

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
2026-07-09	17:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. MAJOR CONCERNS Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure. • Applying similar planning assumptions across all 17 villages ignores local conditions. • Village-specific planning should precede zoning and development changes.	Roland Chrysomilides	Kerrisdale	

			Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: • Schools • Childcare • Parks • Community centres • Libraries • Utilities • Sewers • Water systems • Roads • Public transit • Emergency services Questions that remain unanswered: • Who pays? • When will upgrades occur? • What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts • Increased density will significantly increase local traffic. • Existing neighbourhood streets already experience congestion. • Visitor and customer parking is limited. • Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years. Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings • Mature trees • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts • Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom?			
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				Sincerely Roland Chrysomilides Kerrisdale, Vancouver, BC			
2026-07-09	17:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	From: George Chrysomilides Subject: OPD, Public Hearing, July 14, 2026 To: Sim and Councillors I Oppose the Proposed OPD (Official Development Plan, City of Vancouver, BC, Canada) I Support well-planned housing growth and affordability. I Oppose the proposed OPD in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the McKenzie and 41st street who will be impacted by the proposed Vancouver City master plan for 17 villages were unaware of such a plan. This was evidenced at a recent informal gathering of the neighborhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighborhood specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. Major Concerns Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning	George Chrysomilides	Kerrisdale	

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2026-07-09	17:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	From: Jason Chrysomilides Subject: OPD, Public Hearing, July 14, 2026 To: Sim and Councillors I Oppose the Proposed OPD (Official Development Plan, City of Vancouver, BC, Canada) I Support well-planned housing growth and affordability. I Oppose the proposed OPD in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the McKenzie and 41st street who will be impacted by the proposed Vancouver City master plan for 17 villages were unaware of such a plan. This was evidenced at a recent informal gathering of the neighborhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighborhood specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. Major Concerns Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure.	Jason Chrysomilides	Kerrisdale	

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				Jason Chrysomilides			
2026-07-09	17:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I do not support the Villages Plan I support the provision of accessible and affordable housing in Vancouver, both for renters and property owners. I support the densification of neighbourhoods in order to meet identifiable housing needs, provided it is pursued in a thoughtful way; linked to a comprehensive city plan (see my comments below); respectful of neighbourhood character (although acknowledging that that develops and changes over time); considerate of the environment and ecosystems; responsive to a variety of actual housing needs and people's economic means, rather than pursuing a one-size-fits-all approach; rooted in good design that meets people's living needs as well as contributes to a considered aesthetic plan for the city; and based on meaningful, rather than cursory and pro-forma, citizen discussion and consultation. Consultation without discussion is simply a shortcut, one that confounds democracy with poll-taking. Villages, neighbourhoods, communities, and cities are not merely buildings and spaces. They are a reflection and consequence of a specific point of view regarding what is considered important, and how, ideally, we would like to live together as citizens. What precisely is the City attempting to promote in terms of ideals, principles, values, and philosophy regarding what kind of city we wish to be? Neighbourhood planning must follow from city planning, i.e., it must originate in an explicit concept for a city, a plan that considers ideals, principles, values, and a clear philosophy – not simply a blueprint for increasing the number, size, and height of buildings; or creating more housing without regard for a variety of factors. Among others: impact on our ecosystem; impact on existing neighbourhoods and communities; impact on light, views, and tree canopy; contribution to the aesthetic appeal of our city that takes into consideration our natural setting and architectural heritage; and economic realities for renters as well as current and would-be homeowners. The intentional culture of a city is a precursor to buildings and spaces. For example, gated communities express a particular view of how citizens should live together, whether that view has been made explicit in city plans or not. Incentivizing co-op housing or public housing expresses a different view. A city plan should outline the elements of a city that make it livable and desirable for people, and also be clear about who those people are so that their interests and needs may be considered. It should have at its core an ideal – a vision of the kind of community and citizenship that would be fostered/promoted, i.e., how we wish to live together, what we value, and what our city should look and feel like. It would include statements that make explicit its positions on, among other issues, inclusiveness, involvement, participation in democratic decision making, caring for one another, reconciliation with Indigenous peoples, environmental care and protection, food sovereignty and security, right to housing, design and aesthetics, etc. It would consider how to achieve its goals through, for example, access to greenspace, proximity to shopping and services (including schools, childcare, medical offices, pharmacies, community centres, libraries, pools, recreation, transportation, etc.), provision of public/communal spaces, attention to mobility issues, support for public housing or co-ops, access to parks, etc. Additionally, the plan would address urban wildlife and other ecological/environmental considerations, including climate change, water conservation, earthquake threat, and growth limits. The ODP does some of this but based on “big ideas” rather than a cohesive vision for Vancouver. It lacks a rationale for the number of housing units proposed, or their height, and offloads responsibility for important decisions about the units to private, for-profit companies.	Connie Broatch	Dunbar-Southlands	

