



DOWNTOWN EASTSIDE HOUSING IMPLEMENTATION

Actions to Accelerate SRO Replacement and Increase Social and Below-Market Rental Housing



Land Acknowledgement

Acknowledging the unceded homelands of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations



The City of Vancouver is located on the unceded, ancestral, and traditional homelands of the xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations.



These lands have been stewarded by xʷməθkʷəy̓əm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Peoples since time immemorial, and their unique and inherent relations, history, Title and rights in these territories remain intact.



The City of Vancouver endeavors to strengthen its future as a City of Reconciliation by working collaboratively with the Nations.

Welcome!

WHY ARE WE HERE TODAY?

We want your feedback on proposed changes to improve housing for low-income residents, particularly those living in Single Room Occupancy (SRO) buildings, and expand housing diversity in the Downtown Eastside (DTES).

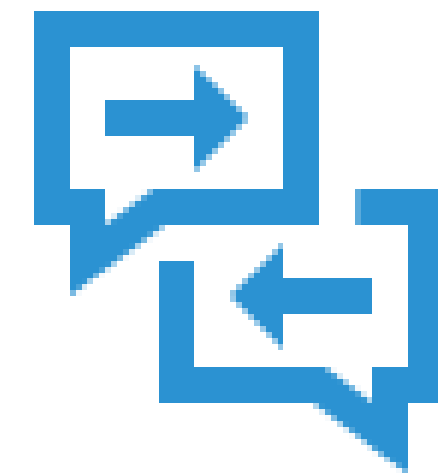
This work follows the City Council Motion *"Uplifting the Downtown Eastside"* and builds on the ongoing vision from the 2014 DTES Plan: **to provide diverse housing options that support a mixed-income community and enhance the quality of life for low-income residents.**

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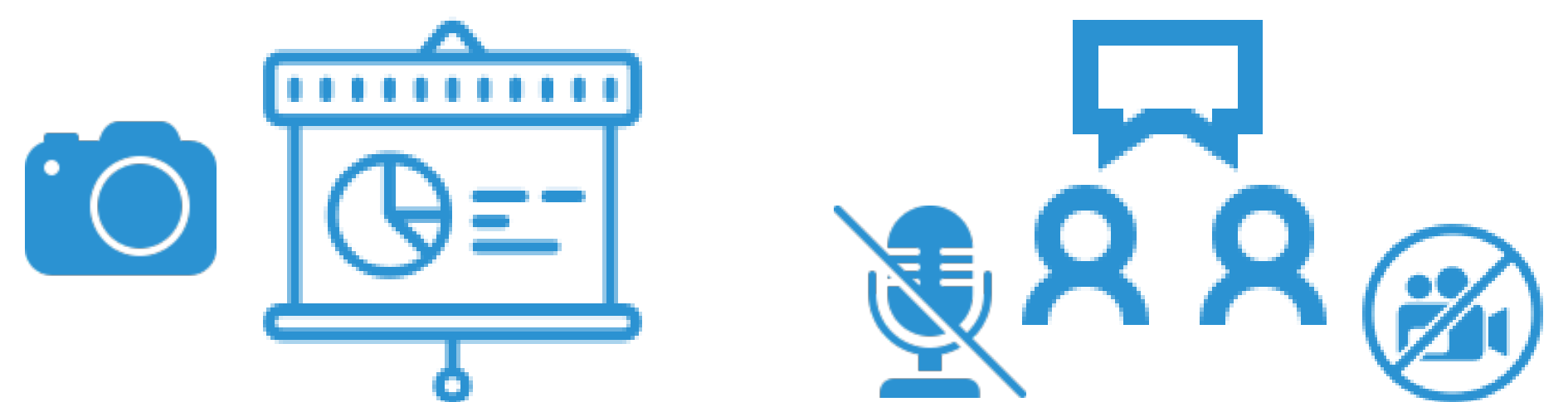
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COMMUNITY GUIDELINES

To ensure everyone has an opportunity to review the materials, ask questions, and discuss the initiative in a safe manner, we ask that you follow our community guidelines:



Respect the opinions of others. Every participant brings information, points of view and ideas to contribute.



Photography and video recording are limited to the presentation materials, please refrain from photographing participants or recording conversations.



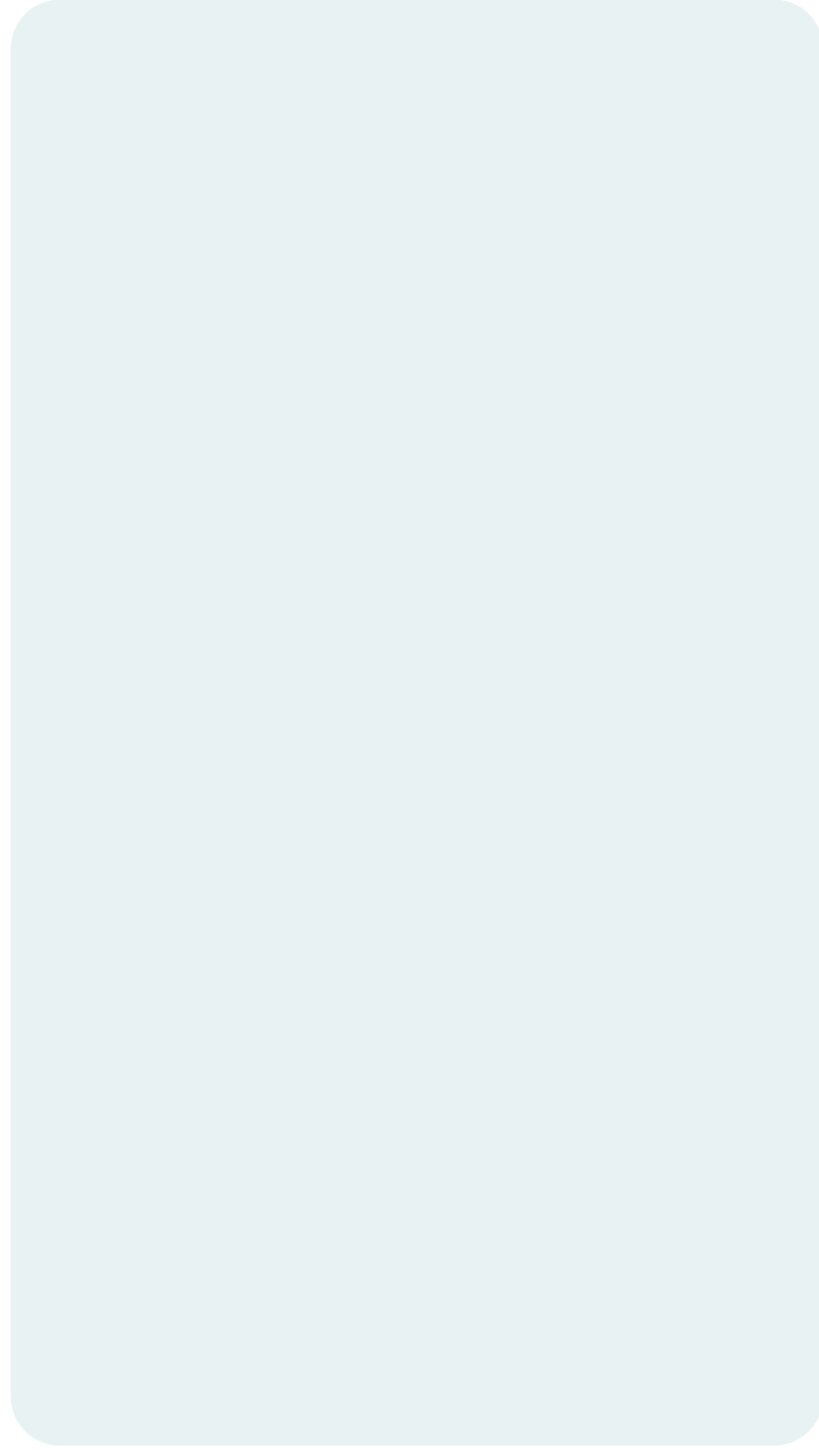
The City has a zero-tolerance policy for abusive or discriminatory behaviour.

Put a dot on where you live!

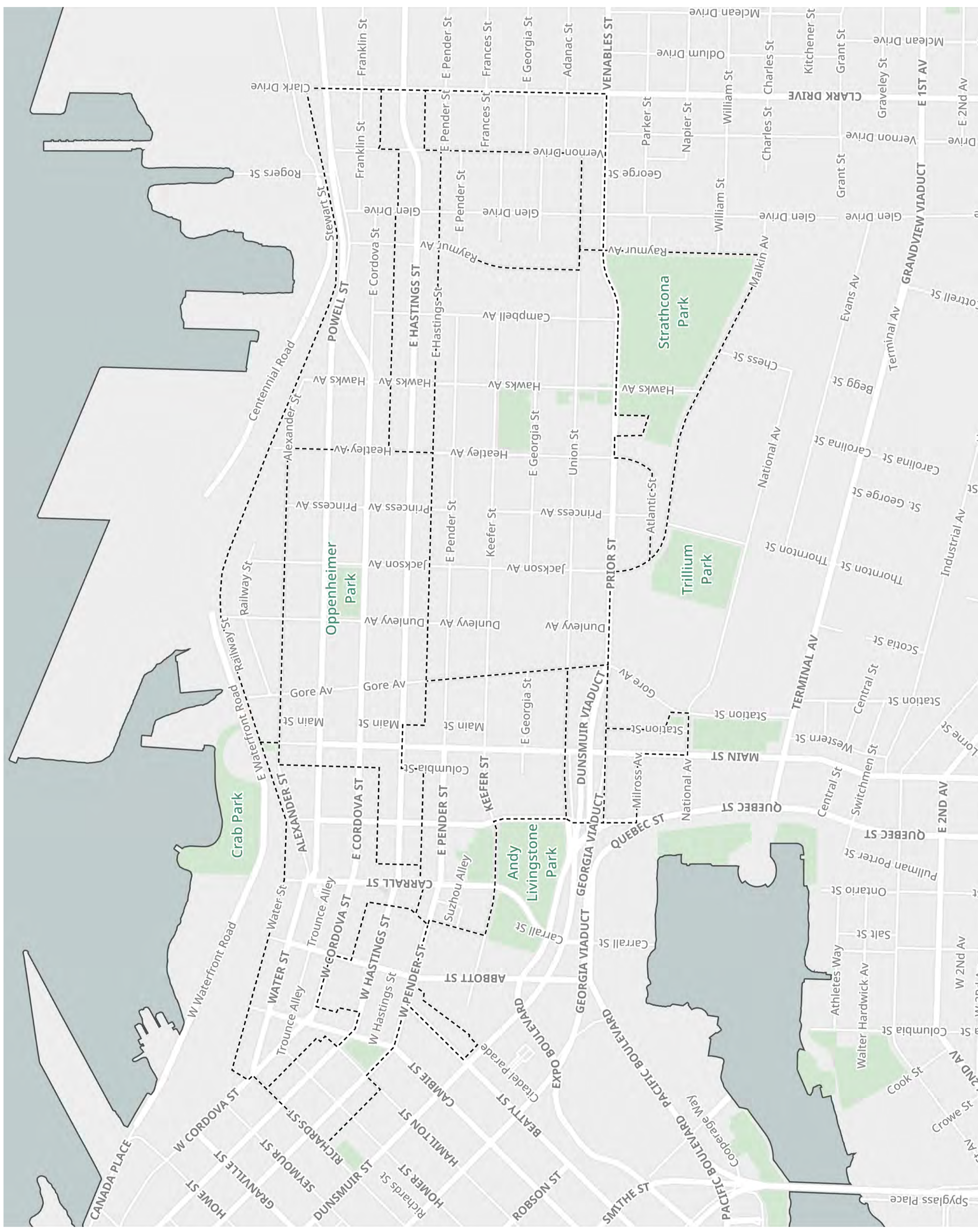
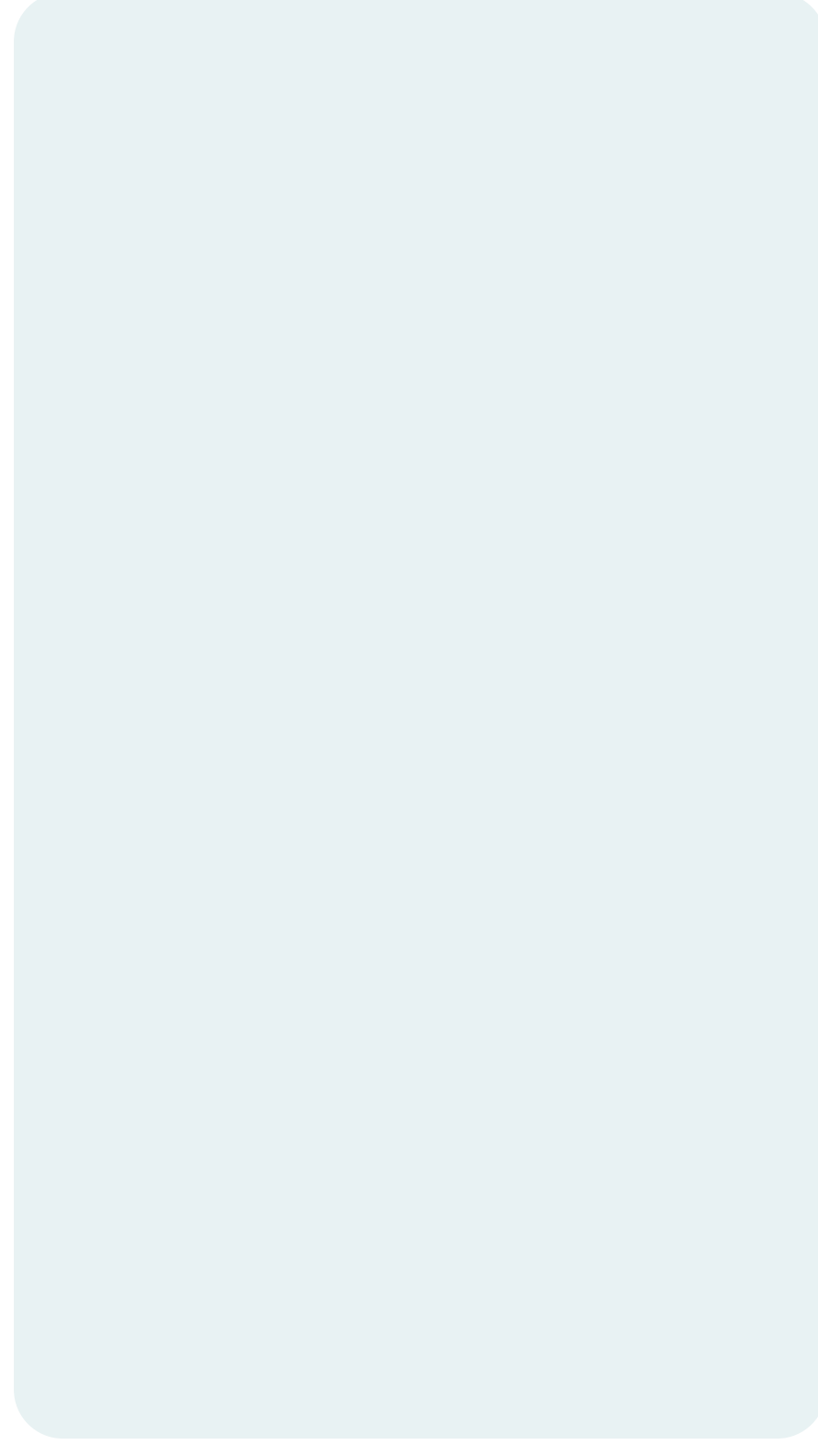
Choose your sticker colour based on if you...

- Rent your home
- Own your home
- Other

Elsewhere in Vancouver



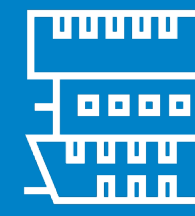
Outside of Vancouver



 housingpolicy@vancouver.ca

 shapeyourcity.ca/dtes-housing

----- Downtown Eastside Sub-Areas



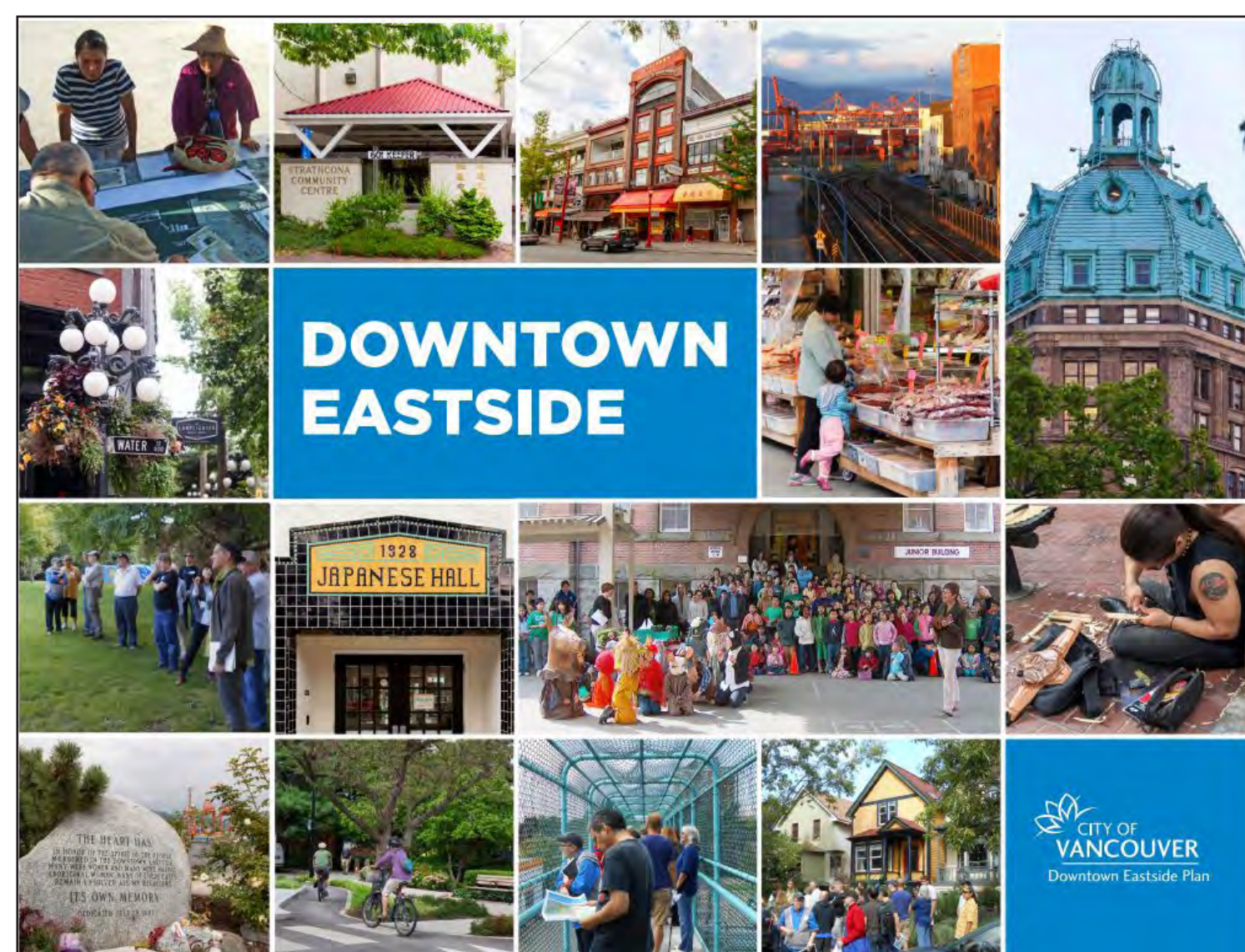
DTES Plan (2014)

WHAT IS THE DOWNTOWN EASTSIDE PLAN?

The DTES Plan was approved in 2014 with a 30-year goal to make the area more livable, safe, and supportive for all residents, particularly those facing systemic barriers.

