

City of Vancouver Official Development Plan - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-11	17:31	City of Vancouver Official Development Plan	Oppose	one size fits all should not be used. these blank plans are not considering the needs or the environment for each community. plus way to many unnecessary tall buildings permitted. low rise density is much nicer for the needs of a community. families do not want to live in high rises. not every community is full of students or young people who dont mind towers. Many high density european cities have not high rises... and their low rises are full of happy families...	Paul Rupnow	West Point Grey	
2026-03-11	17:56	City of Vancouver Official Development Plan	Oppose	This plan is not in the best interest of the majority of city residents. The creation of countless tall buildings with multiple units has not successfully helped to reduce housing prices, nor are the large number of these new units being inhabited, Walk or drive down 4th or Broadway or 10th Ave at night to see how empty these buildings are! The demolition of current buiuldings and trees is causing enormous damage to the environment. Neighbourhoods don't want this one-size fits all approach. PLEASE - say no! Julie Lane Gay [REDACTED] [REDACTED]	Julie Lane-Gay	West Point Grey	

2026-03-11	17:57	City of Vancouver Official Development Plan	Oppose	<p>While much effort has gone into the draft ODP so far, and there is much to be praised about some aspects of it, there are still many problems with the ODP in terms of urban planning, governance, and process.</p> <p>I urge Council not to adopt the ODP until the many crucial issues raised by many people have been addressed, including points raised by the Housing Reset group, and stakeholders like the Coalition of Vancouver Neighbourhoods.</p> <p>One critical issue is this as follows. I urge you to verify on the public record whether the following scenario could occur for real. And if is not possible even theoretically, please, on record during the Public Hearing, point to the legislation and bylaws that will prevent this:</p> <p>If the ODP is approved, I believe we are likely to see an immediate and dramatic decrease in public and even Council oversight. A massive rezoning could be approved with hardly a word spoken in the Council chambers.</p> <ul style="list-style-type: none"> • A referral report prepared by staff with little or now Council involvement, for a major rezoning consistent with the ODP and having at least 50% residential, could appears on a Council agenda on a Thursday evening, with no prior public notice. • The next Tuesday morning at 9 am, in a Regular Council meeting, if no Council member requests otherwise, the rezoning could be passed immediately as one of a number of items on the "consent agenda." • If that is done, there would be no staff presentation. No Q&A session. No debate. No discussion. No explicit Council vote on that one item. And in all of this, there would be no chance for the public to speak to our elected officials in that meeting about that rezoning. <p>If you, our elected Council of today, approve of the ODP, it appears you will changing how major rezoning decisions can be made, long after you're gone from Council.</p> <p>I don't think the citizens of Vancouver would approve of that.</p> <p>I have been following the activities of Vancouver Hall for over 15 years, through four mayors and five Councils. What I really watch carefully is governance and integrity of organizations and systems. I have seen many controversial items passed by Council by consent vote, with no discussion.</p> <p>I ask council to be very aware of the consequences if you approve of the ODP.</p> <p>Even the underlying legislation, including Bill 18 (2024) which amended the Vancouver Charter, while it may be legal, it is illegitimate, in many ways that have been well documented. While in office, you hold the keys to integrity of our municipal government.</p> <p>Please don't pass the ODP now, demand more time from the Provincial government, and put the citizens of Vancouver first.</p>	Randy Helten	Kitsilano	
2026-03-11	17:57	City of Vancouver Official Development Plan	Oppose	<p>Speaker # 40 (had to withdraw)</p> <p>Thank you Mayor and council for hearing my thoughts. I am opposed to the ODP in its current form.</p> <p>I am David Pickell, a pensioner, living in rented space in Kits, and I am one of those individuals Councillor Klassen referred to as feeling "threatened" with the destruction of the character of their neighbourhoods through the implementation of new city policy.</p> <p>What does the council intend?</p> <p>In a previous public meeting regarding a social housing plan (which was ultimately sent back to the drawing board) I recall we were shown a slide of the villages concept, with a tower</p>	David Pickell	Kitsilano	

surrounded by low-rise residential and other amenities. The slide indicated a substantial number of blocks' radius whereby only a single tower would dominate. However, in Kits, suddenly, a lot of rezoning applications have been posted for tower developments, sometimes two in a single block.

