

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 - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-09	14:59	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	Oppose	<p>Dear Vancouver City Council,</p> <p>I understand that the ABC majority on Council has already voted to refer the Downtown Eastside Oppenheimer District (DEOD) Official Development Plan to a public hearing on December 9, and that as a result, councillors are now unable to comment publicly on the matter. Even so, I wish to share my concerns and perspective in advance of that hearing.</p> <p>The rezoning of the DEOD away from the current 60% social housing / 40% market mix should not proceed before the Province releases its report on the Development of Housing Solutions in the DEOD. It is essential that the City coordinate closely with the Province and secure federal support before moving forward with any changes that could reshape the balance of affordability and community character in this critical area.</p> <p>I believe Vancouver must remain committed to a balanced subsidy model for the DEOD—one that maintains affordability depth while allowing some flexibility, such as around 39–40% of units at or below HILS/below-market rates and 20–21% at shelter rate. This should be paired with upzoning for height and density to ensure long-term economic viability and inclusive community development.</p> <p>The City’s approach must honour the lived realities, intergenerational trauma, and deep social networks that define the Downtown Eastside.</p> <p>The existing SRO housing stock, while imperfect, continues to be one of the last barriers preventing thousands from falling into homelessness. To disregard this is to ignore both our social responsibility and the voices of the very people the City claims to serve.</p> <p>If the ABC majority proceeds with dismantling the 60/40 social housing mix without waiting for the Province’s report or building a shared plan with senior governments, it will appear less as sound planning and more as a political decision made without mandate or evidence. Voters in this city did not elect Council to accelerate displacement.</p> <p>Accelerating displacement is deepening the inequality that residents have repeatedly voiced opposition to. Frontline experience shows that mixed-income models like Atira's Olivia Skye work—they bring stability, dignity, and inclusion.</p> <p>We need zoning that enables non-profits to build cross-subsidized housing — not policies that favour entirely market-rate developments and leave senior governments to chase scarce, expensive land for 100% subsidized housing and/or for nonprofit partnerships to provide mixed housing.</p> <p>The 60/40 housing mix in the Downtown Eastside Oppenheimer District is one of the few tools that protects low-income residents from being displaced by market pressure. Mixed-income zoning should be 60 / 40.</p> <p>The loss of social housing units cannot be offset later through subsidies or partnerships once land values have risen beyond public reach.</p> <p>The City must coordinate with senior governments, confirm funding and land strategies, and ensure that redevelopment aligns with the commitments embedded in the Downtown Eastside Plan.</p>	Carven Li	Renfrew-Collingwood	

				<p>The DEOD’s purpose has always been to prioritize residents with the lowest incomes and to allow for those workers who find belonging in the community to also be able to live there and create vibrancy. Zoning must reflect this reality.</p> <p>Decisions made at the public hearing will not be forgotten. They will shape how residents engage and mobilize in the future, influencing how the community holds political parties accountable for the choices they make.</p> <p>Sincerely, Carven Li</p>			
2025-11-16	11:00	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	Oppose	I work in downtown Vancouver and travel through, and shop in, the DTES most days of the week. The City's proposal to build mostly private, market-priced housing in the DTES does not address rampant homelessness, does not reduce the crisis of speculative real estate, and will make the neighbourhood AND the city worse off. There are currently 6500 SROs that need to be replaced and 3500 residents with no-fixed-address. Market-based housing and the City's plan to "incentivize" private development to address the deeply affordable housing that's actually needed is a failed strategy and demonstrates a lack of political will to consider solutions that residents who live in the DTES have demanded. Draw from non-profit housing expertise to develop housing that actually serves the residents and, by extension, the city; THIS would serve to incentivize investment in the neighbourhood, when people are actually housed in dignified purpose-built housing.	Tiffany Muller Myrdahl	I do not live in Vancouver	

