

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-05	17:07	City of Vancouver Official Development Plan	Oppose	This will continue to ruin the neighborhoods and our skyline. For all the damage we have done so far, this is the worst plan. This will continue to push away families looking for a quiet street and safe neighborhood where the kids can be free to run and play in green grass yards. I don't want to raise my kids in a concrete jungle with nothing but glass, steel and concrete to look at, sit on, play on, or grow in. We should be nurturing what we still have and the demand isn't for more sardine sized condo units. No one truly wants that. Stand up for what is right before you ruin what is left of Vancouver.	Kylie Anna	Downtown	
2026-03-05	17:16	City of Vancouver Official Development Plan	Oppose	<p>This is a bad plan, with major negative impacts for residents throughout the city, brought forward with way too little publicity, engagement or consultation with the citizens who will be negatively impacted.</p> <p>Vote NO. Start again, with proper engagement and consultation.</p> <p>A vote for this plan means being voted out of office.</p>	Alan Albert	Downtown	
2026-03-05	17:39	City of Vancouver Official Development Plan	Oppose	<p>I agree with the following Open letter Naomi Taylor:</p> <p>OPEN LETTER From HousingReset (HousingReset.ca)</p> <p>February 25, 2026</p> <p>To: City of Vancouver Mayor Sim and Councillors</p> <p>Re: City of Vancouver Official Development Plan (ODP)</p> <p>2026-02-03 Report: <a href="https://council[.]vancouver[.]ca/20260203/documents/rr1.pdf">https://council[.]vancouver[.]ca/20260203/documents/rr1.pdf</a></p> <p>The undersigned are Metro Vancouver region-based urbanists, urban planners, architects, and UBC/SFU academics, most with decades of experience, some with a background in development, who have joined together to broaden the search for enduring housing solutions. Previous letters can be found at <a href="https://HousingReset.ca">HousingReset.ca</a>.</p> <p>Since we recognize the importance of citywide and regional planning, we are writing to voice a few of our major concerns and strong opposition to the City of Vancouver Official Development Plan (ODP) as proposed. We urge Council to refer this back to staff for reconsideration through a meaningful public participatory process, before adoption.</p> <p>The ODP is based on the very flawed Vancouver Plan Urban Growth Strategy that was approved in 2022 by the previous council without meaningful public participation. It continues to rely on the same flawed principles of primarily promoting more supply entitlements that inflate land values, and displace thousands of residents, without addressing the fundamental lack of affordable housing. This is doing more harm than good for the public interest.</p> <p>The following outlines a few of our many concerns.</p> <p>1. Questionable Population and Unit Projection Methodology</p> <p>One of the main issues is that there has been a major shift of how the Vancouver ODP and Regional Context Statement calculate population and unit growth projections.</p>	Naomi Taylor	Kitsilano	

Typically, the regional growth projections for Vancouver are used to determine the number of units required to meet that growth over a given period in the ODP, in this case to 2050. Metro Vancouver is responsible for regional projections and BC Stats does both provincial and regional projections based on data from StatsCan Census and federal immigration estimates, among other data sources. Metro Vancouver works with both the province and member municipalities in determining regional and municipal projections. For example see: [https://metrovancover\[.\]org/boards/RegionalPlanning/RPL-2025-09-11-OT.pdf](https://metrovancover[.]org/boards/RegionalPlanning/RPL-2025-09-11-OT.pdf)

However, it is unclear why a real estate firm’s advice, Rennie, is included in the ODP report as Appendix G. This is highly unusual. These real-estate firm projections are adopted as the City’s official projections that are substantially higher than the regional projections for the City of Vancouver.

Rather than a traditional approach of using regional population as allocated to the City, population additions have been determined by the capacity of the existing and new housing stock to accommodate people.

Basically, build it and they will come. So the tail is wagging the dog, with the development pipeline dictating the expected population growth. This pipeline of already approved projects, and not considering much of the high zoned capacity, does not adjust for the reduction in immigration and the severe economic downturn cycle with ballooning existing supply of new units that are not being absorbed.

There is a great deal of uncertainty related to population projections at present given that they are strongly influenced by immigration levels and intra- and inter provincial migration. The ODP does not address how, for example, a significant downward shift in population growth would impact Plan content. Current regional projections show a decrease of population for 2026 before resuming to typical average growth of about 1% per year. But again, it is highly uncertain how long this economic growth correction will last.

2. Excessive Development Without Affordability

The Rennie growth analysis as shown in Appendix G of the Council report, shows that while just using the development already approved and in the pipeline, the whole growth projected to 2050 could be built out by 2034.

This would suggest that no additional development is needed to be approved beyond what is already in the pipeline, making the further development in the ODP unnecessary. However, most of what is in the development pipeline is small expensive units in large towers, not what is actually needed.

The City’s needs assessment clarifies that the largest needs are for housing that is affordable to average and low wage worker incomes, especially larger units for families, but what is planned will not meet these needs. The ODP should address planning mechanisms to actually deliver housing that is economically accessible to mid and lower-income households in our City.

Instead, the City is creating far over capacity of market development beyond what is required for realistic population growth. This ODP would result in massive land inflation, speculation, and demolition of more existing affordable housing than it would build, displacing thousands of people.

3. Inadequate Infrastructure, Parks, Recreation, Schools and Amenities

The ODP includes almost no increased infrastructure, parks, recreation, schools and amenities for the massive increase in projected population growth, or any additional funding

resources to support it.

This will particularly affect many neighbourhoods that are already underserved yet are slated for massive growth under the ODP.

For example, the School Board is being forced by the Province to reduce the number of schools in Vancouver and won't plan for population growth until children are actually registered and on wait lists. Even then, as we are seeing with the Olympic Village that has been completed for over 15 years without a school, the province is just not providing the resources to support this growth.

The Park Board is chronically underfunded to meet current needs and there is nothing in this plan for upgrades of existing or proposed future expansion to meet the increased growth.

4. Loss of Participatory Planning, Neighbourhood Context, and Transparent Approvals Process

All of the existing community, neighbourhood and area plans are headed for major revision or elimination altogether. Every area-wide or community plan will be amended to state that the ODP is the guiding policy document, making them effectively irrelevant.

Instead of these community plan directions, they will be replaced with a limited number of housing typologies that are mostly apartments in towers of varying heights and a few areas left over of multiplexes.

Gone will be any of the heritage or character retention zones that incentivized multifamily conversions and infill. Or carefully planned ground oriented family housing that suits a specific local context.

Any rezoning, whether for a single lot or whole neighbourhood area wide, that is consistent with the new ODP will not require a public hearing going forward. Less to no public involvement in the future of their neighbourhood. No consideration of local context or livability. Fortunes made, neighbourhoods ruined.

This is the new world of one-size-fits-all zoning based on a limited choice of basic building form typologies.

Most development will be processed almost exclusively by unaccountable staff, exercising discretion, out of the public eye (and Council's), and with fewer written records. It is even staff discretion as to if there will be a development sign on the property so the surrounding community knows there is an application in process.

Such an approach provides opportunity for mistakes, favouritism, and even corruption.

5. Excessive Literal Implementation of Provincial Mandates

The City of Vancouver cannot solely blame the BC zoning bills for this one-size-fits-all approach; the Vancouver Plan already promoted this strategy. The City is now implementing the BC zoning bills very literally and even surpassing the minimum requirements of the legislation.

The City could instead be joining other municipalities in requesting a judicial review of the BC jurisdictional overreach, lack of due process or procedural fairness, lack of resources for infrastructure and amenities for the provincial mandates, and the impractical one-size-fits-all approach throughout the province.

The City need not wait on the Province and could instead be taking the lead to properly plan with meaningful community involvement for the future of the city and defending the public interest now.

It is our understanding that the Province is having to be lenient with the previously imposed June 2026 deadline for OCP / ODP adoption so there is no need for Council to rush this through well in advance.

In conclusion, we urge the City to withdraw the Official Development Plan (ODP) and refer it back to staff for reconsideration through a democratic participatory planning process that prioritizes planning for a livable affordable city of neighbourhoods with a truly sustainable future. The Vancouver Official Development Plan should have pervasive public participation that is reflected in this plan’s final development, before adoption.

Signed: (In alphabetical order on two pages below)

Larry Beasley, CM, FCIP, Former Co-chief Planner of Vancouver, author Vancouverism

Lance Berelowitz, AA Dipl, RPP, MCIP, Principal, Urban Forum Associates, Planning | Urban Design | Communications

Patrick Condon, Professor Emeritus UBC School of Landscape and Architecture, author Broken City. Former head city planner.

Frank Ducote, Principal, Frank Ducote Urban Design, former Senior Urban Designer, City of Vancouver

Michael Geller,FCIP, RPP, MLAI, Ret Architect AIBC, urban planner, real estate consultant, developer and Adjunct Professor, SFU.

Barbara Gordon, Retired Architect AIBC and retired Director of Capital Planning, UBC

Penny Gurstein, PhD, MCIP (ret.) Professor Emeritus and Former Director, School of Community and Regional Planning, Co-Director, Housing Research Collaborative, UBC

Scot Hein, Retired Architect MAIBC/Former COV and UBC Senior Urban Designer and Development Planner/Adjunct Professor Urban Design UBC/SFU Faculty Continuing Studies/Founding Board Member Urbanarium/Board Member Small Housing BC/Housing Advocate

Norman Hotson, Retired Architect AIBC, FRAIC, RCA, Hon PIBC

Sandy James, former City of Vancouver City Planner, Managing Director Walk Metro Vancouver

David Ley,OC, FRSC, PhD, Urban Geographer, Professor Emeritus UBC, author Housing Booms in Gateway Cities

Mike Mangan, Barrister & Solicitor (Ret.), who worked with the real estate industry for many years, authored The Condominium Manual and taught at UBC for 25 years.

