



PUBLIC HEARING MINUTES

DECEMBER 9, 11, AND 16, 2025

A Public Hearing of the City of Vancouver was held on Tuesday, December 9, 2025, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, December 11, 2025, at 3 pm; and Tuesday, December 16, 2025, at 9:30 am. This Public Hearing was convened in person and via electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT:

Mayor Ken Sim, Chair
Councillor Rebecca Bligh* (Leave of Absence – Civic Business on December 11, 2025)
Councillor Lisa Dominato* (Leave of Absence – Personal Reasons on December 11, 2025, from 3:30 – 5 pm)
Councillor Pete Fry* (absent December 16, 2025, from 9:30am – 11 am)
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business on December 9, 2025, from 3:30 – 8 pm; Personal Reasons on December 16, 2025, from 9:30 am – 10 pm)
Councillor Mike Klassen
Councillor Peter Meiszner*
Councillor Lucy Maloney
Councillor Brian Montague* (absent on December 16, 2025)
Councillor Sean Orr
Councillor Lenny Zhou*

CITY MANAGER'S OFFICE:

Armin Amrolia, Deputy City Manager
Sandra Singh, Deputy City Manager

CITY CLERK'S OFFICE:

Kevin Burris, Manager, Civic Agencies (December 9, 2025)
Lesley Matthews, Deputy City Clerk (December 11 and 16, 2025)
Julie Emmerson, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Mayor also recognized the immense contributions of the City of Vancouver's team members who work hard every day to help make our city an incredible place to live, work, and play.

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

An application by the General Manager of Planning, Urban Design, and Sustainability was considered as follows:

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.

The General Manager of Planning, Urban Design, and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

Council had before it two yellow memorandums from the General Manager of Planning, Urban Design, and Sustainability dated December 3, and December 8, 2025, both 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", which included supplementary information on financial analysis performed by Coriolis Consulting Corp. for the City, and several minor errors in the draft by-laws.

Summary of Correspondence

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- Six pieces of correspondence in support of the application;
- 31 pieces of correspondence in opposition to the application; and
- Six pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design, and Sustainability provided a presentation and responded to questions.

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On December 9, 2025, during questions to staff, it was,

MOVED by Councillor Fry

SECONDED by Councillor Dominato

THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions.

CARRIED UNANIMOUSLY

(Councillor Kirby-Yung absent from the vote)

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Applicant Comments

None.

Speakers

The Mayor called three times for speakers for and against the application.

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On December 9, 2025, during the hearing of speakers, it was

MOVED by Councillor Fry

SECONDED by Councillor Klassen

THAT under Section 2.8(c) of the Procedure By-law Council extend the meeting past 10 pm to hear from speakers up to speaker 40.

CARRIED UNANIMOUSLY AND

BY THE REQUIRED MAJORITY

(Councillors Bligh and Meiszner absent from the vote)

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On December 9, 2025, Council recessed at 10:02 pm and reconvened on December 11, 2025, at 3 pm to continue hearing from speakers, starting with speaker number 41.

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On December 11, 2025, during the hearing of speakers, it was

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Klassen

THAT due to the number of speakers on this item, Council recess this meeting at 5 pm and reconvene at 9:30 am on Tuesday, December 16, 2025, to be held in the Council Chamber and electronically.

carried

AMENDMENT MOVED by Councillor Fry

SECONDED by Councillor Klassen

THAT the words "recess this meeting at 5 pm" be struck and the following words "continue the meeting and recess at 6 pm in order to hear speakers online and in person" be inserted.

LOST NOT HAVING RECEIVED

THE REQUIRED MAJORITY (Vote No. 11263)

(Councillors Kirby-Yung, Klassen, Montague, Zhou and Mayor Sim opposed)

(Councillors Bligh and Dominato absent from the vote)

The amendment having lost, the motion was put and CARRIED (Vote No. 11264), with Councillors Fry, Maloney and Orr opposed.

FINAL MOTION AS APPROVED

THAT due to the number of speakers on this item, Council recess this meeting at 5 pm and reconvene at 9:30 am on Tuesday, December 16, 2025, to be held in the Council Chamber and electronically.

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On December 11, 2025, the Public Hearing meeting recessed at 5 pm and reconvened on December 16, 2025, at 9:30 am to continue hearing from speakers, starting with speaker number 80.

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On December 16, 2025, during hearing of speakers, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Meiszner*

THAT under Section 2.8(a) of the Procedure By-law, Council extend the meeting past 12 pm to hear from speakers up to speaker 165.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Zhou absent from the vote)*

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On December 16, 2025, Council recessed at 12:01 pm and reconvened at 1:02 pm.

