	1 BR Units	2 BR Units	3 BR Units
BMR Units – replacement SRO Unit	$809	$919	$1,283	$1,762
Extra BMR Units - not SRO Replacement	$1,294	$1,470	$2,052	$2,819

The mix of bedroom types is shown in Exhibit 3.

Exhibit 3: Rental Unit Mix

Share of Units	Studio Units	1 BR Units	2 BR Units	3 BR Units
Social Housing Units	30%	45%	25%	5%
Replacement SRO BMR Units	100%	0%	0%	0%
Market Rental and Non SRO BMR Units	30%	45%	25%	5%

The average per unit grants included in the non-profit development scenarios (1a, 1b, 2) are as follows.

Exhibit 4: Non-Profit Housing Grants

Grants per Unit	Studio Units	1 BR Units	2 BR Units	3 BR Units
Scenario 1a	$65,000	$65,000	$65,000	$65,000
Scenario 1b (average grant)	$162,460	$162,460	$162,460	$162,460
Scenario 2	$65,000	$65,000	$65,000	$65,000

7.0 Other Key Assumptions

Other key assumptions include:

1. Non-profit developers do not have equity to inject into the project. Total project costs need to be fully covered by mortgage financing (which we assume is available from BC Housing and is linked to net income from the project) and grants. Any costs not covered by the mortgage or grants result in a funding gap that would need to be covered to make the project viable.
2. Private developers need to earn a sufficient profit margin on total project costs in order for the project to be financially viable. The profit margin targeted in the financial analysis is 12% of total project costs. If the profit margin is significantly lower, the viability of the scenario is questionable.
3. For private development scenarios, any existing SRO tenants that are displaced during redevelopment receive tenant compensation that includes a temporary rent top up to secure alternate accommodation until the new BMR unit is available.
4. Mixed market and below market rental projects are eligible for a full waiver of the City's Development Cost Levies, but not a Utilities DCL waiver.
5. Social housing units in the non-profit development scenarios are eligible for a full waiver of the City's DCLs and a waiver of the Metro Vancouver and TransLink DCCs.

6. Turnkey social housing units built by a private developer are dedicated to the City at no cost to the City. These units are eligible for a full waiver of the City's DCLs but do not currently qualify for waiver of the Metro Vancouver and TransLink DCCs (under current policy).

8.0 Key Findings

8.1 Non-Profit Social Housing Scenarios

The non-profit scenarios that we analyzed are not financially viable at the assumed mix of rents and grants under current market conditions (costs, financing rates).

The estimated financial gap (per unit) that needs to be covered to make these scenarios financially viable (either through equity from the non-profit or additional grants) varies by scenario and by site (all figures are rounded):

1. For Scenario 1a (existing DTES social housing definition with a $65,000 grant per unit from the City):
    - The estimated financial gap is approximately $180,000 to $190,000 per unit if the non-profit already owns the site (mortgage free) and no additional land acquisition costs are required.
    - The estimated financial gap is approximately $200,000 to $225,000 per unit if the non-profit needs to acquire the site in the DEOD.
    - The estimated financial gap is approximately $235,000 to $275,000 per unit if the non-profit needs to acquire the site in the FC-1 District. The financial gap is higher if a site needs to be acquired in the FC-1 District because property values are higher in the FC-1 District than in the DEOD. This is partly due to location and partly due to differences in the zoning districts.
    - These figure are in addition to the assumed grant of $65,000 per unit.
2. For Scenario 1b (existing DTES social housing definition with a $163,000 grant per unit from the City and Province):
    - The estimated financial gap is approximately $85,000 to $90,000 per unit if the non-profit already owns the site (mortgage free) and no additional land acquisition costs are required.
    - The estimated financial gap is approximately $110,000 to $130,000 per unit if the non-profit needs to acquire the site in the DEOD.
    - The estimated financial gap is approximately $140,000 to $180,000 per unit if the non-profit needs to acquire the site in the FC-1 District.
    - These figures are in addition to the assumed grant of $163,000 per unit.
    - The main difference in the estimated financial gap between Scenarios 1a and 1b is the assumed amount of grants per unit. Any other differences are due to minor differences in the mix of rents.
3. For Scenario 2 (revised DTES social housing definition with a $65,000 grant per unit from the City):
    - The estimated financial gap is approximately $100,000 per unit if the non-profit already owns the site (mortgage free) and no additional land acquisition costs are required.
    - The estimated financial gap is approximately $120,000 to $140,000 per unit if the non-profit needs to acquire the site in the DEOD.
    - The estimated financial gap is approximately $150,000 to $190,000 per unit if the non-profit needs to acquire the site in the FC-1 District.
    - These figures are in addition to the assumed grant of $65,000 per unit.

The results for Scenario 2 show that additional financial incentives or government funding (in addition to the assumed $65,000 grant per unit from the City) would be required to make the development scenario financially viable. However, the analysis also shows that changing the definition of social housing would help meet the Provincial CHF grant eligibility requirements which could significantly reduce the overall estimated financial gap in comparison to Scenarios 1a and 1b.

8.2 Private Developer SRO Replacement Scenarios

The key questions that we evaluated for the scenarios that involve a private developer building social housing units, replacing SRO units, and providing additional BMR units are:

- Is the scenario tested financially viable?
- Is the scenario likely to create upward pressure on property values?

The results vary by site and scenario.

1. For Scenario 3 (developer provides 20% turnkey social housing), none of the scenarios we tested are financially viable (and none are close to being viable). We would not expect any upward pressure on property values under Scenario 3.

   To make this scenario viable, one option would be to provide a grant to a non-profit which could use the grant to help purchase the turnkey units from the developer. This would provide revenue to the developer from the social housing component.

2. For Scenario 4a (developer replaces 100% of any SRO units that are demolished at deep rent discounts) the results are mixed depending on the site:

   - For three of the five sites we tested, we think that this scenario is financially viable or close to being viable.
   - For two of the five sites we tested, we think that this scenario is not financially viable.

   Our analysis indicates that this scenario tends to be financially viable when the number of new replacement SRO units is less than 10% of the total units in the overall project. If the replacement SRO units exceed 10% of the total units, the viability of the scenario is questionable.

   We would not expect any significant upward pressure on property values under this scenario, unless the number of replacement SRO units is significantly less than about 10% of the number of units in the overall new project.

3. For Scenario 4b (minimum 20% BMR including 100% replacement of SRO units) none of the scenarios we tested are financially viable. We would not expect any upward pressure on property values under Scenario 4b.

Overall, the only scenario we tested that appears to have the potential to be viable is Scenario 4a (replacement of existing SRO units), but only if the replacement SRO units account for a maximum of about 10% of the new units in a new project. Any scenarios that would require additional affordable units are unlikely to be viable.

The scenarios we tested all assumed a maximum density of 11.0 FSR. To improve the viability of these scenarios, the City could consider increasing the permitted density. However, it should be noted that rental density in the DTES is not as valuable to developers as it is in other parts of the City (such as Broadway or other West Side neighbourhoods). Therefore, adding additional permitted rental density may not result in a

significant increase in the proportion of below market units that can be achieved at new projects in the DTES. We think that the City would need to consider other tools to increase the share of below market units that can be achieved in new DTES private sector projects.

8.3 Other Items

We tested the financial impact of some other items as part of our analysis, including:

1. Eliminating family units (2 and 3 bedroom units), which reduces average unit sizes, increases unit counts, and changes project revenues and costs.
2. Providing a 10 year property tax exemption to new projects (both the City of Vancouver taxes and the Provincial taxes as permitted under a Revitalization Tax Exemption), which increases the annual operating income to the building owner for the 10 year period.
3. Retaining a heritage façade as part of redevelopment, which increases project costs.

The findings for these additional tests can be summarized as follows:

1. Eliminating family units results in a much smaller average unit size. This does not help the financial performance of the redevelopment scenarios that we tested. In fact, it has a negative impact on the financial performance of each scenario because:
    - The smaller average unit size results in higher hard construction costs.
    - The increased number of units (due to a smaller average unit size), results in a significant increase in the cost of Metro Van and TransLink DCCs which are based on the number of units, not based on floorspace (like DCLs). It should be noted that regional DCCs do not apply to the non-profit scenarios, only the private developer scenarios.
2. Providing a 10 year tax exemption significantly helps the estimated project profitability of the for-profit scenarios and reduces the estimated financial gap in the non-profit scenarios. The positive impact is greater in the for-profit scenarios than the non-profit scenarios because market rental units pay higher property taxes than non-market rental units.
3. The costs associated with retaining and restoring a heritage façade negatively impacts project performance. The negative impact would vary from site to site depending on the scale of the façade retention that is required (as this would be different for each project).

