

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-10	16:02	City of Vancouver Official Development Plan	Oppose	<p>As with the previous Social Housing Initiative, the entire Vancouver Official Development Plan contains no provisions for guaranteeing access to solar energy to sites which would be affected by shadow zones created with tower development.</p> <p>This is a serious flaw in planning in the context of current wild fluctuations in fossil energy cost and the environmental impacts of these sources.</p> <p>This plan reflects complete ignorance of the future importance of renewable energy, and in particular solar energy generation to the City of Vancouver. Solar is now the least expensive source of energy available to meet our energy needs, having this fact completely overlooked in the Vancouver Official Development Plan is unacceptable.</p>	Gary Maclsaac	Dunbar-Southlands	
2026-03-10	16:05	City of Vancouver Official Development Plan	Oppose	<p>It would be far better to have midrise buildings and there should be availability for public input and hearings. there must be provisions for schools and parklands and other social amenities. I disagree with the one size fits all development plan.</p>	Grant Chernick	West Point Grey	
2026-03-10	16:06	City of Vancouver Official Development Plan	Oppose	<p>I oppose the proposed Vancouver Official Development Plan because of both its process and its consequences.</p> <p>This plan would eliminate most future public hearings while affecting roughly 100,000 properties across Vancouver. Changes of this magnitude should strengthen public engagement, not weaken it. The ODP would undermine one of the most important reasons municipal governments exist.</p> <p>The ODP also imposes a uniform growth model across the city that prioritizes high-density development without meaningful consideration for the unique character and needs of individual neighbourhoods.</p> <p>Most concerning is the lack of any credible infrastructure strategy. There are no detailed plans or funding commitments for the parks, schools, transit capacity, utilities, and community services required to support the level of growth being proposed. It is dangerous and utterly short-sighted.</p> <p>Vancouver can grow and evolve, but growth must be planned responsibly. Without transparency, proper infrastructure planning, and meaningful public participation, this plan risks undermining the livability that makes Vancouver a desirable place to live in the first place.</p> <p>Is this really what you want the city to look like? Because most citizens of this city simply do not want the scale you want to introduce. And if you've ever driven and been caught in traffic in this city, or the adjoining ones that make up the Lower Mainland, you should oppose the ODP.</p> <p>Thank you. Adam Bogoch</p>	Adam Bogoch	Kitsilano	
2026-03-10	16:12	City of Vancouver Official Development Plan	Oppose	<p>The ODP no longer views the city as containing neighborhoods that are worth protecting. It only benefits developers. Vote against.</p>	Ellen Allard	Kitsilano	

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2026-03-10	16:14	City of Vancouver Official Development Plan	Oppose	<p>I oppose the Vancouver Official Development Plan in its current form. As someone with an academic background in urban planning and architecture, I find the process and planning framework deeply concerning.</p> <p>The ODP would effectively eliminate most public hearings for rezonings consistent with the plan, dramatically reducing democratic oversight for decisions that will reshape neighbourhoods across the city. Planning at this scale requires transparency, not procedural shortcuts.</p> <p>Equally troubling is the absence of a credible infrastructure strategy. There are no concrete plans or funding commitments for the roads, parks, schools, and utilities required to support the level of density envisioned. In planning terms, land use and infrastructure must be coordinated; here they are clearly not.</p> <p>The current proposal prioritizes rapid upzoning and tower development while overlooking the infrastructure, affordability, and neighbourhood context that actually make cities livable. It prioritizes the desires of developers, as opposed to the needs of the community, both current and future.</p> <p>Sincerely, Marissa Jampolsky</p>	Marissa Jampolsky	Kitsilano	
2026-03-10	16:17	City of Vancouver Official Development Plan	Oppose	<p>I oppose the Official Development Plan.</p> <p>Please strongly consider the comments by the letter to Vancouver on the ODB by 30 Vancouver Urbanists, dated February 25, 2026.</p> <p>Please vote against this plan.</p> <p>Thank you.</p> <p>Jocelyn Beirsto  <small>s. 22(1) Personal and Confidential</small></p>	Jocelyn Beirsto	Kitsilano	
2026-03-10	16:24	City of Vancouver Official Development Plan	Oppose	<p>I write to OPPOSE the proposed ODP.</p> <p>I endorse the concerns raised by others in opposition to this proposed ODP - especially the open letter by the 30 experts.</p> <p>The ODP needs extensive revision adding plans for infrastructure, parks, recreation, facilities, and amenities. The ODP should take into account the city's diverse &amp; unique neighbourhoods, to retain their current characteristics. The ODP's major flaw is it fails to provide for affordable housing appropriate for families.</p>	Wah Gee	Hastings-Sunrise	
2026-03-10	16:26	City of Vancouver Official Development Plan	Oppose	<p>I oppose the City of Vancouver Official Development Plan.</p> <p>Please strongly consider the letter to City Council sent by 30 Urbanists, dated February 25, 2026.</p> <p>Please vote against the ODP.</p>	John Peters	Kitsilano	