Darlene Marzari, first a Social Planner at City of Vancouver, fought the Freeway to save Chinatown/Gastown/waterfront, City of Vancouver Councillor, BC Minister of Municipal Affairs, and established the Liveable Region Strategic Plan (1990)

Bill McCreery, former registered architect AIBC & AAA, helped create North & South False

			<p>Creek &amp; thousands of units of developer, public &amp; social housing in BC, Alberta &amp; UK, developed several Vancouver residential projects</p> <p>Sean McEwen, Retired Architect AIBC, FRAIC. Affordable housing advocate</p> <p>Graham McGarva, FRAIC, Retired Architect AIBC, M.A.</p> <p>Elizabeth Murphy, private sector project manager, and senior property development officer, formerly with the City of Vancouver’s housing and properties department, BC Housing and BC Buildings Corp</p> <p>Brian Palmquist, Award winning architect and author, AIBC MRAIC BEP CP LEED AP</p> <p>Tom Phipps, Retired Senior Planner City of Vancouver (33 years)</p> <p>Mary Pynenburg MRAIC (Retired) MCIP (Retired) Former Director of Planning City of New Westminster, Former Director of Planning and Development City of Kelowna, former Director of Design / Development CP Hotels</p> <p>Robert Renger, BES, MCP; Consultant City Planner; Former Senior Development Planner and City’s lead for UniverCity at SFU, City of Burnaby</p> <p>Mary Beth Rondeau, Ret Architect AIBC Former Urban Designer City of Vancouver</p> <p>Ralph Segal, MAIBC (ret.) Former Chief Urban Designer / Development Planner, City of Vancouver</p> <p>Ray Spaxman, ARIBA (Rtd), MRTPI (Rtd), FCIP, Hon AIBC, LL.D, Director of Planning, City of Vancouver 1973-1989</p> <p>Sara Stevens, PhD, Associate Professor UBC School of Architecture and Landscape Architecture, Chair of Urban Design, Co-founder of Architects Against Housing Alienation</p> <p>Erick Villagomez, Lecturer UBC School of Community and Regional Planning, Principal, Mētis Design   Build, Editor-in-Chief, Spacing Vancouver</p> <p>Arny Wise, B. Comm., M.Sc., RPP, MCIP (ret), urban planner/ retired developer (President, Synergy Develop., VP Development, Goldfan Holdings), Board of Directors Toronto Economic Development Corporation (1990-1999)</p> <p>David Wong, Architect, AIBC; formerly with Engineering &amp; Planning Dept. City of Vancouver</p> <p>Elvin Wyly, Urban Geographer, Housing Researcher</p> <p>Andy Yan, FCIP, RPP, GISP Director, City Program, Lifelong Learning and Associate Professor of Professional Practice, Urban Studies Program, Simon Fraser University</p>		
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2026-03-05	18:12	City of Vancouver Official Development Plan	Oppose	<p>Please vote against the proposed Official Development Plan. Some other municipalities are appealing this legislation to the courts based on their view that the Province has overstepped its jurisdiction.</p> <p>Rather than adopting the proposed ODP, Vancouver can join with these other municipalities in asking for a judicial review.</p> <p>There are a number of problems with the proposed ODP.</p> <ol style="list-style-type: none"> <li>1. It is based on population projections that are now seriously out of date with population trends reversing in recent years.</li> <li>2. These tower forms do not offer real affordability. Quite the contrary. Affordable housing is being bulldozed to make room for these towers with their small, expensive apartments.</li> <li>3. Inadequate plan for adding infrastructure and community services needed to accompany dramatically increased densification.</li> <li>4. Its adoption will be accompanied by cancellation of existing Local Area Plans and will continue the trend of 'one size fits all' rezonings without meaningful neighbourhood consultation.</li> <li>5. We are losing trees and important green spaces to accommodate these concrete structures which are an environmental nightmare. Special callout to you Councillor Fry.</li> </ol>	Mary Downe	Kitsilano	
2026-03-05	19:42	City of Vancouver Official Development Plan	Oppose	<p>Please do not ruin our World Class City. With all this development, there is no guarantee that all these high rises will ever be filled. As it is, developers are going bankrupt as no one is buying. Please do not go ahead with this.</p>	Louise Ries	West Point Grey	
2026-03-05	22:01	City of Vancouver Official Development Plan	Oppose	<p>I am strongly opposed to the City of Vancouver Official Development Plan. I work in urban design and this is an awful move for the council to approve. Reasons listed below:</p> <ul style="list-style-type: none"> <li>- Insufficient public consultation</li> <li>- Reduced democratic oversight</li> <li>- "One-size-fits-all" planning approach</li> <li>- Overemphasis on market-driven housing supply</li> <li>- Risk of speculative land value increases</li> <li>- Insufficient infrastructure planning</li> <li>- Generic tower development across the city</li> <li>- Unclear population and growth assumptions</li> <li>- Rushed process due to provincial deadlines</li> </ul>	Kayla Poch	Kitsilano	
2026-03-06	04:32	City of Vancouver Official Development Plan	Oppose	<p>I am writing to express strong opposition to the proposed development plan that would effectively transform much of Vancouver into apartment buildings. Vancouver's identity is rooted in its residential heritage—its historic homes, tree-lined streets, and neighborhood character. People move here to live within that atmosphere, not in rows of cubicle-like apartments designed primarily to maximize real estate profits.</p> <p>Our heritage design and community character must be protected. Responsible growth is important, but it should not come at the cost of erasing the very qualities that make Vancouver special. I urge the City to prioritize preservation, thoughtful planning, and balanced development that respects our neighborhoods and their history.</p>	Stuart Hamilton	Shaughnessy	
2026-03-06	04:48	City of Vancouver Official Development Plan	Oppose	<p>I urge council to withdraw the ODP and send it back to staff for reconsideration with the mandate to develop a plan with meaningful and democratic public input, that acknowledges Vancouver's distinct and historically developed 20 plus neighbourhoods by eliminating the simplistic and unsophisticated 'one size fits all', mostly varying heights of towers, plus intrusive and disrespectful 'multiplexes' to achieve a level of density and demand for units that is not supported by StatsCan and Metro Vancouver growth projections.</p> <p>The ODP process has been primarily developed by appointed Chief Planners of late, who are not Vancouverites and display a shocking lack of knowledge, interest in, nor respect for the historic character of Vancouver, its prized and unique geographic setting, with views to mountains and water. The sea of monolithic towers foreseen by the so called 'Broadway Plan', enshrined in the ODP, will block views to the mountains and cast long shadows to everything to the north. If the ODP is approved, any assembly of affordable, low rise rental properties will be up valued, will demolish largely affordable and larger units, displacing</p>	Joan Jaccard	West Point Grey	

			<p>thousands of vulnerable tenants, without providing Affordable housing, the only kind of housing that is needed. The only winners will be land speculators.</p> <p>I will reference the February 25, 2026 letter submitted to Council by 30 distinguished Vancouver Urban Professionals.</p> <p>I believe you are familiar with this well documented, rational argument, urging council to withdraw the ODP. I concur with their objections cited.</p> <p>"Questionable population growth based on real estate industry projections."</p> <p>"Excessive development without Affordability"</p> <p>Inadequate infrastructure, parks, schools and amenities"</p> <p>"Loss of participatory planning and neighbourhood context." There is not a single reference in the ODP to Vancouver's long established neighbourhoods. The ODP is an aerial projection of fuzzy random designations, including fantasy "Villages" that seem designed to provide reasons for development opportunity. What is needed is Planning acknowledgement of historic 'high streets', like Dunbar and upper West 10th Ave, two examples of commercial hearts of communities that are floundering and would benefit by incentivizing development here, rather than in speculative 'villages' where little commercial exists.</p> <p>I'm incensed by 'manager of Planning', Josh White's dismissal of East Van Trout Lake unobstructed views to the mountains. A unique oasis specific to residents of the eastern sector of the city, providing a sense of removal from the heart of a large city. Quality of life and livability seem not to be a reasonable nor respectful value for this import from Calgary, where views to nature are not a major concern.</p> <p>Similarly, with the Jericho Lands enshrined in the ODP, that giveaway of formerly Provincial and still a portion of Federal lands should be an opportunity for the Feds to work with First Nations to insist on providing Affordable, family and student friendly housing. The city should be incentivizing lower rise, family oriented housing on this rare last large tract of city land.</p> <p>As proposed, MST development is designed to attract foreign investment and will only provide affordability with government contribution. Why build housing if it is unaffordable to the salaries of Vancouverites? That principle applies throughout Metro Vancouver. Regarding views around Jericho Lands: public views to the water and mountains from West 8th bike route and Trimble Park will be lost.</p> <p>Correspondingly, the sense of tranquility and escape from the city provided by the shores and the parkland of Jericho Park will be lost with a wall of unprecedented density of tall towers up to 40plus stories, blocking treasured sunlight on a public park and forest and destroying not only the primary appeal of the Park to humans, but impacting the environmental balance of flora and fauna of Jericho Park.</p> <p>I urge council to hear and actually listen to citizens such as myself, but more significantly, heed the learned professional urgings of the authors of that letter. When the collective knowledge of professionals are cast aside by those who presume to know better, we are living in a state of populism.</p> <p>That is dangerous territory for a so-called democratic society.</p> <p>Joan Jaccard 44 year Vancouver citizen</p>			
2026-03-06	09:41	City of Vancouver Official Development Plan	Oppose Strongly oppose. A devastating plan.	D Fung	Marpole	

2026-03-06	12:15	City of Vancouver Official Development Plan	Oppose	<p>I feel that there has been little to no true public engagement in the development of this plan. As a father of young children I feel left out of the planing for the city that my kids will inherit and see a future where we move away as the more likely scenario. I grew up since the age of two here and consider it my home and feel a connection to the land which is rapidly being devastated (in particular trees and natural spaces) to make way for rampant growth and density in the name of profits and not true community and harmonious living.</p>	Paul Holland	Dunbar-Southlands	
2026-03-06	14:37	City of Vancouver Official Development Plan	Oppose	<p>I am writing to strongly oppose the ODP for Vancouver as currently presented. It does not reflect the needs and desires of residents who live and work in Vancouver.</p> <p>This is a very comprehensive zoning document that covers the entire city and locks in zoning so that going forward there will be no need for hearings. Hearings are important for residents as they allow residents to know what might be happening in their neighbourhood and to comment and provide input into the final decision that will affect them.</p> <p>Although the need for this plan has been mandated by the Provincial Government, this particular plan has been created by Vancouver and reasonably could be changed between now and June when ‘a plan’ is required to be approved. Furthermore 16 municipalities have joined together to request a judicial review of the provincial legislation mandating such plans. There is no rush for Vancouver to proceed with this plan today.</p> <p>Residents choose where they live based on neighbourhoods. Neighbourhood design and amenities define a neighbourhood. Yet, this ODP does not address neighbourhoods. Rather, the focus seems to be on transportation with zoning based on proximity to rapid transit lines and along major transportation corridors. Neighbourhoods are important.</p> <p>Zoning is also described in terms of the height of buildings, with or without retail. Building height designations do not substitute for neighbourhood planning. Also included in this proposal are ‘Villages’ that are in no way integrated into existing neighbourhoods, but appear to be in competition to them, at least from a residents’ perspective. Perhaps from the perspective of a developer this opens lots of areas for development without hearings or input from the surrounding residents. Building heights and villages concepts do not constitute meaningful planning.</p> <p>And, all this ‘pre-zoning’ is not necessary as there is already in the planning, development and construction pipeline, sufficient accommodation and more out beyond 2030 to 2050. There is no rush to pre-approve zoning on such a massive scale.</p> <p>I find, as well, that the ODP does not adequately cover areas of prime concern to those who live and work in Vancouver. The number of new parks are few and tiny and reduce the park space per resident based on the City’s projected population growth.</p> <p>Another inadequacy is the specific budgetary and space provisions for community facilities, including schools and their playgrounds. This is particularly important when community amenities, social housing or below market rent agreements are being revised by last minute exclusions. Residents have been assured of public benefits only to have them withdrawn. Residents need to be assured that with increased density and increased population that there will continue to new community amenities developed. To do otherwise is not in the interest of residents. The ODP does not do this.</p> <p>I concur with this list of adverse consequences that will fall on residents should this ODP be adopted as is.</p> <ul style="list-style-type: none"> <li>• One of the most consequential changes embedded in the ODP is procedural (the prohibition of most public hearings).</li> <li>• A focus on more and more towers and large blocky buildings everywhere.</li> <li>• Scrapping of community plans in favour of “one size fits all” approach, citywide.</li> </ul>	Susan Burns	Dunbar-Southlands	

