

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-21	16:25	Jericho Lands Official Development Plan	Oppose	<p>This is for Pacific and Burrard. I dont know how to find the right "subject". You make it too difficult.</p> <p>Stop with the high rises, one after the other in the Pacific and Burrard area. We've absorbed Vancouver House, Burrard One, the Pacific, 1338 Howe to name a few. There are too many for me to list off. Theres another 2 on Drake and Hornby.</p> <p>Housing is important. But so is maintaining the character, livability, and beauty of our communities. You add development, high rise, one after the other without thinking of the impact to long time citizens.</p> <p>Add a low rise, mixed use development, with town homes for young families, and shared community spaces. stop with the mega high rises. No one wants it. No one wants this area to turn into a concrete jungle, a downtown LA. Have you ever heard of someone enjoying their visit there? No, but you always hear people say how lovely it is in downtown vancouver, the right mix of buildings, our green spaces, the mountains, the beach and water.</p>	Johnston Harding	Downtown	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-22	10:35	Jericho Lands Official Development Plan	Oppose	<p>To Whom it May Concern:</p> <p>I'm writing to express my disapproval for the currently planned programs regarding the Jericho Lands.</p> <p>I've actively participated and followed the Jericho Lands plan through "Shape Your City" from the beginning. The current plan for the Jericho Lands not only causes alarm over densification but affordable housing. I do not believe this development serves the interest of the citizens but only serves the interest of, and profits, MST Development Corporation, Canada Lands Company, the City of Vancouver and wealthy investors.</p> <p>I'm 38 years old with an annual net salary of 80k. My partner and I live in an affordable 3-storey walk-up on Broadway near Alma. We constantly discuss how the Jericho Lands plan will ruin our neighbourhood and ultimately price us out of it; we know this isn't the only housing development planned for the area, just the largest. The size, or lack of size, of the new proposed units is also unlivable so we would be looking to leave the city. All the young, working people my around my age (people who contribute to Vancouver's economy) are looking for other cities to move to because of all these unaffordable, unlivable developments taking place in the lower mainland.</p> <p>I'm also greatly concerned over the introduction of 36,000+ people around Jericho Wetlands and the nearby Pacific Spirit Park. These precious ecological systems hosts a variety of wildlife that will be greatly damaged and displaced with this development; dreary 49 storey towers creating shadows, blocking needed sunlight for organic life to thrive, and the increased waste these additional humans will bring to these areas.</p> <p>I would hope for an alternative solution such as low to mid rise housing that is affordable to the average citizen living in Vancouver. I hope this letter goes on the record as a strong expression of disapproval and a strong "no" to the current Jericho Lands Plan.</p> <p>Sincerely,</p> <p>Lyza Heyden</p>	Lyza Heyden	Kitsilano	

2025-03-25	12:23	Jericho Lands Official Development Plan	Oppose	<p>Please dumb down the Jericho Lands project. Its way overbuilt. It's more dense than the West End! Make the project a project like Arbutus Walk ,not multi high-rises.</p> <p>Give us a tasteful project that respects the neighbourhood. It doesn't do that right now.</p> <p>PS A Skytrain station at 10th & Sasamat should be included. Look at the future in that area. The old Safeway site project for starters.</p> <p>Thank you.</p>	Glenn Schultz	West Point Grey	
2025-03-20	20:00	Jericho Lands Official Development Plan	Oppose	<p>The extreme density and use of highrise buildings will destroy the character of the character of the neighbourhood whose residents moved here to enjoy. Furthermore, it no longer even professes to supply low income housing without public funding if at all. Much better plans for development have been suggested such as those by the Jericho Coalition. However, they seemed to be ignored.</p>	Robert Carruthers	West Point Grey	
2025-03-20	23:39	Jericho Lands Official Development Plan	Oppose	<p>This is for the redevelopment at Pacific and Burrard st in Downtown Vancouver West End</p> <p>I recently rediscovered the 2013 West End Community Plan and that it was created to guide thoughtful growth while preserving what makes the West End area special. It highlights the importance of community character, public spaces, and sustainable development. Yet, the proposed 40-storey tower at Pacific & Burrard ignores these points.</p> <p>The plan designates Georgia, Burrard, and Lower Robson as areas for increased density, and this neighborhood (Burrard and Pacific) has already done more than its share.</p> <p>I've lived in this community for nearly 15 years and just in the past few years, we've seen multiple high-rises go up, such as The Pacific, Vancouver House, Burrard One, and Level Vancouver, with several under construction just in my 15 min walk around this area - A second phase of Burrard One, new developement at Drake and Hornby, and several others in the West End, not to mention the 3 high rises at the other end of Burrard Bridge.</p> <p>How many more high rises before you ruin this area of downtown and turn it into a concrete jungle. We are Vancouver, where people visit this area specifically for the natural beauty, to be able to see the mountains, walk to the beach, and water in a block, then take a 5 min boat ride to granville island. Instead you're ruining it and turning it into a city like Toronto. No one ever comes back from Toronto and thinks, wow their downtown with mega offices and high rises is gorgeous, I would love to see more gigantic high rises in my city. Never.</p> <p>Instead of another high-rise, why not use this space for a community plaza, a cultural space—projects that align with the city’s own vision and what this community wants? Even a low rise development with townhouses for young families would be better. Incorporate a pickle ball court, basketball court,</p>	D Levesque	West End	

