

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-11	22:21	201002354365	Jericho Lands Official Development Plan	Oppose	I grew up in Point Grey not far from the Jericho Lands. I fear that the towers will irreversibly alter the neighborhood's culture, and that our already-strained infrastructure will be unable to cope with the mass influx of new residents. I support development, but not the tall towers as depicted in the current proposal. I urge the developers to reconsider the towers and explore methods of gentle density like 5 story condominiums. Thank you.	Darcy Chan	structawirecorporation@gmail.com	West Point Grey	
2025-04-11	22:49	201002354374	Jericho Lands Official Development Plan	Oppose	the area isn't designed for a massive influx of people causing massive traffic issues and fucking with an already overburdened sewer system. Have you ever smelt the stench of human waste up alma during the summer? Or the ecology of Jericho getting ruined by another 28000 people using it daily? I am all for an increase in density if spread over a larger area. Unless there are shops and stores already in place before people move out, the no frills and iga on 4th are gonna be packed and have no groceries constantly. There isn't enough shopping space to adequately accommodate a massive influx of people in such a short time. There is already massive lines in the no frills from the ubc students shopping. I can see the benefits of having a more decentralized plan. The skytrain isn't even put in, and you're expecting people to cram onto buses that some days don't even show up. There are so many factors that need to be put in place before we can approach this subject with a logical standpoint. Don't get me wrong, I get that we need to address housing, but this isn't the most useful answer. I think something more in line with what is being done near the Burrard Street bridge makes more sense for a density standpoint. Or better still, we could also get the rest of the city to increase its density.	Pearce Bahner-Stephens	pearcebahnerstephens@gmail.com	West Point Grey	
2025-04-11	13:16	201002353453	Jericho Lands Official Development Plan	Oppose	I oppose the Cov's Jericho Lanfs plan but support the Jericho Coalition's low- to mid-rise proposal as a livable, family-friendly, climate-resilient, and more affordable alternative.	Noemi Gal-Or	noemigalor2013@gmail.com	Dunbar-Southlands	

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Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-12	08:00	201002354428	Jericho Lands Official Development Plan	Oppose	I moved here from Toronto because of the abundance of small buildings. I have pets and did not want to be in a high building on a main street. I love my small building. We have a shared courtyard and there's a community feel. Recently our neighbor had a baby and asked us to let their dog out. These kinds of interactions would not happen in 20-story building. Residential towers are not naturally sociable places. You pass only a handful of front doors on the way to the lift, and your feeling of connection with the public realm diminishes sharply above the fifth floor.	Julie Posluns	julieanneposluns@gmail.com	Kitsilano	
2025-04-12	08:35	201002354463	Jericho Lands Official Development Plan	Oppose	<p>We need affordable housing in Vancouver and we need to preserve the beauty and character of our city.</p> <p>Filling up every last part of nature with people and buildings doesn't address either of these needs but rather it destroys the rare and precious soul of Vancouver.</p> <p>Developers are going to keep pushing more and more high rises and they won't ever stop until what makes this city special is destroyed. There always seems to be a reason to make developers richer with very little love for community. Vancouver actually means something to those of us who were born and raised in it and it's the reason so many people have decided to move here from around the world.</p> <p>Why are we so easy to manipulate by wealthy developers? Why aren't we protecting what we have?</p>	Coco Ferrari	mme.coco@gmail.com	Kitsilano	
2025-04-12	10:23	201002354606	Jericho Lands Official Development Plan	Oppose	Please have Vancouver City Council rethink the MST plan for the Jericho Lands, and give meaningful consideration to the alternative plan offered by the Jericho Coalition	Barbara (Barb) Rufer	barb.rufer@telus.net	Kitsilano	
2025-04-12	12:46	201002354856	Jericho Lands Official Development Plan	Oppose	While I support the development of these lands, I do not support the level of density proposed, especially the number and height of towers. I'm concerned about the impacts on nearby Jericho Park especially. I think this area can be more thoughtfully densified.	Anna Temple	annatemp@yahoo.com	Kitsilano	

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Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-12	12:48	201002354858	Jericho Lands Official Development Plan	Oppose	I'm completely opposed to the Jericho Lands high density Development Plan. This is way too many people to inject into such a small area that has very little surrounding infrastructure to support such a huge population! The proposed building heights of up to 49 floors would be an absolute abomination to the current neighbourhoods. This kind of huge density plan needs to be somewhere else where it will not utterly destroy the current communities that surround the Jericho Lands.	Sherry Diggle	sherrydiggle@me.com	Mount Pleasant	
2025-04-12	18:31	201002355286	Jericho Lands Official Development Plan	Oppose	The proposed density for this project doesn't seem to be realistic for the area considering the stress it would bring to services, traffic patterns, etc. Especially, when there is a pattern of excessive growth starting at the UBC Endowment Lands, Broadway Corridor, etc. A SERIOUS study that takes every possible step to ensure sustainability for the whole area, and not just Jericho Lands as an isolated project, is necessary.	Octavio Rodriguez	baragana@gmail.com	West Point Grey	
2025-04-12	18:42	201002355289	Jericho Lands Official Development Plan	Oppose	I object to the plan because 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	Patricia Sullivan	patsullivan482@gmail.com	Kitsilano	
2025-04-12	18:48	201002355290	Jericho Lands Official Development Plan	Oppose	I believe the apartment buildings should be kept down to 7 stories at most. If you look at Paris, a very livable city, their buildings are no higher than 5 stories making it very livable for families and retaining a community feel throughout. They are wise enough to build their massive modern high rises far outside their downtown core. In other words, it has never lost respect for its inhabitants. Wisdom.	Kirsten Ebsen	orcasandfishes@gmail.com	Kitsilano	

2025-04-12	21:10	201002355325	Jericho Lands Official Development Plan	Oppose	I oppose the plan as the infrastructure is inadequate for this scale of development and it does not provide enough detail about as to the height and and forms of development permitted. The private ownership of amenities is outrageous. Also, the project depends on the subway extension but the decision to fund it has not been made. I am also concerned about the impact on the adjacent parks.	Sharon Bailin	bailin@sfu.ca	Kitsilano	
2025-04-12	21:47	201002355329	Jericho Lands Official Development Plan	Oppose	Way too dense -- this much density is not healthy for human and other living things! This plan isn't in harmony with Indigenous values.	Sarah George	a7a94358@telus.net	Sunset	
2025-04-12	22:55	201002355348	Jericho Lands Official Development Plan	Oppose	I am opposed to the huge towers included in this plan. This plan needs to go back to the drawing board and formulate a plan like that proposed by the Jericho Coalition. I am also concerned by the weak guarantees that affordable and below market housing will actually be built. There are also insufficient amenities included in the plan - no recreational facilities like a swimming pool, community centre, library, playing fields, park land, etc. This project will also have an adverse affect on Jericho and Locarno beaches. Reject the plan!!!	Kathryn Shaw	shawonstephens@gmail.com	Kitsilano	
2025-04-13	00:40	201002355359	Jericho Lands Official Development Plan	Oppose	<p>Dear Mayor and Council,</p> <p>I live in Vancouver and I strongly oppose approval of the Jericho ODP for so many reasons.</p> <p>This ODP is not required. Developer MST Partnership wants it for its own benefit, but this will be to the detriment of Vancouverites who have to live with the consequences.</p> <p>A key consequence is that this public hearing would be the last one ever for a monumental project that would 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. No public hearings even as 50 storey towers shade out Jericho Park and infrastructure capacity is substantially exceeded. (Any public engagement opportunities that may occur after ODP approval will be limited and without the legal requirements of an actual public hearing.)</p> <p>Particularly alarming here is that this ODP omits crucial details, including building height and forms of development. Nor is there any detail as to if, or how, the</p>	Roberta Olenick	rolenick@telus.net		

				<p>development would be scaled back if the UBC SkyTrain extension does not get built. The massive scale of this project is dependent on the UBCx for which there is no business case and no funding.</p> <p>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 exactly what we are actually approving?</p> <p>That is akin to handing the MST Partnership a blank check!</p> <p>Speaking of blank checks, what is this developer offering in exchange? How about affordable housing? NO! Not 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. And this ODP grants the developer complete private ownership of all public amenities, an unacceptable precedent. Even worse, these will only be provided at the end of the project, leaving decades of existing amenities overburdened as Jericho's population proliferates.</p> <p>I am not alone in opposing this blank check of an ODP.</p> <p>Polls show that 70% of Vancouverites oppose MST Partnership's proposed Jericho development for its excessive tower height, and its density three times that of Hong Kong and Vancouver's West End. The majority, like me, support instead the more livable, affordable and environmentally responsible alternative plan advanced by the Jericho Coalition.</p> <p>Please know that in the next election I will NOT be voting for anyone on council who approves this premature, vague and unnecessary ODP.</p> <p>Sincerely, Roberta Olenick</p>			
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2025-04-13	06:01	201002355370	Jericho Lands Official Development Plan	Oppose	This is for the MST who say they value the land and they are building concrete and steel towers instead of using wood. Also this development is an isolationist community where no one knows their neighbors. I lived in a 25 floor tower abd became depressed no interaction with others in the builsding, left and found a 4 story wood building and we all help one another. This is why I oppose this Motion.	Lara Fox	idogpink@gmail.com	Kitsilano	
2025-04-13	06:23	201002355372	Jericho Lands Official Development Plan	Oppose	The concerns of the community are going unaddressed to the benefit of the developer.  Density is too high - beyond infrastructure capacity.  Environmental concerns: buildings should be built of wood not concrete and steel.  Please do not approve the Official Development Plan for the Jericho Lands.  Thank you.	Sarica Sion	pstyffe@telus.net	South Cambie	
2025-04-13	07:10	201002355374	Jericho Lands Official Development Plan	Oppose	The Jericho ODP is unnecessary and premature. Passing it will block further citizen input. The plan itself allows much to much density. Amenities should not be owned by the developer. Stopping this ODP is the first test of the new council. Please do the right thing.	Mark Battersby	mbattersby111@gmail.com	Kitsilano	
2025-04-13	07:11	201002355375	Jericho Lands Official Development Plan	Oppose	Just NO! to this project and NO! to ending public participation. Council needs to learn from their previous mistakes.	Sandra McCorne	sandygmac@gmail.com	Fairview	
2025-04-13	07:18	201002355376	Jericho Lands Official Development Plan	Oppose	The neighbouring parks will be overwhelmed. Degrading of parks degrades our health.  The accepted density is good for the developer only, not for any residents of the city of Vancouver who will have to contend with the inadequate infrastructure.  The accepted density is a poor climate decision. High-rises trap heat. This is seen and documented all over the world. We should know enough not to repeat this mistake.  The plan should not be approved.	Philip Styffe	pstyffe@telus.net	South Cambie	
2025-04-13	07:42	201002355382	Jericho Lands Official Development Plan	Oppose	The MSTDC's plan proposes excessive density and height and a scale of development beyond infrastructure capacity and without considering surrounding neighbourhoods and parks. The MST plan proposes a	Margo Veenhoven-Joe	mveenhovenjoe@gmail.com	Dunbar-Southlands	

