

Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-22	14:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I spoke to Council on 22 July. Here are my updated slides.	Kate Rutherford	Kensington-Cedar Cottage	Attachment 1
2026-07-22	14:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan. It is a monstrosity to this neighbourhood	Emily Yee		
2026-07-22	15:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	City planning needs to be done with public good in mind, not to benefit developers. With clients mate change challenges, we cannot afford to loose trees in the city and create canooy-free streets. Densification should concentrate around transport corridors and increased population needs to be provided with adequate public transport options, healthcare provider density, access to public school, childcare spaces and groceries within the neighbourhood.	Jana Ronne	Hastings-Sunrise	
2026-07-22	15:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Village Plan and East 33rd Amendment	MEGAN KANEEN	Kensington-Cedar Cottage	Attachment 1

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2026-07-22	16:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a lifelong Vancouver resident. I grew up on the west side of the city and today I live in a vibrant east side neighbourhood. I care deeply about Vancouver and want to see it continue to grow and thrive. I support growth and I support building more housing, especially housing that is genuinely affordable and well planned. However, I cannot support the Villages Plan as proposed. The scale of change is simply too great, too ambitious, and not supported by sufficient evidence that it will deliver the affordable housing Vancouver desperately needs. We have spent decades increasing density across the city, yet Vancouver remains one of the least affordable cities in North America. The plan also significantly impacts property owners' rights by imposing long-term land use designations and highly prescriptive planning with very limited flexibility. If Council is contemplating changes of this magnitude that will shape neighbourhoods for generations, residents deserve far more meaningful consultation than what occurred. Many people simply did not know about this plan or understand how dramatically it could affect their neighbourhoods. Finally, I support densification, but it needs to be part of an integrated plan. Housing cannot be planned in isolation. It must be coordinated with transit, schools, childcare, parks, utilities, community centres, and other infrastructure that makes neighbourhoods livable. This plan does not demonstrate that integration. Vancouver already has successful neighbourhood centres and commercial villages that have evolved over time. We should be strengthening those existing communities and focusing greater density along arterial roads and transit corridors where infrastructure can better support it, rather than imposing a broad planning framework across established neighbourhoods. I understand the challenges the city and council face for both increasing density and creating a future-oriented plan. I don't believe this plan as presented meets the mark.	Irene Hensel	Kensington-Cedar Cottage	
2026-07-22	16:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	What's needed is affordable housing, and it's hard to see how the Villages Plan will accomplish that. Instead of letting neighbourhoods have a voice in how their area is developed, the City seems to be kowtowing to developers--whose commitment to affordable housing is completely lacking. Why is the City prioritizing developers over citizens? There surely must be other ways to develop the city responsibly, with the wellbeing of citizens and communities in mind.	Anita Boomer	West End	