

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	19:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	While the Villages Plan has some positive goals, it does not provide enough detail on how the proposed growth will be supported and delivered in practice. Increasing housing supply through rezoning does not guarantee affordability. Given current land, construction, and labour costs, there is no assurance that new units will be affordable without clear affordability requirements, incentives, or other mechanisms to ensure meaningful affordability outcomes. The plan identifies the importance of public spaces, transportation improvements, and community amenities; however, it does not provide clear commitments, timelines, or funding mechanisms for the infrastructure needed to support the additional population. Greater density must be accompanied by investments in community centres, transportation capacity, recreation facilities, childcare, and other essential services. The goal of creating vibrant commercial hubs with local businesses, childcare, senior services, and community amenities is positive, but simply creating commercial space does not ensure these services will be financially viable. Without incentives or supports, many essential services may not be able to afford to operate in these new developments. The Villages Plan presents an attractive vision, but it requires clearer commitments around affordability, infrastructure, and community services. Without these details, there is a risk that the plan will increase density without fully addressing the challenges it is intended to solve.	V L	Hastings-Sunrise	
2026-07-22	20:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I missed my talking time slot, (#184) numerous people must have not spoken, and my time slot came up far earlier than anticipated given the 5 minute timeframe. My complaint is Marpole had a thirty year plan. Our Heritage house was featured in it. We renovated our home because we love it and planned to live our senior years in it. This plan rips the carpet out from under us. The farm style house has been in my family for 5 generations, and was built by my Grandfather and his brother in 1911. The thought of a 4 or 6 story apartment next door is not something we want to experience. The proposed villages plan is far from being built out with the necessary infrastructure to support it. In the original 30 year Marpole plan our street was to be a pollinator and wildlife corridor connecting two existing parks. Now our neighbourhood is faced with 6 story buildings and an overabundance of retail considering we already have Marine Gateway and South Granville Safeway district not far away. We ask you to please hold off on this hasty decision to reevaluate and respect our existing neighbourhoods.	Guy Pottinger	Marpole	
2026-07-22	20:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Honourable Mayor Ken Sims and Members of the Council of the City of Vancouver City Hall 453 West 12th Avenue, Vancouver V5Y 1V4 (care of villages@vancouver.ca) July 22, 2026 Dear Mayor Sims and Council Members: Re: Opposition to Villages Plan We write as residents of Vancouver, and homeowners in the area falling within the proposed Mackenzie & 41st Village.	Donald Lebans	Kerrisdale	_____

			We are strongly opposed to the Villages Plan. We did sign up to speak at the July 14, 2026 public hearing respecting the Villages Plan; however, given the number of presenters, we decided to submit our comments in writing. To begin, we wish to reiterate the concerns raised by a number of speakers concerning the inadequacy of the City’s consultation process of the Villages Plan. The city has failed to fairly and appropriately engage with the residents of Vancouver concerning the Villages Plan, including the people most effected by the Plan – homeowners, like us, who live in one of the areas falling within a proposed Village. It is shocking that we first learned of the Plan in June of this year as a result of a form letter sent to us by two real estate agents advertising themselves as “experts in development land and land assemblies”. The only direct notice we received from the City was a “Notice of Public Hearing” concerning the July 14 hearing, which arrived in the mail on July 2. By comparison, in June we received a “Notice of Rezoning Application” regarding the Oakridge Transit Centre – a property 3.5 kilometres from our home – which advised us how to get information about the rezoning and requested our input. The contrast with the City’s lack of communication in respect of the rezoning of our own property under the Villages Plan is stunning. Equally concerning is the speed with which the City and Council are processing the Villages Plan. Although the draft Plan was only released in May, Council are scheduled to decide on its approval in July with possible implementation in the Fall. Rushing to a decision in respect of a Plan that carries profound impacts for City residents now and in the future is irresponsible. The fact that an election will take place in November makes Council’s haste even more questionable. Other Vancouver residents writing to and speaking before Council have articulated several significant problems with the Villages Plan. We echo and support the concerns expressed. We are certain that planning for the development of Vancouver can be approached with more sensitivity to the history and character of the neighbourhoods and communities that already exist in our City. Case in point is the Village proposed for Mackenzie & 41st. Put simply, there is no geographic, commercial or historic basis for a Village centered around that intersection. City staff speaking to Council on July 14 indicated there was a minimum commercial requirement for the siting of the Villages proposed within the Plan. Considering the current state of the suggested hub for the Mackenzie & 41st Village leaves one wondering just how minimal that minimum must be. Indeed, the siting of a Village at Mackenzie & 41st suggests the design of the Villages Plan is arbitrary and capricious, unrelated to the realities of the City, as it exists now or may develop in the future. At present, there is no retail at Mackenzie & 41st other than a dentist office located in a converted house. At the corner of Carnarvon & 41st, one block to the west, there is a small beauty salon that never seems to be open and an accounting office. There was once a corner grocery on the Southwest corner of Carnarvon & 41st, but that has been closed for a number of years. A small second story pilates studio and tutoring company have also closed. In truth, we were never conscious of them having been open. The nature of these businesses and their obvious lack of success argues against the need for a Village centred around retail at Mackenzie & 41st.		
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			Additionally, schools and relatively new multi-unit housing facing onto 41st limit the potential for retail development of any consequence in the future. More importantly, there is no need for retail or a Village at this location. The neighbourhood is within easy walking distance to one of Vancouver’s existing Villages – the Kerrisdale town centre, as well as the retail development already found at Dunbar & 41st. All of this was captured in the Cities report on “Villages Retail Opportunity Projections”: "The Phase 1 report suggested limited opportunity for substantial retail expansion in this Village, given both challenges with finding logical locations for leasable retail frontage, and the proximity of the Village to both Kerrisdale and the southern edge of Dunbar BIA. It would run counter to the interests of promoting strong long-term health and vitality of retail in Kerrisdale and Dunbar, as well as Mackenzie & 33rd , if retail gravity were significantly drawn to the 41st and Mackenzie area With regard to the Mackenzie & 41st Village, that report concluded as follows: "It is ... unlikely that a grocery-anchored Village ‘hub’ will emerge at this location, and any substantial retail node here would detract from retail opportunity in Dunbar and Kerrisdale." The City should be focused on enhancing the future success of the great villages that already exist on the west side of Vancouver – including Kerrisdale and Dunbar – rather than fabricating new villages in locations that will be in competition with, and could undermine the viability of, those established sites. Thank you for considering our comments. We urge Council to reject the Villages Plan. Yours truly, Donald Lebens and Janice Yick			
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