2025-11-17	09:36	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	Oppose	<p>Dear Mayor and Council; I am writing in response to the Social Housing Initiative report to be presented to Council on November 4 for referral to Public Hearing. The draft ODP that the public just responded to specified areas of the City that</p> <p>Dear Mayor and Council;</p> <p>I am writing in response to the Social Housing Initiative report to be presented to Council on November 4 for referral to Public Hearing.</p> <p>The draft ODP that the public just responded to specified areas of the City that are “Residential Multiplex” allowing up to 3 storeys. Yet the Social Housing plan allows for anywhere from 6 storeys up to 20 storeys in these same areas, with NO public hearing required. So, even though under the ODP my area of Kits has a maximum height of 3 storeys and only allows for "single-detached homes, duplexes, townhouses and multiplexes", it turns out that under the Social Housing Initiative a non profit could plunk a 6 to 20 storey development next door to our 4 suite rental house without any public input, and with only 30% "social housing" in a so-called "100% social housing" development, the rest being unaffordable market rentals. Don't ask me how they could afford such a development even with 70% market housing, given the price of acquiring the land, but the door is left wide open to the possibility. And, we could also very well be demovicted in the process from our still affordable rental if the non-profit somehow managed to acquire the property if sufficient Government funding was available, even if highly unlikely,. (One has to consider even unlikely scenarios when evaluating and responding to a City proposal.)</p> <p>Surely, I should have a say at that time as to what happens next door, on my block or in my neighbourhood? Or have we now gone so far beyond the concept of democratic process that citizens are now supposed to approve and consent to giving up all their democratic rights in the future for the sake of expeditiousness?</p> <p>We were asked to respond to the ODP based on the criteria outlined in the plan, which I and many others did in good faith. I was told by one of the City Planners at the Kits Neighbourhood House open house that once the ODP plan was approved, ANY changes to the proposed zoning would require a public hearing, What she neglected to tell me was that the City planners were already working on a plan to totally change the ODP by actually allowing up to 20 storey towers in my neighbourhood, so the entire ODP public consultation exercise was basically useless and a waste of time. There was no mention anywhere of the Social Housing plan that City planners were obviously well aware of and ready to present to Council to vote on. I was essentially, if not lied to, certainly misled, as were all the others who took the time to complete the ODP survey and give their feedback.</p> <p>The ODP survey has just closed and NOW we’re being asked to respond to something completely different - up to 20 storey towers with no public hearings in areas where 6 to 20 storey developments not allowed for in the ODP, and supposedly not allowed for without a public hearing?</p> <p>How is this disingenuousness by public officials in the least bit ethical, legal or even possible?</p> <p>Regards, Elvira Lount</p>	Elvira Lount	I do not live in Vancouver	
2025-11-24	18:59	Downtown Eastside Housing Implementation – Amendments to the FC 1 District in the Zoning and Development By-law and the Downtown	Oppose	<p>November 2025 YOU ARE REZONING SOMETHING THAT IS WORKING – THE DOWNTOWN EASTSIDE OPPENHEIMER DISTRICT PLAN (DEOD).</p> <p>8,500 Residents in the Downtown Eastside Are at Housing Risk. The Existing DEOD Plan Can Help Accommodate Many.</p>	Michael Clague	Kerrisdale	APPENDIX A

