

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|----------------|-------------------|------------|
| 2025-04-15 | 15:01 | Jericho Lands Official Development Plan | Oppose | I strongly oppose these development plans which will ruin this city that I love. | Seena Davoodi | Dunbar-Southlands | |
| 2025-04-15 | 15:10 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the Jericho Lands Official Development Plan | Marion Curran | Kitsilano | |
| 2025-04-15 | 15:26 | Jericho Lands Official Development Plan | Oppose | <p>From: LESLEY Stalker s. 22(1) Personal and Confidential</p> <p>Sent: Tuesday, April 15, 2025 1:23 PM</p> <p>To: Sim, Ken <Ken.Sim@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca></p> <p>Cc: info s. 22(1) Personal and Confidential</p> <p>Subject: OPPOSE: Jericho Lands ODP</p> <p>Dear Mayor Sim and Councillors.</p> <p>I am writing to express my shock at the Draft Official Development Plan for Jericho Lands and to ask that the plan be paused to consider the needs and concerns of Vancouver's residents, the environmental impact of the project, and the viability of the associated infrastructure.</p> <p>This development is the antithesis of what this city needs. We all agree there is a need for affordable housing that is suitable for an array of residents, from individuals to families with young children to seniors and persons with mobility issues. However, the ODP contemplates a project which will enrich developers, while ignoring the basic needs of Vancouver's residents. To drop 28,000 residents into luxury towers, in a small area, with enormous towers that will block the sun and increase wind tunnels reflects a contempt for nature and for the right of people to live in a healthy community. Instead, let us focus on providing affordable housing with lower cost, low-rise buildings built with sustainable materials.</p> <p>I identify a few of my concerns below.</p> <p>Social Isolation: Over the years, I have often heard people describe Vancouver as a lonely city, one in which it is hard to make friends. Friends report that when they moved to other cities, they found it much easier to make meaningful friendships. And yet, the ODP endorses a forest of high-rises, a form of architecture which increases social isolation.</p> | Lesley Stalker | Kitsilano | |

Gifford, "The Consequences of Living in a High Rise Building", <https://doi.org/10.3763/asre.2007.5002> [doi.org]

It makes sense that high-rises tend to increase social isolation. Consider a traditional longhouse, which draws people together in a large, open space and allows for leisurely conversation and mealsharing. In contrast, highrises are designed as cluster of little boxes, in which people share a lobby and an elevator (never great for conversation), then disappear behind one of many identical doors. Movement and conversation is worsened by the current practice of requiring passes to move between floors in the name of security.

Carbon Footprint of high rise towers: The annual fires in BC drive home the urgency of cutting our carbon footprint. I expect that our council will consider the need to consider the environmental impact of development. To that end, I have, on several occasions, sent our mayor and councillors links to articles which document the alarming carbon footprint of high rise towers, compared with lower buildings. (To date, I have not had a reply to the articles or an explanation from the City as to how the Jericho Lands project intends to minimize the carbon footprint.) For your convenience, I'm including two articles on this issue. I would be happy to provide other ones (including those sent in the past) if you think it helpful.

<https://www.bloomberg.com/news/articles/2021-08-25/to-cut-carbon-think-low-rise-buildings-not-skyscrapers> [bloomberg.com]

<https://www.greentechmedia.com/articles/read/getting-building-height-right-for-the-climate> [greentechmedia.com]

Skytrain extension: A project of this scale requires enormous infrastructure, including transit. The project relies on an extension of the Skytrain to UBC, a project which (I believe) has yet to be approved. How can you approve the ODP, which would give the green light to the project to go ahead, when the feasibility and cost of the Skytrain has yet to be confirmed? What will happen if the city concludes it cannot afford the Skytrain extension, and we have staggering towers that are half empty because they lack efficient transport?

These are but a few of the concerns that I have about this project.

So PLEASE: STOP this madness. The current ODP has the hall marks of a money-grab for the developers and for the city. Before we approve the ODP, let's take the time to properly consider the needs of Vancouver's residents, the viability of the infrastructure which will be required and the impact of the project on the environment. The rush to rubber stamp the ODP risks committing ourselves to a project which risks being obsolete long before completion.

Thank you for taking the time to consider my concerns.

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| | | | | <p>Yours truly,</p> <p>Lesley Stalker Resident of Vancouver for 40 years.</p> <p><small>s. 22(1) Personal and Confidential</small></p> | | | |
| 2025-04-15 | 15:34 | Jericho Lands Official Development Plan | Oppose | <p>After reading through most of the comments submitted so far, and reflecting on my own thoughts over the past 2-3 years, I am on the side of those opposing immediate acceptance of the ODP for Jericho Lands.</p> <p>The majority of those favouring the plan focus on Vancouver's housing crisis, without further analysis of what this ODP sets out, or consideration of whether these elaborate slow-to-build plans may come too late to help people now or anytime soon. or are good for the long-term well-being of residents and environment. The many legitimate and weighty concerns presented by numerous individual writers in addition to the WPGRA and Jericho Coalition argue strongly for more consideration before locking into a dubiously well-considered plan. Many questions remain: will the extreme high-rises constitute a desirable form of housing, and will that housing be affordable to people who don't have the incomes of those who frequent the yacht club next door? Is this form of housing benefit families? (One pro-ODP writer says her family "would love a large condo or town-home." What are the chances unless her family is very very high-income?) Council needs a much clearer idea of what actually is likely to be on offer before committing to a plan that cuts off further debate. As well, the environmental cost of very tall concrete buildings is considerable, and placing 1000's of housing units in buildings too tall to be easily evacuated and too close to the strong winter winds and tides that are already actively eroding the beaches and cliffs on the windward side looks like a dubious plan.. How much more land will have been eroded away by climate changes by the time those massively heavy and hard-to-evacuate high-rises are ready for occupancy? And will the grandchildren of MST tribe members be happy that their birthright homeland has been occupied by many thousands of newcomers supported by an encroaching city greedy for space ? Why not consider less extreme plans that leave some choices for the next generations and most especially for coming generations of MST tribe members?</p> <p>Please hold this vote for further consideration. Thank you.</p> | Joan Bunn | Kitsilano | |
| 2025-04-15 | 15:36 | Jericho Lands Official Development Plan | Oppose | <p>The city continues to plow through plans that completely disrespects community wishes. This is not about NIMBYism but rather the need for a measured, reasonable, and respectful approach to rezoning and land development. What is currently being proposed at Jericho Lands runs in so many ways counter to the city's sustainability objectives and will destroy whatever remains of a sense of community in this part of Vancouver.</p> | Ben Cherniavsky | West Point Grey | |
| 2025-04-15 | 15:38 | Jericho Lands Official Development Plan | Oppose | <p>I oppose this proposal because it will overwhelm the community and densify the area to unmanageable levels. Surely there is a way to rezone and develop this land in a more sustainable and measured manner.</p> | Beth Harrop | West Point Grey | |

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| 2025-04-14 | 16:06 | Jericho Lands Official Development Plan | Oppose | <p>I oppose this bylaw for important and significant reasons:</p> <p>This bylaw proposal is, in fact, based on an application by private owners of land in the City of Vancouver for rich benefits to be granted to them at the expense of the true owners of those benefits, the resident of the City of Vancouver.</p> <p>Most egregiously, the entire idea is based on pure, mere conjecture about the implementation of what would be a very expensive transit programme that is not approved by the Regional District that has jurisdiction over such matters and that body indicates several other expensive projects take priority over this idea.</p> <p>In addition to a very rich up-zoning, it grants public funding for amenities such as the parks, community centre, daycare and VSB schools., further burdening the resources of residents of Vancouver.</p> <p>If these assets are not publicly owned, they are not public amenities for future generations indefinitely as they should be. They would be owned by the developers,</p> <p>This is backward. The developer is to provide amenities in return for being granted a bonanza of up-zoning benefits.</p> <p>The proposed bylaw once again ignores residents' preferences and input. Seventy-two percent city-wide agreed that the development as proposed was too dense and that the City should reject it. The overall density and scale of development is not responsive to neighbourhood or broader public feedback. I prefer the Jericho Coalition alternative approach. hxxps://jerichocoalition[.]org/survey-results/</p> <p>There is inadequate infrastructure for too much density - The proposed gross density (including parks, roads, common spaces) of 3.5 FSR would triple the population of West Point Grey and there is insufficient infrastructure to serve this many people or structures.</p> <p>This draft Jericho Lands Official Development Plan is not ready for approval and should not be approved as proposed. Instead, please involve the community in a more meaningful planning process, only if and when the required transit is approved and funded.</p> <p>As City of Vancouver Councillors it is your responsibility as trustees of the assets and benefits of the residents to act as trustees, for each of us residents, not as vendors of the Corporation of the City of Vancouver to developers.</p> | Gayle Gavin | West Point Grey | |
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| | | | | <p>And it is a poor bargain you are trying to make, all to the developers' benefit, not to the benefit of Vancouver residents, the true owners of these benefits.</p> <p>Abandon this folly and plan to give away the trust assets you obligated to protect for me and all other residents of Vancouver.</p> <p>Sincerely, Gayle Gavin Vancouver Resident</p> | | | |
| 2025-04-14 | 16:32 | Jericho Lands Official Development Plan | Oppose | <p>I wholeheartedly support some type of development of these lands, such that it increases housing, including lower income and rental housing. My opposition is to the scale of the proposed development - this is one of the most beautiful areas of the city with unprecended views that are currently accessible to all. Housing of the height currently proposed would erase the views and also much of the beauty - the jericho coalition have, for example, proposed an alternative that has slightly lower density, but still much higher density than the surrounding area and is has a much stronger feeling of neighbourhood and doesn't block the views as completely (https://jerichocoalition[.]org/our-vision/).</p> | Niki Boyd | West Point Grey | |
| 2025-04-14 | 16:39 | Jericho Lands Official Development Plan | Oppose | <p>Jericho lands development will displace close to a hundred veterans and currently serving members in addition to their families. This will be a difficult time for all of the displaced and the land development team has done little to provide information to these families in terms of compensation for displacement, timelines in extent of a a year, as well as their reasoning behind the decision to not allow these heroes any opportunity to purchase/ lease property at a discounted rate or at the very least an early bird option before the massive influx of investors snatch up all of the units. I believe with how volatile the housing situation is in the vancouver area a lot of these people will be forced to uproot their lives and move completely out of the inner vancouver area and out to the suburbs or even another province. We owe it to do more for these people in this difficult and stressful time.</p> | Justin Whitley | Shaughnessy | |
| 2025-04-14 | 16:48 | Jericho Lands Official Development Plan | Oppose | <p>This is too big, will throw shade over the whole area, the ground is not firm, there is no infrastructure for all the extra sewage, and will decimate the beautiful forest and beach near by. We need social housing, not foreign-owned luxury apartments.</p> | Roberta King | West Point Grey | |