				The “villages” plan does not include reference to ideals, philosophy, values, or principles that would inform the development that is proposed, or support the specific characteristics, such as height, of the structures. With respect to height, the proposal states that up to eight stories may be built in commercial areas, but no convincing rationale accompanies that policy, other than the desire to diversify neighbourhoods, and to increase the number of housing units so that more people may live closer to commercial centres. Just because lots can be covered or built up, does not mean that they should be. Furthermore, since developers are given the leeway to decide, e.g., “up to 8 storeys” in some areas or “up to 6 storeys” in others, it seems intuitive to conclude that they would likely opt for the maximum height in order to maximize profit. Height of structures could vary or be terraced in consideration of light and shade for nearby properties; overlook onto surrounding properties; access to natural views including treetops; and rooftop space for gardens, children's play, clothesdrying, etc.. Ultimately, decision making regarding height on individual lots has been awarded to private, for-profit developers, rather than residing, as it should, with city planners who are in a position to base decisions on a myriad of factors other than profit. Regarding density, fourplexes, for example, could be configured in many different ways, depending on whether units are detached or not, or partially underground, or whether each unit is identical or varied in terms of floorspace. Units could be rental or owner occupied, or some combination. Or, the project could be designed as a co-op, with design input from pools of potential residents, be they renters or owners. Lots, or parts of lots in residential areas could be left vacant for resident use. This would also allow light and public view access. The question is whether it should be left to developers to decide how much of the lot should be covered by building, parking, patios, or garden; how many residents could occupy a lot, whether the properties should be owned or rented; whether light or views should be blocked; whether trees should be removed, or if neighbouring properties be subject to significant overlook. In my view, those decisions should be the responsibility of City planners. For instance, it could make a significant difference if a taller building is located on a corner, or in the middle of a block in a residential area. Rather than document and respond to actual need, the plan provides a free pass for a developer-driven, for-profit increase in construction projects. “More and higher is better” seems to be the prevailing mantra. How high, how big, how many, and where has become the purview of developers instead of the legitimate concern of City planners bound by an actual plan, i.e., a vision for the City based on a values, ideals, principles, and a philosophy, not just a set of rules for where, how big, and how high to build, or a broad commitment to build more housing. How should diversity in neighbourhoods be accomplished? Some have commented that the Villages Plan is merely a cover for implementing broad upzoning, rather than a real commitment to addressing housing and affordability issues. It is a fact that westside properties have an inflated market value that makes any development expensive, both for owners and renters. But should land value be the determinant of the density that a property is subject to, i.e., more units on expensive land, and perhaps fewer on less expensive lots? The ODP aims to provide affordable housing for low and moderate income families, and diversify the makeup of neighbourhoods by creating housing for diverse income groups, but is the City prepared to engage in non-profit development, and/or subsidize rents in order to diversify neighbourhoods, or to incentivize public or co-op housing? It should be, because private developers do not have that commitment; their allegiance is to profit. How should commercial areas be developed?		
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			Relying on retail consultants to determine the commercial needs of a neighbourhood adds a layer of separation from citizen input. And calling for increased commercialization of main streets without considering existing businesses doesn't make sense. Dunbar, for instance has access to three, or even six or seven distinct commercial areas that are convenient: between 31st and 26th Avenues on Dunbar; between 39th and 41st Avenues on Dunbar; between Dunbar and Collingwood on 41st Avenue; and, for those willing to venture further, either the stores between 18th and 16th Avenues on Dunbar, or the McKenzie Heights commercial strip on McKenzie at 33rd Avenue, or the Kerrisdale or West 10th shopping districts. Empty storefronts should provoke an examination of the impact of City taxes and rents, but some empty storefronts are the direct consequence of speculation and impending development. Regardless, focussing on retail services to direct planning is also highly limited. What kind of consultation occurred to determine the medical, transportation, education, childcare, eldercare, housing, recreation, or social needs of the neighbourhood? [An aside: my family doctor, part of a practice that included some eight physicians, recently saw that practice displaced to make way for a condo development. My GP's practice was broken up, and her practice is now much further from my neighbourhood.] A neighbourhood plan should identify what is already working, and fine tune or improve it if possible. It should identify what is lacking, as well as problems, and propose remedies. Increasing density can be a solution to our inadequate and unaffordable housing supply, but if it is imposed without adequate discussion and input from citizens and experts (e.g., urban planners, architects/designers, landscape architects/designers, climatologists, environmentalists, ecologists, geologists, community activists, etc.), subject to a too-rapid timeline (It is not clear how the City is prepared to implement "gradual" change), and not informed by good design (Were designers, architects, and planners involved with intentional communities consulted on the Villages Plan?), it can be a path to discontent and dysfunction. A plan for increased density needs to be situated within a city plan as described above. A city plan is the responsibility of city planners, not private developers. A neighbourhood plan should not provide opportunities for critical decisions to be made by private interests. The process to develop this plan has been incomplete and inadequate. The City must establish priorities, limits, and red lines A city plan makes clear what is critical, important, of priority. It also defines limits. What is our land base capable of supporting in terms of the ongoing health of the environment, and the physical and social wellbeing of residents? With increasing demands on water resources, what are reasonable limits on consumption, and what do these suggest for the number of residents that could occupy the City? Many residents also own cars. Planning must either address the increase in parking demand in densified neighbourhoods, or (preferably) plan for convenient, affordable alternatives to private car use. And any plan regarding car use/transportation must accompany, not follow, densification. Can the land base support agricultural production sufficient to maintain some minimum level of food sovereignty and security? An agricultural land reserve must be preserved. Many people would like to live in Vancouver, but the land cannot support an unlimited number of residents. We could reduce the size of individual dwelling units, but ultimately, there are limits to what our land base can accommodate. What are the red lines, i.e., limits beyond which absolutely we would not be prepared to proceed? A city or neighbourhood plan that proposes development without limits, without a consideration of these and related factors, is unrealistic. The environment must be of primary concern Respect for the environment, and care and protection of ecosystems is not just a theoretical commitment. It must be supported, promoted, and fostered by planning, and practiced by residents. Touting ourselves as a "green city" is not sufficient. And implementing planning decisions that run counter to the apparent goal of preserving our natural environment is a betrayal. The Vancouver ODP calls for identifying environmentally sensitive areas and		
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			ecological corridors. Every part of our city should be considered in need of environmental caretaking and protection, not just special areas or corridors. I am opposed to the clearcutting of City lots in order to accommodate development, and opposed to the increasing propensity for “cementification” of urban land, i.e., covering the land with buildings and “permeable” paving. Let us acknowledge that we live in a rainforest. Although recent years have seen a decrease in rainfall, particularly during the summer months, there has been a concomitant increase in briefer but more intense periods of rainfall during the rest of the year. Felling mature trees with extensive root systems that absorb rainfall, and replacing them with smaller specimens creates risk. Some development projects have tried to address the issue through technical methods – directing runoff via mechanisms that directly access the sewer system, and avoid ground absorption – but these promise to disrupt and compromise existing ecological systems. Soil is not dead or inert matter. It is a living and functional part of an ecological network that requires nurturing. Soil supports insects and other organisms that are important in that network. It and they require moisture; thus, a rainwater bypass system compromises their existence, as well as disturbing ecological balance. Flooding is not an acceptable solution either, and covering ever more soil with impermeable surfaces increases that risk. We are part of the ecosystem Covering lots with buildings, and leaving little space for garden, has a number of undesirable effects in addition to that of inadequate water absorption. It reduces our contact with the natural world, and distances us from an ecosystem that we are part of. Bird and pollinator populations decline with the absence or reduction of plant life and plant diversity to support them. In my own garden, ground bees and bumblebees build their homes undisturbed. Dragonflies briefly command the airspace at certain times of day. Squirrels reside in the taller trees, and run along fencetops. This past week an owl was sighted in the large dogwood next door (a tree slated for removal, along with every other tree on the property, to make way for a fourplex (four separate buildings), as well as its parking spaces, garage, and walkways, all of which will cover a vast swath of the land). The owl lives in the tall conifers behind a nearby neighbour's house. With the removal of mature gardens and tall trees, urban wildlife – squirrels, skunks, birds, coyotes, raccoons, mice – lose cover and protection, and a means of coexisting with humans. We are part of their ecosystem. When that is threatened, we cannot avoid the consequences for ourselves as well. The ecosystem does not exist only in prescribed areas; it is all-encompassing. Increasingly, and as a consequence of the high cost of single-family dwellings, people have lost the opportunity, and consequently the skills, to grow plants, whether for food or simply for an appreciation of their beauty. Astonishingly, the City permits property owners disinclined to cultivate the land, to take recourse in artificial (plastic) turf, which impacts living soil and its inhabitants, as well as other species which rely on insects and worms as a food source. It is notable that many new real estate developments, whether multi unit or single family, rely on a sad and highly limited array of plant specimens (e.g., the ubiquitous columnar cedar hedge, and the soldier rows of boxwood), the effect of which is to limit plant diversity. And once the “professional landscaper” for the building project has completed the installation, all too frequently the planting is not maintained. Weeds are allowed to grow up undisturbed, and inadequately watered hedges turn brown and die. Or, maintenance is devoted to the private space (inaccessible to the public) inside the hedge, and the public space just outside or on the public boulevard is left untended and unattractive. We need a skyline that includes treetops, and views that are public, not private Vancouver is privileged to have a canopy of many mature trees that makes up a part of the skyline, and as well, beautiful mountain and sea views. Our city sky is, unfortunately, grey and, quite frankly, gloomy, for a substantial portion of the year. Eliminating mature, tall trees		
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			that contribute a welcome green break in the grey skyline, and erecting higher buildings that block both light, treetop views, and views of the landscape, simply exacerbate the problem. Monolithic builds that lack substantial corridors between them to allow sufficient light entry or access to landscape views, or that do not vary rooftop heights to accomplish light entry or view access, contribute to the bleakness. Attention to view corridors and light access is a planning necessity in a city with Vancouver's climate and wonderful natural setting. Allowing developers to be in charge of what goes where and how high (a consequence of broad zoning policies) does not allow for that critical attention. I support city planning, not planning that essentially is handed over to developers concerned with their own profit. In the past year we have noted that a number of new developments under construction on formerly single-family lots cover a significant proportion of the terrain, are much higher than neighbouring houses – two-and-a-half to three stories high – and have surroundings stripped of vegetation, including trees. The rooflines are unbroken, i.e., not terraced or peaked. The buildings block light and natural views. Basement units often have been sited underground to an extent that makes them darker than is desirable, and the access to an outside area is frequently minimal and covered with cement. Their design is in no way considerate of the natural surroundings, nor the other dwellings near them. While they do provide some increase in housing, I think that we might do far better – not just for the neighbourhood, but also for the occupants – if we were more thoughtful and reflective. Do we value private over public space? Decisions made about private space often have the consequence of impacting public space. Tall buildings block sunlight, and limit the plants that can survive in that reduced light, not just on one lot, but on adjacent lots. Thus, the impact of a decision for one lot goes beyond the confines of a single property. Laneway or infill houses, as a consequence of City requirements, have tended to overlook lanes, but no incentives have been provided to make lanes more attractive for those who live facing them. When we move through our neighbourhoods there is a visual and emotional impact, one created not just by the City's decisions, but by decisions made by private individuals. It is notable that over the last decade individual homeowners have exhibited an increasing tendency to abdicate any responsibility for the maintenance of the boulevard fronting the lot. A well-tended boulevard or a garden viewed from the public sidewalk or a back lane can elicit joy, neglected terrain a range of negative emotions. Is it our intention to give privilege to private over public space in our city? Do we want to promote as an ideal the individual over the collective? Or do we wish to encourage a commitment to civic engagement and contribution to the public good? Positions on issues such as these inform planning the kind of city we desire. What I appreciate about my existing neighbourhood: In the course of our daily routine we don't need to travel out of the neighbourhood or far beyond it (often choosing to walk instead of drive) since grocery stores, pharmacies, bakeries, parks, a community centre, and beautiful places to walk are close by. There are private liquor stores, and a provincial store in the area. There is an abundance of spacious parks, including Pacific Spirit, with a variety of use areas and services, e.g., tennis courts, playgrounds, water park, running/bike track, forest, open fields, walking trails, baseball/T-ball diamonds, seasonal snack bar, soccer fields, and drinking water sources for dogs. Memorial Park West is home to the Dunbar Lawn Bowling Club. We are not members, but the space is lovely to walk by. Proximity to rural Southlands and the Fraser River, as well as local beaches is another advantage to the neighbourhood location. Although the Dunbar neighbourhood has been in transition for a number of years, with original homes and gardens demolished to make way for much larger structures (that, unfortunately, have not resulted in the housing of more people), there still remain many older, established gardens		
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				and mature trees. On some streets there are also public garden spaces that are planted and cared for by private citizens. All of these greenspaces contribute to the enjoyment of living and walking in the neighbourhood. We like the sense of community in our neighbourhood. The community centre and fitness centre are used by a wide range of ages. Proximity to the university adds to the diversity of age groups in the community. A variety of small local stores and businesses have helpful and friendly owners and service personnel. We like that a number of small businesses are independent, i.e., not associated with chains or franchises, and so are more varied and interesting. There are a number of non-chain cafes and restaurants, and numerous barbershops/hair salons. Dunbar has a movie theatre that offers a variety of films for children, and adults. The Dunbar neighbours group (online) provides neighbourhood information and warnings (vandalism, porch theft, cougars, etc.), updates on political issues and policy relevant to the neighbourhood, notices regarding upcoming events, etc. There is also a "Buy Nothing" group (online), a local source for a range of items offered free. Although we are not religious, we appreciate the many churches in the area that serve the entire community. They provide meeting and event space; some have gardens with benches. The churches also sponsor community events, including used book sales, Halloween displays for children, and seasonal fairs and events. Dunbar is home to a garden club that sponsors an annual plant sale with propagated plants from members' own gardens, and Dunbar-in-Bloom organizes a free, self-guided, yearly tour of private gardens in the area. Salmonberry Days is a 3-week annual environment festival organized by volunteers, which hosts free guided walks, talks, and presentations. The Dunbar Residents Association organizes discussion forums on issues affecting the neighbourhood, and publishes a newsletter three times a year (available online, but also delivered to homes) which includes local event announcements, and covers issues of interest to the community. Neighbourhoods change, and residents should be able to participate in, contribute to, and shape that change. But what is desirable in a neighbourhood should not be threatened, diminished, or destroyed by change. It should be built on, and shared. The Villages Plan does not build on what is best in our communities; it has not conducted an audit of what is valued in neighbourhoods. It is a plan that caters to private developers, and does not serve well our citizens.			
2026-07-09	17:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Totally disagree with blanket residential density increase allowable anywhere within the large area that each of these "Villages" represent without individual applications requiring public consultation in order to move forward. The result will be poorly planned neighbourhoods that are inadequately serviced for pre-existing homeowners and future residents. At very least, the designation of the boundaries of these Villages should start from a much more limited area at the epicentre (major intersection) of each and, as demand warrants and that epicentre is built out, expand outward from there OVER TIME. To have the potential for 6 story buildings to "appear" mid block in a single family neighbourhood three blocks from the major intersection that defines each of these Villages is ill planned. Further, in considering increased allowable residential density, the CofV needs to ensure proper attention is given to retaining setbacks, reasonable lot coverage limits, landscape/tree canopy elements AND, importantly, the provision of adequate off street parking.	Andrew Lowther	Dunbar-Southlands	
2026-07-09	18:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	my opposition to the Village Plan and list of concerns is included in my attached letter to council please see below	jane hicks	Kerrisdale	Attachment 1