The DTES Plan sets out the policies, strategies, targets and actions needed to achieve the long term vision that:

“the neighbourhood will be made up of mixed-income communities with a range of affordable housing options (including social housing) for all residents, local serving commerce, social services and cultural activities where all feel welcome, valued and at home.”
(DTES Plan, 2014)



HOUSING VISION

The Plan envisions **“Healthy homes for all”** by providing affordable housing choices for people living in the DTES and beyond.

Key goals include:

- » Ensuring housing is affordable for everyone, including singles, seniors, and families.
- » Replacing and upgrading deteriorating Single Room Occupancy Buildings (SROs).
- » Providing affordable housing choices for all incomes living in the DTES.
- » Helping residents with mental health and substance use challenges to find stable housing.

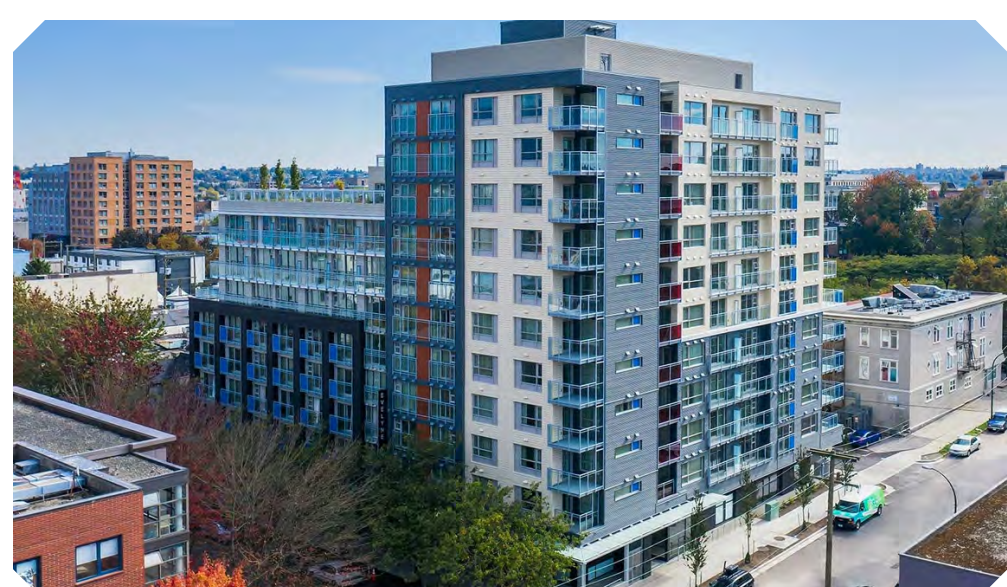
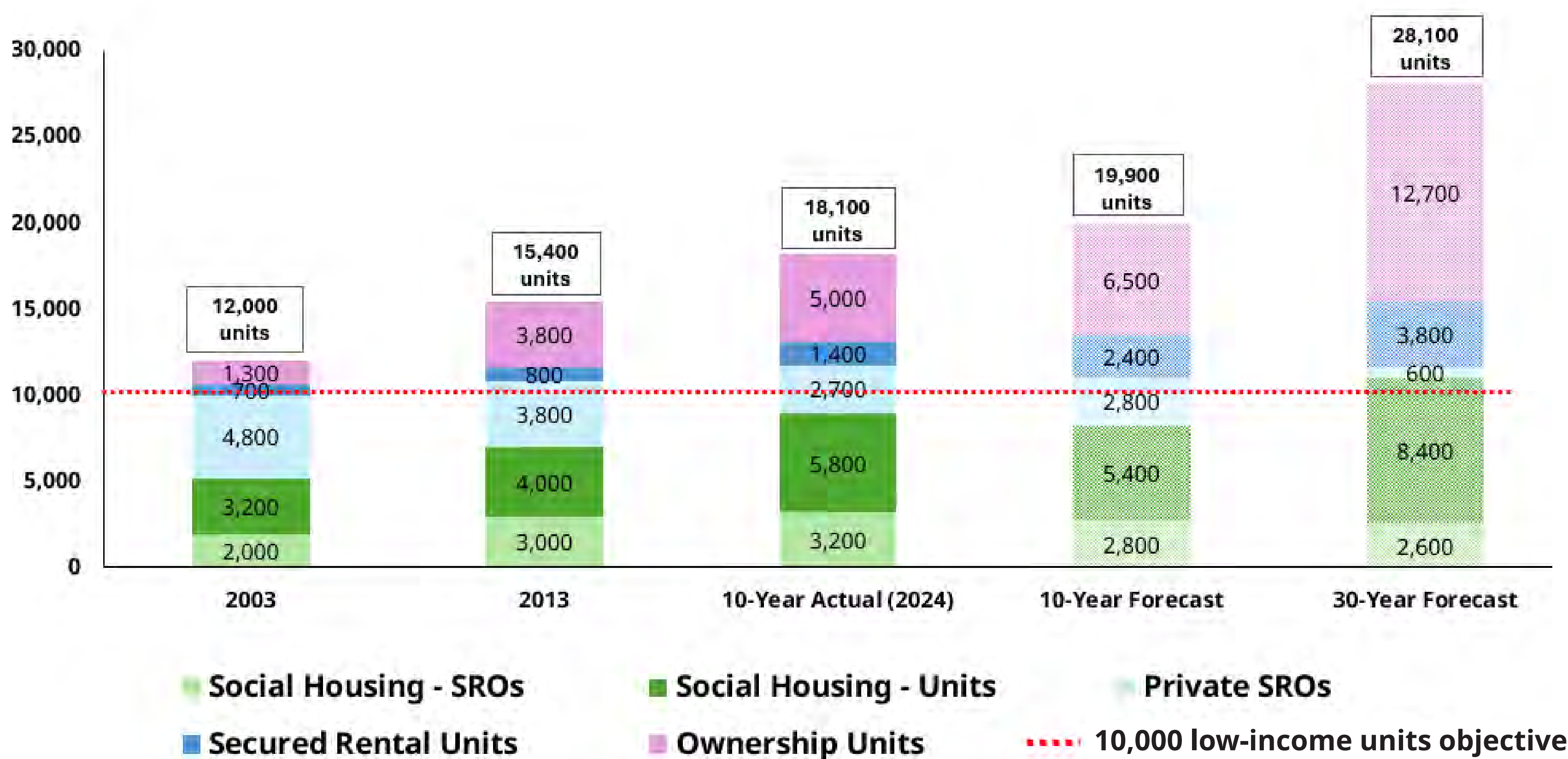
The Plan included 10- and 30-year housing objectives, including: maintaining 10,000 low-income units, achieving SRO replacement and upgrades over time, and building more housing for moderate income households including rental and homeownership.

KEY HOUSING POLICIES

The Plan includes several key housing policies to achieve the above vision:

- » **The definition of social housing** focuses on delivering deeply affordable social housing where 33% of units are required to be delivered at the shelter rate of income assistance (\$500/month for a single person in a one-bedroom).
- » **Achieving one-for-one replacement of SRO rooms with new social housing**, including a target of two-thirds replacement within the DTES and one-third of the replacement outside of the DTES.
- » **Delivering new housing for a mix of incomes** including market housing, with 60% of the building required as social housing and 40% as market rental within the Downtown Eastside Oppenheimer District.

DTES EXPECTED GROWTH BY HOUSING TYPE, 2023-2043



Roddan Lodge - 124 Dunlevy Ave. Completed in 2022.



Alexander St Community - 111 Princess Ave. Completed in 2014.



The Anjok - 288 E Hastings. Completed in 2018.

DTES Plan (2014)

HOUSING PROGRESS SINCE 2014

Since 2014, the Plan has been successful in delivering the expected social housing but has not delivered as many market rental or strata projects as expected.

Social Housing

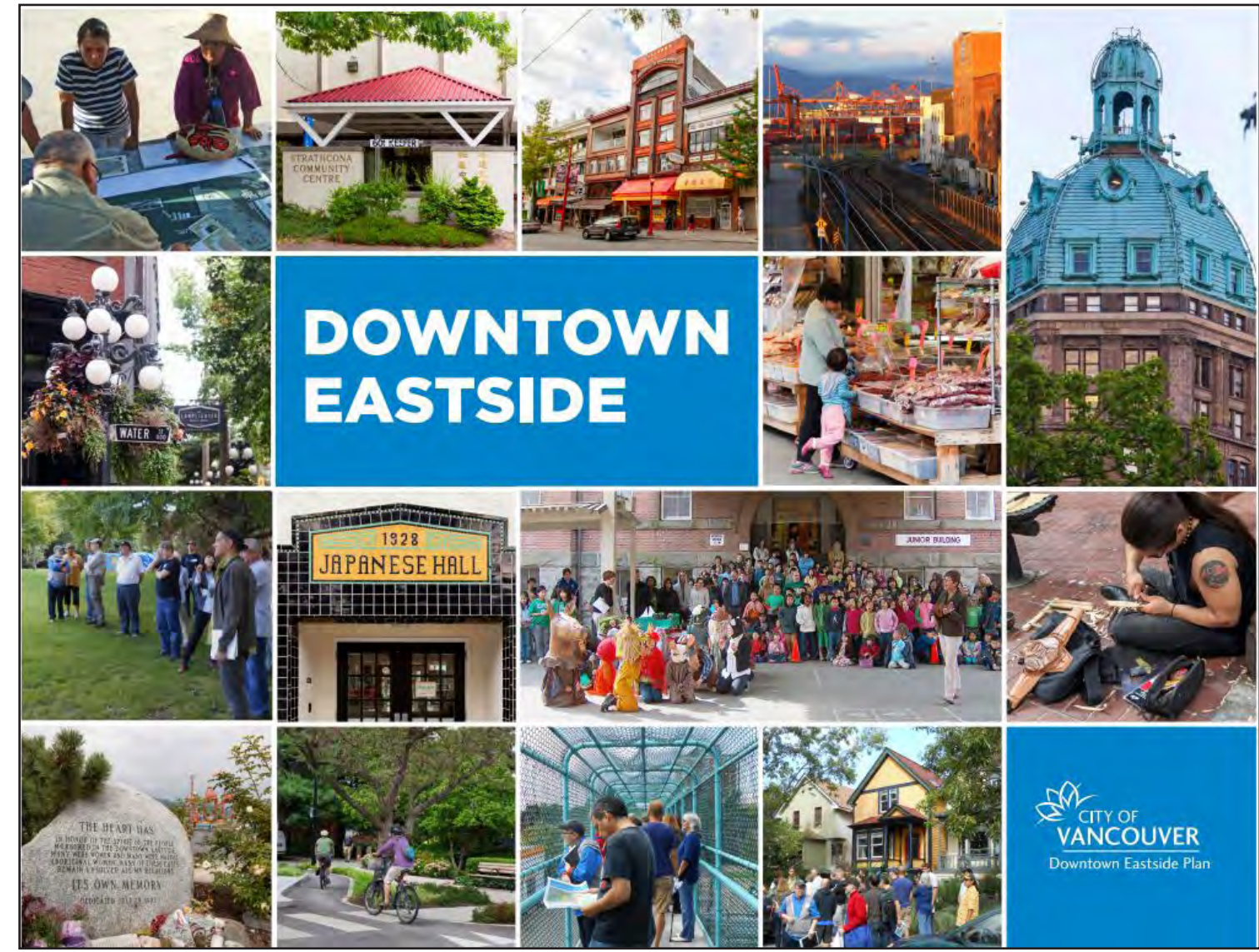
- » 1,800 units have been completed, surpassing the 10-year goal.

Market Rental Housing

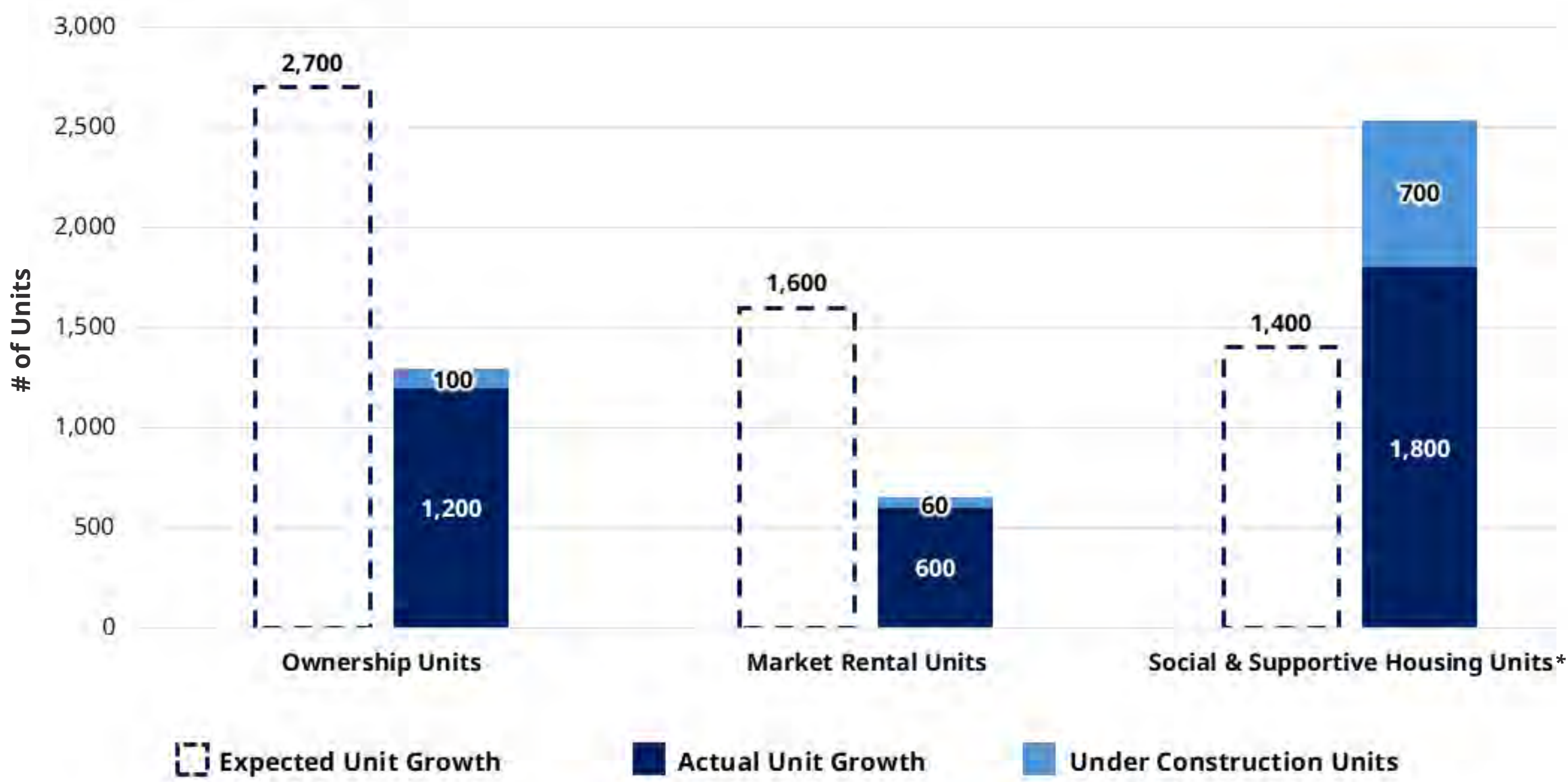
- » 600 units have been completed, this is less than 40% of the 10-year expected unit growth of 1,600 "private secured rental" units.

Ownership Housing

- » 1,200 units have been completed, this is less than half of the expected 10-year unit growth of 2,700 "market ownership" units.



PLAN EXPECTED UNIT GROWTH BY 2024 VS. ACTUAL HOUSING GROWTH / STARTS



* Includes only self-contained social & supportive housing units, Single Room Occupancy (SRO) buildings are omitted.



32 W Hastings Bob and Michael's Place

This social housing building completed in 2024 by Vancouver Chinatown Foundation includes an integrated VCH health centre.

The 231 units project includes 120 shelter-rate units and 111 Rent Geared to Income units.



401 Jackson Ch'ich'iyúy

This social housing building by ALT Jackson Housing Society will bring 172 new homes and a social services centre. The project includes 56 shelter-rate units, 40 Rent Geared to Income units, and 76 moderate income units.

Expected completion in 2025.



1015 E Hastings "Ho'-kee-melh Kloshe Lum"

This Indigenous-focused housing project includes 80 shelter beds, 25 homes with supports, 87 affordable rental homes, and 56 market rental homes. There will also be a social enterprise space, and gathering and ceremonial spaces.

Expected completion in 2025.



320 E Hastings First United Church

This social housing building includes 103 new homes and a space for low-barrier services and programming. The project includes 35 supportive housing units and another 68 rental homes prioritized for Indigenous Peoples.

Expected completion in 2026.

SROs (Single Room Occupancy)

WHAT IS AN SRO?

Single Room Occupancy (SRO) buildings are over 100 years old and have small rooms with shared bathrooms and cooking facilities. SROs provide affordable housing for low-income residents, especially in Vancouver's Downtown Eastside. Although many SROs are a last resort before homelessness, these buildings are deteriorating, not livable, and unsafe in the event of an earthquake. Rising maintenance costs and increasing rents mean we are also losing rooms that are affordable to low-income tenants.

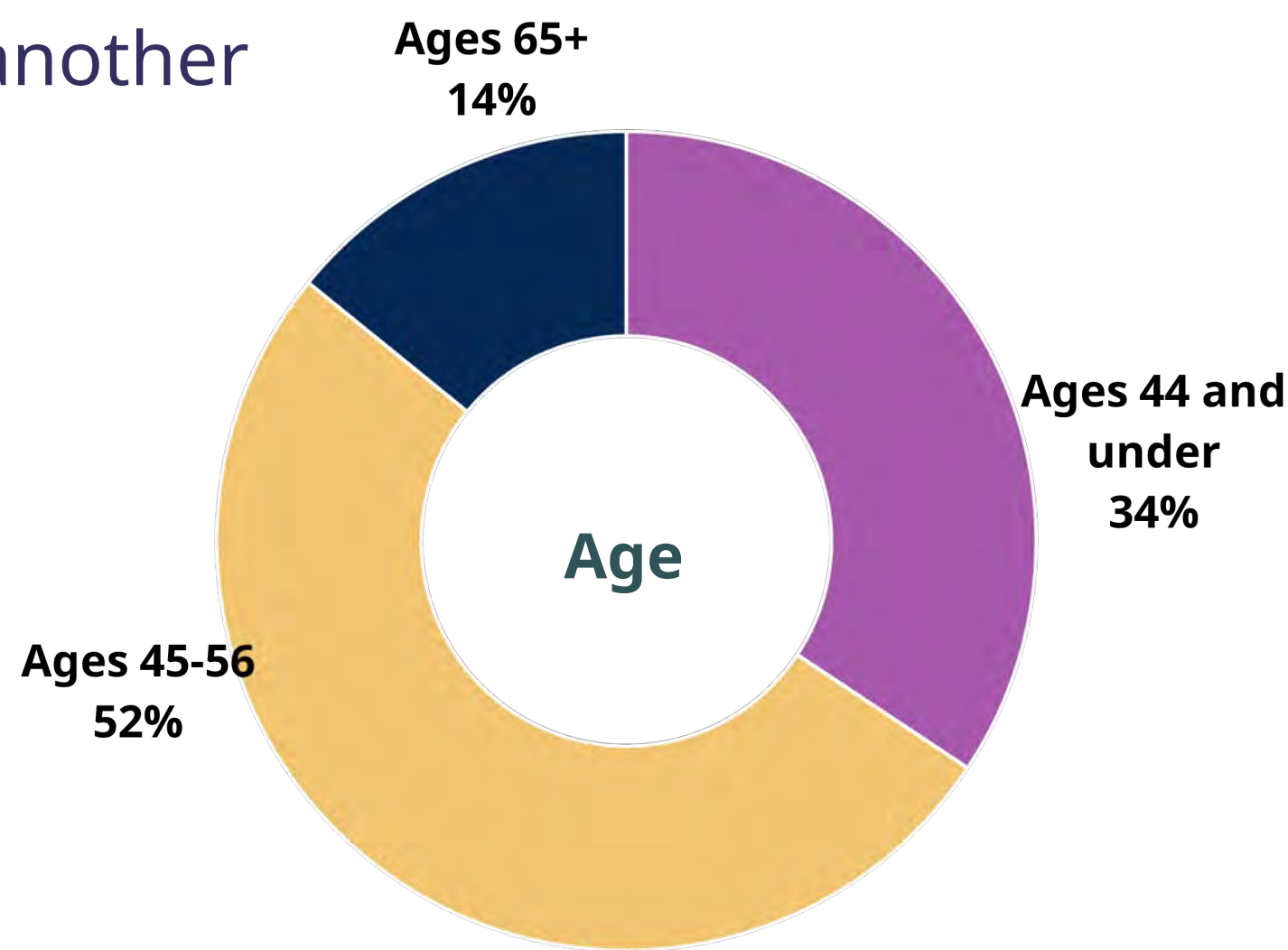
These issues are impacted by bigger challenges like poverty, mental health, addiction, and not enough low-income housing. While SROs are not a long-term solution, we need them until better housing options are available.