				<p>nightmarish size, height and density. Vancouver doesn't want to see a development with more density than the City of Hong Kong, towering over Jericho Beach Park and the City.</p> <p>The UBC Subway Extension ("UBC") is the prerequisite for this super-dense, sky-high development. This current plan is entirely based on transit-oriented development related to the proposed on-site transit station for UBCx. However, there is no business case, approval or funding yet for UBCx, so it might be postponed indefinitely or never built. The current political and economic upheaval worldwide makes the financing of UBCx much more improbable. So, the main issue of UBCx that the entire plan is based on is unresolved. This ODP is thus premature until (&amp; if) UBCx is approved, funded, and construction is scheduled.</p> <p>The current ODP presumes that UBCx will proceed, and the plan is supposed to be "reviewed" if it does not proceed. The public will have no input if and when the City decides to "revisit" the plan's scale and density. But saying there will be a review is essentially meaningless. There has to be a complete alternative scaled-back plan in place in case UBCx does not proceed. Without that alternative, the public would have no clear idea of what MSTDC would build and how it would impact the neighbourhoods.</p> <p>Another vital reason a potential ODP at this stage is inappropriate is that there is very little information in the current draft ODP, which is intended to align with and be informed by the detailed Jericho Lands Policy Statement approved in January 2024. However, this draft ODP does not have height limits or a form of development designation, only maximum square footage and land uses per phase. To find out what MSTDC and the City propose in terms of height and forms of development, one must refer to the separate Jericho Lands Policy Statement. This statement can be changed at any Council Meeting without a public hearing, with only a minimum majority of six votes on Council.</p> <p>Vancouver City Council must halt the Official Development Plan for the Jericho Lands because it is a colossal taxpayer giveaway to the developer and consider alternatives. The ODP outlines how all affordable and social housing depends on funding from the provincial</p>				
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and federal governments and unnamed "partners" – and that the City will drop affordable housing requirements in favour of market rental housing if those governments don't heavily subsidize the project. The taxpayer will be on the hook even for the bare minimum of affordable housing that is mandated in the plans of any other development company.

The MSTDC's plan is predicated on the UBC subway extension, which taxpayers and partners must fund for the benefit of BC's largest private development corporations. There is no need for UBCx – except to make this massive, unwanted development project very profitable. If approved, taxpayers would be taken to the cleaners in yet another subsidy that doesn't guarantee significant affordable housing. The massive 66 luxury high-rise towers, up to 49 storeys, would be highly profitable for the developers and outrageously expensive for Vancouver, BC, and federal taxpayers.

The proposed development seriously impacts two adjacent public parks by blocking iconic views and casting dark shadows to the detriment of park users and future Jericho Lands residents. The high-rises would loom over Jericho Beach Park, a magnet for residents 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 the City treating this developer more favourably than other developers and bending by-laws and due process to meet its needs?

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. Jericho Coalition's Forum Research poll showed that 72% of citywide respondents agreed that the proposed development 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/](https://jerichocoalition[.]org/survey-results/)

The MSTDC 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



					<p>with concrete and steel, thus forfeiting the opportunity to make Jericho Lands "ground zero" for a new modular, prefabricated wood and mass timber industry for the benefit of the landowners and the BC's forest industry. We can't ship our softwood to the US anymore, so let's develop our value-added forest sector in BC.</p> <p>Community concerns expressed to date, for example, about (i) excessive density, (ii) lack of infrastructure, and (iii) the need to seriously consider the Jericho Coalition's alternative proposal, remain largely unaddressed. Instead of addressing concerns, the developer and the City increased the height of the tallest skyscrapers from 39 to 49 storeys and the number of units from 9,000 to 13,000, resulting in more than 28,000 new residents.</p> <p>The ODP proposes private ownership of amenities that is unprecedented and unacceptable, as is the timeline for their development. We strongly oppose the developer retaining ownership of public amenities and providing them only in the last development phase. 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 30 years with massive population increases, but without amenities. This situation is reminiscent of the Olympic Village and the promised secondary school that was to accommodate the new resident families there.</p>				
2025-04-13	09:11	201002355415	Jericho Lands Official Development Plan	Oppose	<p>How are the well documented and researched concerns of the Jericho Coalition being addressed??</p> <p>Vancouver City Council must halt the Official Development Plan for the Jericho Lands because it is a colossal taxpayer giveaway to the developer and consider alternatives. The ODP outlines how all affordable and social housing depends on funding from the provincial and federal governments and unnamed "partners" – and that the City will drop affordable housing requirements in favour of market rental housing if those governments don't heavily subsidize the project. The taxpayer will be on the hook even for the bare minimum of affordable housing that is mandated in the plans of any other development company.</p> <p>The MSTDC's plan is predicated on the UBC subway</p>	Mark Fenwick	mrfffenwick23@gmail.com	Kitsilano	

					<p>extension, which taxpayers and partners must fund for the benefit of BC's largest private development corporations. There is no need for UBCx – except to make this massive, unwanted development project very profitable. If approved, taxpayers would be taken to the cleaners in yet another subsidy that doesn't guarantee significant affordable housing. The massive 66 luxury high-rise towers, up to 49 storeys, would be highly profitable for the developers and outrageously expensive for Vancouver, BC, and federal taxpayers.</p> <p>The proposed development seriously impacts two adjacent public parks by blocking iconic views and casting dark shadows to the detriment of park users and future Jericho Lands residents. The high-rises would loom over Jericho Beach Park, a magnet for residents 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 the City treating this developer more favourably than other developers and bending by-laws and due process to meet its needs?</p> <p>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. Jericho Coalition's Forum Research poll showed that 72% of citywide respondents agreed that the proposed development was too dense and that the City should reject it on this basis and prefer the Jericho Coalition's alternative approach. <a href="https://jerichocoalition[.]org/survey-results/">https://jerichocoalition[.]org/survey-results/</a></p> <p>The MSTDC 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 with concrete and steel, thus forfeiting the opportunity to make Jericho Lands "ground zero" for a new modular, prefabricated wood and mass timber industry for the benefit of the landowners and the BC's forest industry. We can't ship our softwood to the US anymore, so let's develop our value-added forest sector in BC.</p>				
2025-04-13	09:25	201002355435	Jericho Lands Official Development Plan	Oppose	I oppose the height of the towers and the number of the towers. It's far too dense.	Kathy Payne	katpayne@telus.net	Kitsilano	

2025-04-13	09:30	201002355443	Jericho Lands Official Development Plan	Oppose	Please leave this approval until financing has been obtained by the developer. The city is creating a totally unappealing environment for future generations with them having no input. There is no need to rush this as real estate high rise development is stalled for good reason and will likely remain stalled for some time. For example, look at the Toronto market which is having trouble selling high rise condos. Young family are fleeing cities as a result of these developments.	Barbara Neff	barbneff@telus.net	Fairview	
2025-04-13	09:43	201002355459	Jericho Lands Official Development Plan	Oppose	This official development plan proposes a density that FAR exceeds any possibility of it being a liveable area of our city. There is insufficient green space and insufficient public transportation to support it.  Our beautiful city deserves more respect	Margaret Oke	midgeoke@gmail.com	Dunbar-Southlands	
2025-04-13	09:47	201002355468	Jericho Lands Official Development Plan	Oppose	Putting a small town (3 times the size of Merritt, BC) at the Jericho site is insanity. Where is the infrastructure? Schools? General amenities? What will be the ecological effect on Jericho Beach and Spanish Banks when there are 25 thousand people living a stone's throw away?	Gena Kolson	wasbev4@gmail.com	Kitsilano	
2025-04-13	09:55	201002355479	Jericho Lands Official Development Plan	Oppose	I strongly oppose the developer retaining ownership of public amenities and providing them only in the last development phase.  Community concerns expressed to date, for example, about (i) excessive density, (ii) lack of infrastructure, and (iii) the need to seriously consider the Jericho Coalition's alternative proposal, remain largely unaddressed.	John Grindon	johngrindon@yahoo.ca	Mount Pleasant	
2025-04-13	10:13	201002355496	Jericho Lands Official Development Plan	Oppose	69 towers? 49 stories? These lands need to be preserved not destroyed.	Stephanie James	sjtangomango@gmail.com	Kitsilano	
2025-04-13	10:49	201002355530	Jericho Lands Official Development Plan	Oppose	The density allowed by the Development Plan will be destructive to the neighbourhood and the promise of affordable housing is laughable. Please do not approve this plan.	tom simpson	tksimpson@shaw.ca	West Point Grey	
2025-04-13	10:50	201002355531	Jericho Lands Official Development Plan	Oppose	I disapprove of this proposal for 60+ towers	Veronica Dahl	veronica_dahl@sfu.ca	Fairview	
2025-04-13	11:21	201002355561	Jericho Lands Official Development Plan	Oppose	I am in support of political party 'Team's' concerns below and therefore oppose the proposal:  The ODP is not a necessary step in the ʔəy alməx"/l̥y ál̥mexw/Jericho Lands development. The developer, MST Partnership has requested it to assist them in securing financing from lenders.	Suzy Thomas	suzerama@hotmail.com	Kitsilano	

				<p>The ramifications of the ODP are long-term and far-reaching. Your children and grandchildren will live with the consequences but won't have any say over them if Council approves it. Why not? Because provincial Bill 18 prohibits public hearings for projects that are consistent with the ODP.</p> <p>The Jericho Coalition is a community group that recognizes the need for development and has invested countless hours creating a vision for a livable, sustainable neighbourhood on the Jericho Lands, one that will not bring density more than triple that of the West End to an area lacking infrastructure and amenities (including a fantasy UBC subway extension for which no funding exists.) TEAM has long supported their proposal, and we present here some of the downsides of the ODP they want residents to be aware of:</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>				
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**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-13	12:15	201002355631	Jericho Lands Official Development Plan	Oppose	From my corner, I am hearing both serious worries and entirely practical concerns about transit and infrastructure needing to be in place before commitment to a project of this magnitude. and I am distressed that a project of this magnitude might go forward without the constructive input of this neighbourhood.	Susanna Egan	segan@mail.ubc.ca	Kitsilano	
2025-04-13	12:28	201002355645	Jericho Lands Official Development Plan	Oppose	Dear City Councillors, I am strongly opposed to the Jericho Development Plan. If carried out, the plan will result in too much densification, buildings far too high, and negative impact on adjacent parks. This will make Vancouver a far less attractive place to live for residents and newcomers. I kindly request you seriously consider the alternative plan provided by the Jericho Coalition. Thank you	Claudia Golombiewski	clgolombiewski@gmail.com	Dunbar-Southlands	
2025-04-13	12:34	201002355650	Jericho Lands Official Development Plan	Oppose	Dear City Councillors,  I am strongly opposed to the Jericho Development Plan. The planned buildings are far too high and will have a negative impact on the adjacent parks. This will make Vancouver a far less attractive place for residents and visitors. I kindly request to pause the plan and seriously consider the alternative plan provided by the Jericho Coalition. Thank you!	Brian Cook	briancook@powercheck.ca	Dunbar-Southlands	
2025-04-13	13:27	201002355699	Jericho Lands Official Development Plan	Oppose	The density is horrendous, there is not enough green space, way too many towers made of concrete, not enough use made of BC timber. I'm not against density, but it should be more like False Creek, with more planned social amenities,	Gillian Chetty	gchetty@shaw.ca	Dunbar-Southlands	
2025-04-13	13:48	201002355720	Jericho Lands Official Development Plan	Oppose	I support the positions taken by TEAM who oppose the current development plan for the Jericho Lands.	Anna Luckyj	annaluck@telus.net	Kerrisdale	