9.0 Professional Disclaimer

This document may contain estimates and forecasts of future growth and urban development prospects, estimates of the financial performance of possible future urban development projects, opinions regarding the likelihood of approval of development projects, and recommendations regarding development strategy or municipal policy. All such estimates, forecasts, opinions, and recommendations are based in part on forecasts and assumptions regarding population change, economic growth, policy, market conditions, development costs and other variables. The assumptions, estimates, forecasts, opinions, and recommendations are based on interpreting past trends, gauging current conditions, and making judgments about the future. As with all judgments concerning future trends and events, however, there is uncertainty and risk that conditions change or unanticipated circumstances occur such that actual events turn out differently than as anticipated in this document, which is intended to be used as a reasonable indicator of potential outcomes rather than as a precise prediction of future events.

Nothing contained in this report, express or implied, shall confer rights or remedies upon, or create any contractual relationship with, or cause of action in favor of, any third party relying upon this document.

In no event shall Coriolis Consulting Corp. be liable to the City of Vancouver or any third party for any indirect, incidental, special, or consequential damages whatsoever, including lost revenues or profits.

CITY OF VANCOUVER

WHAT WE LEARNED

Downtown Eastside Housing Implementation

Engagement Summary

July 2025

CITY OF VANCOUVER

Table of Contents

1. Introduction

Project Overview

The City of Vancouver is proposing policy changes to increase housing options in the Downtown Eastside (DTES), including for those living in Single Room Occupancy buildings (SROs).

This follows City Council direction to explore policy updates that would make it easier for governments, non-profits, and the private sector to build social housing and accelerate SRO replacement. These proposed changes align with the vision of the 2014 DTES Plan to:

- build diverse housing options for various income levels, including more market rental; and
- create a mixed income community and enhance the quality of life for low-income residents.

Timeline

2. Engagement Process

This report is a summary of what we learned through an engagement process that involved in-person public information sessions, focused interest holder meetings that were held in-person and online, and an online comment form.

Engagement Activities

From April 23 to May 21, 2025, Staff provided a diverse range of engagement opportunities aimed at increasing awareness and collecting feedback on the proposed policy changes. The combined activities generated over 5,000 engagement touch points, including both the public and individuals representing interest holders in the DTES.

Event/Platform	Event Date(s)	# of Touchpoints
Vancouver Heritage Commission	May 5, 2025	10 Members
Sessions with DTES Organizations & Service Providers	May 6, 2025 (in-person) May 14, 2025 (virtual)	49 Attendees/ 32 Organizations
Non-Profit Housing Provider Session	May 7, 2025	7 Attendees/ 7 Organizations
Urban Indigenous Session	May 8, 2025	46 Attendees
Public Information Session	May 12, 2025	185 Attendees
SRO Collaborative Session	May 15, 2025	40 Attendees
Private Developer Session	May 21, 2025	7 Attendees/ 7 Organizations
Landowner Survey & Office Hours	April 23 to May 16, 2025	10 Attendees 14 Surveys Received
Online Comment Form	April 23 to May 19, 2025	853 Forms Received
Shape Your City Website	Launched April 23	2,700 Visitors
Social Media	April 23 to May 16, 2025 (24 posts)	130,000 Impressions 5,700 Post Engagements
Traditional Media	April 23 to May 16, 2025 (24 posts)	9 Print, Radio, or Television Pieces

In addition to these sessions, Staff have continued to meet with interest holders after the formal engagement period. These interest holders include the BC Non Profit Housing Association, Chinatown societies and associations, and Staff from Vancouver Coastal Health and BC Housing. Feedback from the July 7, 2025, follow-up meeting with the Vancouver Heritage Commission is included in this report.

Who We Connected With

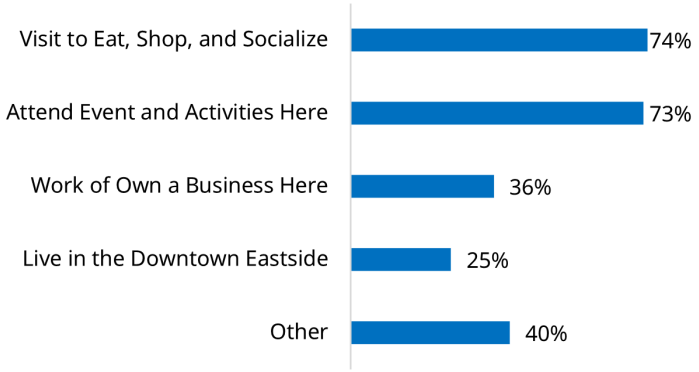
In addition to focused interest holder events with specific community members, a broad range of individuals provided feedback on the draft policy proposals through online submissions and in-person events. Demographic information was collected on a voluntary basis as part of the on-line comment form and is summarized in this section. These demographics are also referenced throughout the report to attribute quotes and highlight responses from different groups.

Survey respondents reported a variety of connections to the Downtown Eastside (DTES).

- Nearly one-quarter of survey responders live in the neighbourhood.
- 37% of survey responders work or own a business in the neighbourhood.
- Most survey responders visit the neighbourhood for events or to access local businesses and services.

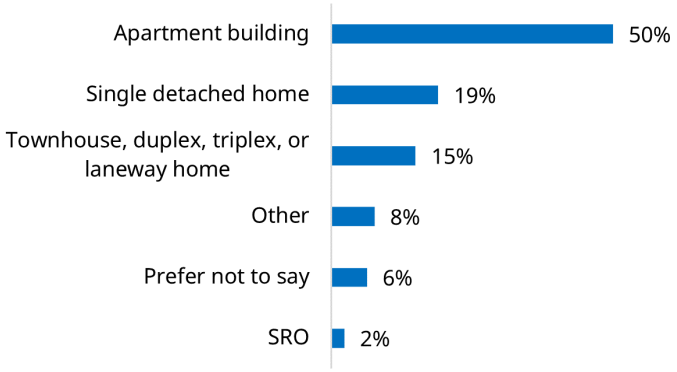
Relationship to the DTES

(n = 852 survey respondents)



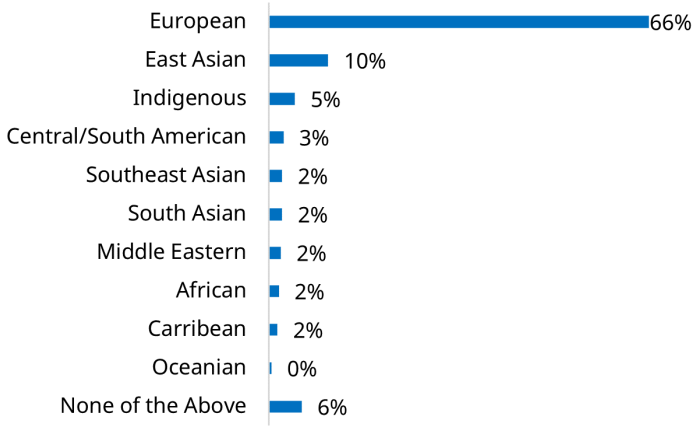
Current Housing Type

(n = 825 survey respondents)



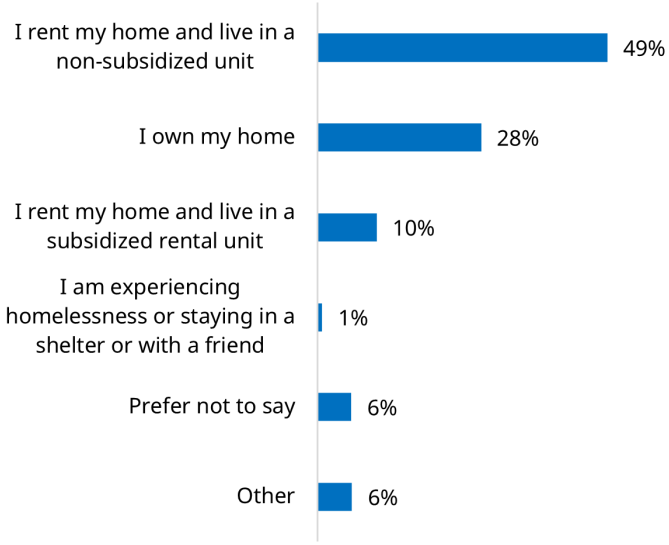
Ethnicity

(n = 852 survey respondents)



Current Housing Tenure

(n = 828 survey respondents)



To ensure participation by residents who may be most impacted by proposed changes, City Staff reached out directly to tenants of Single Room Occupancy housing (SROs). While not all survey respondents disclosed their current living arrangements, 19 individuals that responded to the survey currently live in SROs and seven additional responders are currently experiencing homelessness.