SRO DEMOGRAPHICS

6500 residents live in SROs

84% Live alone
16% Live with another person



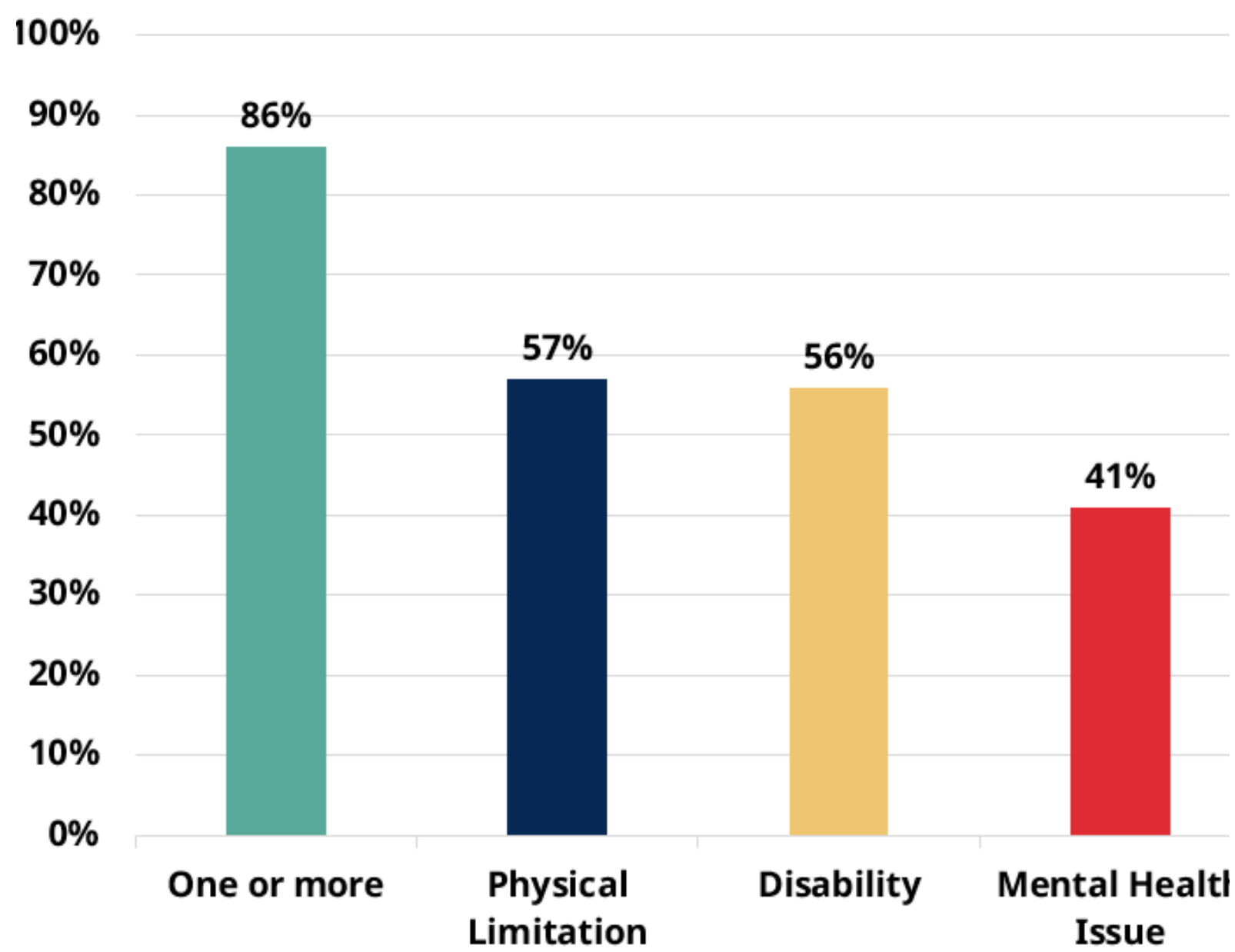
SRO BUILDING STATS

~7800 SRA Designated rooms across **~160 buildings** (open & closed)

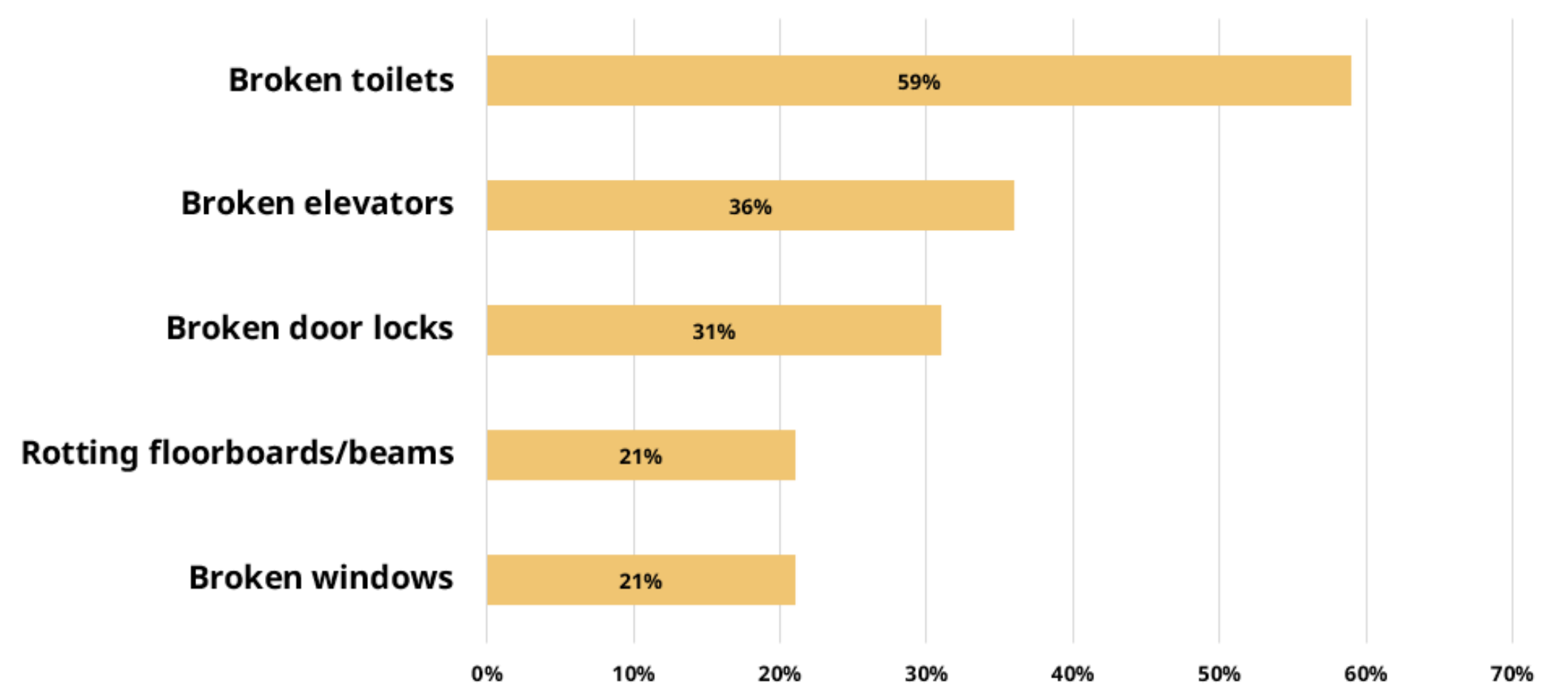
of which, **~3100** Rooms are in the DEOD and Thorton Park, across **~67 buildings** (open & closed)



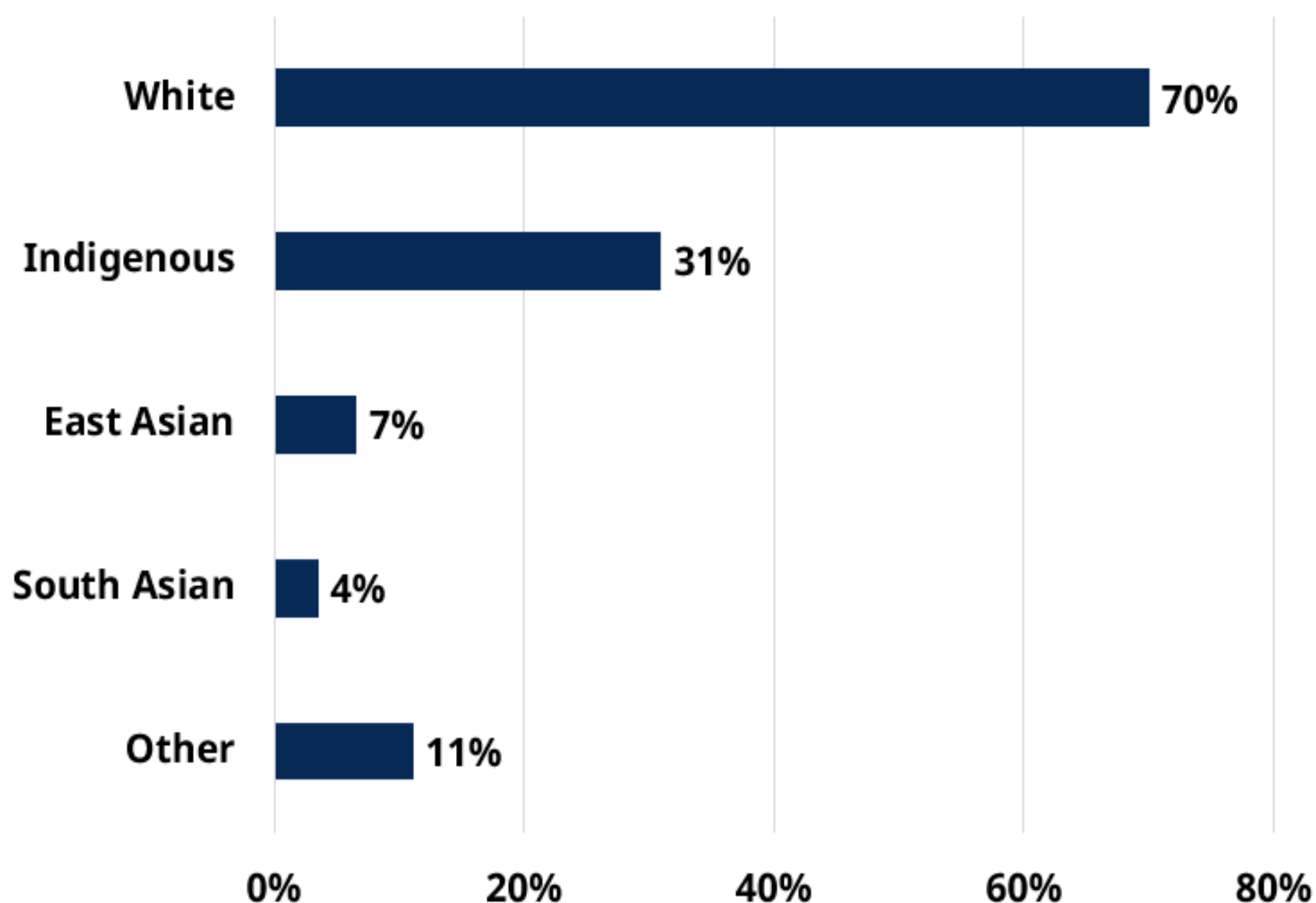
Health Challenges of SRO Residents



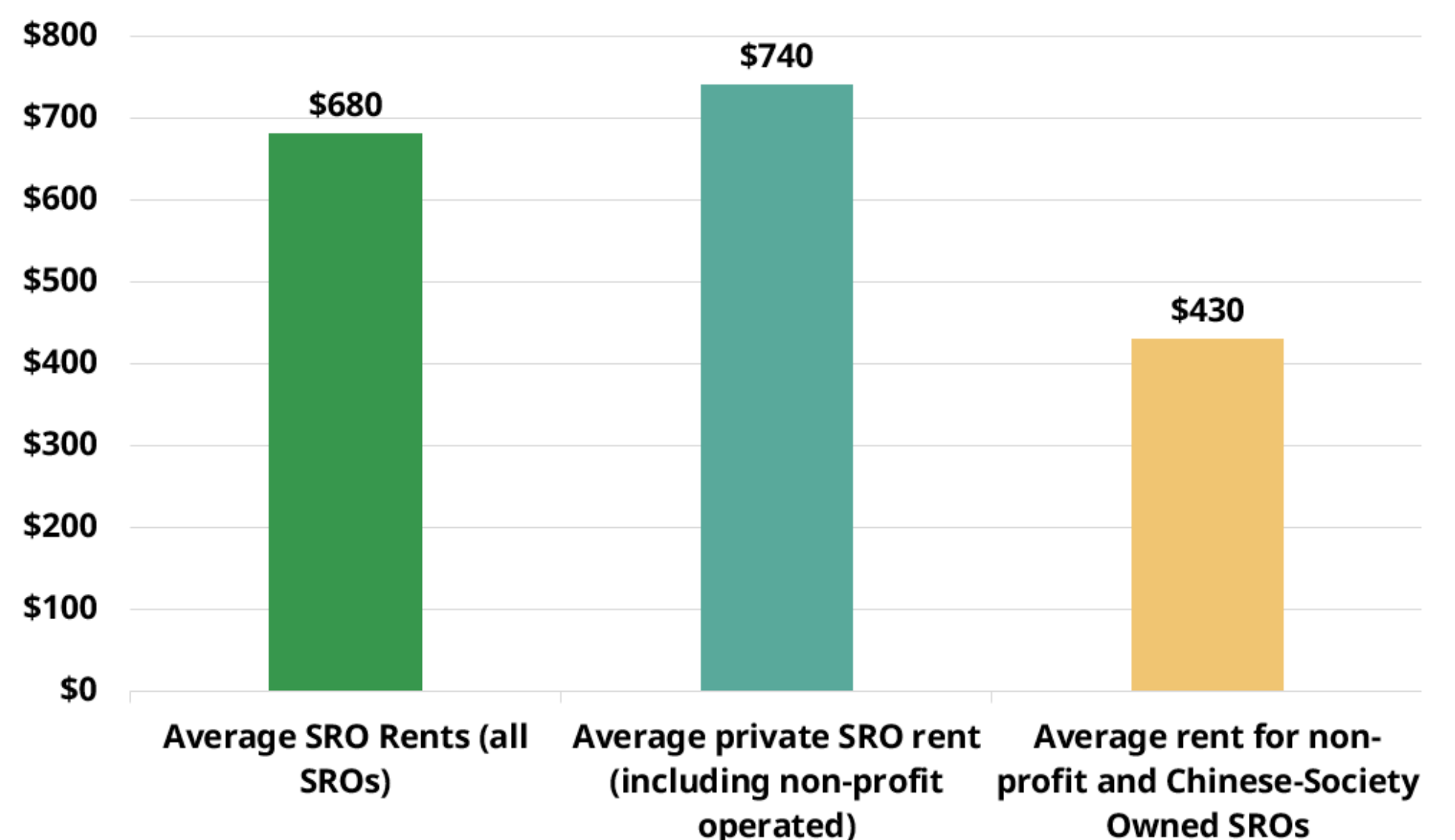
Most Commonly Reported SRO Building Issues



Ethnicity of SRO Residents



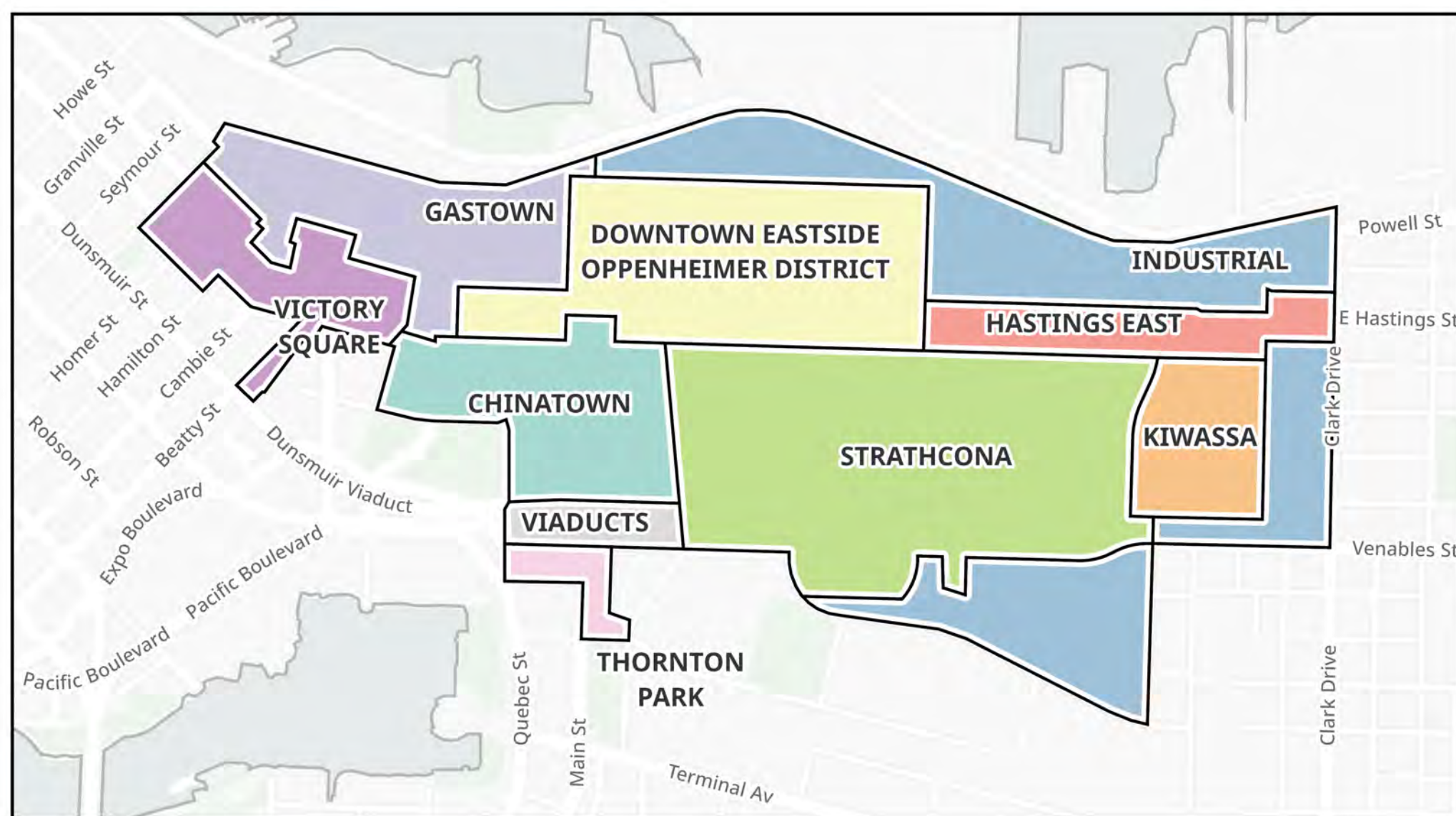
2024 Average SRO Rents



From 2009 - 2024, average rents in private SROs increased by **77%** (from \$421 to \$740), while the shelter component of income assistance increased by **just 33%** (from \$375 to \$500/month)



Context & Challenges



The **Downtown Eastside (DTES)** is a historic and vibrant community facing an escalating housing crisis, worsened by the deterioration of Single Room Occupancy (SRO) buildings. Rising housing costs, mental health and substance use issues, a toxic drug supply, deepening poverty, and the lasting effects of COVID-19 are creating complex challenges. Many of these issues are beyond the City's control and require support from the Provincial and Federal governments.