				<p>something the community could use.</p> <p>Beyond the planning, I have to ask: Has anyone from the city even taken the time to walk through this area? It seems like no one from the planning department so much as looked at the streets on Google Maps, let alone walked along them to get a feel for how to integrate the new housing. Instead of considering what fits this community, the city seems focused solely on maximizing the number of units per block, pushing yet another very tall rental tower into an already overdeveloped area. You've added a 40ft bus route along Pacific without even thinking about the impact it will have on safety and pedestrians. Without going on too much of a tangent did anyone even think of the hazards there? Clearly not.</p> <p>This neighborhood is one of the last areas in downtown Vancouver that still retains its character and livability. I urge you to reconsider this project and explore more balanced, community-driven solutions that reflect the reality of what this area needs.</p> <p>I'm tired of the city defaulting to dropping a 40+ storey high rise and not integrating more unique uses of space. The lack of thoughtful planning for this area has been abundantly clear, please, revisit this plan.</p>			
2025-03-21	05:41	Jericho Lands Official Development Plan	Oppose	<p>These butches of gigantic buildings will significantly opposing to the surrounding, it will looks inharmony, damage to our beautiful city looking. And the most importantly, the transportation system does not support to this drastically increased demand.</p>	Wen Li	West Point Grey	
2025-03-26	22:47	Jericho Lands Official Development Plan	Oppose	<p>Dear City Council Representatives of the People of Vancouver,</p> <p>I wish to express my opposition to the Official Development Plan for the Jericho Lands as it currently stands.</p> <p>As an experienced AI/machine learning engineer who has enjoyed the privilege of living and working in numerous wonderful cities around the globe, my disappointment in reviewing this plan couldn't be greater.</p> <p>My time living and working in cities such as Amsterdam and Paris has reinforced for me, at an anecdotal and intuitive level, the copious research showing that human-scale, progressive urban development facilitates enviable quality of life alongside high density.</p> <p>This plan shows no signs of being aware of any of that research, nor any evidence that the designers bothered to educate themselves about comparable, thriving, modern developments in cities with high livability and resident satisfaction and health ratings.</p> <p>Further, design which explicitly encourages people to engage in their local neighborhoods and with their neighbors (e.g., by not isolating them in a tiny box on the 19th floor) seems a crucial consideration in a city with a</p>	Monica Spisar	West Point Grey	

loneliness crisis.

Globbering a bunch of highrises together is... well, the opposite of what any of those considerations would demand. No amount of flowery language describing the brook or the meagre common areas will disguise that reality.

All the data and expertise required to design and build a thriving, dense community is available for the asking. Based on this plan, the developers decided not to ask. They should be held to a higher standard, and it is your job to ensure that happens. It appears there are local groups doing that work on your behalf; I understand at least one has gone to the effort of preparing an alternate plan which better approximates a progressive, human-centered design. Are you giving that, at least, the appropriate consideration? I have not heard it addressed in earnest. As a result, it is difficult to believe you are taking your responsibilities on this with the appropriate seriousness.

The majority of the buildings outlined in the plan belong to the sad, isolated urban-periphery end-of-the-line developments of the 1980s. How far down can our collective expectations be lowered?

Clearly, the urban planning elements of the Plan are many decades behind the times. Research on optimal design of livable cities has clearly not been considered, nor has data regarding the environmentally deleterious selection of concrete as the primary material. From a purely environmental standpoint, a design with similar density but much lower building heights could leverage the use of more environmentally friendly materials which - bonus! - feel warmer and are more human-friendly. Again, the information and expertise are out there - but they are conspicuously omitted from this plan.

As a separate concern, aesthetic considerations extend beyond the concerns of future residents. Vancouver seems to have been signalling intent to be a beacon for forward-thinking people, for a tech-enabled prosperous future. These lands have prime placement near one of Vancouver's most treasured beaches, near UBC, and near neighborhoods with distinct, charming character. And the plan is to pollute them with unappealing monstrosities, into which only the most desperate of souls will cram themselves. Who, then, will the city attract?

If Vancouver wishes to attract great people, it should be obvious that those people will have excellent options elsewhere. Offering them a reason to come here seems a wiser strategy than offering a deterrent in the form of regressive-leaning new builds that would encroach on their enjoyment of the city and its stunning nature. Particularly if the goal is to attract not just tech bros who may pass through to enjoy a few years' snow sports before moving on to other pastures. The current Plan is not the way to attract experienced, quality people excited to set down roots and raise their families here. That should be the standard for this prime location.