2026-07-09	19:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This part of Vancouver is one of the most treed part of the city. While this provides great aesthetic beauty to the city and residents it provides massive canopy benefits to all residents in the city. While the proposed changes will bring a financial windfall for residents and there beneficiaries we do not live I this area to expand our wealth but are her for the beneficial lifestyle it provides	David Kason	Arbutus Ridge	
2026-07-09	19:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: village@vancouver.ca Subject: Official Opposition: Village Plan, City-Initiated Rezoning, and Vancouver ODP Amendments (R3-4, C-2D, C-2E, R3-1) Dear City Clerk and Vancouver City Council, Please accept this letter as my official statement of total opposition to the Village Plan, the city-initiated blanket rezonings (R3-1, R3-4, C-2D, C-2E), and the Vancouver Official Development Plan (ODP) amendments. English is not my first language, but Vancouver is my home. I am writing this because I love my neighborhood, and I am deeply worried that these massive changes will destroy the peaceful life my family and I have worked so hard to build here. I strongly urge City Council to reject this plan based on the following 7 detailed points: 1. The Threat of Skyrocketing Property Taxes Will Force Seniors and Families Out Our neighborhood is currently stable and affordable for long-term residents. However, when you rezone our single-family streets for 6-storey commercial and multi-family buildings, BC Assessment will immediately increase our land value based on its new development capacity. This means my property taxes will spike dramatically, even though I have no plans to sell my home. This plan will financially break seniors on fixed incomes and working families, effectively kicking vulnerable pioneers and elderly residents out of the City of Vancouver because they can no longer afford the taxes. 2. Destruction of a Peaceful, Walkable, and Comfortable Neighbourhood Lifestyle The main reason I chose to live here is the safe, quiet, and comfortable environment. I love being able to safely walk to the local grocery store, chat with my neighbors, and enjoy a peaceful community. Bringing massive, 6-storey mixed-use buildings (C-2D and C-2E) right next to single-family houses will permanently ruin this harmony. The quiet streets we walk on today will turn into crowded, noisy, and stressful urban construction zones, taking away the comfort and safety that makes this area liveable for children and elderly residents. 3. Total Loss of Residential Privacy and Natural Sunlight A single-family home should be a private sanctuary. If the city allows R3-4, C-2D, or C-2E structures to be built directly beside or behind individual houses, our privacy disappears instantly. Multi-storey balconies and windows will look straight down into our private backyards and living rooms. Furthermore, these massive building walls will permanently block natural sunlight from reaching our homes and gardens, creating cold, dark shadows and destroying our quality of life. 4. Severe Lack of Parking and Extreme Street Traffic Congestion Adding high-density housing and new commercial storefronts will bring hundreds of new cars and delivery trucks into our narrow residential streets. New developments never build enough underground parking stalls for all their tenants and customers. As a result, our streets will become completely clogged. It will become impossible to find parking outside our own homes, and the heavy traffic will make walking to the local grocery store or strolling through the neighborhood dangerous for everyone. 5. Overwhelming, Constant Construction Pollution and Daily Disruptions The Village Plan covers vast areas across the city all at once. If this blanket rezoning passes, our neighborhood will be turned into an active, chaotic construction site for decades. Individual homeowners will have to live with nonstop heavy machinery noise, drilling vibrations, toxic dust, blocked roads, and utility shutoffs right outside their doors. This constant stress and pollution will severely impact our physical health, mental well-being, and daily peace of mind. 6. Severe Strain on Local Schools, Parks, and Community Infrastructure Our local infrastructure was built to support low-density single-family homes, not massive apartment blocks. Our current community centres, local parks, and schools are already	Ping C Lee	Kensington-Cedar Cottage	