The need for housing for low-income residents is rising, yet building it has never been more challenging.

— Downtown Eastside Sub-Area Boundaries

CHALLENGES TO BUILDING HOUSING IN THE DOWNTOWN EASTSIDE

Social housing requirements that don't align with funding programs leaves a gap in funding for non-profits

Rapidly increasing construction costs makes it more expensive to build new housing

Limited government funding makes delivering the needed housing with government funding alone unlikely

Regulatory barriers such as height limits and heritage building requirements create less opportunity and slower development processes

Limited opportunities for private development to deliver low and moderate-income housing, creating more reliance on government funding

High number of deteriorating SROs makes the full replacement of SROs costly and slow

Role of Governments in Housing

WHAT ARE THE DIFFERENT GOVERNMENT ROLES IN HOUSING?

With a growing population, limited increases in income, and not enough housing, we need to work collaboratively across governments to deliver the housing needed.

Each level of government plays an important role in creating more affordable housing and delivering supports for renters. Housing systems are regional in nature, and it is important that every Metro Vancouver municipality provides more shelter spaces and supportive housing units across the region to better support people in their home communities.

The City cannot do it alone, we need funding and partnerships across governments.

THE NEED FOR PARTNERSHIPS

Government investment and partnerships have already led to the creation of many social and supportive housing units in the Downtown Eastside, but more is needed.

We continue to advocate for further Provincial and Federal government funding and, through this work, are proposing new partnerships with the Provincial Government to deliver the housing needed.

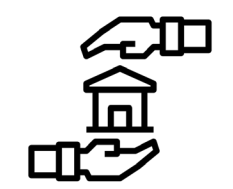
The Federal Government, through the Canada Mortgage and Housing Corporation:



- » Responsible for the National Housing Strategy.
- » Provides low-cost financing and capital funds for rental and affordable housing developments.



- » Provides mortgage loan insurance and support to first-time home buyers.



- » Provides transfer payments to Provinces.



The Provincial Government, through BC Housing and the Ministry of Housing, plays a crucial role in creating new affordable housing and providing housing supports to low-income households.

This includes:



- » Providing capital and operational funding for shelters and social and supportive housing.



- » Providing social assistance (including the shelter rate of income assistance) and rent supplements.



- » Regulating tenancy laws and landlord-tenant issues through the Residential Tenancy Branch

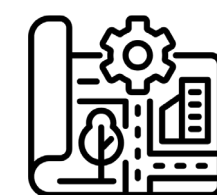


- » The powers of municipalities through the Vancouver Charter and Local Government Act.

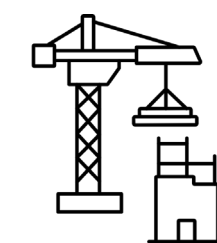


The City of Vancouver works with Provincial and Federal governments and other partners to address the local housing crisis.

This includes:



- » Creating the right regulatory framework and processes to support the efficient delivery of housing.



- » Leveraging City-owned property to add substantially more market and non-market housing.



- » Providing capital grants to help get more social housing built.



- » Working with the Province and other partners to address the homelessness crisis.

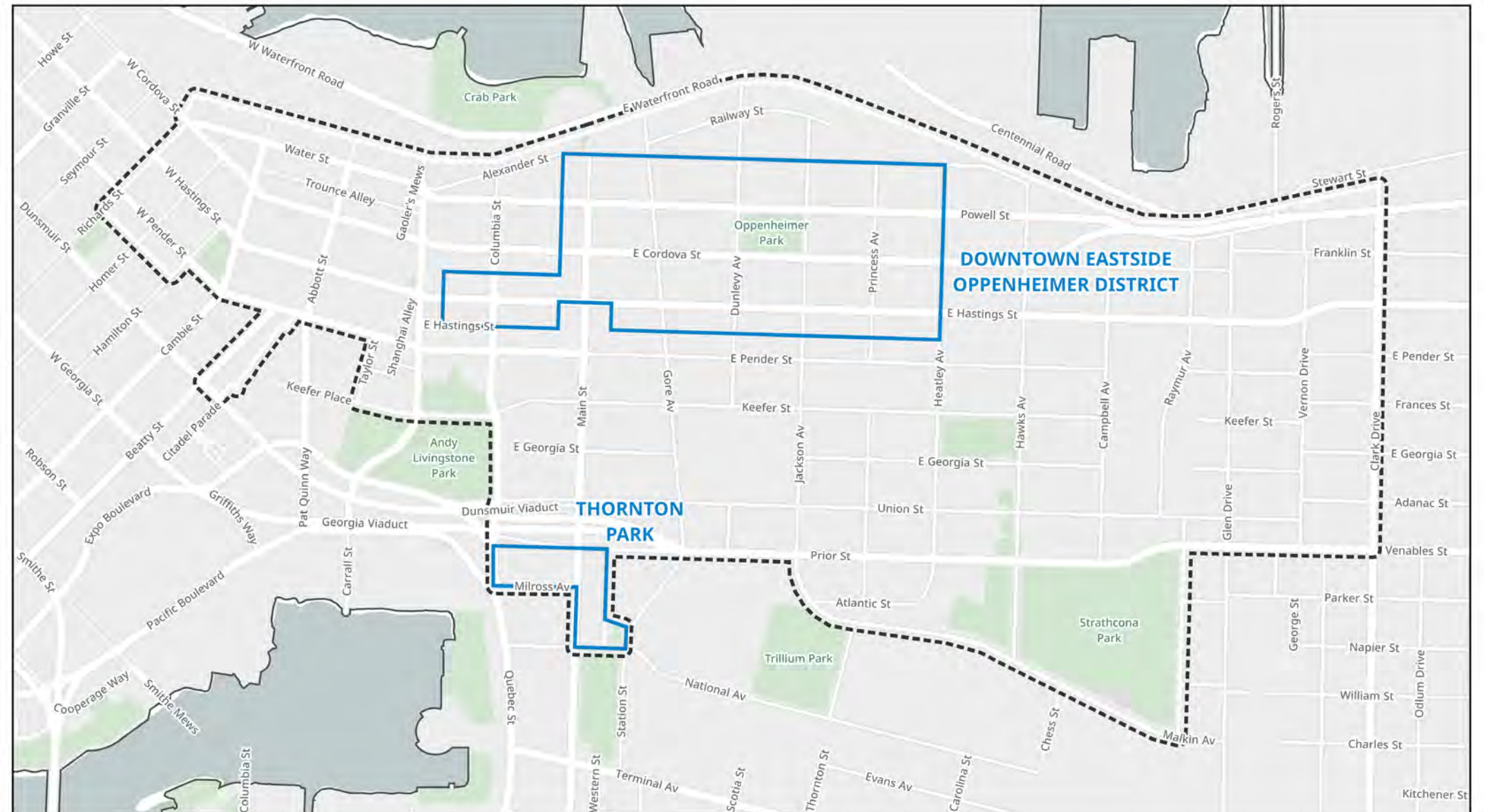


Proposed Housing Actions

PROPOSED ACTIONS

We're proposing changes to zoning and housing policies in the DTES, with most changes focused on the Downtown Eastside Oppenheimer District (DEOD) and Thornton Park sub-areas:

MAP OF DEOD + THORNTON PARK



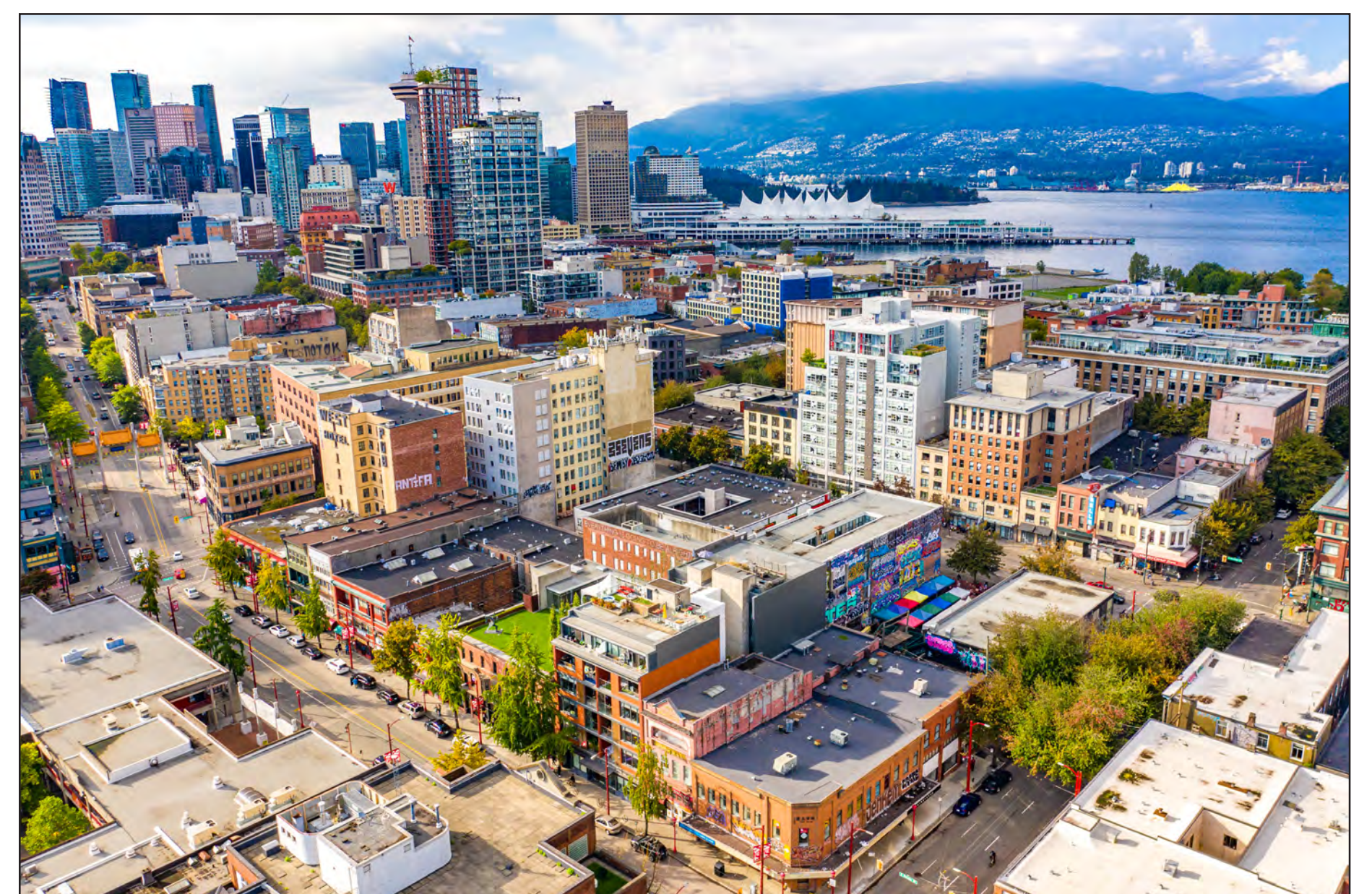
--- DTES Plan Area

WHY ARE WE DOING THIS?

These changes continue the vision of the 2014 DTES Plan, which is intended to offer diverse housing options for low-income residents and create a mixed-income community. This work will create more non-profit owned social housing and more privately-owned below-market rental housing to replace deteriorating Single Room Occupancy Hotels (SROs).

Private developers can help deliver affordable housing but right now there is no ability or incentive for them to do so in this neighborhood.

- » By changing regulations to allow for more market rental housing and higher building forms, more buildings with deeply discounted below-market rental or social housing units can be built.
- » Market rental units will help pay for the construction of affordable units and for the replacement of SROs.
- » The addition of market rental units to the neighbourhood will lead to a more mixed-income community, but tenant protections will ensure existing residents are able to remain in the neighbourhood in better housing.



1. Update the definition of social housing within the DTES

- » Better align the City's definition with current government funding programs to improve project viability and make it easier for non-profits to build social housing.

2. Leverage private development to create more low-income and market rental housing

- » Work with private developers to create more social and below-market rental housing by allowing significantly more market units to improve project viability.
- » Introduce Below Market Rental and amend inclusionary housing policy to accelerate replacement of SROs.

3. Enhance tenant protections

- » Ensure low-income residents can remain in the area or access affordable housing options elsewhere in the city, depending on their needs and preferences.

4. Streamline development to accelerate SRO replacement

- » Existing policies around heritage retention and one-for-one SRO replacement can make it more challenging to build new housing. By streamlining development through City-initiated rezoning, new heritage processes, and relaxing some SRO policies, more SRO replacement can be delivered at a faster rate.

5. Increase allowable heights and densities

- » Increase allowable heights and densities, including amending protected public views, to enable development.

Related Housing Initiatives

The City's Social Housing Initiative and Below Market Rental Policy will expand affordable housing citywide, offering lower-income residents living in the DTES more options across the city and greater choice in where to live.



CITYWIDE BELOW-MARKET RENTAL PROGRAM

Below-market rental housing is purpose-built rental housing with permanently secured maximum rents set at a discount to the city-wide average rents. It is delivered in new apartment buildings that also include market rental homes. Below-market rental is mainly built and managed by private developers but can also be provided by non-profits or government organizations. For more information, see vancouver.ca/BMR.

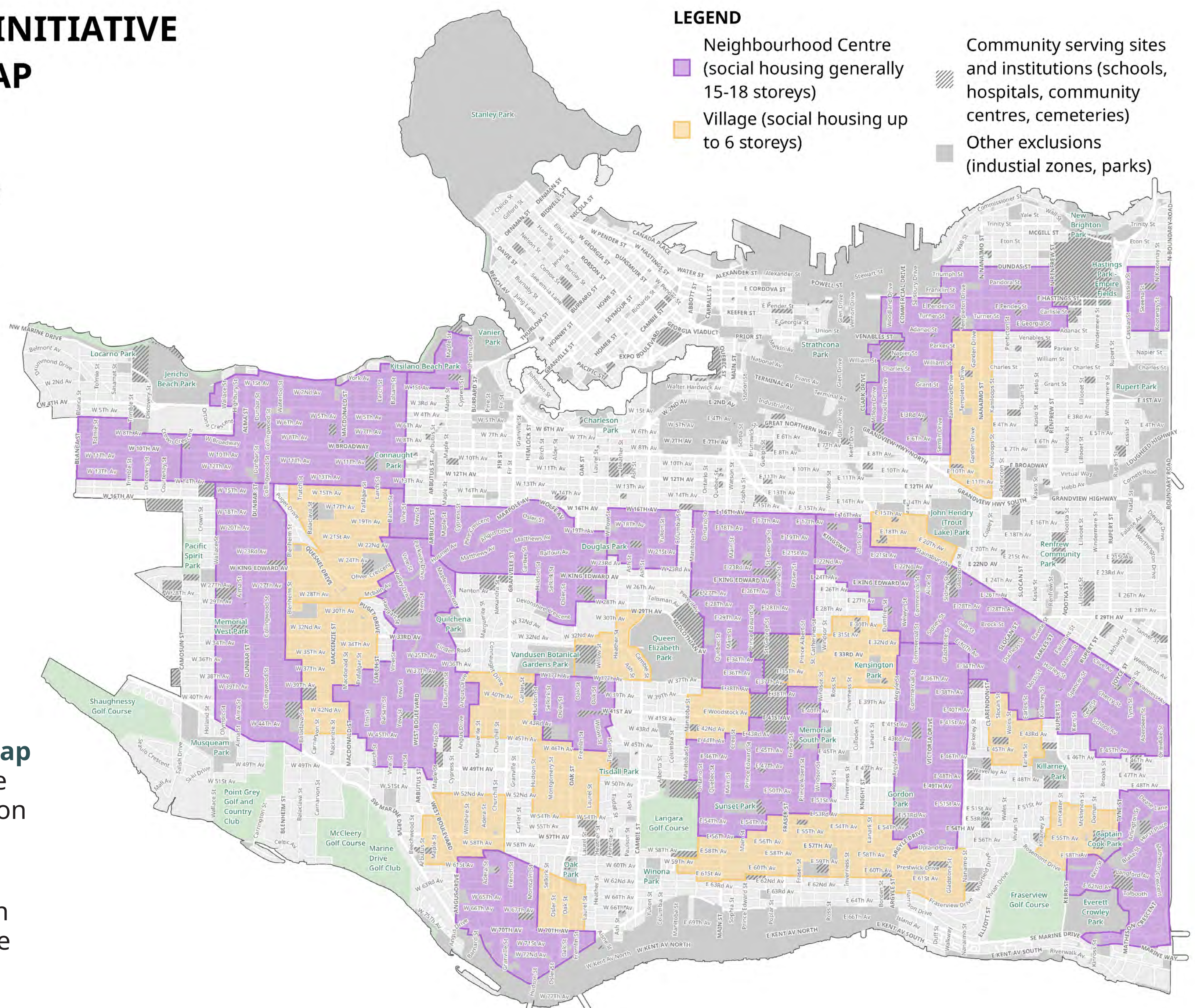
CITYWIDE SOCIAL HOUSING INITIATIVE

Vancouver's Social Housing Initiative works toward the critical need for affordable housing by simplifying and changing zoning regulations to allow for mixed-income social, supportive, and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods. These proposed changes would allow 6-18 storey social housing projects to be built faster with less cost in neighbourhoods across the city. This initiative is expected to go to Council for decision in the fall of 2025. For more information and to get involved, see: <https://www.shapeyourcity.ca/social-housing>.



SOCIAL HOUSING INITIATIVE DRAFT ZONING MAP (JANUARY 2025)

* This proposal focuses on social housing only in these areas. Future area planning will address other housing options, commercial uses, and public spaces etc. in these areas. The final boundaries of these areas will be determined through those processes.



The Social Housing Initiative Draft Zoning Map is subject to change before going to Council for decision by the end of 2025.

A second round of public engagement will be held in June to present and receive comments on the refined proposal.



Social Housing Definition

WHAT IS THE DEFINITION OF SOCIAL HOUSING IN THE DOWNTOWN EASTSIDE?

The term social housing refers to **social, supportive and co-operative housing owned by non-profits or the government**. It provides affordable living for low- and moderate- income residents. Within the Downtown Eastside:

- » All the units are owned by non-profits or the government, and
- » At least **33% of the units are required to be affordable for people on income assistance** (i.e., \$500 for a single person in a one-bedroom).
- » Target of **33% at or below the Provincial Housing Income Limits (HILs)** (i.e. \$1,450 for a single person in a one-bedroom).



Rents in Social Housing

Social Housing allows a range of household types earning different incomes to live in the building, contributing to mixed income communities. Rent is based on what residents can afford, usually set at 30% of their income or the shelter rate of Income Assistance.

Unit Type	1 Bedroom /Studio	2-Bedroom	3-Bedroom	4+ Bedroom
Max Income limits	\$58,000	\$72,000	\$86,000	\$107,500
Max Rent for Housing Income Limits*	\$1,450	\$1,800	\$2,150	\$2,687

**estimated based on maximum income/12mo*30%, may vary case-by-case per housing agreement.*

Income Assistance Rents

Size of family unit	1 person	2 persons	3 persons	4 person
Monthly shelter allowance on Income Assistance	\$500	\$695	\$790	\$840

PROPOSED CHANGES TO SOCIAL HOUSING DEFINITION IN DTES

We are proposing that for social housing in the Downtown Eastside:

- » All the units are owned by non-profits or the government, and
- » At least **30% of the units are affordable for people at or below the Provincial Housing Income Limits (HILs)**
- » **With at least 20% of units affordable for people on Income Assistance**

The City's definition is a minimum requirement, projects that receive funding will likely exceed the minimum requirement. New social housing projects often include a mix of higher rents to make them financially viable, but as the mortgage is paid off, rents become more affordable over time.

WHY ARE WE PROPOSING THIS?

