

CD-1 Rezoning: 4975-4997 Joyce Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-19	09:34	CD-1 Rezoning: 4975-4997 Joyce Street	Support	The city desperately needs more housing and this conveniently located next to a sky train station. This will be a welcome addition to the area,	Alvin Unger		
2025-06-19	09:48	CD-1 Rezoning: 4975-4997 Joyce Street	Support	City is in need of more rentals especially close to sky train.	wayne sawatzky		
2025-06-19	13:16	CD-1 Rezoning: 4975-4997 Joyce Street	Support	<p>Dear Mayor Sim and Council,</p> <p>I strongly support this proposal.</p> <p>I am really glad to see the addition of commercial space instead of only redeveloping existing commercial sites to high densities as the original precinct plan envisioned and which fomented protests.</p> <p>This building will deliver more below market homes than a typical Broadway Plan rezoning on the same land area. People live in homes, not ratios or percentages. Staff are very competent at assessing the economic viability of these proposals and you can rely on their assessments regarding "land lift." For example, testing suggested that the Secured Rental Policy for transition areas would not create much land lift, and indeed, the main outcome of that policy has been new duplexes built within eligible areas, a huge missed opportunity to build housing that will actually increase affordability. Furthermore, the City's intention to improve affordability by taxing home-building is fundamentally unsound and cannot work, as other jurisdictions like New York, New Jersey and Portland have recognized. Unfunded inclusionary zoning will, over time, decrease the homebuilding relative to a scenario where the same buildings were allowed without it, by decreasing the number of viable sites and causing sites to be developed to lower densities to avoid IZ. This will increase rents for ALL renters through increased demand for existing apartments, basement suites, and condos, including renters who have low enough incomes that they might qualify for the below market homes of which there will certainly be only a small fraction of the eligible households. None of the extra money going to landlords will go to building any affordable housing, so it is quite easy to conclude that this policy will, on average, most likely make housing affordability worse. The very least we can do is allow exceptions where Staff have determined they are warranted. A better approach would be to simply make sure we can build enough apartments to drive down all market rents, and fund inclusionary zoning through property tax abatement and other subsidies derived from general revenues. It is not fair or effective to put a special tax on new housing to fund below market housing; this is not a cost of growth, it is an impact of not growing enough. In any event, this project will be paying \$6.2M for city-wide DCL, that is, for mostly imaginary impacts.</p> <p>Thank you for your consideration of my comments.</p> <p>Sincerely,</p> <p>Owen Brady</p>	Owen Brady	Hastings-Sunrise	
2025-06-19	15:28	CD-1 Rezoning: 4975-4997 Joyce Street	Support	This project will bring much needed rental housing to Vancouver and is ideally situated near transit.	Matthew Thiesen	Downtown	