

City of Vancouver Official Development Plan - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-06	16:16	City of Vancouver Official Development Plan	Support	Dear City Council members, On behalf of the Strata Council of Strata Plan VR 452, I am writing to respectfully request that Parcel VR 452 be considered for the same, or higher, high-rise land use and zoning designation as the Arbutus Centre under the current Official Development Plan (ODP). Given the similarities in location and context between Parcel VR 452 and the Arbutus Centre, we believe that aligning the zoning designation would support coherent urban development and contribute positively to the community's growth.	Jerome Guezille	Shaughnessy	Attachment 1
2026-03-06	17:33	City of Vancouver Official Development Plan	Support	I want a public realm to die for. Green, leafy, amenity rich, walkable, narrow streets, tamed cars, not car dependent, child friendly. Give me eye candy while I walk with lively streets not a ghost town even in the rain. Not to concerned about the height of the buildings.	Gordon Rufer	Fairview	
2026-03-07	14:23	City of Vancouver Official Development Plan	Support	I support increased housing density but am very disappointed that the ODP is mostly keeping the status quo. We need apartments that are not on busy, loud, and polluted arterial roads. We need mixed land use everywhere. Things like grocery stores, cafes, and daily necessities should we within a 15-minute walk in every neighborhood.	Adam Wong	Riley Park	
2026-03-07	15:15	City of Vancouver Official Development Plan	Support	I support the proposed and long overdue ODP. This will set Vancouver up to successfully benefit from the projected population growth in a financially, ecologically and socially sustainable way.	Julius Wessolek	Mount Pleasant	
2026-03-07	19:30	City of Vancouver Official Development Plan	Support	I support this housing plan. However there should be more commercial spaces available throughout not just near the major roads or transit areas. More should be allowed throughout the low density areas. Also get rid of any step code requirements. This adds to cost to construction as it delays schedules and adds more construction waste.	Julius Choi	Renfrew-Collingwood	
2026-03-08	06:54	City of Vancouver Official Development Plan	Support	I would like to express my general support for the ODP, and specifically ask that the City of Vancouver more broadly support higher density along road corridors such as the Larch/Macdonald street where right now the prevailing density south of Broadway is largely single family housing. As an extremely quick way to get to downtown Vancouver this is a prime arterial road that could be densified in connection with Translink service upgrades to add housing for people who work downtown.	David Cross	Kerrisdale	
2026-03-08	09:36	City of Vancouver Official Development Plan	Support	I'd like to see more mixed use, and apartment buildings on non-arterial roads, like the West End, and bigger apartments for families	Carrie Gillon	Grandview-Woodland	
2026-03-08	11:35	City of Vancouver Official Development Plan	Support	Overall, this proposal improves on the status quo. However, I would like to see more mixed-use development spread across all neighbourhoods and greater flexibility to add residential density on quieter side streets. Concentrating most new housing on busy arterial roads exposes residents to more noise and pollution and limits opportunities for livable neighbourhood growth.	Matheus Oliveira	Marpole	