Social housing needs government funding to be financially viable. The affordability of a project depends on the level of funding it receives. Currently, the City's definition of social housing does not align with the Provincial funding programs. Under the Province's Community Housing Fund:

- » Only 20% of units are funded to be affordable for people on income assistance

The City's current definition of social housing leaves 13% of units unfunded, creating a significant gap for non-profits to address. To address this, the City is proposing adjustments to its definition to better align with the Provincial funding requirements and accelerate SRO replacement.

These actions will make it easier to build more social housing.



Social Housing Definition

What do you think of the proposed changes to the definition of social housing within the Downtown Eastside?

Inclusionary Social Housing

WHAT IS INCLUSIONARY SOCIAL HOUSING?

Inclusionary social housing involves a private developer building a portion of a building as social housing for the City or a non-profit provider. The rest of the building is market housing owned by a private landlord.

Existing DEOD Plan Inclusionary Policies:

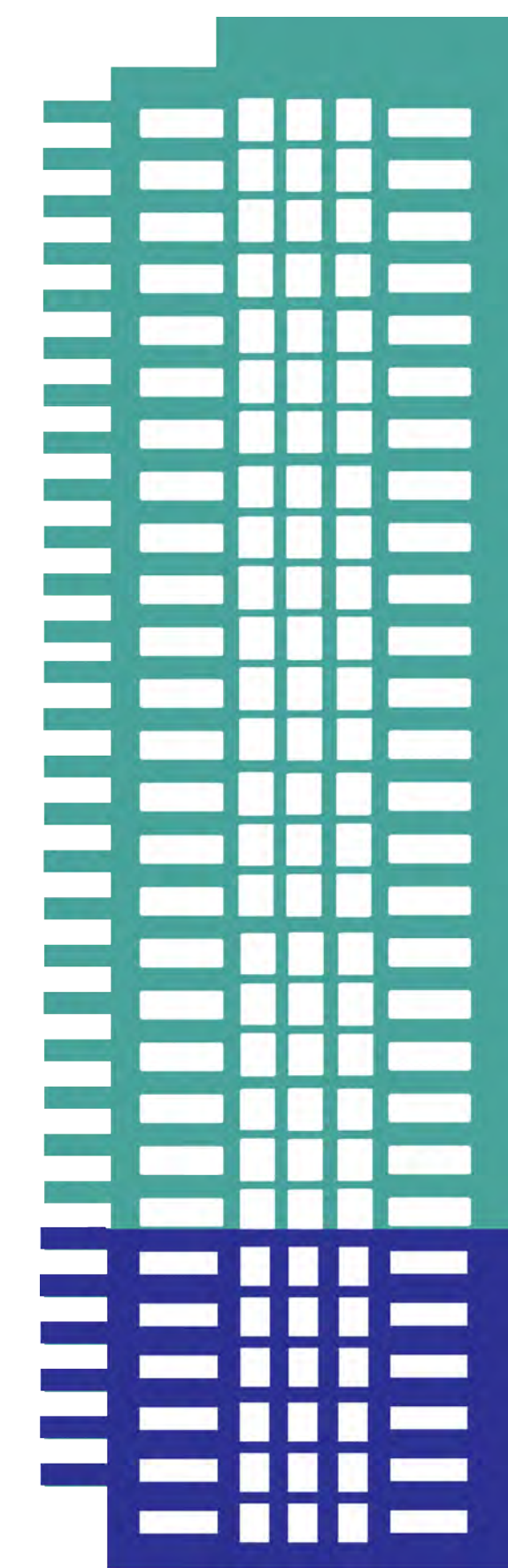
In the Downtown Eastside Oppenheimer District (DEOD), the plan requires 60% of units to be social housing and 40% market rental. However, this requirement has proven challenging as there are not enough market units to pay for the social housing. Only two buildings under this policy have been completed so far.

PROPOSED CHANGES TO INCLUSIONARY SOCIAL HOUSING

We are proposing that in the **Downtown Eastside Oppenheimer District (DEOD)** and **Thornton Park** areas:

- » **20% of units** will be social housing, or one-for-one replacement of SRO rooms* on SRO sites, whichever is greater.
- » **80% of the units** will be market rental housing.
- » Exploration of partnership with the Province to enhance affordability.
- » Tenants returning to the building under the **Tenant Relocation and Protection Policy** (see Board #17) can return at their **existing rents or at rent geared to income at 30% of their income.**
- » In some locations, building heights up to 32 storeys, for more information see Board 23.

**Relaxations of the one-for-one SRO replacement may be considered in specific cases.*



Market Rental
Social Housing

Social housing includes a range of rents, affordable to those on income assistance up to low-end of market rents. See Board #12 for social housing rents.

These proposed changes will be made in zoning, to remove the rezoning process and make it faster to build housing.



Below-Market Rental Housing

WHAT IS BELOW-MARKET RENTAL (BMR)?

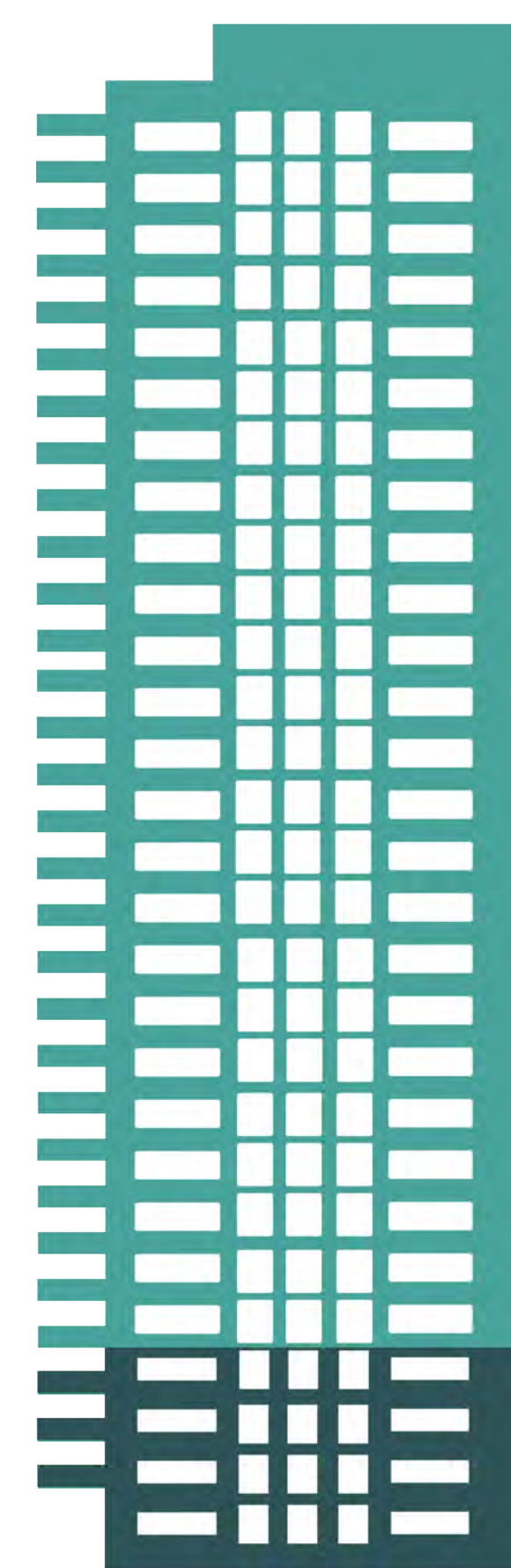
Below-market housing is rental housing offered at lower rates than market rentals, built by the private sector in exchange for increased density. Rents are secured below market rates permanently, even when tenants change.

Below-market rental housing does not receive ongoing subsidies to maintain affordability, it relies on market rental units to subsidize the below-market ones.

PROPOSED CHANGES FOR BELOW-MARKET RENTAL HOUSING

We are proposing introducing below-market rental housing in the DEOD and Thornton Park areas:

- » **10% of units** will be below-market rental, or one-for-one replacement of SRO rooms* on SRO sites, whichever is greater.
- » These units will be offered at a **50% discount to CMHC average citywide rents (\$809/month in rent for a studio unit)**, recognizing the need for deeply affordable housing in the community.
- » Developers are encouraged to work with non-profits or social enterprises to deliver these units.
- » Tenants returning to the building under the **Tenant Relocation and Protection Policy** (see Board #17) can return at their **existing rents, or a 50% discount to CMHC average citywide rents (\$809/month in rent for a studio unit)**, whichever is lower.
- » In some locations, building heights up to 32 storeys, for more information see Board 23.



Market Rental
Social Housing

**Relaxations of the one-for-one SRO replacement may be considered in specific cases.*

Below-Market Rents*

Unit Type	Studio	1 Bedroom	2-Bedroom	3 Bedroom
Average Citywide Rents**	\$1,618	\$1,837	\$2,565	\$3,524
DEOD & Thornton Park BMR Rents (50% Discount)	\$809	\$918	\$1,485	\$1,762

These proposed changes will be made in zoning, to remove the rezoning process and make it faster to build housing.

*Tenants returning to the building under the TRPP will pay their existing rents, or 50% discount, whichever is less

**based on most 2025 CMHC Rental Market Report



Inclusionary Social Housing & Below-Market Rental Housing

What do you think of the proposed changes to the inclusionary housing requirements within the DEOD and Thorton Park sub-areas?

What do you think of the proposed change to allow privately owned below-market rental housing within the DEOD and Thornton Park sub-areas?

Renter Protections

RENTER RIGHTS DURING REDEVELOPMENT OR RENOVATIONS

In addition to provincial tenancy law, renters are entitled to tenant assistance and protections under City policies. These policies seek to balance the need to protect existing renters while recognizing that renewal and expansion of social and rental housing is needed to address housing needs in Vancouver.

Vancouver’s Tenant Relocation and Protection Policy*

This citywide policy supports renters affected by redevelopment or renovations, offering:

- » Financial compensation based on how long they’ve lived in the unit.
- » Moving expenses (flat rate of \$750–\$1,000).
- » Help finding new housing.
- » Right to return to the new building at a 20% discount off market rent.
- » Extra support for low-income tenants or those with barriers to finding housing.

For **social, co-op and supportive housing tenants**, the policy includes:

- » Ensuring permanent rehousing options with minimal disruption.
- » Keeping housing affordable for existing residents with a suitable replacement home.

**Eligibility depends on the redevelopment type and the tenants’ length of residence, typically requiring at least one year before the redevelopment application.*

SRA (SINGLE ROOM ACCOMODATION) BY-LAW PROTECTIONS

The SRA by-law, which regulates renovations and demolitions of most Single Room Occupancy (SRO) Hotels to prevent the loss of housing and displacement of tenants also includes some specific tenant protections:

- » Assistance finding new housing that is comparable or better at a comparable or lesser rent
- » Paying for actual moving expenses
- » Right of First Refusal to move back into the new building at existing rents

PROPOSED RENTER PROTECTIONS IN THE DEOD AND THORTON PARK

The Downtown Eastside Oppenheimer District and Thornton Park offer some of the city’s most affordable rental housing. The proposal aims to strengthen renter protections during redevelopment or renovations, including for SRO tenants, ensuring affordable housing options for tenants.

For tenants who have lived in the building for at least one year, or are low-income or have barriers to finding housing, the proposal includes:

- » Paying for actual moving expenses.
- » Help finding permanent housing that’s comparable or better, with rent that’s affordable (rent geared to income at 30% of income or income assistance rates).
- » Right to return to the new building **at the existing rent, or at a 50% discount to CMHC average citywide rents (\$809/ month in rent for a studio unit)**, whichever is lower.
- » Extra support for low-income tenants or those facing housing challenges.

These changes ensure that tenants have the option to remain in the neighbourhood or move elsewhere in the city.

**If affordable housing can’t be found immediately, a rent top-up may be offered that pays the difference between the existing and new rents, until tenants can return to the new building*

TENANT RELOCATION PROCESS AND DEVELOPMENT TIMELINES

Typically tenants have at least two years from the initial notification until the notice to end tenancy. Projects that don’t require rezoning move faster. The policy requires clear communications with tenants, including an initial tenant meeting with City Staff.



Renter Protections

What do you think of the proposed renter protections?

Single Room Occupancy (SRO) Replacement



Former Stanley Hotel
21 W Cordova



Former Shaldon Hotel
60 E Hastings

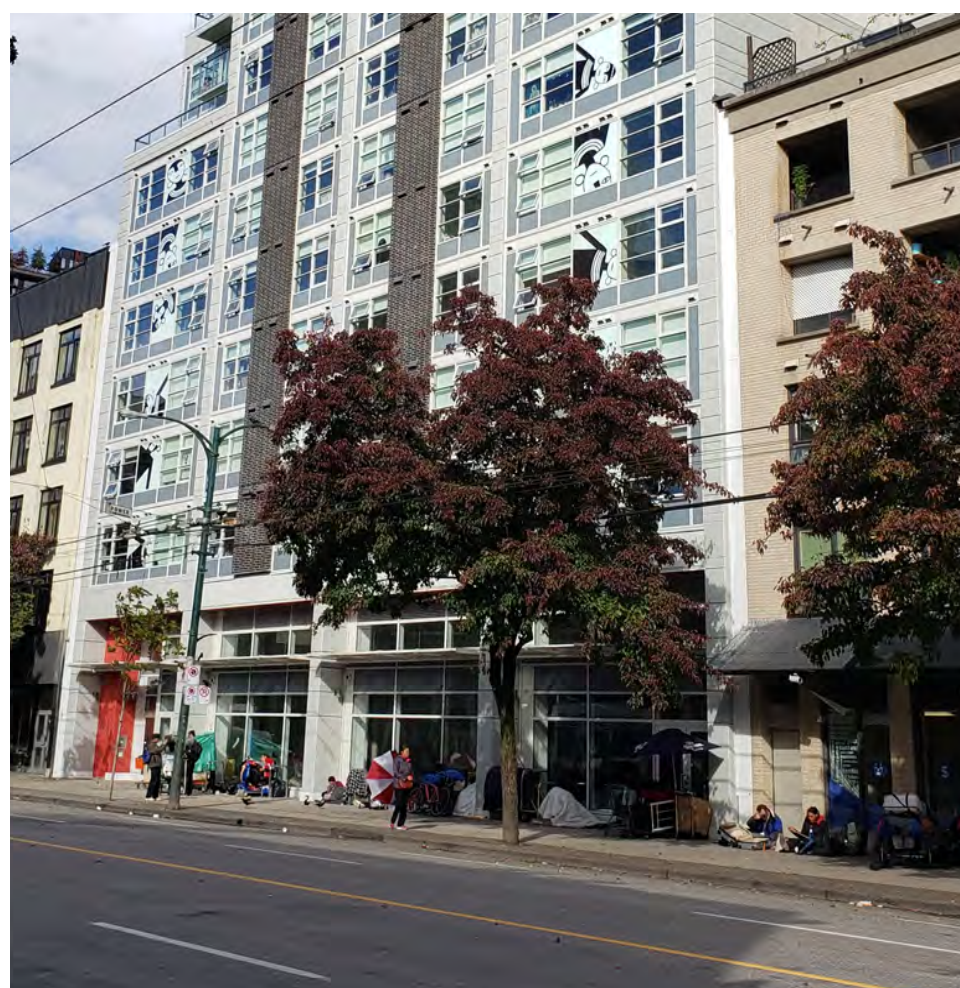
WHY ARE WE DOING THIS?

Single Room Occupancy (SRO) buildings are over 100 years old and have small rooms with shared bathrooms and cooking facilities. SROs provide affordable housing for low-income residents, especially in Vancouver's Downtown Eastside. Although many SROs are a last resort before homelessness, these buildings are deteriorating, not livable, and unsafe in the event of an earthquake. Rising maintenance costs and increasing rents mean we are also losing rooms that are affordable to low-income tenants.

Due to the high costs and poor conditions of private SROs, the City is looking for ways to redevelop these buildings with help from the private market, while ensuring tenants can return at their current rent and that affordable housing is maintained.

WHAT IS SRO REPLACEMENT?

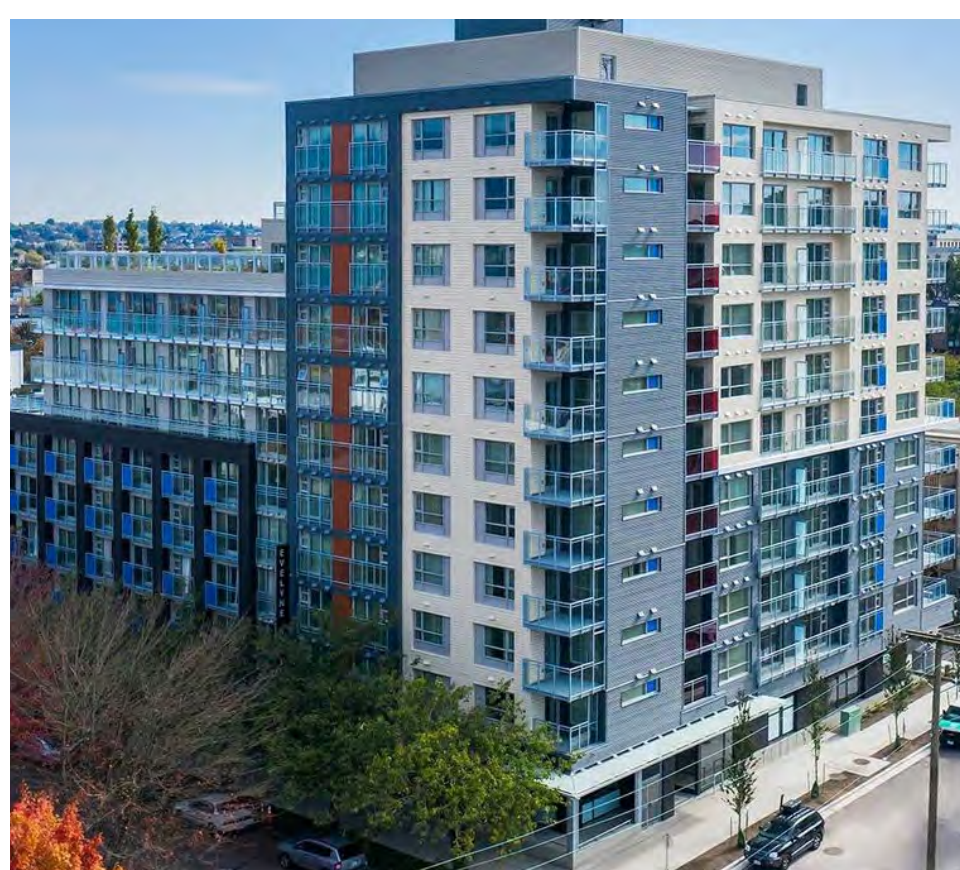
The City's policy is to replace SRO rooms with self-contained social housing units on a one-for-one basis to maintain affordable housing for low-income residents. However, since the 2014 DTES Plan, only 5 SROs have been replaced.



Olivia Skye

The Olivia Skye is a 198 unit social housing building constructed in 2018 to replaced the former Universal Rooms building, replacing 37 SRO rooms.

The project includes 52 shelter-rate units, 68 Rent Geared to Income units, and 78 moderate income units.



Roddan Lodge

The new Roddan Lodge constructed in 2021 replaced an SRO building containing 156 rooms.

Roddan Lodge includes a social service centre on the ground floor and 213 social housing units, with more than two-thirds rented at shelter-rate.

WHAT CHANGES ARE WE PROPOSING?

1-for-1 Replacement

- » For projects with social housing or below market rental replacing an existing SRO on site, consider relaxing the 1 for 1 SRO replacement requirement (up to 20% on redevelopments and 50% on conversions) to support project viability or feasibility.
- » In social housing projects where existing SRO rooms are being converted to self-contained units on-site through the addition of a private bathroom and cooking facilities, decrease minimum unit size from 320 to 200 sf.

Affordability Requirements

- » For social housing projects replacing SROs, will aim to make the units more affordable than the minimum required rent levels.
- » For market rental projects with below-market units replacing SROs, all replacement units will have rents at a 50% discount to CMHC average citywide rents (\$809/month in rent for a studio unit).*

Off-Site Replacement

- » We are exploring how to replace SROs in developments outside the DTES through the delivery of deeply discounted below-market rental and shelter rate units across the city. This will create mixed income communities citywide and allow for more housing options for existing SRO residents.
- » Once the units are replaced at another location and all tenant relocation and protection policies are followed, the existing SRO would no longer serve as low-income housing.