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| 2025-04-14 | 16:48 | Jericho Lands Official Development Plan | Oppose | <p>From: Susan Tha s. 22(1) Personal and Confidential</p> <p>Sent: Monday, April 14, 2025 4:58 PM</p> <p>To: Sim, Ken <Ken.Sim@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca></p> <p>Cc: s. 22(1) Personal and Confidential</p> <p>Subject: Jericho Lands Official Development Plan</p> <p>Dear Mayor and Councillors:</p> <p>The Jericho Lands Official Development Plan as it stands is premature and therefore incomplete. It is also flawed in many regards. These deficiencies have been amply detailed by West Point Grey Residents Association in their recent communications to you, to which I refer you.</p> <p>As such, and as a Vancouver resident, I urge you to reject the currently proposed ODP at tomorrow's Public Hearing. Thank you.</p> <p>Your truly, Susan Tha</p> <hr/> <p>The Jericho Lands Official Development Plan as it stands is premature and therefore incomplete. It is also flawed in many regards. These deficiencies have been well detailed by West Point Grey Residents Association in their recent communications to you, to which I refer you.</p> <p>Thank you.</p> | Susan Tha | West Point Grey | |
| 2025-04-14 | 16:55 | Jericho Lands Official Development Plan | Oppose | <p>From: Valerie Porter s. 22(1) Personal and Confidential</p> <p>Sent: Monday, April 14, 2025 4:57 PM</p> <p>To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca></p> <p>Cc: s. 22(1) Personal and Confidential</p> <p>Subject: Jericho Lands Official Development Plan - Public Hearing Apr 15/25</p> <p>I oppose adoption of the Jericho Lands Official Development Plan.</p> | Valerie Porter | Kitsilano | |

I share the concerns expressed by the Jericho Coalition and in correspondence submitted by residents in objection to the Jericho Lands ODP. I find it concerning that legitimate issues have not been addressed by City Council but have been voted through.

The Jericho Coalition has produced a 3-1/2 minute Vimeo clip (<https://vimeo.com/901964813>) outlining alternative ways in which densification could be achieved more quickly and more cost-effectively through lower density and scale.

I ask that Council please:

- 1) halt the adoption of the Jericho Lands ODP;
- 2) consider the alternatives presented in the video;
- 3) visit the Arbutus Walk development at West 11th at Yew St to experience an example of a lower-scale liveable community that is a good fit with its surroundings;
- 4) request a traffic study based on the current development plan proceeding without UBCx being constructed;
- 5) allow future public consultation and hearings over the course of this 30-year plan;
- 6) provide clarification to the public regarding all potential public costs.

Approval of the Jericho Lands ODP is premature and should be deferred until concerns are addressed and through revision, redesign, and further public input.

Sincerely,
Valerie Porter

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| | | | | <p>surroundings; 4) request a traffic study based on the current development plan proceeding without construction of UBCx; 5) allow future public consultation and hearings over the course of this 30-year plan; 6) provide clarification to the public regarding all potential public costs.</p> <p>Approval of the Jericho Lands ODP is premature and should be deferred until concerns are addressed and through revision, redesign, and further public input.</p> | | | |
| 2025-04-14 | 17:27 | Jericho Lands Official Development Plan | Oppose | <p>I OPPOSE approval of Jericho Lands Official Development Plan.</p> <p>I agree totally with Jericho Coalition's expressed OPPOSITION to the Jericho Lands ODP. JerichoCoalition.org's website <https://jerichocoalition[.]org/> including their 3 1/2 minute video outlines an alternative design proposing reasonable densification achievable in half the time and more cost-effectively. I strongly support Jericho Coalition's alternative proposal for low- to mid-rise wooden buildings with green roofs, surrounded by communal greenspace.</p> <p>My reasons for OPPOSING Jericho Lands ODP concur with other submissions to this Public Hearing:</p> <ol style="list-style-type: none"> (1) massive heights; (2) excessive density: 3x > Hong Kong & 2.5x > West End (3) based on non-existent federal funding for UBCx Skytrain extension (4) phased timeline delays necessary infrastructure, amenities and a school until the final phase; (5) impact on the environment (Jericho's wetlands, wildlife, public park and beach) from 30 years of construction, use of concrete, and resulting shading; (6) unknown hydrology report findings re impact on Jericho Lands' aquifer and ground water (7) huge environmental & future energy costs due to massive use of concrete (8) impact on existing neighbourhood and lack of traffic planning; (9) ignoring Jericho Coalition's design input and their survey results: 72% public opposed to Jericho Lands project design (10) NO guarantee to provide 20% social and below-market housing unless other levels of government (taxpayers) subsidize it. <p>It is NOT in the public's best interest to pre-approve a plan with vague specifics that shifts billions of dollars onto taxpayers while allowing MST Partnership to build 66 highly profitable luxury towers and retain unheard-of private ownership of all public amenities.</p> <p>City Council has an opportunity to require MST Partnership to downsize this massive project. The Jericho Lands redesign suggested by Jericho Coalition</p> | Anna Holeton | Fairview | |

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| | | | | <p>would create a beloved, livable community providing affordable housing sooner at lower cost, and generating profits in half the time.</p> <p>The public wants livable, human-scale, climate-adapted, sustainable community-oriented developments which provide social housing and affordable housing for working and middle-class renters. The disastrous Broadway Plan will create a widespread second downtown. The City does not need a third mega-downtown at Jericho Lands!</p> <p>Vancouverites are dissatisfied with rampant development; the number of voters in the recent by-election indicated a strong desire for CHANGE through a halt to over development. Many more potential voters were likely disenfranchised by abandoning long waits to vote.</p> <p>I encourage Council to embrace the Jericho Coalition alternative vision shown in their video. Reduce the building heights, use modular wood or mass timber rather than concrete and tariff-laden US steel. Doing so would reduce the costs of excavation and construction, resolving many concerns, while reducing harmful emissions, reducing future energy consumption, adapting to climate change and supporting the BC forest industry.</p> <p>Approval of Jericho Lands ODP should be deferred until all these concerns are addressed through redesign and resubmission of Jericho Lands development. The current Jericho Lands ODP should not be approved.</p> | | | |
| 2025-04-14 | 16:59 | Jericho Lands Official Development Plan | Oppose | To aggressive density and height. The community deserves to be respected and the city can have a better redevelopment plan for Jericho lands. | J Stone | West Point Grey | |
| 2025-04-14 | 19:57 | Jericho Lands Official Development Plan | Oppose | I already have. Looks like they just disappeared when I clicked to look at privacy details!!!! | Alida Mackenzie | Kitsilano | |

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|---------------|--------------|---|----------|---|-------------------|-----------------|------------|
| 2025-04-14 | 20:00 | Jericho Lands Official Development Plan | Oppose | <p>I'm not sure why Vancouver residents bother wasting our time writing to city council expressing our concerns and opposition to the Jericho Lands ODP. You have demonstrated that you do not listen to city residents and taxpayers, UBC and Simon Fraser urban planners, and architects. You show no vision of what a great city can look like - and it is certainly not like Hong Kong or Shanghai. The Jericho Coalition has proposed an alternative low-rise, more livable, and environmentally friendly vision that allows for significant new missing-middle, more affordable housing without the vast drawbacks of concrete and steel skyscrapers. The Jericho Coalition's proposal is preferred by 72% citywide.</p> <p>The Jericho Lands Policy Statement and the Jericho Lands ODP are severely flawed in many ways:</p> <p>excessive density and scale of development is beyond infrastructure capacity "affordable housing" would require significant funding by senior governments taxpayer funding of the subway extension to UBC ("UBCx") for the benefit of the private development corporation serious impacts on two adjacent public parks by blocking views and shading environmental impact of building the majority of its 66 high-rise towers from 12 to 49 storeys out of concrete and steel, thus forfeiting the opportunity to make this site "ground zero" for a new modular, prefabricated wood and mass timber industry for the benefit of the landowners and the BC's forest industry ODP provides insufficient detail as to the height and forms of development permitted, only maximum square footage and land uses per phase community concerns expressed to date remain mostly unaddressed private ownership of amenities that is unprecedented and unacceptable, as is the timeline for their development this ODP is premature, as the decision to fund and build UBCx, the fundamental prerequisite for this super-dense and sky-high development, has not been made.</p> <p>I oppose the current Jericho Lands ODP. Do the right thing and defer the adoption of the Jericho Lands ODP until all the foregoing concerns have been addressed.</p> | Ingrid Bjerkelund | West Point Grey | |