All survey participants were asked additional voluntary questions on their ethnicity and current living situation.

- Two thirds of respondents consider European to be their main ethnic origin or that of their ancestors, 10% East Asian, 6% Southeast Asian and 5% Indigenous.
- Nearly 60% of respondents rent their home with a majority of those living in non-subsidized units. A quarter of respondents own their home.
- Half of all respondents live in an apartment building, 19% in a single detached home, and 15% in a townhouse, duplex, or laneway.

What We Learned

Feedback from the public and community members in the Downtown Eastside (DTES) was mostly critical of the proposed policy changes. While most participants of the online comment form, in-person event, and interest holder meetings agreed that changes are needed in the neighbourhood, there were varying opinions on what those changes should be.

Many participants fear that the proposed policy changes will result in gentrification and displacement of current residents. Of particular concern was the reduction in shelter-rate units required for social housing projects, and the introduction of privately-owned below-market rental housing. Across most of the engagement opportunities, participants expressed a mistrust in private development and a call for more equitable, community-led housing solutions citywide.

While there were varying opinions on building heights and densities, it was often agreed that more density was good, conditional on there being more affordability. It was widely suggested by most advocates, organizations, and residents that there needs to be more senior government fundings and increased advocacy efforts with the Provincial and Federal Governments.

In the survey, residents and those working in the DTES consistently raised alarms about affordability gaps, displacement risks, and gentrification. Many opposed reducing shelter-rate requirements for social housing and reducing the 1:1 SRO replacement requirement, fearing these changes would further marginalize low-income residents and erode community supports.

Through the survey and the dedicated in-person workshop, current tenants of SROs emphasized the need for more shelter-rate housing, skepticism about the City's proposal to align social housing with Provincial funding programs, and a strong desire to remain close to services and community networks both in their buildings and in the broader community. Many SRO residents were deeply skeptical of the City's tenant relocation process, citing concerns that developers would not follow through on their obligations and fail to find suitable relocation options.

Service providers and other community serving organizations emphasized the importance of delivering net new supportive, shelter-rate housing in the neighbourhood and expressed concerns that the proposed changes would result in less shelter-rate housing overall and no housing for residents experiencing homelessness. There was concern that introducing private market development at this scale would lead to conflict between low- and higher-income residents, and risk displacing existing affordable retail.

Similarly, participants of the Urban Indigenous Session raised strong concerns about gentrification, displacement, and the erosion of community support networks, especially around mixed-income housing and changes to building forms. While there was conditional support for aspects of the proposal that would increase social housing built in the area, there was widespread skepticism toward private developers and a strong call for more Indigenous- and non-profit-led housing, family-oriented units, and integration of Indigenous culture in design. The importance of tenant protections was emphasized, particularly for vulnerable Indigenous residents in SROs, with a need for trauma-informed relocation strategies and clear communication.

Private developers appreciated the added flexibility and potential for new options but warned of economic viability challenges without additional financial incentives or significant public funding. While they agreed that private development should be part of the solution, they expressed a preference for partnerships with non-profits to operate low-income units and take on tenant relocation, and expressed the need for additional incentives like property tax waivers and swing-site housing.

Some non-profit housing operators supported the flexibility provided through the proposed changes to maximum building heights and the social housing definition, but underscored the importance of early non-profit involvement in the redevelopment process, stronger tenant protections, and preserving affordability through long-term covenants. They expressed concern about relaxing the 1:1 SRO replacement rule and called for attention to broader community supports, including public space and community-serving retail.

Members of the Vancouver Heritage Commission were generally supportive of reducing heritage review requirements in the area, where appropriate, to enable new affordable housing development, with a recommendation that four heritage properties be reclassified to maintain their required heritage review.

Key Topics

Five major topics emerged regarding the proposed policy directions. These topics are summarized below and are detailed in the Summarized Feedback section.

Social Housing Definition & Inclusionary Model

Social housing refers to social, supportive and co-operative housing owned by non-profits or the government. Inclusionary social housing involves a private developer building a portion of a building as social housing and giving it the City or a non-profit provider to own and operate.

Below Market Rental

Below market rental is rental housing offered at lower rates than market rentals. They are built by the private sector in exchange for increased density and are permanently secured at below market rate, even when tenants change.

Tenant Relocation & Protection Policies

In addition to provincial tenancy laws, renters are entitled to tenant assistance and protection under City policies. This assistance may include financial compensation, moving expenses and help finding new housing, among other supports.

SRO Replacement

The City's existing policy is to replace Single Room Occupancy (SRO) rooms with self-contained units on a one-for-one basis to maintain affordable housing for low-income residents.

Form of Development & Heritage

The form of development includes how buildings are physically built, such as height and densities, and the protected public views that shape development. The Vancouver Heritage Register (VHR) is an official list of historic buildings recognized by City Council for their heritage value.

3. Summarized Feedback

Staff received a variety of comments from the various engagement actives listed in the Engagement Process section. These comments were coded by Staff and are summarized below. The feedback is organized by topic area throughout this section.

Comment Form

An online comment form was open from April 23 to May 19, 2025. The comment form included six open ended questions to help shape the proposed actions. Summaries of the responses, along with quotes from various respondents, are included in the following sections.

Social Housing Definition & Inclusionary Model

Questions:

- *What do you think of the proposed changes to the definition of social housing within the Downtown Eastside?*
- *What do you think of the proposed changes to the inclusionary housing requirements within the DEOD and Thornton Park areas?*

The overwhelming sentiment is that the proposed policy change is inadequate, inequitable, and harmful. Many respondents strongly opposed the changes to the social housing definition, particularly the reduction of units available at income assistance rates (from 33% to 20%), citing fears of increased homelessness, displacement of vulnerable residents, and gentrification. Others supported the changes, arguing that aligning with the Community Housing Fund would make projects more viable and allow for a greater mix of incomes in the neighborhood. A common concern among opponents was that $1,450/month is unaffordable for many DTES residents, while some supporters emphasized the need to modernize the area and promote development. Most respondents urge the City to prioritize deeply affordable, social housing in the DEOD and Thornton Park areas and maintain community-based planning principles.

General Opposition to Changing the Social Housing Definition

There is strong opposition to reducing the social housing requirement from a minimum of 33% of units at the shelter rate of income assistance to 20%. Many respondents were concerned that this change will lead to less deeply affordable units, rising rents, more homelessness, displacement of low-income residents, and ultimately more negative impacts in the DTES, given the current housing crisis combined with the urgent public health challenges. Many respondents want to maintain or increase the current requirement for units at shelter rates. Some comments pressed the City to increase advocacy efforts for more funding to support a social housing definition that caters more to the local needs of residents in the DTES.

About 12% of respondents expressed support for the proposal, citing several reasons: the belief that changes are needed and long overdue; that the proposal would facilitate the delivery of social housing projects; the potential to diversify the neighbourhood by offering a broader range of housing options; the increased benefits to local businesses; and improved integration of the DTES with the rest of the city.

"This decrease of units affordable for people on income assistance from 33% to 20% is cruel and harmful and will increase the unhoused population, exacerbate open substance use, theft, property damage. We need more truly affordable housing, not less."
– DTES renter and worker

"I think the proposed changes could be detrimental to those on Income Assistance or PWD Assistance because of the reduction in units for Income Assistance. I think it should be half and half. This reduction will displace many homeless individuals in the DTES."
- DTES renter

Lack of Affordability

It was widely expressed that the proposed below-HILs units are not affordable enough for a broad segment of the DTES population. Many respondents raised concerns about lower-income residents being squeezed out because of unaffordable rents, leading to the erosion of the existing community and gentrification of the neighbourhood, which would be especially detrimental to the most marginalized groups living in the area. Respondents expressed a strong desire to see more shelter rate units to meet the needs of low-income populations.