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On December 16, 2025, during hearing of speakers, it was

*MOVED by Councillor Fry
SECONDED by Councillor Klassen*

THAT under Section 2.8(b) of the Procedure By-law, Council extend the meeting past 5 pm to continue hearing from speakers and to close the speakers list.

*CARRIED AND BY
THE REQUIRED MAJORITY
(Councillor Orr opposed)*

* * * * *

The following spoke in support of the application:

- Brian Conway

The following spoke in opposition to the application:

- Jean Swanson
- Ethel Whitty
- Terry Hunter
- Norm Leech
- Michael John Clague
- Daniel de Goutiere
- Mathieu Youdan
- Chloe Leslie
- Laura Stannard
- Devin O'Leary
- Roy Youssefzadeh
- Gilles Cyrenne
- Lance Lim
- Rachel Penner
- Kevin Condrod
- Minnie Ng
- Stanley Lee
- Gary Townsend
- Tecla Van Bussel
- Matthew Hay
- Sylvia Massinon
- Eris Nyx
- Rita Wong
- Eugene McCann
- Zakir Suleman
- Ray Goerke
- Mariah Javadi
- Lavern Kelly
- John Sanders
- Cyril Barrett
- Dee Perkins
- Lola Hirsch
- Emma Ashby
- Nate Stanley
- Yao Xiao
- Anna Doebeli
- Mohammed Rafi Arefin
- Mark Ng Shun
- Vanessa Matsubara
- Melody Ma
- Kirstine Fuhrman
- Jenni Wren
- Bing Ho
- Sophie Yamauchi Latimer
- Angelo Moroni
- Nicholas John Ellan

- Nan Gregory
- Ian Khoo
- Marcia Lopez
- Sylvia Krizsan
- Tawnya Webking
- Yi Chien Ho
- Kabir Madan
- Brittany Garuk
- David R Wray
- Mona Stilwell
- Heather S Holdsworth
- Richard D
- Carol Gale
- Jessica Hanzelkova
- Rosanne Wozny
- Dax Heaven
- Russell Chiong
- Flora Poole
- Alex Werier
- Lia Pennefather
- Jin He
- Jeff Sommers
- Leslie Kemp
- Mairy Beam
- Denzil John Asche
- Max Campbell
- Penny Crawford
- Raveen Mandair Pauls
- Elias Romero
- Debbie Krull
- Carol Sutton
- Sarah Brown
- Robyn Chan
- Kiyoko Judy Hanazawa
- Paolo Davanzo
- Dave Hamm
- Maddie CJ
- Simon de Weerd
- Gudrun Wai-Gunnerarsson
- Teresa Vandertuin
- Zoë Tucker-Borut
- Phoenix Winter
- Sam Zimmerman
- Andrea Kastanis
- Marialuisa Alvarez
- Wendy Au Yeung
- Laura Kay Fukumoto

- Emily Luba
- Lily Rafizadeh
- Cristina Moretti
- Haruko Okano
- Roni de Guzman
- Amanda Burrows
- Stephen Nelson
- Roger Haskins
- Carmel Edmonds
- Louise Boilevin
- James Chownyk
- Jeremy Gavin
- Chanel Huang
- Lui Rong
- Li Tai
- Li Sang
- Qi Yuk
- John Li
- Misha Sample
- Paul Vallillee
- Kevin Adams
- Joel Short
- Ellen Woodsworth
- Bonnie Rose Buchart
- Bill Yuen
- Hilary Frances Kitson
- Jatinder Kaur Bath
- Jamie Spark
- Ezra Bloom
- Richard Schwab
- Natasha Mandryk
- Briellea Freeman
- Iona Bonamis
- Becca Soft
- Carven Li
- Vernon Lorenz
- Jiameng Xu
- Madeleine Andrews
- Elizabeth Kerklaan
- Margaret Scott
- Ti Zhang
- Erin Brown-John
- Kathy Shimizu
- Jenny Simpson
- Liz Bell
- Bryan Buraga
- Nadia Revelo Bolivar

- Georgia McWilliams
- Li Shi An
- Nicholas Umphrey
- Eric Coe
- Paul Sumner
- Effy Demeter
- Alicia MacCara
- Fern Edith Noreen Evers
- Bohmee Kim
- Sarah MacLeod
- Amber Grant
- Jonathan Petrov
- Sean-Michael Paul Wong
- Lisa Chen
- Rachael Bullock
- Fiona York

The following provided general comments on the application:

- Wendy Pedersen
- Darryl Richard Hoyer

The speakers list and receipt of public comments closed at 6:56 pm on December 16, 2025.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design, and Sustainability provided closing comments.

Council Questions Following Staff Closing Comments

None.