				<ul style="list-style-type: none"> <li>• 100,000 land parcels affected in Vancouver, but almost no one has been notified</li> <li>• Population projections courtesy of real estate industry instead of official government numbers.</li> <li>• No concrete plans or funding for added infrastructure like parks, community centres, or schools.</li> <li>• Inadequate protections for renters.</li> <li>• A focus on small expensive units largely beyond the reach of people on median incomes.</li> <li>• Already there has been considerable land assembly as developers and speculators position themselves to take advantage of the ODP, and benefit from reduced oversight by the public and even by Vancouver City Council.</li> </ul> <p>Do not pass this motion to adopt the ODP as is.</p>			
2026-03-06	15:08	City of Vancouver Official Development Plan	Oppose	<p>So instead of densifying on unused or underutilized land such as vacant lots, parking lots, over railroad tracks and freeways and at one storey strip malls you want to kick people out of their homes.</p> <p>That is another reason why the Vancouver and Broadway plans are so awful. It is because they disrupt peoples' live by displacing them from their currently affordable homes. Where do they go? Do you care? Do you think that it is an excellent ABC Vancouver re-election strategy to upend peoples' lives like this?</p> <p>What about the environmental impact of all this demolition? How many centuries of old growth forest is there in the lumber that is hauled to the dump? How many man and women hours of construction labour is wasted and thrown in the garbage? Is this sustainable?</p>	Robert Weber	Kitsilano	
2026-03-06	15:48	City of Vancouver Official Development Plan	Oppose	<p>The ODP will overwhelm our city with unneeded, inappropriate development. It will create opportunities for land speculation. The population projections embedded in the plan come from an unreliable industry source. What about parks, schools, community centres? THIS plan, conceived without public input, will eliminate future public input. Please do not approve of this plan and lock our city into a development trajectory that will destroy communities and erode citizens' faith in democratic process.</p>	Susan Fisher		

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-06	15:53	City of Vancouver Official Development Plan	Oppose	<p>Dear Mayor Sim and Councillors,</p> <p>I am horrified by the complete reversal of intent for the development of the City of Vancouver. Has everyone gone mad? Yes, we do need to plan for the future, but the lack of sound judgement is abominable. Building codes have been trashed, carefully nurtured Villages who were trusted to nurture the needs of their citizens are being treated with disdain, the so-called "housing" being built is ridiculously over priced and under serviced, infrastructure is woefully lacking and not even planned for, jobs are scarce for everyone, but especially our young people. My grandchildren, who are graduating with top grades in Engineering, are returning to the USA for work. Contractors are being sued, projects are being delayed or cancelled, new buildings are sitting empty. What are you guys thinking??? Who is going to occupy all the microscopic units that have no parking stalls and cost \$3000 or more per month to rent? Where are their children going to school? Our streets are gridlocked and I understand that Broadway isn't even going to have a bike lane!</p> <p>I am 76, now widowed, and will not be around to see the consequences of all this bad decision making. I am only grateful that I have a lovely house, lovely garden, where my family can come to visit from USA and Europe. This is a perfect example of the choices forced upon our young people. They go to places where there are good jobs, affordable housing, fresh air and opportunities for their children to live and work close to their families.</p> <p>My biggest disappointment was hearing that you all voted for this plan. I will be carefully polling the new candidates to make sure I do not vote for any one of them who supports your plan.</p> <p>I'm sure you mean well, but I cannot support this wanton destruction of our beautiful city.</p> <p>Wendy McGinn</p>	Wendy McGinn	West Point Grey	
2026-03-06	17:56	City of Vancouver Official Development Plan	Oppose	<p>Please rethink Vancouver's Official Development Plan! The proposed plan would see high rise towers everywhere with no thought to maintaining the unique character of low density residential Vancouver neighbourhoods. Quiet, residential streets in long-standing historic neighbourhoods would be totally ruined with highrises and towers plonked down willy-nilly next to much smaller, low rise family homes. The city should foster and nurture these unique areas and ensure that they grow in consideration of the individual qualities of each of these neighbourhoods.</p> <p>The official development plan will bulldoze the city's character, history and charm. It is insane and one can only conclude that it is driven by sheer greed and shortsightedness.</p> <p>Please rethink this plan!</p>	Shas Samuels	Kitsilano	

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2026-03-06	19:04	City of Vancouver Official Development Plan	Oppose	<p>I write to express my strong opposition against the Official Development Plan. I urge you not to adopt it.</p> <p>The public has not had the opportunity to participate in a meaningful way on something that will impact the way in which Vancouver will develop over the next decades. Most of my friends and neighbours have not even heard of the plan, much less been able to provide any input.</p> <p>The plan's blanket policies around rezoning and development ignore the unique nature of Vancouver's neighbourhoods, a nature that precisely makes Vancouver such an attractive place to work, live and play. As a renter, I believe that rather than providing more affordable housing, the plan will place the many smaller buildings and houses that currently provide affordable rental spaces in peril and eliminate them entirely.</p> <p>I once again urge you to hold off on adopting the ODP and instead engage transparently and openly with the citizens of Vancouver.</p>	Bronwyn Smyth		
2026-03-06	20:25	City of Vancouver Official Development Plan	Oppose	I opposed the development plan because it eliminates all future public consultation and in my opinion, that is not Democratic nor the appropriate way to have a city that caters to its existing citizens	Timothy Gage	Kitsilano	
2026-03-07	07:21	City of Vancouver Official Development Plan	Oppose	<p>1) I am opposed to the designated blanket density of mid-rise and hi-rise on non-arterial routes in the Broadway Plan and ODP. These should stay as multiplex. There is plenty of land along arterial routes for mid/hi-rise.</p> <p>2) I am opposed to removal of the need for public hearings on conversion to mid and hi-rise. The public needs a say on where they live.</p>	Brian Woodward	Kitsilano	
2026-03-07	07:27	City of Vancouver Official Development Plan	Oppose	I am writing to urge you to reconsider the Official Development Plan, as this single vote will shape Vancouver's land use and development for the next 30 years across 100,000 land parcels — yet the vast majority of residents have never been directly notified it is happening. The ODP as proposed would eliminate most future public hearings on rezoning, discard Vancouver's 22 distinct neighbourhoods in favour of a generic citywide framework, and rely on population projections driven by the real estate industry rather than official government figures. Thirty top urban professionals — planners, architects, and academics — have already written to Council calling for the ODP to be withdrawn due to its systemic flaws and the City's failure to meet its duty of procedural fairness to residents.	Jesse Martyn	Grandview-Woodland	
2026-03-07	10:34	City of Vancouver Official Development Plan	Oppose	see pdf file	Allan Buium	Riley Park	Appendix A
2026-03-07	15:51	City of Vancouver Official Development Plan	Oppose	I live (own property) in downtown Vancouver, and I currently oppose the City of Vancouver official development plan because in my opinion the Downtown Heritage Area does not extend far enough west. It is my view that logically, the Downtown Heritage Area should be extended westward to Burrard street, as along West Hastings Street, West Pender Street, and West Cordova Street, there are many heritage buildings that should be protected and not extended into additional office towers. There are many other areas downtown where office towers can be developed without disturbing historic buildings.	Jordan Augruso	Downtown	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-07	19:28	City of Vancouver Official Development Plan	Oppose	<p>This Plan mirrors what the Provincial Government did in imposing Bill 47 (2023) on my property 400 metres north of 41st &amp; Dunbar: no consultation with, or even notice to, residents. So there was no consideration of what *I* see as the negative impacts (especially shading), and no offer of compensation for loss of property use or devaluation that in one case on 39th Avenue was 10% (\$400,000). Also: my neighbour just south across the lane from me on 39th Avenue has his house &amp; garage covered in solar panels. An 8 storey mid-rise next door, which is permitted under Bill 47, would render them useless. If a mid-rise building were erected beside my semi-custom house - or even on Dunbar - the shading would destroy my food garden, so it wouldn't be worth paying \$18,000 in gross property tax, and I would have to sell to developers at their offer and then be made homeless. The Plans claim of a more livable city is refuted by BC Assessment's evidence that property assessments - which can be a measure of the desirability of housing - outside of Vancouver have increases whereas Vancouver's are down. See the report <a href="https://globalnews.ca/news/11597746/bc-property-assessments-2025-new/">https://globalnews.ca/news/11597746/bc-property-assessments-2025-new/</a>.</p> <p>The ODP affordability claim is nonsense. Over 90% of my property's assessment is for land. The only way the ODP can make the land more affordable is to make it smaller per house unit. But a lot of people don't like that. See <a href="https://cbc.ca/player/play/video/9.6428660">cbc.ca/player/play/video/9.6428660</a>.</p> <p>If you approve the ODP anyways, you can expect a bigger boycott of Vancouver businesses, as we respond by deliberately buying U.S. instead of BC goods. And brilliant young minds will flock to places like Salmon Arm, which offer a much better quality of life than congested Vancouver will ever have. ODP will just make the flight from Vancouver faster, possibly to gated communities that bar developers and greedy investors.</p>	Henry Wrinch	Dunbar-Southlands	
2026-03-07	20:28	City of Vancouver Official Development Plan	Oppose	<p>The development plan as it stands appears to continue the policy trends of the last 30 years. While some of the affordability, livability and infrastructure challenges in Vancouver are a result of global trends, the majority of the issues are a result of these policies.</p> <p>A plan is needed, but essentially removing public consultation from said plan seems ill-advised. We need a course correction to prevent continuous economic decline and flight of business and contributing citizenry, not not tinkering around the edges. This plan makes doing that correction significantly more difficult, and will likely reduce the attractiveness of the city for investment and economic vitality.</p>	Lee Haslett	Sunset	
2026-03-07	20:29	City of Vancouver Official Development Plan	Oppose	<p>The development plan as it stands appears to continue the policy trends of the last 30 years. While some of the affordability, livability and infrastructure challenges in Vancouver are a result of global trends, the majority of the issues are a result of these policies.</p> <p>A plan is needed, but essentially removing public consultation from said plan seems ill-advised. We need a course correction to prevent continuous economic decline and flight of business and contributing citizenry, not not tinkering around the edges. This plan makes doing that correction significantly more difficult, and will likely reduce the attractiveness of the city for investment and economic vitality.</p>	Lee Haslett	Sunset	
2026-03-07	22:09	City of Vancouver Official Development Plan	Oppose	Quality of life.	Peter Ballin	West Point Grey	
2026-03-07	22:16	City of Vancouver Official Development Plan	Oppose	I am strongly opposed to high-rise towers. The focus should be on low-rise buildings (4 stories maximum height) to preserve the character of the existing neighbourhoods.	Claudia Golombiewski		
2026-03-07	22:21	City of Vancouver Official Development Plan	Oppose	I am strongly opposed to high-rise towers. The focus should be on low-rise buildings (4 stories maximum) to preserve the character of the neighbourhoods.	Brian Cook		

