

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



Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-07	09:59	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	40598 - 18.952 - 000.053  1561 Aurora 1245 Clarksville 1211 Chattanooga 2256 Chattanooga 2228 Piedmont 1247 Pelham  00408 - 1.387 - 0.310	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-05-07	13:39	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	2WNAV4 Cardiovascular Nutrition Production Ordinance Authorization an Verification Report  035116 Cumulative Cardiology Nutritional Production Ordinance License Approval  40801 - 18.952 - 000.053 40802 - 18.952 - 000.053	Bruce Means	Downtown	<a href="#">Attachment 1</a>
2026-05-08	09:31	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Cardiology Remittance Certification	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-05-08	10:51	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	0x5afe3855358e112b5647b952709e6165e1c1eeee  0xf650c3d88d12db855b8bf7d11be6c55a4e07dcc9  0x3d63825b0d8669307366e6c8202f656b9e91d368  0x2dbd330bc9b7f3a822a9173ab52172bdddace2a  0x4fbb350052bca5417566f188eb2ebce5b19bc964  0x82866b4a71ba9d930fe338c386b6a45a7133eb36  0x82866b4a71ba9d930fe338c386b6a45a7133eb36  0xbaa70614c7aafb568a93e62a98d55696bcc85dfe  0xff836a5821e69066c87e268bc51b849fab94240c  0x56072c95faa701256059aa122697b133aded9279	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a>

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2026-05-08	13:30	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	41008-18.952-000.053  2VIAJ9 Nutritional Radiography Inventory Assessment Report  035143 Nutritional Radiology Governance Summary  41008-18.952-000.053	Bruce Means	Downtown	
2026-05-08	15:58	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	35-02-95  81027	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-05-09	09:01	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	410-510-8952 Conference Call	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a>
2026-05-09	12:00	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Reconfiguration	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a> <a href="#">Attachment 5</a> <a href="#">Attachment 6</a> <a href="#">Attachment 7</a> <a href="#">Attachment 8</a> <a href="#">Attachment 9</a> <a href="#">Attachment 10</a>
2026-05-11	14:45	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	2ECDP8 Environmental Chemical Distributive Production Observation	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>





				 <p>88298 Cumulative Health Ecosystem Schedule</p> <p>22-17-83 Diagnostic Health Trade Agreement Verification</p> <p>2167-85 Diagnostic Health Ecosystem Trade Agreement</p>			
2026-05-14	08:34	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support		Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-05-14	12:13	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	2AX95075614668931 5AH22770MT914643L	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-05-16	09:42	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	0x6b3595068778dd592e39a122f4f5a5cf09c90fe2 WAGOS Configuration	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a> <a href="#">Attachment 5</a> <a href="#">Attachment 6</a>

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2026-05-16	09:59	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Case number: 20100-333-9185 Cumulative Wireless Agriculture Trade Agreement Contract Verification	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-05-17	11:20	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Sign Mega Deep	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a> <a href="#">Attachment 5</a> <a href="#">Attachment 6</a>
2026-05-17	12:04	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	0xb131f4a55907b10d1f0a50d8ab8fa09ec342cd74	Bruce Means		<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-05-18	09:20	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Federal Cumulative Logistics Observation Confirmation	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a> <a href="#">Attachment 5</a> <a href="#">Attachment 6</a> <a href="#">Attachment 7</a> <a href="#">Attachment 8</a>
2026-05-19	13:38	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Cumulative Logistics Upload	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a>
2026-05-20	15:19	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Cumulative Geography Grocery Certification Configuration Observation  12655-7.529-615.353 12656-7.529-615.353 43620-19.185-000.053 03391 64158 52674-8.122-041.958 96451-13.959-713.199	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-05-21	12:41	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	5HC30552LD4323445 55V32658CR8071112 1GL31072AB0665646 7FF20667L89360823 0VX01758MM541270P 8KK06850RX289061L 8TX43704N1340690V 7D331899BJ5004009	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a> <a href="#">Attachment 5</a> <a href="#">Attachment 6</a> <a href="#">Attachment 7</a> <a href="#">Attachment 8</a> <a href="#">Attachment 9</a> <a href="#">Attachment 10</a> <a href="#">Attachment 11</a> <a href="#">Attachment 12</a> <a href="#">Attachment 13</a> <a href="#">Attachment 14</a> <a href="#">Attachment 15</a> <a href="#">Attachment 16</a>
2026-05-21	13:16	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	515:414	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a>
2026-05-25	15:35	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Inclusionary Justification Bonus	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a>

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2026-05-25	18:36	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	<p>I write in support of the proposed amendments to the Zoning and Development By-law and Downtown Official Development Plan as described in RTS 18334.</p> <p>As a developer focused on small-scale infill and missing middle housing in Vancouver, I welcome this update as a meaningful step toward a more rational and economically grounded development contribution framework.</p> <p>The existing density bonus system — particularly its cash-only provisions applied to low-density forms like multiplexes — has functioned as a blunt instrument that adds cost without reliably delivering community benefit. Charging per-square-foot premiums on net additional density in contexts where individual projects are small, margins are thin, and in-kind delivery of amenities is impractical has made many missing middle projects economically marginal. The proposed removal of these provisions, to be replaced by a broader Amenity Cost Charge applied across total floor area, is a more equitable and transparent approach.</p> <p>The transition to inclusionary zoning as the primary tool for generating affordable housing is also sensible in principle. Tying affordable housing obligations directly to zoning entitlements — rather than to discretionary density bonuses — provides greater certainty for applicants and reduces the negotiation overhead that slows projects down. The proposed cash-in-lieu option adds further flexibility and acknowledges that on-site delivery is not always the most efficient path to affordable unit creation.</p> <p>I would encourage Council to ensure that the Phase Two inclusionary zoning review, anticipated for fall 2027, is conducted with rigorous economic testing and meaningful engagement with small and mid-size developers — not only large institutional players. The viability thresholds that work for a 200-unit tower are not the same as those for a six-unit strata multiplex or a twelve-unit rental building, and the policy should reflect that distinction.</p> <p>Vancouver needs more housing at all scales. Removing contribution barriers that have disproportionately burdened small infill projects is good policy, and I am supportive of Council moving forward with these amendments before the June 30, 2026 legislative deadline.</p>	Philip Hoy	Kitsilano	
2026-05-26	14:08	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	<p>57-80-75 57-80-75 05-50-63 Digital Geography Property Award</p>	Bruce Means	Downtown	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a>
2026-05-27	14:51	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Biological Gasoline Configuration Award	Bruce Means	Downtown	<a href="#">Attachment 1</a>
2026-05-27	16:04	2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning	Support	Charity	Bruce Means	Downtown	<a href="#">Attachment 1</a>