"Do you really think people who need to access social housing can afford to pay $1450 per month? I already know families who cannot even access those at $500 per month due to the lack of availability."
– DTES resident and worker

"No way! $1450 isn't affordable for a lot of people - let alone the DTES population. This kind of a change will bring in an entirely different demographic that will not care about the community in the same way."
- DTES worker

Social Housing Requirement Should be Applied City-wide

Many respondents expressed that requirements for units at shelter rate or at/below the HILs should be expanded citywide, rather than being concentrated in the DTES. While the reasons varied, there was a shared view that the current concentration of social housing in the DTES is unfair and should not be further intensified. Instead, respondents called for a more equitable distribution of social housing across all neighbourhoods, allowing people greater choice in where they live and ensuring that all communities share responsibility for housing affordability.

"Expand one third shelter rate requirement to whole city so social housing does not exclude low income people."
- DTES renter and worker

"The proposed changes might make it easier for non-profits to build housing, which is good in theory, but without a broader strategy to distribute supportive housing more evenly across the city and province, the DTES will continue to bear the brunt of a provincial crisis. Social housing should be built in all communities, not just concentrated in one. Equity means sharing both the responsibility and the support across BC."
- DTES renter

Widespread Opposition to the Proposed 20/80 Mix

A majority of respondents, including those living in subsidized rental units and in the DTES, oppose reducing social housing from the current policy of 60% to 20%. The proposed shift is seen by many as gentrification that will displace low-income residents, particularly those in SROs who are reliant on income assistance. Many view the change as developer-driven that is not in the best interest of the existing community.

"20% social housing to 80% regular rental is not a social housing model and prioritizes investor profit over people and communities. This must not be approved, it is inhumane and greedy."
– DTES renter in subsidized housing

"While I understand the intention of making it easier and less costly to build housing, the shift toward 80% market rental units in areas that have historically provided affordable housing could lead to more displacement, especially for those who rely on SROs as their last option before homelessness."
– DTES renter

Concerns About Displacement, Homelessness, and Inequity

Respondents consistently raised alarm that the policy would exacerbate homelessness, increase trauma, and remove essential supports for vulnerable populations. Several note that reducing social housing access in the DTES, which has long been a refuge for marginalized individuals, amounts to erasure and exclusion.

"Why push low-income folks from the community they have fought to make for themselves?"
- DTES renter in subsidized housing

Desire to Maintain or Increase Social Housing Provisions

Many advocate for keeping or returning to the current 60% social housing requirement or modifying to something more balanced like 50/50 or 40/60. A number of comments call for 80%+ social housing, particularly to match current need and support income assistance rates (currently $500/month for singles). It was expressed that Rent-Geared-to-Income rates under the current HILs standard are not affordable enough and out of reach for low-income residents.

"This seems like an extreme desire to move poor people out of DTES (and then where will they go?) If there's a need for more profit, why not even a 40/60 split?" – DTES renter that works in the neighbourhood

"The proposed changes are too extreme. I can understand a 50/50 split, but the changes would be harmful to the community." – Renter of subsidized unit

Suggestions for a Broader, Citywide Approach

Some respondents support the idea of dispersing social housing across all neighborhoods in Vancouver to address the need for low-income housing citywide. Others emphasize the need for more housing of all types, but not at the expense of the most vulnerable.

"This is acceptable only if we are applying these rules to areas beyond the DTES as well."
– DTES resident

"Social housing should be built in all communities, not just concentrated in one. Equity means sharing both the responsibility and the support across BC."
- DTES renter

Minority Support for the Policy

About 10% of survey respondents support the policy change, citing the need to unlock more housing development, bring economic diversity to the DTES, and make mixed-income housing financially viable.

These voices emphasize that the current 60% social housing requirement is not economically viable for development.

"I support the proposed changes. Reducing the required percentage of social housing and allowing more rental units makes it easier and more financially viable to build. This could help bring in more development, reduce vacancy, and create more diverse, mixed-income communities rather than concentrating high levels of social housing in one area. It's a step in the right direction."
– DTES renter

Below-Market Rental Model

Question:

- *What do you think of the proposed change to allow privately owned, below-market rental housing in the DEOD and Thornton Park sub-areas?*

While there is recognition that new housing solutions are urgently needed, the proposal to allow private, below-market rental is viewed by many as insufficient, inequitable, and potentially harmful to the community it aims to serve. Respondents overwhelmingly call for higher affordability targets, stronger oversight, and protection of the most vulnerable residents as essential conditions for any such policy to succeed.

Mixed Support with Significant Concern

While some respondents support the change in principle, most express strong reservations or outright opposition. Specifically, there is widespread skepticism toward private developers playing a central role in delivering or managing affordable housing. Many view the policy as a threat to equity, long-term affordability, and public accountability.

"I don't agree with privately owned below market rental housing. Not enough oversight. Supportive services must be built into every housing location."
– DTES renter

Affordability Gaps Remain

The proposed rent level ($809/month) is widely viewed as inaccessible to individuals on income assistance or fixed pensions, who typically rely on shelter-rate housing ($500/month). Many respondents argue the policy fails to serve the population currently most in need, including those living in SROs or experiencing homelessness. Some respondents suggest tying the rent level to another metric, such as household incomes.

Below-Market Minimum Seen as Insufficient

The proposal's 10% requirement for below-market units is seen as much too low given the scale of housing need. Respondents suggest increasing this target significantly—to 20%, 30%, or even 50%.

Displacement & Gentrification Risks

A major concern is the potential loss of deeply affordable housing stock and the displacement of low-income residents during redevelopment. The shift toward mixed-market developments is seen by many as facilitating gentrification, not inclusion. There is concern that without interim housing or return guarantees, current SRO tenants will be left without viable options. There is strong opposition to relaxing the 1-for-1 replacement of current SRO units.

"There should be more than 10% of units going to below market rates. The people living in the DTES deserve affordable housing, not to be displaced in favour of gentrification."
– DTES renter

"This is unacceptable. SRO's cannot be replaced with market rate housing!"
– DTES renter

Conditional Support Dependent on Strong Oversight

A minority of respondents support the proposal if paired with strict affordability guarantees, transparency, and long-term enforcement.

Suggested safeguards include permanent affordability covenants, public or non-profit management models, tenant protections and right to return, and design and amenities that promote dignity and inclusion,

"I would support this proposal if a strong regulation and policy is developed to manifest the changes and expectations."
– SRO tenant

Broader Critiques of the Housing System

Some respondents express concern that privatizing affordability erodes public responsibility for housing vulnerable populations. Others highlight the need for coordinated regional responses, more public/non-profit housing investment, and deeper affordability standards. There were also several comments questioning why changes are concentrated primarily in the DEOD, arguing for broader citywide solutions.

"I would like more below-market rental housing to be distributed throughout the city and not just on the DTES"
– DTES homeowner

Tenant Relocation & Protection Policies

Question:

- *What do you think of the proposed policies for tenant relocation and protection?*

The majority of survey respondents felt that the proposed tenant relocation & protection policies did not adequately address the impacts of displacement. Among most respondents, there was a lack of trust in the City's ability to enforce the policies. Many respondents cited few affordable housing options to accommodate displaced tenants as a barrier to implementation and a flaw of the proposal. There was overwhelming preference for existing tenants to be offered permanently affordable housing options within the community over temporary housing options predicated on the right to return to the new building.

Opposition to Displacement

Many respondents opposed displacement caused by redevelopment, stating that tenant protection policies should focus on preventing evictions rather than relocation.

"This is a bandaid on a knife wound. Stop the evictions in the first place."
– DTES homeowner

"I think these can be good policies but I do not think they should be used to justify increased evictions. Tenant protections should focus on limiting evictions and displacements first and then we can try to smooth over this process."
– Vancouver renter

1-year Eligibility Requirement too Exclusive

Many respondents were opposed to the proposed 1-year minimum tenancy required for eligibility under the tenant relocation and protection policy. There was concern that this requirement would result in pre-emptive evictions to reduce tenant relocation and protection obligations.

"I think it's crucial to delete the eligibility requirement that tenants have to have lived in the building for 1 year before the redevelopment application. Landlords know this clause, so they buy or push out long-time tenants so they can turnover the pre-demolition or pre-renovation units to new tenants who they won't owe anything to"
- DTES renter

Preference for Staying in the Community

Many respondents wanted assurances that existing residents could have the choice to be rehoused within the DTES, emphasizing the importance of preserving social networks and access to supportive services within the community.

"Why are we relocating people from their home communities where they are connected to life saving resources? How will you ensure that folks who are needing their housing to be protected in the community will be brought back home? Community connection and familiarity is life-saving, not to mention the freedom to exist in a community where you are not under scrutiny from higher income neighbours gentrifying the area."
– DTES renter

Preference for Permanent Housing Options

There was widespread preference for permanent affordable housing options offered through the tenant relocation process, rather than an offer of an interim housing option while tenants wait to return to the new building. Participants cited concerns about the suitability and sustainability of the interim housing, long development timelines, and distress caused by moving as reasons for preferring one move over two.