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-07	23:00	City of Vancouver Official Development Plan	Oppose	<p>Where is the planning for schools, parks and infrastructure in this plan.</p> <p>I completely oppose this unliveable Vancouver plan. Shadowing, unliveable apartment sizes.</p>	Vicky Harris	Kitsilano	
2026-03-08	07:13	City of Vancouver Official Development Plan	Oppose	<p>High rise apartment buildings should be built behind major arterial roads, not directly on them. Placing them directly on arterial roads hurts the aesthetics, crowds the roads with people trying to pick up and drop off and increases traffic congestion when they should instead be focused on pedestrian commercial traffic.</p> <p>Low-rise (up to 4 stories), single lot (33'), single stairwell, family sized apartments should be allowed to be built anywhere.</p> <p>I will support the ODP if these are fulfilled</p>	Jason Wu	Killarney	
2026-03-08	09:29	City of Vancouver Official Development Plan	Oppose	<p>I oppose the ODD.</p> <p>The current and future citizens of Vancouver need more affordable and good quality housing for individuals, couples and families. The Plan does not provide this. It provides:</p> <ul style="list-style-type: none"> <li>• Tall ugly towers for maximum economic gain for developers and speculators</li> <li>• Tiny and expensive units in the towers not suitable for “family” life and wellness, but highly suited for developer economic gain.</li> <li>• No meaningful plans or funding for added infrastructure, parks, community centres, or schools</li> <li>• No meaningful plans for handling traffic increases.</li> <li>• A political and approval process to maximize developer economic gain.</li> </ul> <p>Where in Vancouver, BC or Canada has the construction of towers lead to more affordable and good quality family housing?</p>	Ian McCarthy	West Point Grey	
2026-03-08	10:47	City of Vancouver Official Development Plan	Oppose	<p>STOP mass rezoning that will destroy our unique neighbourhoods and that puts the interests of developers first and Vancouver citizens and taxpayers last.</p> <p>DO NOT turn Vancouver into Shanghai or Hong Kong with people living in “dog crates” in the sky. Design and build family friendly, affordable, low-rise housing. Maintain Vancouver’s status as one of the best “liveable” cities.</p> <p>LISTEN to respected city planners, architects, and urbanists - people who helped make Vancouver one of the world’s most livable cities – who strongly advise that the ODP be withdrawn. The ODP will result in massive land inflation, speculation, and the demolition of more existing affordable housing than it would build.</p> <p>WHERE are the parks, recreation facilities, libraries, and schools for the proposed massive increase in population and WHERE are the funds to support them?</p> <p>The OPD is UNDEMONCRATIC as it removes Vancouver citizens’ input into planning Vancouver’s future.</p>	Ingrid Bjerkelund	West Point Grey	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	11:21	City of Vancouver Official Development Plan	Oppose	<p>STOP mass rezoning that will destroy our unique neighbourhoods and that puts the interests of developers first and Vancouver citizens and taxpayers last.</p> <p>DO NOT turn Vancouver into Shanghai or Hong Kong with people living in “dog crates” in the sky. Let us keep Vancouver’s status as one of the best “livable” cities.</p> <p>LISTEN to respected city planners, architects, and urbanists who strongly advise that the ODP be withdrawn.</p> <p>WHERE are the parks, recreation facilities, libraries, and schools for the proposed massive increase in population and WHERE are the funds to support them?</p> <p>The OPD is UNDEMONCRATIC as it removes Vancouver citizens’ input into planning Vancouver’s future.</p> <p>THIS IS OUR FUTURE. MASSIVE HIGH RISE BUILDINGS CANNOT BE UNDONE.</p> <p>NEIGHOURHOODS CANNOT BE RECREATED ONCE DESTROYED. DO THE RIGHT THING AND STOP THE ODP!</p>	Pearce Wilcox	Dunbar-Southlands	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	11:44	City of Vancouver Official Development Plan	Oppose	<p>I oppose the Official Development Plan (ODP).</p> <p>STOP mass rezoning that will destroy our unique neighbourhoods and that puts the interests of developers first and Vancouver citizens and taxpayers last.</p> <p>DO NOT turn Vancouver into Shanghai or Hong Kong with people living in “dog crates” in the sky. Design and build family friendly, affordable, low-rise housing. Maintain Vancouver’s status as one of the best “livable” cities.</p> <p>LISTEN to respected city planners, architects, and urbanists - people who helped make Vancouver one of the world’s most livable cities – who strongly advise that the ODP be withdrawn.</p> <p>WHERE are the parks, recreation facilities, libraries, and schools for the proposed massive increase in population and WHERE are the funds to support them?</p> <p>The current and future citizens of Vancouver need affordable and good quality housing and amenities for individuals, couples and families. The Plan does not provide this. It provides:</p> <ul style="list-style-type: none"> <li>• Tall ugly towers for maximum economic gain for developers and speculators.</li> <li>• Tiny and expensive units in the towers that are not suitable for “family” life and wellness, but highly suited for developer economic gain.</li> <li>• No meaningful plans or funding for added infrastructure, parks, community centres, or schools.</li> <li>• No meaningful plans for handling traffic increases.</li> <li>• A political and approval process to maximize developer economic gain.</li> </ul> <p>Where in Vancouver, BC or Canada has the construction of towers led to affordable and good quality family housing?</p> <p>The ODP is UNDEMONCRATIC as it removes Vancouver citizens’ input into planning Vancouver’s future.</p> <p>The plans you are debating blatantly privileging developer interests over and above those of the citizens of Vancouver. The developers did not vote you in, it was the citizens who voted you in to serve in their interests. Please do the democratically right thing.</p> <p>MASSIVE HIGH RISE BUILDINGS CANNOT BE UNDONE. Do you really want your name all over this?</p> <p>THIS IS OUR FUTURE. NEIGHBOURHOODS CANNOT BE RECREATED ONCE DESTROYED. DO THE RIGHT THING AND STOP THE ODP!</p>	Jane McCarthy	West Point Grey	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	12:18	City of Vancouver Official Development Plan	Oppose	<p>I do not support the adoption of The Vancouver Official Development Plan.</p> <p>The pressure to introduce this plan is Fascist! The citizens of Vancouver do not want to be excluded from their right to be consulted and to be heard now, and at relevant Public Hearings in the future as the plan evolves.</p> <p>There have been token requests for consultation from the city, but no indication that they are being listened to. Many wise and experienced city planners have spoken and written of their multiple areas of concern. Worried citizens cry out for relief from their concerns about affordable, livable neighbourhoods.</p> <p>And yet, the ODP is being rushed ahead without true consultation with citizen associations and neighbourhood groups. Such consultation requires a long period of time, and it requires a City Council that is prepared to listen to their electorate, and to change their plans accordingly.</p> <p>Be brave! Defer approval of the Official Development Plan, and amend it until a majority of the citizens of Vancouver support it.</p>	William Hall	West Point Grey	
2026-03-08	12:18	City of Vancouver Official Development Plan	Oppose	<p>This "one size fits all" approach is so wrong. Neighborhoods are formed over time and most of the areas in Vancouver have well developed neighborhoods that they cherish. We know our neighbors and look out for each other. Small businesses thrive in these areas. The gentle densification that has happened in Kits, Mount Pleasant and other areas is the way to go. Most lots feature 4 units so that families can live a more ground oriented life. The greenery and trees make it very livable. The proposed zoning throughout the city is a bad approach to densification. It takes out mature trees, green space and creates an area where people don't interact with each other.</p> <p>Please do not pass this motion.</p>	Simone Vermette	Mount Pleasant	
2026-03-08	13:18	City of Vancouver Official Development Plan	Oppose	<p>Sadly there seems as always to be:</p> <ol style="list-style-type: none"> <li>1. Lack of in depth planning for funding future schools, community centres community facilities in general that will be required with the projected population growth.</li> <li>2. One size fits all uncreative planning. Each suburb has different requirements.</li> <li>3. No protection for current renters. New units are ridiculously expensive and small. I know from my niece who moved into the Raven. 500 sq ft for \$3,500 per month. That is NOT affordable.</li> <li>4.lack of oversight from the public. The process is undemocratic. We elected you to work in our best interest using our hard earned tax dollars.</li> <li>6. Huge towers both destroy the beauty of this city and are not conducive for community and social well being. 6-8 story buildings are best for this.</li> </ol>	Sandra Hayden	West Point Grey	
2026-03-08	13:41	City of Vancouver Official Development Plan	Oppose	<p>I oppose the application as the City of Vancouver has not established any criteria regarding infrastructure or services required for all proposals included in the application.</p>	Andre Leclair	Kitsilano	
2026-03-08	13:54	City of Vancouver Official Development Plan	Oppose	<p>I vehemently oppose this plan by the City. This plan is incomplete and that needs to be rectified before moving forward..Where is the density plan? Where is the infrastructure plan? We need a city with neighbourhoods that are livable for all age groups, not an ill conceived swath of high rises. There must be a better way forward, now and for future generations.</p>	Lee Griffin	Kitsilano	
2026-03-08	15:30	City of Vancouver Official Development Plan	Oppose	<p>I have read the OPEN LETTER From HousingReset to council and agree with all the concerns and objections it raises about the city's OCD. In accordance with this letter I urge council to reject this plan.</p>	Ben Cherniavsky	West Point Grey	<a href="#">Attachment 1</a>

