

## Public Hearing Feedback Case

Case ID: [REDACTED]  
Case creation date: 1/22/2026, 5:05:00 PM  
Case created by: Service Account  
Case created user information: [REDACTED]  
Channel: WEB

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### Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.

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#### Subject:

Demolition Permitting Optimization

#### Position:

Oppose

#### Comments:

Mayor Ken Sim and Vancouver City Councillors. Before your final votes on Demolition Permitting Optimization, please require the Director of Planning to respond to the following NINE concerns on record during the public hearing. Ideally, in written form:

1. On Deconstruction Efficacy: Staff note that only 0.3% of permits used the "early" deconstruction option since 2016. Aside from "anticipating" voluntary compliance, what evidence does the City have that further deregulating demolition timing will actually increase material salvage rather than just speeding up traditional demolition?
  2. On Discretionary Power: Section 10.14.4 allows the Director of Planning to waive demolition restrictions if, in their opinion, "no tenant protections are warranted." What objective, transparent criteria will be used to make this determination, and will these decisions be subject to public oversight? What is the appeal process for a resident or neighbor if they disagree with the Director's opinion?
  3. On Neighborhood Blight: The policy allows demolition permits to be released before building permits are "issuable." If a developer demolishes a building early to save on carrying costs but then chooses not to proceed due to market shifts, what mechanisms will the City use to prevent the proliferation of vacant, fenced-off lots? What legal tool does the City have to force them to build? Or will we simply see a rise in 'temporary' parking lots or fenced-off pits, as seen in the 1970s?
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4. On Tenant Displacement: The report admits that these changes could lead to Residential Tenancy Act (RTA) notices to end tenancy being issued "earlier in the development permitting process." Has the City analyzed how much sooner tenants will be forced to vacate their homes compared to the current "simultaneous issuance" requirement?

5. On Eviction Timing: Under current rules, a landlord cannot issue an RTA 'Notice to End Tenancy' for demolition until all permits are in place. By 'optimizing' the permit to come earlier, isn't the City effectively allowing developers to evict tenants months or years earlier than they can today? Has a 'Tenant Impact Study' been conducted on this specific change?

6. On R1-1 Speculation: For non-rental housing in R1-1 districts, the amendments allow demolition permits prior to the submission of a new development or building permit application. How does the City justify allowing the destruction of housing stock before a replacement plan has even been proposed?

7. On public consultation: How was the public informed and consulted on the proposed Demolition Permitting Optimization policy?

8. On Policy Origin: The report mentions 'carrying costs' for builders five times, but contains no mention of consultation with tenant unions or neighborhood associations. Can staff clarify if this policy was initiated by an industry request from the Urban Development Institute or similar groups?

9. On Competitive Protections: Cities like Toronto, Montreal, and Winnipeg require a replacement building permit or a financial bond before a demolition permit is released to prevent vacant lots. Why is Vancouver moving in the opposite direction by removing these safeguards?.'

**Neighbourhood:**

Kitsilano

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**File upload:**

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**Contact information:**

Phone number:

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**Closure details:**

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*"hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.*