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| 2025-04-14 | 20:05 | Jericho Lands Official Development Plan | Oppose | <p>City council has demonstrated that you do not listen to city residents and taxpayers, UBC and Simon Fraser urban planners, and architects expressing concerns and opposition to the current Jericho Lands ODP. You show no vision of what a great city can look like - and it is certainly not like Hong Kong or Shanghai. The Jericho Coalition has proposed an alternative low-rise, more livable, and environmentally friendly vision that allows for significant new missing-middle, more affordable housing without the vast drawbacks of concrete and steel skyscrapers. The Jericho Coalition's proposal is preferred by 72% citywide.</p> <p>The Jericho Lands Policy Statement and the Jericho Lands ODP are severely flawed in many ways:</p> <p>excessive density and scale of development is beyond infrastructure capacity "affordable housing" would require significant funding by senior governments taxpayer funding of the subway extension to UBC ("UBCx") for the benefit of the private development corporation serious impacts on two adjacent public parks by blocking views and shading environmental impact of building the majority of its 66 high-rise towers from 12 to 49 storeys out of concrete and steel, thus forfeiting the opportunity to make this site "ground zero" for a new modular, prefabricated wood and mass timber industry for the benefit of the landowners and the BC's forest industry ODP provides insufficient detail as to the height and forms of development permitted, only maximum square footage and land uses per phase community concerns expressed to date remain mostly unaddressed private ownership of amenities that is unprecedented and unacceptable, as is the timeline for their development this ODP is premature, as the decision to fund and build UBCx, the fundamental prerequisite for this super-dense and sky-high development, has not been made. I oppose the current Jericho Lands ODP. Do the right thing and defer the adoption of the Jericho Lands ODP until all the foregoing concerns have been addressed.</p> | Pearce Wilcox | West Point Grey | |

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| 2025-04-14 | 20:26 | Jericho Lands Official Development Plan | Oppose | I completely oppose this plan, particularly because of the massive scale of the buildings. Buildings of this size are not energy efficient, block wind, cut us off from the sun and the sky, and are completely out of scale in this area and in general. Residents of Vancouver, who all have an equal interest and stake in this land, have voiced their opposition clearly on prior occasions but have been consistently ignored and misinterpreted during the planning of this project (i.e. by raising the height of towers in response to citizen input for more green space). This plan, in such an ecologically sensitive zone, adjacent to the ocean, is extremely short-sighted and its legacy will be shameful even if it proves to be extremely profitable for a select group of people. We all have a stake in future generations and this is not a plan that makes me hopeful for that future in Vancouver. | Jennifer Mackenzie | Kitsilano | |

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|---------------|--------------|---|----------|---|-------------|-----------------|------------|
| 2025-04-14 | 20:51 | Jericho Lands Official Development Plan | Oppose | <p>Dear Mayor Sim and Council,</p> <p>Re: Jericho Lands Official Development Plan (ODP) Public Hearing Agenda: https://council[.]vancouver[.]ca/20250415/phea20250415ag.htm Report: https://council[.]vancouver[.]ca/20250311/documents/rr3.pdf Draft Bylaw: https://council[.]vancouver[.]ca/20250415/documents/phea1draftbylaw.pdf Jericho Lands Policy Statement: https://council[.]vancouver[.]ca/20240124/documents/pspc1_Appendix_A.PDF</p> <p>I am STRONGLY OPPOSED to approval of the proposed Jericho Lands Official Development Plan (ODP).</p> <p>I remain strongly opposed to the overall density and scale of development that has not responded to neighbourhood or broader public feedback. Jericho Coalition's Forum Research poll showed that 72% citywide agreed that the development as proposed was too dense and that the City should reject it on this basis and prefer the Jericho Coalition's alternative approach. https://jerichocoalition[.]org/survey-results/</p> <p>This proposal is not ready for approval as the Jericho Lands Official Development Plan (ODP). With the provincial changes to the Vancouver Charter, there will be no public hearings at rezoning phases. Consequently, the hearing on April 15 is the last public hearing approval process for the Jericho Lands, even though critical information that could drastically change the site planning would not come until much later at rezoning.</p> <p>The only reference in the ODP to form of development is to the gross square footage per phase and a reference to the Jericho Lands Policy Statement. This would mean Council approval of form of development at each phase, possibly without even speakers allowed at all, for the entire rezoning phases over the 25 to 30 year build out.</p> <p>The entire site planning is based on the assumption of a UBC subway extension and station onsite, but this has no business case, an incomplete alignment study, with no project funding, and is a low regional priority. Higher regional priority is given to transportation needs for Bus Rapid Transit region-wide and the SkyTrain extension in Surrey - Langley for population growth. If the UBCx Subway Extension doesn't advance, the Jericho Lands plan will need to be entirely reconsidered, which is much harder to do if the plan is already approved in the ODP.</p> <p>We strongly oppose the developers retaining ownership of the public amenities such as the parks, community centre, daycare and VSB school. If these assets are not publicly owned, they are not public amenities for future generations indefinitely as they should be.</p> <p>This plan is indefensible and should not be allowed to proceed.</p> <p>Sincerely, J martz</p> | Julie Martz | West Point Grey | |