		<p>Eastside/Oppenheimer District Official Development Plan (DEOD ODP) By-law to Accelerate SRO Replacement and Increase Social Housing</p>	<p>An Open Letter to the Mayor and Council – City of Vancouver:</p> <p>Ten years ago Council adopted a plan to ensure affordable non-market and market rental housing in the DEOD – including housing at welfare shelter rates. The plan was developed by local residents, supported by City Council and staff at the time. The plan intentionally kept land costs low so non-profit housing providers and market developers could afford to build low cost housing:</p> <p>“The primary purpose of the LAP process is to ensure that the future of the Downtown Eastside improves the lives of those who currently live in the area, particularly low-income people and those who are most vulnerable, which will benefit the City as a whole.” [P17]</p> <p>It meant that local residents in vulnerable Single Room Occupancy hotels (SROs’) had a chance to continue living in a community of their choice in new, decent housing.</p> <p>And its working for low income people. More non-market affordable rental housing is being built in this neighbourhood than anywhere else in the Downtown Eastside.</p> <p>The current plan sets 60% of a new building for non-market rentals and 33% of this at welfare shelter rate (currently \$500 a month) and 40% for market rentals.</p> <p>The new plan for the DEOD is set at 80% for market rentals, 20% at non-market rentals of which 20% is at the shelter rate, representing 4% of the total units.</p> <p>The City plan will not decrease homelessness. The cost of land will rise. Tall towers are the anticipated built form. The scale of the neighbourhoods will change. Gentrification sets in. There will be no chance to get more affordable housing for local residents. Why?</p> <p>There are approximately 6,500 residents in Single Room Occupancies (SROs) that need replacement and 2,023 people with no fixed address in all of the Downtown Eastside who also need accommodation. These figures do not include some people who are not on social assistance from among the homeless population, and some seniors and immigrants. We need about 8,500 units of shelter rate housing in the DTES to replace dilapidated SROs and house people who are homeless. Otherwise where are these citizens of Vancouver expected to live? The current DEOD plan can accommodate thousands more in a neighbourhood that respects its low income members.</p> <p>Affordable housing for low income citizens is needed throughout the city so people have a choice where they live. We know the City itself cannot afford to build all the housing required. We are ready to work with the City in advocating for the necessary funding from the provincial and federal governments. The DEOD plan was adopted for this purpose in 2014. Let’s work together to complete the existing plan. With housing for all we can have a stable, healthy community that is good for residents and therefore good for the city. It’s the plan you started with us.</p> <p>Without the current plan, where else can people living on low incomes in the DTES live? Does the City have an impact plan?</p> <p>Respectfully submitted: Six members of the Order of Canada associated with the Downtown Eastside</p> <ul style="list-style-type: none"><li>• Michael Clague</li><li>• Libby Davies</li><li>• Terry Hunter</li><li>• Donald MacPherson</li><li>• Jean Swanson</li></ul>			
--	--	--	--	--	--	--

				<ul style="list-style-type: none"><li>• Savannah Walling</li></ul> <p>and, (on scanned sheets of signatures following the “Sources section), other concerned citizens.</p> <p>Sources:</p> <ul style="list-style-type: none"><li>- Downtown Eastside Local Area Plan. 2014.</li><li>- Vancouver Social Development and Poverty Reduction Plan Office. August 2025 (the office’s figure is 2023 people with no fixed address in the DTES. The Carnegie Housing Project estimates there are 3500 people with no fixed address in all of Vancouver when seniors who are no on social assistance, immigrants, etc are factored in. Consequently 10,000 Vancouver citizens are at-risk of being homeless or are homeless, most in the DTES.)</li><li>- SRO Up-Date 2023 Low Income Housing Survey and Proposed SRA By-Law Amendments. Report to City Council. April 23, 2023.</li><li>- Concerns With the City’s Plan for DTES Housing. Presentation from Carnegie Housing Project.2025</li><li>- Appendix H, Referral Report, City of Vancouver, DTES Housing Implementation - Amendments to the FC-1 District in the Zoning and Development Bylaw and the DEOD ODP Bylaw to Accelerate SRO Replacement and Increase Social Housing, RTS No 18120. pp 11 of Appendix H.</li></ul>			
2025-12-02	00:23	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	Oppose	<p>I am a a PhD candidate in historical geography and resident of Sunset Fraser. I am writing to council suggesting that the the committee reject this rezoning plan due to the clear need that the city to build more housing for low income people.</p> <p>The City's "Downtown-Eastside Housing Implementation" plan will actually make the housing crisis worse. It drastically reduces the number of required low-income homes in new buildings and allows old single-room occupancies (SROs) to be replaced by market rental towers, which will displace current residents. The City would end up increasing the cost of purchasing land in the DTES, making it harder to build desperately needed social housing at shelter rate of \$500 a month. This plan also completely ignores over 2000 homeless people in the neighborhood.</p> <p>Despite overwhelming opposition from the community, who fear it will cause widespread gentrification, the City has pushed this plan that prioritizes developer profits over people to a public hearing on December 9. Instead of 32 storey towers with unaffordable units, we need 10,000 units at shelter rate to replace 6500 SRO units and to house the 3500 people on disability and welfare who are homeless. We need the City Council to reject this plan and commit to one that prioritizes meetings the needs of those who are homeless!</p>	James Pangilinan	Sunset	
2025-12-02	14:10	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	Oppose	Please see attached letter.	Pamela Hawthorn	Downtown	APPENDIX B

