

2025 City of Vancouver By-Election Council Candidates Questions

Party: TEAM for a Livable Vancouver

Candidates: Colleen Hardwick and Theodore Abbott

Question #1 - Future of the Elected Park Board

The City has had an elected Park Board for over 130 years, but this Council has voted to ask the Province to amend the Vancouver Charter to eliminate the elected Park Board mid-term.

Do you support an independent elected Park Board? (Yes/No) - **Yes**

Do you support the City requesting the province to amend the Vancouver Charter to eliminate the elected Park Board? (Y/N) - **No**

And what would you do on this issue if elected?

- TEAM would stop Ken Sim from eliminating the elected Park Board and selling off our parks. Only an elected and independent Park Board will protect Vancouver's parks and recreation facilities, which must be preserved for future generations – and parks must be protected from development.

TEAM will:

- *Motion to withdraw the City's request to the Province to change the Vancouver Charter to eliminate the Park Board*
- *Work to keep Park Board assets publicly owned and operated*
- *Transfer finance, operations and facilities back under Park Board jurisdiction from the City*
- *Protect and expand the parks and recreation system to meet rising demands*
- *Restore the policy of providing 1.1 ha of park land per 1,000 people*
- *Change existing Temporary Parks to be designated as Permanent Parks*
- *Keep parks green by not building on green space within parks*
- *See TEAM Parks & Recreation Policies: <https://www.voteteam.ca/parks>*

Question #2 - Infrastructure & BC Zoning Bills

The BC zoning bills 44, 46 & 47 passed by the province last year, proposed massive increases for development while reducing the City's ability to raise the needed resources for related infrastructure demand. This is everything from utilities to parks and recreation facilities.

Do you agree with the City being complicit with implementing the BC zoning bills? (Y/N) - **No**

How do you plan to provide the required infrastructure for this growth and/or what would you do differently if elected?

- TEAM will not just blindly follow the one-size-fits-all BC guidance for implementing the BC zoning bills, and often way surpassing them, as the City is doing now. TEAM will ensure that residents and businesses play an active and meaningful role in the planning and development processes, and that development is within the infrastructure capacity, regardless of the BC zoning bills. Planning decisions will be based on census-based population growth projections and overlaid on neighbourhood plans that will clearly show the type and amount of housing, schools, parks, police and fire services that are needed. Making the City's planning processes more transparent and open with clear intentions will restore public trust and implement walkable complete communities with affordable housing at appropriate scales in every neighbourhood.

Question #3 - Jericho Lands

The Jericho Lands are 90 acres in West Point Grey with proposed development to potentially over triple the population of the existing neighbourhood, with towers of up to 50 storeys.

Do you support this scale of development for this site? (Y/N) - **No**

Would you consider alternatives that are more ground oriented and sustainable such as suggested by the Jericho Coalition <https://jerichocoalition.org/> ? (Y/N) - **Yes**

And what would you do differently, if anything, if elected?

- TEAM will reconsider the Jericho Lands, where the process was flawed due to a lack of transparent data or meaningful neighbourhood-based planning. Through a new planning process, we will consider how the Jericho Lands could provide more ground-oriented family housing within the local context in the low to mid-rise scale of Arbutus Walk, as requested by the community.

Question #4 - Broadway Plan

The Broadway Plan is resulting in massive land speculation, demoviction of tenants from older more affordable rentals, and tower blockbusting on side streets without local context. If the UBCx is approved, it would do the same to Kits and WPG.

Do you agree with the Broadway Plan? (Y/N) - **No**

Would you consider a pause to the Broadway Plan? (Y/N) - **Yes**

And what would you do differently, if anything, if elected?

- TEAM will:

- Pause the Broadway Plan*
- Restore neighbourhood-based community planning to allow for growth*
- Ensure infrastructure, parks and amenities are built in parallel with population growth*
- Grow within the infrastructure capacity of the City*
- Provide transit-oriented development that is in the appropriate scale for the local context*
- Protect heritage and character buildings and areas while allowing for growth*
- Ensure appropriate design and planning, not just pushing arbitrary excessive quantity*
- Ensure residents and businesses have a meaningful voice in how their neighbourhood is developed*

Question #5 - Vancouver Plan ODP

The Vancouver Plan has been approved by the current and previous Council. It is currently being turned into the Official Development Plan (ODP) to be approved as required by the Province in June 2026. This growth of towers across the city is being justified by the idea that there is a lack of housing development and that more density would create more affordability. Since the 1970's the City has tripled the number of housing units, more than any other centre city in North America, yet we have the most expensive housing, not the least.

Do you agree with the Vancouver Plan? (Y/N) - **No**

Would you continue to implement it? (Y/N) - **No**

And if not, what would you do differently to provide growth and affordability?

- Ken Sim's ABC, OneCity and the Green Party have approved policies and rezoning applications that have inflated land values. For truly affordable housing, we shouldn't be driving up land assessments and raising costs. The Vancouver Plan was done with a flawed process and lacks neighbourhood-based planning. This should not become the Official Development Plan as proposed.

TEAM will:

- *Reconsider the Vancouver Plan through a new neighbourhood-based planning process*
- *Ensure meaningful local community involvement in planning*
- *Consider the infrastructure capacity that includes utilities, parks, recreation, schools, daycare, etc and plan growth in parallel with infrastructure and amenities*
- *Lower fees and deliver homes and apartments at a lower cost*
- *Reduce permit wait times to make the building process more affordable*
- *Protect older, more affordable existing rentals from demolition*
- *Make it easier, faster and more affordable to renovate and update existing older buildings*
- *Build affordable housing, such as co-ops and a mix of housing types*
- *Build more affordable wood frame ground-oriented housing for families, not just towers*
- *Require minimum unit sizes that are affordable, yet functional and livable*

Question #6 - Tower Corridors Citywide

The City is currently proposing wide corridors of 20 storey social housing projects across the city in every neighbourhood, without public hearings.

Do you agree with this proposal? (Y/N) - **No**

Why or why not?

- This proposal is for spot rezonings arbitrarily across the city without any consideration of local planning or context. Generally, 20 storey towers are way out of scale for most lower density residential areas. Proper local planning processes with community involvement and public hearings are essential so that residents and businesses have a meaningful voice in how their neighbourhood is developed. TEAM is a voice for all neighbourhoods.

What would you do differently, if anything?

- TEAM believes in planning for a diversity of affordable housing options, within the built form and scale of the local area neighbourhood context, including social, supportive and co-op housing, which would help families with your children, seniors and individuals with disabilities.