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| 2025-04-14 | 21:10 | Jericho Lands Official Development Plan | Oppose | I oppose this level of density without the necessary amenities. | David Macvey | Kitsilano | |
| 2025-04-14 | 21:25 | Jericho Lands Official Development Plan | Oppose | This is an insane, not thought through and abusive plan for both Nature and our need for a balanced relationship with Nature. Jericho is sacred land that must remain sacred and preserved!! | Mahara Brenna | | |
| 2025-04-14 | 21:56 | Jericho Lands Official Development Plan | Oppose | As a resident on the Kitsilano side of Alma Street, I am strongly opposed to the construction of 49 storey buildings in this development plan. It's part of a disturbing trend for the city to slap ugly towers next to houses and mid-rise buildings without any regard for the people who already live in these neighbourhoods. Not only will these structures ruin the character and natural beauty of the area, but it's ludicrous to cram 24,000 more residents when the infrastructure here was never designed to support that many people. Transit is already crowded as it is during peak hours, and increasing the population to that degree will worsen the problem considerably. I urge the city to reduce the density, and for the tallest buildings to be no more than 10 to 15 storeys. | Stacie Lee | Kitsilano | |
| 2025-04-14 | 22:11 | Jericho Lands Official Development Plan | Oppose | Oppose | Barbara Angel | Fairview | |
| 2025-04-14 | 22:29 | Jericho Lands Official Development Plan | Oppose | I am opposed to this development. There is way too much density! It proposes even more density than the Broadway Corridor where rapid transit is already being built. The development presumes that rapid transit will be built through it, but this may not be the case for many years, if ever. I cannot understand why the city would commit to such a massive development, totally inconsistent with the neighborhood, at this time. | Nick PALMER | Shaughnessy | |
| 2025-04-14 | 22:38 | Jericho Lands Official Development Plan | Oppose | I am FIRMLY OPPOSED to the Jericho Lsnds ODP. | Anil Patade | | |
| 2025-04-15 | 00:05 | Jericho Lands Official Development Plan | Oppose | Families have been ignored in the rush to density and monetize. How can we attract younger people to live and work here when all Vancouver has to offer is small, expensive high rise accommodation? Kitsilano is already almost entirely multi family dwellings; Point Grey could be densified with townhouses and low rise building that would satisfy housing needs for many years. | Judith Gale | Kitsilano | |
| 2025-04-15 | 07:00 | Jericho Lands Official Development Plan | Oppose | The ODP requires a lot more Public input and needs to pause for this to happen. I am strongly opposed to it James C McKay | Jim McKay | | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-------------------------|-------------------|------------|
| 2025-04-15 | 07:17 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the proposed ODP. It is an outrageous and extremely expensive giveaway by taxpayers to a developer intending to make huge profits. What Vancouverites need is affordable housing not luxury high rises. The Jericho Coalition offers an alternative plan that is based on people's needs for housing with the vision for a livable city. | Martine Wakefield | Kitsilano | |
| 2025-04-15 | 07:21 | Jericho Lands Official Development Plan | Oppose | Feeder streets in the area are already over burdened as well as services such as grocery stores are not equipped to fulfill the needs of such an increase in population in the area. Such as proposal does not encourage safety and comfortability for the current residents of this neighbourhood. As well, the current build proposition does not fit the existing dwelling/homes of the neighborhood - can additional homes not be added that better fit the needs/current neighbourhood? High rises with overpriced rent are not a real solution to the housing crisis in Vancouver. Encouraging developments such as this in the neighbourhood will lead to low rise buildings demolition and residents finding themselves displaced. | Alyssa Wandler | Kitsilano | |
| 2025-04-15 | 07:50 | Jericho Lands Official Development Plan | Oppose | "I am strongly opposed to the Jericho Lands ODP" | Patricia Rust | West Point Grey | |
| 2025-04-15 | 08:33 | Jericho Lands Official Development Plan | Oppose | I oppose the development of the Jericho Lands Project as it stands now. The city needs to consider family friendly neighborhood planning vs sky high micro units at truly unaffordable price points. It would also benefit council to listen to its constituents. As the election results bear out, the West End voted no to the planning (that the tax payer funds), as it stands now. No one is arguing that there should not be development, but it should be environmentally friendly (wood, not concrete), it should be capped at low to mid-rise - because that is what the tax-payer in this neighborhood supports. | Marion Laengin-Bueckert | West Point Grey | |
| 2025-04-14 | 18:49 | Jericho Lands Official Development Plan | Oppose | I am opposed to the existing ODP for the Jericho lands for the following reasons: - far, far too many people (4x 's denser than the west end) - needs the subway extension to be feasible (who's paying for that ? City taxpayers? - environmentally unfriendly high rise concrete towers (why not build low rise wood buildings supporting BC forestry given our situation with the US and tariffs ? - no public amenities - no below market rentals unless subsidized by governments - more traffic and congestion coming through residential areas already stressed with traffic from burgeoning U B C - more stress on Spanish Bank beaches in the summer which are all ready jam pack ed | Victor Maasik | Dunbar-Southlands | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|----------------------|-----------------|------------|
| 2025-04-14 | 18:57 | Jericho Lands Official Development Plan | Oppose | There is no infrastructure to support a project of this density . The proposed subway to UBC will fund transport to UBC for students. Students do not pay Vancouver taxes , residents do ! We are heavily taxed . As seniors we have no housing to move to in neighbourhood . Not one proposed building is aimed at seniors . We want a liveable community , we require green space , a community Center , not 60 floor towers . A medical clinic would be so beneficial . Please don't destroy such a Beautiful , liveable neighbourhood . | Adele Poier | West Point Grey | |
| 2025-04-15 | 08:55 | Jericho Lands Official Development Plan | Oppose | I oppose. Why are we building out of concrete when most of our rebar comes from the US? We should be building ground-scale wood-frame for Canadian sovereignty, and environmental reasons. | Julien Sellgren | Kitsilano | |
| 2025-04-15 | 09:18 | Jericho Lands Official Development Plan | Oppose | There are too many reasons for me to oppose this project- to write here. The Developers of Oakridge said the project was too large. This would apply to the Jericho lands. - why only ONE public hearing? -why no school until the end of the project? -why is it so environmentally unfriendly when it is run by the First Nations who always claim to be the "keepers of the land" | Lorna Wilson | Kitsilano | |
| 2025-04-15 | 09:20 | Jericho Lands Official Development Plan | Oppose | Re-think the Plan this time paying attention to the community and local citizens. It's OUR city, cities work best when its inhabitants are consulted, it's hubris to think you know best. | Ed and Emma Frankson | Fairview | |
| 2025-04-15 | 09:27 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the Jericho Lands ODP | Colleen Hardwick | Kitsilano | |
| 2025-04-15 | 09:43 | Jericho Lands Official Development Plan | Oppose | I have heard ABC council members comment on the by-election and observe that they need to do a much better job of listening to the community. There are many "communities" that need to be heard but not all have been listened to. The Jericho Coalition has several locally- inspired, community-minded ideas that would enhance the Plan. Yes, there will be some towers on the site, but their work demonstrates that the Plan can be much improved by allowing for a variety of housing choices and varying densities for both existing and future residents. They also have ideas to enhance environmental and recreation objectives. Given the downturn in the market for condos and rentals, there is no harm in taking a bit more time by instructing staff to work with the Coalition and other local residents to figure out how to improve the ODP. | Christina DeMarco | West Point Grey | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|------------------|-----------------|------------|
| 2025-04-15 | 09:50 | Jericho Lands Official Development Plan | Oppose | to quote Kerry Gold's headline in the Globe and Mail, March 21, 2025 "High rises are not the answer to Vancouver' s housing affordability crisis. This very true for the Jericho Lands. too many buildings that are inhumanity tall and made from concrete. Our own wood should be used to build shorter building The City of Vancouver's Greenest City Newsletter , April 2025 states"Green spaces play an IMPORTANT role in our response to climate change. Jericho Lands need fewer tall building and more green space. What did the Covid Pandemic teach us? We need more green space . Please revise the plan now. | penny perry | Kitsilano | |
| 2025-04-15 | 09:52 | Jericho Lands Official Development Plan | Oppose | I strongly oppose highrises in the Jericho plan . | Garry Chalk | Kitsilano | |
| 2025-04-15 | 09:57 | Jericho Lands Official Development Plan | Oppose | I oppose this development | Leslie Monk | Kitsilano | |
| 2025-04-15 | 10:02 | Jericho Lands Official Development Plan | Oppose | The plan is too dense. A less dense plan would be more livable for everyone | Paul Landahl | West Point Grey | |
| 2025-04-15 | 10:11 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the Jericho lands ODP | Susan Burak | Fairview | |
| 2025-04-15 | 10:14 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the Jericho Lands ODP | Susan Burak | Fairview | |
| 2025-04-15 | 10:21 | Jericho Lands Official Development Plan | Oppose | I strongly oppose the Jericho Lands ODP. PLEASE STOP THIS DEVELOPMENT!! | Christopher Yost | Kitsilano | |
| 2025-04-15 | 10:26 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the Jericho Lands ODP | Tracey Shaw | Kitsilano | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-------------|--------------|------------|
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| 2025-04-15 | 10:40 | Jericho Lands Official Development Plan | Oppose | This plan is not supported by the neighbourhood and, therefore, should not be converted to an ODP. By doing so, you would further disenfranchise the people most affected by a plan that they do not support. This is profoundly undemocratic. | Sean Nardi | Fairview | |
| 2025-04-15 | 10:56 | Jericho Lands Official Development Plan | Oppose | I am opposed to Jericho Lands ODP. | Andrea Law | Kitsilano | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|----------------|-----------------|------------|
| 2025-04-15 | 11:04 | Jericho Lands Official Development Plan | Oppose | <p>I believe that everyone in Vancouver understands and supports increasing density, and developing the Jericho Lands makes sense as long as there is the requisite infrastructure to support all of these additional people. I strongly oppose the current development which will increase density that is unsustainable and completely out of scale for this area. I understand that the Jericho Coalition members were specifically selected by City Council to consult on the Jericho Lands and have developed a livable, family-friendly, climate-resilient, and more affordable alternative. I do not understand why this approach is not being considered when it is seemingly supported by so many residents unlike the current ODP for the Jericho Lands which has not been supported, nor has any of the public consultation been considered. Having 66 towers in this beautiful area will destroy this area and the current infrastructure can in no way support this additional density. It is already gridlock along 4th Avenue, how can additional 10s of thousands of residents move without additional roads and transit? Why is this plan not being paused until the UBCx is approved which was the main reasons, as I understand, that the Jericho Lands were being developed as the UBCx would provide essential transit for these additional residents. Why can development in the city not be done in a thoughtful, respectful, creative and imaginative way where people can live in sustainable, liveable neighbourhoods vs constantly building concrete towers that are destroying our beautiful city and all of the views that make Vancouver unique? Do we not want to be leader in sustainable, creative development as we once were when "Vancouverism" was the gold standard for urban planning? Towers are not the answer except for greedy developers who will be the only ones that benefit from this plan (and all the other towers that are being built replacing perfectly good rental housing with long-term renters. Create homes that young families want to live in - no family or anyone else wants to live in a soulless tower miles above the ground and where life is happening. It is so very depressing what is happening in Vancouver with all of our beautiful neighbourhoods being destroyed and no respect for the character and integrity of each neighbourhood. Encourage row houses or townhouses or triplexes or fourplexes which will quadruple density in a thoughtful, respectful and beautiful way as they do in Europe - towers are not the answer. And, build our buildings using sustainable products including BC wood, not US steel.</p> | Hilary Dempsey | West Point Grey | |

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|------------|-------|---|--------|--|---------------------|-------------------|------------------------------|
| 2025-04-15 | 11:21 | Jericho Lands Official Development Plan | Oppose | <p>The Jericho Lands Development plan is an outrageous attempt at increasing density while squeezing as much profit as possible from a parcel of land not meant to house thousands upon thousands of people.</p> <p>City Council does not seem to care about addressing infrastructure problems associated with this project, nor do they seem to place any regard on the opinions of the residents of the neighborhood of West Point Grey (as per their rubber stamp approval of the redevelopment project at 4545 West 10th Ave). This mega project with its ridiculous mega towers will be nothing but a blight on the neighborhood, and does not help the affordability crisis with its luxury units.</p> <p>I implore the City to start listening to residents' feedback, instead of constantly pandering to developers, who give zero care about the neighborhoods they permanently change. Shrink this development project with shorter towers, more community amenities, and infrastructure guarantees so that neighboring residents don't suffer.</p> | Veronica Brown | West Point Grey | |
| 2025-04-15 | 11:27 | Jericho Lands Official Development Plan | Oppose | I feel concerned about the level of densification in this ecologically sensitive area. | Bonnie Wilson | Dunbar-Southlands | |
| 2025-04-15 | 11:31 | Jericho Lands Official Development Plan | Oppose | I vehemently oppose the type of development Sim and council are proposing for this land. Along with Dictator Eby who denies the very people he is supposed to be representing a say in such developments. There are so many other ways to provide housing for residents other than high rise buildings (which we know affects humans mental and physical health) on the very land that makes Vancouver a healthy and healing place to live. Be creative and look further beyond the greed of developers to developments in Europe and other countries. | Maureen Devine | West Point Grey | |
| 2025-04-15 | 11:39 | Jericho Lands Official Development Plan | Oppose | "I am strongly opposed to the Jericho Lands ODP" | Konstadinos Kaounas | Kitsilano | |
| 2025-04-15 | 11:48 | Jericho Lands Official Development Plan | Oppose | This is over-densification in an area with limited access to the east and south. Furthermore towers of the proposed height would conflict with the wooded and beach area to the north. Vancouver needs rental property but it needs to be affordable and the so-called market rates are not that. Other parts of the world (Vienna being one) seem to have figured it out with respect to affordable housing that creates community and is not 49 storeys tall. | David Kelly | West Point Grey | |
| 2025-04-15 | 11:51 | Jericho Lands Official Development Plan | Oppose | <p>This ODP is not required. Developer MST Partnership asked for it for its own benefit, to the detriment of Vancouverites who have to live with the consequences.</p> <p>A key consequence is that this public hearing will be the last one ever for a monumental project that will triple the population of Point Grey over the next 30 years.</p> <p>Thirty years with no public hearings means tomorrow's generations will have no say over what they will be forced to live with if this ODP is approved today.</p> | Roberta Olenick | West Point Grey | Attachment 1 |

No public hearings even as 50 storey towers shade out their Jericho Park in violation of city by-laws.