* For more information about renter protections, please see Board 16



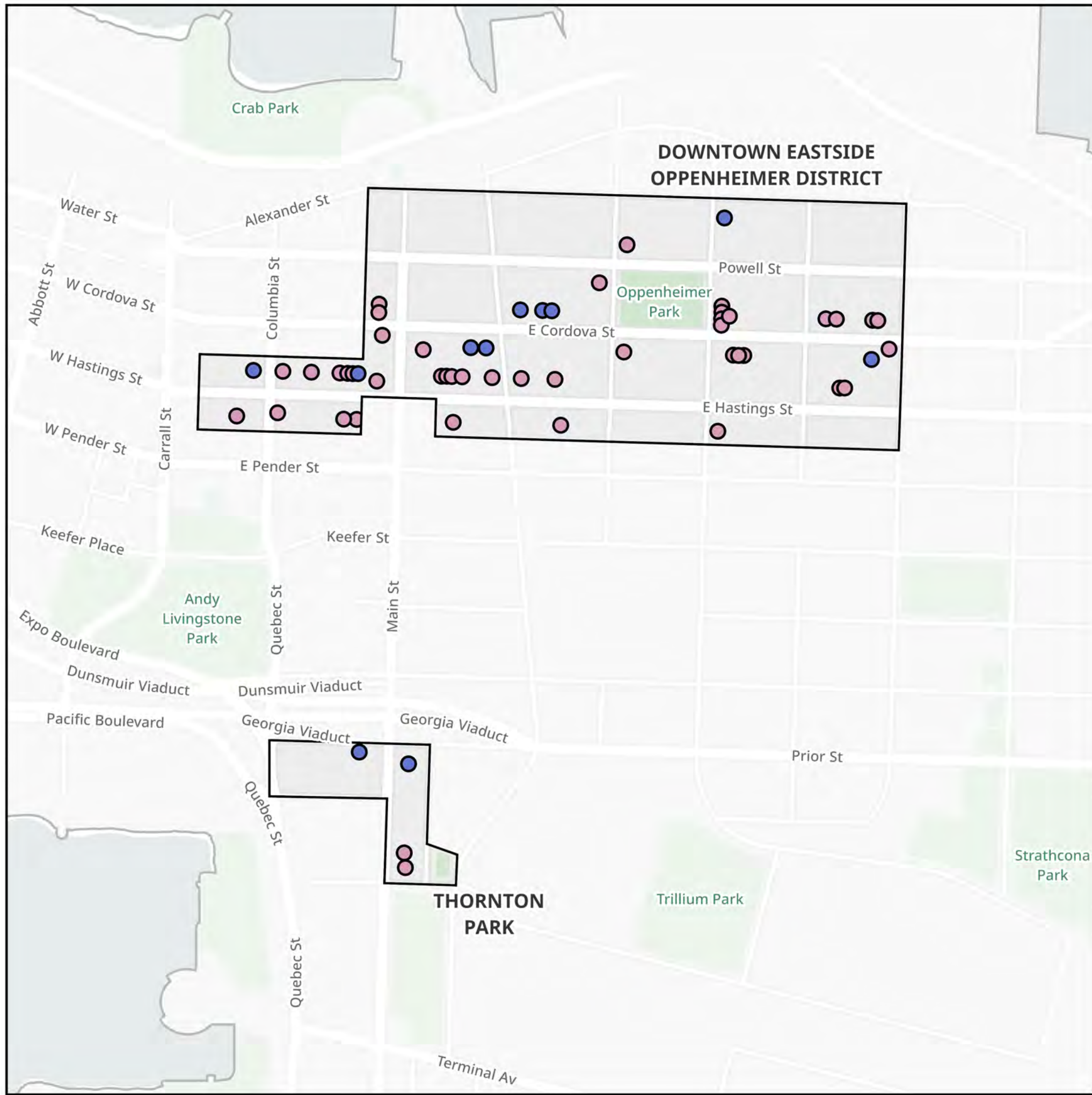
Single Room Occupancy (SRO) Replacement

What do you think of the proposed changes to SRO replacement?

Heritage

WHAT IS THE VANCOUVER HERITAGE REGISTER (VHR)?

The Vancouver Heritage Program recognizes and protects historic places that reflect the city's diverse history. The VHR is the official list of historic buildings recognized by City Council for their heritage value. The Downtown Eastside has many buildings on this list, but a lack of funding and incentives has led to poor maintenance, resulting in unsafe conditions and threats to the heritage features.



VANCOUVER HERITAGE REGISTER (VHR) BUILDINGS

- VHR-listed, with legal protection
- VHR-listed

WHAT CAN BE DONE WITH A BUILDING ON THE HERITAGE REGISTER NOW?

Most buildings on the Heritage Register aren't legally protected and can be redeveloped or renovated after considering their heritage value. Although grants are available, it's often too expensive to keep the building due to the costs of preserving heritage features and upgrading to meet safety standards. This is especially challenging for social housing and SRO buildings, where funding is limited and there's a need to replace SRO rooms with self-contained units.

WHAT CHANGES ARE WE PROPOSING?

There are 59 buildings on the VHR in the Downtown Eastside Oppenheimer District and Thornton Park. Five of these are already being redeveloped and will be removed from the VHR list.

Since affordable housing is a priority in this area, we've **reviewed the 59 buildings to simplify the process for redevelopment**. This will reduce time, uncertainty, and costs for non-profits and developers planning to build social or affordable housing.

This assessment evaluated each building based on:

1. Heritage Values and Evolution
2. Building Condition and Structural Integrity
3. Functional Appropriateness
4. Capital Investment History
5. Building Ownership, Tenure and Management
6. Development Potential

We've placed the buildings into two groups, which will be made final through further engagement:

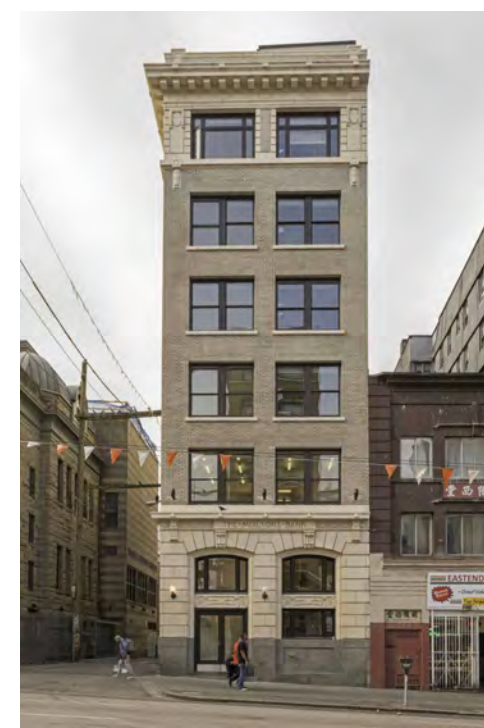
Group 1: Streamlined Process (No Future Heritage Review)



100-102 E Hastings

Owners of these buildings can redevelop without needing a heritage review. We expect 25-30 buildings in this group. However, owners can still choose to preserve the heritage and apply for grants or incentives.

Group 2: Retention and Renovation with Simplified Process



Roosevelt Hotel
166 E Hastings

These buildings will still go through the heritage review process with a focus on keeping and preserving the building. We expect 25-30 buildings in this group.



Tamura House
390-396 Powell

For buildings on this list that currently operate as social housing or as an SRO and are seeking to renovate, they will go through an **simplified heritage review** to streamline the process. Buildings with extra legal protections will go through the regular review process.

CASE STUDY: SHALDON HOTEL & ABORIGINAL LAND TRUST



The Shaldon Hotel (1909) was an SRO until it closed in 2020 due to poor conditions. It's being redeveloped by the Aboriginal Land Trust, in partnership with BC Housing and Lu'ma Native Housing Society, into an 11-storey building with 112 social housing units, a healing centre, a food centre, and a traditional Long House gathering space. This project is an example of a redevelopment that prioritized much-needed affordable housing delivery to support Indigenous communities. Under the new **Group 1** approach, similar projects can be completed faster and at a lower cost.

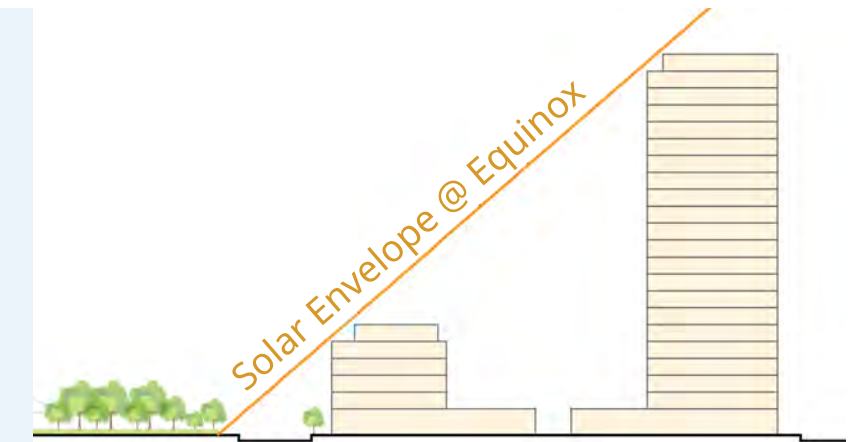
Heritage

What do you think of the proposed change for the heritage review process for Vancouver Heritage Register buildings in the Downtown Eastside Oppenheimer District and Thornton Park?

Built Form: Height and Density

The 2014 DTES Plan stated that the neighbourhood's built form will continue to change and develop in order to meet the community's needs, including a variety of housing options while respecting the area's unique character.

Protecting **Oppenheimer Park** from shadows



Exploring, understanding, and protecting cultural and physical **heritage** assets.



A number of **small sites** and **shallow blocks**.

Key Considerations for the Downtown Eastside's Built Form

Focusing on **non-market housing** and replacing Single Room Occupancy buildings (SROs).



Complementing the existing **streetwall form** while allowing for more housing.



Allowing taller buildings while protecting **public views** to the North Shore Mountains.

Supporting **retail and community serving spaces**.



WHAT HEIGHTS AND DENSITIES ARE ALLOWED NOW?

Downtown Eastside Oppenheimer District

DEOD Sub-Area 1

- » Buildings up to **8 storeys** (10 storeys on corners).
- » Density up to **5.0 FSR** (7.0 FSR on corners).
- » Rezoning for additional height/density considered for social housing.

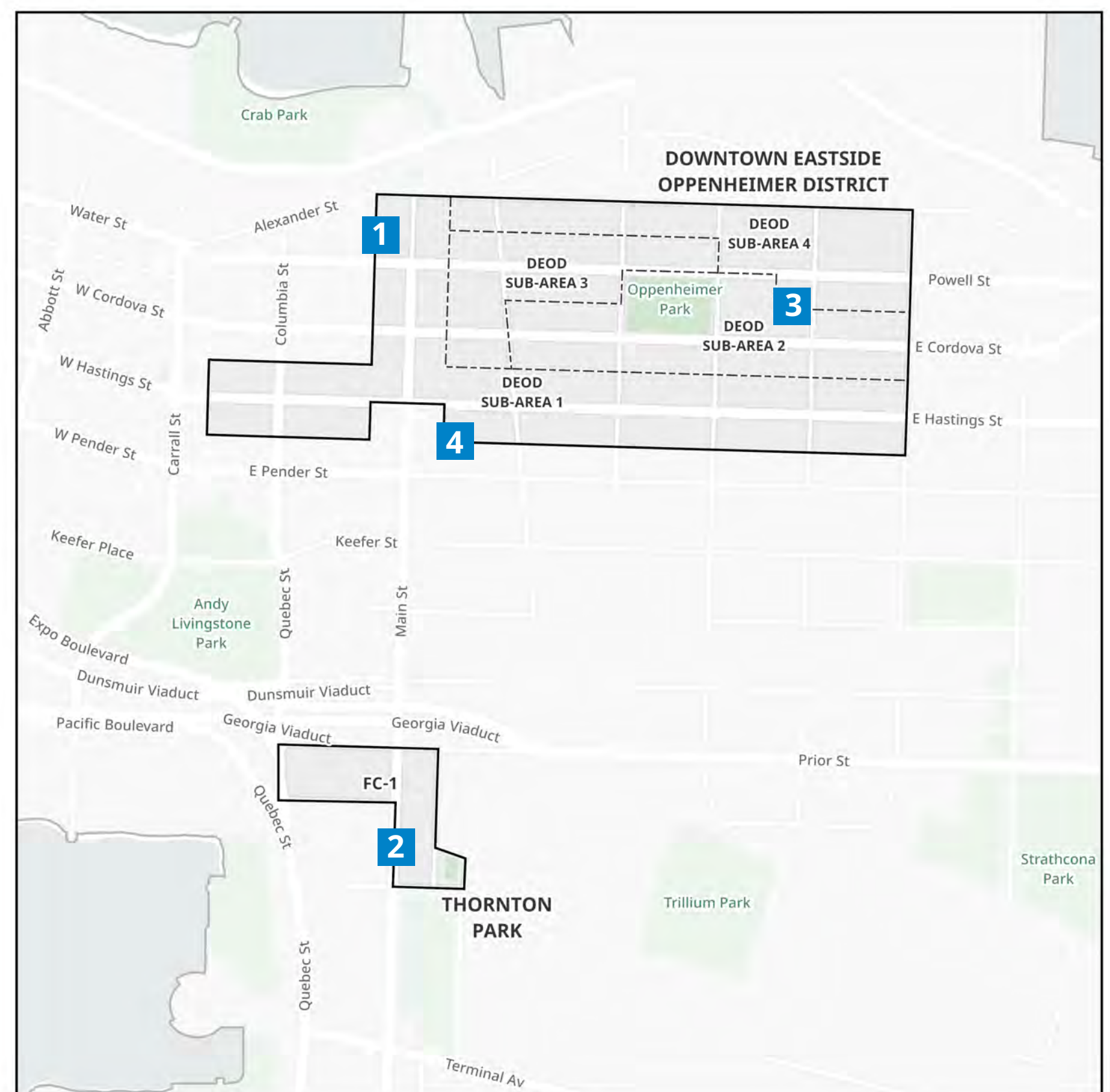
DEOD Sub-Areas 2, 3 and 4

- » Buildings up to **8 storeys** for social housing.
- » Density up to **2.5 FSR**, or **5.5 FSR** for social housing.
- » Rezoning for additional heights/density considered for social housing.

Thornton Park

FC-1

- » Buildings up to **6 storeys** with additional height based on context.
- » Density up to **5.0 FSR** for mixed-use (rental, strata, hotel, office and retail).
- » Density up to **6.0 FSR** for social housing.
- » Rezoning for additional heights/density considered for social housing.

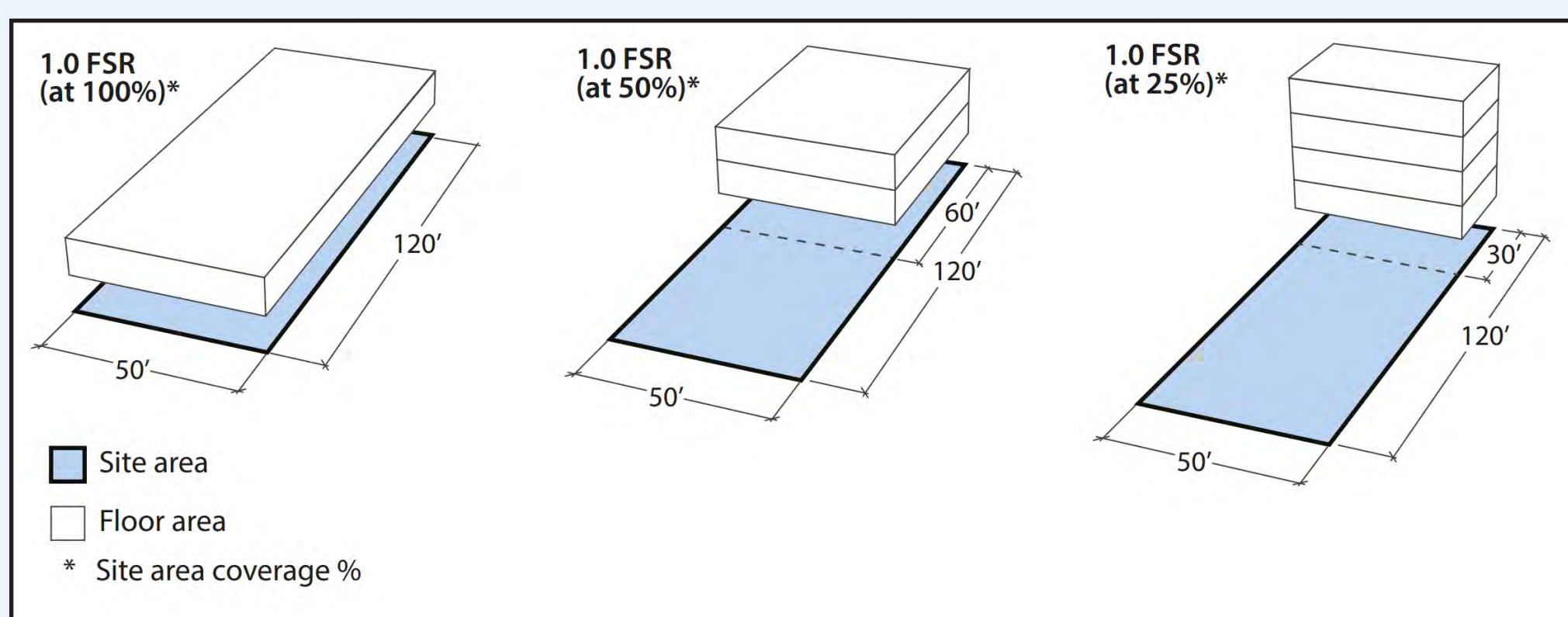


DEVELOPED UNDER EXISTING ZONING

- 179 Main Street**
9 storey mixed-use building with retail on the ground floor, 9 units of social housing, and 47 units of market rental housing.
- 950 Main Street**
6 storey mixed-use building with a health care office and 26 units of social housing.
- 545 E Cordova Street**
6 storey social housing building with 20 studio units.
- 288 E Hastings Street**
12 storey residential building with 172 social housing units.

WHAT IS FLOOR SPACE RATIO (FSR)?

Floor space ratio is a way to measure density. To determine what FSR a site is, the area of the floors of the building on a site is divided by the area of the site.



Built Form: Protected Public Views

WHAT ARE PROTECTED PUBLIC VIEWS?

Since 1989, Vancouver has protected certain views in the city's downtown and central neighborhoods. These protected views help balance economic growth and housing needs with preserving important views for the future.

Although some views have shifted over time, protecting views from public spaces remains a key part of the city's planning.

WHAT CHANGES ARE WE PROPOSING?

The three views being proposed for change are:

Queen Elizabeth Park (View 3.2.4)

Olympic Plaza Stage (View H)

Creekside Park (View J2)

Two views in the Downtown Eastside Oppenheimer District (DEOD) aren't proposed to be changed because altering them would significantly affect the view:

- » Cambie Bridge (View E)
- » Olympic Shipyard Pier (View G2)

There is also one protected view in the Thornton Park sub-area that doesn't need changing since it's already high enough to accommodate the proposed building heights and densities.

