

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	23:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a home owner in the proposed Commercial and 20th village area. I support the idea of more walkable areas and Commercial Street becoming more vibrant. I do not support the villages proposal as-is due to the drastic and significantly limiting rezoning that it is proposed to include. I live at 18th and Fleming, two blocks from Commercial Street on a quiet, currently residential-only stretch. Limiting properties this far from the "high street" to be only mid-rise, commercial + residential for redevelopments is overdoing it. There has only been a short period of time since 4 plexes (province Bill 44 and 25) have been allowed at large scale. Can we see how these affect redevelopments from single family homes? Can the villages proposal be closer in line with these kinds of changes, especially for properties not immediately on the high street? Please reconsider the rezoning.	James Brennan	Kensington-Cedar Cottage	
2026-07-23	00:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I write to oppose the re-zoning of the Granville and 41st proposed village. This proposed area already has two villages within 20 minute walking distance OakRidge and Kerrisdale. What has the City done about the record surplus of unsold and unaffordable rentals already in Vancouver? Also of concern is the unfair rise in property taxes especially residents that may be on fixed budgets. My husband and I were fortunate enough to be able and safe thru the years and purchase our forever home and have been happily living here for 23 years. In those 23 years we have raised two children that live with us and attend schools near by. As a family we had planned to add a laneway home and or multiplex for ourselves and children in future. Now that is unfairly and unjustly taken away from us. We love our neighbourhood and this rezoning will only hurt this neighbourhood in a negative way. I do support additional residential density and commercial zoning to support a growing population, but it should not be at the expense of existing residents who had no prior knowledge or consultation. Communities should be involved in community planning at multiple stages, and it should not come down to single public hearing.	Shirley Leung	Oakridge	
2026-07-23	00:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I write to oppose the re-zoning of the Granville and 41st proposed village. This proposed area already has two villages within 20 minute walking distance OakRidge and Kerrisdale. What has the City done about the record surplus of unsold and unaffordable rentals already in Vancouver? Also of concern is the unfair rise in property taxes especially residents that may be on fixed budgets. My wife and I were fortunate enough to be able and safe thru the years and purchase our forever home and have been happily living here for 23 years. In those 23 years we have raised two children that live with us and attend schools near by. As a family we had planned to add a laneway home and or multiplex for ourselves and children in future. Now that is unfairly and unjustly taken away from us. We love our neighbourhood and this rezoning will only hurt this neighbourhood in a negative way. I do support additional residential density and commercial zoning to support a growing population, but it should not be at the expense of existing residents who had no prior knowledge or consultation. Communities should be involved in community planning at multiple stages, and it should not come down to single public hearing.	Marvin Pon	Oakridge	

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2026-07-23	00:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a Vancouver resident and a resident (renter and owner) of Kitsilano for 33 years, and I have listened on-line during the extended multi-day public hearing. I oppose the Villages Plan in its current form and support the many arguments that have been presented in opposition to the Plan over the past three days of hearings. I do not intend to repeat the many concerns that have already been voiced. I am alarmed at the poorly organised hearing event with multiple days with each subsequent day announced at short notice and it is inevitable that many of the registered speakers are no longer available during the work-day or at peak holiday season. This along with a poorly rolled out and inadequate consultation process does not uphold fair and just democratic processes. A postcard mailed out to residents 2 weeks before the public hearing, and a 300 + page technical planning document for lay people to try to understand in such a short time frame – really? I am not opposed to densification, but the plan with its proposed blanket upzoning is too large scale and overwhelming and is inconsistent with current market trends in housing demand (re: more than 4,800 empty condos across Metro Vancouver). I would support a smaller scale plan that incorporates thoughtful and incremental densification and is more localised without the blanket upzoning. I believe an organic evolution in densification is more practical and preserves the character (including the tree canopy) of the existing neighbourhoods. Notably, the planning process is flawed, rushed and incomplete as reported in a letter the City has received from a group of highly qualified planners. The are no guarantees that the stated goals, especially affordable housing, will be met. I live on the northern edge of the proposed village at W16th and MacDonald. I am already 5 minutes from W. Broadway, and would be unlikely to use another retail centre to the south – it simply couldn’t provide services that could compete with those on Broadway. I find the proposed village concept disingenuous given that I walk up to 15 minutes or more to access existing services on Broadway. The cluster of villages along MacDonald doesn’t make sense, the one at W16th sure doesn’t. It simply couldn’t complete with W. Broadway and would not thrive! There are too many questions, concerns and flaws in the Plan that is too large and does not respect the existing neighborhoods that make this part of Vancouver so special and unique. I urge Council to vote to reject the current Villages Plan and return it to the Planning Department for a significant re-analysis and revision.	Martin Lawrence	Kitsilano	

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2026-07-23	00:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I write to oppose the re-zoning of the Granville and 41st proposed village. This proposed area already has two villages within 20 minute walking distance OakRidge and Kerrisdale. What has the City done about the record surplus of unsold and unaffordable rentals already in Vancouver? Also of concern is the unfair rise in property taxes especially residents that may be on fixed budgets. My family have been happily living here for 23 years. My brother and I attend schools near by. As a family our parents had planned to add a laneway home and or multiplex for ourselves and children in future. Now that is unfairly and unjustly taken away from us. We love our neighbourhood and this rezoning will only hurt this neighbourhood in a negative way. I do support additional residential density and commercial zoning to support a growing population, but it should not be at the expense of existing residents who had no prior knowledge or consultation. Communities should be involved in community planning at multiple stages, and it should not come down to single public hearing.	Liam Pon	Oakridge	
2026-07-23	00:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I write to oppose the re-zoning of the Granville and 41st proposed village. This proposed area already has two villages within 20 minute walking distance OakRidge and Kerrisdale. What has the City done about the record surplus of unsold and unaffordable rentals already in Vancouver? Also of concern is the unfair rise in property taxes especially residents that may be on fixed budgets. My parents saved up many years to purchase their forever home Our family have been happily living here for 23 years. My brother and I attend schools near by. As a family we had planned to add a laneway home and or multiplex for ourselves and maybe our own families in future. Now that is unfairly and unjustly taken away from us. We love our neighbourhood and this rezoning will only hurt this neighbourhood in a negative way. I do support additional residential density and commercial zoning to support a growing population, but it should not be at the expense of existing residents who had no prior knowledge or consultation.	Ronan Pon	Oakridge	
2026-07-23	00:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It is 12:33 am. With the number of individuals who are not responding to their number, it is clear that many are not able to hang in there given the late hour and their family/ work obligations. Combined with the 5 days notice of life changing amendments to property rights, this does not feel like a true democratic process.	Megan Kaneen	Kensington-Cedar Cottage	