2026-03-08	13:04	City of Vancouver Official Development Plan	Support	<p>One of the most consequential changes embedded in the ODP is procedural (the prohibition of most public hearings).</p> <p>A focus on more and more towers and large blocky buildings everywhere.</p> <p>Scrapping of community plans in favour of a "one size fits all" approach, citywide.</p> <p>100,000 land parcels are affected in Vancouver, but almost no one has been notified</p> <p>Population projections courtesy of the real estate industry instead of official government numbers.</p> <p>No meaningful plans or funding for added infrastructure, parks, community centres, or schools.</p> <p>Inadequate protections for renters.</p> <p>A focus on small, expensive units largely beyond the reach of people on median incomes.</p> <p>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 the Vancouver City Council.</p>	John Grindon	Mount Pleasant	
2026-03-08	21:50	City of Vancouver Official Development Plan	Support	<p>Although I support this plan I do not think it goes nearly far enough. Vancouver has failed to reach its housing target over the last 5 years and implementing this ODP does not mean the systemic change needed to get on track is occurring.</p> <p>The planning department needs to commit to increasing the rate we build new housing and make it their #1 priority. Archaic limits on FSR and limiting multi family housing from the large majority of the city needs to left behind.</p>	Jordan Fortney	Mount Pleasant	
2026-03-09	10:09	City of Vancouver Official Development Plan	Support	<p>The city needs more medium density housing. More importantly, it needs livable sized units with basic amenities as well as community amenities and infrastructure - not shoebox "luxury" condos.</p>	Brooke Thio	Arbutus Ridge	
2026-03-09	10:10	City of Vancouver Official Development Plan	Support	<p>Dear Mayor and Council,</p> <p>I am writing to express my strong support for the Villages Planning Program, including the proposed village at Angus Drive and West 57th Avenue, as well as the broader initiative across Vancouver.</p> <p>Creating small, walkable village centres with mixed-use buildings and additional housing options is an important step toward addressing Vancouver's housing needs while maintaining the character of our neighbourhoods. Allowing moderate density near local retail and services will help support small businesses, reduce the need for long commutes, and create more vibrant and sustainable communities.</p> <p>Increasing housing supply is one of the most practical ways to improve affordability in Vancouver. While it is not realistic or desirable to dramatically lower the value of all homes in the city—especially when many residents carry significant mortgages and loans—producing more housing units can introduce a wider range of housing options. By allowing more homes to be built, including smaller apartments, townhomes, and family-oriented units, the city can provide more attainable options for young families and growing households.</p> <p>Expanding the housing supply in this way helps bring better balance to the market, reduces upward pressure on prices over time, and allows more people to live within the communities where they work and contribute. Thoughtful planning through village centres can help achieve this balance while preserving the livability and character that make Vancouver such a desirable city.</p> <p>I would also like to encourage the City to consider higher density along major arterial roads such as Granville Street and similar corridors. These busy streets are generally less suitable for single-family homes or even small multiplex developments due to traffic, noise, and limited livability for low-density housing. Since multiplex housing is already being introduced on quieter residential streets, it makes practical sense to allow higher-density residential and mixed-use developments along major roads where the urban environment already supports</p>	Farhad Sanai	West End	

				<p>it.</p> <p>From a development perspective, land assembly is often one of the most difficult and time-consuming parts of creating new housing. On large arterial roads like Granville Street, property consolidation is typically easier and more logical from a planning standpoint, which allows developers to achieve the necessary scale to deliver meaningful housing supply. Higher-density development on these corridors can create economies of scale, making projects more financially viable and enabling the construction of a greater number of homes.</p> <p>Encouraging higher density on major streets would also concentrate growth in locations that are already well-served by transportation, services, and commercial activity. This approach benefits the broader community by increasing housing supply while protecting quieter residential streets from excessive redevelopment pressure.</p> <p>Overall, the Villages concept is a thoughtful approach that balances growth with livability. It provides opportunities for “missing middle” housing such as townhouses and low-rise apartments while keeping neighbourhoods human-scaled and pedestrian-friendly, while major corridors can accommodate higher density where appropriate.</p> <p>I encourage the City to move forward with this plan and continue implementing village centres across Vancouver while also considering stronger density along major arterial roads.</p> <p>Thank you for your work on this important initiative.</p> <p>Sincerely, Farhad Sanai</p>			
2026-03-09	10:35	City of Vancouver Official Development Plan	Support	I am simply writing in support .	Adil Khokhar	Kensington-Cedar Cottage	
2026-03-09	10:52	City of Vancouver Official Development Plan	Support	<p>Comments in Support of Small Village / Neighbourhood Commercial Development</p> <p>I would like to express my support for the creation of small village-style neighbourhood commercial areas and moderate density housing along key corridors. Based on my experience as a local developer and community member, I believe this approach has several important benefits:</p> <ol style="list-style-type: none"> 1. Small village centres are a great idea that help create vibrant, human-scale neighbourhood hubs rather than concentrating all activity in large commercial districts. 2. They bring liveliness to neighbourhoods by introducing local cafés, shops, services, and gathering places within walking distance for residents. 3. They help bring neighbours together as a community. Small-scale commercial areas create natural meeting points where residents interact and build stronger local relationships. 4. They allow families and children to remain within their own neighbourhoods rather than forcing them to travel to downtown or other major commercial cores for basic services and social activity. 5. They support local businesses. Smaller and more affordable retail storefronts provide opportunities for independent businesses and entrepreneurs, rather than limiting retail 	Masoud Sanai	Kerrisdale	