2025-04-13	13:55	201002355731	Jericho Lands Official Development Plan	Oppose	I live in Point Grey. I strongly oppose the Jericho Plan as it stands. I am not opposed to densification in the area and in general and feel it is needed, but the Jericho Plan is NOT the way to go about it. Stacking huge hulking towers together in this space does absolutely NOTHING to invoke the spirit of the "longhouse" as claimed, and EVERYTHING to invoke the spirit of a crowded Hong Kong-type environment in an otherwise beautiful neighbourhood. Why not the alternative plan as proposed by the Jericho Coalition with tweaks as necessary? Vancouver prides itself on being a green city...except when it comes to this, it seems. This great boon for developers comes at the cost of the city's soul and its residents' well-being.	Caroline Solis	mflare@shaw.ca	West Point Grey	
2025-04-13	14:00	201002355736	Jericho Lands Official Development Plan	Oppose	I accept the need for more housing development in the city. The vast majority of citizens polled no not agree with the Jericho Lands proposal for a very dense property development on this scale. The existing proposal would add 28000 people to these 96 acres which would make it one of the most densely populated ares in the world! It would be denser the Hong Kong and twice as dense as Vancouver's West End. This proposal does not include any schools, parks and not even a firehall. How can this be approved. There is also no provision for transit as the ubc sky train extension is looking even more unlikely in the current economic environment. With the onset of tarrifs on BC lumber maybe this could be a showcase for engineered wood and prefabricated buildings which would be better for the environment and help preserve BC jobs. Please consider a more appropriate development for this site which would help Vancouverites and the province.	John Day	johnsuesday@gmail.com	West Point Grey	
2025-04-13	14:02	201002355737	Jericho Lands Official Development Plan	Oppose	Good day  I write these words with respect to everyone and the city of Vancouver. I appreciate you all.  I'm writing about the upcoming agenda and meeting April 15 on whether or not the Official Development Plan (ODP) for the Jericho Lands should be approved.  I agree, we need housing, but we need to be smart about this.  - excessive density and scale of development is beyond infrastructure capacity	P Thomas	fortyfourproductions@hotmail.com	Kitsilano	

This whole neighbourhood all the way to Burrard can not support this much population. The infrastructure, the water, the waste management, the transit, the roads, the environment and on and on. This neighbourhood is already clogged. Trying driving down 4th Avenue. Jericho Beach is an Oasis. You are going to ruin it. Please don't do this.

- serious impacts on two adjacent public parks by blocking views and shading.

No sunscreen needed! The whole beach is going to be all in the shade!!

You are going to ruin Jericho Beach.  
How about the sensitive Eco system in that area? What about the forests, the streams and the animals that are protected? The city worked so hard to save those streams.

The protection of the Eagle homes and habitats that are near the Jericho Yacht Club should halt this development alone!!!! Where are the Indigenous and environmentalist groups protecting the animals and the environment??

Not just the finished buildings themselves, but the construction process of these buildings is going to damage the forests , the animals and the whole ecosystem.

If this goes through as planned, one day looking back we will write.

Jericho Beach and Spanish Banks: "Once there were beautiful forests and beaches that we all went to escape the city. It felt like we had gone on a vacation. The untouched wilderness, the forests, the beaches, the animals, the walks, the picnics with family and friends. How WONDERFUL IT WAS!!

Now that has all changed with their HUGE DOMINATING BUILDINGS that have over populate the area, shaded and ruined the the beaches and parks in this once beautiful untouched Ecosystem!

Long gone on those days that felt like a vacation. We are now just downtown Vancouver among the TOWERING GIANTS."

					<p>Why don't we just put up 60 STORY TOWERS ALL OVER THE CITY!! SO YOU CAN ALL MAKE MONEY!! ISN'T THIS WHAT IT'S ALL ABOUT? MONEY!! \$\$\$</p> <p>YOU ARE RUINING VANCOUVER!!</p> <p>I beg you to think of the future and how we want Vancouver to grow.</p> <p>I love this city and the people in it.</p> <p>Please do not ruin what has made this city so special. There is a reason it is ranked so highly in the worlds standings. Because it is different with it's balance of city and nature. It's not like all the towering cities of the world. You didn't see Paris or Yellowstone Park tearing down its forests and city to build skyscrapers.</p> <p>You can build your HUGE BUILDINGS around the city for housing just not at Jericho Beach PLEASE!!</p> <p>Keep what makes us SPECIAL!</p> <p>THANK YOU</p>				
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**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-13	14:18	201002355750	Jericho Lands Official Development Plan	Oppose	<p>An addition to my prior comments:</p> <p>A point that warrants clear emphasis when considering the Jericho Lands Official Development Plan - the public amenities referenced in the plan will be:</p> <ol style="list-style-type: none"> <li>1. privately owned, and</li> <li>2. are planned only for the fourth/final phase of this 30-year plan.</li> </ol> <p>Neither is acceptable.</p> <p>Profiteers running public spaces and amenities? That *will* mean there will be no effective mechanism for accountability on meeting basic standards, much less aspirational goals, for these amenities. Trust me bro - regardless of which 'bro' is requesting our trust - should not be acceptable to anyone on a matter as consequential to the future of the City as will be this development.</p> <p>And, as housing from the 3 preceding phases fills up, the quite severe lack of adequate public amenities will result in significant inconvenience and challenges for residents, not to mention significant additional costs ultimately borne by taxpayers. A cost analysis should be shared with taxpayers so the likely additional costs of this development - which will be borne by the City/taxpayers, not the developer - can be given due and serious consideration.</p> <p>The public amenities issue on its own should raise sufficient concern to demand revision of this plan. Taken together with the numerous other meaningful and material shortcomings of this plan, it is quite clear that City Council cannot in good faith give this plan a stamp of approval without absconding their responsibilities to the city's residents, current and future.</p>	Monica Spisar	monicaspisar@gmail.com		
2025-04-13	14:20	201002355752	Jericho Lands Official Development Plan	Oppose	<p>I fully oppose the Official Development Plan' concerning the Jericho Lands.</p> <p>The Jericho Coalition position on the development of these lands makes SO MUCH MORE sense.</p>	Gordon Reid	gcreid80@gmail.com	Downtown	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-13	15:05	201002355796	Jericho Lands Official Development Plan	Oppose	I completely oppose the Jericho Lands ODP. The fundamentals of the plan are completely inconsistent with the financial, social and environmental goals of the city of Vancouver. Financially, this plan will put the City and the tax payers more on the hook for all infrastructure and amenities, which there is a current dearth of (eg - schools, daycares, parks, roads, transportation; sewage; water infrastructure). This plan will put that shortage on steroids. Look at the disastrous results of Metro Van's sewage treatment plant. This will follow the same outcome. Further, why should significant public funds benefit a private developer organization? That is not equitable nor financially astute. This ODP is unnecessary at this point. Socially, evidence continues to mount that tall towers remove the ability for people to create and maintain social connections. The City tries to have spaces for people to connect and then shoots themselves in the foot by building towers that dissuade connections. Vancouverites want those connections. This ODP will pour fuel on the fire to preclude them. Environmentally, tall concrete towers are not environmentally friendly. Human-scaled wood buildings are. The form & density of the proposals are against an environmentally conscious approach. Further, densification at this scale is not environmentally friendly to anybody. For these & more reasons, I vehemently oppose this ODP.	Kathy Hochachka	kathyhochachka@shaw.ca	Kitsilano	
2025-04-13	15:06	201002355797	Jericho Lands Official Development Plan	Oppose	I strongly oppose this plan as it stands. I would love to see development on this land but as something that takes the environment and needs of the community. This is an abomination turning the Jericho area into something unliveable and far too full of faceless concrete towers. This is on a scale never seen in Vancouver and reminds me of the wall of concrete built at Harbourfront in Toronto which cuts off accessibility to the water for all of the city. This is ill thought out and is in complete opposition to the residents of Vancouver who have overwhelmingly stated their opposition to it.	Annabel Kershaw	a1kershaw@telus.net	Kerrisdale	

2025-04-13	15:07	201002355798	Jericho Lands Official Development Plan	Oppose	<p>I know and understand that the Jericho Land site will have some towers; however I am strongly opposed to the height of the towers and the density of the towers. This is green space, a paradise, and you plan to turn it into a concrete and glass jungle. All across the street from the beach. That much glass will raise the temperature of the area, turning the units into terrariums.</p> <p>Another issue is that the plan appears to be dependent on UBC skytrain which at this point, does not have approval nor funding.</p> <p>These massive towers will change the shade/sun balance affecting the ponds, trees and animals around Jericho beach.</p> <p>What happened to the promise and value held by our Indigenous community to honour our mother earth, to treat it with love and respect? a concrete, glass towering community is contrary to the design of their traditional villages, with open green spaces, places to meet and socialize, places to enjoy nature, trees, and natural herbs. I support low rise buildings, designed in quadrants, so that there is green space in the centre for adults and children, the residents, can play, gather, chat, and feel like a community.</p> <p>What will happen if middens are found on the building site? will we honour that sacred space and history? Let's get this space a chance to be family friendly rather than a downtown ghetto towerscape.</p>	Gladys Loewen	gloewen@telus.net	West Point Grey	
2025-04-13	15:13	201002355803	Jericho Lands Official Development Plan	Oppose	<p>I am a resident of Vancouver and I vote in municipal elections.</p> <p>I oppose the development of Jericho Lands as currently contemplated by the Official Development Plan. In particular, I am opposed to the inclusion of high-rise towers, with their associated massive carbon cost and adverse ecological impact, throughout the site. I support a climate-resilient low- to mid-rise, human-scale development of Jericho Lands which would generate sorely-needed missing-middle and family-friendly housing accessible to all, and prioritize the needs of all Vancouverites over the profit motivations of developers.</p> <p>High-rise construction is the most embodied-carbon-intensive building form, requiring massive amounts of concrete (the adverse environmental effects of which are notorious) and steel, and constitutes one of the largest sources of global carbon emissions.</p> <p>Vancouver's own 2016 Zero Emissions Building Plan</p>	Erica Weiss	weisserca@gmail.com	West Point Grey	