				<p>It is difficult to comprehend what the City Council is thinking on this. The opportunity here is to be Amsterdam's Oud-West or Paris' 11th (or better!), not the end of the line in Scarborough or a repeat of depressing Metrotown.</p> <p>Do better for Vancouver by rejecting this and compelling the developer to do their homework and get serious about building a world-class development on these lands.</p>			
2025-03-28	12:53	Jericho Lands Official Development Plan	Oppose	The high rise proposal will create an unhealthy neighborhood and a full, uninviting community.	Ron Greenberg	West Point Grey	
2025-03-28	14:15	Jericho Lands Official Development Plan	Oppose	Strongly oppose. This project will totally destroy our beautiful city.	Larry Lu	Kerrisdale	
2025-03-28	16:56	Jericho Lands Official Development Plan	Oppose	<p>More housing in Jericho area will increase traffic on west 4th and west 10th Ave (both very narrow, 1 lane, roads), and make commute to and from UBC very difficult for thousands of students, and UBC employees.</p> <p>Public transit is already struggling to meet the needs of the people commuting in this area, especially during rush hour and even with train moving this way that will only be able to address the current need and not added number of residents needing to commute in this area, should this project go ahead.</p>	Shaya Golparian	Kitsilano	
2025-03-28	10:43	Jericho Lands Official Development Plan	Oppose	Those two buildings are too tall, not only block the residents sightseeings, but also brings the huge population to the area which make significant impact to the local community.	Zayn Yan	West Point Grey	
2025-03-29	11:32	Jericho Lands Official Development Plan	Oppose	<p>I live 1-2 blocks from the proposed site. I oppose this development plan and am concerned about:</p> <ul style="list-style-type: none"> - the environmental impact of this project, especially on Jericho beach and on the green spaces on Jericho lands which will be destroyed by this project; - the huge number of residents which this proposal will add to the neighbourhood, given the current lack of transit and other infrastructure (even including ongoing infrastructure projects, which will not be sufficient to absorb 24,000 new residents); - the proposed height of the buildings in the development; at 49 storeys, such structures will be up to 4 times the height of existing buildings on Alma Street and will fundamentally change the area; - noise, dust, and disruption from such a large project in such a small area, presumably lasting for several years. 	Alexandra Stafford	Kitsilano	
2025-03-29	13:35	Jericho Lands Official Development Plan	Oppose	The proposed population density and necessary infrastructure is ridiculous. Vancouver is not Hong Kong. People move here for clean living in natural surroundings, not to live in a high density artificial neighbourhood. I moved to Wesbrook Village for health reasons in my retirement but am considering another move out of Vancouver as vehicle traffic increases and tower and transit construction continues. I will take my tax dollars to a community that supports a healthy and sustainable natural environment, not one that continues to pave over it. As a cyclist sharing the road with more and more cars, I am not willing to risk personal health and safety in an area undergoing never-ending construction/destruction of natural spaces.	Cheryl Lynch	West Point Grey	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-01	17:50	Jericho Lands Official Development Plan	Oppose	We need these precious green spaces. We also have excessive traffic congestion all days of the week, and there are no trains for public transport. The extra population will not be absorbed into the current infrastructure.	James Pattison-Bacon	Kitsilano	
2025-04-01	19:53	Jericho Lands Official Development Plan	Oppose	My elderly aunt & uncle have been living in their apartment on W 5th ave for nearly 50 years. Their home will be torn down from the impact of this miserable plan. I am afraid of my future as a 22 year old living in a townhouse, and as someone who cannot imagine being able to afford the so called "homes" that ABC wants to put in. These are not homes. These are money-making machines disguised as glossy, marbeled high-rises. You will be displacing thousands of Vancouverites for the benefit of the rich. It is disturbing and not at all what the people of this community want.	Gillian Stickle	Dunbar-Southlands	
2025-04-02	00:53	Jericho Lands Official Development Plan	Oppose	I do not support this development and believe it will negatively impact the community.	Georgia Guthrie	Dunbar-Southlands	
2025-04-02	10:28	Jericho Lands Official Development Plan	Oppose	I am opposed not because the city doesn't need development or more housing - it does - but because there needs to be better communication and more clear and accessible information, for those potentially affected. I lived in Fairview until a few months ago, and saw firsthand how the Broadway plan affected residents and businesses alike. There was, and still is, a lot of fear and uncertainty about resident and business futures and livelihoods. The proposed protections aren't enough. There needs to be multiple meetings over the course of this development to hear the voices of all concerned parties, to determine a better strategic plan reasonable affordable housing plan than what's been proposed, and guarantee protections for all affected.	Rita Fei	I do not live in Vancouver	
2025-04-02	10:34	Jericho Lands Official Development Plan	Oppose	This development will add density to the area that surrounding infrastructure will not be able to support. It will displace Vancouverites who will not be able to afford to move back into the area once construction is complete. This development does not offer the affordable housing that is needed in this area.	Amanda Chapman	Kitsilano	
2025-04-02	10:42	Jericho Lands Official Development Plan	Oppose	The development concept sent out in the mailed Notice of Public Hearing shows a development that is not at all in keeping with the neighborhood. It is too dense and many of the buildings are too tall. Most existing buildings in that area are no taller than 4 stories. This concept looks like a downtown core. There is already traffic congestion in that area, which is a recreational hot spot. This proposed development - in this location as currently proposed - would be a serious misstep and would forever change a beloved part of the city that currently enjoys a slower-paced, suburban and recreational-centered vibe.	Laura Creech		