				completely full. The city’s plan forces high density into our village area without guaranteeing any immediate expansion of these vital public spaces. This will lead to overcrowded schools for our children, packed community facilities, and immense strain on our local sewer, water, and electrical systems. 7. Silencing the Voices of Immigrants and Non-English Speakers By using a blanket, city-initiated rezoning process, the City of Vancouver is taking away our right to a fair, site-by-site public hearing. For residents who are non-English speakers, navigating these sudden city-wide changes is already incredibly difficult and unfair. This top-down planning approach fast-tracks developer projects and strips us of our democratic right to protest specific buildings next door to us, leaving ordinary citizens completely powerless against wealthy developers. I love Vancouver, but I do not agree with a plan that prioritizes corporate development over the survival of our seniors and the peace of our neighborhoods. I request that this letter be added to the official public record, and I urge Council to vote NO to these amendments. Thank you, Lee, Ping C [REDACTED], Vancouver			
2026-07-09	19:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please don't call these villages. They are artificial zones created by the city. To create villages the city would need to commit to creating a sense of community in these places. I don't really see a strong commitment in the proposal in that regard. My big fear is that there will be huge influx of people without a commensurate increase in city facilities, parks and schools. The language in the document is in insipid in this regard using the word "encourage" throughout.... If the city wants this kind of rezoning it needs to put its money where it's mouth is in terms of guaranteeing amenities will be put in place. Given the cities terrible record on swimming pools ("Vancouver lags behind other major Canadian cities in indoor public pool space. Vancouver manages only nine indoor public pools. Other cities offer many more: Toronto has 65, Montreal has 48, Calgary has 14, and Ottawa has 21"), I have no faith that the city will provide the amenities people in these areas need. In a related example the city is planning to waste 5 millions dollars keeping Granville Street open as a pedestrian space over the summer, after having made serious cuts to festival funding throughout the city. The decision making process going on here is sickening.	Ben Mortenson	Kensington-Cedar Cottage	

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
2026-07-09	19:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing as a resident of Fraserview community to express my deep concern regarding the proposed tower development under Villages Plan, City-Initiated Rezoning (ODP). This particular proposal directly conflicts with the safety and well-being of local residents- from young children to older adults. Nanaimo’s narrow roadway already restricts fire truck access. High population density outside Victoria and Upland Drive will only worsen traffic congestion, severely delaying ambulances and fire trucks trying to reach residents in need. This hinders or delays emergency access due to increased congestion on an already narrow street. Ultimately, increased gridlock on an already narrow corridor poses a critical threat to timely emergency response. Thus, we proposed against having any multi level tower around Upland Drive and the surrounding area. Senior-specific outdoor spaces sheltered for winter use are highly susceptible to underutilization. This is particularly true for Fraserview (Victoria Dr and E 61st Ave). During freezing, wet, or windy months, covered outdoor structures often become magnets for loitering, vandalism, or overnight encampments—issues that ironically make the area feel less safe for the seniors they are intended to serve. Public funds would be far more effectively utilized by upgrading climate-controlled indoor spaces for seniors, enhancing comfort and security to seniors who prefer or need to remain home or indoors during inclement weather. Brick-and-mortar retail faces severe economic headwinds globally, a trend that directly impacts the commercial stretch around 7473 Victoria Drive. Artificially expanding a commercial zone without proven market demand risks creating a row of vacant storefronts or low-quality, high-turnover businesses. Furthermore, extending the retail strip further south will inevitably exacerbate traffic congestion and deplete street parking, an issue already visible near 54th Ave and Victoria Drive. Rather than expanding the commercial footprint, the city should prioritize alleviating existing infrastructure strain by adding parking inside the library. Additionally, resources should be directed toward modernizing and beautifying the existing library without compromising resident safety. I thank you for your time for hearing our views.	Teresa Li	Fairview	
2026-07-09	19:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The development of these multiplex buildings in residential area does not make sense. Take Kitsilano for example: we do not have the infrastructures in place to sustain the densification. There is no extra parking, there will be more pollution, lack of utility infrastructure, tree canopies loss, loss of privacy as many of these buildings look into people’s homes, loss of the aesthetic, charm and character, loss of sight lines - there are more reasons NOT to build these multiplex complexes in residential areas than there are to build them.	Amber Huguet	Kitsilano	Attachment 1