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 - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-03	14:02	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	Oppose	I live in the DTES. We have an increasing number of SRO's (which have not, typically, been well managed) . Now you want to increase the number in this area. I implore you to not make this the only area for social housing (which is important). Furthermore, whatever housing is created needs to be well managed. There are great examples in the city. But management is key for the safety of all involved. Please do not continue to put everything here. And please increase your efforts to make sure those already in existence are clean and safe for residents and the surrounding communities.	Rene-Marie Fountain		
2025-12-03	20:30	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	Oppose	I oppose the new changes to the Oppenheimer plan. Vancouver is one of the most unaffordable cities in the world, and backtracking on affordable housing in an area already stressed by homelessness is cruel. I am all for density, but, a bigger building should include more affordable housing and not less. Housing is a human right that is increasingly becoming out of reach for too many here. Thank you, Rebecca	Rebecca Margolick	Dunbar-Southlands	
2025-12-04	14:14	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	Oppose	Good Morning, I am unable to attend the public hearing on Dec.9, 2025. Therefore I am writing to express my concerns that this plan will seriously alter peoples' ability to access the housing and services presently available in this community. As a nurse, I worked in the DTES for many years and witnessed how people negotiated meeting the simplest of needs on a moment to moment bases daily. This plan will tear this community apart, ripping apart the delicate weave of services and service providers and most importantly the easy access of these services for the people of the DTES. There is a concentration of services in this area and the the people of the DTES know where they are, they know the streets and they know how to find each other. In this small and condensed neighbourhood people walk freely, are met and greeted by their friends, healthcare workers, and so many people who provide services are present. This community and neighbourhood is very fragile due to the poverty, the many faces of addictions, an array of mental health illness and issues, and of course a lack of shelters, safe areas for women, group homes, safe supportive homes and proper outside spaces for people who need to be out of doors. This is a community which has a vitality most of us don't even know. It has a heart and soul that this plan seems to want to break apart, replacing their present housing with homes which will not be affordable or accessible, and distribute and spread services which will not be accessible for those who most require them. I appreciate that it is so tempting to re-configure this part of town, but the consequences will be detrimental for this population, the service providers and many other areas of Vancouver.  You may need to go back to the drawing board on this plan and rethink the situation while keeping this population of Vancouver in the forefront of your mind.  Mary Adlersberg	Mary Adlersberg	Dunbar-Southlands	

November 2025

**YOU ARE REZONING SOMETHING THAT IS WORKING – THE DOWNTOWN EASTSIDE  
OPPENHEIMER DISTRICT PLAN (DEOD).**

**8,500 Residents in the Downtown Eastside Are at Housing Risk. The Existing DEOD Plan Can  
Help Accommodate Many.**

**An Open Letter to the Mayor and Council – City of Vancouver.**

Ten years ago Council adopted a plan to ensure affordable non-market and market rental housing in the DEOD – including housing at welfare shelter rates. The plan was developed by local residents, supported by City Council and staff at the time. The plan intentionally kept land costs low so non-profit housing providers and market developers could afford to build low cost housing.

“The primary purpose of the LAP process is to ensure that the future of the Downtown Eastside improves the lives of those who currently live in the area, particularly low-income people and those who are most vulnerable, which will benefit the City as a whole.” [P17]

It meant that local residents in vulnerable Single Room Occupancy hotels (SROs’) had a chance to continue living in a community of their choice in new, decent housing.

And its working for low income people. More non-market affordable rental housing is being built in this neighbourhood than anywhere else in the Downtown Eastside.

The current plan sets 60% of a new building for non-market rentals and 33% of this at welfare shelter rate (currently \$500 a month) and 40% for market rentals.

The new plan for the DEOD is set at 80% for market rentals, 20% at non-market rentals of which 20% is at the shelter rate, representing 4% of the total units.