				<p>concluded that “(l)ow-rise multi-unit residential buildings are the ideal building form and construction type for cost-effective high-performing building envelopes and ventilation systems.” Low- to mid- rise building forms can take advantage of locally-sourced mass timber construction thereby supporting the local economy at all aspects of the supply chain, rather than relying on foreign steel from overseas. ("Embodied carbon" refers to carbon emissions released in the construction of buildings or infrastructure even before they are operational; such as materials extraction, manufacturing and transportation.) The report cited by The Conversation similarly concludes that densely-built, low-rise environments are more space and carbon-efficient, while high-rise buildings have a drastically higher carbon impact: <a href="https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673">https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673</a>)</p> <p>Moreover, high-rise towers are the least energy efficient building form to operate over their life cycle. A recent BC Hydro report concludes that the marketing of newly-built high-rise condos as energy efficient is a red herring since these towers utilize almost four times as much energy as low-rise buildings constructed in the 1980s. "Despite many new, high-end condo buildings being marketed as energy efficient, those living in them have a much larger energy footprint than those living in older style buildings." (<a href="https://www.bchydro.com/news/press_centre/news_releases/2019/luxury-high-rise-condos-are-guzzling-electricity.html">https://www.bchydro.com/news/press_centre/news_releases/2019/luxury-high-rise-condos-are-guzzling-electricity.html</a>).</p> <p>While climate-conscious low and mid-rise housing can rely on the tree canopy and exterior awnings and canopies to provide interior cooling and mitigate the heat island effect, high rise towers must rely on energy wasteful cooling systems, which in turn contribute to the climate crisis. (<a href="https://www.canada.ca/en/services/health/publications/healthy-living/reducing-urban-heat-islands-protect-health-canada.html">https://www.canada.ca/en/services/health/publications/healthy-living/reducing-urban-heat-islands-protect-health-canada.html</a>) Conversely, low and mid-rise construction forms can also utilize the surrounding tree canopy to diminish the nighttime effect of light pollution, thereby mitigating its associated adverse ecological impacts.</p> <p>Jericho Lands is located adjacent to a forested area at Jericho Beach Park which is beloved by locals and visitors and provides meaningful habitat and sanctuary to wild birds and other wildlife. The Vancouver Bird Strategy</p>				
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recognizes the importance of wild birds to our local ecosystem. The Strategy's objective is to create conditions for native birds to “thrive” in the City of Vancouver, with the goal of making Vancouver a world leader in supporting a rich and diverse group of native birds. In Canada alone, window collisions kill an estimated 16-42 million wild birds a year. Each spring and fall, billions of birds migrate through Canada and the US, mostly under the cover of darkness, when the atmosphere is free of daytime thermals, making it more stable and easier to maintain a steady course. Cooler nighttime temperatures also help protect birds from overheating and from predators like hawks. Artificial light from man-made structures attracts and disorients migrating birds, confusing and exhausting them and making them vulnerable to collisions with buildings, particularly high-rise towers which extend into their flight path. The number of urban bird strikes increases dramatically when high-rise buildings are situated adjacent to bird habitat, such as that contemplated by the ODP, and will cause a spike in bird mortality from collisions with the proposed towers.

As the alternative plans commissioned by the Jericho Coalition have demonstrated, the City's density targets for Jericho Lands can be achieved without any high-rise towers at all, so there is ultimately zero justification for them beyond profit motivation.

The development of Jericho Lands presents an opportunity for leadership in cutting-edge, passive construction that serves as a model for other climate-resilient projects around the globe. The ODP squanders that opportunity in favour of a retrograde, carbon-intensive, energy-inefficient model that will exact a toll on our resources and local ecology for decades to come.

The implementation of greater housing density isn't high-rises or nothing. There is a more climate-resilient, less carbon-intensive, family-friendly middle ground that would enhance our communities and green spaces, provide much-needed housing to fill the missing-middle housing gap and preserve the livability of the City of Vancouver for generations to come.

I urge you to build for the future, not the short-term profit motivations of the developers, and defer the adoption of the ODP until the foregoing concerns have

					been addressed.				
2025-04-13	15:18	201002355806	Jericho Lands Official Development Plan	Oppose	I spent quite a few years working in Prince Rupert and Kamloops, with Indigenous families and students. The designs I have seen thus far for the Jericho lands does not come anywhere close to the traditional Indigenous designs of communities and communal spaces. Where is the wood, community spaces, green areas for meeting, visiting, and socializing? What happened to the respect for trees, plants, animals? Building 40 - 60 story towers is not compatible for birds habitat. too dense, too tall, like a crowded downtown, rather than a natural place next to the beach. You are taking away trees and green spaces! as a retired Master Gardener, I am appalled that there is so little garden, green space, most of the trees all gone. The noise, the traffic, on 4th and the side streets will make walking to the beach difficult and unsafe. An eyesore, those towers. Please respect the land and its history and design midrise buildings with more green space. I am a concerned neighbour	Mel Felker	melfel@telus.net	West Point Grey	
2025-04-13	17:35	201002355907	Jericho Lands Official Development Plan	Oppose	Site is too great of density for the area and will primarily be tiny "market condos" (by their own plan). The City needs no more of this kind of housing, what is needed is larger suites (2+bedrooms) and affordable housing. Density is only there for profitability and the area is not suitable for such density as there are not jobs to support it nor existing transit infrastructure to support it. UBCx may never be built and involves another massive taxpayer subsidy with no commitment to affordable housing.	Jan Forcier	jforcier@gmail.com	Kitsilano	
2025-04-13	17:42	201002355915	Jericho Lands Official Development Plan	Oppose	I am strongly opposed to the Jericho Lands OPD.	Carol van Rijn	cvanriijn@telus.net	Dunbar-Southlands	
2025-04-13	18:00	201002355921	Jericho Lands Official Development Plan	Oppose	The development is too large in scale. This proposed density will have a negative impact on existing quality of life in the surrounding area. Proposed building heights are way too high.	L Green	picnics_cove_8u@icloud.com	Fairview	

2025-04-13	19:20	201002355951	Jericho Lands Official Development Plan	Oppose	I am opposed to the Jericho Lands ODP. It is predicated on the UBC Subway extension which hasn't been funded yet. I'm against more tall concrete towers which would add to the many already being proposed as part of the Broadway Plan. The towers are too close to Jericho Park. Who will pay for the upgrades needed to infrastructure? Where will all these new residents park their cars? Finally, the ODP proposes that the developer own the community amenities provided, and only provide them at the last phase of development. These amenities should be owned by the City and Park Board, not the developer.	Alex Downie	amdownie@shaw.ca	Kitsilano	
2025-04-13	19:38	201002355956	Jericho Lands Official Development Plan	Oppose	I'm against the Jericho Lands ODP as proposed. It brings more density to the already 'turbocharged' Broadway Plan area, with more traffic, less parking, lost views, towers looming over tranquil Jericho Park. We can increase density without building massive climate unfriendly towers with micro-suites. Most of these units are unfit to raise a family in. Who will afford the sky-high rents? The plan is all slanted to maximize profit for the developer. They should not own the community amenities either. What happens if they go broke before the project is complete, when the handover of amenities is supposed to occur? The City's taxpayers will wind up paying the bill. The developer should post a bond for the amenities, and these should be owned and operated by the City from the start.	Barbara Hartmann-Downie	gesundheitconsultants@hotmail.com	Kitsilano	
2025-04-13	19:53	201002355962	Jericho Lands Official Development Plan	Oppose	The proposed density is excessive - more than 3 times the West End density, the infrastructure will not support the proposal, the subway to UBC doesn't have any funding, the more reasonable but still significant density increase as proposed by the Jericho Coalition should be the limit on the development and amenities should be available to all Vancouverites.	Norah Jean Hall	norahjeanhall@gmail.com	Kerrisdale	
2025-04-13	20:11	201002355966	Jericho Lands Official Development Plan	Oppose	My friend has written the letter below and I agree with everything she has researched and written. PLEASE READ AND LISTEN TO YOUR PEOPLE. I oppose the current ODP for very good reasons.  I am writing to oppose the development of Jericho Lands as currently contemplated by the Official Development Plan. In particular, I am opposed to the inclusion of high-rise towers, with their associated massive carbon cost and adverse ecological impact, throughout the site. I support a climate-resilient low- to mid-rise, human-scale development of Jericho Lands which would generate sorely-needed missing-middle and family-friendly housing accessible to all, and prioritize the needs of all	Kathy Wyder	kathy@secretgardentea.com	Kerrisdale	