No say even as they wait decades for a school and other amenities to finally be provided.

Particularly alarming here is that this ODP omits crucial details, including building height and forms of development. These details are confined to the Jericho Lands Policy Statement which can easily be changed at any council meeting with no public hearing and a minimum majority of six council votes.

Nor does this ODP include any detail as to how, or even if, the development would be scaled back if the UBC SkyTrain extension does not get built. All it says is the plan would be “reviewed” yet the massive scale of this project is totally dependent on UBCx, for which there is no business case and no funding.

All this raises the question: How can such an ODP be approved when it is so vague and incomplete that we don’t even know what we are actually approving?

That is akin to handing the MST Partnership a blank check!

Speaking of blank checks, what is this developer offering in exchange? How about affordable housing? The vast majority of people who submitted “support” comments to this hearing say that is what they want and expect. I guess they didn’t read the ODP carefully enough to realize there won’t be any affordable housing here unless the government, in other words taxpayers, funds it.

Taxpayers will also be on the hook for billions for UBCx if it ever gets built, all for the benefit of the developer.

Further, this ODP grants the developer permanent private ownership of all “public” amenities, a dangerous precedent that fails to ensure these amenities remain public for future generations. And these will only be provided at the end of the project, leaving decades of existing infrastructure overburdened as Jericho’s population proliferates.

I strongly oppose this blank check of an ODP that thumbs its nose at democracy.

In the next election I will NOT be voting for anyone on council who approves this premature, vague and unnecessary ODP.

A significant number of the “support” comments submitted to this hearing claim that NIMBY West Side residents oppose development of the Jericho

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| | | | | <p>Lands because they are not willing to accept their fair share of necessary densification.</p> <p>This is false.</p> <p>Most West Side residents, including me, recognize the importance of developing this site, especially because existing renters won't be demovicted like those impacted by the Broadway Plan.</p> <p>But MST is asking Point Grey residents to take on far more than their fair share of added density.</p> <p>This development is the biggest single property development project in recent Vancouver history. It is 20 times more dense than, and will triple the population of, the surrounding neighbourhood. It is four times larger than Oakridge, three times more dense than both Vancouver's West End and Hong Kong – and more than five times as dense as New York City.</p> <p>Polls show that 70% of Vancouverites oppose MST's Jericho plan precisely because of this excessive density as well as its massive tower heights. Most Vancouverites, including West Side residents like me, support instead the more livable, affordable and environmentally responsible alternative development plan advanced by the Jericho Coalition.</p> <p>This alternative would provide housing for 16,000 people in low-rise, low carbon, family-oriented buildings that would be cheaper, faster and less disruptive to build than MST's towers while still generating generous profits.</p> <p>Under the Coalition's plan, the population of Point Grey would double, slightly more even than the proportional population increase in the turbocharged Broadway Plan area.</p> <p>Why the Coalition's widely supported win-win solution has been totally stonewalled in favour of MST's contentious high rises raises critical questions about the whole decision-making process in this city and province. For more on that, please read: https://cityhallwatch.wordpress.com/2025/04/14/developers-behind-first-nations-developments-case1-jericho-lands-aquilini/#more-98957</p> | | | |
| 2025-04-15 | 12:07 | Jericho Lands Official Development Plan | Oppose | I am opposed to the Jerichco Lands development plan. This area cannot support this type of housing development. | Grayson Doyle | Kitsilano | |
| 2025-04-15 | 12:21 | Jericho Lands Official Development Plan | Oppose | I strongly oppose the Jericho Lands ODP! | stephanie valentinuzzi | Hastings-Sunrise | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-----------------|------------------|------------|
| 2025-04-15 | 12:28 | Jericho Lands Official Development Plan | Oppose | I am excited to see the Jericho Lands being put to better use, but am opposed to comprehensive changes on the scale and timeline proposed. Without a firm commitment for Skytrain service I am hesitant to believe in the feasibility of the low-car community portrayed, especially given the local topography. Bringing so many new residents into the area so quickly would permanently alter one of the few remaining pieces of beachfront green space Vancouverites have, and it is my firm belief that this must be done gradually and with the necessary infrastructure built in advance to ensure it makes our city better for everyone living here. | Matthew Palmer | Kitsilano | |
| 2025-04-15 | 12:44 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the Jericho lands ODP. | Craig Peressini | Hastings-Sunrise | |

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|------------|-------|---|--------|---|----------------|-----------------|--|
| 2025-04-15 | 12:46 | Jericho Lands Official Development Plan | Oppose | <p>This Jericho Lands ODP as it stands is severely flawed in many regards and a terrible example of Urban Planning:</p> <p>a) they propose excessive density and scale of development beyond infrastructure capacity and without consideration of surrounding neighbourhoods, parks AND SCHOOLS!!</p> <p>b) the ODP promises to lead to "affordable housing" but neglects to emphasize that this would require significant funding by senior governments. There is also essentially one type of housing being proposed and that is towers. No townhomes, no duplexes, no single family. All towers.</p> <p>c) they also neglect to point out that taxpayers would have to fund the subway extension to UBC ("UBCx") for the benefit of the private development corporation. Is council aware of a final decision to extend the subway to Jericho Lands that they have not shared with the public?</p> <p>d) the proposed development seriously impacts two adjacent public parks by blocking views and shading to the detriment of park users and future Jericho Lands residents. What are the plans to mitigate the damage to the beaches, neighbouring parks and wetlands?</p> <p>e) the plan ignores the need to climate-proof the newly-built development by planning to build the majority of its 66 high-rise towers from 12 to 49 storeys out of concrete and steel, thus forfeiting the opportunity to make this site "ground zero" for a new modular, prefabricated wood and mass timber industry for the benefit of the landowners and the BC's forest industry. Concrete as we all know is not a green product and areas with more concrete and less green space and tree canopies are warmer than other areas.</p> <p>f) the ODP provides insufficient detail as to the height and forms of development permitted, only maximum square footage and land uses per phase.</p> <p>g) community concerns expressed to date remain mostly unaddressed</p> <p>h) the ODP proposes private ownership of amenities that is unprecedented and unacceptable, as is the timeline for their development</p> <p>i) this ODP is premature, as the decision to fund and build UBCx, the fundamental prerequisite for this super-dense and sky-high development, is outstanding</p> <p>The adoption of Jericho Lands ODP should be deferred until such a time as all the foregoing are addressed as this is a long term project - not a 2 or 3 year construction project - and should be subjected to ongoing reviews and consultation.</p> | Samantha Adams | West Point Grey | |
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Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|--------------|-----------------|------------|
| 2025-04-15 | 12:48 | Jericho Lands Official Development Plan | Oppose | <p>From: s. 22(1) Personal and Confidential s. 22(1) Personal and Confidential</p> <p>Sent: Monday, April 14, 2025 4:48 PM</p> <p>To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; info s. 22(1) Personal and Confidential</p> <p>Cc: s. 22(1) Personal and Confidential</p> <p>Subject: Opposed to the Jericho Lands Development Plan</p> <p>To whom it may concern:</p> <p>I am OPPOSED to the Jericho Lands Development plan, which is premature and ill-advised given that the subway to this site has not been approved and funded.</p> <p>The proposed design does not provide livable or affordable housing for Vancouverites, and it will be the laughingstock of other great cities which have built beautiful high-density and livable communities. It is hard to believe that a City like Vancouver, famed for its beauty, would ruin its cityscape once and for all. Please reconsider and consult with the public to provide a better plan.</p> <p>I would like to urge you to consider a mass timber design which would not only support our local lumber industry, but also result in a more livable and beautiful neighbourhood on this treasure of a parcel of land.</p> <p>Best,</p> <p>Marie Giesen</p> | Marie Giesen | West Point Grey | |

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| 2025-04-15 | 12:56 | Jericho Lands Official Development Plan | Oppose | <p>I strongly OPPOSE this development plan. No thought has gone into this.</p> <p>Does this City care at all about the veterans who live on this property? We know quite a few military families who live in the housing and there are no plans for them. Is this how we treat those who have served our country?</p> <p>The environmental impacts alone should warrant the cancelling of this job. As a professional engineer has the city even taken the time to review the geotechnical conditions in the area? Ground conditions alone will require major ground improvements costing millions and for what....to destroy yet another piece of land for development. We are not in a housing crisis, there is an affordability issue. There are ample developments underway, most of which can't sell....why, because people can't afford them.</p> <p>This city council and mayor are going to be remembered for destroying neighborhoods and NOT solving the real problems this city is facing.</p> | Cristina doyle | Kitsilano | |
| 2025-04-15 | 12:57 | Jericho Lands Official Development Plan | Oppose | I strongly oppose this development! | Jan Leard | Dunbar-Southlands | |
| 2025-04-15 | 12:58 | Jericho Lands Official Development Plan | Oppose | <p>From: s. 22(1) Personal and Confidential s. 22(1) Personal and Confidential Sent: Tuesday, April 15, 2025 1:06 PM To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca> Cc: s. 22(1) Personal and Confidential Subject: Vancouver Citizen Opposed to Jericho Official Development Plan</p> <p>This development is completely out of scope and proportion and I urge the Mayor and Councillors to make a decision that prioritizes public feedback and concerns over the concerns of participating development companies. I am 100% opposed to the Jericho Official Development Plan for the following reasons.</p> <p>Respectfully, Dan Wright</p> <hr/> <p>This Jericho Lands ODP as it stands is severely flawed in many regards:*</p> <p>a) they propose excessive density and scale of development beyond infrastructure capacity and without consideration of surrounding neighbourhoods and parks</p> | Dan W | Dunbar-Southlands | |

b) the ODP promises to lead to "affordable housing" but neglects to emphasize that this would require significant funding by senior governments

c) they also neglect to point out that taxpayers would have to fund the subway extension to UBC ("UBCx") for the benefit of the private development corporation

d) the proposed development seriously impacts two adjacent public parks by blocking views and shading to the detriment of park users and future Jericho Lands residents

e) the plan ignores the need to climate-proof the newly-built development by planning to build the majority of its 66 high-rise towers from 12 to 49 storeys out of concrete and steel, thus forfeiting the opportunity to make this site "ground zero" for a new modular, prefabricated wood and mass timber industry for the benefit of the landowners and the BC's forest industry

f) the ODP provides insufficient detail as to the height and forms of development permitted, only maximum square footage and land uses per phase.

g) community concerns expressed to date remain mostly unaddressed

h) the ODP proposes private ownership of amenities that is unprecedented and unacceptable, as is the timeline for their development

i) this ODP is premature, as the decision to fund and build UBCx, the fundamental prerequisite for this super-dense and sky-high development, is outstanding

The adoption of Jericho Lands ODP should be deferred until such a time as all the foregoing are addressed.