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2026-03-10	16:27	City of Vancouver Official Development Plan	Oppose	This is absurd overreach and circumvention of public engagement. The will of the members of the neighborhoods and citizens of Vancouver is not being respected or heeded in any regard. Increased density can be served in a moderate and tasteful fashion, not simply massive towers filled with overpriced, single bedroom, shoeboxes littered indiscriminately across inappropriate and unwilling neighborhoods. This is one of a litany of examples of recent policies designed to serve developer's pocketbooks and not the people and communities themselves.	James Allard	Kitsilano	
2026-03-10	16:33	City of Vancouver Official Development Plan	Oppose	I don't think the city of Vancouver is representing adequately the feelings of a large percentage of the population. Doing away with representation is a fundamental change from the way we do things in democracies and if a massive change like the removal of public hearings must be tested by public referendum, before anything proceeds. Provincial legislation ordering public hearings to be prohibited for applications to amend a zoning bylaw is unlikely based on sound legal grounds and is another example of Provincial over reach. ALL NOT legal or democratic.	Sheridan MacRae	Kitsilano	
2026-03-10	16:40	City of Vancouver Official Development Plan	Oppose	<p>Hello City Council and Participants at the hearing, or listening online:                      I would like to register my objection to the proposed Official Development Plan for the City of Vancouver.</p> <p>There are a several reasons I could give but I will choose only a few:                      I am against the idea of no citizen input on developments and zoning for the next 30 years. People living in a neighbourhood should feel they belong and are welcome to have a say in what is happening development wise in their community. Decisions made in 2026 should not restrict future generations to certain set in stone ways of doing city planning.                      I am against the idea of multiple very large towers filling up our city. These block sunlight, obstruct views, and are not on a human scale.                      A blanket zoning for the entire city does not allow for incorporating features which are unique to neighbourhoods. What about topography and views?                      Housing is a start of course, but what about other features of a happy existence for all?                      City plans should include nature, green spaces for plants, animals, birds and insects.                      City plans should allow for enough schools, playgrounds, parks, and ice rinks, community pools and recreation facilities for the citizens of the city.                      It's not just people occupying a dwelling, they are living in a community which should offer them places to participate and live a happy meaningful life.                      I feel the development industry should not be given a free pass to do what they want to make money for the next 30 years.                      Thank you for considering my input into this very important decision for the city of Vancouver's future, a decision for your city and for my city.</p>	Susan Courtemanche	Dunbar-Southlands	
2026-03-10	16:43	City of Vancouver Official Development Plan	Oppose	<p>The Official Development Plan is outrageous!!                      Banning Public Hearings is totally ridiculous!!                      People should have a say in the type of neighbourhood they would like to live in!                      Build communities, not High Rises that destroy neighbourhoods!!                      Put this plan off till the next election and let the voters decide what they would like for our city!!</p>	Danny Lescisin	Fairview	