					<p>Vancouverites over the profit motivations of developers.</p> <p>High-rise construction is the most embodied-carbon-intensive building form, requiring massive amounts of concrete (the adverse environmental effects of which are notorious) and steel, and constitutes one of the largest sources of global carbon emissions.</p> <p>Vancouver's own 2016 Zero Emissions Building Plan concluded that "(l)ow-rise multi-unit residential buildings are the ideal building form and construction type for cost-effective high-performing building envelopes and ventilation systems." Low- to mid- rise building forms can take advantage of locally-sourced mass timber construction thereby supporting the local economy at all aspects of the supply chain, rather than relying on foreign steel from overseas. ("Embodied carbon" refers to carbon emissions released in the construction of buildings or infrastructure even before they are operational; such as materials extraction, manufacturing and transportation.) The report cited by The Conversation similarly concludes that densely-built, low-rise environments are more space and carbon-efficient, while high-rise buildings have a drastically higher carbon impact: <a href="https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673">https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673</a>)</p> <p>Moreover, high-rise towers are the least energy efficient building form to operate over their life cycle. A recent BC Hydro report concludes that the marketing of newly-built high-rise condos as energy efficient is a red herring since these towers utilize almost four times as much energy as low-rise buildings constructed in the 1980s. "Despite many new, high-end condo buildings being marketed as energy efficient, those living in them have a much larger energy footprint than those living in older style buildings." (<a href="https://www.bchydro.com/news/press_centre/news_releases/2019/luxury-high-rise-condos-are-guzzling-electricity.html">https://www.bchydro.com/news/press_centre/news_releases/2019/luxury-high-rise-condos-are-guzzling-electricity.html</a>).</p> <p>While climate-conscious low and mid-rise housing can rely on the tree canopy and exterior awnings and canopies to provide interior cooling and mitigate the heat island effect, high rise towers must rely on energy wasteful cooling systems, which in turn contribute to the climate crisis. (<a href="https://www.canada.ca/en/services/health/publications/healthy-living/reducing-urban-heat-islands-protect-health-">https://www.canada.ca/en/services/health/publications/healthy-living/reducing-urban-heat-islands-protect-health-</a></p>				
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				<p>canada.html) Conversely, low and mid-rise construction forms can also utilize the surrounding tree canopy to diminish the nighttime effect of light pollution, thereby mitigating its associated adverse ecological impacts.</p> <p>Jericho Lands is located adjacent to a forested area at Jericho Beach Park which is beloved by locals and visitors and provides meaningful habitat and sanctuary to wild birds and other wildlife. The Vancouver Bird Strategy recognizes the importance of wild birds to our local ecosystem. The Strategy's objective is to create conditions for native birds to “thrive” in the City of Vancouver, with the goal of making Vancouver a world leader in supporting a rich and diverse group of native birds. In Canada alone, window collisions kill an estimated 16-42 million wild birds a year. Each spring and fall, billions of birds migrate through Canada and the US, mostly under the cover of darkness, when the atmosphere is free of daytime thermals, making it more stable and easier to maintain a steady course. Cooler nighttime temperatures also help protect birds from overheating and from predators like hawks. Artificial light from man-made structures attracts and disorients migrating birds, confusing and exhausting them and making them vulnerable to collisions with buildings, particularly high-rise towers which extend into their flight path. The number of urban bird strikes increases dramatically when high-rise buildings are situated adjacent to bird habitat, such as that contemplated by the ODP, and will cause a spike in bird mortality from collisions with the proposed towers.</p> <p>As the alternative plans commissioned by the Jericho Coalition have demonstrated, the City's density targets for Jericho Lands can be achieved without any high-rise towers at all, so there is ultimately zero justification for them beyond profit motivation.</p> <p>The development of Jericho Lands presents an opportunity for leadership in cutting-edge, passive construction that serves as a model for other climate-resilient projects around the globe. The ODP squanders that opportunity in favour of a retrograde, carbon-intensive, energy-inefficient model that will exact a toll on our resources and local ecology for decades to come.</p> <p>The implementation of greater housing density isn't high-rises or nothing. There is a more climate-resilient, less</p>				
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					carbon-intensive, family-friendly middle ground that would enhance our communities and green spaces, provide much-needed housing to fill the missing-middle housing gap and preserve the livability of the City of Vancouver for generations to come.  I urge you to build for the future, not the short-term profit motivations of the developers, and defer the adoption of the ODP until the foregoing concerns have been addressed.				
2025-04-13	20:14	201002355967	Jericho Lands Official Development Plan	Oppose	Thank you for this opportunity to provide feedback. I am opposed to the Jericho Lands Official Development Plan. The impacts on the local parks and beaches will be severe, and I do not feel that the plan adequately addresses climate concerns. In addition, I fear that local services are not sufficient to sustain the population increases in the neighbourhood.	Claire Styffe	clairestyffe@hotmail.com	Fairview	
2025-04-13	20:29	201002355973	Jericho Lands Official Development Plan	Oppose	The towers are too high and are inappropriate for this beautiful neighbourhood. Please don't ruin it.  The park and the beaches will be overwhelmed. We need healthy nature for us to be healthy.  Concrete adds to CO2 in the atmosphere further exasperating our climate change problems. We should build out of wood for more sustainable housing.  Please do not approve this plan.	Hannah Styffe	styffehannah@gmail.com	Fairview	
2025-04-13	16:56	201002355889	Jericho Lands Official Development Plan	Oppose	I completely oppose such a massive development that will comprise park and beach land that is enjoyed by citizens from all over the Lower Mainland and indeed the world. This is not the legacy I wish to leave for future generations. Please do not pass the proposal for this scale of development  Thank you	Joan Cawsey	jbcawsey@gmail.com	Kitsilano	
2025-04-13	20:42	201002355981	Jericho Lands Official Development Plan	Oppose	The UBCx subway extension is a pre-requisite for this super-sized and super-high development, and, a pre-requisite for UBCx is financing from both Federal and Provincial governments, which has not been offered. Committing to the details of a development plan of this	Pamela Fitzpatrick	pfitzpatrick999@gmail.com	Fairview	



**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-13	20:51	201002355985	Jericho Lands Official Development Plan	Oppose	As a long time Vancouver resident and home owner, I believe that the development as planned will spoil the ambience of the existing neighborhood...add to an increasing problem of traffic in and out of the area. The plans tout luxury condos and I believe that they will be out of reach for most young people and others who need housing and will only be a draw for investment and purchase by wealthy non residents. We see this happening time and time again where old buildings are being demolished and "new and improved" accommodations being out of reach for most people. Where will all the people go who will be forced to leave their neighborhood of choice and look for similar accommodation that costs the same. Yes, they will have the option of first dibs to come back to their location for a time at the set rate they were paying. After that time...what then??? Stop this crazy idea that people thrive in situations where a family of 4 are reduced to living in what is basically a box (700 sq ft). Surely we have seen what this kind of living produces and the areas that have seen this kind of development look like high end slums. I am personally against high density which further alienates people in their established neighborhoods and will continue to create neighborhoods that aren't friendly and welcoming. We have experienced this in our neighborhood of 25 years where houses are rented out as short term stays for foreign students or super wealthy people who care nothing about becoming neighbourly. This is a very large problem in Vancouver and has increased during the time that we have been in this location.	Ines Zagoudakis	ineszag@gmail.com	Dunbar-Southlands	
2025-04-13	21:06	201002355989	Jericho Lands Official Development Plan	Oppose	For once, please pay attention to what the neighbourhood is saying to you. Too much, too soon; too tall for eyes to even see the street. Hostile to nature; mean, not green. Do people rich enough to live there take transit, if it's ever built? It's Oakridge in a swamp. Do better.	Sal Robinson	salrobinson@telus.net	Kitsilano	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-13	21:47	201002355994	Jericho Lands Official Development Plan	Oppose	We oppose this project because of the height and density that are far too great. The height should have been restricted so that this project will not be visible from Jericho and Locarno beaches. Building this downtown scale of development is inappropriate for this location and will ruin Jericho and Spanish Banks which are a jewel of Vancouver. A lower density development (approx. a third of the proposed density) is far more appropriate.	Anne-Marie Lapointe	lapointeam2023@gmail.com	Kitsilano	
2025-04-13	21:51	201002355998	Jericho Lands Official Development Plan	Oppose	Greed and ruthless disregard for the damage that it inflicts are not commendable attributes. What would greed and ruthless disregard for its consequences look like if given physical form? If you have seen a picture of the architect's vision for hyper-densification of the magnificent Jericho Lands – densification per square meter approaching that of Hong Kong or Mumbai – then you have seen what greed and ruthless disregard look like: a clotted mass of heat-emitting high rises sprawling over what used to be heat-absorbing grass and trees, and designed to provide, not affordable housing (not enough profit to made from building that), but instead a clogged congregation of towers constructed to attract local high rollers and off-shore investors. Almost 30,000 people – about three times the current population of West Point Grey – are to be stuffed into these projected buildings, so that the developers can stuff their bank accounts with billions upon billions of dollars. Road infrastructure (which will never increase) will be jammed to paralysis. Hospitals, already at the breaking point, will be flooded with patients for whom there will not be beds. Schools too will lack room for excess students. Everyone except the developers and people rich enough to invest in what the developers build will suffer. What used to be an incomparably precious expanse of green space will be buried brutally under concrete, congesting structures, as bad for the well-being of residents as metastasizing tumors.	Eric Levy	elevy2@shaw.ca		
2025-04-13	22:08	201002356003	Jericho Lands Official Development Plan	Oppose	Too dense and not enough community related supports/infrastructure... and NO public consultation avail in future. Hard no.	Krista Freeman	freek-nhot@hotmail.com	Riley Park	
2025-04-13	22:30	201002356007	Jericho Lands Official Development Plan	Oppose	ODP provides insufficient detail for a development of this scope and duration.	Terence Lee	telee2178@gmail.com	Fairview	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	14:43	201002358017	Jericho Lands Official Development Plan	Oppose	<p>April 14, 2025</p> <p>I am STRONGLY OPPOSED to approval of the proposed Jericho Lands Official Development Plan (ODP). I oppose it for all the reasons you will hear from other concerned citizens – its extreme density, its impact on surrounding parks and neighbourhoods, its failure to require affordable housing unless senior governments pay for it, the developer's retention of what should be community-owned assets like schools and parks, and its dependence on an as-yet-unapproved UBCx. Even worse is that it means the end of public hearings for this parcel of land, with only vague guidelines to start with, and the potential for massive changes in future without any public input.</p> <p>But I am mainly concerned that this project typifies the city's complete failure to include residents in planning. I do not live in the Jericho area, but have followed this project as it has progressed. Throughout, it appears that the developer and the city had absolutely zero interest in true consultation and collaboration with residents; in fact, it seemed to be the opposite. When they objected to the heights and density, the response was to raise both. When they proposed an environmentally friendly alternative that provided significant amounts of affordable housing without 60 high-rises, they were ignored. Citizens of the Jericho area could have been ghosts for all the attention they got.</p> <p>The result of such a process is poorer projects and division in the community. Think of how differently this development would have been greeted if there had been honest collaboration, consultation, and yes, that key element, some compromise! This could have been a beautiful and welcomed project, instead of a monstrous overdevelopment dreaded and resented by the community.</p> <p>Council has not listened to citizens' voices so far. Please do so now and reject this Official Development Plan as proposed.</p>	Carol Volkart	cvolkart@telus.net	Dunbar-Southlands	

## Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	15:11	201002358133	Jericho Lands Official Development Plan	Oppose	<p>I am opposed to this because it would destroy the neighbourhood.</p> <p>Point grey has always been a low density neighbourhood. Jericho should be only low rise buildings of 2–4 floors. Maybe a few 8-floor buildings mixed in would be fine. No towers. There should be more green space.</p> <p>I would rather see density be concentrated on West 10th avenue, which is a shopping street. West 10th has been in decline for a long time, with many businesses closing. There is a lot of vacant business on west 10th avenue.</p> <p>We should be rebuilding west 10th avenue with a mix of condos and rentals, with commercial along the entire street.</p> <p>If Sky train is extended on to UBC, There should be a station on west 10th avenue in addition to Jericho and Alma.</p> <p>Look at the Canada line, there is Broadway and Olympic village stations close to each other. They are only 5 minutes walk apart.</p> <p>The first nations are already building a new development at UBC on land that used to part of Pacific Spirit regional park.</p>	M Bond	soholad1@hotmail.com	West Point Grey	

2025-04-14	15:12	201002358139	Jericho Lands Official Development Plan	Oppose	<p>Dear Mayor and Councillors,</p> <p>During the presentations, you will see a video of an alternative low- to mid-rise, more livable, family- and environment-friendly vision that allows for significant new missing-middle, more affordable housing at a human scale without the vast drawbacks of soulless concrete and steel skyscrapers as planned by the MST Development Corporation. That plan ignores the need to climate-proof this new development by wanting to construct most of its 66 luxury 12-49-storey high-rise towers with concrete and steel.</p> <p>Building concrete towers is the wrong building typology and construction approach for environmental, human health, and economic reasons.</p> <p>Instead, let's leverage BC's forest resources and make Jericho Lands "ground zero" for a new modular, prefabricated wood and mass timber industry to benefit the landowners and our forest industry. We can't ship our softwood to the US anymore, so let's develop our value-added forest sector. Jericho Lands can be the germination site for this industry and the showpiece for the three First Nations and BC. We could proudly present a high-density urban community to the world. The MSTDC high-rise and ultra-dense tower plan, on the other hand, would be embarrassing for Vancouver and BC.</p> <p>BC's nascent mass timber industry will receive significant federal and provincial funding, so the MST Development Corporation should redesign the plan to take advantage of it. The delay and the lack of funding for the UBC subway extension, a prerequisite for the ultra-high density plan, indicate that this ODP is premature.</p> <p>I urge you to defer the adoption of the Jericho Lands ODP until MST Development Corporation has redesigned its plan as a wood and mass timber project at a human scale and the funding for the UBC subway extension is in place.</p>	Frank Heinzelmann	fheinzelmann@telus.net	West Point Grey	
2025-04-14	15:37	201002358244	Jericho Lands Official Development Plan	Oppose	<p>I oppose the Jericho Lands project as too population dense- ie 24,000 people, too high 50 story buildings, incorrectly car light, incorrectly unaesthetic Sci- Fi design, not family business oriented ( and recommend half the population size 10,000 or 12,000 housing units, lower buildings – 12 to 15 story, made of and looks like wood, with 1 to 1 car parking, more family business oriented,</p>	K van Drager	info@kvandrag er.ca	Fairview	