MORE INFORMATION:

Rushed Draft ODP consultation process of less than a month in February.
The public consultation and Q&A on the draft ODP was only about 3 - 4 weeks long.
This was far too short for the public to respond.

*Future Rezoning Process Questionable
Once the ODP is approved, there will be no further public hearings for the Jericho Lands as per the new BC zoning bills.
The City claims that each rezoning application will include notification and public engagement and be subject to Council approval.

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| | | | <p>However, ?this does not have the same legal requirements as a public hearing and may not allow any speakers at Council at all for any of the next phases.</p> <p>*This ODP is premature until (& if) UBCx Subway Extension is approved & funded*</p> <p>Given that the ODP is the last opportunity for a public hearing, there should be much more certainty about the plan before proceeding to adoption of the ODP.</p> <p>This current plan is entirely based on transit oriented development related to the proposed onsite transit station for the UBCx subway extension.</p> <p>However, there is no business case, approval or funding yet for UBCx, so it possible that the UBCx might be indefinitely postponed or never built. The developers are requesting the ODP to have more certainty for their financing, even though an ODP is not required by the City at this time.</p> | | | |
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Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
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| 2025-04-15 | 13:02 | Jericho Lands Official Development Plan | Oppose | <p>Good morning all,</p> <p>I am a long time condo owner in Kitsilano and need to have my voice heard on Jericho Lands ODP.</p> <p>Erxtending the sky train to UBC is opening flood gates to increased density. Please listen to folks and take a pause before it is too late, before our quality of life is forever eroded, our natural resources are irrevocably depleted or polluted, and quality of life is irrevocably diminished for residents and visitors alike.</p> <p>Heading further into your mission to increase density without PAUSING for a measured approach to increased density IS VITAL: I am not against some increased density, but I believe this invaluable West Side environment is already stressed enough to bear rampant construction and destruction of habitat and current way of life.</p> <p>Since coming to Kitsilano in 1975, I have witnessed increasing rush hour gridlock traffic, perennial summer water restrictions, lack of state of the art sewage treatment, increased air pollution from denser traffic and fires, mature street trees dying, gridlock traffic, greater use of parcs and beaches, lack of affordable housing and many folds increase of people living on the street. I strongly believe some of these big problems need to be solved before we extend the sky train to UBC and build housing ordinary folks cannot afford, whether they wish to rent, or buy.</p> <p>You have heard this before because it is real and I urge you to pause before we “pave paradise. Joni Mitchell”</p> <p>Thank you.</p> <p>France Powell s. 22(1) Personal and Confidential </p> | france powell | Kitsilano | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
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| 2025-04-15 | 13:03 | Jericho Lands Official Development Plan | Oppose | <p>I OPPOSE this project. It's time for the city to take action and ensure this project does not move forward.</p> <p>Developments are NOT selling because there isn't a housing crisis there is an affordability issue.</p> <p>Where is the COV Engineering Department and planning department? No thought has gone into this at all. Unnecessary development like this will ruin surrounding neighborhoods, increase traffic congestion (yes people do still drive and take their kids to many activities at UBC and the Spanish banks), and the deviating effects of the significant environmentally impacted footprint.</p> | Christina Valentinuzzi | Kitsilano | |
| 2025-04-15 | 13:06 | Jericho Lands Official Development Plan | Oppose | <p>From: Fabienne Goulet s. 22(1) Personal and Confidential Sent: Monday, April 14, 2025 5:00 PM To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; s. 22(1) Personal and Confidential; s. 22(1) Personal and Confidential Subject: Jericho land</p> <p>From: Fabienne Goulet s. 22(1) Personal and Confidential Sent: Monday, April 14, 2025 4:58 PM To: Sim, Ken <Ken.Sim@vancouver.ca> Subject: Jericho land ODP</p> <p>Please be advised that I am strongly opposed to the current Jericho land ODP.</p> <p>This proposal strongly impacted one of the most visited areas for families and tourists. It will have a great devastive impact on the environment and mostly serve the needs of rich developers. It will raise our taxes once again and units will be so pricy and unaffordable.</p> <p>Fabienne Goulet Vancouver</p> | Fabienne Goulet | | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
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| 2025-04-15 | 13:07 | Jericho Lands Official Development Plan | Oppose | The proposed building heights are not applicable to this area of the city. We should be looking at Paris and Frankfurt as models for increased density, not Hong Kong. 6-8 storeys would be ideal. 20 absolutely maximum in a few buildings. The current city planning is not looking to the future of the city as a beautiful place to live with vibrant communities, but a knee-jerk reaction to the current housing crisis. Both density and an aesthetic city scape can be accomplished with more careful planning | Mark Stoakes | Mount Pleasant | |
| 2025-04-15 | 13:08 | Jericho Lands Official Development Plan | Oppose | The proposed plan is not in keeping with a livable Vancouver philosophy. High rises that only increase density are contradictory to environmental and social well being. I am not opposed to development per se, but development at the Jericho site could be accomplished using a different approach, one that incorporates environmental values and does not pack people into unaffordable highrise boxes. | David Morantz | Dunbar-Southlands | |
| 2025-04-15 | 13:12 | Jericho Lands Official Development Plan | Oppose | I want to live in a 'liveable city' where the beauty of Vancouver is preserved. The black towers by the Burrard Bridge are a real eyesore for this City. Let's not do the same with the Jericho Lands. We don't need to build accommodation for the who world. Lets build liveable villages not eyesore towers!! The City must listen to the concerns of the Jericho Coalition. The current City Council is not likely to be around much longer and should not be making a decision that ruins the City for future generations!! | danny Lescisin | Mount Pleasant | |
| 2025-04-15 | 13:14 | Jericho Lands Official Development Plan | Oppose | This development needs a rethink, as it is going to be a blight on the landscape. Lower density with more green space would better reflect the surrounding area. Please THINK before you vote for developments that will make our City a less desirable place to live. No one wants Vancouver to be a concrete jungle. | Karen Finnan | Kitsilano | |
| 2025-04-15 | 13:20 | Jericho Lands Official Development Plan | Oppose | Another ill-conceived effort by the City to add housing without consideration of the impact of the beauty and liveability of this city. Project should be lower-rise with a great deal more green space to fit in with the surrounding neighbourhood. Please start doing proper community planning! | Alexander Soukas | Kitsilano | |
| 2025-04-15 | 13:22 | Jericho Lands Official Development Plan | Oppose | The plan is too rushed and too consequential for our City to be dealt with in a single Public Hearing at this stage. There should be MANY MORE opportunities for public education and public participation in this enormous undertaking. Withdraw the plan now, and seek MUCH MORE public understanding and input. | David Gibson | West Point Grey | |

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| 2025-04-15 | 13:24 | Jericho Lands Official Development Plan | Oppose | I am deeply opposed to the Jericho lands ODP. you need to be considering development plans more consistent with neighborhood needs (green spaces, low and medium rise rather than high rise buildings). We need housing here but it needs to be smarter housing. | Laura MacDougall | Kitsilano | |
| 2025-04-15 | 13:39 | Jericho Lands Official Development Plan | Oppose | Two wrongs don't make a right. Just because indigenous peoples' land was stolen and white settlers built whatever the hell they wanted doesn't mean that the crimes should be recommitted. Extra thought must be given to such an environmentally important area, and I would think that with indigenous people being given back this land, they would want to do exactly that. Not just try to cram in as many bodies as possible and scar the hill down to the beach. This area is a gem. People from all over the city can bus, bike or drive to picnic with family, birdwatch, spot sea lions, respect salmon creeks. With a development of this size you will likely sacrifice this important natural area. How about starting from scratch using intelligence, thoughtfulness and creativity to build a truly world class neighbourhood that Vancouver could be proud of. Because this ain't it. It's the lazy way to get money into developers pockets. They win, the rest of us lose. | Signy Kuch | West Point Grey | |
| 2025-04-15 | 13:45 | Jericho Lands Official Development Plan | Oppose | From: Andrew Greig s. 22(1) Personal and Confidential Sent: Monday, April 14, 2025 5:01 PM To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; s. 22(1) Personal and Confidential Cc: s. 22(1) Personal and Confidential Subject: Jericho Lands Official Development Plan - 100% Opposed Dear City of Vancouver, I am concerned about the City of Vancouver acting too much as land seller and not enough as the real estate regulator for the City of Vancouver. The City Of Vancouver is supposed to be managing urban transformation for livability and growth. However, the City is proposing a massive, multi-decade development project, without providing adequate regulatory or cost controls. These include: <ul style="list-style-type: none"> • No height limits to massive sky scrapers • No agreement form of development design or design plan. • No design controls over time – meaning the proposed design can be changed at any time. | andrew greig | West Point Grey | |

