

City of Vancouver Official Development Plan - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	15:04	City of Vancouver Official Development Plan	Other	<p>I have chosen "other" as my comment option because I believe this ODP has the potential to improve upon mistakes made in the past. Specifically, the premise that more affordable housing will be constructed is important. However, I strongly object to the construction models I see being built in many areas. In Dunbar, Kerrisdale, Kitsilano, Point Grey, multiplexes are overtaking properties. Duplexes are filling lots. Green space is being lost. Vacant or barely used homes are on every street. The duplexes are as expensive as existing smaller single family homes. The multiplexes are no more desirable than condominiums for families to live in. They are cramped and dark and expensive. Many new constructions are not selling. I am afraid we are building another failure which is exemplified by the condo crisis. Why are incentives not given to retention? Why, with the Build Canada initiative, are exiting structures no encouraged to renovate with rentable basement suites and a small laneway home? Why are lots allowed to be clear-cut. It is so obvious in the heat of the summer that the tarred lanes with up to the property line structures are incredibly overheated. In the winter, they are treacherously slippery. There is no natural shading or water absorption through soil or gravel. Parking is congested. Neighbours lose their privacy and light sources. There will no longer by availability of neighbourhood consultation or input. If smaller scale permission were given as an alternative to this blanket re-zoning, there is the potential for a 66% increase in housing availability and livability. Communities would not be subjected to the destruction we are facing now. Landfills are full of tons of home demolition materials. Infrastructure cannot keep up with the projected growth. Vancouver is not a cultural hub. It's history as a city is limited. But we have natural beauty and healthy living. The mass development we are seeing is, in my opinion, going in the wrong direction.</p>	Carmen Smith	Dunbar-Southlands	
2026-03-10	09:59	City of Vancouver Official Development Plan	Other	<p>I do not think it is necessary to rush the adoption of the provincial government's legislation. This is a clumsy "one size fits all" law lacking public input,that should be challenged by a judicial review. I think this law, at present, should be treated as a guideline for development in Vancouver and adapted and nuanced to preserve the character of our highly livable neighbourhoods.</p>	Janis Ferguson	South Cambie	

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2026-03-10	15:46	City of Vancouver Official Development Plan	Other	<p>I commend the researchers who've done thorough work since 2019. However, I'm questioning the definition of "affordability" here on Page 9.</p> <p>Under Housing Affordability, the Canada Mortgage & Housing Corporation defines housing as "affordable" if it costs less than 30% of a household's before-tax income. While this has been a benchmark since 1986, rising costs have led to increased financial strain on households.</p> <p>Climate Emergency is sub-headed on Page 9, but I don't believe that Vancouverites know how much of an impact this has on long-term housing costs. So how does this impact the cost of building a new-high rise co-op building? There's a common misconception that the Step Code for affordable housing only applies to townhomes.</p> <p>British Columbia has been rapidly advancing the energy step-code requirements to meet Step Codes 4 and 5. The 2032 goal means net-zero energy-ready buildings, such as: extreme wall and air sealing details for insulation, with energy efficient equipment to be specified.</p> <p>By 2032, buildings over three-stories high will stop at Step 4, and any height equal or under that will be capped at Step 5. Currently Vancouver is at Step 2 and 3 until next year, when each dwelling type will move up a step.</p> <p>This information can be found in the BC Energy Step Code & Zero Carbon Step Code Practice Guide v.3.0 released in June 2024.</p> <p>To reach Step Code 4 in 2032, we'll need triple-pane windows to meet the threshold for The Energy Code. This strategy is going to raise pricing alarms for affordable housing amongst Glaziers, when they go through the Architect's Issue for Tender drawings to bid for co-op buildings.</p> <p>By the time the design is finalized & BC Housing is ready to order materials, the prices have already been subject to change every 30-days. This means the design phase should have already factored-in the cost spanning the entire construction phase when ordering on-the-go.</p> <p>The reasons that tradespeople order when they need it, is for: lack of storage space on-site; the client lacks storage; and the supplier refuses to store your order, because they cannot honour the expired pricing. Based on my experience of ordering from commercial glazing suppliers, price increases happen three times per year.</p> <p>In 2032, for residential dwellings three-stories and below, the Step Code will be capped at 5. This includes affordable housing. Specifying 2x8 wall studs means an even more expensive type of insulation will be specified. Compared to Step Code 4, the triple-pane glazing will require both stronger insulation and heat transfer values.</p> <p>On Page-13 of the ODP, Vancouver alone is projected to reach one-million people by 2051. The sharpest increase in our population will be between now and 2036 based on the graph.</p> <p>With job insecurity growing, will they require income assistance after their employment insurance runs out to pay for these new buildings? The objective is to address our immediate crisis: affordability. This applies to low-income earners on a budget, and high-income earners going bankrupt alike.</p> <p>Thank you for your time and attention to my "Other" opinion.</p>	Jessie Halonen	I do not live in Vancouver	Attachment 1