				<p>more intimate design, more Granville Island looking, more European), because such a large 24,000 population, will cause social/economic/density problems for Jericho Beach and Spanish Banks, with 1.) too high Pet Dog ownership of 4,000 to 10,000 dogs, flooding Jericho Beach, 2.) too high Bicycle ownership, with 10,000 bicycles flooding Jericho beach, whereby, the current infrastructure of Jericho Beach/Spanish banks- i.e. paths and green space, can not support 24,000 people. Also, I disagree with the Jericho Lands Plan, as it's car light , - i.e. not 1 to 1 car parking, is theoretically illegal, in that future Vancouverites need cars to drive out of the city to Nature, as a human right. Further, these 20 to 50 story Condo Towers are an "ugly" aesthetic – i.e. Sci Fi mass produced glass and steel. Further, there are no bars / nightclubs / live music venues, in this design, whereby Vancouverites deserve diverse recreational facilities. Further, there is no large Community Center. Further, no 24 hour restaurants or cafes. Further, this design does not support "small family businesses", but incorrectly supports Corporate stores or cliché modern boutiques -i.e. Robson street. Further, there are too few 3 bedrooms, meaning not building a city for families. Further, not enough recreational facilities – i.e. swimming pools, sports centres, pool halls, play houses, tennis courts, pickle ball courts. Overall, I greatly dislike the design, because it is a too Sci Fi / University Campus / Whistler village design on steroids – i.e. clinical, impersonal, cold Sci-Fi architecture. Vancouver is a West Coast city – i.e. we need approachable architecture that looks like wood, lots of huge trees, moderate density, outside the Downtown core. This "overly dense" vision is for Vancouver in 200 or 300 years, not the next 20 or 50 years. Density like this is too quick: we need gradual, community input, Jane Jacobs, Frank Lloyd Wright reasonable density – i.e. community builds cities, not cities build community. Ultimately, I do not want this Jericho Lands design to be all over Vancouver. Of course we need density, but we can do better in design and find a more strategic areas. A project like this, may work better at Main and Hastings heading east along Hastings Street, or along South East Marine Drive, heading east from Fraser street, along the Fraser River, as a second Granville Island. Ultimately, with projects like Jericho Lands, Senkwa, Oakridge Mall, Broadway Plan, are we turning central residential Vancouver into a "sea of Condo Towers"? If so, is this truly a "livable", "affordable", "aesthetic", "fun" city, for "everyday middle income people" moving forwards?</p>				
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2025-04-14	15:48	201002358285	Jericho Lands Official Development Plan	Oppose	<p>Mayor and Councillors,</p> <p>I oppose the Official Development Plan for the Jericho Lands - the massive high-rise towers plan proposed by the MST Development Corporation. The plan is urbanly inhumane and environmentally unfriendly. From both angles, it is unsustainable.</p> <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 and parks</p> <p>b) the ODP promises to lead to "affordable housing" but neglects to emphasize that this would require significant funding by senior governments</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.</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.</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.</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</p>	Noemi Gal-Or	noemigalor2013@gmail.com	Dunbar-Southlands		
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					<p>UBCx, the fundamental prerequisite for this super-dense and sky-high development, is outstanding.</p> <p>Vancouver City Council should defer the adoption of this Jericho Lands ODP until all the foregoing concerns are addressed.</p> <p>Vancouver City Council should bring up to consideration by the City of Vancouver, and consider, the alternative plan prepared by the Jericho Coalition.</p>				
2025-04-14	14:52	201002358063	Jericho Lands Official Development Plan	Oppose	<p>To Mayor and City council</p> <p>I am strongly opposed to approval of the Official Development Plan at this time. This will mean that there will be no further chance for public input for the next 30 years.</p> <p>There are many unknowns in the vague information given so far. As well, what has been proposed for the area will lead to *overshadowing of Jericho Park</p> <p>*housing that is not the preferred choice for families who are in desperate need of suitable family house</p> <p>* a huge carbon footprint due to concrete highrise</p> <p>*inadequate community services with only one taxpayer funded school at the end of the development and that school will still be privately owned</p> <p>* lack of affordable housing options without further taxpayer funding</p> <p>This development should be designed to integrate into the surrounding communities with a mix of wood construction low and mid rise buildings as well as a high proportion of family ground oriented housing forms. This is a lost opportunity.</p> <p>Please send this back to the drawing board. Do not take away future public input from one of the city;s most significant developments at this premature stage.</p>	Jan Pierce	janpierce23@gmail.com	Kitsilano	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	15:06	201002358118	Jericho Lands Official Development Plan	Oppose	<p>This entire development process has completely eroded my trust in the current city council. While ongoing public consultation can create jewels of development like Lelem village near UBC, this council seems to be determined to suppress public input wherever possible, and to consistently accede to the wishes of the developer, even overruling literal decades of consultation.</p> <p>Where do I begin? From repeatedly relaxing height, green space, and massively increasing density, to ignoring or failing to seriously address the water table or the environmental cost of massive concrete towers, to allowing developers to wriggle out of social housing commitments, city planning and council have failed the community that elected it.</p> <p>The final test will be if it accepts this proposal. From the beginning, the increasing density of this development was rationalized by the extension of rapid transit to Alma and later UBC. If this extension is now in doubt, there is no justification for the current level of density.</p> <p>The recent civic by election might serve as a reminder. Governments that ignore their constituents may pay a serious price.</p>	Stacey Kaser	staceykaser@me.com	West Point Grey	
2025-04-14	09:37	201002356454	Jericho Lands Official Development Plan	Oppose	<p>I believe the OCP will have a negative impact for the community and surrounding neighborhood's.</p> <ol style="list-style-type: none"> <li>1.Loss of Community Character</li> <li>2. Increased Traffic and Congestion</li> <li>3.Overburdened Infrastructure</li> <li>4.Affordability and Displacement</li> </ol>	Marc Pierre	marc.p.poitras@gmail.com	West End	
2025-04-14	09:42	201002356480	Jericho Lands Official Development Plan	Oppose	<p>The towers are too tall. Tall towers are very expensive to live in, and run counter to the goal of making housing more affordable. They will also create a looming wall of glass+concrete, diminishing the feeling of nature present at Jericho, which is so important for mental health.</p> <p>I encourage council to reject the proposal and start again under new guidelines.</p>	Victor Wong	plazas_sighs.50@icloud.com	Kensington-Cedar Cottage	

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### Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	10:02	201002356588	Jericho Lands Official Development Plan	Oppose	I am totally proposed to the Jericho Lands ODP. The scale of the development is inhumane. The alternate plan by the Jericho Coalition is by far superior and provides and more livable environment that has a much lesser impact on the environment.	Hilary Bookham	hilary@hbookham.com	Fairview	
2025-04-14	10:10	201002356626	Jericho Lands Official Development Plan	Oppose	This development will have a negative impact on the entire area including the Jericho Park. I frequently bike this area. Council is turning Vancouver into an unlivable jungle.	NUNZIO MINNI	munsie@hbookham.com	Fairview	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	10:41	201002356783	Jericho Lands Official Development Plan	Oppose	<p>I oppose for the following reasons and so much more:</p> <p>a) they propose excessive density and scale of development beyond infrastructure capacity and without consideration of surrounding neighbourhoods and parks</p> <p>b) the ODP promises to lead to "affordable housing" but neglects to emphasize that this would require significant funding by senior governments</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</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</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</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>Rachelle Poitras</p>	Rachelle Poitras	rachellepoitras@hotmail.com	Kitsilano	

2025-04-14	10:51	201002356834	Jericho Lands Official Development Plan	Oppose	<p>HI</p> <p>Im totally oppose to the Jericho Lands ODP.</p> <p>a) they propose excessive density and scale of development beyond infrastructure capacity and without consideration of surrounding neighbourhoods and parks</p> <p>b) the ODP promises to lead to "affordable housing" but neglects to emphasize that this would require significant funding by senior governments</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</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</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</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>For those reasons I do not support this project and totally reject it .</p>	Linda Deschenes	linda-deschenes@hotmail.com	West End	
2025-04-14	11:07	201002356911	Jericho Lands Official Development Plan	Oppose	<p>To Whom It Maury Concern:</p> <p>I object to the Jericho Lands development plan being referred for public hearing tomorrow to be considered part of the Vancouver Official Development Plan under the Provincial Governments bill 18-2024. Under this legislation once an official development plan is put in</p>	Barbara May	bjanemay@hotmail.com	Kitsilano	

place the citizens of Vancouver are completely shut out in having any say in what happens in their communities as public hearings will be considered illegal. As currently proposed by MST this behemoth development will result in massive towers and extreme density on the Jericho Lands. This will leave surrounding neighbourhoods and parks in shadow including Jericho Park, and other parks nearby let alone the destruction to the environment. These parks are already packed every summer from visitors who come from everywhere to spend a day at the beach. With an increase of 28,000 more people where will everyone go. It is my understanding that the proposed density will be 3 times denser than Hong Kong, a city renowned for its lack of space and public crowding.

Below market and social housing will be provided by MST only with the proviso this be funded by the 3 levels of government. City planners suggest that if MST (the Jericho Lands) are expected to pay a large sum of money towards the UBCx this will reduce their ability to provide social housing. If the city and provincial government decide MST doesn't have to contribute this will leave the taxpayer on the hook for paying billions of dollars towards the building of a subway. This will primarily benefit the MST and UBC development industries, not local citizens. This is not acceptable. It is the the MST development organization, not the citizens of Vancouver, that is requesting that this massive development proposed to be built out over a 25-year plan be made part of the Vancouver official development plan, not the citizens of Vancouver. It appears that this is a very deliberate plan to shut down any concern that the citizens of Vancouver have over this massive encroachment over a large part of the Westside of Vancouver.