My question to council and planning department is - will the concept indicated by the slide be respected, or will the owners' and developers un-earned west-side land-lift be what determines how much the character of Kits (especially North of Fourth) will be damaged with egregious densification?

Why does the ODP as written appear to intend to stifle neighbourhood input into that gets built?

One speaker rightly pointed out the difficulty of public access to what's being planned, and the direction of this current council appears to be that public input and collaboration is an inconvenience. I can tell two personal stories of neighbourhood input.

A few decades ago I was living in a single-family RS-1 zoned area. A developer asked for a zoning change to build a three story multiplex in the middle of our neighbourhood. There was extensive public consultation whereby we got to meet the developer, see the architect's plan, present our concerns, and suggest alternatives to items like setback and building height. We then saw the plan modified to be tolerable to the residents. Subsequently, the zoning variance was approved, the build took place, and an acceptable addition was made to the neighbourhood.

In the same area and time window, another developer proposed a variance to put a triplex on a single-detached housing-zoned lot mid-block. In a similar process, the neighbours opposed the build as it was shown, the developer did not modify the plan, and council, after hearing many concerned residents, turned down the re-zoning request.

The point here is, the developer took his plan elsewhere, found a neighbourhood amenable to his intention, and his build went ahead (presumably to the benefit of that other neighbourhood).

This is what public input allows - democracy, in fact: the right to determine the character of the neighbourhoods where we have chosen to live.

Overwhelming opposition

My fellow speakers did a wonderful job (with one or two minor exceptions) of making their points regarding the ODP as presented. If democracy - that is, the will of the majority - is to be respected, my count is 16 opposed (me included), 7 supporting. Even so, two of the supporting voices had significant concerns and wanted amendments to the existing draft, and one seemed in support of more housing but referenced low-mid rise "everywhere", not a forest of towers in current low-mid-rise areas like Kits.

MANY FLAWS - for some reason

There are so many gaps in the logic of the current plan: among those cited already were deficits in infrastructure, no heritage protection, green space, school property usage, shadowing, and a growth projection reeking of developer bias. It seems to be a shallow, dare I say careless, dive into the matter of accommodating growth via living spaces. The plan as it stands resembles a family heading out on a picnic trip with a map, a destination, but no picnic and no gas (or electricity) in the car.

Therefore speaker #40 strongly suggests the municipality apply to the province for an

				<p>extension to the July deadline. This has lots of precedent in recent years, and to rush a flawed plan into effect to meet a deadline would be irresponsible, given the massive impact this is likely to have on our precious city.</p> <p>Give whomever comes up with these ODP drafts clearer instructions and help them create a plan we can respect. If this happens before October 2026 it could bode well for you, our incumbent representatives.</p> <p>Thank you for hearing my thoughts and taking the time and the care needed over this crucial process.</p>			
2026-03-11	18:02	City of Vancouver Official Development Plan	Oppose	<p>I strongly oppose the Vancouver Official Development Plan (ODP).</p> <p>It's a quick one-size-fits-all zoning decision that has not been created in consultation with those who will be affected by it. It may represent a way to get a plan on the books quickly, but at what cost?</p> <p>The plan encourages speculation on higher buildings and higher density in narrow residential streets clustered about a host of small merchants, where children and seniors are active, where citizens care for their yards and dwellings, where, on our block, virtually every house has a suite, and in that suite you will find students or young families whose rent is modest, costing much less than a rental in an apartment building. They are part of our community. One thing about the Vancouver Official Development Plan is that it will put an end to communities. Anonymous residents will pass through the doors of rather soulless buildings without a word.</p> <p>As I say, I oppose this plan and suggest that in the future full and thoughtful consultations with the neighbourhoods take place. Please let the residents, the people decide.</p>	Colin Browne	Kitsilano	
2026-03-11	18:18	City of Vancouver Official Development Plan	Oppose	<p>i do not support the current Development Plan for Vancouver, in particular the areas of Kitsilano and Jericho. First, the public engagement on these changes has been dismal. Scraping Community plans that were well thought out for high rise towers across the city. This is not desirable, affordable and loses the very essence of why we live in Vancouver. I support low to medium height buildings that fit with the current architecture. This will decimate the area for generations. There are other ways to develop lands like Jericho that support a vision of livable space that meets the needs of people, not developers.</p>	Laurie Moffitt	Kitsilano	