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	16:08	City of Vancouver Official Development Plan	Oppose	<p>STOP mass rezoning that will destroy our unique neighbourhoods and that puts the interests of developers first and Vancouver citizens and taxpayers last.</p> <p>DO NOT turn Vancouver into Shanghai or Hong Kong with people living in “dog crates” in the sky. Design and build family friendly, affordable, low-rise housing. Maintain Vancouver’s status as one of the best “livable” cities.</p> <p>LISTEN to respected city planners, architects, and urbanists - people who helped make Vancouver one of the world’s most livable cities – who strongly advise that the ODP be withdrawn.</p> <p>WHERE are the parks, recreation facilities, libraries, and schools for the proposed massive increase in population and WHERE are the funds to support them?</p> <p>The OPD is UNDEMONCRATIC as it removes Vancouver citizens’ input into planning Vancouver’s future.</p> <p>THIS IS OUR FUTURE. MASSIVE HIGH RISE BUILDINGS CANNOT BE UNDONE.</p> <p>NEIGHBOURHOODS CANNOT BE RECREATED ONCE DESTROYED. DO THE RIGHT THING AND STOP THE ODP!</p>	Pamela Massing	Kerrisdale	
2026-03-08	16:20	City of Vancouver Official Development Plan	Oppose	<p>Mayor Sim and city council,</p> <p>I am writing to urge you NOT to approve the City of Vancouver Official Development Plan (ODP) as currently proposed.</p> <p>I agree with the urban planners and housing experts urging you to refer the ODP back to staff for reconsideration through a meaningful public participatory process, before adoption. As they say the ODP is based on the flawed Vancouver Plan Urban Growth Strategy that was approved in 2022 by the previous council without meaningful public participation. It relies on the same flawed principles of primarily promoting more supply entitlements that inflate land values, and displace thousands of residents, without addressing the fundamental lack of affordable housing, community services, amenities, recreation facilities and parks.</p> <p>Vancouver needs a housing and development plan that reflects and serves the needs of Vancouver residents. The ODP fails badly on that front.</p> <p>It also makes a mockery of Vancouver’s recently updated urban forest strategy, which says it is critical for the city to protect and grow its urban forest.</p> <p>Development across the city is already shrinking green space and removing thousands of mature trees each year. The ODP would greatly accelerate that loss at a time when Vancouver should be growing the urban forest.</p> <p>The city’s official plan must spell out plans to protect and grow the city’s tree canopy from shading 25 per cent of the cityscape to 30 per cent by 2050. (As per Vancouver’s forest strategy.)</p> <p>It must also embrace and commit to creation of long-promised ecological corridors across the city, which the city’s forest strategy notes are “essential for maintaining biodiversity and promoting connectivity.”</p> <p>If you want my vote in the upcoming municipal election you must kill the ODP before you.</p> <p>Sincerely, Margaret Munro</p>	Margaret Munro	Kerrisdale	
2026-03-08	16:44	City of Vancouver Official Development Plan	Oppose	<p>This plan takes no account of infrastructure requirements to support the change and will destroy the character of the neighbourhood.</p>	Laura Cheadle	West Point Grey	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	17:05	City of Vancouver Official Development Plan	Oppose	<p>Although a central zoning plan is a good idea in theory, I have zero confidence that this council will enact one that is beneficial to the city, either in the short or long term.</p> <p>Under Mayor Sims, the channels for public input have been so degraded I hesitate to call the process democratic. Sandwiching major developments like the Jericho development into an overall plan cloak the city’s decisions and ensure there is even less accountability. It also eliminates the consideration of knowledge and input from disparate members of the community. As we know, the more input into decision making there is, the more likely the ensuing decision will be a wise one.</p> <p>An outsize plan may make sense for small and mid size developments, but large developments have outsize effects on the community at large. This plan might nullify some important and key requirements for them. For example, the proposed Jericho Hill Development was supposed to be contingent on an expansion of the rapid transit line to Alma Street, and also take into account engineering reports on the status of aquifers. Would these conditions be upheld under a city wide plan? How would we know, and what could we do if they were not?</p> <p>Lapse of enforcement.</p> <p>For far too often the city has made tax concessions to large developments in lieu of affordable housing or other commitments and either not enforced or relaxed the requirements as to render the process a farce. In some cases, the city could have built housing for the cost of the concessions that never happened. Under this plan, the community has no avenue to ensure developers keep their commitments.</p> <p>Projects and plans that have been approved place undue strain on the city’s infrastructure and social fabric, with effects that will last much longer than our current housing shortage. As I said at the beginning of this comment, I have no confidence that the current leadership has taken those concerns seriously.</p>	Stacey Kaser	West Point Grey	
2026-03-08	18:07	City of Vancouver Official Development Plan	Oppose	<p>This plan will destroy the city. Is not livable or affordable for most. Does not help to build communities and ignores the negative environmental impact it will have. The higher densities projected have not taken into account how people live. Their need for local shops, community Centre’s, parks and general services. It also robs the areas of the natural beauty it has for all. You can increase density without building towers where the livable spaces are tiny and disconnected from communities.</p>	Linda Zimmering	Kerrisdale	
2026-03-08	18:48	City of Vancouver Official Development Plan	Oppose	<p>I oppose the COPD plan</p>	Dianna McKay	Fairview	