In report No: 16234 under the subheading public input Matt Shillito references the measures city staff took to engage with the public over a four-year period to inform the preparation of the Jericho Lands Policy Statement. One of the groups selected by city staff to have input into policy was the Jericho Lands Working group. The purpose of this group of 24 was to provide input to city staff and MST during the development of the Jericho Lands policy statement. After working closely with MST this volunteer group was left completely baffled as all their hard work was ignored and their recommendations dismissed. This



					<p>was quite a shock to the group as they volunteered an enormous amount of their personal time and expertise and thought they were working in good faith. Unfortunately, this happens all too often in the city of Vancouver such as a previous working group in Grandview Woodlands selected by city staff and then shut out. This type of actions by city staff and big corporations leaves local residence little faith in the integrity of both their elected representatives and city government employees.</p> <p>As a reminder to the Mayor and Council that you were elected to represent the interests of the constituents Vancouver not to vote for the interests of special interest groups. This development is in its very early stages, and is not well planned out at this time. Considering it is spread out over a 25-year time period an official development plan is extremely premature. It appears a move by a multibillion-dollar company which MST has now become is to shut down the voices of the citizens this city is supposed to represent, Vancouver taxpayers and voters</p>				
2025-04-14	13:27	201002357665	Jericho Lands Official Development Plan	Oppose	<p>I currently live at the Jericho lands site. The plan lacks any concrete protection for the veterans who live there. There are no comments about guaranteeing residency there as long as possible until demolition of specific buildings will take place. Nor are there any details on compensation for the displacement, this should be clearly outlined. Currently the residence are just extended year to year, however multi year guarantees should be provided. The plan should take into account beginning construction on the west side to prolong the time residents can continue living on the east side.</p>	Jeffrey Desson	jeffreydesson@hotmail.com	West Point Grey	
2025-04-14	13:50	201002357787	Jericho Lands Official Development Plan	Oppose	<p>This is egregious overbuilding with no thoughts of basics....do we have enough water, sewer, electricity to serve such expansion? Scale it back and "humanize", surely the reconciliation with first nations does not need the creation of more ugly towers! Also, where is the consideration of an aging population?? Do not create another West End!</p>	George Zador	gzador@shaw.ca	Dunbar-Southlands	
2025-04-14	14:22	201002357913	Jericho Lands Official Development Plan	Oppose	<p>The towers are too tall, couldn't they be a bit shorter? Is there a childcare centre included? Otherwise I like the way the pathways wind between the towers.</p>	Barbara Bradbury	bbradbury10@gmail.com	Kitsilano	
2025-04-14	06:12	201002356033	Jericho Lands Official Development Plan	Oppose	No more high rise towers.	Christine Horodyski	work2live2016@gmail.com	Fairview	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	07:34	201002356062	Jericho Lands Official Development Plan	Oppose	I oppose this ODP as it is premature and not a necessary step in the development process, that will ultimately remove any further need for public consultation. A project of this size and impact for generations to come should have far more public input. Density 3x that of the west end with (so many other dependencies being unknown such as funding, skytrain, infrastructure) is completely unsustainable. This is not how you plan a city. Please consider the alternative proposal from the Jericho Coalition that is far for sensitive to the surrounding environment.	Stephanie Binnington	stephbinnington@hotmail.com	Kitsilano	
2025-04-14	07:38	201002356069	Jericho Lands Official Development Plan	Oppose	Vancouver City Council should responsibly defer the adoption of the Jericho Lands ODP until all the very valid public concerns expressed by the Jericho Coalition have been addressed. At that point, a revised draft of the ODP should be circulated for public comment before the approval process begins again.  Repeated "unanimous approval" without addressing any of the concerns raised by the very public that City Council supposedly serves is not democracy at work.	Paul Armstrong	paularmstrong@shaw.ca	Kitsilano	
2025-04-14	08:11	201002356128	Jericho Lands Official Development Plan	Oppose	Given the proposed size of the project, this would not even pre-sell enough units to proceed under REDMA given the existing glut of condo inventory on the market, both now and in the foreseeable future.  Does not match the character of the neighborhood and is not what the city of Vancouver needs at this point in time. Horrible proposal.	Ryan Chen	ryanchen87@gmail.com	Mount Pleasant	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	08:35	201002356186	Jericho Lands Official Development Plan	Oppose	<p>I strongly oppose the current Jericho Lands development plan due to its disregard for community input, environmental sustainability, and the cultural and historical significance of the land. The proposed density is extreme and threatens to overwhelm existing infrastructure, schools, and public services in the surrounding West Point Grey neighborhood. Instead of building a livable, balanced community, this plan prioritizes profit over people — packing in high-rise towers that will alter the character of the area and diminish green space that should be preserved for future generations.</p> <p>Furthermore, this development undermines Vancouver's climate goals. Clear-cutting trees and paving over ecological corridors contradict our commitment to environmental stewardship and reconciliation. The Jericho Lands hold deep meaning to the Musqueam, Squamish, and Tsleil-Waututh Nations, and development should reflect true partnership, not tokenism or displacement masked as progress.</p> <p>We urge the City of Vancouver and the MST Development Corporation to go back to the drawing board — to create a plan that genuinely listens to residents, protects nature, respects Indigenous stewardship, and builds for people, not just investors.</p>	Julian W	julianseanwoo@gmail.com	Dunbar-Southlands	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	08:41	201002356217	Jericho Lands Official Development Plan	Oppose	<p>As an ex-real estate developer, I am shocked at what the city is considering with the MSTDC plan and your proposed ODP for the Jericho lands site. If built out as proposed, the many towers will shade most of the Jericho Park, which directly contradicts the city by-law states that buildings cannot shade public parks. Why is the city treating this developer more favourably than other developers?</p> <p>It is difficult for me to comprehend the level of density proposed, which if approved would be among the most densely developed sites in the entire world. It also doesn't take a stretch of imagination or intelligence to assume the city will look to connect this development with the pending UBC skytrain extension, and I don't see any requirement for the MSTDC developer to responsible for any of the costs. Are you as our city managers thinking to burden Vancouver homeowners with the entire cost?</p> <p>Am I understanding correctly that the developer, a private corporation, is proposing to maintain ownership of public parks, community center, daycare, and schools associated with this development? If this is true, it would be drastic departure from the standard practice of these entities being owned by the city.</p> <p>All things considered, the city needs to pause this development, dramatically decrease the density, and rethink your approach towards the granting such unchecked and unaccountable powers to this developer. Take a step back from the anticipated property taxes you are probably salivating over and instead use the Jericho lands redevelopment as an opportunity to create a world class livable community on a scale that is thoughtful and respectful to the citizens of Vancouver and the people who will live in this development.</p>	Mark Diesvelt	kitsilano@shaw.ca	Kitsilano	
2025-04-14	08:46	201002356234	Jericho Lands Official Development Plan	Oppose	<p>The ODP for Jericho as designed is premature without guaranteed funding for the UBCX subway expansion project. The high density proposed is not justified without a subway stop on Jericho.</p> <p>Please defer until funding for UBCX is guaranteed by senior governments.</p>	ARNY WISE	awbg19@telus.net	Kitsilano	
2025-04-14	08:46	201002356235	Jericho Lands Official Development Plan	Oppose	No more high rises	Pedro G	pedrogonzalo22@gmail.com	Dunbar-Southlands	

Report date range from: 4/11/2025 10:00:01 AM to: 4/14/2025 4:00:00 PM

### Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	08:59	201002356276	Jericho Lands Official Development Plan	Oppose	<p>I see the JLDP as another rush to get shovels in the ground and permit fees into the CoV coffers. This, as I see it, can only lead to a “Let’s get it built and sort out the issues at a later date”. In this case, some of the amenities- Schools, parks, sewer upgrades, etc- may not materialize for decades.</p> <p>I fail to see this methodology as a proper way to develop a “liveable city” with affordable rents/purchases. The current era of the tail (developer in this case) wagging the dog provides a poor return to the Taxpayer, the end user of these projects.</p>	Ian Hursh	ian_hursh@yahoo.ca	Fairview	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	08:59	201002356279	Jericho Lands Official Development Plan	Oppose	<p>By identifying myself as third generation Vancouverite, I know I risk being perceived as having interests that may not equate with equitable, forward thinking, civic planning. But please know, foremost, I identify as a committed citizen, deeply embedded in the well-being of our city's children, especially those living in poverty.</p> <p>I will begin by introducing my great grandmother, a relatively young widow who worked tirelessly to leave a legacy in Vancouver. Countless teas, quiet conversations, collaborations with community, and she achieved her goal of establishing Vancouver's first symphony.</p> <p>Likely you don't know her name which is understandable. She did her work for the VSO, the Vancouver Art Gallery, Alliance Française and many other cultural institutions, without an interest in self-aggrandization. She did her work because it was her duty...her duty to provide for future generations.</p> <p>To build a housing complex that will shift density enormously, while not providing cultural or educational facilities, ample green space, or consideration of its effect on the nearby delicate ecosystem (where children see beavers, herons and frogs) is simply wrong.</p> <p>Children do not become healthier living in towers. Big buildings reflect big greed. City councillors that push through proposals for projects that trade special places for unhealthy places will not be remembered for anything but lack of caring. Taking rather than giving is an approach to living all too present in our present, challenged world, and sadly, reflected in this era of Vancouver's development.</p> <p>I encourage you to think better, rather than bigger. And always remember the children. Thank you for hearing me out and your public service.</p>	Jennifer Rogers	watercressernewest@gmail.com	Kitsilano	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	09:01	201002356282	Jericho Lands Official Development Plan	Oppose	<p>This project has the potential to become a wonderful neighborhood development. Due to it's geography and proximity to the beaches, it should be treated with the utmost care.</p> <p>The First Nations Tribes, as stewards of the land should give great consideration to this land's unique geography as opposed to profits only.</p> <p>47 story buildings do not fit within this philosophy or model. Vancouver, in it's haste to account for many years of neglect and poor planning with regards to rental housing, is desperately trying to atone for it's past mistakes.</p> <p>Don't pile on, be smarter.</p>	Richard Schwadel	zulu22@telus.net	Kerrisdale	
2025-04-14	00:07	201002356015	Jericho Lands Official Development Plan	Oppose	<p>While I'm aware the city has a lot on the line with potential property tax revenues, and the developers have a lot at stake at the money making opportunities, I'm very concerned about the infrastructure capacity burden to take on excessive density and scale of the development. Also, there's still a lot of uncertainty with UBCx. Unless you're just intending to sell these units to crypto bros overseas.</p>	Stanley Lee	ssylee.work@gmail.com	Riley Park	
2025-04-14	00:09	201002356016	Jericho Lands Official Development Plan	Oppose	I oppose this.	Anne Hamilton	anne.hamilton@gmail.com		