"Temporary relocations can drag on for years, leaving tenants in limbo. Ultimately, the focus should be on ensuring that relocation leads to stable, long-term housing that is truly affordable."
– SRO tenant

Mistrust of TRP Enforcement

A majority of respondents were skeptical that landlords and developers would adhere to tenant relocation and protection policies, especially in light of changing economic and political environments and a perceived lack of enforcement mechanisms. Some participants warned that the language in the proposed policies was too vague, and wanted assurances on specific scenarios.

"We've seen in other plans like the Broadway Plan how these kinds of policies are often skirted or poorly enforced in practice. Without a properly resourced, independent renter advocacy office and a restorative process to address conflicts between landlords and tenants, this proposal risks becoming yet another example of promises without real protections. Many tenants in the Downtown Eastside face significant barriers: poverty, trauma, disability, and discrimination. The idea that they'll be helped to find new housing at the same rent means little if the units simply don't exist or if landlords can pressure them out using legal loopholes or through harassment."
– DTES homeowner

Lack of Affordable Relocation Options

Many respondents said there were no affordable housing options for tenants to be relocated to within or outside the DTES, and that more shelter-rate units are needed in the DTES and across the city to facilitate SRO replacement. Others expressed concern that the SRO replacement units, namely in privately-owned below-market rental buildings, would not be affordable to existing SRO tenants returning to the new building.

"Helping tenants find "better" housing is great in theory, but in practice, "better" often means higher rents or stricter terms. The right of first refusal is a good gesture, but $809/month for a studio is still a steep increase for those paying $500 or less now."
– SRO tenant

SRO Replacement

Question:

- *What do you think of the proposed changes to Single Room Occupancy (SRO) replacement?*

The overwhelming majority of respondents recognize the deep need and urgency to replace SROs, especially those in very poor condition, with self-contained and livable housing. However, the proposed changes to SRO replacement—particularly the reduction of unit size to 200 square feet in SRO conversions and relaxation of the one-for-one replacement requirement—elicited strong and mostly critical feedback from respondents. While some participants expressed support for these changes, the majority raised serious concerns about the impacts on low-income and vulnerable residents, the role of private developers, and the adequacy of proposed unit sizes for conversions.

Strong Opposition to 200 sq ft Minimum Unit Size

The majority of respondents expressed opposition to reducing the minimum size of units to 200 square through SRO conversions. Respondents felt that these housing units would be unacceptably small and undignified. Respondents also asserted that many SRO residents have disabilities, mental health challenges, or mobility needs and require more space to live safely and with dignity.

"200 square feet is not a humane living space. I strongly oppose this proposal."
- DTES resident

"SROs aren't ideal, but they're often the only roof between someone and the street. The smaller the unit, the more risk we face of repeating the mistakes of the past: isolating vulnerable people in tiny boxes, rather than building community-oriented, trauma-informed housing."
- DTES business owner

Opposition to Relaxing the One-for-One Replacement Rule

There is widespread concern that relaxing the 1:1 SRO replacement policy will reduce the overall stock of deeply affordable SRO rooms in the DTES. Respondents consistently raised alarm that changing this policy will increase homelessness and worsen housing availability and the affordability crisis.

Several respondents urge the City to uphold or increase the current 1:1 policy to meet the immense and growing housing needs in the neighbourhood. DTES residents in particular feel that the related policies to increasing market housing in the neighbourhood, coupled with removing the 1:1 SRO replacement policy will lead to gentrification in the area.

"By removing the one-for-one replacement requirement, the City would no longer guarantee that every lost SRO room will be replaced with a new, self-contained unit. That means for every aging SRO redeveloped, fewer units could be built, and the total supply of low-barrier housing would shrink, even as demand rises."
- Vancouver homeowner

"Reduced One-for-One Replacement Undermines Housing Supply Relaxing the one-for-one replacement requirement risks a net loss of deeply affordable units, especially if replaced with below-market rental rather than social housing"
- DTES homeowner

Distrust in City and Developer-led Approaches, Strong Preference for More Social Housing

Many respondents feel that the proposal prioritizes developer interests over those of DTES residents. There were concerns that private developers may not uphold promises for affordability or maintenance, and could convert SRO units to market or short-term rentals later on.

Respondents in turn advocate for significant investments in shelter rate, supportive, and deeply affordable social housing to address the significant housing needs in the DTES.

"SROs aren't ideal, but they're often the only roof between someone and the street. If new builds don't guarantee replacement units at shelter rate or below 30% of income, we're not upgrading, we're displacing"
- DTES business owner

Concerns about Displacement and Tenant Relocation Protections

Respondents voiced deep concerns that the proposed changes could displace low-income SRO residents—many of whom rely on the social supports and community networks within the Downtown Eastside. They emphasized the acute shortage of affordable housing options elsewhere in the city, and many assert that forced relocation could have devastating impacts on many residents who live in SROs as a housing of last resort.

"Pushing folks to communities outside the DTES is harmful; displacement from social networks and resources can completely upend someone's mental health."
- Vancouver renter

Minority conditional support for proposed SRO changes

A minority of survey respondents indicated conditional support for the proposed changes, but only if they lead to improved livability in existing SRO rooms and creating self-contained units including kitchens and bathrooms. Some respondents expressed the need for flexibility in SRO regulations to improve living conditions, while also stressing the importance of tenant protections and added social supports to ensure housing stability.

"I support replacing aging SROs more quickly, many of these buildings are in terrible condition and not fit for anyone to live in. Allowing smaller unit sizes might be acceptable if it means people are moving into safer, cleaner, and self-contained housing"
- DTES renter

Form of Development & Heritage

Question:

- *What do you think of the proposed changes to built forms (higher streetwall and tower forms), protected public views, and the new heritage framework?*

Survey responses revealed a wide range of opinions regarding the City's proposed changes. While many respondents expressed support for increased density and streamlined processes to address the housing crisis, this support was largely conditional on ensuring affordability, community inclusion, and good urban design. A significant number of respondents expressed deep concern over the potential displacement of vulnerable residents. Some respondents were concerned about loss of public view corridors, and weakening of heritage protections. There was also notable distrust toward developers and skepticism that the changes would result in genuinely affordable housing.

Support for Height and Density Increases

Many respondents acknowledged that increased height and density are necessary to address Vancouver's housing shortage, especially in urban cores like the DTES.

"I do not have any issue with higher buildings, but if these buildings are not being developed to be affordable and with the neighbourhood and community in mind, then I would not support these changes."
– DTES worker

Concerns About Livability and Design

There were significant concerns about how high-rise towers and tall streetwalls would affect light, airflow, and the overall pedestrian experience. Many feared these forms would decrease livability and be socially isolating.

"Streetwall buildings should NOT be massively tall... otherwise they are too depressing of the environment around them."
– DTES renter

Preservation of Public Views

Respondents were divided on view protections. Some believed views are secondary to housing needs, while others emphasized their role in public wellness and city character.

"While I'm not strictly opposed to streetwall building, I do think it's imperative that we protect public views."
– DTES renter

"Nobody's dying because they can't see the mountains. People are dying because they have nowhere safe to live."
- DTES worker

Few Heritage Framework Concerns

While there were fewer comments overall on heritage, those that commented on it were worried the proposed heritage framework would lead to demolitions or neglect of historically significant buildings. Others urged a more inclusive approach to heritage that respects Indigenous and non-colonial histories.

"Heritage buildings should be protected at all costs, or at a minimum the facade kept and incorporated into an architecturally cohesive design. Heritage protections should not be eroded."
- DTES renter

"I fully support scrapping the heritage register. We're on stolen land and the heritage register is protecting what?"
– Vancouver renter

Gentrification and Displacement Fears

The threats of gentrification and displacement of current residents was one of the most common and urgent concerns. Many respondents feared that the changes would exacerbate gentrification, displace low-income residents, and increase inequality.

"Allowing 32-storey high rises with only tiny percentages for shelter rate will gentrify the neighbourhood."
– DTES renter

"Rezoning for up to 32 story buildings will skyrocket land values, incentivizes gentrification, pushing the current residents out of the last somewhat affordable neighbourhood in the city."
– DTES renter

"Ultimately the DEOD neighbourhood residents need accessible housing, and redeveloping according to the plans above would not achieve this goal."
– DTES renter

Conditional or Nuanced Support

Some supported the proposed changes in principle but only under specific conditions—such as guaranteed affordability, mixed-income buildings, design quality, and access to green space and services.

