

Public Hearing: December 9, 2025

Tuesday, December 9, 2025, at 6 pm to be convened by electronic means with in-person attendance also available in the Council Chamber at Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC. Vancouver City Council will hold a Public Hearing to consider the following matters:



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

Proposed Amendments to the Zoning and Development By-law:

Amend the Zoning and Development By-law as follows:

- **Section 2: Definitions**, revise the definition of Social Housing that applies in certain areas of the Downtown Eastside (*see Map 1*) 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 (*see Map 1*).
- **FC-1 (East False Creek) District Schedule** (*see Map 2*), 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 metres and the maximum floor space ratio (FSR) would be 11.0.

Proposed Amendments to the Downtown-Eastside/Oppenheimer Official Development Plan:

Amend the Downtown-Eastside/Oppenheimer Official Development Plan (*see Map 3*) 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 metres and the maximum floor space ratio (FSR) would be 11.0.

Proposed Amendments to the Development Cost Levy (DCL) By-laws:

Amend the Vancouver Development Cost Levy By-law, Area Specific Development Cost Levy By-law, and Vancouver Utilities Development Cost Levy By-law to revise the definition of Social Housing for certain areas of the Downtown Eastside (*see Map 1*). 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 (*see Map 2*), and the Downtown-Eastside Oppenheimer District (*see Map 3*).

Proposed Amendments to the Single Room Accommodation (SRA) By-law:

Council is considering amendments to the SRA By-law that will improve tenant protections. The proposed SRA By-law amendments are set out in Appendix F of the report to be considered at the Public Hearing. Persons are invited to make their views respecting the by-law amendments known to Council.

FOR MORE INFORMATION ON THESE APPLICATIONS, VISIT:
shapeyourcity.ca/dtes-housing

Public Hearings are convened electronically and in person at the Vancouver City Hall Council Chamber. You may participate in the Public Hearing either by speaking by phone or in person or by submitting publicly accessible comments with your name attached for the Mayor and Council.

Registration to speak at the Public Hearing begins on November 28, 2025, at 8:30 am. Register to speak online by visiting vancouver.ca/your-government/speak-at-city-council-meetings.aspx and select the agenda item(s) you wish to speak to; telephone participation is encouraged as it is the most efficient way to speak to Council.

Register to speak via phone by calling **604-829-4238** and specifying which meeting date, meeting type and agenda item(s) you wish to speak to and indicate whether you are participating by telephone or in person. In-person registration is available on the day of the Public Hearing, between 5:30 and 6 pm at City Hall, Third Floor. At the end of the registered speakers list, the Chair will provide a final opportunity to participate in the Public Hearing. The Chair will close the speakers list upon seeing no further speakers.

SEND YOUR COMMENTS TO COUNCIL:

- Online: vancouver.ca/public-hearing-comments
- Email: speaker.request@vancouver.ca
- Mail: City of Vancouver, City Clerk's Office
453 West 12th Avenue, Third Floor,
Vancouver, BC, V5Y 1V4

FOLLOW THE PUBLIC HEARING ONLINE:

- X: [@VanCityClerk](https://twitter.com/VanCityClerk)
- Live stream: vancouver.ca/council-video

REVIEW DRAFT BY-LAWS STARTING FRIDAY, NOVEMBER 28, 2025:

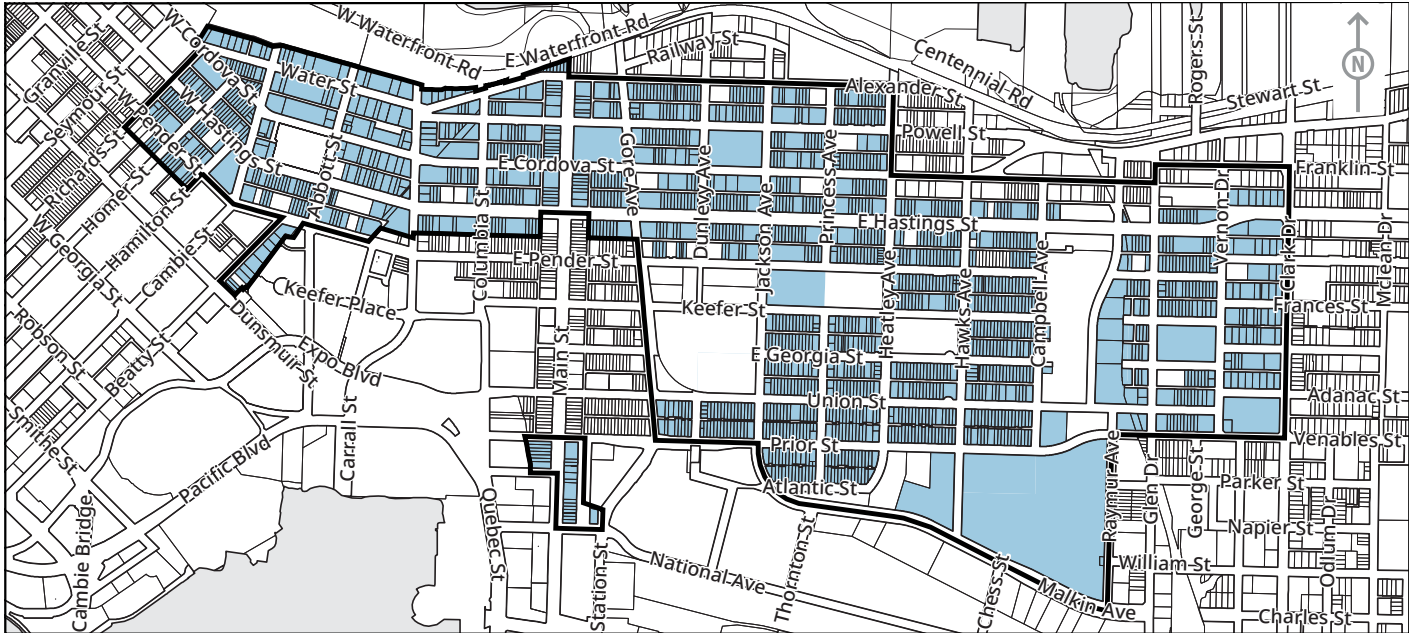
- In person: City Clerk's Office on the Third Floor of City Hall (Mondays to Fridays, 8:30 am to 5 pm)
- Online: vancouver.ca/councilmeetings
(Posted at 1 pm)