The City plan will not decrease homelessness. The cost of land will rise. Tall towers are the anticipated built form. The scale of the neighbourhoods will change. Gentrification sets in. There will be no chance to get more affordable housing for local residents. Why?

There are approximately 6,500 residents in Single Room Occupancies (SROs) that need replacement and 2,023 people with no fixed address in all of the Downtown Eastside who also need accommodation. These figures do not include some people who are not on social assistance from among the homeless population, and some seniors and immigrants. We need about 8,500 units of shelter rate housing in the DTES to replace dilapidated SROs and house

people who are homeless. Otherwise where are these citizens of Vancouver expected to live? The current DEOD plan can accommodate thousands more in a neighbourhood that respects its low income members.

Affordable housing for low income citizens is needed throughout the city so people have a choice where they live. We know the City itself cannot afford to build all the housing required. We are ready to work with the City in advocating for the necessary funding from the provincial and federal governments. The DEOD plan was adopted for this purpose in 2014. Let's work together to complete the existing plan. With housing for all we can have a stable, healthy community that is good for residents and therefore good for the city. It's the plan you started with us.

Without the current plan, where else can people living on low incomes in the DTES live? Does the City have an impact plan?

Respectfully submitted:

Six members of the Order of Canada associated with the Downtown Eastside

- Michael Clague
- Libby Davies
- Terry Hunter
- Donald MacPherson
- Jean Swanson
- Savannah Walling

and (on scanned sheets of signatures following the "Sources section) other concerned citizens.

**Sources:**

- Downtown Eastside Local Area Plan. 2014.
- Vancouver Social Development and Poverty Reduction Plan Office. August 2025 (the office's figure is 2023 people with no fixed address in the DTES. The Carnegie Housing Project estimates there are 3500 people with no fixed address in all of Vancouver when seniors who are not on social assistance, immigrants, etc. are factored in. Consequently 10,000 Vancouver citizens are at-risk of being homeless or are homeless, most in the DTES.)
- SRO Up-Date 2023 Low Income Housing Survey and Proposed SRA By-Law Amendments. Report to City Council. April 23, 2023.
- Concerns With the City's Plan for DTES Housing. Presentation from Carnegie Housing Project. 2025
- Appendix H, Referral Report, City of Vancouver, DTES Housing Implementation - Amendments to the FC-1 District in the Zoning and Development Bylaw and the DEOD ODP Bylaw to Accelerate SRO Replacement and Increase Social Housing, RTS No 18120. pp 11 of 22 of Appendix H.



Sign here if you  
want to sign Open  
letter from Order of  
Canada folks

Name

Email

1. ~~E~~ LOLA HIRSCH

2. Lavern Kelly

3. Gabrielle Parent

4. Daniel de Goutiere

5. KABIR

6. Mishra

7. Kathy Shimizu

Sign here if you want to sign  
Open letter from Order of Canada  
folks  
Email

8. Adam J. [Redacted]

9. Elias Romero - [Redacted]

10. Roy YOUSSEFZADEH A - [Redacted]

11. Brianna Watson [Redacted]

12. Lance Lim [Redacted]

13. Aiera Williams [Redacted]

14. Rachel Penner [Redacted]

15. TAMAKI KANO [Redacted]

Sign here if you want to sign Open  
letter from Order of Canada Folks

APPENDIX A  
Page 5 of 13

Name Email

16. Lolita McDougall

17. Tanya Webking

18. Nancy Barker

19. Tamiko Suzuki

20. Mary Beam

21. CYLIA WONG

22. PETER FINCH

23. Udokeh Inegbe

24. Teresa Sankey

NAME

EMAIL

22

Austen Johnson

23

Barbara Reid

24

Jennifer McKinnon

Janis Maudlin

25 May Li

26 Lily

27 PRADSEEP  
VERMA

28 Miller

29 UNA LEB

30 SAsab kubinec

COWGEE

31 Jenni Ferguson

32. Dave Hamm

Sign Here if you want to sign open

APPENDIX A  
Page 7 of 13



& letter from the order of Canada

Name

Email

LOLA HIRSCH

Jade Ho



Name

Email

Russell Chioy

Sam Zimmerman

Mark Ng Man

Nick Young

Sam

Lizhi Zou

Doris Wallace

Nan Gregory

Maddy Andrews

We, the undersigned, support the recommendations outlined above in the letter entitled "It's Working" from the six Order of Canada recipients, Michael Clague, Libby Davies, Terry Hunter, Donald MacPherson, Jean Swanson, and Savannah Walling