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-02	11:38	Jericho Lands Official Development Plan	Oppose	Threatening my home	Amaan Gokak	Dunbar-Southlands	
2025-04-02	17:01	Jericho Lands Official Development Plan	Oppose	I agree with the assessment put forward by the Jericho Coalition and the WPGRA. The COV could be focused on creating a community that is the epitome of sustainability, affordability and livability. HD tower development is not the answer for Vancouverites nor is it something that we can hold up to the world and be proud of creating. Let's create a community that the world will see as the benchmark for human centered living and sustainability. I want to be proud of what happens on this land and also honor the Indigenous peoples but the current plan doesn't work. Please reconsider.	Jovanka Myers	West Point Grey	
2025-03-31	17:18	Jericho Lands Official Development Plan	Oppose	I am opposed to such a massive development with very little green space and no material improvement or expansion to infrastructures or adjacent roadways in the neighborhood. I am especially opposed to the height of the proposed buildings that will dwarf the surrounding residential areas and create shadows, block views and add noise and a huge influx of persons into the area. This proposed development is clearly over-developing the lands.	Renee Stafford	West Point Grey	
2025-04-01	13:49	Jericho Lands Official Development Plan	Oppose	<p>"When I'm out here in the mountains or by the streams or rivers, I feel very connected to our elders who have been here for thousands and thousands and thousands of years. I feel like I am walking with them when I'm out here."</p> <p>x^wməθk^wəyəm, Sḵwḵwú7mesh, and səílwəta᠘ Community Member</p> <p>The MST proposal should be rejected. Nothing their proposal matches their nice words. This proposal will destroy one of Vancouver's most beautiful landscapes for all future generations.</p> <p>MST can do better. The City MUST do better.</p> <p>Reject this Plan. Put it back to MST to come up with a plan that will build a community connected to the land MST professes to want to protect.</p>	John Geddes	Kitsilano	
2025-04-02	16:12	Jericho Lands Official Development Plan	Oppose	<p>The notice does not include a specific address or location, making it unclear where exactly it refers to.</p> <p>On what basis does the Vancouver city government issue a notice to the residents of Richmond?</p> <p>I am a Richmond resident, but I firmly oppose the reckless development approach of the Vancouver city government.</p>	Xiaoyang L	I do not live in Vancouver	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-05	14:36	Jericho Lands Official Development Plan	Oppose	<p>Vancouver Aquatic Centre -we voted for a 50 meter pool -closing the pool for 4 years is unconscionable . For citizens mental health & physical health not having access to a pool is unacceptable -mayor & council need to show vision & leadership and approve a new pool In an adjacent location that has a 50 meter pool, a 25 meter pool & a leisure centre</p> <p>UBC pool designed by the same architects in 2018 was \$40 million</p> <p>The whole process by Parks Board or parks board staff has been secretive. At the 11th hour they pulled out fully rendered drawings. We gathered 14,000 names in less than a week when we heard about the down sizing & the 4 year closure.</p> <p>Hill crest pool according to Parks board is at 113% capacity</p> <p>How on earth are the competitive swim clubs going to seamlessly integrate into An over capacity facility ?</p> <p>Where is the 50 meter pool on the west side for the citizens in the Broadway corridor, Jericho lands & Senakwa & Atheletes Village ?? There is no pool ?</p> <p>I've swum competitively since I was 6. I'm a 30 year member of a masters swim club . I've been a regular swimmer 3 times a week at the VAC for 30 Years. I'm 69 years old.</p> <p>I'm flummoxed by Parks Board, city council & the Mayor</p>	David Clarke	Kitsilano	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-06	00:19	Jericho Lands Official Development Plan	Oppose	<p>Densifying the lands at the proposed scale are a mismatch for the neighbourhood, and for the environment. We understand the need to density but would prefer mid and low rise buildings making up a more walkable and appealing neighbourhood.</p> <p>This is a popular refuge area of the city. Jericho beach is peaceful, and adding multiple 50 story towers across the road will kill a lot of that peace and bring so much noise to the beauty of the land and sea.</p> <p>There has to be a better way to approach this, building to fit in with the neighbourhood. Not stand out.</p>	Jackie Pearl		
2025-04-06	12:29	Jericho Lands Official Development Plan	Oppose	Too many people will destroy our quiet neighborhood.	So man Tsui	West End	
2025-04-06	12:32	Jericho Lands Official Development Plan	Oppose	This development project will destroy our beautiful environment and bring unsafe to residents around the neighborhood.	Peter Ye	West End	
2025-04-06	15:35	Jericho Lands Official Development Plan	Oppose	<p>I do not have an issue with the development of this land. My concern is the height of the building and the high density that is planned. I am concerned about the ecological implications on the park land nearby, the lack of traffic support and schools/daycare nearby. I also think there are too many studio apartments being planned and not enough family units (given it is estimated that there will be 13,000 units and 24,000 residents - so on average just under 2 people per unit?). We have a real shortage of liveable 3-4 bedroom units in the area for families and I would love to see more townhouse style/low rise buildings to support families.</p> <p>But my main concern is bringing downtown to this area and the fact the ecology of the park land won't be able to support it.</p> <p>We need more density, I am agree with development of the land. But this is far too much and given this I strongly oppose this project as written.</p>	Rachel Cliff	Kitsilano	
2025-04-06	16:08	Jericho Lands Official Development Plan	Oppose	These applications for massive high rises seem to be purely driven by greed and not at all by functionality. We do not have the space for such massive monstrosities nor do those who grew up here want to see this massive expansion that blocks out the sky. I say no to all of this. I am a young person who loves this city I do not want to see it ruined by foreign investment and mismanagement.	Aslan Campbell	Kitsilano	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-07	09:59	Jericho Lands Official Development Plan	Oppose	<p>I oppose the Jericho Lands Official Development plan as it currently stands for the following reasons:</p> <ol style="list-style-type: none"> 1. I feel that the density of the project is too great for surrounding infrastructure and public amenities. 2. The towers are too close together and too tall, and will block almost all views from the public on both 8th Ave, a major UBC bike route, and 10th Ave, an important arterial street through Point Grey. There should be more view corridors established within the development to benefit all Vancouver citizens. 3. There is an expressed need in Vancouver for more missing middle housing for families. The preponderance of towers proposed are not family friendly, but appear geared more towards investors. This will continue to shut out local residents and their housing needs. 4. Of greatest concern is the idea of routing the future proposed UBC Skytrain extension up 8th Ave. rather than up 10th Ave. 10th Ave. is the commercial heart of Point Grey, and current bus route. It is 4 lanes wide, and is more centrally located between 4th and 16th Ave., putting it within better walking distance for the whole community. A skytrain route is more suitable for a commercial street like 10th Ave. rather than along the residential and bike corridor of 8th Ave. Running the Skytrain line up 8th Ave. will likely also have a detrimental impact on the West 10th commercial area, which is already struggling. Please consider routing the Skytrain extension up 10th Ave to UBC, and not 8th Ave. <p>I request that City Council ask that the Jericho Lands plan be resubmitted, taking into account the above density and height concerns.</p> <p>I further request that Mayor and Council revisit the proposed UBC Skytrain route and choose the 10th Ave. corridor, which makes much more sense for the reasons given.</p> <p>I would appreciate hearing back that these concerns have been heard, and will be taken into account.</p> <p>Thank you.</p>	Hillary Reid	West Point Grey	
2025-04-07	20:24	Jericho Lands Official Development Plan	Oppose	<p>I oppose high rise buildings and the density of the development. Current and future infrastructure will not support the density and the development will destroy natural habitats for birds, small animals, natural growth trees, and restrict open space for recreation.</p> <p>This plan favours over development and does not take into consideration crime, pollution, services to support such urban density and mis guided development. I am adamantly opposed.</p>	Louisa Flinn	Kitsilano	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-08	10:46	Jericho Lands Official Development Plan	Oppose	Current plan has too much density for area. Max size of building gs should be 8-10 stories. Max 5000 more people to live in new Jericho Lands. I live in Point Grey and selected to buy a house in this area and not downtown. Please keep the feel of the area with mid-size family apartments, green space. The updated community centre and schools must be put in place first not last. More affordable living (townhouses , apartments) for middle class income. We need to have our teachers, firefighters, police and there families to be able to afford and live in this community.	Paula Yau	West Point Grey	
2025-04-08	11:31	Jericho Lands Official Development Plan	Oppose	The infrastructure to support activities in Vancouver is already horrendous. Studies have shown that Vancouver ranks number 167 of all Canadian cities above a certain population. In the summer cars are lined up down 4th Avenue and all along Spanish banks as people come from all over Metro Vancouver to enjoy a picnic at the beach. There were lineups for a half an hour to use a porta potty at Spanish Banks East as the city has not fixed the flush toilet problem for two years.	sandy moore	Fairview	
2025-04-08	11:46	Jericho Lands Official Development Plan	Oppose	No decisions should be made about this land usage and the approvals until we have confidence (and approval, with timing, etc) for the SkyTrain extension to UBC. Without a significant investment in public transportation, this development cannot possibly sustain the vast numbers of people planned to live here. So approving square footage, etc seems like the developers and the city are putting the cart well before the horse and are trying to rush the process. The busses (including 99, 4, 9, 14) that serve this area and UBC are already overloaded and traffic is already very bad at Alma and 10th and Alma and 4th Avenues, and 4th, 10th, and W. Broadway are already congested, especially during rush hour. This development will dramatically worsen those issues and decrease the quality of life for people in Kitsilano and Point Grey, including the new residents, unless better public transport options with significantly higher capacity are put into place.	Stephanie Phillips	West Point Grey	
2025-04-08	13:13	Jericho Lands Official Development Plan	Oppose	I want the proposals from the Jericho Coalition to be adopted instead. The Jericho Coalition is proposing a plan suited to residents' needs.	Aiko Osugi	West Point Grey	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-08	14:27	Jericho Lands Official Development Plan	Oppose	<p>Council and City Staff must truly look at the Jericho Lands Official Development Plan (ODP) with clear eyes. They must treat this developer like any other and hold them to the same standards and rules.</p> <p>For example shading of public parks. The current ODP will have 3/4 of Jericho Park shaded throughout the day by the proposed towers to the south.</p> <p>Traffic and public transit studies and planning should be done for a large project, let alone a project of this size. How are 28,000 people going to move in and out of this area? You'll say but the proposed UBCx will satisfy the transportation needs, well it isn't even funded nor likely won't be anytime soon. No UBCx then no development should be a rule enacted.</p> <p>Proposed density is greater than Hong Kong and 3 times greater than West End of downtown Vancouver. All with limited community amenities to support the density. Again something that needs to be thought through in greater detail before approving anything on the Jericho Lands, let alone a full approval of the concept with an approved ODP. More amenities need to be on this land.</p> <p>Where is the affordable housing aspect of this development? In the statement the developer clearly states that they'll supply affordable housing when various levels of government put funding towards it. No funding, then they will not put in affordable housing. Again a double standard; this would not be allowed if another developer was proposing this. By approving the ODP then they aren't required to have an affordable housing aspect to their project.</p> <p>The request for an approved ODP has nothing to do with getting financing. At each stage of rezoning they would be able to get the financing needed for that specific stage. They could also probably go for substantial financing right now with just the rezoning to multifamily from the current uses. This is nothing but an excuse to push through the ODP so they are not held to individual rezonings and public hears for the next 30 years. They do not want any opposition and a free pass to move forward. Completely unacceptable.</p> <p>Staff and Council need to look at this development in greater detail, see it for what it is and ask the developer to go back to the drawing board, not give them a free pass for the next 30 years.</p>	Steve Darvell	West Point Grey	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-08	14:28	Jericho Lands Official Development Plan	Oppose	As a long term resident of Point Grey who previously lived in cities which went through significant densification (e.g. New York, Hong Kong, Toronto) I have witnessed some well thought out strategies to support population growth. I am horrified by reckless and unthoughtful the approach that city council is taking in approving some key projects for the city including Jericho Lands. The results of the recent by-election clearly show we have a major issue here. To be clear, I fully support the need for dramatic Vancouver densification but it cannot be without regard for the needs of the neighborhoods and residents. We need (1) more open and collaborative consultation with compromise between parties (2) a development plan that reduces the height of the towers in favor of a more balanced landscape with more medium rise (6 floors) towers not high rise (>6 floors) (3) a plan that is significantly smaller than being 20X the density of the surrounding neighborhood. (4) does not contemplate a subway line extension as part of the approved design UNTIL we have an actual approved and budgeted subway extension plan. It currently is a pipedream yet we are building with the assumption it will happen and we cannot walk this back. (5) includes support infrastructure (eg School, community center) as part of Phase 1.	Eric Yau	West Point Grey	
2025-04-08	10:32	Jericho Lands Official Development Plan	Oppose	No real consideration has been made for the immediate neighbours. Furthermore the public costs that will have to be incurred are not being adequately Bourne by the developers. Special status should not be granted to any corporation based on ethnicity of some or all shareholders which is specifically being done in this case.	Lorne Waldman	Kitsilano	Appendix A
2025-04-08	10:32	Jericho Lands Official Development Plan	Oppose	the over-densification of the Jericho lands will go down in history as a planning disaster. The beaches will be negatively impacted by the influx of people, without supporting the infrastructure required. Traffic going west will be untenable. The shoreline will be shadowed for most of the day. This is a badly thought out scheme. How about low rises (4-6 stories). More green space. Less density.	Julie Burtinshaw	Dunbar-Southlands	
2025-04-08	17:23	Jericho Lands Official Development Plan	Oppose	The current plan is far too dense. It will be a concrete jungle and very unlivable and unaffordable.	Mona Kriss	West Point Grey	

