

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 - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-08	09:12	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	Support	<p>I have seen significant organized efforts to flood the speakers list to delay or block this process, so I felt compelled to write in to ensure a resident's perspective is heard.</p> <p>I support the motion to update the bylaw insofar as we urgently need to replace crumbling SROs. However, I have serious concerns that the draft, as it stands, does not enforce the right mix of tenancy.</p> <p>By increasing density for social housing here without safeguards, we risk further segregating low-income residents from the rest of the market. We are effectively continuing to create a "containment zone" where amenities are sacrificed. This would not be acceptable in other neighbourhoods or municipalities. I am willing to accept buildings that are 100% social housing, but they must not be 100% "low barrier" without truly robust supports and a binding plan to mitigate impacts on the immediate area. Nora Hendrix TMH is a prime example of a project that failed to do this. The status quo is not working.</p> <p>No one can deny this part of the East Side already shoulders a disproportionate burden. The "tier" of social and supportive housing placed here creates a much rougher and higher-acuity mix than we see in other parts of the city. Historically, Strathcona, Hogan’s Alley, and Chinatown were working-class neighborhoods for the poorest and the racially segregated. Now, on top of gentrification, these struggling working families and seniors are being squeezed out by an influx of high-needs residents.</p> <p>It is well known that other municipalities (Burnaby, Richmond etc) effectively push their complex-needs cases to the DTES because they refuse to build housing or services for them. This concentrates the pressure to one small neighborhood in Vancouver. We also absorb a disproportionate number of violent and sexual offenders who are at high risk to reoffend..</p> <p>Please proceed with the bylaw updates, but I urge you to amend the policy to ensure a balanced mix of residents. We need to spread social housing equitably across the region, rather than continuing to densify the most vulnerable population in one postal code.</p>	Mike Rhone	Strathcona	