

From: ["van Dyk, Donny"](#)

To: ["Direct to Mayor and Council - DL"](#)

Date: 12/17/2025 12:45:52 PM

Subject: Upcoming news release: New Vancouver building rules aim to improve safety and housing supply

Dear Mayor and Council,

The City will be issuing the information bulletin below regarding the Downtown Eastside Housing Implementation report, approved last night with amendments.

Maria will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

Thanks,
Donny

Donny van Dyk (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

City of Vancouver
Information Bulletin
December 17, 2025

Vancouver updates policies to support faster delivery of safer homes in the Downtown Eastside

Following a public hearing process, the City of Vancouver approved, with amendments, [policy changes](#) to expand housing options in the [Downtown Eastside \(DTES\)](#). The updates aim to increase affordable housing and accelerate the replacement of aging single room occupancy (SRO) buildings with self-contained homes.

Rising construction costs and outdated policies have slowed the delivery of new homes in the DTES, leaving housing supply unable to keep pace with urgent and growing needs.

These policy updates will make it easier and more financially viable for governments, non-profits and the private sector to deliver new social housing and accelerate the replacement of aging SROs. Together, they advance the [DTES Plan's vision](#) of a mixed-income community with diverse housing

options, local-serving shops, social services and cultural activities that support a welcoming and inclusive neighbourhood for all residents.

Key changes include:

- Strengthening tenant protection to ensure existing renters in the DTES are not displaced and have access to housing that remains permanently affordable.
- Aligning social housing definitions with federal and provincial funding programs. In the DTES, the requirement will shift from one-third of units at [shelter rates](#) to 20% of units at shelter rates and 10% at or below [Housing Income Limits](#) (HILs). This change improves flexibility and makes projects more viable, while continuing to address the urgent need for shelter-rate housing.
- Revised inclusionary zoning rules in the Downtown Eastside Oppenheimer District (DEOD) will require all housing projects to include at least 20% social housing, with the remainder of units as secured rental. The previous 60% social housing requirement made it difficult for projects to secure funding and get built. The new mix balances affordability with viability, ensuring more homes can be built while meeting community needs.
- Allowing increases to height and density for inclusionary social housing and 100% non-profit owned social housing projects so more homes can be delivered. Design guidelines will continue to protect livability through measures that support access to sunlight and key views.
- Financial supports for social housing projects, including an initial \$5 million allocation towards a [Downtown Eastside Housing Revitalization Grant](#) and expanded eligibility for [Development Cost Levy](#) (DCL) waivers.
- Streamlining heritage reviews and updating design guidelines to make the development process faster and more predictable, while ensuring new housing respects the area's character and supports vibrant, livable streets.

For more information about the Downtown Eastside housing policies, visit: <https://www.shapeyourcity.ca/dtes-housing>

-30-

Background

The [Downtown Eastside \(DTES\)](#) refers to the broader neighbourhood, while the Downtown Eastside Oppenheimer District (DEOD) is a smaller, specific area within the DTES, centred around Oppenheimer Park and nearby blocks, where more detailed zoning rules apply.

The City's [Single Room Occupancy \(SRO\) Revitalization Action Plan](#) focuses on the long-term replacement of aging SRO stock with self-contained social housing, while maintaining affordability and minimizing displacement. Progress relies on partnership and funding from provincial and federal governments and non-profit housing partners.

Note to editors: Please see amended motions linked below. This is a draft copy provided for your understanding and the published minutes are the official record of the meeting. *(Button to view pdf of amendments)*