

**Refers to Referral Report Item #1
Public Hearing of December 9, 2025**

YELLOW MEMORANDUM

December 8, 2025

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Dan Garrison, Director, Housing Policy and Regulation, Planning, Urban Design and Sustainability

FROM: Josh White, General Manager, 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

RTS #: 18120

On November 5, 2025. Council referred the above-mentioned rezoning application to a Public Hearing. This application included proposed amendments to the FC-1 District Schedule and the Downtown Eastside/Oppenheimer Official Development Plan.

Since the time of referral, staff have identified several minor errors in the draft by-laws. Correction of those errors are noted below.

**Draft By-law to amend the Zoning and Development By-law No. 3575 FC-1 District
Schedule regarding housing options in Thornton Park (Appendix B)**

Section 3 of Appendix B is amended as follows (with changes highlighted in yellow):

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	Conditional	2.2.2, 2.2.3, 2.2.6
Seniors Supportive or Independent Living Housing	Conditional	2.2.2

”.

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

Social Service Centre	Conditional	2.2.1
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(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 “Accessory Buildings, customarily ancillary to any use listed in section 2.1”, strikes out “2.2.6” and replaces it with “2.2.9”.

(d e) 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”.

Section 4 of Appendix B is amended as follows (with changes highlighted in yellow):

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.”~~

~~(e)~~ (b) renumbers sections 2.2.4, 2.2.5, 2.2.6 and 2.2.7 as 2.2.7, 2.2.8, and 2.2.9 and 2.2.10.

~~(d)~~ (c) adds the following new sections 2.2.4, 2.2.5 and 2.2.6:

“

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

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.”.

Section 5(d) of Appendix B is amended as follows (with changes highlighted in yellow):

(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 units are 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.”

**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 (Appendix C)**

Section 18 of Appendix C is amended as follows (with changes highlighted in yellow):

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 **4.5.2** ~~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.”

Section 29 of Appendix C is amended as follows (with changes highlighted in yellow):

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 **F E**.

This memo will form part of the December 9, 2025 Public Hearing agenda package and be available for public viewing.

Regards,

A handwritten signature in black ink, appearing to be 'J White', with a large loop at the start and a stylized 'W'.

Josh White
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