

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 - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-09	13:45	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	Other	<p>As a resident of the Downtown Eastside, I appreciate a move towards promoting more mixed housing options in the neighbourhood - I think this has the potential to support a vibrant and diverse community while meeting the needs of existing residents. However, the proposed changes fall short in the degree to which they will support this vision. Less restrictive requirements are needed to encourage a blend of private development, market rental, owner occupied, social housing, and protected below market rental options (as has been done elsewhere in the city, particularly in major transit areas). This would make new development more feasible and promote a variety of housing options in the area. It is clear that the bylaws outlined in earlier iterations of the plan (2014) have failed to support mixed housing development, leaving many areas of the neighbourhood unused. The proposed changes fail to show notable improvement in this regard. Greater flexibility for private developments that include some proportion of protected rental stock is critical to support greater housing availability in the area.</p> <p>Further, it is deeply shortsighted to increase density to the proposed degree in the absence of any plans to increases services and amenities in the area (e.g., plans for resident parking, grocery stores, parks, or other basic needs). Until this is rectified, I am strongly opposed to increasing allowable building heights.</p>	Sara W.	Strathcona	