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2026-03-10	16:48	City of Vancouver Official Development Plan	Oppose	<p>I strongly oppose this plan as it will degrade the quality of life in the city and destroy many of the magical communities that make Vancouver such a liveable city.</p> <p>As a young person born &amp; raised in Vancouver, much of this plan is supposed to help our generation live in Vancouver - but it is having the opposite effect.</p> <p>I am all for densifying with 4-6 story buildings because they provide more housing while retaining the sense of community and interesting neighbourhoods.</p> <p>It has been shown that massive towers are A) worse for the environment than low-rise towers, and B) actively break down a sense of community.</p> <p>A great guiding principle: "people like neighbourhoods". It is nice having some concentrated zones of towers (like downtown), but it is equally critical to have low-rise communities with more character and liveability. Nobody except the developers want a tower in their neighbourhood of low-rises. I don't want to live in a tower either.</p> <p>I understand that city council and developers just want to produce the max number of housing units as fast as possible, but this leads to a dystopian vancouver that would destroy the what makes my generation want to live here.</p> <p>Please stop building towers over 6 stories in our neighbourhoods!</p>	Alexander Dungate	Kitsilano	
2026-03-10	16:49	City of Vancouver Official Development Plan	Oppose	<ol style="list-style-type: none"> <li>1. Many heritage buildings</li> <li>2. last remaining green space east of endowment lands</li> <li>3. Parking- is already an issue due to traffic for parks &amp; beaches' : pay parking has transferred cars to residential streets</li> <li>4. lack of facilities for existing homes e.g. corner stores, post offices, etc</li> <li>5. house prices already falling, as newly built units are sitting empty. Empty lots already available, as many houses have been torn down and the property abandoned</li> </ol>	Meribeth Fleetham	West Point Grey	
2026-03-10	16:50	City of Vancouver Official Development Plan	Oppose	I oppose the Official Development Plan of the City of Vancouver because it is a one size fits all and ignores planning that REALLY includes neighbourhoods in good faith.	Mary Ann Code	Riley Park	
2026-03-10	16:52	City of Vancouver Official Development Plan	Oppose	<p>I oppose the official development plan, first because it excludes public input, which is undemocratic, and second because some of the redevelopment so far is contributing to an 'uglification' of Vancouver with its soulless concrete towers so unsuited to families. A view does not compensate for the isolating character of life twenty storeys up.</p> <p>There is some very good development (along King Edward Avenue near transit, for example) with attractive apartment blocks on a human scale that fit into the neighbourhood. So it can be done. But the new development on Broadway is an example of the worst, paying no attention to the city's character and history. It's not surprising that there are so many unsold condos in Vancouver.</p>	Ann Pearson	West Point Grey	

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2026-03-10	16:52	City of Vancouver Official Development Plan	Oppose	<p>Hello,</p> <p>As a resident of the West Point Grey neighborhood for the past 15 years, raising two children attending school in our catchment area and building our own detached home for our children to grow up in, we work hard to pay property taxes and the mortgage that our property exists.</p> <p>We enjoy the peace, quiet and safety of our neighbourhood, and oppose dense housing approval as this will pollute the neighbourhood with too many people, traffic, and noise.</p> <p>I would write a longer letter to you, the Council, making this decision, however, I've been working all day and while raising a young family have very limited time.</p> <p>We oppose, like many of our neighbours, to the densification of this beautiful, quiet, and safe neighbourhood.</p>	Nellie Jiao		
2026-03-10	16:54	City of Vancouver Official Development Plan	Oppose	<p>I oppose the Vancouver official community plan for these reasons:</p> <ul style="list-style-type: none"> <li>- Prohibits most public hearings</li> <li>- Focusses on more towers rather than dispersed buildings of 6-8 stories (we need a community-focussed, lower level buildings with lots of green space, not towers.</li> <li>- Scraps of community plans in favour of a "one size fits all" approach, citywide.</li> <li>- 100,000 land parcels are affected in Vancouver, but almost no one has been notified</li> <li>- Population projections courtesy of the real estate industry instead of official government numbers.</li> <li>- No meaningful plans or funding for added infrastructure, parks, community centres, or schools</li> <li>- Inadequate protections for existing renters.</li> <li>- Focus on small, expensive units largely beyond the reach of people on median incomes.</li> </ul> <p>Thank you. Michael Stephen <small>s. 22(1) Perso</small></p>	Michael Stephen	West Point Grey	
2026-03-10	16:56	City of Vancouver Official Development Plan	Oppose	<p>I understand the the Broadway Development is necessary. However, I do not understand or agree to the city ruining the ambiance of the only area that has been to draw for both residents and tourists that come to Vancouver. The area betweenW 4th down to the Kitsilano beach, and between Arbutus and Macdonald, serve as a recreational area with a low-rise profile, where people come to enjoy the quaint, heritage neighborhood, shops, restaurants ocean and mountain views. Even the Safeway development has kept its profile low soas not to ruin the ambiance of the area. Kitsilano is literally the only area of its kind in Vancouver - the several highrise buildings that stick out on the horizon are a mere 10 stories - in February, a 22 story building was approved on the corner of Vine and W 3rd!</p> <p>The necessary Broadway Plan, if the planning and council departments actually cared about the city and it residents and visitors, they would have not caved to a few developers, and held the height of new buildings to a reasonable height beyond W 5th - from W 4th to Kitsilano beach, it should have been preserved for the residents of Vancouver and its guests. What a horrible mistake this is to allow this area to be destroyed to line the pockets of developers!</p>	Gayle Yamaki	Kitsilano	