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On December 16, 2025, Council recessed at 7:01 pm and reconvened at 7:41 pm.

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Council Decision

Councillors Bligh, Dominato, Fry, Klassen, and Zhou advised they had reviewed the proceedings related to the item and would therefore be voting on the enactment.

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

- 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 Referral Report dated October 22, 2025, 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";

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 above-noted 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 Referral Report dated October 22, 2025, 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";

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 above-noted Report.

- C. THAT, subject to approval of A above, 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 Referral Report dated October 22, 2025, 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";

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 above-noted Report at the time of enactment of the Zoning and Development By-law amendments in A above.

- D. THAT subject to approval of A above, 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 Referral Report dated October 22, 2025, 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”.

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 above-noted Report at the time of enactment of the Zoning and Development By-law amendments in A above.

- 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 Referral Report dated October 22, 2025, 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”;

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 above-noted Report.

- F. THAT subject to approval of B above, 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 Referral Report dated October 22, 2025, 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”;

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 above-noted Report at the time of enactment of the Downtown Eastside/Oppenheimer Official Development Plan By-law amendments in B above.

- G. THAT subject to enactment of the by-laws in B above, the Downtown Eastside Plan and Downtown Eastside Rezoning Policy be amended generally as presented in Appendix H of the Referral Report dated October 22, 2025, 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”.

- H. THAT subject to enactment of the by-law amendments in Recommendation E above, 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 Referral Report dated October 22, 2025, 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”.
- I. THAT subject to enactment of the by-laws in B above, 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 Referral Report dated October 22, 2025, 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”.
- J. THAT subject to approval of I above of the Referral Report dated October 22, 2025, 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”, 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 Referral Report dated October 22, 2025, 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”.
- L. THAT, subject to enactment of the by-laws in B above, Council approve the creation of a Downtown Eastside Housing Revitalization Grant Program to support inclusionary social housing development and SRO replacement as outlined in the Referral Report dated October 22, 2025, 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”, 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 A through L above 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.

amended

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT in B, the following be added after the words “generally as presented in Appendix B and Appendix C”:

except that Council enable additional development options on sites with small frontages by making the following amendments:

- (a) in the proposed FC-1 District Schedule amendment attached as Appendix B:

- i. section 3.1.2.2 is struck out in its entirety and replaced as follows:

“

3.1.2.2	Minimum site frontage for a building with a floor space ratio greater than 5.50	15.0 m
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”;

- ii. section 3.1.2.7 is renumbered as 3.1.2.8; and
 - iii. after section 3.1.2.6, a new section 3.1.2.7 is added as follows:

“3.1.2.7 Despite section 3.1.2.2 above, the Director of Planning or Development Permit Board may decrease the minimum site frontage if:

- (a) the floor space ratio does not exceed 8.50;
 - (b) 100% of the residential units are developed as social housing; and

- (c) the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.”; and
- (b) in the proposed Downtown Eastside/Oppenheimer Official Development Plan By-law amendment attached as Appendix C, sections 4.6.4, 5.6.3, 6.6.4, and 7.6.3 are amended by striking out the period and adding the following at the end of each section:
 - “, except that the Director of Planning or the Development Permit Board may decrease the minimum site frontage if:
 - (a) the floor space ratio does not exceed 8.50;
 - (b) 100% of the residential floor units are developed as social housing; 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.”.

FURTHER THAT in B, the second clause be struck.

carried

AMENDMENT TO STRIKE AND REPLACE THE AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Fry

THAT Council refer *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* back to staff for further analysis as it relates to the potential of establishing deeper affordability and unit mix on 25 foot lots, including sub-dividing 50 foot lots, and additional analysis to consider recommendations that address the height and heritage preservation and consult with the community on additional feedback heard throughout the hearing December 2025;

FURTHER THAT Council direct staff to specifically consider the following comments heard at the public hearing:

1. Excluding private SROs from the blanket upzoning;
2. Strike 50% and 80% replacement option of SRA units;
3. Implementing SRA tenant protection consistent with the recent direction for the Granville Street Plan;

4. Remove “other solutions as deemed acceptable by the City” with respect to tenant relocation policies; and
5. Moving The Empress, Belmont, Afton, and the Phoenix (known by residents as the Toi San) and the F. Morgan building (known by residents as the Mount Everest) from Group 1 to Group 2 in the proposed heritage policies;
6. Ensure that relocation options for existing SRO tenants are not “comparable” but “equivalent or better” in both livability and affordability.
7. Other comments received from the DTES SRO Collective, which were provided to Council in writing.