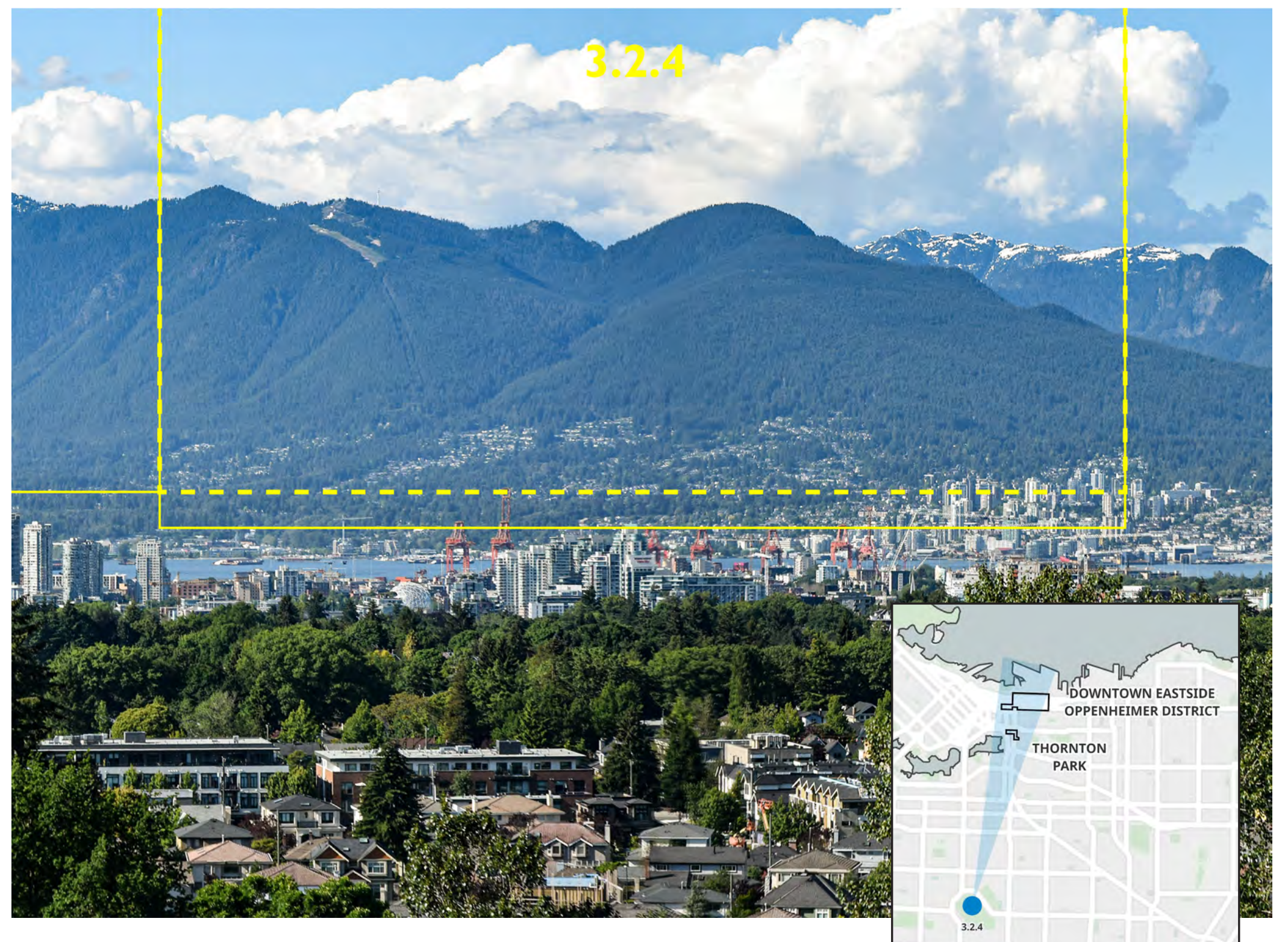
WHY ARE WE DOING THIS?

We propose adjusting some protected public views in the DEOD and Thornton Park to balance the need to protect public views to the North Shore Mountains while enabling the delivery of more housing. The changes will enable taller buildings which are necessary to replace Single Room Occupancy (SRO) buildings and provide more social and below-market rental housing.

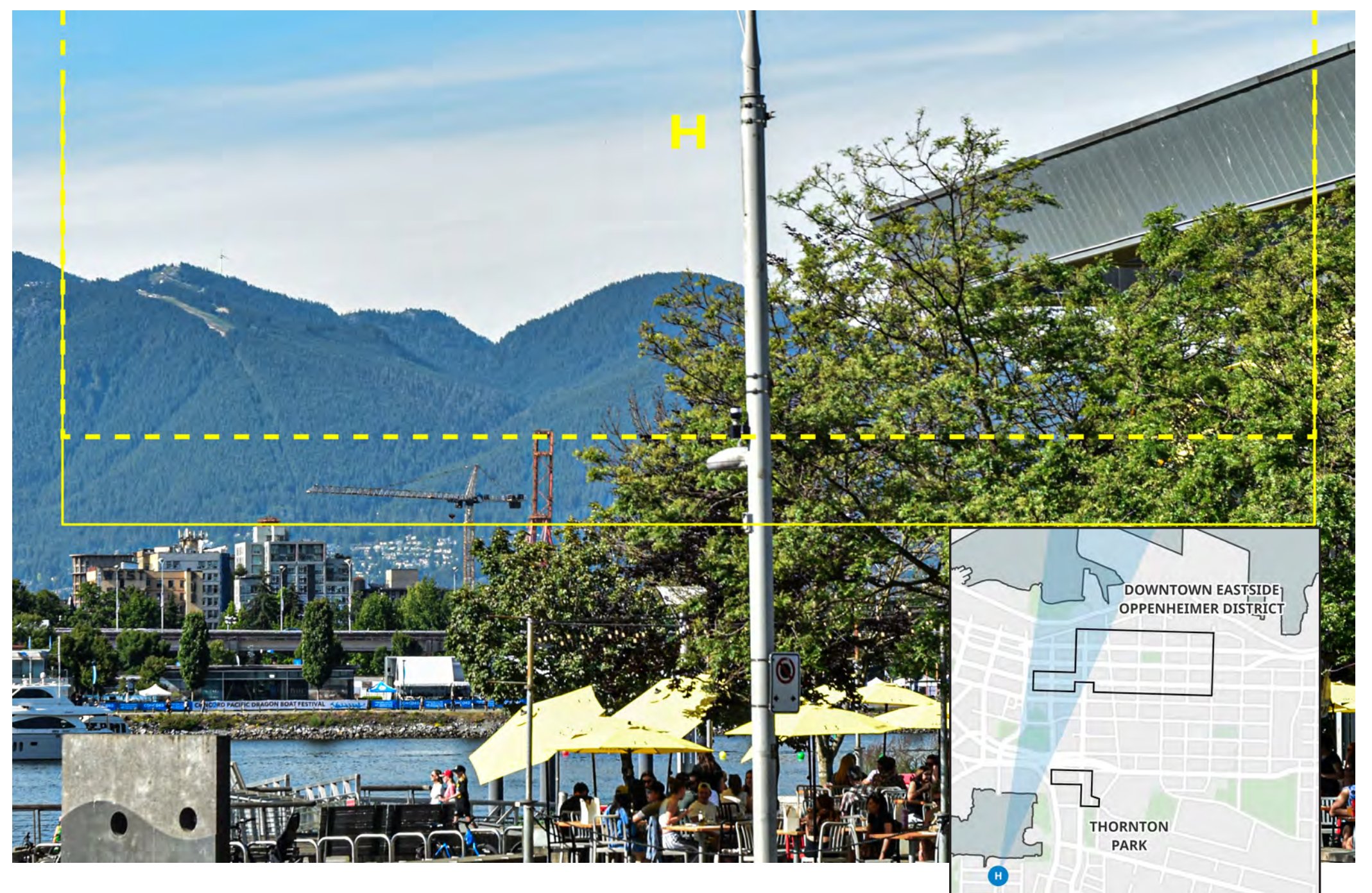
There are currently five protected public views in the DEOD and Thornton Park that limit building height to around 13 storeys. After reviewing these views, we found that we can raise the height limit for three of these views without significantly affecting the views of the mountains.

PROPOSED VIEW CHANGES

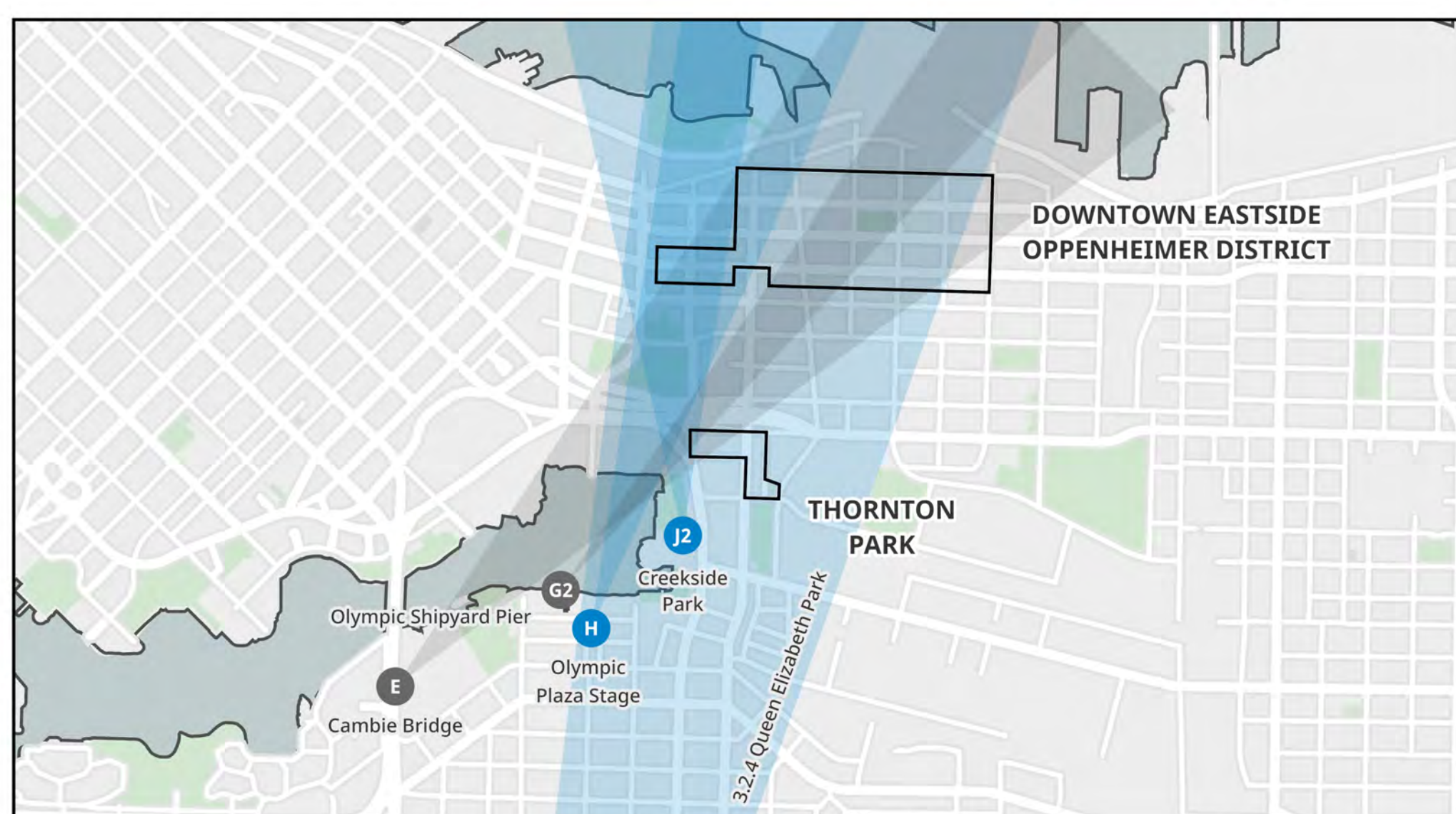
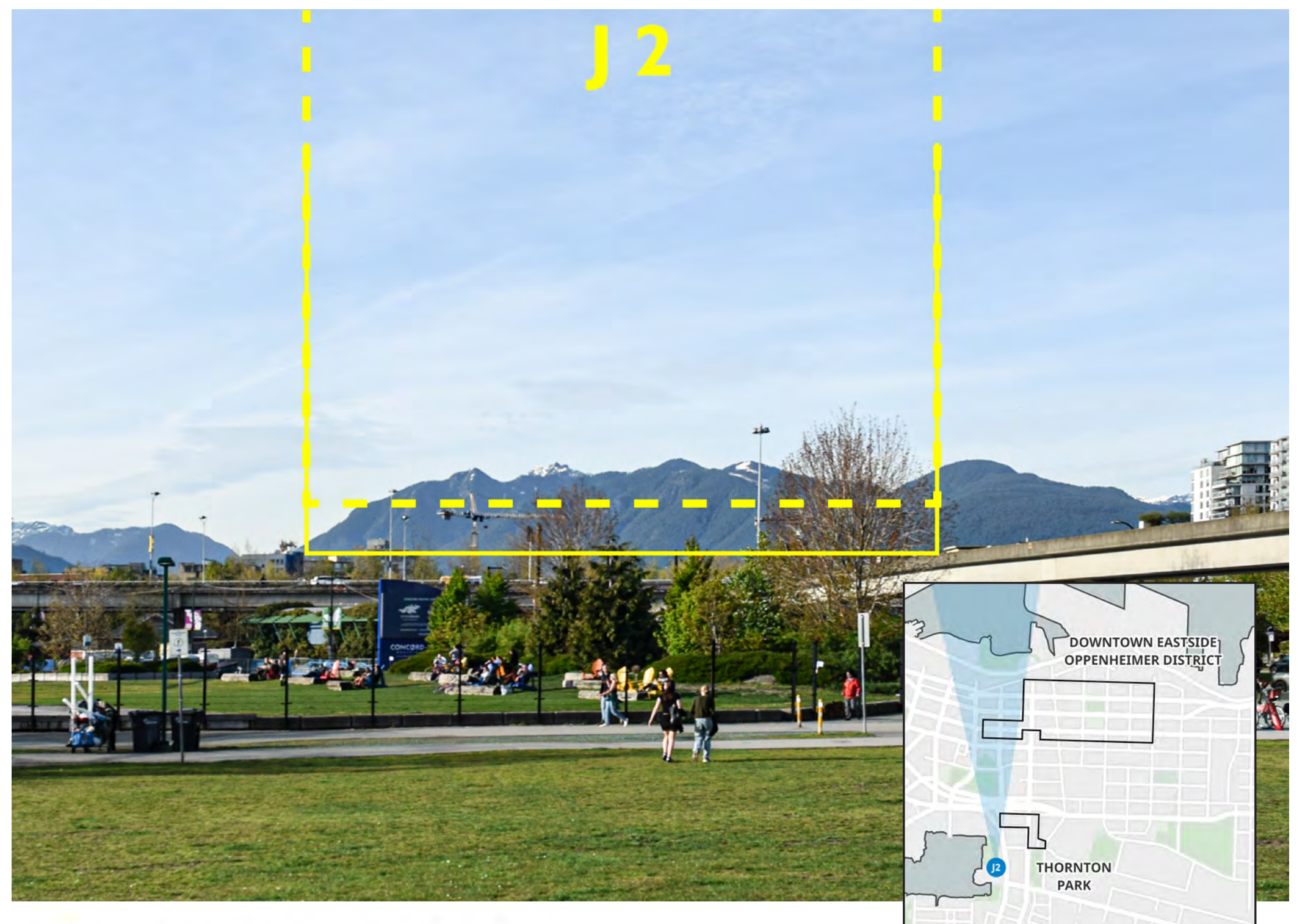
Queen Elizabeth Park (View 3.2.4)



Olympic Plaza Stage (View H)



Creekside Park (View J2)



- Protected public view proposed for change
- Protected public view unchanged

- Current protected public view
- Proposed protected public view

Built Form: Height and Density

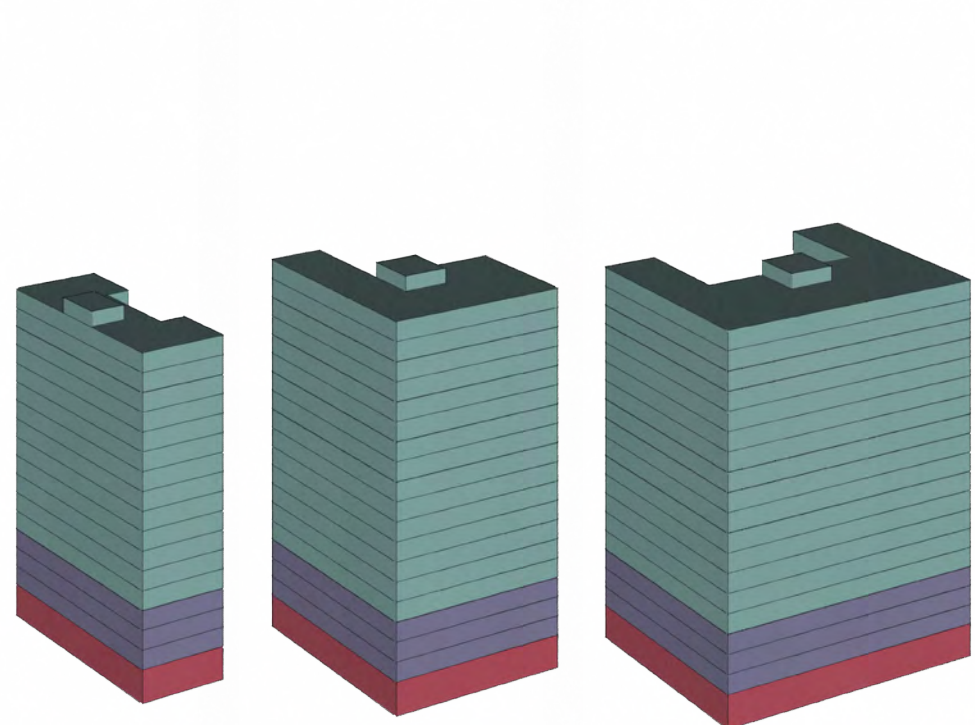
WHAT CHANGES ARE WE PROPOSING?

Financial studies show that to build more inclusionary social housing and affordable rental housing, we need taller buildings with more units.

- » Rising construction costs and the need for affordable housing or SRO replacements require larger buildings to make these projects financially viable.
- » Taller buildings will also allow non-profit housing providers to add more social and supportive housing on their sites.