"I think this could work as long as things that make city life tolerable, like trees, green spaces and decent views are not comprised. Poor people deserve to live in aesthetically pleasing neighbourhoods, too, and I am well aware that the dtes is not fully that at the moment."
– DTES renter

"Bigger building are fine but not if the housing being built isn't 100% social housing."
- DTES homeowner

Distrust of Process and Frustration

A sizable number of responses reflected mistrust toward the development process, believing it is overly influenced by private interests and not reflective of community needs.

"Money grab. This is just about gentrification. Please call it what it is."
– DTES renter

"Why are you pushing a plan aimed at housing developers? This has absolutely nothing to do with increasing the quality of life for DEOD residents."
– DTES Renter

Session Summaries

To gather input from specific groups in the DTES, Staff met with various interest groups to share the proposal. The sections below summarize each of these sessions and the key themes and feedback received at each.

Urban Indigenous Session

An Urban Indigenous engagement was held on May 8,2025 which marked a significant milestone as the Planning Department's first dedicated engagement with Urban Indigenous communities. It was designed to ensure that Indigenous voices are not only heard, but meaningfully reflected in the City's housing planning and decision-making processes.

Recognizing that many Indigenous people live in the Downtown Eastside (DTES) and that many other Indigenous Peoples have deep roots and long-standing connections to the area, the event was created to give Indigenous Peoples in Vancouver a culturally safe space to share their input and lived experience on the proposed changes to DTES housing policies. The goal was to listen carefully and involve Indigenous Peoples in a thoughtful and respectful way, as these changes would have a big impact on the future of the neighbourhood.

The objectives of the event were to:

- share public engagement materials related to the DTES Housing Implementation;
- provide space for questions, feedback, and dialogue on proposed policy and zoning changes;
- accurately capture community concerns and ideas to inform City Council and influence final policy decisions;
- build stronger relationships with Urban Indigenous residents; and
- begin the process of centering Indigenous ways of knowing in the City's planning practices.

Event Overview

The event brought together 46 Indigenous participants including elders, youth, SRO tenants, Downtown Eastside residents, and others with strong ties to the neighbourhood. While many attendees had previously taken part in the City's UNDRIP-related engagements, the event was also successful in reaching new voices—particularly individuals who are not often involved in City processes.

Participants were invited through targeted outreach by the City's Indigenous Relations Office, which included contacting an Urban Indigenous mailing list and connecting with Indigenous organizations based in and serving the Downtown Eastside. To support accessibility, Staff provided follow-up via text and phone calls to Elders, offered honoraria, and reimbursed transit, taxi, and childcare costs to remove barriers to participation.

The day began with breakfast and a traditional Squamish welcome, song, and opening by Sheryl Rivers. Annita McPhee followed by introducing the purpose of the gathering, outlining participation guidelines, and framing the discussion within the context of the City's housing policy work. A brief presentation from City Staff explained the proposed housing changes in the DTES. This was followed by a World Café-style workshop, where City Staff facilitated topic-specific table discussions. Staff recorded and summarized key points, then reflected them back to participants to ensure clarity and understanding.

To conclude the event, Sheryl utilized Squamish protocol of inviting witnesses from the participants to share reflections and summarize what they witnessed at this event. The event concluded with a shared lunch and a musical performance by Dr. Winston Wuttunee, which brought everyone together in a spirit of culture and connection.

What We Learned

Topic 1: More Mixed-Income Housing

Participants were concerned that changing the definition of social housing in the DTES will increase land values, gentrification, and displace low-income residents from the neighbourhood. Participants highlighted the importance of the strong support systems and social networks that underpin the neighborhood, with many expressing apprehension about how such changes might disrupt these vital connections.

Some participants expressed conditional support for mixed-income housing and housing provided by non-profit housing operators. They saw potential benefits such as faster housing delivery, a more inclusive neighbourhood, and improved living conditions including private washrooms, kitchens, and shared amenities like rooftop gardens and amenity rooms.

Some expressed concerns that mixed-income buildings can be hostile or isolating to residents with low incomes and highlighted the importance of supporting residents to maintain housing stability. Calls were made to build trust between developers and the DTES community, and to ensure tenants' rights and social cohesion are prioritized.

General distrust and skepticism about the ability and willingness of private developers to provide and uphold affordable, secure housing, with some suggesting the affordable units should be transferred to non-profits to manage.

Participants wanted more non-profit and Indigenous-led housing, and a return to the original 60/40 affordability model to address the housing need in the neighbourhood.

Topic 2: Changes to Building Forms

Participants expressed deep concerns about gentrification and displacement and emphasized the importance of prioritizing welfare rate housing. Some expressed skepticism that tall, mixed-income buildings will meet the needs of the DTES.

Strong need for livable family-sized units to support multi-generational Indigenous households.

Safety was a major concern: fire hazards, seismic safety, and evacuation challenges for elders and people with mobility issues in high-rise buildings.

Several participants stressed that existing infrastructure (schools, clinics, green space) is already lacking in the DTES and the area can't absorb additional population without investment.

Emphasis was placed on centering Indigenous art, culture, and design in new buildings, including spaces for people to gather, hold ceremonies, and placemaking opportunities.

Topic 3: SROs and Tenant Protections

Participants expressed fears that tenant protections, especially for vulnerable tenants, may not be implemented with the necessary compassion and effectiveness by private developers. Additionally, participants highlighted the importance of ongoing support for vulnerable tenants, particularly during transitions from SROs or shelters to independent housing units.

Participants urge supportive, tailored, and trauma-informed relocation strategies for Indigenous tenants in cases where tenant relocation is necessary. Clear and ongoing communication, autonomy, and choice in where tenants are relocated were highlighted as important components during tenant relocation.

Some participants supported redeveloping aging SRO buildings but emphasized the need to prioritize low-income and Indigenous tenants, not private profit.

Concerns were raised about the current one-for-one replacement policy, some questioned its effectiveness and suggested exploring more flexible approaches.

Acknowledgements

We respectfully acknowledge that this engagement took place on the unceded ancestral territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation). We are deeply grateful to Sheryl Rivers for opening and closing the event in accordance with Sḵwx̱wú7mesh protocols, and for generously sharing her songs, teachings, and spiritual guidance throughout the day. We also extend our sincere thanks to Annita McPhee (Tahltan Tlingit First Nations) for her skilled facilitation, which helped create a safe, welcoming space for meaningful dialogue. Our appreciation goes to Dr. Winston Wuttunee Nehiyow (Cree from Red Pheasant SK) for sharing his music and spirit, and for encouraging everyone to gather with confidence, joy, and connection through song and dance.

We thank the 46 participants and 4 witnesses who attended and contributed their voices, experiences, and testimonies to this important conversation. Finally, we acknowledge that this marks the first Urban Indigenous engagement led by the Planning Department, and we offer our thanks to the Indigenous Relations team for their invaluable support and partnership in co-creating the engagement plan grounded in xʷməθkʷəy̓əm, Sḵwx̱wú7mesh, and səlilwətaɬ ceremony and protocol.

SRO Collaborative Session

A workshop with tenants of SROs in the DTES was held on May 14, 2025, organized with the SRO Collaborative. Forty participants provided feedback on the proposed changes. A table was available at the event with translation in Cantonese for participants to make comments.

Social Housing Definition

The majority of tenants were opposed to the idea of reducing the proportion of shelter rate units required in new social housing projects, emphasizing that this type of housing is already in short supply. Several tenants expressed a lack of trust in the City's priorities, suggesting that low-income tenants are not being prioritized in this idea. Other tenants questioned why the City is aligning its policies with Provincial funding requirements when it should instead advocate for the province to adjust these requirements to fund more shelter rate housing.

Delivery of Social Housing through Private Development

Most tenants felt that the proposed inclusionary and below-market rental models would create buildings with too many market rental units and not enough affordable units. Many tenants questioned whether owners/developers would stay true to their commitments to build affordable units and maintain this affordability over time, emphasizing the need for strict City oversight. Tenants were generally critical of bringing more market development to the neighbourhood due to fears of gentrification, displacement, and overall change to the DTES community. Several tenants suggested thinking outside the box to find alternative ways of funding development, outside of private development.

SRO Replacement

Several participants were concerned about the potential loss of SRO rooms in replacement projects, noting that this wouldn't be fair to the community, while one tenant suggested this was a reasonable trade-off to deliver more new low-income housing. Many participants also observed that only smaller SROs could be fully replaced through the proposed models, raising questions around larger SRO buildings and whether these communities would be split up.