2026-03-10	16:58	City of Vancouver Official Development Plan	Oppose	<p>Hi Mayor and Council</p> <p>The proposed ODP is a betrayal of long time community input and contributions. Further it also shuts down important community affirming participation. Research shows that Vancouver has surpassed all other major cities in Canada and USA in the creative housing. I want to see similar innovated and productive initiatives of which this ODP is a spectacular failure.</p>	L South	West Point Grey	
2026-03-10	16:58	City of Vancouver Official Development Plan	Oppose	<p>Please cancel the proposed ODP and commission staff to engage with Vancouverites in a neighbourhood-based planning process. Community volunteers and residents in general are eager to be involved!</p>	Jan C. Alexander	Dunbar-Southlands	
2026-03-10	16:59	City of Vancouver Official Development Plan	Oppose	<p>Worst idea yet</p>	Llana Lipsbergs	Kitsilano	
2026-03-10	17:16	City of Vancouver Official Development Plan	Oppose	<p>Members of Council,</p> <p>I want to begin by acknowledging the seriousness of Vancouver’s housing shortage. Increasing housing supply is necessary. But the question before us is not simply how many homes we build — it is what kind of city we create in the process.</p> <p>Much of the current conversation assumes that towers are the inevitable solution to density. Yet this is not supported by global urban evidence. Some of the densest and most livable cities in the world — such as Paris and Barcelona — achieve remarkable population density primarily through mid-rise buildings in the range of five to eight storeys. These cities demonstrate that density can be achieved through distributed, human-scaled urban form rather than concentrated vertical towers.</p> <p>My concern is not only about height. It is about the public realm.</p> <p>When towers dominate the urban landscape, they effectively privatize something that should belong to everyone: sunlight, sky, and the experience of the surrounding landscape. In a city like Vancouver — framed by mountains, ocean, and dramatic weather patterns — the ability to see the sky, watch storms move in, experience sunrise and sunset, and glimpse the mountains from street level is not trivial. These experiences ground people in place. They contribute to mental well-being and to a shared civic identity.</p> <p>But towers change that relationship. The higher the buildings rise, the more these experiences become concentrated in private upper floors while the public realm below loses access to light, sky, and long views.</p> <p>In a northern coastal city, sunlight is already a scarce resource during the winter months. Tall towers cast long shadows that can darken surrounding homes, streets, and gardens during the very season when daylight is most limited. This affects not only comfort and mental health but also the ability to grow food in gardens and community spaces — an increasingly important part of urban resilience.</p> <p>Low-rise neighbourhoods also quietly provide ecological services. Yards and gardens absorb rainwater, reducing pressure on stormwater systems. Trees provide habitat and moderate heat. Small-scale food growing supports household food security. These functions are often invisible in planning debates, but they are part of the living infrastructure of a healthy city.</p> <p>At the same time, Vancouver contains a large amount of land that is dramatically under-utilized. Many neighbourhoods contain very large single-family properties — sometimes effectively mansion estates — occupying significant land area for very few residents. These parcels present an enormous opportunity to add housing in a way that is both substantial and gentle.</p> <p>Allowing these properties to evolve into courtyard housing, multiplexes, rowhouses, and</p>	Alan Blake	Mount Pleasant	