[illegible]

We, the undersigned, support the recommendations outlined above in the letter entitled "It's Working" from the six Order of Canada recipients, Michael Clague, Libby Davies, Terry Hunter, Donald MacPherson, Jean Swanson, and Savannah Walling

NAME (+organization if applicable)	SIGNATURE	EMAIL ADDRESS	POSTAL CODE
Michael O'Neil	[REDACTED]	[REDACTED]	[REDACTED]
John Omielan	[REDACTED]	[REDACTED]	[REDACTED]
Frank Tester	[REDACTED]	[REDACTED]	[REDACTED]
Ralph Theroux	[REDACTED]	[REDACTED]	[REDACTED]
Fiona Fawcett	[REDACTED]	[REDACTED]	[REDACTED]
Hilda Wiebe	[REDACTED]	[REDACTED]	[REDACTED]
Gary Smock	[REDACTED]	[REDACTED]	[REDACTED]
Georgann Glover	[REDACTED]	[REDACTED]	[REDACTED]
Elektra Harris elekthai@shaw	[REDACTED]	[REDACTED]	[REDACTED]
JANE KINEGAR	[REDACTED]	[REDACTED]	[REDACTED]
Sandy Riecken	[REDACTED]	[REDACTED]	[REDACTED]
Sebastien Prud'Homme	[REDACTED]	[REDACTED]	[REDACTED]
Casey Stainson	[REDACTED]	[REDACTED]	[REDACTED]
Dani Lynnes	[REDACTED]	[REDACTED]	[REDACTED]
Margo Elfert	[REDACTED]	[REDACTED]	[REDACTED]
EVA ALLAN	[REDACTED]	[REDACTED]	[REDACTED]
Ahison Pearson	[REDACTED]	[REDACTED]	[REDACTED]



We, the undersigned, support the recommendations outlined above in the letter entitled "It's Working" from the six Order of Canada recipients, Michael Clague, Libby Davies, Terry Hunter, Donald MacPherson, Jean Swanson, and Savannah Walling

[illegible]

We, the undersigned, support the recommendations outlined above in the letter entitled “It’s Working” from the six Order of Canada recipients, Michael Clague, Libby Davies, Terry Hunter, Donald MacPherson, Jean Swanson, and Savannah Walling

[illegible]


TO MAYOR KEEL & COUNCIL  
CITY HALL  
433 W. 18TH AVE  
VANCOUVER, BC  
V5Y-1V4



To Mayor Ken Sim and Council

I am writing this letter out of concern about your decision to rezone the Downtown East Side without proper respectful consultation with residents, local community organizations and the social safety net for vulnerable homeless people who are without the means for the basic necessities of life. Your decision to rezone would make land acquisitions more expensive in the targeted areas; making it harder for non-profits and the government to build desperately needed shelter rate housing. You and the Council ignore the 2000 plus people with no-fixed address living in the DTES.

Your Tenant Protection Policies outlined in the plan have loopholes for SRO landlords that makes it easier for them to evict tenants which will increase homelessness. Instead of you and the Council working with senior government to increase funding for shelter rate housing, your plan proposes significantly reducing the required portion of shelter rate units in rental buildings in support of private developers' profit margins.

Before redeveloping occupied SROs, the government needs to speed up building shelter rate housing at the Balmoral site, the Gore and Hastings Temple, the Regent and Keefer Rooms to house people who are already homeless and those moved out of old SROs.

Your plan hasn't addressed how high income market rental tenants will be able to integrate into a community that is already suffering a loss of affordable housing. The level of bias underlying this plan is more indicative of yours and the Councils favouring business profits over people. I do not support your rezoning plans for these areas you've targeted.

Sincerely,

A large black rectangular redaction box covering the signature of Haruko Okano.

Haruko Okano