Tenants also pointed out that not all SRO buildings require replacement; some buildings are in reasonable condition and could be stabilized through renovations.

The vast majority of tenants supported the idea of spreading social housing development across the city, as it would give low-income residents more choices. However, they emphasized that this housing must be near to shops and services.

Form of Development & Heritage

While some tenants weren't opposed to taller buildings, many were concerned about the hazards they associated with this, particularly increased local temperatures and earthquake risks. Several tenants recalled the 2021 heat dome event, which resulted in many lives lost in the DTES. Tenants were also concerned about reduced views of the skyline; one tenant suggested that tall buildings be spread out to preserve local views. Other comments were related to reduced light in Oppenheimer Park, the preference to keep buildings shorter than Woodwards, and the importance of ensuring amenities, infrastructure and parks are included in plans.

Rent Mix

The majority of tenants did not like the idea of mixed-income buildings, while a smaller proportion were open to this idea. Tenants mainly expressed fears that they would be harassed and judged by higher income tenants. Notably, many tenants warned that potential fear or shame around substance use in such buildings could lead to tenants using substances in private, which would increase their risk of drug overdose.

Several tenants suggested that a smaller proportion of high-income tenants could help reduce the above challenges. However, participants also predicted that higher income tenants wouldn't be interested in renting units in buildings where people are living with mental health or addiction issues.

Community, Belonging and Support in the DTES

Many tenants emphasized the importance of the DTES as a place that provides community, belonging, meaningful relationships, and essential services not found elsewhere. This extends inside SRO buildings, where tenants are often part of close-knit communities that offer social support, help with daily activities and harm-reduction. Tenants indicated that being separated from these support systems would be traumatic for many tenants, even putting lives at-risk, particularly seniors and those with addiction challenges.

Tenant Relocation

When it came to the proposed TRP, tenants expressed distrust in the City, landlords and developers. There were fears that the TRP would be less protective once fully developed, that developers would not follow the TRP, and that the policies may weaken with government changes. Tenants urged the City to provide clear and objective policies that leave no room for unkept promises, which multiple channels of communication (including translated documents) to clarify the process with existing tenants. Most importantly, they want the guarantee that everyone will be found a suitable new home.

As the TRP is further developed, tenants want to be in the driver's seat. They stressed that the TRP must deeply consider tenant needs related to family, health, lifestyle, and supports -- during and after moving -- especially for more vulnerable tenants.

Crucially, the TRP must give tenants the freedom and agency to choose where they will live. For many tenants, the right to return to the redeveloped building was a priority, while others only want to move once to permanent housing that meets their needs, making the right of first refusal less relevant. It was also noted that some tenants may not live long enough to execute their right of first refusal, given the average age of residents in the DTES and the long timelines for new development.

If they had to move, tenants strongly emphasized moving with their existing tenant communities, noting the added comfort and safety in staying together. Tenants described being relocated to safe, secure, clean, and self-contained units in buildings without restrictive rules. While many prefer to stay in the DTES, others were open to moving outside the DTES to other non-wealthy neighbourhoods. Crucially, tenants' housing must be close to either their existing support providers or to new ones.

Concerns around Homelessness

Tenants expressed concern, however, that a lack of available or suitable relocation options could leave some people homeless. Modular housing was suggested as a way of providing additional homes until tenants can return to their redeveloped buildings.

Overall, tenants worried that the proposed plans could worsen the homelessness crisis or at least fail to take this issue into account.

Private Developers

A workshop with private developers was held on May 21, 2025. Participants provided feedback on the proposed changes, including anticipated uptake of the inclusionary and below-market rental options and challenges with implementing the proposed policy changes.

While participants appreciated the options provided and felt that private development options should be part of the housing mix in the area, they emphasized that economic viability would remain a challenge, and early non-profit partnerships would be necessary to bring projects to fruition.

Economic Viability Remains a Challenge

Even with the proposed addition in height and density, developers anticipate economic viability will remain a challenge given lower area rents and low-income housing costs. Participants said that the proportion of market rental would not be sufficient to offset low-income housing costs, and senior government funding and operating subsidy would still be necessary. The also highlighted the potential difficulty of renting up the market rental units.

Need for Flexibility

Participants recommended flexibility & providing options to improve economic viability, and to account for funding program changes or misaligned funding program requirements. They suggested property tax waivers or exemptions, flexibility on ground-floor commercial space, off-site replacement of SROs units or providing cash-in-lieu options.

Issues with Tenant Relocation

Developers emphasized a lack of non-market housing units to relocate low-income tenants to. Regarding rehousing low-income tenants in the market rental stock, they expressed some concerns that market housing is not suitable for tenants needing additional supports, and the interim rent top-up would compromise economic viability. Participants suggested using a City-owned “swing site” to rehouse tenants during construction while they wait to exercise their Right of First Refusal and move into the new building.

Non-Profit Partnerships are Necessary

Participants indicated that partnerships with non-profit housing providers would be necessary to improve project viability and deliver on Tenant Relocation & Protection Policy obligations. These partnerships must be formed early in the development process for non-profits to assist with tenant relocation, inform building design, and bring in additional funding.

To access non-profit funding for development, developers preferred the establishment of subdivisions or airspace parcels prior to construction, rather than providing the turnkey social housing to the City after construction, because non-profit title is a requirement of most funding programs.

Lack of Interest in Operating Low-Income Units

Given challenges with managing low-income units and requiring operating subsidies, there was a general preference for options where the private developer was not responsible for the operation of low-income units. Developers generally preferred the inclusionary option for these reasons, or for the below-market rental option, to maintain ownership while providing the units to a non-profit operator through a long-term lease.

Non-profit Housing Providers

A workshop with government and non-profit housing operators was held on May 7, 2025. Participants provided feedback on proposed policy changes impacting the delivery of social housing within the DTES.

Participants were generally in support of providing flexibility to social housing development and emphasized that non-profit involvement in private-led development is necessary to support low-income residents.

Support for Flexibility in Affordability Requirements

Non-profit housing operators were generally supportive of changes to affordability requirements in alignment with the Community Housing Fund. They emphasized the need for flexibility if funding programs change, and some operators suggested removing affordability requirements for social housing, noting that non-profit housing operators will always try to achieve deeper levels of affordability in accordance with their mandate. Others were concerned that the amount of shelter-rate housing delivered through the Community Housing Fund is insufficient, and that the City should not reduce its affordability requirements to align with insufficient, time-limited funding programs.

Support for Increasing Building Heights

While financing remains a barrier for achieving the maximum building heights proposed, there was support for added flexibility in social housing development. For inclusionary housing projects, participants noted that taller buildings are needed to provide enough market housing to offset development costs, and to build enough social housing units to relocate existing tenants.

Tenant Relocation & Protection Concerns

There was general support for the additional TRP policies proposed, but participants raised concerns regarding enforcement and implementation, including:

- A lack of affordable housing to rehouse low-income tenants.
- Difficulties implementing the Right of First Refusal, including possible evictions from the interim housing & preference for finding permanent housing.
- Preventing landlords & private developers from evicting tenants, or offering Mutual Agreements to End Tenancy, to reduce their TRP obligations.
- Tenants relocated
- Private developers need support from non-profits to relocate low-income tenants.

Participants also acknowledged trade-offs between addressing SRO replacement & homelessness, noting that vacant units offered to SRO tenants through the TRP would not be available to people experiencing homelessness.

Participants suggested using a City-owned "swing site" to rehouse tenants during construction while they wait to exercise their Right of First Refusal and move into the new building.

Support for Private & Non-Profit Partnerships

For inclusionary housing projects, non-profit housing operators said forming partnerships with developers early in the development process allows them to pool funding resources, provide input in building design, and provide support to existing tenants through the TRP.

Mixed Opinions about Community-Serving Retail

For 100% social housing projects, participants requested relaxations on ground floor retail requirements (e.g. providing amenity space), citing a lack of senior government funding to develop retail space.

For inclusionary housing projects, participants emphasized the importance of encouraging retail that supports low-income residents, and cautioned against displacing existing affordable businesses. They said rents collected from ground-floor commercial space can help non-profit housing providers recuperate operating costs, if delivered to the non-profit by the developer.

Concern around 1-for-1 Replacement Relaxation

Participants expressed concerns around the relaxation of 1-for-1 replacement of SRO rooms in private developments, suggesting it may increase land values by making private development more attractive, and noting challenges with offering the Right of First Refusal to existing tenants.

