

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-07-02	12:08	Planning Incentives for High Performance Buildings in the Zoning & Development By-law	Support	<p>These changes are a good start but would benefit from going further.</p> <p>The embodied carbon reduction incentives are good, but will hit a wall at a very limited amount of reduction in the near future. To prevent this, the City should help incentivize a more fundamental shift to bio-based materials that sequester carbon (for example, mass timber, woodfibre insulation, etc.).</p> <p>Going forward, the City's goals would benefit from specifically gearing incentives to push the building industry away from conventional practice (e.g. concrete) and toward biomaterials (e.g. timber). This has the knock-on benefit of supporting bioregional materials and, in turn, the BC economy. Likewise, the prefabrication capabilities inherent to these materials can speed up construction and reduce disruption to neighbourhoods.</p> <p>Put more simply, let's build the new transit-oriented housing towers in the Broadway Corridor and elsewhere out of timber instead of concrete! Lots of good work being done in this area -- look, for example, at the Urbanarium's ongoing competition on this topic, or the numerous tall-wood projects around Canada.</p>	Roy Cloutier	Kitsilano	
2025-07-07	14:59	Planning Incentives for High Performance Buildings in the Zoning & Development By-law	Support	I support mandatory and/or more incentives for reporting and reducing embodied carbon in all buildings.	Lucia Dekleer	Riley Park	