2025-04-09	08:27	Jericho Lands Official Development Plan	Oppose	<p>To Vancouver Mayor and Council</p> <p>Re: ʔəʔalməxʷ/Iʔálməxw/Jericho Lands Official Development Plan</p> <p>I am deeply concerned with the proposed development plan for Jericho Lands. Please make modifications to address these concerns:</p> <p>UBCx Extension: The proposed development requires the UBCx Extension which has a price tag reportedly in the billions of dollars. Transit is now running at great debt. As you are well aware, the enormous price tag for UBCx Extension does not have committed funding. Therefore, Council should reconsider the first phase of the development proposal. The General Manager’s staff Referral Report notes that: The phasing strategy has been devised so that the first phase of development can be delivered independently of UBCx. Given the uncertainty of funding, please reduce the density of this first phase until funding is confirmed.</p> <p>Density: The overall development proposed is far too dense. The present Jericho Lands proposed density is higher than twice that of the West End. A more liveable development would be in the range of six stories, with just a few high rises up to twenty stories. As example, the Lelum development at UBC provides a much more liveable community. (Note also, that although Lelum development is not yet complete, its Community Centre is already open.)</p> <p>Public Amenities: The Jericho Lands proposal shows the Community Centre and Public Schools to be constructed near the end of this thirty-year development. Have the city decision makers not learned from Yale Town development, that public schools become rapidly needed? All public amenities should be provided early on.</p> <p>Affordable Housing: The Referral Report states that: a minimum of 20% is to be used for social housing. However, the Referral Report also states that: Given the need for senior government and partner funding to achieve the affordable housing targets . . . For each rezoning, secured market rental housing and/or below-market rental housing may be considered by the City as an alternative to delivering social housing if sufficient senior government and partner funding is not available. It does not seem fair to promise ‘affordable housing’ which is dependent on funding from senior levels of government.</p> <p>I trust that City Council when considering this ODP on April 15th will address these concerns. Thanks, Bev Ramey 4317 W 12th Avenue Vancouver, BC V6R 2P9</p>	Bev Ramey	West Point Grey	
------------	-------	---	--------	--	-----------	-----------------	--