LOST (Vote No. 11265)

(Councillors Dominato, Klassen, Meiszner, Zhou and Mayor Sim opposed)

(Councillors Kirby-Yung and Montague absent from the vote)

The amendment to strike and replace the amendment having lost, the amendment was put and CARRIED UNANIMOUSLY (Vote No. 11266) with Councillors Kirby-Yung and Montague absent from the vote.

REFERRAL MOVED by Councillor Orr

SECONDED by Councillor Maloney

THAT the report *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* be referred to staff to:

- A. Consult with the Province of BC after the completion of Larry Campbell's forthcoming report on the DTES, in light of his recommendations.
- B. Consult with the Metro Vancouver Aboriginal Executive Council on how to best engage urban indigenous residents and then undertake full-scaled good faith consultation with urban indigenous residents in the DTES and DEOD on this proposal, giving them meaningful participation to meet the requirements under provincial DRIPA legislation.
- C. Meaningfully consult with communities with deep connections to the DEOD, including but not limited to the Japanese Community, SRO tenants, and social housing residents.
- D. Report back to council on changes to the recommendations that better align them with community feedback, consultations, and provincial direction.

LOST (Vote No. 11267)

(Councillors Dominato, Klassen, Meiszner, Zhou and Mayor Sim opposed)
(Councillors Kirby-Yung and Montague absent from the vote)

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During discussion, Mayor Sim relinquished the Chair to Acting Mayor Bligh to provide closing comments, and resumed the Chair once finished.

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The motion to refer having lost, the motion as amended was put and CARRIED (Vote No. 11268), with Councillors Bligh, Fry, Orr, and Maloney opposed and Councillors Kirby-Yung and Montague absent from the vote.

FINAL MOTION AS APPROVED

- 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 Referral Report dated October 22, 2025, 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";

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 above-noted 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 Referral Report dated October 22, 2025, 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";

except that Council enable additional development options on sites with small frontages by making the following amendments:

- (a) in the proposed FC-1 District Schedule amendment attached as Appendix B of the above-noted Report:
- i. section 3.1.2.2 is struck out in its entirety and replaced as follows:

“ 3.1.2.2	Minimum site frontage for a building with a floor space ratio greater than 5.50	15.0 m “
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ii. section 3.1.2.7 is renumbered as 3.1.2.8; and

iii. after section 3.1.2.6, a new section 3.1.2.7 is added as follows:

“3.1.2.7 Despite section 3.1.2.2 above, the Director of Planning or Development Permit Board may decrease the minimum site frontage if:

(a) the floor space ratio does not exceed 8.50;

(b) 100% of the residential units are developed as social housing; and

(c) the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.”; and

(b) in the proposed Downtown Eastside/Oppenheimer Official Development Plan By-law amendment attached as Appendix C of the above-noted Report, sections 4.6.4, 5.6.3, 6.6.4, and 7.6.3 are amended by striking out the period and adding the following at the end of each section:

“, except that the Director of Planning or the Development Permit Board may decrease the minimum site frontage if:

(a) the floor space ratio does not exceed 8.50;

(b) 100% of the residential floor units are developed as social housing; 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.”.

C. THAT, subject to approval of A above, 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 Referral Report dated October 22, 2025, 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”;

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 above-noted Report at the time of enactment of the Zoning and Development By-law amendments in A above.

- D. THAT subject to approval of A above, 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 Referral Report dated October 22, 2025, 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”.

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 above-noted Report at the time of enactment of the Zoning and Development By-law amendments in A above.

- 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 Referral Report dated October 22, 2025, 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”;

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 above-noted Report.

- F. THAT subject to approval of B above, 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 Referral Report dated October 22, 2025, 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”;

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 above-noted Report at the time of enactment of the Downtown Eastside/Oppenheimer Official Development Plan By-law amendments in B above.

- G. THAT subject to enactment of the by-laws in B above, the Downtown Eastside Plan and Downtown Eastside Rezoning Policy be amended generally as presented in Appendix H of the Referral Report dated October 22, 2025, 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”.

- H. THAT subject to enactment of the by-law amendments in Recommendation E above, 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 Referral Report dated October 22, 2025, 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”.
- I. THAT subject to enactment of the by-laws in B above, 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 Referral Report dated October 22, 2025, 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”.
- J. THAT subject to approval of I above of the Referral Report dated October 22, 2025, 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”, 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 Referral Report dated October 22, 2025, 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”.
- L. THAT, subject to enactment of the by-laws in B above, Council approve the creation of a Downtown Eastside Housing Revitalization Grant Program to support inclusionary social housing development and SRO replacement as outlined in the Referral Report dated October 22, 2025, 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”, 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 A through L above be adopted on the following conditions:

- (iv) 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;
- (v) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (vi) 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.

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:56 pm.

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