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| | | | <ul style="list-style-type: none"> • No controls on the development's visual impact or aesthetics • No amenities or public services for residents and the neighbouring community over the short to medium term <p>Has the City of Vancouver done a thorough, professional analysis of the hydrology, utility supply (water, sewer, power) or other studies?</p> <ul style="list-style-type: none"> • The City does not appear to be acting with an abundance of care or caution regarding the neighbourhood's environmentally sensitive areas. • What about the Water, sewer and sanitary, storm drainage, transportation and wetlands, the Geology – slopes, soils, faults, landslides or other site characteristics that may affect the safety and feasibility of the project • What is the environmental impact on salmon spawning grounds? • Onsite schools appear to be an afterthought • The Jericho Lands site plan does not tie into a larger transportation area plan, which is curious for such a large site. <p>The City is not working to create a more vibrant living environment on the Jericho Lands site.</p> <ul style="list-style-type: none"> • The City appears to be pushing through the sale of a high profile and very profitable real estate development, which could, with a little more thought, design, concern and regulation, be a world class urban development site, rather than a disorganized cluster of high rise buildings with no requirement for amenities, a few minor first nations themes, a lot of concrete and glass, with no design limitations or cost controls. • Wouldn't it be nice if each MST first nation had its own village, and felt connection to the character or culture of each proud nation. The current designs do not. • <p>Is the City's role as a seller of the Jericho Lands perhaps improperly influencing its regulatory role?</p> <ul style="list-style-type: none"> • Possibly yes <p>Is the City is overlooking longer range public interest goals?</p> <ul style="list-style-type: none"> • Clearly yes <p>Affordable and social housing</p> <ul style="list-style-type: none"> • Neither Affordable nor social housing should depend on funding from the provincial and federal governments and unnamed "partners." • There should be constraints added to the plan to ensure that the City will not drop affordable housing requirements in favour of market rental housing if those governments don't heavily subsidize the project. • The City should have better understanding of what the costs to the taxpayer will be for the bare minimum of affordable housing that is mandated in the plans of any other development company. • Why is the City not adhering to its own Social Housing plans? <p>Shading</p> <ul style="list-style-type: none"> • The high-rises would loom over Jericho Beach Park, a magnet for residents | | | |
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from all over Vancouver.

- These towers will shade parts of the park, negatively impacting the park and the recreational experience of park users.
- A city by-law states that buildings cannot shade public parks.
- Why is this not being enforced?

Can the City of Vancouver make good deals, especially when bargaining with sophisticated private parties?

Not in this case.

Taxpayers have no say, yet tax payers will pay for the development and ant cost over-runs for decades.

Are the regulatory concessions given away too cheaply?

- I think - yes.
- This ODP is not appropriate and totally premature until the UBCx is approved, funded, and construction is scheduled.
- Without any transit planning in place, this development should not be considered a transit-oriented development
- Vancouver City Council must halt the Official Development Plan for the Jericho Lands, until the feasibility and timelines of the UBCx line has been established

Has the city calculated the colossal taxpayer giveaway to the developer

- Clearly, no

Has the City considered any alternative development plans?

- Clearly no.
- The developer proposes maintaining ownership of the parks, community centre, daycare, and Vancouver School Board school. Ownership by a private corporation is a radical departure from standard practice for public amenities to have City / Park Board ownership.
- Moreover, the amenities are only proposed for the last phase of development, which could be in 25 or 30 years with massive population increases, but without amenities.

Is the City is clearly focusing on short term real estate development activity rather than long range comprehensive planning

- Clearly yes
- Jericho Lands is not a Transit Oriented Development. There is no certainty on when this location might be a transit-oriented site.
- The City appears to be ignoring feedback from private sector and community associations on multiple items

Can traditional notions of due process be fulfilled when deals are hammered out behind closed doors?

- Clearly no.
- There is no Official Development Plan.
- There are no cost restraints, budgets or guidelines.
- There is no transit plan.
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Has a full accounting of costs and benefits been completed or ignored?

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| | | | | <ul style="list-style-type: none"> • There is no budget, if there is no plan. • The City is not able to calculate costs to taxpayers accurately. • Or how to control them • How can you calculate costs if the City has no idea on height limits, no form of development designation, (only maximum square footage and land uses per phase) • This site could easily resemble the North Vancouver Wastewater treatment plant project and go 4x over budgets. Easily. <p>City of Vancouver is supposed to experts on "smart growth" not "massive growth with massive costs to taxpayers and no controls."</p> <p>I would not vote to approve this project, until:</p> <ul style="list-style-type: none"> • The short-term benefits of this development cease - to only favour the developer. • There appears to be some alignment with the needs of the community. • The development considers & addresses any gaps in local amenities. • The development appears to be more in line with existing zoning requirements (or land use redesignations in line with other recently approved / similar developments). • There was some consideration to maintain some of the character of the neighbourhood, • The plan included some features or designs that highlight anything to do with history of the Jericho neighbourhood, • The massive development does fit into the context of the local environment, beach or watershed. <p>When a large transit-oriented development is approved with no transit plan, no approved development plan, with no amenities until phase 3 (20 years perhaps), no cost guardrails for 25 years, and providing the developers with "carte blanche" for future development, meaning the developer can build anything they wish, without consultation with stakeholders, for 25 years is a massive risk.</p> <p>Until the UBC Line transit is funded, approved... and scheduled, And all budgets and costs are contained, the City of Vancouver needs to stop selling the Jericho lands project and do their jobs to properly regulate the development for the benefits of all stakeholders over the long run.</p> <p>Not just developers.</p> <p>Opposed 100%.</p> <p>Sincerely,</p> <p>Andrew Greig</p> <p>8: 22(1) Personal and Confidential</p> | | | |
| 2025-04-15 | 13:59 | Jericho Lands Official Development Plan | Oppose | <p>Not interested in bringing a megaproject & all the troubles that come with to a nice community neighborhood.</p> | Paul Chauvel | Kitsilano | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-------------|--------------------|------------|
| 2025-04-15 | 14:03 | Jericho Lands Official Development Plan | Oppose | <p>From: David s. 22(1) Personal and Confidential</p> <p>Sent: Monday, April 14, 2025 6:16 PM</p> <p>To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; s. 22(1) Personal and Confidential s. 22(1) Personal and Confidential</p> <p>Subject: Jericho Lands ODP - Opposed</p> <p>Dear Mayor and Council,</p> <p>I support a considerable development at Jericho to create homes for thousands of people, but am not at all happy with the current ODP which feels so out of scale and character with the area. The idea of so many massive towers right there at Jericho is not the way this beautiful space should grow. It should be a very beautiful and considerable development done with more appreciation for the surrounding natural and residential area. Please do not mistake my opposition for someone who does not want the Jericho Lands turned into a beautiful development for thousands, because I do, but I feel that the scale proposed, with so many massive towers, is really not the right approach and I hope Council will consider other options, such as the type of thing put forward by the Jericho Coalition group.</p> <p>Sincerely,</p> <p>David Fine Vancouver</p> | David Fine | Grandview-Woodland | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
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| 2025-04-15 | 14:13 | Jericho Lands Official Development Plan | Oppose | <p>From: Erin Hanratty <[REDACTED]> Sent: Monday, April 14, 2025 7:12 PM To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; <[REDACTED]> <[REDACTED]> Subject: Comments for the Public Hearing Re Jericho Lands Official Development Plan--OPPOSED!</p> <p>Hello,</p> <p>I want to voice my opposition to the Jericho Development Plan as currently proposed. First, the excessive density and height of the towers in this plan will stress the surrounding area's infrastructure capacity. Second, the entire project is predicated on UBCX (the subway extension to UBC), but there is no guarantee that this extension will even be built. Third, a development of this size will put enormous stress on Jericho Beach Park and the beaches west of it, recreational areas which are already very congested in the summer months. Fourth, the massive concrete towers as envisioned in this project are anything but environmentally friendly. The Jericho Coalition has proposed a viable alternative (one well supported by a majority of Vancouver residents), featuring low to mid-rise buildings using mass timber, a far more sustainable material.</p> <p>The public hearing on April 15 concerning the Jericho Lands Project will be the last one. Why has there been so little public consultation on this massive 25 to 30-year development? The Jericho Development Plan in its current form is nothing but a colossal giveaway to the developer at the taxpayers' expense, and as such, should not be allowed to go ahead.</p> <p>Sincerely,</p> <p>Erin Hanratty</p> | Erin Hanratty | Kitsilano | |
| 2025-04-15 | 14:14 | Jericho Lands Official Development Plan | Oppose | I strongly oppose the Jericho Lands ODP | Ana Abad | Fairview | |