2025-04-09	11:31	Jericho Lands Official Development Plan	Oppose	<p>Realizing that it is likely “too late” to slow down, I generally oppose the over densities use of this property. I see the Massing and density of the development currently underway at W41 and Cambie.</p> <p>To realize that Jericho will be many times more that density is alarming. The adjacent neighborhoods will be severely compromised. Parking and public services</p> <p>Is a major concern.</p> <p>Why does this need to house 24,000 residents?</p> <p>The only positive thing is that I will not live to see the build out.</p>	Larry Cook	Kitsilano	
2025-04-09	19:22	Jericho Lands Official Development Plan	Oppose	<p>I reiterate all the points made by the west Point Grey Residents Association as reproduced below.</p> <p>Summary of Concerns:</p> <p>This Jericho Lands ODP as it stands is severely flawed in many regards:</p> <ul style="list-style-type: none"> a) it proposes excessive density and scale of development beyond infrastructure capacity b) it provides insufficient detail as to height and forms of development permitted c) community consultation about it to date has been rushed and inadequate d) community concerns expressed to date remain mostly unaddressed e) it proposes private ownership of amenities that is unprecedented and unacceptable, as is the timeline for development of same f) any Jericho Lands ODP is premature pending decisions about UBCx. <p>The adoption of Jericho Lands ODP should be deferred until such a time as all the foregoing are addressed.</p> <p>MORE INFORMATION:</p> <p>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.</p> <p>Future Rezoning Process Questionable</p> <p>Once the ODP is approved, there will be no further public hearings for the Jericho Lands as per the new BC zoning bills.</p> <p>The City claims that each rezoning application will include notification and public engagement and be subject to Council approval. 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>	Susan Copland	West Point Grey	

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.

This current plan is entirely based on transit oriented development related to the proposed onsite transit station for the UBCx subway extension. 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.

WPGRA has the same concerns about the Jericho Lands as before
Read the WPGRA's previous letter of January 2024 to Council on the Jericho Lands Policy Statement here: <https://wpgra.wordpress.com/wp-content/uploads/2024/01/wpgra-jericho-lands-policy-statement-2024-01-22-final.pdf>

While this ODP is site specific to Jericho Lands (not the citywide ODP) and the groundwater study is complete, the main issue of UBCx that the entire plan is based is not resolved. Most of WPGRA's concerns remain unaddressed.

WPGRA is strongly opposed to the developer retaining ownership of public amenities and providing them only in the very last phase of development
The developer is proposed to retain ownership of the parks, community centre, daycare, and Vancouver School Board school. This is a radical departure from standard practice, which is for public amenities to have City / Park Board ownership. Moreover, the amenities are only proposed for the very last phase of development, which could be 30 years with massive population increases but without amenities.