Concerns with Market Housing Development

Non-profit housing operators noted the amount of market rental housing introduced through the inclusionary & below-market rental options would lead to significant neighbourhood change, raising concerns about gentrification, and a lack of trust in private developers to operate low-income housing units.

Other Work Needed

Given the lack of public space in the area and the proposal to reduce minimum unit sizes for SRO conversions, participants emphasized the need for a public space plan. Participants identified a need for further work on other aspects of the Uplifting the DTES Council motion, including community economic development and service provision.

DTES Organizations & Service Providers

There were 2 workshops held with service providers and other community-serving organizations operating in the DTES:

- an in-person session on May 7, 2025, and
- a virtual session on May 14, 2025.

There were 32 organizations in attendance, including advocacy groups, BIAs, non-profit housing providers, and healthcare providers.

Among attendees, there was overwhelming opposition to reducing the proportion of shelter-rate units required in social housing, and concerns over displacement. Participants urged the City to prioritize permanent rehousing options within the community through the Tenant Relocation Policy, and to address gentrification concerns in light of market housing development.

Opposition to reduced shelter-rate requirement

Participants emphasized that housing affordable to people on income assistance is the level of affordability most desperately needed in the community, and that reducing the proportion of shelter-rate units required in social housing would result in fewer shelter -rate units being built. Participants were opposed to aligning affordability requirements with Provincial funding programs that do not sufficiently fund the amount of shelter-rate housing needed. Further, they said that shelter-rate units should be required in social housing projects across the entire city to compensate for reduced requirements in the DTES.

Homelessness not addressed

There was widespread concern that reducing the proportion of shelter-rate units required in social housing & prioritizing SRO replacement would not result in any net new shelter-rate housing overall, and therefore not provide any new housing for existing homeless residents.

Tenant Relocation & Protection Concerns

Participants emphasized the distress caused by displacement, and that existing residents should have the opportunity to be relocated with their neighbours to housing within the community. There was concern that relocating residents to areas outside the DTES would severe social supports and make supportive services inaccessible. There was overwhelming preference for permanent relocation to affordable housing within the community over interim rehousing options. Participants also said that Mutual Agreements to End Tenancy are often used by landlords to reduce tenant relocation & protection obligations, and noted concerns that the private development options proposed would worsen this issue.

Need for an SRO Replacement Strategy

Given distress arising from uncertainty, participants wanted a thorough strategy for SRO replacement, providing residents with redevelopment timelines and indicating where the replacement units will be. Participants suggested leveraging City-owned assets, namely the Balmoral Hotel, to begin moving existing SRO tenants and avoid displacing residents from the community while they wait for their buildings to be redeveloped.

Opposition to Relaxations on SRO Replacement

Participants opposed relaxation of the 1-for-1 replacement of SRO rooms, citing that it would result in the net loss of shelter-rate units in the area. There was also concern that the proposed minimum unit sizes for SRO building conversions (200 ft2) is too small.

Private Developers Unfit to Deliver Affordable Housing

There was widespread mistrust of private developers being able to build and maintain social and below-market rental housing given their profit motives. There was also concern that affordable housing delivered through private development would undercut other much needed community amenity contributions that would otherwise be required of private developers.

Concerns about Mixed-Income Community

Participants were concerned that market rental development would lead to conflict between existing resident and new higher-income residents, attract retail that is unaffordable to low-income residents, and displace affordable businesses. Conversely, some residents were in favour of mixed-income development, citing successful examples.

Importance of Preserving Affordable Retail

With many affordable businesses in the community closing, and gentrifying pressures introduced through private development, participants said that preserving affordable retail needs to be addressed alongside these changes.

Need for Additional Government Funding

Participants identified that SRO replacement and increasing social housing delivery would be better addressed through increased funding from senior government, and expressed the need for more advocacy from the City to senior government. Some participants noted that while the proposed policy changes are aimed at increasing social housing delivery, many non-profits housing providers struggle to find sufficient operation funding.

Vancouver Heritage Commission

The project team presented the draft Heritage Framework to the Vancouver Heritage Commission on May 5th, 2025. The presentation outlined an approach to identify which of the 54 Vancouver Heritage Register (VHR) - listed buildings in the DEOD and Thornton Park sub-areas could be redeveloped without requiring further heritage review. The framework is intended to support affordable housing delivery by identifying buildings suitable for redevelopment based on heritage value, physical condition, and redevelopment potential.

On July 7th, 2025, the team returned to the Heritage Commission with a proposed pre-reviewed list of buildings categorized as follows:

- Group 1 – 27 buildings recommended for redevelopment with no future heritage review
- Group 2 – 27 buildings recommended for rehabilitation with continued heritage review

Heritage Framework and Building Heights

Commissioners supported the reduction of heritage review requirements where appropriate, especially in support of new affordable housing. They emphasized the importance of incorporating the histories of equity-denied communities and cultural amenities into the framework. One member expressed concern that the proposed building heights may not reflect the character of the neighbourhood.

The Commission passed a motion expressing general support for the framework but recommended reclassifying four buildings from Group 1 to Group 2 due to their cultural heritage value: 237 East Hastings Street (Phoenix Hotel); 249-2251 East Hastings Street (Afton Hotel & Ovaltine Cafe); 304 Dunlevy Street; and 526 East Cordova Street (Webster House).

The motion also urged careful consideration of any redevelopment in the 300 and 400 blocks of Powell Street, recognizing this area as the heart of historic Japan Town.

Concerns about the Inclusionary Model

Some Commissioners raised concerns about the inclusionary housing model, particularly the reliance on private developers to deliver turnkey social housing. One member questioned the high proportion of market rental units and emphasized that non-profit operators are often better suited to manage social housing than either private developers or the City.

Support from Vancouver Heritage Foundation

The Vancouver Heritage Foundation submitted a letter endorsing the Heritage Framework. The Foundation supported the approach of reducing heritage review requirements to facilitate affordable housing while maintaining a balanced consideration of heritage retention.

Landowner Survey & Office Hours

Two-hundred landowners in the DEOD and Thornton Park areas were informed about the proposed changes by mail. The mailout included a short survey on future redevelopment plans & an offer to meet with City Staff during “office hours” to ask questions about the proposed changes.

Fourteen landowners replied to the survey. Six indicated they had plans to renovate or redevelop their property within the next five years, three of which planning to sell their property afterward.

Staff met with 10 landowners individually during the office hours, including both social housing providers and private building owners. The social housing providers were interested in how the proposed zoning changes could enable them to increase density on their sites, with some expressing concerns about limitations due to solar access constraint, or frustration that the proposed form of development changes did not apply outside of the DEOD or Thornton Park areas. The private owners were generally positive about the private housing options, but emphasized the challenges with managing buildings in the area, with some looking for options to sell their property.

Public Information Session

On May 8th, 2025, the City hosted a public information session at the Japanese Language School. The event drew 185 attendees, including residents, advocates, and representatives from DTES-serving organizations. The session included informational boards, Staff available to answer questions and clarify the proposals, and an opportunity for residents to provide feedback.

The event became a focal point for community concern and debate regarding the future of housing in the neighbourhood. Several community members staged a protest during the event, voicing strong opposition to the proposed changes and expressed the importance of listening to the concerns posed by the community. The feedback received from residents aligns closely with the survey results. Below are the key themes that emerged during the public information session:

Concerns about Gentrification and Displacement

Many attendees expressed strong fears that the proposed policy changes would accelerate gentrification, leading to the displacement of low-income residents.

Social Housing Definition

There was significant opposition to the proposed changes to the definition of social housing, with concerns that it would weaken the delivery of deeply affordable shelter rate housing.

Single Room Accommodation (SRA) Bylaw Changes

The proposal to relax of the one-for-one replacement requirement for room conversions raised concerns about the potential loss of affordable units.

Reduction of minimum unit size to 200 square feet was criticized for enabling unlivable homes for SRO residents.

Homelessness and Precarious Housing Needs

Attendees emphasized that the proposals did not address homelessness and unstable housing situations, especially in SRO buildings. These remain urgent issues that private market development alone cannot adequately address.

4. Next Steps

Feedback from the public and interest holders along with other inputs will be used to inform recommended housing policy changes. Proposed changes is anticipated to be presented to City Council for consideration by the end of 2025. Stay up to date with the project by visiting the project website: shapeyourcity.ca/dtes-housing or contacting the project team at housingpolicy@vancouver.ca