Jericho Lands Official Development Plan - Oppose

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|---------------|--------------|---|----------|--|--------------|--------------|--|
| 2025-04-15 | 14:20 | Jericho Lands Official Development Plan | Oppose | Too big , too tall with zero infrastructure to support such a large development. Slow down! | Sean Finnan | Kitsilano | |
| 2025-04-15 | 14:21 | Jericho Lands Official Development Plan | Oppose | I oppose this development and process because the development is completely out of scale with the context, there has been virtually NO public participation of any meaningful kind, and in fact, for affordable housing there are other more acceptable options. A recent UBC study has shown that above 10 storeys, the price of condos is out of reach of the middle class. So why going to 49 storeys??? There are lower scale options which could achieve a reasonable density. The UBCx has not been confirmed; the amenities for the community will in all likelihood be neglected... certainly the idea of Jericho Beach and Park will be only a memory. I was at a public hearing a few years ago in Kits High school in which a calorie free presentation was given by the CoV planners. They slagged architects and gave Mom's Apple Pie assurances about how wonderful the development will be. This is very disappointing. | Tohmm Cobban | Kitsilano | |
| 2025-04-15 | 14:22 | Jericho Lands Official Development Plan | Oppose | I'm against the current Jericho Lands development proposal that includes 66 towers and up to 28,000 residents on 90 acres. I'm in support of the Jericho Coalition's proposal of a lower rise more ecological development I can't fathom how such a major high rise, high density and unaffordable development on such a small site is viable either financially or ecologically. It is bound to negatively impact both the surrounding neighbourhood and the environment and is the wrong approach to take during the current climate crisis. I'm particularly concerned about the future of Jericho Beach Park directly across the street. Such a huge influx of new residents will certainly be detrimental to the wildlife and ecology of the park, particularly in the forest area and the area surrounding the ponds and there appears to be no plans to mitigate this! The park will no longer be an enjoyable place of quiet refuge for all, including many who come from distant parts of the City and suburbs, but will become an overcrowded noisy unpleasant beach park catering primarily to Jericho Lands residents. And who will pay for the required extra park rangers, maintenance, police and animal control officers to service all of this? | Elvira Lount | Kitsilano | Attachment 1 Attachment 2 |

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| 2025-04-15 | 14:48 | Jericho Lands Official Development Plan | Oppose | <p>From: Maureen Adams s. 22(1) Personal and Confidential Sent: Monday, April 14, 2025 7:41 PM To: Sim, Ken <Ken.Sim@vancouver.ca> Subject: Jericho Lands ODP</p> <p>I strongly disagree with the proposed development plan for the Jericho Lands.</p> <p>The scale and size of the development (density 3 times the West End) will be a blight on Vancouver for all time</p> <p>The project is completely out of scale and will severely compromise the available services and amenities.</p> <p>Sincerely, s. 22(1) Personal and Confidential</p> | Maureen Adams | West Point Grey | |
| 2025-04-15 | 14:52 | Jericho Lands Official Development Plan | Oppose | <p>"I am strongly opposed to the Jericho Lands ODP</p> | Dorle Kneifel | Dunbar-Southlands | |
| 2025-04-15 | 14:53 | Jericho Lands Official Development Plan | Oppose | <p>From: G M s. 22(1) Personal and Confidential Sent: Tuesday, April 15, 2025 10:08 AM To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca> Subject: Jericho Lands Official Development Plan (ODP) Public Hearing</p> <p>Mayor Sim and City Councillors</p> <p>I strongly oppose this Jericho Lands Official Development Plan for many reasons:</p> <ul style="list-style-type: none"> • The scale of tower density with several towers up to 49 storeys (at present); <ul style="list-style-type: none"> o Downtown "West-End" high tower density is too dense, too high, too compressed. • Lack of existing supportive infrastructure, public services, healthcare, hospitals, schools and public amenities for the scale of this project & projected thousands of new residents | Madeline Cheng | | |

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| | | | <p>o Some schools have recently shut down (Queen E) - Jericho Lands proposes an elementary school for 550 students out of tens of thousands of new residents?)</p> <ul style="list-style-type: none"> • Lack of local and senior government funding for the "future UBCX Subway" and impacts to existing transit • Far too little social housing (at assistance levels) and low to medium income housing including rentals. • Impacts of high density development on the local environment, Jericho Park, wetlands and beaches, • Privatized commodification of "amenities" of daycare, library, community centre, greenspace/ parks within the complex (vs. Publicly owned) <p>The public, neighbourhoods near, adjacent to, and city wide, do not support this project's proposed scale and tower density. Overwhelming public feedback has been for mid-rise density which can achieve "gentle density", higher density and the often promoted but ignored "missing middle". Can achieve higher densities without sacrificing livability. Several mass density redevelopments and plans are under way throughout Vancouver with few to none are affordable to local median incomes. e.g. UBCEL developments, Oakridge Centre, Pearson Dogwood, Broadway Corridor, etc.</p> <p>Approving this proposed high density and the continued push for it is a failed approach for a vibrant diverse city. It will most certainly exacerbate livability, affordability, healthcare and public service shortfalls in the area and adjacent neighbourhoods. In addition, the loss of more public views and access to sunlight for the parks, neighbouring homes, and overcrowding of adjacent parks and beaches (as if it is the project's park not public).</p> <p>Please reject this project & its scale. Send it back to the developers to consider predominantly mid-rise density buildings with much more of the above listed elements covered. The only reason to densify like this is to continue on the same path, to monetize the waterfront and views to get the highest bidders & luxury prices, maximize developer profits. We have had enough of that and far too little of anything else.</p> <p>Sincerely</p> <p>Madeline Cheng Vancouver resident</p> | | | |
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Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
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| 2025-04-15 | 15:45 | Jericho Lands Official Development Plan | Oppose | <p>From: anne charron s. 22(1) Personal and Confidential Sent: Tuesday, April 15, 2025 2:23 PM To: Anne Charron s. 22(1) Personal and Confidential Subject: Jericho Lands Development</p> <p>Hello,</p> <p>The outrageous plan for the Jericho Lands Development is an OUTRAGE, and should be put on hold and reconsidered for many reasons. How can this massive development be approved, with so little parking facilities, obviously designed for mass transit use, BEFORE the Broadway Line extension has even been approved? Nothing about it makes sense.</p> <ul style="list-style-type: none"> • Why build massive, much too high density skyscraping towers so close to parkland, to shade and ruin enjoyment of Jericho Park? • Especially in the current economic climate, this project should be postponed. The BC timber industry will lose a large market in the US due to the imposed tariffs. We need to provide jobs for Canadians, as well as the much healthier building practices for the environment in general of building with wood instead of 49 storey concrete and steel towers. The Jericho Coalition has provided an alternate plan that is THE ANSWER to both the economic and climate concerns should be addressed. This plan is at a far more human scale that provides the same housing needs, without doing the damage to both the environment and creating a monstrous dense development so close to the park, blocking views and casting shade/shadows on the park. | Anne Charron | Mount Pleasant | |
| 2025-04-15 | 15:45 | Jericho Lands Official Development Plan | Oppose | Please no high rises, just low rises! | Teresa Frymire | | |

Jericho Lands Official Development Plan - Oppose

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|---|----------|--|-----------------|-----------------|------------|
| 2025-04-15 | 15:58 | Jericho Lands Official Development Plan | Oppose | <p>Please record as being Strongly Opposed to Draft ODP for the Jericho Lands. The plan, as illustrated, will be ruinous to site, as it will be feel windy, crowded and dark with all the long shadows caused by the tall buildings. The green spaces shown on the plan will not be pleasant. Worse, the development will impose significant detrimental shading impacts on Jericho Park for over half the year - with shadows extending completely across the pond according to their own shadow studies. By approving this defective ODP, this Council will be responsible for robbing the Citizens of Vancouver of cherished parkland with access to the sun while adding a new load of 24,000 users immediately adjacent. This contravenes COV regulations that developments cannot overshadow public parks.</p> <p>Please do not tell us that this is the only way to address the city's housing shortage. This will not provide low to middle income housing for young families, or workers. It is geared to the wealthy elite.</p> <p>I live in Point Grey, do not dare call me a NIMBY. As a retired landscape architect who has worked as an Urban Design Planner in Burnaby and TransLink, a Park Planner in the District of North Van, and as a consultant with architecture firms, I am well informed about housing options, and encourage new forms of housing that diverge from single family dwellings. Compare the livability of the Jericho Coalition's skilfully modelled low to medium rise site plan which would add a diversity of housing scales and types, while encouraging neighbourhood interaction in the design of the outdoor spaces and appropriate building scales. There would be eyes on the street, not the anonymity of enormous towers.</p> <p>The proposed density for this site is over the top, it is nothing more than a greedy cash grab by the developers. There is no genuine concern for "stewardship of the land" or for the quality of life for people who will live there. What is worse, is that the developers will not commit to including social housing without subsidies from the government! And yet they want taxpayers to fund a rapid transit extension.</p> <p>Citizens across the city, and local residents, all of whom love Jericho Park and want to see exemplary, truly sustainable development have been ignored.</p> <p>Please ask the developers to go back to the drawing board, scale it down and step up to provide the amenities any other developer would be required to provide.</p> <p>Thank you, Elizabeth Watts</p> | Elizabeth Watts | West Point Grey | |

Jericho Lands Official Development Plan - Oppose

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|---------------|--------------|---|----------|---|----------------|-----------------|------------|
| 2025-04-15 | 16:09 | Jericho Lands Official Development Plan | Oppose | I object to the extreme density of this development. Creating neighbourhoods within our city that are multiple times denser than Hong Kong or New York is outrageous and Vancouverites don't support this as evidenced by the 2023 poll. This amount of density is unnecessary and it could be significantly scaled back, while still providing thousands of new homes. Also it seems very likely most of this development will be as unaffordable for most people as it is dense. Before this development is approved, the community should receive mail out information with very clear details about the design, density (with comparisons to other cities for point of reference) and the amenities developers have been required to provide as well as what investments the province and city are on the hook for. Many people are hearing about the details of this development just now, which should not be the case for a project this massive that will change this part of our city forever. | Lori Archibald | Kitsilano | |
| 2025-04-15 | 16:19 | Jericho Lands Official Development Plan | Oppose | I am strongly opposed to the Jericho Lands OD | Mary Stanley | West Point Grey | |
| 2025-04-15 | 16:42 | Jericho Lands Official Development Plan | Oppose | I absolutely oppose the JLODP. | Dianna McKay | Fairview | |