**City of Vancouver Official Development Plan - Oppose**

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2026-03-08	19:29	City of Vancouver Official Development Plan	Oppose	I am writing to strongly oppose the City of Vancouver Official Development Plan (ODP) as proposed. I urge Council to refer this back to staff for reconsideration through a meaningful public participatory process, before adoption. The ODP continues to rely on flawed principles of primarily promoting more supply entitlements that inflate land values, and displace thousands of residents, without addressing the fundamental lack of affordable housing. This is doing more harm than good. This plan promotes excessive development without affordability, inadequate infrastructure, parks and schools and the loss of participatory planning, neighbourhood context and transparent approvals process. Please withdraw the plan and refer it back to staff for reconsideration through a democratic planning process that prioritizes planning for a livable affordable city of neighbourhoods with a truly sustainable future.	Jolanda Peters	Grandview-Woodland	
2026-03-08	19:46	City of Vancouver Official Development Plan	Oppose	I am appalled at Council unquestioningly adopting the "Official" Development Plan. It supports the notion that by maximizing density, affordability will follow. It will not, especially when you don't even follow through on the 20% below market standard. Furthermore, massive density increases without recognizing the needed services and amenities to accompany the growth in neighborhoods makes no practical sense for allowing for Vancouver to be "livable." Limiting public discourse will only benefit the developers' influence over you. Slow this approval process down and open your minds to better analysis and solutions.	Rebecca Fox	Kensington-Cedar Cottage	
2026-03-08	20:03	City of Vancouver Official Development Plan	Oppose	Vote against this proposed Official Development Plan. It is another anti-democratic tool that will shut down public hearings on future applications that adhere to its standards. It ignores previous years of citizen input and involvement in local area plans. A group of 30 prominent urban planners, architects, and academics has written to City Council, outlining the deficiencies. Further, the City has not given sufficient notice to property owners and residents of the area affected. It is laughable to imagine any real public engagement and consultation on this massive proposal.	Kelly Talayco	Kensington-Cedar Cottage	
2026-03-08	20:18	City of Vancouver Official Development Plan	Oppose	I am writing to strongly oppose the City of Vancouver Official Development Plan (ODP) as proposed. I urge Council to refer this back to staff for reconsideration through a meaningful public participatory process, before adoption. The ODP continues to rely on flawed principles of primarily promoting more supply entitlements that inflate land values, and displace thousands of residents, without addressing the fundamental lack of affordable housing. This is doing more harm than good. This plan promotes excessive development without affordability, inadequate infrastructure, parks and schools and the loss of participatory planning, neighbourhood context and transparent approvals process. Please withdraw the plan and refer it back to staff for reconsideration through a democratic planning process that prioritizes planning for a livable affordable city of neighbourhoods with a truly sustainable future.	Monika McKinney	Grandview-Woodland	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	20:21	City of Vancouver Official Development Plan	Oppose	<p>Mayor &amp; Councillors:</p> <p>The Vancouver ODP puts our beloved city on the certain path of irreversible decline in liveability and quality of life.</p> <p>Heretofore, changes to our city have been guided by significant input from residents directly impacted.</p> <p>The OPD abandons neighbourhood-based development plans carefully crafted by people who live in those neighbourhoods. Your “one size fits all” proposal will result in more and more high rise towers and blocky, out of character buildings, throughout the city.</p> <p>Further, existing affordable and entirely suitable rental accommodation will be destroyed in favour of expensive, small living units that are beyond the reach of people on median incomes. The ODP will be creating hardship for those who need the most help.</p> <p>What are you trying to accomplish here??</p> <p>Have you seriously considered the liveability implications of an approved Vancouver ODP??</p> <p>Are you honestly trying to create a significant count of truly affordable and liveable housing units, and at the same time providing the necessary infrastructure, green spaces, community centres, pools, etc that will ensure no diminution in the quality of life offered by Vancouver, regardless of neighbourhood??</p> <p>The existing city-approved development plans and development proposals in the waiting-for-approval pipeline provide more than sufficient housing for the population growth expected thru 2050.</p> <p>As the elected leaders in whom Vancouver citizens have placed their trust to guide our city with care into the future, you must VOTE NO TO THE VANCOUVER ODP.</p> <p>Put an immediate stop to the destruction of our city.</p> <p>Sincerely,                      Alan Drinkwater, CPA CA                      Vancouver resident since 1950  <small>s. 22(1) Personal and Confidential</small></p>	Alan Drinkwater	West Point Grey	
2026-03-08	20:31	City of Vancouver Official Development Plan	Oppose	<p>It’s bad enough that functioning neighbourhoods are being destroyed without consulting the people who are WILLING to densify . . .</p> <p>But the “solution” is ugly predictable buildings that there is no market for.</p> <p>Duh! ☹</p>	Ed and Emma Frankson	Kitsilano	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	21:52	City of Vancouver Official Development Plan	Oppose	<p>I strongly oppose the Official Development Plan as proposed and urge City Council to withdraw it for more extensive public consultation.</p> <p>I have many concerns about this plan, including the amount of densification it will allow without ensuring affordability, the replacement of neighbourhoods with generic neighbourhood “types,” and the silencing of residents with the banning of public hearings for many developments.</p> <p>But I would like to focus on another issue: the city’s failure to properly notify, inform and engage residents about a plan that will massively change their city.</p> <p>That failure undermines the whole plan. The justification for its elimination of public hearings is that people have already been fully consulted on the plan, so anything that conforms with it doesn’t need to go back to them for approval.</p> <p>Well, guess what? Most people don’t even know this plan exists. If any of you walked down a major street of the city and asked every resident you met if they know about the Official Development Plan, you’d be lucky to get five out of 100 who have even heard about it.</p> <p>In my own neighbourhood, I haven’t met one person who is aware of it unless they happen, like me, to make a point of keeping up with the intricacies of what the city is doing. And there aren’t many of those.</p> <p>I know the staff reports refer over and over again to the three years of “extensive” consultation that went into development of the Vancouver Plan. But that consultation happened during the height of COVID, when almost everything had to be done online, and many people weren’t focusing on city websites or plans at that dark and scary time.</p> <p>Staff reports say the consultation involved over 52,000 engagement touchpoints, more than 520 events, hundreds of stakeholder organizations, and an extraordinarily diverse array of participation. I have some questions about those claims.</p> <p>What’s a “touchpoint?” Is it someone clicking by accident on a Shape Your City screen? Or maybe clicking on it for a few seconds several times? I asked a staff member at one of the open houses, and even that staffer didn’t seem to know. Regardless, 52,000 dubious “touchpoints” in a city of 700,000 is hardly an indication of huge involvement. Certainly not enough to base changing your whole city on.</p> <p>As for the hundreds of “stakeholder” organizations, check the “acknowledgements” section at the end of the Vancouver Plan and you’ll see two-thirds of a page devoted to real estate and development industries – plus further lists of special-interest groups. By contrast, where were the ordinary residents? Their neighbourhood and residents’ groups form only a tiny part of the overall list.</p> <p>It’s a pretty clear symbol of how this process was conducted – everyone except the majority of Vancouverites were contacted and consulted over and over again. But ordinary citizens like my neighbours were completely unaware of what was going on. And still are.</p> <p>Ordinary residents were also left out of the consultation for the transformation of the Vancouver Plan into the ODP. Once again, certain groups were consulted extensively, along with others the city had to contact to fulfil provincial requirements. But ordinary folks got a three-week survey about a done deal last October, plus a few poorly attended open houses.</p> <p>Now that the city has made sure it has heard from the organizations and people it wanted to hear from – and excluded those it didn’t – it’s ready to rubber stamp what those groups told it.</p> <p>This is not how to properly engage the people of this city. Please withdraw this extremely flawed proposal and do it over again.</p> <p>Thank you.</p>	Carol Volkart	Dunbar-Southlands	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-08	22:01	City of Vancouver Official Development Plan	Oppose	This should be voted down promptly. The removal of public consultation spits in the face of democratic oversight. The removal of existing affordable housing that this will allow for will continue a pattern of displacement of the middle class and poor making Vancouver a city for the haves and and nobody else. The massive densification makes Vancouver a playground for the developer elite. The visible lack of public consultation even just in review of the plan is a shameful goal line sneak at the last minute	James Graham	Fairview	
2026-03-08	22:31	City of Vancouver Official Development Plan	Oppose	Dear Mayor and Council, Please don't pass the ODP as proposed in its current form. If the province is indeed requiring a document as an ODP, it would be sufficient to take the current state of the existing zoning, as stated in the zoning and development bylaw, and to use that as a basis for an ODP. The document being presented before you essentially includes de facto massive increases in density and height, without sufficient checks and balances. Sincerely yours, Stephen Bohus, BLA	Stephen Bohus	Grandview-Woodland	
2026-03-09	00:09	City of Vancouver Official Development Plan	Oppose	I am writing to strongly oppose the City of Vancouver Official Development Plan (ODP) as proposed. I urge Council to refer this back to staff for reconsideration through a meaningful public participatory process, before adoption. The ODP continues to rely on flawed principles of primarily promoting more supply entitlements that inflate land values, and displace thousands of residents, without addressing the fundamental lack of affordable housing. This is doing more harm than good. This plan promotes excessive development without affordability, inadequate infrastructure, parks and schools and the loss of participatory planning, neighbourhood context and transparent approvals process. Please withdraw the plan and refer it back to staff for reconsideration through a democratic planning process that prioritizes planning for a livable affordable city of neighbourhoods with a truly sustainable future.	Alix Noble	Grandview-Woodland	
2026-03-09	01:42	City of Vancouver Official Development Plan	Oppose	I am writing to strongly oppose the City of Vancouver Official Development Plan (ODP) as proposed. I urge Council to refer this back to staff for reconsideration through a meaningful public participatory process, before adoption. The ODP continues to rely on flawed principles of primarily promoting more supply entitlements that inflate land values, and displace thousands of residents, without addressing the fundamental lack of affordable housing. This is doing more harm than good. This plan promotes excessive development without affordability, inadequate infrastructure, parks and schools and the loss of participatory planning, neighbourhood context and transparent approvals process. Please withdraw the plan and refer it back to staff for reconsideration through a democratic planning process that prioritizes planning for a livable affordable city of neighbourhoods with a truly sustainable future.	Hans Bergstrom	Grandview-Woodland	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	07:46	City of Vancouver Official Development Plan	Oppose	<p>Dear Mayor and Council, I don't understand why you are set out to Destroy the beauty of our city with high rises that are not necessary, damaging to our environment and are unaffordable to most people.</p> <p>You have not taken into consideration the infrastructure required for your insight. There needs to be a Referendum on these major changes to our city!!! Please listen to the people when we say STOP BEFORE IT IS TOO LATE TO TURN BACK! There have been suggestions by people who deal with city planning and the effects of poor planning who have offered very thoughtful suggestions. Why are you not listening to them? What you are doing by putting up, or wanting to put up all the high rises that are proposed, will turn our city into gridlock and chaos. I have seen a beautiful plan for the Jericho Land. Why are you not considering that? Why are you wanting to put up more high rises in Kitsilano, that only require 20% of the building to have parking spaces? That is crazy! Already it is hard to find parking! There are seniors, handicapped people, people with little children, and people who don't have the strength to carry their groceries for several blocks, if that is the only parking spot that they can find.</p> <p>You have not taken into consideration the infrastructure required for your insight! There needs to be a Referendum on these major changes to our city!!! Please listen to the people when we say STOP BEFORE IT IS TOO LATE TO TURN BACK!</p> <p>There have been some good alternative suggestions and proposals by people who deal with city planning and the effects of poor planning. Why are you choosing to not listen to their experience? What you are doing by putting up, or wanting to put up all the high rises that are proposed, will turn our city into gridlock and chaos. I have seen a beautiful plan for the Jericho Land. Why are you not considering that? Why are you wanting to put up more high rises in Kitsilano, that only require 20% of the building to have parking spaces? That is crazy! Already it is hard to find parking! There are seniors, handicapped people, people with little children, and people who don't have the strength to carry their groceries for several blocks. Why do you want to be known as the Mayor and Council who are hated for destroying the beauty of different and unique parts of our city?</p> <p>Those three high rises at the south end of the Burrard Street Bridge block the mountains that we all enjoyed looking at. Now, only those people that live in them have that beautiful view. Please don't be like Donald Trump! Please listen to those who specialize in the mistakes and benefits of proper planning for our city. It is not right that greedy developers who don't happen to care about Vancouver, push their agenda forward! It is not right that you are pushing your agenda forward, when the majority of Vancouverites are not in favour of your City Plan.</p>	Wanda O'Malley	Kitsilano	
2026-03-09	08:13	City of Vancouver Official Development Plan	Oppose	I strongly oppose this application because it applies a 'one size fits all' approach to rezoning. Allowing tall boxy buildings in a low-rise neighbourhoods destroys their character and livability. This plan will allow developers and speculators to take advantage of reduced oversight by the public and even by Vancouver City Council. It will ruin our city.	Susan Miller	Kitsilano	
2026-03-09	09:02	City of Vancouver Official Development Plan	Oppose	Strongly against this. Harms our neighborhood	Stacie Ross	Grandview-Woodland	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	09:12	City of Vancouver Official Development Plan	Oppose	<p>The proposed Official Development Plan is not ready for prime time and I hope you will not approve it until it is.</p> <p>When dozens of experienced and respected urban planners, architects, and academics - with a shared apprehension for the fate of the Vancouver they helped create - call the plan “a wrong turn that will lock the city into 30 years of inflated land speculation, the demolition of existing affordable housing, and a permanent loss of democratic oversight,” you would be wise to pay attention to them.</p> <p>It is sadly clear that the City has long ago adopted the Decide – Announce – Defend strategy of policy-making, which explains the multitudes of long and onerous public hearings filled with fearful and angry residents who hate what is being imposed on them. We resent the pretence of consultation and react accordingly.</p> <p>Please send the proposed Official Development Plan back: not to the drawing board that spawned it, but to the residents of the city it is poised to change so dramatically.</p>	Sal Robinson	Kitsilano	
2026-03-09	09:34	City of Vancouver Official Development Plan	Oppose	<p>Please register my strong opposition To the new Official Development Plan going to Council March 10, 2026.</p> <p>Specifically I object to the following provisions of the proposed ODP:</p> <ol style="list-style-type: none"> <li>1. The focus on more and more towers and large blocky buildings everywhere.</li> <li>2. Scrapping of community plans in favour of "one size fits all" approach, citywide.</li> <li>3. Stifling public hearings and notifications; 100,000 land parcels in Vancouver, but almost no one has been notified. Why? This is undemocratic. Who is this city for if not the citizens?</li> <li>4. Population projections Provided by realtors and developers instead of independent professional analysts. VERY BAD IDEA!</li> <li>5. No plans for added infrastructure like parks. community centres or schools.</li> <li>6. Focus on small expensive units in towers while evicting tenants from decent, livable, affordable apartments and demolishing their homes.</li> </ol> <p>What's the point of making a great city of unique and various communities where everyone wants to live, into an overbuilt, overpriced, overcrowded, generic metropolis where you can no longer see the mountains, the forests and the sea???</p> <p>Tom Hamilton, Vancouver Citizen</p>	Thomas Hamilton	Kitsilano	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	10:01	City of Vancouver Official Development Plan	Oppose	I am completely opposed to the expansion of density in the City of Vancouver. We have already destroyed what was once a liveable city, through unsustainable additions to residential and other projects. The natural landscape that is the substrate for an ecologically, biodiverse region has been consumed by buildings and traffic. In the mere 50 years living in this once-beautiful place, the city has been over-built. Roads, traffic, density, loss of natural habitat and an appreciation for the diversity of place have been overcome. I oppose this application for development. It does not speak to the needs of those already disappeared, nor those who still treasure this place.	Melody Hessing	Dunbar-Southlands	
2026-03-09	10:11	City of Vancouver Official Development Plan	Oppose	I'm a retired architect. I oppose this resolution. Elimination of Public Consultation on projects is a big step towards authoritarianism that is on the increase in the world in general. I vigorously oppose this. The ODP will subtract affordable housing for owners and renters. Densities and heights do not track with population increase projections. No provisions for additional infrastructure to serve people. Very poorly conceived. There are excellent alternative approaches but they will not make the development community as rich. Looking forward to this council's rejection by voters and citizens whose interests they are clearly ignoring.	Stefan Brunhoff	Dunbar-Southlands	
2026-03-09	10:43	City of Vancouver Official Development Plan	Oppose	I did not receive any notification or flyer regarding this plan. I've spoken to several of our neighbors and they are completely unaware of this plan and did not receive notification cards in the mail.	Kevin Rintoul	Grandview-Woodland	
2026-03-09	11:04	City of Vancouver Official Development Plan	Oppose	I oppose this updated plan for these reasons: questionable population projections; reliance on current pipeline that does not adequately deliver affordable family housing; and gives short-shrift to infrastructure needs. I also object to the stripping away of community input. This will be a boon for developers who do not build the housing that we need. No new ODP plan should be put forward without extensive community consultation.	Michelle Travis	Hastings-Sunrise	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	11:05	City of Vancouver Official Development Plan	Oppose	<p>I am an affected homeowner in the East Villages catchment portion of the proposed Vancouver plan and I was neither contacted, informed, nor consulted about its implications in my community. We already have a "village" complete with commercial centers along Nanaimo, Commercial Drive, and Broadway - which absolutely can absorb more density. Why force these densities into our already crowded, small lot residential streets? My home is right along the Central Valley Greenway which, in addition to being a thoroughfare for cycling, walking, running, and scooting commuters, is also a wildlife corridor. It is already losing badly needed tree canopy everyday, as our aging, long-term neighbours sell their 1 or 2-family properties for redevelopment for 3-story duplexes and quads, and both their established as well as more ornamental/street-level plantings are felled.</p> <p>More residents are arriving with their cars. Suburban commuter traffic continues to intensify on Broadway and S Grandview Hwy. Because of both trends, near misses between pedestrians, cyclists and motorists, always seeking a cut-through to avoid inevitable chokepoints at crash-prone intersections like Victoria/ S Grandview or Broadway and Nanaimo/S Grandview are intensifying. And of course, in an environment where we still share increasingly scarce, somehow *still* unpriced curbside parking, this too is a growing source of conflict between neighbours. Meanwhile, our nearest community centres - Britannia and Renfrew - are crumbling, long overdue for major renovations or replacement, which somehow just aren't getting done. And public schools on the East and South sides of Vancouver grow ever more crowded, while enrollments west of Granville continue to shrink. Why do Dunbar and Shaunessey get to keep their 4-family-sized lots with single family under-occupied homes, while East Vancouver's historically blue collar, tiny lots are piled onto? Is it because the Mayor and Council, as well as their most influential friends and patrons all live on the West Side of the city in those leafy, spottily-settled neighbourhoods? I'd like to see the Mayor and Council take a principled, environmental and social justice-focused moratorium on rezonings east of Clark Dr, and ask "are we equitably spreading out the burden of new development?" and "are we adequately investing in the kinds of conditions in parks, community centres and schools that will make this new density actually livable?" Until our leaders can answer YES to these questions, rezoning should be focused on spreading out the burden of density and all its corresponding infrastructural and other services demand, NOT concentrating it in politically under-represented neighbourhoods like ours.</p> <p>Please re-focus your planning energies on densifying and redrawing lot sizes west of Granville and South all the way to Marine Drive. Not only will this generate demand for transit and transit-oriented development, this will also be a boon for the declining youth populations in those sectors of town, more equitably distributing school enrollment and community centre burden.</p>	Jen Petersen	Grandview-Woodland	<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	11:12	City of Vancouver Official Development Plan	Oppose	<p>I do not believe that the Development Plan is realistic in its population expectations. I believe that the City is ignoring the negative impacts of high-rise living and high-density development done without sufficient attention to public amenities (as the high densities proposed include precious little of their own amenities given the population. The interpretation of 'adjacent' to subway stations is overly broad. The impact of shadows and neighbourhood disruptions is overwhelming and does not lead to either livable neighbourhoods nor a livable city. Worse than anything is the rampant rezoning of sites across the Broadway Plan area, which leads to concerns across all those neighbourhoods. With so many sites rezoned for 20+ storey building each of us is left wondering ...."Will the apartment go up next to me imminently...should I move now before it's too late..." and yet, given the decreased immigration, stalled economy, failure to sell units in recent developments, most of these will not be developed. This leaves a random, ill-thought way of developing the entire area. In addition, the province's ham-handed idea of allowing much higher density in all areas doesn't help. While I support allowing duplexes, triplexes, even quads in formerly single-family areas, the building sizes, setbacks, and impacts on the neighbourhood are not being considered properly. Densification should, must be done, but both the city and province are going gung-ho into poorly planned development - buildings that probably all councillors would neither want to live in or be built next to their home. With the current instability of the economy and the slowdown in population growth, a several year breather and re-assessment of how this densification is brought about seems quite reasonable. The broad direction towards more households and a larger population, but the speed at which neighbourhoods are being disrupted (while huge tracts - Jericho, the old bus yard, Heather lands, rest of Senakw, brewery, etc. etc. are moving at a slow pace, being given the right to delay, etc. - are not progressing) makes me angry. Put your efforts into facilitating the large tracts of land already assembled before you plunk 20 storey buildings in blocks of houses, duplexes, and existing affordable 3-storey apartments. The new buildings as proposed are neither affordable nor speak to the needs of citizens. Council members of all political stripes seem to have lost their way regarding what makes sense for housing development. Please take a deep breath, and press pause.</p>	Grant Lovelock	Kitsilano	
2026-03-09	11:18	City of Vancouver Official Development Plan	Oppose	<p>Council, I am opposed to the ODP which is to be voted on shortly, and my reasons are threefold:                      1) it crushes the options for neighbourhood feedback on all new proposed developments.                      2) it flies in the face of much of the previous work which has involved neighbourhoods and neighbourhood input, which allowed that development would happen but not without some local (i.e. "village") input.                      3) its focus appears to be to address the many needs and wishes of the real estate development world (often driven by large amounts of offshore dollars), and as a result continues to be heavily aimed at enticing investment in very high-priced condos.                      Together, these significant weaknesses in the plan will not address the need for greater lower-cost housing, and at the same time will transform the city's neighbourhoods radically.                      My support for a different solution, one which takes into account input from all stakeholders, will certainly influence my vote come election time.                      Thank you for your consideration.</p>	Dale Gamble	Dunbar-Southlands	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	11:27	City of Vancouver Official Development Plan	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing to express concern about the process, lack of meaningful consultation, and assumptions behind the proposed Vancouver Official Development Plan (ODP).</p> <p>This plan will guide land use and development across the city for decades, yet many residents (including my family and literally every neighbour I've spoken with in my "Triangle" neighbourhood included in the Nanaimo/Broadway Village) are only now learning about its implications. A single public hearing for a plan of this scale raises concerns about whether meaningful public consultation has occurred—especially if future rezonings consistent with the ODP may proceed without additional hearings.</p> <p>I am also very concerned about the housing assumptions behind the plan. Where is the clear, publicly available data demonstrating that Vancouver specifically needs more condominium development rather than other forms of multi-family housing? If you look at the real estate listings for our neighbourhood, there are dozens of condos that have been listed for sale for almost a year without moving. Families don't need more 1 and 2 bedroom condos--we need 3+ bedroom homes in the form of duplexes/multiplexes, townhomes, laneways, multigenerational homes and some *affordable* 3+ bedroom condos with significant outdoor space.</p> <p>Many residents support “missing middle” options such as multiplexes and townhomes that fit more naturally within neighbourhoods. Before adopting a plan that could significantly reshape communities, Council should clearly demonstrate the need for the housing types being prioritized. We don't need more shoebox condos that cost a fortune to purchase/rent, that ultimately sit empty.</p> <p>Given the long-term impact of the ODP, I urge Council to provide transparent data and ensure meaningful public engagement before proceeding.</p> <p>Sincerely, Annie Jensen <small>§ 22(1) Personal and Confidential</small></p>	Annie Jensen	Grandview-Woodland	

