

Planning Incentives for High Performance Buildings in the Zoning & Development By-law - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-20	15:14	Planning Incentives for High Performance Buildings in the Zoning & Development By-law	Oppose	<p>I am writing as a concerned resident of Vancouver who is deeply troubled by the direction of our city’s housing strategy, particularly in regard to what is being presented as progress toward solving the affordability crisis.</p> <p>Just recently, I drove for under 20 minutes — covering only three blocks on Hemlock, 2.2 km along 12th Avenue, and 1.1 km on Kingsway — and counted sixteen active or proposed tower developments. And yet, like many others, I continue to see no meaningful relief when it comes to actual housing affordability.</p> <p>I was particularly alarmed by the recent approval of the East Vancouver Safeway redevelopment, despite clear community concerns around affordability. The fact that only 20% of units in this major project will be rented at “below-market” rates — with no guarantee they’ll be truly affordable for working families — shows just how far off track we are.</p> <p>We need to be honest: building more luxury and market-rate housing is not solving this crisis. Below-market units based on already-inflated market averages are not affordable for the majority of Vancouver residents, especially those earning median or lower incomes.</p> <p>Meanwhile, this type of large-scale rezoning continues to fuel land speculation, drive up surrounding property values, and push out long-time residents and businesses.</p> <p>I urge you and your colleagues to take meaningful action by:</p> <ul style="list-style-type: none"><li>• Mandating significantly higher percentages of genuinely affordable or non-profit housing in all major developments.</li><li>• Supporting co-op, social, and rental housing models that are not profit-driven.</li><li>• Preserving and expanding missing middle options instead of relying solely on high-rise towers.</li><li>• Enforcing stronger policies to deter speculation, flipping, and empty unit ownership.</li></ul> <p>Vancouver’s housing plan must serve people, not just developers and investors. Please help ensure that our city remains livable, equitable, and inclusive — not just a skyline of unaffordable towers (without any added public spaces such as pools, parks, community centres, schools).</p>	Nancy Frohlick	Fairview	