2026-07-09	20:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan & rezoning. This would have a major impact on many neighborhoods across the city without enough citizen engagement. This feels like it was already decided even though most citizens in the stated areas seem to be against such a haphazard plan of single family homes, multiplexes and up to 6 storey apartment buildings all on the same block. I am concerned about the increased parking, traffic (on many of the narrow streets) & utilities (including water - which we are already at Stage 3!). This increase in heights can affect neighbouring yards & sunlight into both their homes & backyards. I am also concerned about all of the beautiful trees, plants & shrubs that will have to be removed to make way for some of these proposed buildings & the effect on the environment. The large old trees provide a shade canopy in the summer - cooling the surrounding houses which can reduce the use of AC & thus the need for extra power to run these cooling systems. I am concerned that the councillors have not had adequate time and detailed information (including sufficient input from citizens) to fully assess the irreversible impact this decision could have on these neighborhoods throughout Vancouver.	Paula Mackay	Dunbar-Southlands	
2026-07-09	21:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: STRONG OPPOSITION – Villages Planning Program: MacKenzie Street & West 33rd Avenue Node (Public Hearing: July 14, 2026) Dear Mayor Sim and Councillors, I am writing to express my strong opposition to the proposed Villages Planning Program, specifically the proposed blanket upzoning of the MacKenzie Street and West 33rd Avenue node and the inclusion of established residential streets. As a 40-year resident and property owner at 36th Avenue and Carnarvon Street, I have a deep investment in the future of this neighbourhood. Our property currently houses three generations of our family after we built a laneway home for my mother. We support well-planned growth in appropriate locations and have already contributed to increasing housing density while preserving the heritage character of our home in collaboration with the local Heritage Association. What I oppose is the City's one-size-fits-all approach to rezoning established residential streets without first addressing the infrastructure and planning deficiencies that already exist. I urge Council to reject or substantially amend this proposal for the following reasons: - Schools are already beyond capacity. Local schools cannot accommodate current demand, let alone the additional population generated by six-storey developments. My daughter was waitlisted for Kerrisdale Elementary despite living 2 blocks away as admissions had been reduced to 1 K class, and staffing shortages have resulted in administrative staff covering teaching roles. - Childcare infrastructure is critically lacking. Despite applying years in advance, our family remains waitlisted for neighbourhood after-school care. Increasing residential density without first expanding childcare capacity is poor planning. Infrastructure is not keeping pace with growth. Schools, childcare, transportation, parks, utilities, and other community services are already strained. Growth should follow infrastructure investment—not precede it. -Traffic congestion and parking pressures will worsen. The existing street network already experiences significant congestion. Introducing high-density development throughout narrow residential streets will increase traffic, parking shortages, and safety concerns for pedestrians, cyclists, and residents.	Kate Cruickshank	Dunbar-Southlands	

				-The proposed boundaries are overly broad. Council should amend the Villages Plan to focus redevelopment within existing commercial corridors such as Dunbar Street, West 41st Avenue, and Arbutus Street, rather than extending blanket upzoning deep into established residential blocks. - Revitalize existing commercial areas first. Dunbar's commercial district would benefit from thoughtful reinvestment and mixed-use redevelopment. Likewise, many existing mixed-use areas across Vancouver continue to struggle with vacant storefronts and underutilized commercial space. Existing commercial areas should be strengthened before creating entirely new redevelopment zones. - Current zoning already provides opportunities for additional housing. Duplexes, laneway homes, and other gentle-density housing have already been introduced throughout the neighbourhood. Council should evaluate the success and uptake of these policies before implementing another significant increase in density across established residential streets. - Planning should be phased and neighbourhood-specific. Significant redevelopment should consider local context, infrastructure capacity, and community impacts. Blanket pre-zoning removes the ability to thoughtfully phase growth where it can be best supported. - Protect established residential neighbourhoods. Families, young and mature, choose this neighbourhood because of its quiet residential character, mature tree canopy, heritage homes, and walkable streets. These are irreplaceable qualities that should be protected. Widespread mid-rise redevelopment on residential streets would permanently alter the character and livability of the community. The City should prioritize building the infrastructure our communities urgently need before granting blanket redevelopment approvals. Growth should begin by revitalizing existing commercial corridors and other areas already designated for mixed use, while preserving established residential streets that define the character of Vancouver's neighbourhoods. I urge Council to substantially amend the Villages Plan by removing established residential blocks from the proposed boundaries and concentrating redevelopment within existing commercial corridors where higher density is more appropriate and better supported by existing infrastructure. Vancouver needs a planning strategy that delivers housing and the infrastructure required to support it—not blanket rezoning that outpaces community capacity. I ask Council to carefully consider the long-term consequences of this proposal and vote to amend the Villages Plan accordingly. Sincerely, Property Owner 36th Avenue & Carnarvon Street Vancouver, BC			
2026-07-09	21:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	it is not appropriate to such a big change to our community at one time. Such large scale planning may change the original appearance of the community we all love.	CAI HONG LU	Arbutus Ridge	

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
2026-07-09	21:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this pre-allocation of so many plots of land at one time. Such big scale planning may change the original appearance of our community, We will no longer have the clean, friendly and peaceful neighborhood. Also the future opportunities of participating in the hearing of individual projects will be reduced.	Dong Mei Xia	Kerrisdale	
2026-07-09	21:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a very bad idea especially given the lack of consultation. A blanket approval absurd. Furthermore - I don't think I have heard or seen any facts that can prove that this type of development is good for our community. I'm not a nimby - I rent here and I still don't think densifying in this way is good. One more thing. Aren't we bailing out developers these days?	Andrew Miller	Kensington-Cedar Cottage	
2026-07-09	22:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Members of Vancouver City Council, I am writing regarding the proposed zoning changes affecting my neighbourhood, including the proposed R3-4 zoning. I have been a resident and homeowner on Culloden St., Van. for approximately 32 years. This community has been my long-term home, and I value the neighbourhood's character, sense of community, and livability. I understand the need for more housing in Vancouver and support thoughtful development. However, I have concerns about whether the proposed zoning changes have fully considered the impact on existing residents and the surrounding neighbourhood. My concerns include: • The potential increase in building height and density and how it may affect privacy, sunlight, and the existing residential environment. • Increased traffic, parking pressure, and demand on local infrastructure such as roads, schools, parks, and community services. • The impact on long-time homeowners who may feel pressured to sell because of redevelopment interest. • The need for a balanced approach that provides more housing while respecting the residents who have contributed to this community for many years. I respectfully request that Council carefully review the scale, timing, and community impacts of the proposed zoning changes. I encourage Council to consider a gradual and well-planned approach that supports housing needs while protecting neighbourhood livability. Thank you for considering the concerns of long-term residents. Sincerely, Sau Kwan Lu Resident on Culloden Street Vancouver, BC	Sau Kwan Lu	Kensington-Cedar Cottage	

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
2026-07-09	22:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	1. I do not think the Villages Plan has been demonstrably justified. 2. I do not see evidence to support 6 story apartments in residential areas. 3. There is internal inconsistency in the plan. 4. There is insufficient neighbourhood specific analysis. In particular the Macdonald and 16th section is remarkably short. 5. There are no quantified shadow analysis provided for existing residential properties, private open space, solar access to homes, gardens, or rear yards. 6. The plan frequently responds to impacts by saying transition will occur through citywide design and development guidelines. This is not the same thing as demonstrating that the plan itself is appropriate. guidelines regulate architecture. they cannot answer whether six story buildings belong on a particular street. 7. The plan repeatedly emphasizes standardized zoning with a rational of administrative efficiency. Efficiency is legitimate, but cannot substitute for individualized planning judgment. It seems the city is prioritizing administrative convenience over neighbourhood specific planning. 8. There has been insufficient consultation with residents, many of whom are unaware of the Villages plans. The public hearing should not be happening over summer vacation, when people are away. 9. There is insufficient infrastructure evidence. Where are the sewer studies, the water, modelling studies, the electrical capacity studies, the traffic, modelling studies, the school enrolment forecast and the emergency response modelling studies? Without these studies Council is being asked to approve significant growth without seeing the analytical basis. 10. The village plan is not transparent in its legal effect. The legal effect is the authorization of six story apartments in our neighborhood of mostly single family homes, citywide standardized, zoning, streamlined approvals, and significant redevelopment potential throughout existing residential blocks. These legal consequences should be stated with complete transparency. A resident reading the executive summary could reasonably come away with a very different understanding than someone who reads the zoning tables. 11. The council should not adopt the plan until it demonstrates on the public record the evidence supporting the specific use choices for each village, including parcel level justification for the boundaries neighbourhood specific shadow privacy and transition analysis infrastructure, capacity studies, cumulative impact on Heritage, mature trees and established residential character and a clear explanation of why area wide rezoning is preferable to retaining case by case rezoning discretion.	Nicole Barrett	Kitsilano	

