

**Jericho Lands Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	17:12	Jericho Lands Official Development Plan	Oppose	This city lacks critical infrastructure and amenities. I can't get my kid in regular skating or swimming lessons. Developments this size will only make it harder for kids to get lessons. Playgrounds and parks are falling apart with little or no funding. Please upgrade the quality of amenities for citizens who live in vancouver.	Kris Goldberg	Renfrew-Collingwood	
2025-04-15	17:16	Jericho Lands Official Development Plan	Oppose	<p>I STRONGLY OPPOSE the proposed MSTDC's development plan and echo the concerns and demands as laid out by the Jericho coalition:</p> <p>Jericho Coalition demands a halt to Vancouver's Draft ODP for Jericho Lands</p> <p>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 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</p>	marianne sigloch	Kitsilano	

Council Meeting without a public hearing, with only a minimum majority of six votes on Council.

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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.  
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2025-04-15	17:24	Jericho Lands Official Development Plan	Oppose	This is a big issue that needs more time.	Hadas Levy		
2025-04-15	17:30	Jericho Lands Official Development Plan	Oppose	Unaffordable, unsustainable, not resilience planning for the ecological and economic uncertainties ahead. Not good governance to set a plan in cement for the next 30 years when future communities will deal circumstances we can not yet dream of, yet will have no democratic avenue to adapt to changing circumstances . There is ashifting demographic makeup ot the city that the plan completely ignores. No respect for the water life cycle.	Anne O'Sullivan	Kitsilano	

## Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	17:52	Jericho Lands Official Development Plan	Oppose	<p>I oppose the current Jericho Land proposal for many reasons.</p> <p>First more time for input, it is a huge project and overwhelming, and we need more time.</p> <p>second 38,000 people is way too many close to a fragile eco system, Jericho Park and beach, which as unusual bird habitat, and recently opened salmon streams.</p> <p>Already the park and beach which are used by people from all over the lower mainland are too crowded, and full of garbage i and others pick up every day.</p> <p>How can we handle so many more people living so close who will use the parks?</p> <p>Please rethink this aspect.</p> <p>also as a former Vancouver School Trustee, I know the process to build a new school is complex, requires working with the Province and takes many years. Do not fill the area with children until the plans for a school are solid and a date established that it is built.</p> <p>Please consider more low rise developments, it is not healthy to live in towers and they block what little light we have in this rainy city, not to mention our views which should be enjoyed by all walking on the streets.</p> <p>Rents are going down, vacancy signs are going up, there are many new units coming on shortly and many more planned, let's wait and see if we really need all these extra rentals and density,</p> <p>It is too much, too fast.</p> <p>And Please do NOT stop public hearings, it is my understanding this is the last chance for input?</p> <p>Lastly the people already living there are low income families, they will lose the opportunity, I doubt they will want to or can afford to live in towers. Where will they go?</p> <p>I hope you provide more opportunities, so many people are simply not aware of what is happening or the enormity of it.</p> <p>Thank you</p>	Penny Noble	Kitsilano	
2025-04-15	18:45	Jericho Lands Official Development Plan	Oppose	<p>Too many people, too many towers.</p> <p>Not enough information given to neighbours, I just heard about this today.</p>	Daisy Laride	West Point Grey	

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2025-04-15	19:39	Jericho Lands Official Development Plan	Oppose	<p>I have listened to the 1st hour of this public hearing and it seems that the speakers, for the most part, are defending this proposal as if they feel it is not going to be acceptable.</p> <p>The largest argument I have heard is that the population of pt Grey has remained unchanged since 1996. I totally agree that this is a big problem.</p> <p>Why is this the case? If, 30 years ago, council had taken the initiative to grow and densify over the entire area, this would not be a problem, The problem is that we seem to be trying to right this wrong with one development.</p> <p>My questions revolve around what are the motivations behind MST for this development. Despite the assertions by MST reps that this project has less high rises, less concrete, more parks, etc than other developments it is way out of scale with the rest of the neighbourhood and clearly motivated by the monetary value it will generate</p>	Robert Heyman	Dunbar-Southlands	
2025-04-15	19:55	Jericho Lands Official Development Plan	Oppose	<p>I am opposed to the current plans for the Jericho Lands.</p> <p>What Vancouver desperately needs is more affordable low-rise housing and protected greenspace; not more skyscrapers for foreign investors and the wealthy.</p> <p>Thank you</p>	Tina Hildebrandt	Mount Pleasant	
2025-04-15	20:54	Jericho Lands Official Development Plan	Oppose	<p>I am mostly in favour of the Jericho lands but take exception to the proposed 49-storey towers , which will irreparably alter the character of the neighbourhood. Large-scale high-rise developments, while addressing density, may not necessarily lead to affordable housing solutions and could exacerbate existing income disparities. Please cap the height of the proposed towers to 12 stories in keeping with what's already there.</p> <p>The commitment to the UBC extension has not been formalized and still not guaranteed. Can Council assure citizens that this part of the development plan will not be changed in the future?</p>	Gemma Dunn	Dunbar-Southlands	

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2025-04-15	21:29	Jericho Lands Official Development Plan	Oppose	I am in support of a dense development at this site. It has a large area of parkland right to the north that will make a useful complement to a dense development. I am also in favour of a lower parking requirement for the site if the market works for that. What I am opposed to is the absurd height of the proposed towers. At the bottom of a hill, towers will have the effect of blocking the area of the hill behind it. It is simply bad urban design. And no I don't live in one of the houses behind the development. A more appropriate building height in the area is 20 stories. As I said, I have no problem with density, so I would have no trouble with covering the site with 5 to 20 story buildings with little greenspace, as there is the park area to the north.	Sam de Groot	West End	



## Jericho Lands Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	22:34	Jericho Lands Official Development Plan	Oppose	<p>Hello,</p> <p>I would like to express my strong opposition to the current Jericho Land's official development plan. First, I do not see why Vancouver needs to dramatically increase its density, unless it is to fill all the players' pockets, at the expense of destroying our beautiful city on many fronts.</p> <p>My husband was born and raised in Kerrisdale in the 50's and I have been a Vancouver resident for 37 years; our children, raised in Kitsilano and now in their twenties, have had the chance to enjoy such a wonderful environment during the crucial years of their childhood development.</p> <p>The friendly city that has seen them grow up and thrive is now changing before their eyes at an incredible fast rate. Being tenants, they are getting evicted from their 'relatively affordable' apartment building which will be demolished to be replaced with new condos which they will not be able to afford. The Jericho Land luxury condos to be built in those too numerous, humongous, and extremely high towers will unfortunately not be an option for the well-educated and hard-working young adults, as those will be reserved for the very wealthy.</p> <p>Moreover, the infrastructures, services and green spaces surrounding the Jericho land development plan will not be sufficient to address the needs of those new residents and their settled neighbours. This inhumane density might really well be conducive to killing the cherished sense of tight communities for which Vancouver has always been praised.</p> <p>This plan will have significant impacts on the environment, with increased traffic for starter, loss of bird species, carbon footprint, etc.</p> <p>I would like to ask the Mayor and all counsellors to NOT endorse this ODP.</p> <p>Regards,</p> <p>Michelle Marsan</p>	Michelle Marsan	Kitsilano	