

**1. 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**

**Summary:**

To amend the Zoning & Development By-law with the following changes:

- Section 2: Definitions, to revise the definition of Social Housing in certain areas of the Downtown Eastside to change the affordability and ownership requirements to provide flexibility and better align with senior government funding programs.
- Schedule J: Affordable Housing Schedule, to accommodate the proposed revisions to social housing ownership requirements for certain areas of the Downtown Eastside.
- FC-1 (East False Creek) District Schedule, to increase the permitted height and density for residential rental tenure developments with at least 20% of the residential units developed as social housing. Generally, the maximum building height would be 100.0 m and the maximum floor space ratio would be 11.0.

To amend the Downtown-Eastside/Oppenheimer Official Development Plan to increase the height and density for residential rental tenure developments with at least 20% of the residential units developed as social housing. Generally, the maximum building height would be 100.0 m and the maximum floor space ratio would be 11.0.

To amend the Vancouver Development Cost Levy By-law, Area Specific Development Cost Levy By-law, and Vancouver Utilities Development Cost Levy By-law to amend the definition of Social Housing for certain areas of the Downtown Eastside. Further, to amend the Vancouver Development Cost Levy By-law to add a new DCL waiver option for for-profit affordable rental housing development in the FC-1 District, and the Downtown-Eastside Oppenheimer District.

**Applicant:** General Manager of Planning, Urban Design, and Sustainability

**Referral:** This relates to the report entitled “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”, dated October 22, 2025 (“Report”), referred to Public Hearing at the Council Meeting of November 5, 2025.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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 of the Report;

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 of the Report.

- 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 of the Report;

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 of the Report.

- 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 of the Report;

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 of the Report 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 of the Report.

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 of the Report 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 of the Report;

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 of the Report.

- 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 of the Report;

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 of the Report 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 of the Report.
- 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 of the Report.
- 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 of the Report.
- 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 of the Report.
- 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.

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