WPGRA strongly opposes the overall density and scale of development
The Policy Statement & ODP have not responded to neighbourhood or broader public feedback.

The Jericho Coalition's proposal is preferred by 72% citywide
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 Coalitions alternative approach.
<https://jerichocoalition.org/survey-results/>

Jericho Coalition demands halt to Vancouver's Draft ODP for Jericho Lands
<https://cityhallwatch.wordpress.com/2025/02/10/jericho-coalition-demands-halt-draft-odp-jericho-lands/>

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-09	09:29	Jericho Lands Official Development Plan	Oppose	<p>I believe:</p> <ul style="list-style-type: none"> - the proposed development is much too dense - the proposed buildings are too high and will create too much shading. A combination of low and mid rise building could provide sufficient density and a much better environment to live in - there are too many buildings - the development strategy should not be approved without knowing there will be SkyTrain stations on the property 	Mike Woodbridge	Kitsilano	
2025-04-10	09:37	Jericho Lands Official Development Plan	Oppose	<p>Even though I live in East Vancouver near the PNE, I am concerned about the potential development on the Jericho Lands. The proposal to council would allow developers to turn these lands into a "concrete jungle." Residents around the Jericho region are very concerned with what could happen.</p> <p>I believe the plan, as outlined on the Jericho Coalition website, fits best: Low-to mid-rise structures can provide similar density while maintaining livability, sustainability, and resilience. Instead of high-rise towers, the Jericho Lands could become a ground-oriented, community-minded, climate-conscious neighbourhood where kids can grow up and people can age in place.</p> <p>Please consider the concerns of the Jericho residents.</p>	Wah Gee	Hastings-Sunrise	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-10	15:39	Jericho Lands Official Development Plan	Oppose	<p>I oppose the approval of the Jericho Lands Official Development Plan.</p> <p>While I support the concept of developing this land by The First Nations, I am disturbed that the plan runs contrary to the concept of Vancouver as a beautiful, livable city.</p> <p>There is a widespread disagreement with the density, height and unneighborliness of the plan as it presently exists.</p> <p>This plan has been submitted by the MST, and has been supported to date by the City Council. However, subsequent to its original submission, there has been no meaningful opportunity for review or amendment by the citizens of this City.</p> <p>Some excellent modifications have been proposed by individual citizens, by neighbourhood associations and, in particular, by the Jericho Coalition. No modifications have been incorporated since the submission of the Plan for public viewing.</p> <p>It is not too late to save this situation. Now is the time to listen to all of the people of this city, and to achieve a solution that will be a source of pride and credit for the First Nations, and for the city as a whole.</p> <p>The adoption of the Jericho Lands ODP should be deferred until the foregoing has been addressed.</p>	William Hall	West Point Grey	
2025-04-10	15:54	Jericho Lands Official Development Plan	Oppose	too dense, too high, betrayal of earlier plans that had our community's input, inadequate foresight of consequences of such density on the neighbouring community and parks,	Peter Ballin	West Point Grey	

2025-04-10	15:57	Jericho Lands Official Development Plan	Oppose	<p>Hello Council,</p> <p>I have been observing and researching the Council's actions and inactions with respect to the Broadway Plan and now with the proposed Jericho Lands. I have lived in this area for the past several years and thoroughly enjoy the feelings of community that is woven throughout the proposed Jericho Lands area. This feeling of community can be felt, not just seen, but felt. Building high rises does not create community, Council. The current Jericho Lands as proposed is a disservice to the communities that live in the area and the communities it hopes to create with this project. I am in agreement for densification provided it is done with consideration and respect to the communities that live and thrive there already and that any further densification should continue to promote community, family-friendliness, climate resiliency, livability, and affordability but the proposed plan for Jericho Lands doesn't seem to care about the impact the size and delivery of this project will have on existing communities and the future of creating more of that community for Jericho Lands. I believe Jericho Coalition's low-to mid-rise proposal is a livable, family-friendly, climate-resilient, and more affordable alternative to what is being proposed and I oppose the Jericho Lands ODP.</p>	Lisa Lam	West Point Grey	
2025-04-10	16:06	Jericho Lands Official Development Plan	Oppose	<p>It's disappointing that there won't be more serious consultation about the Jericho Lands. What City Hall has proposed is like cutting off someone's arm because of a hangnail. There can and should be compromise. To commit to 30 years of construction, 66 high rises, and congestion in an area abutting a constantly growing UBC is absolute folly. Especially without infrastructure in place! I guess Ken Sim knows it will be someone else's problem in 25 years, so why should he really care?</p>	Linda Civkin	West Point Grey	
2025-04-10	09:57	Jericho Lands Official Development Plan	Oppose	<p>My concerns for the Jericho Lands ODP are the height of the buildings (no limit to the height) and the infrastructure is not capable to handle the excessive density. How will this project effect the ecosystem and will any of these building have any LEED standards? Has any research been done on future density in the area? Please don't build tall high rise buildings like the Oakridge area.</p>	Stephanie McCallum	West Point Grey	
2025-04-10	17:49	Jericho Lands Official Development Plan	Oppose	<p>The Jericho Lands Policy Statement and the Jericho Lands ODP are severely flawed in many ways:</p> <p>a) They propose excessive density and scale of development beyond infrastructure capacity and without consideration of surrounding neighbourhoods, parks and existing infrastructure.</p> <p>b) The ODP promises to "lead to affordable housing" but neglects to emphasize that its actual creation would require significant funding by senior governments.</p> <p>c) Both documents also neglect to point out that taxpayers would have to fund the diversion of the proposed subway extension to UBC ("UBCx") from</p>	Nancy Deshaw	West Point Grey	

Alma on West Broadway through the Jericho Lands for the benefit of increasing the profits of one of BC's largest private development corporations.

