

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                   |
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| 2026-07-22    | 22:13        | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Oppose   | <p>HELLO, MY NAME IS Steve Jedreicich , I’M A RESIDENT OF VANCOUVER AND a DEVELOPMENT ADVISOR.</p> <p>Although I oppose the villages plan as presented, I am very concerned about the apparent attempt to manipulate the public consultation process by some groups i just witnessed tonight and I hope staff find a way to stop the infiltration of scripted outsiders.</p> <p>Here’s my prepared statement:</p> <p>THE VILLAGES PLAN IS yet ANOTHER citywide planning proposal brought to Vancouver City Council without proper public input. While staff insist consultation has been appropriate, the current tally of speakers and letters-over 3/4 in opposition-tells a different story.</p> <p>The introduction of an estimated 1 million new square feet of mandatory new retail space needs to be reconsidered.</p> <p>Some of these areas already face a 10-15% retail vacancy rate. Additional retail will simply increase vacant spaces and ‘For Lease’ signs, potentially creating retail deserts.</p> <p>I recommend the city select 1-2 pilot project ‘villages’ before this sweeping change across 17 of our neighborhoods is enacted. Once these templates are available, they can be adapted to the remaining areas with additional sensitivity to existing character. There have been comments that pilot projects will cause speculation in limited areas. History shows that launching all 17 Villages will cause just as much speculation. You can see from the Cambie Corridor Plan and the Broadway Plan experiences that specualtion ran rampant throughout, so choosing pilot community areas to get it right this time will not cause such a panic, but WILL produce an intelligent result to expand through the other villages.</p> <p>each neighborhood has an existing character that must be respected. We should provide minimum development guidelines based on each village’s unique character and personality, so its soul and spirit can carry forward. The blanket Multiplex plan was previously stalled by public uproar at bland cookie-cutter builder proposals. Let’s not make the same mistakes.</p> <p>Furthermore, demolition will displace established businesses for 3 or more years, a gap that will force many to settle elsewhere permanently. Target retail studies should be implemented before mandating space that the market cannot absorb.</p> <p>The core areas will restrict redevelopment to mandatory six-to-eight storey residential with retail at grade. Crucially, these zones will no longer allow single-family replacements, laneway homes or townhomes to be developed.</p> <p>Public infrastructure and new amenities to support the quadrupling population growth expected at full build-out need to be provided for.</p> <p>Homeowners may also face skyrocketing property tax bills when provincial assessments recalculate their properties at ‘highest and best use’, based on newly proposed rezoning density.</p> <p>This is too large of a plan to rush. Council must listen to residents, identify neighbourhoods interested in pilot programs, and prepare tailored guidelines to appropriately deliver housing and retail that truly fits the character of each of these special communities.</p> <p>Please remember that you represent your authentic local constituents and act accordingly.</p> <p>Thank you.</p> | Steve Jedreicich | Fairview     |                              |
| 2026-07-22    | 22:24        | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Oppose   | <p>Once the Public Hearing is over tonight, please pass along the attached pdf dated January 9, 2026 and called HAF Agreement and Action Plan Summary.</p> <p>Thank you</p> <p>Grace</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | G Mackenzie      |              | <a href="#">Attachment 1</a> |