

**2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-18	13:07	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Oppose	<p>Re: Opposition to Multiplex Rezoning Proposal</p> <p>I am writing to express my strong opposition to the proposed multiplex rezoning, and I urge council to pause and reconsider the pace and scale of this densification before proceeding further.</p> <p>My concerns are practical, not philosophical. I support thoughtful growth - but what is being proposed is not thoughtful. It is reactive, and our neighbourhood is already feeling the consequences.</p> <p>Infrastructure is already strained. Parking on residential streets near East 22nd and Rupert has become increasingly difficult since the new development and influx of restaurants moved in. Residents can no longer reliably find parking on their own streets. This is happening now, before multiplex rezoning takes effect. What happens after?</p> <p>Our schools, community centres, and services cannot absorb this. When classrooms are already at capacity and community centres are overcrowded, adding significant population density without a corresponding investment in infrastructure is irresponsible planning. These are not hypothetical concerns - they are already here.</p> <p>Healthcare access is at a breaking point. Many Vancouver residents cannot find a family doctor. Specialist appointments are increasingly difficult to obtain. Rapid population growth will only deepen this crisis.</p> <p>Our water, electrical, and transit infrastructure has not been designed for this level of rapid intensification. These systems require years of planning and investment - not reactive policy that adds density first and figures out the rest later.</p> <p>The character and skyline of our neighbourhoods matter. Vancouver's charm, its views, its human-scaled streetscapes - these are not frivolous concerns. They are part of what makes this city livable and desirable. Once lost, they cannot be recovered.</p> <p>I moved back to Vancouver specifically to escape the overcrowding and density pressures I experienced living in London, UK. I am deeply concerned that without more thoroughly considered strategies, we are rapidly creating the very conditions so many of us came here to avoid.</p> <p>I am not asking council to stop growth. I am asking for a plan that matches infrastructure investment with population growth - one that protects the liveability of our neighbourhoods while we build the capacity to support more residents responsibly.</p> <p>Please slow down, consult meaningfully with residents, and get this right.</p>	Crystal Costa	Renfrew-Collingwood	