				<p>small apartment buildings could add many thousands of homes across the city. This form of distributed density would increase housing supply while maintaining sunlight, tree canopy, food growing space, and access to the sky from the public realm.</p> <p>Urban designer Jan Gehl has often emphasized that cities function best at a human scale — where buildings support vibrant streets, sunlight reaches the ground, and people remain visually connected to their surroundings. Many planners today recognize that mid-rise urban form — roughly four to eight storeys — often represents a “Goldilocks” range that allows cities to grow dense without losing these qualities.</p> <p>The point is not to reject density. It is to recognize that density has many forms.</p> <p>If we concentrate growth primarily in towers, we risk trading away pieces of the public realm — light, sky, ecological function, and connection to landscape — that cannot easily be recovered later.</p> <p>But if we distribute density thoughtfully — allowing gentle infill, multiplex housing, courtyard developments, and mid-rise buildings across the city — we can achieve the housing we need while preserving the shared environmental and human qualities that make Vancouver exceptional.</p> <p>The challenge before Council is not simply to build more homes. It is to ensure that as we grow, we do not unintentionally diminish the shared urban experience that belongs to everyone.</p> <p>Thank you</p>			
2026-03-10	17:20	City of Vancouver Official Development Plan	Oppose	<p>Tearing down affordable housing to build expensive high rises is unconscionable given the housing affordability crisis. Increased density can be achieved without high rises that destroy the city’s character. Increased density without substantially increasing public recreation spaces in an area where these spaces already underserve the public is a betrayal of the citizens of this city.</p>	Roberto Pavan	Kitsilano	
2026-03-10	17:21	City of Vancouver Official Development Plan	Oppose	<p>I strongly oppose the current city council's approach to development in Vancouver - especially the reduction in public input if the ODP is approved. I very strongly oppose the development of towers throughout the city - especially in Mount Pleasant and Kits. It feels like the city is just plowing along wanting to build 20 story and up towers without considering the impact those towers will have to neighbourhoods. Lower density is one thing but not 20 story and up towers.</p> <p>If feels like the current city council does not care how the developments negatively impact current residents living in the neighbourhoods impacted by the Broadway Plan. We are primary stakeholders. These are our homes, our neighbourhoods.</p>	Heidi Nucklaus	Mount Pleasant	
2026-03-10	17:31	City of Vancouver Official Development Plan	Oppose	<p>Comments received via email:</p> <p>"From: "v lemaître" &lt;v.lemaître@shaw.ca&gt;          To: "mayorandcouncil" &lt;mayorandcouncil@vancouver.ca&gt;          Sent: Tuesday, March 10, 2026 4:46:58 PM          Subject: ODP HEARING - March 10, 2026</p> <p>ATTENTION: MAYOR &amp; COUNCILLORS:</p> <p>Re: OFFICIAL DEVELOPMENT PLAN for Vancouver</p> <p>Gentlemen/Lady Councillors:</p> <p>Vancouver Citizens - your Electorate - have been given No Notice of the ODP Hearings taking</p>	Valerie LeMaitre		

place today, March 10, 2026! There has been NO Notice to the public whatsoever of this highly-important serious issue, that cannot be decided upon without extensive thorough input from professionals of the trade, their feedback, and consultation with the public that will affect all of our lives.

This Hearing was 'Sprung' upon us. No one is aware of it, yet you wish to decide upon a fast decision over a number of days, then to present YOUR DECISION to all of us. NO! NO!NO! This is NOT the way it is done!

The topic is a huge one. In past years, Our efficient and obviously More Caring, Mayors and Councillors, extended their responsibilities to the electorate by distributing information in Notices of Upcoming Important Matters, such as this one, to All Homes and Households, for their attention and feedback.

Listen well at the Hearing, enacted for YOU today, to what PROFESSIONALLY TRAINED ARCHITECTS AND PLANNERS advise you, and then LET THEM ADDRESS THEIR FINDINGS TO THE PUBLIC in a TOWNHALL FORUM, FOR CITIZENS' FEEDBACK, AND VOTING UPON.

THIS IS THE NORMAL DEMOCRATIC PROCEDURE WE ARE USED TO! AND THE RULES WE FOLLOW!

WE WERE ALL GIVEN THIS UNIQUE CITY TO CHERISH AND TAKE CARE OF, AND YOU, TO MAINTAIN IT IN GOOD ORDER

ON OUR BEHALF FOR THE SHORT TIME WE ELECTED YOU TO SAFEGUARD IT!

This mega-serious issue was definitely NOT RAISED IN YOUR MANDATE. If it were, you would not be sitting in Council today!