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
2026-07-09	22:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Macdonald and W16 doesn’t make sense as a village. It’s not on the new train line, nor is it a major commuter route like 10th, Broadway or 4th. Tearing down well maintained, old homes near 12th and Balaclava, on tree lined streets would be devastating to the character of Vancouver.	Sara Miller Elliott	Kitsilano	
2026-07-09	22:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	我坚决反对一次性预分区13000块地块，这样的大规模规划不适合温哥华这个城市，会严重改变各个相关社区的原有面貌，改变他们的生活，更剥夺了居民们对于单个项目听证的机会。我严重担心这么做的后果，温哥华需要保留它独特的美丽环境，社区自然环境一旦被破坏是再也恢复不过来的。	XUEYING GU	Kitsilano	
2026-07-09	22:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This will destabilize neighbourhoods throughout the city. Cedar Cottage in particular already has a good mix along Commercial Drive making it a thriving village. We need to have a full and comprehensive indepth consultation with the neighbourhood before moving forward.	Wendy Nordvik-Carr	Kensington-Cedar Cottage	

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
2026-07-09	22:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a homeowner in East Vancouver and second-generation Vancouverite. I am opposed to the City of Vancouver’s Villages Plan. Vancouver already has established and much beloved neighborhoods, we do not need ivory tower city planners coming into our community and imposing upon us something nobody wants or needs. This plan is undemocratic. The planners and the City Council are not considering the property owners who pay their property taxes and value their way of life and community. This city plan is physically and emotionally abusive to the people and wildlife who live in these communities. It destroys the habitat of wildlife and migratory birds by destroying the tree canopy and green space. If you go through with this plan you will destroy the way of life in Vancouver and its neighbourhoods. How is it democratic for a city to force change on people who don’t want it, didn’t vote for it, and never expected it when they bought their properties? Homeowners buy into a neighbourhood because of the neighbourhood – its streetscapes, parks, schools and above all its stability. Blanket rezoning and building massive six-story multi-unit buildings in the middle of a residential neighbourhoods will make streets bumper-to bumper parking lots, increase traffic on very narrow streets endangering our children, families and seniors. When I bought my house, I counted on the safety and stability of my neighbourhood and the value of my home. The Villages Plan will destabilize my neighbourhood and the lives of everyone in it. This density will not provide affordability, it just lines the pockets of the developers, it’s all about greed and again the City of Vancouver bows down to the developers. Developers will make money by making the lives of the people that already live in these neighbourhoods miserable. You are telling us: you don’t need sunlight, you don’t need privacy, you don’t need parking, you don’t need green space and if I protest you will call me a NIMBY. This City Council, planning department and City staff do not value what local, tax paying residents think and value. Instead, the city always supports the developers rather than the supporting the taxpayers. Vancouver already has enough zoning and new construction to meet its growth goals. From what I can see in my neighbourhood, much of the new construction is unsold or not rented. Let’s see all of this get occupied before we start building units nobody wants or needs. If you really want to increase density, why don’t you make your first job the densification of Shaughnessy. Shaughnessy is a ghost village where nobody lives, with the big streets and boulevards. Shaughnessy can handle all the extra cars and people you that you want to insert by force into already dense neighbourhoods. Shaughnessy has the lowest population per hectare in the city and yet you are not proposing any changes there. Why is this neighbourhood not being asked to become more affordable for everyone with massive developments inserted between their mansions? In my neighbourhood you can only get through the street one car at time because the streets are narrow and old and already cars are parked on both sides. Shaughnessy has lots of wide meandering streets with room for parking. Build your village here where they need some community. Like Andy Yang says, this Villages Plan is a forced ‘tech bro’ approach that aims to ‘move fast and break things’ in already functioning communities. Do the city planners actually live and pay property taxes in the City of Vancouver? Will any of the city planners be impacted by this Village Plan or are they just the worst kind of bureaucrats meddling and ruining things they have no idea about and no experience with? I ask you to Stop the Villages Plan now!	Lorraine Crema	Strathcona	Attachment 1

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
2026-07-09	23:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	this needs more planning and consideration on the fact this plan has -- no parking, no design, no trees, no infrastructure..	Dawn Ursuliak	Victoria-Fraserview	
2026-07-09	23:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My name is Viki Beretanos, and I live at [REDACTED] in Vancouver, B.C. I am writing to respectfully ask that you stop the proposed rezoning affecting my property and our neighborhood. I am deeply concerned that this proposal will permanently change the character of Mackenzie Heights. Our neighborhood is valued for its quiet streets, consistent scale, and the sense of community created by predominantly single-family homes. Placing a six-storey building beside these homes would fundamentally alter that character. This rezoning would reduce privacy for nearby homeowners, create an incompatible mix of building heights, and change the neighborhood that so many of us chose to call home. I love living in Mackenzie Heights, and it is heartbreaking to think that its unique character could be lost. I respectfully ask that you reject this proposed zoning change and help preserve the neighborhood we cherish. Thank you for your time and consideration.	Viki Beretanos	Kerrisdale	

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
2026-07-09	23:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing as a resident of the Victoria-Fraserview community to voice my strong opposition to the proposed City-initiated blanket rezoning for the Victoria Drive & E 61st Avenue Village. The current "one-size-fits-all" framework ignores the unique economic and social fabric of our neighborhood. In Vancouver, the fertility rate has dropped to approximately 0.94 children per woman. This is well below the national Canadian average of 1.25 and makes the metropolitan area one of the lowest in the country, The federal government heavily restricted B.C.'s immigration quota. The province was granted only 5,254 provincial nomination spaces—a severe 41.6% shortfall from the 9,000 allocations the province requested to meet its job market. History shows that when large-scale redevelopment is proposed the neighborhoods suffer. The result is a scattershot patchwork of neglected, vacant, or unwanted properties dwarfed by out-of-scale developments – the block of 7000 Victoria Drive is a prime example . While these projects are introduced with a promise of positive change, the reality leaves local residents with no real benefits. Additionally, these oversized developments threaten the scale, sunlight, and heritage character of our neighbourhood. Introducing a mandatory commercial zone also risk diluting the undermining established local businesses. Furthermore, the city-initiated, blanket pre-zoning approach bypasses site-by-site assessments of water, sewer, and electrical grid readiness – not to mention the existing issue of limited parking at Argle and 54th, where businesses and visiting clients have struggled for years with no dedicated parking options. Furthermore, the neighborhood is already experiencing a noticeable increase in rodents and crows. Adding higher-density structures will worsen waste disposal issues; given our currently narrow roads and a growing population (with the proposed multi level mix use structures) , the streets risk being blighted by commercial and city garbage trucks. This also poses a serious threat to public health-which is a major concern given the high number of seniors living in the area. For these reasons, I request that Council remove the Victoria Drive & E 61st Avenue pocket from the blanket village rezoning. Thank you for your time and consideration of the community's perspective.	David L	Victoria-Fraserview	
2026-07-09	23:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please vote no to this proposed Villages Plan. I live in Mackenzie Heights and frequently walk to shops along Dunbar and also W.41st in Kerrisdale. There is ample commercial space in these existing neighborhood hubs which if fully utilized would bring more vitality to these neighbourhoods. I reject the Village Plan that would bring destruction to the neighborhood I live in, one development at a time. There are some great ideas out there for smart density and affordable housing that don't require the destruction of existing neighborhoods. I say no to the Villages Plan as I don't want to live next to a 6 story high rise, lose my neighbours, or see the multiple impacts this ill-informed plan would have on our community.	Ross Neil	Arbutus Ridge	
2026-07-10	01:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I was born and raised for 30 years in the Killarney area. Many local residents of Killarney area oppose this idea. We don't need your so called "villages". Fix the problems we already have before making new problems	Jaskirt Bihal		