2026-03-09	11:28	City of Vancouver Official Development Plan	Oppose	<p>Members of council and fellow Vancouverites,</p> <p>The Official Development Plan before you rests on a simple but mistaken premise: that adding more housing supply will make housing more affordable. It is an appealing idea. But Vancouver’s own history shows it simply isn’t true.</p> <p>For more than fifty years this city has been the most aggressive builder of new housing in North America. Since the 1960s our housing stock has increased by 200 percent, while population has grown by only 78 percent. We have densified our neighborhoods, built towers, embraced mixed-use, and added units at a pace that outstrips most comparable cities. No other centre city matches this feat.</p> <p>And yet our housing, when measured against average household income, is the least affordable anywhere on the continent . Working families - the very people who make the city function—are being pushed out.</p> <p>Density has brought real benefits: lower emissions, healthier communities, better transit. But affordability has not followed supply. The market does not naturally produce housing ordinary wage earners can afford. It produces what the highest bidder can pay for. That is why this plan needs a different foundation. If we want a city that still houses its teachers, nurses, tradespeople, and young families, then at least half of all new housing must be permanently affordable - homes costing no more than 30 percent of income.</p> <p>We have tested the supply theory for decades. Vancouver’s own experience tells us it is time to try something that actually works.</p>	PATRICK CONDON		<a href="#">Attachment 1</a> <a href="#">Attachment 2</a>
2026-03-09	11:57	City of Vancouver Official Development Plan	Oppose	<p>I just found out that the City is going to allow 6-storey condos to be built anywhere around my home at E.11th and Garden, some plan called Villages. I have not been informed or consulted about this, I oppose this.</p>	Graham Bailey	Grandview-Woodland	
2026-03-09	13:05	City of Vancouver Official Development Plan	Oppose	<p>Thank you Councilors!</p> <p>Thank you for listening to your community with your eyes, ears &amp; hearts. The abundant information opposing the ODP is not “noise”. It is the collective voice of people who sincerely believe there is a better way to pursue and provide for the growth of Vancouver!</p>	Brenda Brashears	Mount Pleasant	
2026-03-09	13:29	City of Vancouver Official Development Plan	Oppose	<p>I oppose this ODP for reasons given in the Housing Reset Group and the Riley Park/South Cambie Advisory Group letters submitted for your consideration.</p>	Maryann Code	Riley Park	
2026-03-09	13:59	City of Vancouver Official Development Plan	Oppose	<p>Lack of consultation in neighbours is not acceptable. We spent years developing neighbourhood plans... all out the window to make profits not improve services or affordable of housing. Housing that compliments neighbourhoods not district their character !</p> <p>Over four story’s and filling every inch of the property with monster house is not appealing and not affordable for most working people. I am a renter in Dunbar for over forty years .. same house same lovely landlord. Pensions are not growing but rents are.</p> <p>Please listen to residents concerns and respect planning that has been developed by residents and home owners in the different neighbourhoods.</p>	Jan Eagle	Dunbar-Southlands	
2026-03-09	14:13	City of Vancouver Official Development Plan	Oppose	<p>Dear Mayor and Members of Vancouver City Council,</p> <p>I am writing to express my concerns regarding the proposed Official Development Plan (ODP) for the City of Vancouver. While I recognize the importance of long-term planning to address growth, housing, and sustainability, I believe several aspects of the proposed plan raise serious issues that deserve reconsideration.</p> <p>First, the ODP risks reducing meaningful public participation in development decisions. When projects are deemed consistent with the ODP, public hearings may no longer be required. This could limit residents’ ability to raise concerns about specific developments that directly affect their neighbourhoods. Planning decisions that shape the city for decades should continue to involve transparent public engagement and oversight. As an engaged citizen I already feel completely shut out. This ODP would ensure that residents and their input would be meaningless.</p> <p>Second, a citywide plan may apply overly broad policies that do not adequately reflect the diversity of Vancouver’s neighbourhoods. Each community has its own character,</p>	Stephanie Von Dehn	Mount Pleasant	

			<p>infrastructure capacity, and local priorities. A one-size-fits-all planning approach could undermine neighbourhood identity and ignore local knowledge that should inform development decisions. All these unique areas of Vancouver such as Kits and Mount Pleasant are destinations because of the unique stores and heritage charm they possess. This plan will erase these features and commercial spaces will attract only large chains that can afford the more expensive leases. I am seeing this play out already in Mount Pleasant where I reside.</p> <p>Third, large-scale upzoning across the city may unintentionally encourage land speculation and redevelopment pressure. Rising land values could lead to the demolition of older, relatively affordable housing, disproportionately affecting tenants, and accelerate displacement of existing residents. Without stronger safeguards, the plan may worsen affordability challenges rather than solve them especially since the housing being built is tiny, expensive and hostile to families.</p> <p>I am also concerned that the ODP does not sufficiently address the infrastructure required to support significant population growth. New housing must be accompanied by investments in schools, parks, transit capacity, healthcare services, and community facilities. Without clear commitments to expand these services, increased density could strain existing infrastructure and reduce quality of life.</p> <p>Additionally, the plan appears to offer limited protection for heritage buildings and established neighbourhood character. Vancouver’s historic homes and streetscapes contribute significantly to the city’s identity. Redevelopment should be balanced with stronger heritage preservation measures.</p> <p>Environmental impacts should also be carefully considered. Large-scale demolition and new construction can increase embodied carbon emissions and reduce urban tree canopy. The city should prioritize strategies that retain existing buildings where possible and strengthen environmental protections alongside development goals.</p> <p>Finally, many of the plan’s stated goals—such as equity, climate action, and reconciliation—are important but appear to rely on future policies rather than clear, enforceable commitments. Stronger implementation measures and accountability will be essential to ensure these objectives are achieved.</p> <p>For these reasons, I respectfully ask Council to reconsider aspects of the proposed Official Development Plan and ensure that it provides stronger protections for public participation, neighbourhood diversity, infrastructure planning, heritage preservation, and environmental sustainability.</p> <p>Thank you for your time and for your service to the residents of Vancouver.</p> <p>Sincerely, Stephanie von Dehn Resident of Mount Pleasant</p>			
2026-03-09	14:17	City of Vancouver Official Development Plan	<p>Oppose</p> <p>I am an affected landowner and was not informed, notified, or consulted about this plan. I received no postcard or information regarding surveys or information sessions. This plan undermines and destroys the fabric of our communities. Impacted areas are currently beautiful, vibrant, family-oriented neighborhoods. Housing needs have been overestimated and not re-evaluated since a pull back on immigration and international student entry. You are destroying our city and our communities to build what will be empty apartment buildings.</p>	Colleen Rogan	Grandview-Woodland	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	14:27	City of Vancouver Official Development Plan	Oppose	<p>Hi,</p> <p>I live within two blocks of Mackenzie &amp; 33rd. A few neighbours and I were discussing this on a dog walk, and we're concerned about what larger redevelopment could mean for the homes behind the intersection.</p> <p>Construction in a tight area like this brings staging, heavy trucks, blocked lanes, dust, early morning noise and vibration. If multiple sites build in sequences, it can become years of disruption for households backing onto the lane.</p> <p>I'm also worried about how the Village Plan and parts of the Vancouver ODP are written. It feels like the direction is becoming more "what the numbers allow" (height and floor area) and less about how a building fits the neighbourhood. If the policy allows o six storeys, the pressure will be to build to the maximum, and the City will have less practical ability to prevent bulky massing, poor transitions and impacts on nearby homes.</p> <p>Any change should stay within the existing footprint at the corners where the shops already are and should not spread west behind the homes. The lane behind the house is not a safe or reasonable place for a garage ramp, loading bay or frequent service vehicles.</p> <p>This is a quiet neighbourhood with many seniors and long-time residents. Expanding density here in exchange for additional retail isn't necessary, and the impacts would outweigh any benefit, especially if it increases traffic, parking spillover, and servicing activity into the residential streets and lanes. Taller buildings behind the corner will also reduce sunlight and privacy for nearby homes. We were surprised the city would even consider heights up to four to six storeys in this pocket (Mackenzie &amp; 33rd), which feels more appropriate for major corridors than for a quiet residential edge.</p> <p>Please keep this area west of Mackenzie as Single Family/duplex/multiplex (at most) residential up to three storeys and do not expand larger redevelopment behind the existing corner shops.</p>	James Mcgladery	Dunbar-Southlands	
2026-03-09	14:32	City of Vancouver Official Development Plan	Oppose	<p>I oppose this City plan because it does not create the various required housing components our City requires. Call me if you wish to explore a financing initiative that could support various housing types ( balancing Developer risk/rewards with truly affordable housing). Your plan does NOT require the developer to change its risk element in development. My plan does.</p> <p>The real questions, surrounding affordable housing, relies on a different/shared investment strategy - in conjunction with the developers and property owners. This shared interest changes the risk element s. It also allows government to have more control of the housing stock.</p> <p>Sean Murphy  <small>§ 22(1) Personal and Co</small></p>	Sean Murphy	Grandview-Woodland	