WE DID NOT ELECT YOU TO TURN OUR LIVES UPSIDE DOWN!

PLEASE DO THE JOB YOU WERE ELECTED TO DO, AND FOLLOW THE RULES.

Thank you.

Most sincerely,

Valerie LeMaitre  
s. 22(1) Personal and Confidential

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2026-03-10	17:50	City of Vancouver Official Development Plan	Oppose	<p>I am strongly opposed to the proposed Official Development Plan (ODP) for Vancouver.</p> <p>I concur with views expressed through following opposing correspondence, and do not believe that the City has established anything like a credible balance of support for the ODP through public consultation.</p> <p>West Point Grey Residents Association:  <a href="https://wpgra.wordpress.com/wp-content/uploads/2026/03/wpgra-vancouver-odp-public-hearing-final.pdf">https://wpgra.wordpress.com/wp-content/uploads/2026/03/wpgra-vancouver-odp-public-hearing-final.pdf</a></p> <p>Coalition of Vancouver Neighbourhoods:  <a href="https://coalitionvan.org/wp-content/uploads/2026/03/CVN-Letter-to-City-2026-03-10-Official-Development-Plan-ODP-Public-Hearing.pdf">https://coalitionvan.org/wp-content/uploads/2026/03/CVN-Letter-to-City-2026-03-10-Official-Development-Plan-ODP-Public-Hearing.pdf</a></p> <p>Thirty Vancouver Planners/Urbanists:  <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>	Guy Cross	West Point Grey	
2026-03-10	18:02	City of Vancouver Official Development Plan	Oppose	<p>I am writing in regard to the upcoming public hearing on Vancouver's ODP. I, along with many other Vancouver residents, am opposed to this plan as it now stands. My main concern is that this plan proposes the end of public hearings for any rezoning consistent with the ODP generalized Land Use designation map. There are so many other problems with this plan: its focus on more towers (Vancouver already has too many); the scrapping of community/neighbourhood plans in favour of a one-size fits all mentality; the lack of planning/funding for additional infrastructure, parks, community centres or schools; its focus on small, expensive units instead of liveable units, and inadequate protection for the city's renters.</p> <p>Given all of these flaws, I urge you to reconsider implementing this plan as it now stands. In a democratic system, the public has the right to be consulted and have its voice heard before a plan like this, which will negatively affect so many, is finalized.</p> <p>Sincerely,</p> <p>Erin Hanratty                      (a concerned Kitsilano resident)</p>	Erin Hanratty	Kitsilano	
2026-03-10	18:21	City of Vancouver Official Development Plan	Oppose	Opposed. Too dense too many towers not enough parks and amenities. Will ruin the city and won't solve unaffordable housing. The answer is not with developers.	Maryann Sigloch	Kitsilano	
2026-03-10	18:33	City of Vancouver Official Development Plan	Oppose	High density without social infrastructure and affordability for ALL will make Vancouver lifeless and bland. Block towers with grocery stores and drugstores doesn't add up to a neighbourhood.	Leta Goldwynn	West Point Grey	