d) The proposed development seriously impacts two adjacent public parks by blocking views, shading eco-sensitive wetlands, and increasing foot-traffic - all without any proposed increase in funding for new infrastructure (added washrooms), for additional garbage removal, and for the protection of sensitive wetlands and salmon streams for the benefit of park users from all across Vancouver and the proposed future Jericho Lands residents.

e) The plan ignores the need to climate-proof the newly-built development by planning to build the majority of the 66 proposed 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 - all while creating massive shade and wind tunnel effects likely to adversely impact surrounding lands and residents.

f) The ODP provides insufficient detail as to the height and forms of the development permitted, providing only maximum square footage and land uses per phase - much of which could change depending on the results of the as-yet-undisclosed hydrogeological study.

g) Community concerns about (i) excessive density, (ii) lack of infrastructure (including the need for community policing onsite to handle the problems of drugs and increased crime typically attendant on such density), and (iii) the need to seriously consider alternative development structures, remain largely unaddressed by both the City and the Jericho Lands proponents.

h) The ODP proposes private ownership of amenities that is unprecedented and unacceptable (especially as the current public community centre is set to be eliminated). Similarly, the timeline for their development at the end of the construction period is unacceptable - reminiscent of Olympic Village and the promised secondary school that was to accommodate the new resident families!

i) This ODP is premature, as the decision to fund and build UBCx - which is the fundamental prerequisite for this super-dense and sky-high development - is outstanding and is likely to be long-delayed by the economic impact of Trump's global trade war on government coffers!!

Based on the preceding concerns and so much more, Vancouver City Council should responsibly defer the adoption of the Jericho Lands ODP until all of the foregoing concerns have been addressed - at which time a revised draft ODP should be circulated for public comment before the approval process begins again in earnest.

Report date range from: 3/11/2025 12:00:01 AM to: 4/11/2025 10:00:00 AM

				<p>Repeated "unanimous approval" without addressing any of the concerns raised by the very public that City Council supposedly serves is not democracy at work.</p> <p>PLEASE CONFIRM RECEIPT OF MY COMMENTS & THEIR INCLUSION FOR COUNCIL'S CONSIDERATION BEFORE THE ODP IS APPROVED.</p>			
2025-04-10	20:14	Jericho Lands Official Development Plan	Oppose	<p>I am a long time Kitsilano Point Grey resident but have taught and worked all over the city for many years. I support development of the Jericho lands but not with the current density and high rises especially since the city infrastructure in that area is so outdated. I am for more collaborations between developers and city residents, and against any further density additions based on inability of developers to pay for community support, whether in buildings or financial concessions with lower rentals. I am strongly in support of ability of some new residents to own their homes and businesses.</p>	Sherry Abramson	Kitsilano	

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-10	20:58	Jericho Lands Official Development Plan	Oppose	<p>I have serious concerns about the environmental and recreation impact of this project on nearby wetland and park space. This is an important migratory bird habitat and stopping area. These very tall towers pose a severe window strike risk to migrating birds. You only need to look to UBC to see this where they actually pay someone to pick up dead birds every morning during the migration. Further, this is a relatively quiet nature park and if this development proceeds as is, will turn into a busy, noisy urban park, thus removing one of the few accessible opportunities for healthful nature exposure for westside residents. Additionally these buildings will cast shade on the adjacent park space, thereby reducing the usable area in summer by a large measure and possibly impacting the local ecology.</p> <p>As a westside resident I am outraged at the proposed, unprecedented jump in density. Property owners have largely purchased , in good faith, property zoned for 4 stories or less because they wanted to live in a low density area and trusted that changes to that zoning would be reasonable, gradual and subject to public consultation. Instead, this plan has bulldozed through any proposed concerns and is now presented as a fait accompli.</p> <p>The plan has been linked to the new Broadway skytrain line, the current phase already years behind schedule. Part of the justification for the Broadway plan was to justify the expense of the skytrain. Are we really going to double down here and, after insanely increasing the density on the westside to justify the expense of the skytrain, suggest that the increased density to the western boundary then necessitates another length of skytrain that the taxpayers will be on the hook for while the developers just get richer? Will this then further justify more building? This is a ridiculous situation and this degree of densification is sure to make this previously pleasant area of the city unlivable. There is also no assurance that this will do anything to solve or ease the housing accessibility problem. Please put the brakes on this terribly ill conceived plan and consider a return to the drawing board to design a neighbourhood compatible with the existing surround and at a level that the existing infrastructure can support.</p>	Christine Balkwill	Kitsilano	
2025-04-10	17:17	Jericho Lands Official Development Plan	Oppose	<p>I am writing to express my opposition to the Jericho Lands ODP due to concerns about the excessive density proposed for the area. The lack of detailed information regarding building heights further raises questions about the scale and impact of this development. I believe this plan could have significant negative effects on the surrounding community, particularly in terms of traffic congestion, strain on infrastructure, significant loss of green space, and changes to the neighborhood's character. It is absolutely crucial that any development prioritize a balanced approach that respects the needs of both current and future residents.</p>	Marc Romney		

Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-11	09:22	Jericho Lands Official Development Plan	Oppose	1) it proposes beyond excessive density and scale of development beyond infrastructure capacity 2) There is no detail as to height and forms of development permitted 3) The community consultation has been completely inadequate 4) There has been no response to any community input so far. This leaves all who are concerned and taking the time (often out of work time) believing this is a complete waste of time as you have no intention of addressing any of the community's concerns. 5) Private ownership of amenities is not acceptable. 6) Jericho Lands ODP is premature pending decisions about UBCx.	JJ Fahrni	Fairview	



s. 22(1) Personal and Confidential