2026-07-10	03:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The current proposal is absolutely Nothing like a village, and does NOT represent a "Neighborhood"..... monstrous, ugly, 6 story houses will make Vancouver look more like Manila !!!! So please, I vote a hard NO. Lets keep it a normal and pleasant neighborhood so that we can continue strolling through our neighborhoods, meet our neighbors and their families. We want to come Home, when we come home !!!!....	Rainer Otten	Renfrew-Collingwood	
2026-07-10	08:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this application in the strongest possible terms.	Karen Shields		
2026-07-10	08:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It is difficult to understand why this city is undertaking to construct yet more housing when much of the housing recently built is lying empty. Also, you will be ruining established neighbourhoods where resident families have been living in their homes for years and have no desire to be ousted. Also, we see what is happening in our own neighbourhood where much needed trees and gardens are completely stripped from the lots. Please desist.	Deborah Sherrard	Kerrisdale	
2026-07-10	08:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Ken Sim and Members of Vancouver City Council, I am writing to express my strong opposition to the proposed 17 Villages Plan. Like many Vancouver residents, I understand that our city faces a significant housing shortage and that thoughtful planning is needed to accommodate future growth. However, I do not believe this proposal strikes the right balance between increasing housing and protecting the livability of existing neighbourhoods. I respectfully ask Council to pause this plan until its long-term impacts have been more thoroughly assessed and the necessary infrastructure is in place. My primary concern is parking. Many neighbourhoods already experience significant shortages of on-street parking. Adding substantial residential density while reducing parking requirements will inevitably push more vehicles onto surrounding streets. Existing residents, visitors, tradespeople, caregivers, and service providers will find it increasingly difficult to park. Businesses may also be negatively affected if customers cannot conveniently access local shops and services. Traffic congestion is another serious concern. Many neighbourhood streets were never designed to accommodate a substantial increase in population and vehicle traffic. Increased congestion will lengthen commute times, create more frustration for residents, and make neighbourhood streets less safe for pedestrians and cyclists. I am also concerned about emergency access. Congested streets and limited parking can delay emergency vehicles, including ambulances and fire trucks, at times when every minute matters. Growth should not outpace infrastructure. Before approving significant increases in density, the City should demonstrate that schools, childcare facilities, parks, recreation centres, community centres, healthcare services, sewer systems, water infrastructure, storm drainage, electrical capacity, and public transit are able to support the additional population. Residents deserve confidence that essential services will keep pace with development rather than constantly trying to catch up afterward. Neighbourhood character also deserves consideration. Vancouver's established communities have evolved over many decades and possess unique identities, mature tree canopies, heritage homes, and green spaces that contribute significantly to residents' quality of life. Once these characteristics are lost, they cannot easily be restored. I am also concerned about the cumulative environmental impacts of widespread redevelopment. Removing mature trees, increasing hard surfaces, reducing green space, and intensifying construction throughout multiple neighbourhoods may contribute to increased urban heat, reduced biodiversity, and greater strain on stormwater systems. The scale of redevelopment may also reduce privacy, sunlight, and quiet enjoyment for	Christie Dakin	Mount Pleasant	

				neighbouring properties. These impacts should not be minimized, particularly for long-term residents who have invested in their homes and communities. Construction itself will create years of disruption, including noise, dust, traffic detours, road closures, and impacts on local businesses. Residents should not be expected to endure prolonged disruption without clear evidence that the overall benefits outweigh these costs. I am also concerned that increasing development opportunities does not necessarily guarantee meaningful improvements in affordability. Without stronger measures to ensure that housing remains attainable for middle-income families, seniors, young adults, and essential workers, there is a risk that redevelopment will primarily increase land values while leaving affordability challenges unresolved. Finally, I believe public confidence depends on meaningful community consultation. Many residents feel that decisions of this magnitude are moving forward before local concerns have been fully addressed. A city-wide planning initiative of this scale should be guided not only by long-term housing objectives but also by careful consideration of the everyday realities experienced by existing residents. I respectfully ask Council to defer approval of the 17 Villages Plan until there is greater certainty that transportation, infrastructure, public services, environmental protection, and neighbourhood livability have been fully addressed. Vancouver can accommodate growth, but it should do so in a measured, balanced, and sustainable way that respects both current and future residents. Thank you for your consideration. Sincerely, Christie Dakin Vancouver Resident			
2026-07-10	08:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Village Plan because it increases density too quickly and does NOT provide for needed additional neighbourhood amenities such as schools, community centers, pools and libraries, etc. There is a record surplus of unsold condos, townhomes and duplexes in Vancouver – we need to be thoughtful about where and how we add density (homes for people not investment vehicles) and we should not take a “blanket approach” across the City. Communities should be involved in community planning at multiple stages, and it should not come down to 1 single public hearing for a huge rezoning plan.	Mon McKinney	Grandview-Woodland	

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
2026-07-10	08:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: Opposition to Mackenzie Street Villages Upzoning – Public Hearing July 14, 2026 Dear Mayor and Council, I am writing to strongly oppose the proposed pre-zoning of the Mackenzie Street & W 33rd and Mackenzie Street & W 41st corridors under the Vancouver Villages Planning Program. I live on W 44th Avenue between Mackenzie and Carnarvon, in an established single-family residential neighbourhood. While I could understand a case for adjusting zoning directly along W 41st Avenue itself, given its existing commercial character, there is no justification for extending upzoning into the surrounding residential streets. Homeowners here did not buy into a single-family neighbourhood expecting it to be rezoned for multi-family or mixed-use development. Allowing this kind of pre-zoning to reach into blocks like mine sets a troubling precedent and undermines the stability people rely on when choosing where to put down roots. This upzoning would blanket-rezone 13,000 parcels to R3-1/R3-4 and C-2D/C-2E designations without the individual rezoning review that has historically given residents a meaningful voice. Public engagement on a change of this scale has been inadequate — many affected property owners remain unaware their land is even part of this plan. Kerrisdale is already a highly walkable neighbourhood, and Vancouver's population declined last year, easing rather than intensifying housing demand — undercutting the rationale for this scale of change. The human cost is also real: century-old trees, gardens, and homes that support owls, eagles, songbirds, and other local biodiversity would be irreversibly lost, and long-standing neighbourhood connections broken as properties are sold to developers rather than families. I urge Council to reject the residential portions of this plan as written. If any zoning changes are considered at all, they should be limited strictly to the W 41st Avenue commercial frontage and should not extend into surrounding residential streets such as mine. Sincerely, David Harriman [REDACTED], Vancouver	David Harriman	Kerrisdale	