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	04:13	201002356030	Jericho Lands Official Development Plan	Oppose	<p>I am writing to oppose the Jericho Lands official development plan. My concerns are as follows:</p> <p>The excessive density and scale of development is beyond infrastructure capacity. Where will these thousands of residents send their kids to school, where will they recreate? We are building for congestion, not density.</p> <p>For a city that is in desperate need of affordable housing, this plan has no contingency for this without requiring significant funding by senior governments. We do not need more luxury housing at the expense of all liveability. This is not a human scale development that fosters community or addresses the needs of the missing middle in this city.</p> <p>Taxpayers will be ultimately be funding the subway extension to UBC ("UBCx") for the benefit of the private development corporation.</p> <p>There will be serious impacts on two adjacent public parks by blocking views and shading. This goes against the city's very own guidelines for protection of parks.</p> <p>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</p> <p>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>The community concerns expressed to date remain mostly unaddressed.</p> <p>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>	Stephanie Von Dehn	vondehn_stephanie@hotmail.com	Mount Pleasant	



**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	09:07	201002356303	Jericho Lands Official Development Plan	Oppose	<ul style="list-style-type: none"> <li>-excessive density and scale of development is beyond infrastructure capacity</li> <li>-"affordable housing" would require significant funding by senior governments</li> <li>-taxpayer funding of the subway extension to UBC ("UBCx") for the benefit of the private development corporation</li> <li>-serious impacts on two adjacent public parks by blocking views and shading</li> <li>-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</li> <li>-ODP provides insufficient detail as to the height and forms of development permitted, only maximum square footage and land uses per phase</li> <li>-community concerns expressed to date remain mostly unaddressed</li> <li>-private ownership of amenities that is unprecedented and unacceptable, as is the timeline for their development</li> <li>-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</li> </ul>	Carol Hamilton	carol.hamilton8@gmail.com		
2025-04-14	11:22	201002356991	Jericho Lands Official Development Plan	Oppose	<p>The West Point Grey Residents Association (WPGRA) is STRONGLY OPPOSED to approval of the proposed Jericho Lands Official Development Plan (ODP).</p> <p>Please see our attached letter.</p>	organization WPGRA Society	wpgra.info@gmail.com	West Point Grey	<a href="#">Attachment 1</a>

2025-04-14	11:28	201002357014	Jericho Lands Official Development Plan	Oppose	<p>To whom it may concern,</p> <p>There must be more input from the public if and until the UBCx is approved, funded, and construction is scheduled. There cannot be carte blanche given to developers to revise their plans in any way they wish without further consultation with the public.</p> <p>This is a colossal, radical, insane, and obscene transformation of this neighbourhood.</p>	Jean Letourneau	letour@telus.net	West Point Grey	
2025-04-14	11:40	201002357094	Jericho Lands Official Development Plan	Oppose	<p>Dear City Council:</p> <p>In the words of Winston Churchill, "...democracy is the worst form of Government except for all those other forms that have been tried from time to time..."</p> <p>Unfortunately, democracy is under threat in Vancouver thanks to ill-conceived policies from both provincial and municipal governments, and backroom meetings. Both levels continue to prohibit public opinion in everything from land re-development to seemingly unbiased public surveys.</p> <p>There has been a lot of bad press about the Jericho Lands, both in its size, number of towers (66) and homes for a whopping 28,000 people who will live in 40-50-storey towers on the edge of a sensitive ecological site. And there will be many other details that the public will never hear if City Council approves the ODP at this early stage, when the build-out timeline is 30 years.</p> <p>If the citizens of Vancouver are worried about this, why aren't our governments? The owners, MST and partners, requested the ODP because like most land developers, they don't want the public to slow down the project. Consider the remarks of Susan Fisher, spokesperson for the Jericho Lands Working Group, made up of Vancouver citizens:</p> <p>The City's website admits that the ODP is not a requirement, but was prepared at the request of the developer allegedly to assist in obtaining financing, said Fisher, "but the real reason seems far more obviously to be to shut down any meaningful opposition to this terrible project..."</p> <p>Fisher said the citizens working group, who worked alongside the Jericho developers, were never told that the Plans would eventually include 66 hi-rises without</p>	Evelyn Jacob	evelynjacob18@gmail.com	Kitsilano	

					<p>height limits. When built out, the Jericho Lands Development will be 20 times larger than the surrounding West Point Grey neighbourhood. It is simply too soon to give the MST an official ODP.</p> <p>I agree with Fisher that “regardless of the reason, City Council should vote down this ODP and ensure that there is every opportunity for public hearings into every stage of this giant proposal if it goes ahead.”</p> <p>Please do not approve this ODP. Do it for the citizens of Vancouver or face their increasing impatience with ABC next October. Allow democracy to work. Revisit the Jericho Coalition’s alternate plan for the site because it’s a well-thought-out plan and most Vancouver residents (72 per cent) prefer it to the mammoth-in-the-making.</p>				
2025-04-14	11:47	201002357129	Jericho Lands Official Development Plan	Oppose	<p>This HUGE proposal needs a public hearing and a vote. I prefer the proposal of fewer buildings and no highrises for this neighbourhood because it needs to take into careful consideration all the neighbours, the wildlife, the environment, the views that will be taken away, and all the infrastructure that will be required.</p> <p>Schools, hospitals, policing etc</p> <p>We don’t have enough doctors as it is.</p> <p>Please do not rush into approving this project without due process.</p> <p>Reconciliation is great and needed, but indigenous peoples should be willing to respect, take into consideration and follow City Bylaws, Codes, Ethics and the Laws of the land just like everyone else.</p> <p>Consider your neighbours as yourself.</p> <p>Forgiveness and love leads to genuine reconciliation.</p> <p>Revenge is not reconciliation.</p>	Bea H	wonderandaw@gmail.com	Arbutus Ridge	<a href="#">Attachment 1</a>

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	11:49	201002357147	Jericho Lands Official Development Plan	Oppose	<p>Hello. We have lived in Kitsilano for over 30 years as homeowners. We are deeply saddened and vehemently opposed to the development of Jericho Lands with the existing proposal. Due to the Broadway line, many high rise buildings are infiltrating our small family neighborhoods, there are development applications on every street. Displacing current residents, creating inappropriately placed high towers among small and quiet family streets, building apartments that no one who currently lives in Kits will be able to afford. We also have Senakw which is hugely absurd, ugly monstrosities. The small community of Kits is already overwhelmed! The traffic in Kits is already a nightmare! It's out of control. The infrastructure, the schools, the streets, the small quiet community cannot handle the influx of all these cars and people. 66 towers upwards of 49 stories?! WHAT?! What are you thinking?? Apparently, you are not. Kitsilano is a vibrant, heritage, funky, QUIET, family and charming community. We want our essence to remain and we do not want to turn into the West End or downtown! We understand there is a housing shortage, this will not be affordable housing, a small percentage of it will be, this will be luxury high-rises that no one can afford. A large development on Jericho Lands will ruin Kits, 4th Avenue cannot sustain the traffic-the Broadway Line is NOT guaranteed to continue that direction towards UBC. My husband is a real estate developer, and he is deeply disturbed by this development, it is impractical, irresponsible, greedy and inappropriate. Why is this the only public hearing??? Do not fast track this or force it down our throats. It is unwanted! If you must build something, then proceed with the plan that the Jericho Coalition has proposed. One that is smaller in scale and height, not casting shade onto 2 adjacent public parks, make it all affordable housing, with many public spaces and parks, build a school and a daycare and a community center etc. Create a development which is a reflection of Kits, one that will compliment and enhance our sacred and special HOME, not one that will destroy it!</p>	Kathleen (Kathy) Baker - Sangara	cocodavis27@saw.ca	Kitsilano	

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	11:51	201002357161	Jericho Lands Official Development Plan	Oppose	The proposed MSTDC development plan is a step in the wrong direction. At this time of climate catastrophe and rapid expansion of the inequality of wealth, putting skyscrapers with the capacity to densify the area by more than 28,000 new residents feels like the first domino on the path of turning Vancouver into Singapore. The plan proposed by the Jericho Coalition is human-friendly, balanced in approach and both more liveable and more affordable. I urge rejection of the draft ODP for Jericho Lands.	Gayle Raphanel	gayle@gayleraphanel.com	Dunbar-Southlands	
2025-04-14	12:14	201002357287	Jericho Lands Official Development Plan	Oppose	I support MST success and redevelopment but I oppose many high rise towers. Please support -mid-rise building heights and -wooden buildings and -delay plan until UBCX is paid for and confirmed.	Elisabeth Botman	liesbotman@hotmail.com	West End	
2025-04-14	12:21	201002357320	Jericho Lands Official Development Plan	Oppose	The density is way too high. Develop the land with medium density low rise buildings.	Ben Pliska	chroma-turf5g@icloud.com	Dunbar-Southlands	

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	12:27	201002357363	Jericho Lands Official Development Plan	Oppose	<p>I am Alan Drinkwater, resident of Vancouver since birth. I address my remarks to The First Nations involved in the Jericho Lands development - the Musqueam, Squamish, and Tsleil-Waututh Nations - and to Mayor Sim and City Councillors:</p> <p>Development is necessary, but it must be done in a manner that complements established neighbourhoods, accurately reflects population projections, is environmentally responsible, and most of all will be truly liveable in the long term.</p> <p>I am wholly opposed to the Official Development Plan - it is monstrous:</p> <ul style="list-style-type: none"> <li>- the scale and density of development are beyond excessive, beyond the City's needs.</li> <li>- 66 high rise towers, 3 of which are 49 stories, will result in total destruction of the beautiful 90 acre site under consideration.</li> </ul> <p>The City's population growth estimates for the next 25 years are in the range of 30,000 people. Rezoning applications previously approved by the current Mayor and Councillors, plus many more rezoning applications now in the queue, will yield thousands of housing units. Clearly the JLODP for 28,000 people is far in excess of the City's requirements, and does not make sense.</p> <p>Before you is the opportunity to create an amazing model development that focusses on low rise structures, provides plenty of green spaces, utilizes wood technologies to the much needed benefit for BC's forest industry, has a much lower environmental impact than does steel &amp; concrete construction and will truly be liveable far into the future.</p> <p>The Jericho Coalition proposed development plan offers these benefits. The JLODP being discussed this evening certainly does not.</p> <p>Mayor Sim and Councillors: I urge you to not approve the JLODP. Then, please take a step back and seriously consider the Jericho Coalition proposal. If you wish to be remembered for making Vancouver a better city, the JLODP will not achieve that.</p> <p>The Jericho Coalition development approach most certainly will.</p> <p>Thank you.</p>	Alan Drinkwater	alanrdrinkwater50@gmail.com	West Point Grey	

## Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2025-04-14	12:43	201002357439	Jericho Lands Official Development Plan	Oppose	The planned density for this site is untenable. While it is necessary for every neighbourhood to offer affordable and/or subsidized housing, this plan offers neither and at the cost of completely changing the existing character of the neighbourhood. Jericho park and adjacent beaches are a needed and much loved destination for all Vancouverites and neighbouring communities. This development's height and density is totally out of scale with the nature of the neighbourhood now. Every city needs areas that offer refuge and recreation; this character of the Jericho jurisdiction will be decimated by the nature of this development. Vancouver needs to appreciate, protect and enhance these special places rather than threaten them. We have market housing going up in every neighbourhood; the Jericho lands are unique and should be treated as such.	Kathi Lees	klees@elac.ca	Mount Pleasant	