2026-03-10	18:46	City of Vancouver Official Development Plan	Oppose	<p>For numerous reasons I strongly oppose the current direction in the city of Vancouver to shove through this ODP. Many Vancouver residents oppose this rush to make our city a forest of high rises, without paying attention to liveability, families' needs ( schools, green spaces to name a few). There is a current glut of new condos ( unaffordable for most) and I fear that the new developments will not address affordable housing either.</p> <p>I strongly believe that developers are in line to reap the major benefits whilst the residents of 'a liveable Vancouver' will be forced to move out of my neighbourhood ( Mt Pleasant). Our neighbourhood is very disappointed with the so called public hearing regarding 14/Yukon rezoning for high rise tower which we feel was an unfair meeting. The developer was given the floor to rebut numerous concerns brought up by speakers in opposition to the rezoning. Meanwhile all speakers had only 5 minutes to speak; mostly opposed. Despite this, the bare bones council approved the rezoning . It smacks of just paying 'lip service' to voters /residents who have lived in the area for decades!!</p>	Yin Case	Mount Pleasant	
2026-03-10	18:58	City of Vancouver Official Development Plan	Oppose	<p>Dear Councillors.</p> <p>Please vote against the current incarnation of Vancouver's Official Development Plan. I understand that we need a vision for our future and that we need to plan for growth. But the current proposed ODP -- and the permanency of it -- does not reflect the realities of where we actually are as a city in this moment in time. I echo the opposition to the proposed ODP that Mary Downe submitted on March 5 2026m (see below).</p> <p>In addition, I would like to add the following:</p> <ol style="list-style-type: none"> <li>1. A reliable and trustworthy ODP should be peer reviewed by other competent institutions and municipalities. There was no peer review for this ODP which puts in serious doubt its legitimacy as an effective 50 year plan for this city.</li> <li>2. We do not have a housing crisis. We have an AFFORDABLE housing crisis. The ODP provides more units of housing. It does not provide more units of affordable housing, nor does it centre the importance of providing services such as schools, community centres, libraries which means that whoever moves into these towers will not have the support they need.</li> <li>3. I am very concerned about the current council and previous councils' track record for prioritizing services: <ul style="list-style-type: none"> <li>- it has taken five years to approve a much-needed elementary school in the Olympic Village</li> <li>- it took 10 years for Carleton Elementary in Collingwood to be permanently closed after fire and there is still no clear future plan</li> <li>- Champlain Heights is among the most under-serviced neighbourhood in this city and this plan suggests up to 20 storey towers with no clear plan with how to deal with the up to 20,000 new potential residents who would live there</li> <li>- The River District STILL does not have the community centre it was promised, almost 8 years later</li> </ul> </li> </ol> <p>This track record does not give me confidence that council will prioritize services. I am deeply concerned that this ODP will only further entrench our city's habit of enticing people to live here without giving them the services and support they need to make living here rewarding. And don't even get me started on the roads and already strained bridges!</p> <p>4. Your obligation as councillors is to represent the best interests of the citizens/residents of the City of Vancouver who live here NOW, not the theoretical people who might move here in the future, and certainly not the interests of developers. By eliminating public consultation by treating the entire city with a one-size-fits-all plan, you are creating an environment where people who are already struggling to live here as it is -- our nurses, teachers, bus drivers, artists, civil servants -- WILL be forced out. This will not only be a brain drain. It also means the loss of the kind of deep, experiential knowledge that you can only get from having a history here and applying that history to what you do for work. Sure, we may have new people coming in but they won't have the knowledge of what it is to be a Vancouverite. This is a catastrophic down-the-road consequence of adapting the current ODP.</p> <p>This is an election year: I urge you to listen to your constituents and to fight for our interests</p>	Lopa Sircar	Killarney	

				<p>-- not developers, not lobbyists. Us. the people who voted you in -- and can vote you out.</p> <p>Mary Downe's comments in entirety:                  "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.                  Rather than adopting the proposed ODP, Vancouver can join with these other municipalities in asking for a judicial review.                  There are a number of problems with the proposed ODP.                  1. It is based on population projections that are now seriously out of date with population trends reversing in recent years.                  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.                  3. Inadequate plan for adding infrastructure and community services needed to accompany dramatically increased densification.                  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.                  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."</p>			
2026-03-10	18:58	City of Vancouver Official Development Plan	Oppose	<p>West End Neighbours is opposed to this plan and urges Council to reject the Vancouver ODP in its current form .                  The ODP was developed in response to provincial legislation. Provincial requirements include approval of an interim ODP by June 30, 2026, and a final plan by 2030. With this current plan now, though, the City is going far behind what is required by the Province for this year.                  The resulting ODP (referral report) is a dense, complex document (199 pages) that is both difficult to understand and remarkably incomplete concerning important details about development of the plan, integration of the ODP with existing community plans (such as the West End Community Plan, or WECP, which was passed in 2013) , and implementation of the ODP.                  Mention of the name of the West End is nearly absent from the entire Vancouver ODP and the role of the WECP is ambiguous. Through the Vancouver Plan to the ODP, the engagement with West End community was minimal. WEN would like to see a proper presentation by the City in person open to all West Enders on exactly how the ODP affects the community and relates to the WECP.                  Sadly we are unable to attend the meeting in person but trust you will consider our comments carefully.                  Sincerely                  West End Neighbours</p>	Ginny Richards	West End	