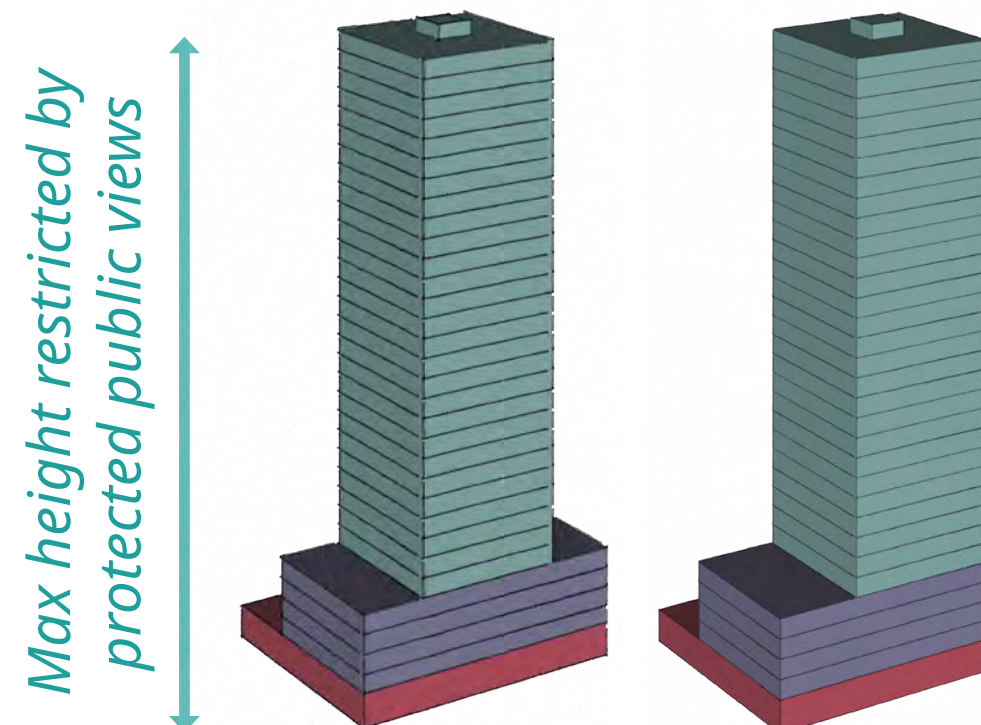
We are proposing buildings with up to **11 FSR** density in the Downtown Eastside Oppenheimer District (DEOD) and Thornton Park for social, inclusionary, and below-market rental housing. These buildings could take two forms:

A Higher streetwall buildings up to 19 storeys



Market rental housing
SRO replacement/
social housing

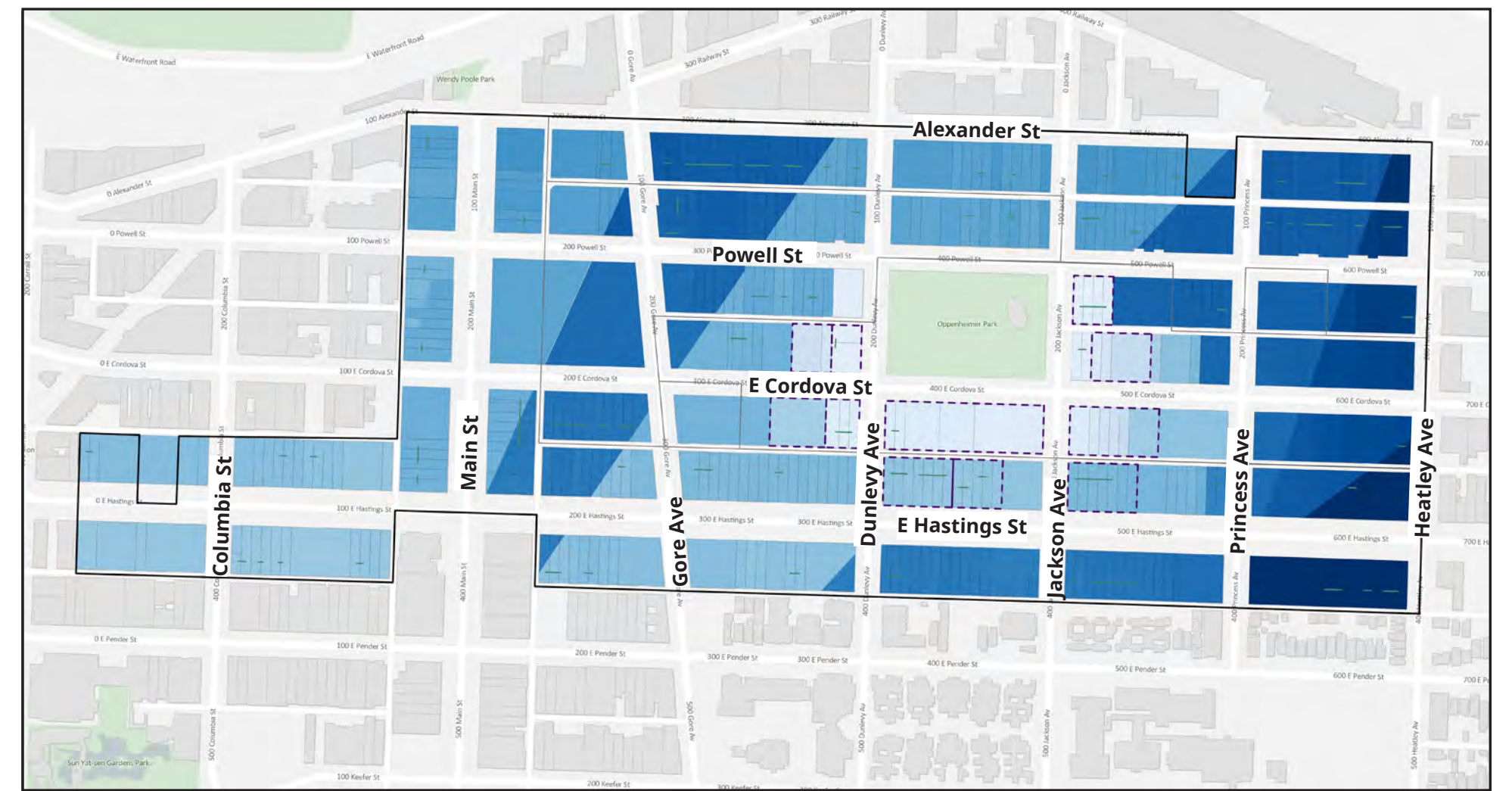
B Tower buildings up to 32 storeys



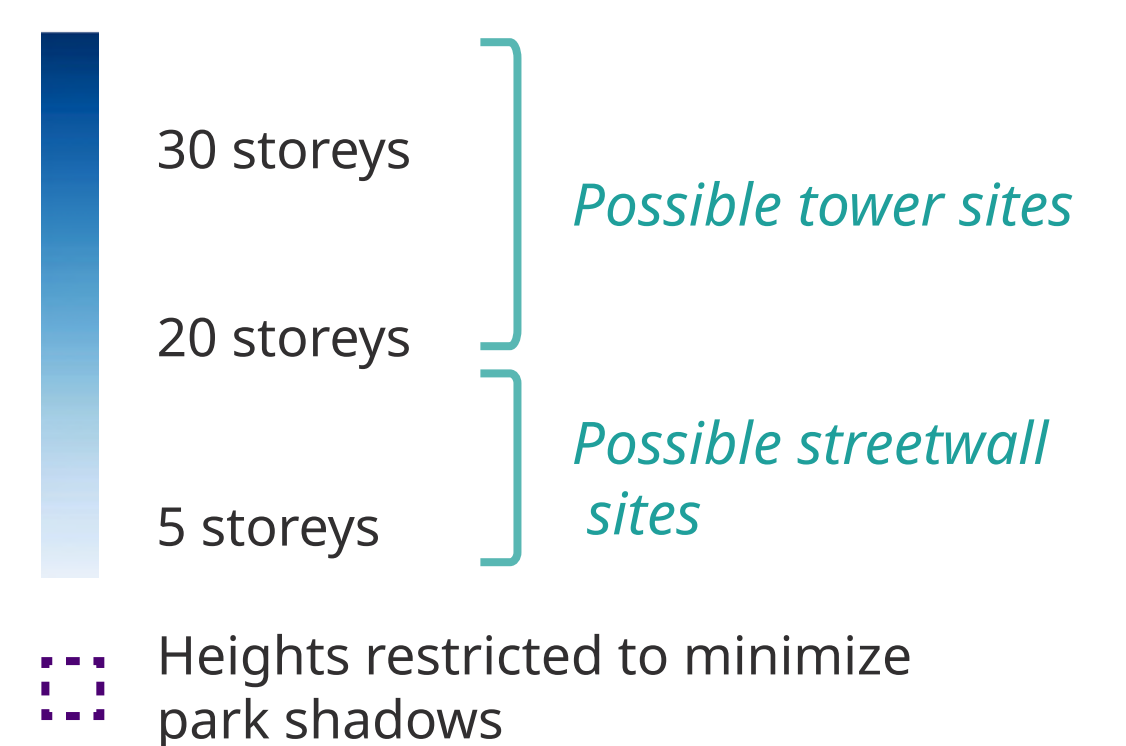
Retail/commercial/other
community serving space

WHERE WILL WE SEE THESE NEW BUILDING FORMS?

Some sites won't be able to build towers as they are in locations with protected public views, or they are near Oppenheimer Park, which has restrictions to protect solar access. The map below shows the general areas where different building forms could be built based on existing site constraints.



PROPOSED MAXIMUM BUILDING HEIGHTS

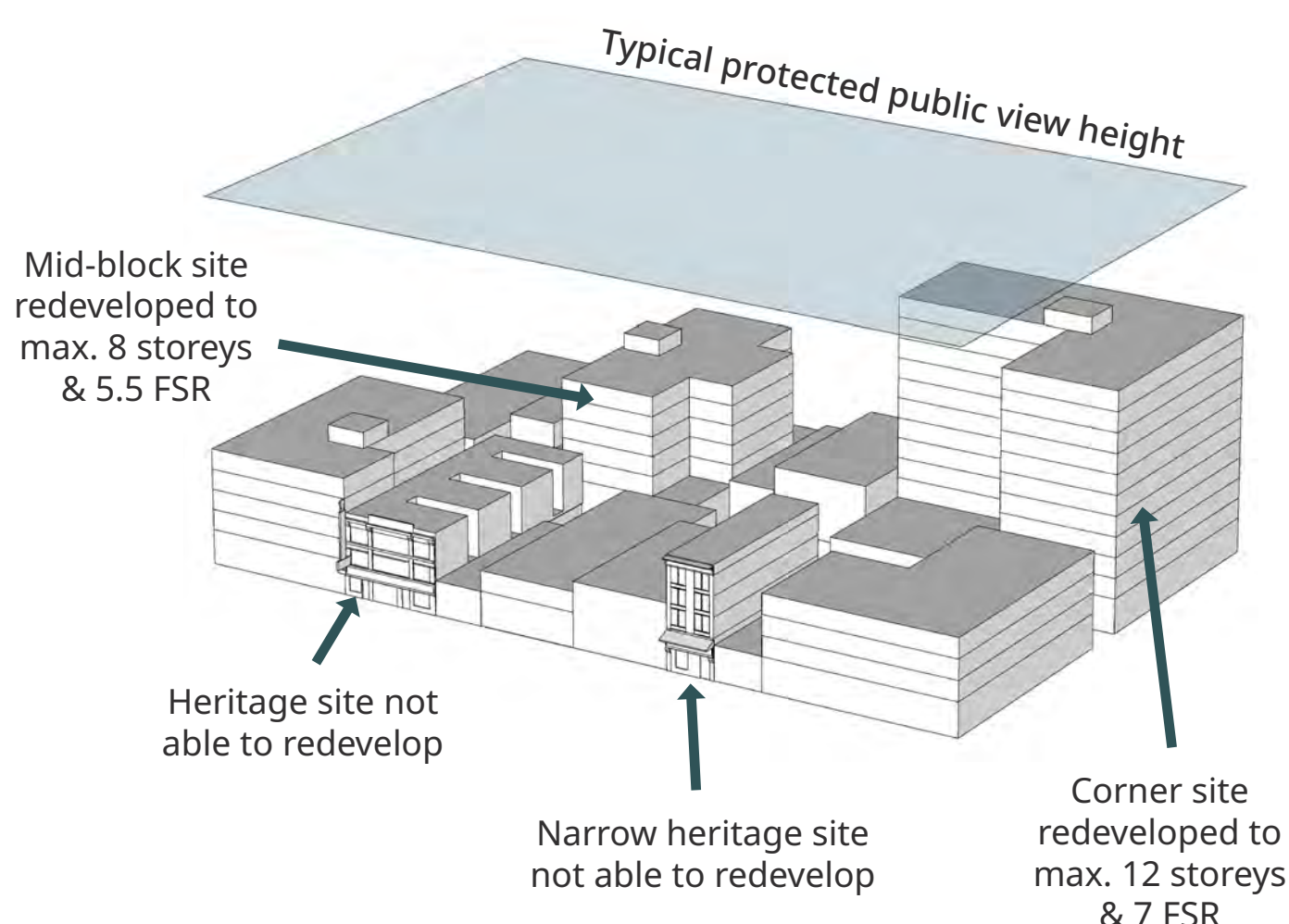


WHAT WILL THE NEIGHBOURHOOD LOOK LIKE?

Over time, the neighbourhood will blend new, larger buildings with older ones, offering more opportunities for affordable housing and community spaces.

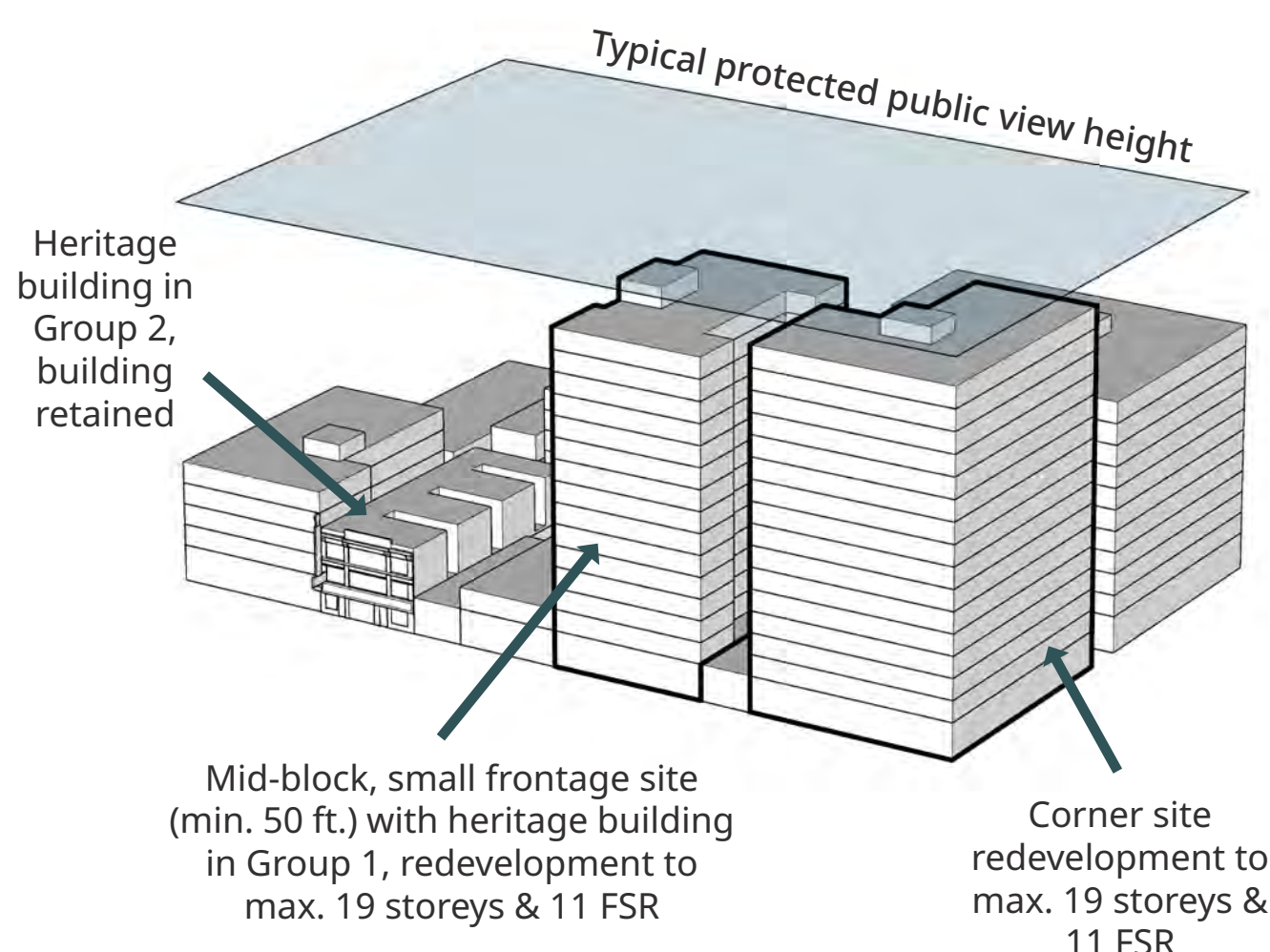
Existing State

Currently only 8 to 12 storey buildings can be built and many existing buildings are much shorter.



New Streetwall Buildings 19 Storeys and Under

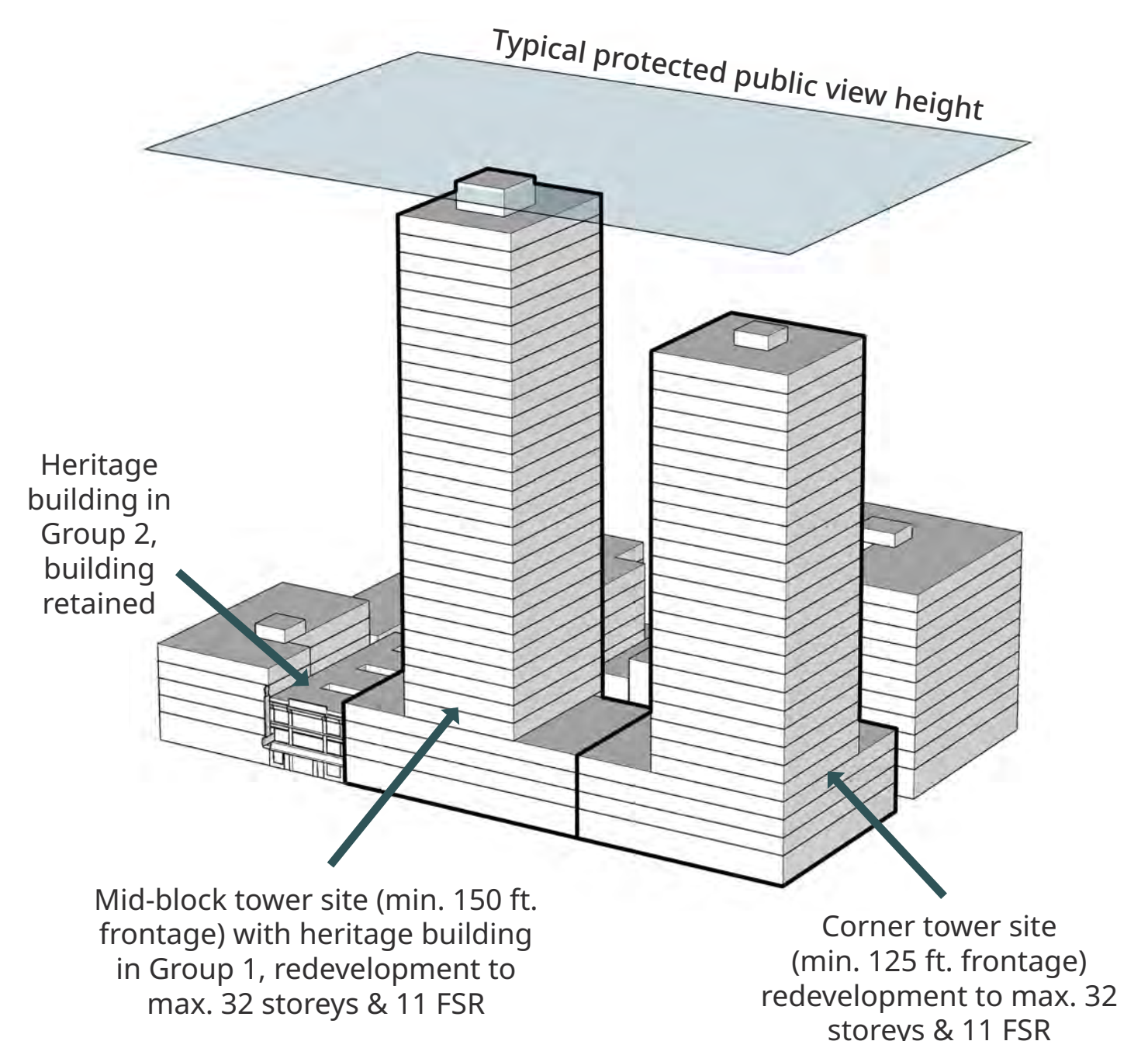
We are proposing that streetwall buildings can be built on small sites (minimum 50 ft. frontage) to maximize the amount of housing that can be built under the protected public view height.



Streetwalls reduce sun on the street and may result in units with limited visibility from bedrooms and living spaces, but maintain the built form character of the neighbourhood.

New Tower Buildings 20+ Storeys

We are proposing that towers can be built on larger sites (150 ft. frontage mid-block, or 125 ft. frontage on corner lots) where the protected public view height allows.



Towers allow for more sun on the street and help ensure residential privacy, but are a change from the built form character of the neighbourhood.



Built Form

What do you think of the proposed changes to allow more height, density, and change some public views in the Downtown Eastside Oppenheimer District and Thornton Park areas?

Council Timeline & Next Steps



HOW TO GET INVOLVED

For those interested in learning more about these proposed changes, the City is hosting an information session on **Monday, May 12th from 4pm to 6pm at the Japanese Hall** (487 Alexander Street).

Please take the opportunity to review these boards, and consider providing your feedback through our survey, **open until Friday May 16th.**

Scan the QR code to learn more and submit your comments or questions, or visit: shapeyourcity.ca/dtes-housing

Scan here to learn more!



HAVE QUESTIONS OR FEEDBACK?

Fill out our survey or ask a question:

 housingpolicy@vancouver.ca

 shapeyourcity.ca/dtes-housing