Public Hearing minutes will be posted online and at the City Clerk's Office several days after a meeting. Details of all Council meetings can be found at: council.vancouver.ca

FOR MORE INFORMATION ON PUBLIC HEARINGS, INCLUDING SUBMITTING COMMENTS AND REGISTERING TO SPEAK: vancouver.ca/publichearings

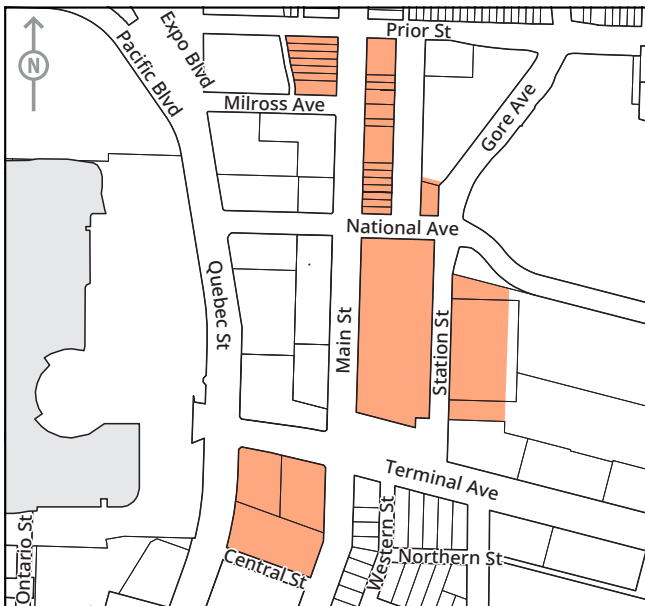
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Map 1



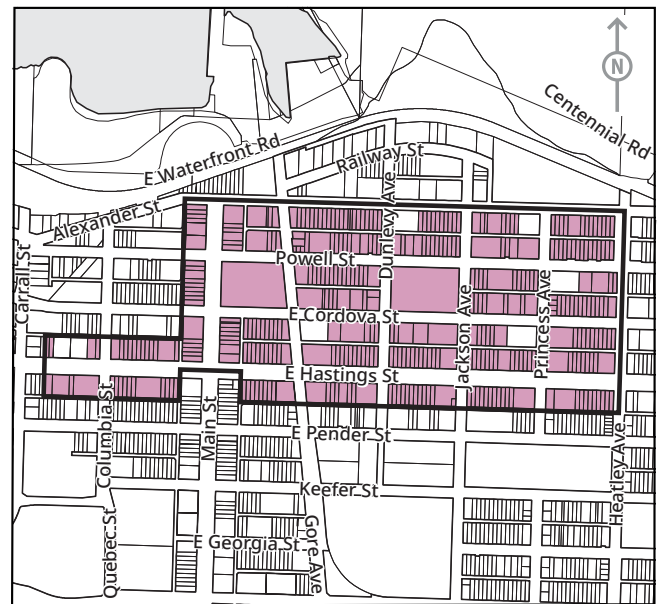
- Areas where the Downtown Eastside definition of “Social Housing” applies
- The Downtown Eastside definition of “Social Housing” only applies to certain zoning districts (HA-2, FC-1, M-1, I-2, RT-3, DEOD, or DD). The properties shown in blue are in zoning districts that the Downtown Eastside definition of “Social Housing” applies to.

Map 2



- Properties zoned FC-1

Map 3



- Downtown Eastside/Oppenheimer District Official Development Plan (DEOD ODP) boundary
- The DEOD ODP only applies to properties zoned DEOD (shown in pink) within the boundary shown.