				<p>space to large corporations or monopolistic chains that dominate expensive commercial hubs.</p> <p>6. Higher density housing—especially rental housing—helps keep future generations close to where they grew up. With single-family homes becoming financially unattainable for many young families, allowing more rental and moderate-density housing enables children to remain close to their parents and communities.</p> <p>7. Local services reduce transportation needs, saving residents time and money while also reducing unnecessary traffic and emissions.</p> <p>8. Increasing land supply for development helps stabilize land prices. When development opportunities are artificially limited, land prices rise dramatically. Expanding development options helps avoid unnecessary inflation in land values.</p> <p>9. Zoning along main arteries should better reflect their urban role. For example, in the Granville–Marpole plan, many main arterial properties are currently limited to around 1.2 FSR, while adjacent single-family properties already achieve roughly 1.0 FSR. Increasing density on these corridors to something closer to 2.5 FSR would be more logical. If a developer must go through the effort of assembling land, planning, excavating, and building along a major corridor, it makes little sense to allow only minimal additional density. Allowing higher FSR would also reduce the carbon footprint per square foot of housing created by making more efficient use of each construction effort.</p> <p>10. From my experience as a developer, neighbourhood villages typically develop gradually. Similar to the Norquay Village model, projects often require land assembly and significant planning. As a result, these areas usually evolve through incremental infill development rather than sudden large-scale densification. Therefore, concerns about immediate over-densification are often overstated.</p> <p>Overall, the village model supports livable neighbourhoods, local businesses, more housing options, and stronger communities, while also encouraging more sustainable urban development patterns.</p>			
2026-03-09	11:09	City of Vancouver Official Development Plan	Support	I am writing in support of the ODP.	Sean Chilibeck	Hastings-Sunrise	
2026-03-09	11:12	City of Vancouver Official Development Plan	Support	<p>I am writing in support of the City of Vancouver's official development plan. These are necessary steps to address the housing crisis. I am looking forward to a future full of dense, complete and diverse neighbourhoods .</p> <p>Looking forward to neighbourhoods that have great public transit access and that include new parks, plazas and community facilities.</p>	Rose Cass	Mount Pleasant	
2026-03-09	13:04	City of Vancouver Official Development Plan	Support	My family is in full support of the creation of the Marpole Village at Oak Street and w.67th Avenue (we live within the proposed site). We look forward to a community hub, with nearby retail for local conveniences. This would lessen the need to drive elsewhere as we can walk. Thank you for the vision that City Planners have to make and keep Vancouver as one of the world's top cities.	Koat Lum	Marpole	

City of Vancouver Official Development Plan - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	13:54	City of Vancouver Official Development Plan	Support	<p>I'm writing in support of the proposed Official Development Plan.</p> <p>Vancouver is facing a serious housing shortage, and it's clear that the status quo is not working for many residents. Allowing a broader range of housing types across the city (including multiplexes, townhomes, apartments, and higher-density housing) is a practical and necessary step toward improving affordability and availability.</p> <p>Thoughtful growth does not mean losing the character that makes Vancouver's neighbourhoods so special. I firmly believe that adding more homes in well-served areas can help support local businesses and community life while making it possible for more people to live and work locally.</p> <p>Cities evolve over time, and planning for that change responsibly is essential. I encourage Council to move forward with policies that expand housing options and help ensure Vancouver remains a livable and welcoming city for people at different stages of life and income levels.</p>	Kaitlin Blank	West End	
2026-03-09	14:54	City of Vancouver Official Development Plan	Support	I support the application. We need more, and more diverse types of housing to support the people who work in, and want to live in, Vancouver.	Kyle Hope-Ross	Fairview	