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	14:41	City of Vancouver Official Development Plan	Oppose	I am a land owner and resident living in the area of the proposed 6 story "villaging" between Lakewood Drive and Kamloops street. We have received no prior notice of the hearing March 10th. I disagree with the proposal to fill relaxed communities with this sort of housing. The area is primarily single homes, many with rental suites ,townhomes and duplexes. With the current reduction in immigration and foreign student intake in Vancouver I feel rushing forth with widespread high rise building and densification projects is not required at this time.	Mark Branscombe	Renfrew-Collingwood	
2026-03-09	14:44	City of Vancouver Official Development Plan	Oppose	<p>I agree with the letter penned by dozens of prominent, highly experienced community leaders. This proposal will have far-reaching negative consequences for so many aspects of our neighbourhoods. The most egregious being the loss of citizen participation in the land use decisions around our city.</p> <p>The increasingly opaque processes our municipal government engages in are leading to greater &amp; greater levels of distrust.</p> <ul style="list-style-type: none"> <li>- loss of school land protections</li> <li>- loss of the individuality of different neighbourhoods - and the buildup of false 'villages' in random areas</li> <li>- continued focus on towers as the only acceptable building form for increasing density (come on, challenge these developers to be more creative!)</li> <li>- no plans for improving existing community amenities or adding new infrastructure which will be badly needed (recreation, hospitals, schools, childcare...)</li> <li>- continued land assembly and speculation, driving housing costs ever higher, while bailing out developers by giving up on the 20% below market housing which was the rationale behind all these plans to begin with - shameful!!</li> <li>- continued eviction of tenants with few real supports to help them find homes elsewhere</li> </ul> <p>There's really nothing beneficial for the average citizen in this plan.</p> <p>PLEASE press pause on things, there are a lot of units in the pipeline while there are already hundreds of empty finished units no one wants to buy/rent.</p>	Kathleen Emerson	Fairview	
2026-03-09	14:54	City of Vancouver Official Development Plan	Oppose	The OCP will result in Vancouver mirroring Hong Kong. If Mayor Sim is nostalgic about Hong Kong I respectfully that he should move back there, permanently	Bruce Ott	West Point Grey	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	14:55	City of Vancouver Official Development Plan	Oppose	<p>Vancouver ODP and Village Plan – Mackenzie &amp; W 33rd</p> <p>Dear City of Vancouver,</p> <p>I live in the 2900 block of W 32nd Ave, directly behind the Mackenzie &amp; W 33rd node on the west side of Mackenzie Street.</p> <p>My neighbours and I are concerned about losing sunlight and privacy if taller buildings are allowed to extend west from the Mackenzie &amp; W 33rd node. Homes immediately west and north of this intersection already have limited daylight in backyards and living spaces, especially with the mature City trees along W 32nd between Mackenzie and Balclava. The lane behind these homes is currently a quiet residential edge. Larger buildings west of Mackenzie would bring added shadowing, overlook into yards, brighter night lighting, and a permanent change in the lane and backyard environment.</p> <p>I’m also concerned that the direction of the Vancouver ODP and the Village Plan is becoming too focused on what is permitted on paper. When policies allow “up to six storeys,” there is strong pressure to build to the maximum, and it becomes harder for the City to require appropriate setbacks, step-downs, and designs that respect nearby homes and transitions.</p> <p>If more commercial or retail activity is being considered here, it should remain within the existing corner area at Mackenzie &amp; W 33rd and not expand west of Mackenzie into the adjacent residential blocks. There also needs to be a clear rule that the lane behind homes is not used for garage entrances, loading bays, or servicing operations. Any driveway, garage entry, deliveries, and servicing should be from Mackenzie or Carnarvon, not facing the lane or adjacent backyards.</p> <p>Please maintain the area west of Mackenzie &amp; 33rd as low-density residential max three storeys, with only modest forms of change such as character conversions or multiplex housing, and avoid introducing mid-rise permissions in this location.</p> <p>Sincerely,</p> <p>S. Chee</p>	S Chee	Dunbar-Southlands	

**City of Vancouver Official Development Plan - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	14:58	City of Vancouver Official Development Plan	Oppose	<p>I oppose the ODP development plan in its entirety. What is proposed in the ODP puts thousands of low and mid income tenants, including myself and my husband, at risk of losing our still affordable housing, as has been so ably demonstrated in the Broadway Plan tower rush fiasco.</p> <p>I'm fully in Agreement with the letter signed by 30 top urban experts.</p> <p><a href="https://housingreset.ca/2026/02/25/cov-vancouver-official-development-plan-odp/">https://housingreset.ca/2026/02/25/cov-vancouver-official-development-plan-odp/</a></p> <p>As these experts write;                      “ .. most of what is in the development pipeline is small expensive units in large towers, not what is actually needed.</p> <p>The City’s needs assessment clarifies that the largest needs are for housing that is affordable to average and low wage worker incomes, especially larger units for families, but what is planned will not meet these needs. The ODP should address planning mechanisms to actually deliver housing that is economically accessible to mid and lower-income households in our City.</p> <p>Instead, the City is creating far over capacity of market development beyond what is required for realistic population growth. This ODP would result in massive land inflation, speculation, and demolition of more existing affordable housing than it would build, displacing thousands of people.”</p> <p>Furthermore as they state “ The ODP includes almost no increased infrastructure, parks, recreation, schools and amenities for the massive increase in projected population growth, or any additional funding resources to support it.</p> <p>This will particularly affect many neighbourhoods that are already underserved yet are slated for massive growth under the ODP.”</p> <p>Finally, as they write, “ Any rezoning, whether for a single lot or whole neighbourhood area wide, that is consistent with the new ODP will not require a public hearing going forward. Less to no public involvement in the future of their neighbourhood. No consideration of local context or livability. Fortunes made, neighbourhoods ruined.”</p> <p>Please be sensible and send this back to the drawing board.</p> <p>Thank you for your consideration.</p>	Elvira Lount	Kitsilano	



**From:** s. 22(1) Personal and Confidential  
**Subject:** ODP, Public Hearing, March 10, 2026  
**Date:** March 7, 2026 at 10:27 AM  
**To:** s. 22(1) Personal and Confidential

[Redacted]

[Redacted] Sim and Councillors,

The Riley Park/South Cambie Advisory Group was originally established by City Council in 2005 under the CityPlan Program to 1) assist in implementing the Community Vision; and 2) serve as a credible 'watchdog' over future area planning. The RPSCAG continues to be recognized for our strong institutional history, and it is in the watchdog role that we address you today in regard to the proposed Official Development Plan.

We are opposed to this ODP for reasons too numerous to present in detail at this Public Hearing. Fortunately, the Housing Reset Group of distinguished urbanists has done so in their wise and informative public letter, which we assume you have all read and considered.

Among the most disturbing points they elucidate is the faulty and prejudicial sourcing of demographic projections that form much of the basis for this plan. We also share their concern over the "loss of participatory planning, neighbourhood context, and transparent approvals process." We are dismayed by 1) the lack of community involvement in producing it—especially when compared to the comprehensive and wide-reaching CityPlan Community Visions process, the creation of the Little Mountain Housing Context Statement, and the early phases of Cambie Corridor planning, during which the RPSCAG worked closely and constructively with planners familiar with the area; and 2) the disappointing but sadly predictable generic prescriptions for our neighbourhoods resulting from this defective real estate industry-dominated process, in which no effort was made to benefit from local knowledge, of which there is an abundance in RPSC.

RPSC is not made up of so-called 'neighbourhood types,' nor should it ever be so. Vancouver is a City of Neighbourhoods, and RPSC is composed of some of our city's most unique and historic. Successful city building requires that planners, residents and other city stakeholders work closely together to study, consider and determine where certain new forms of development would or would not be suitable. That has not yet been the case. For example, as early as 2007, we requested a comprehensive neighbourhood centre planning process for Main Street, which could have been conducted through a CityPlan program. That did not occur, and under this ODP, with its one-size-fits-all prescriptions, that will not happen.

Further, we are alarmed and disappointed by the emphasis this ODP places on excessive development without measures to ensure a commensurate increase in public amenities and housing affordability. The latter is particularly concerning to us, since it has become abundantly clear that housing cost--not supply--is, and will continue to be, our city's overriding concern. Yet this ODP provides no incentives for retaining--or providing through home renovation--the most affordable type of market housing now found in RPSC: rental secondary suites in existing, and mostly older, detached houses. On the contrary, it incentivizes the loss of such homes and their replacement with less affordable options. If approved, this ODP will function as a tool for municipally and provincially sponsored gentrification. We do not need any more of that in Riley Park/South Cambie.

We therefore join with the Housing Reset Group and numerous other civic organizations and individuals to call upon you to withdraw this failed attempt at an Official Development Plan, and refer it back to staff for reconsideration through a democratic participatory planning process that prioritizes planning for a livable affordable city of neighbourhoods with a truly sustainable future.

Attached is the document, sent to Mayor and Council a few years ago, which contains RPSCAG's response to the Vancouver Plan. These comments are still valid, as the ODP and Vancouver Plan contain many similarities as well as differences.

Sincerely,  
Allan Buium, Chair

on behalf of the Riley Park/South Cambie Advisory Group

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**Vancouver Plan -- ideas**  
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