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
2026-07-10	09:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to submit a comment for the public hearing regarding the City of Vancouver “Villages Plan,” not because I am under a delusion that the city listens to its taxpayers and citizens, but to at least have voiced opposition and discontent to having my neighbourhood sold to developers with no concern to the residents. My concerns regarding this city-imposed plan on neighbourhoods include: - there has been no meaningful engagement with the targeted neighbourhoods as to what a meaningful “village” would like for each, recognizing each area’s own unique, pre-existing character - there is only “encouragement” for services that would actually centre a “village” but nothing compulsory - there is nothing stopping developers from erecting blocks of 6-story buildings with no actual community-based plan, co-ordination, thought for character, and especially, for the services needed and wanted by residents - In my neighbourhood of 33rd and Fraser, the cemetery flanks one whole side limiting any “village services” that could actually be put in place. True “Villages” are not imposed by a city, they grow organically, have neighbourhood spirit, and are centred around a walkable area with services (please see the City of London for examples). This is nothing but white-washed marketing to allow rezoning for developers to erect whatever 6-story monstrosities they want with no citizen-informed, unified plan. Why are we looking to destroy current neighbourhoods for future density when current developments have had to be bailed out by the federal and provincial governments? I love my neighbourhood and would love to see more people enjoying what it has to offer. I would love to see further density informed by a meaningful neighbourhood plan, centred on current and future residents, infused with meaningful services and character. Given the current track record of the city favouring developers over citizens, I have zero faith that this will be achieved.	Patricia Mortenson	Kensington-Cedar Cottage	

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
2026-07-10	09:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	While we understand the regional need for housing, this particular proposal directly conflicts with the safety and well-being of local residents- from young children to older adults. I/we object for the following reasons: The City’s proposal significantly increase strain and stress on the neighborhood. The intersection at Victoria drive and East 54th Ave is highly active with seniors throughout the day. Furthermore, students from David Oppenheimer Elementary and David Thompson Secondary School frequent local crosswalks in the morning and immediately after school. Introducing the heavy traffic and congestion of a high-rise tower to this specific location creates severe safety risks. Our priority should be reducing hazards within school zones, not adding to them. The Villages Plan, City- Initiated Rezoning is intended to be flexible and we should use that flexibility to protect children and communities in the area. We should leverage that flexibility to protect local children and families. Instead, the City’s referral plan adds undue stress to the current population and ultimately introduces far more disadvantages than benefits for the community. Nanaimo’s narrow roadway already restricts fire truck access. High population density will only worsen traffic congestion, severely delaying ambulances and fire trucks trying to reach residents in need. This hinders or delays emergency access due to increased congestion on an already narrow street. Ultimately, increased gridlock on an already narrow corridor poses a critical threat to timely emergency response. Population growth and urban densification will significantly elevate environmental noise exposure to the residents. Driven by increased road traffic and higher infrastructure demands, ambient noise frequently demands, ambient noise frequently exceeds recommended World Health Organization (WHO) thresholds, compounding the public health burden. Road traffic, a by product of rezoning effort, can easily exceed 70 dB (A) near major corridors (according to the National Collaborating Centre for Environmental Health) Furthermore, building infill, high-rises, and upgraded municipal infrastructure introduce prolonged, localized spikes in sound levels. Chronic exposure is linked to sleep disturbance, cardiovascular stress, and cognitive impairment – affecting not only children but al the frail and vulnerable members of our community. Given these critical public safety and health concerns, we strongly urge the city to reject this rezoning proposal and halt any future high-rise development in our community.	EL L	Victoria-Fraserview	

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
2026-07-10	09:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing as a resident of Fraserview community to express my deep concern regarding the proposed tower development under Villages Plan, City-Initiated Rezoning (ODP). This particular proposal directly conflicts with the safety and well-being of local residents- from young children to older adults. Nanaimo’s narrow roadway already restricts fire truck access. High population density outside Victoria and Upland Drive will only worsen traffic congestion, severely delaying ambulances and fire trucks trying to reach residents in need. This hinders or delays emergency access due to increased congestion on an already narrow street. Ultimately, increased gridlock on an already narrow corridor poses a critical threat to timely emergency response. Thus, we proposed against having any multi level tower around Upland Drive and the surrounding area. Senior-specific outdoor spaces sheltered for winter use are highly susceptible to underutilization. This is particularly true for Fraserview (Victoria Dr and E 61st Ave). During freezing, wet, or windy months, covered outdoor structures often become magnets for loitering, vandalism, or overnight encampments—issues that ironically make the area feel less safe for the seniors they are intended to serve. Public funds would be far more effectively utilized by upgrading climate-controlled indoor spaces for seniors, enhancing comfort and security to seniors who prefer or need to remain home or indoors during inclement weather. Brick-and-mortar retail faces severe economic headwinds globally, a trend that directly impacts the commercial stretch around 7473 Victoria Drive. Artificially expanding a commercial zone without proven market demand risks creating a row of vacant storefronts or low-quality, high-turnover businesses. Furthermore, extending the retail strip further south will inevitably exacerbate traffic congestion and deplete street parking, an issue already visible near 54th Ave and Victoria Drive. Rather than expanding the commercial footprint, the city should prioritize alleviating existing infrastructure strain by adding parking inside the library. Additionally, resources should be directed toward modernizing and beautifying the existing library without compromising resident safety. I thank you for your time for hearing our views.	Teresa Li	Victoria-Fraserview	
2026-07-10	09:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The village plan would allow buildings that dominate the neighborhood to be built that do not aesthetically fit the neighborhood. Currently many sixplexes have been built that dwarf the neighbors homes. The city has to ensure there is infrastructure in place to support these buildings. Scale is so important in buildings to make an area feel warm, comfortable and inviting. When the sidewalks are in shadows the city becomes cold and in hospitable. Don't build that.	Andrew Konetzka	Arbutus Ridge	Attachment 1 Attachment 2

2026-07-10	09:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am opposed to the plan to establish a Village at Granville and 41st for two reasons. Currently we have two villages already in place at Oakridge and Kerrisdale. These are both an easy walk or bike ride and they provide most of the services that people living in the area need. Many of the merchants are local businesses. Currently there are some vacancies due to high taxes or high rents due to high property taxes. Putting a Village at Granville and 41st would likely draw residents from the two existing villages. Secondly, Granville Street is a main artery into Vancouver with heavy traffic from cars, trucks, taxis and both city and commuter busses. Over the years, several businesses have opened and failed due to lack of business. People waiting for transit do not appear to want to shop or eat while waiting for their commuter busses. For local residents, the intersection of 41st and Granville is somewhat hazardous as there is very heavy north south and east west traffic. Left hand turns both directions This would definitely deter locals from supporting businesses in this area. I think that there are other areas of the city that would benefit from a local Village but planning one for an area that is already well served with two Villages that are already in place doesn't make sense.	Lynne Rose	Oakridge	
2026-07-10	09:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this ill conceived plan. With the multitude of high rise developments planned for Broadway and adjacent streets specifically around stations at Arbutus and I assume MacDonald in the future, the rezoning of properties along 16th to allow for low rise developments this is simply not required. The existing rezoning of properties in the area to allow duplex and multiplex development will address the lack of housing options in the area.	Shawn Smith	Kitsilano	
2026-07-10	11:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Why do we need artificial "villages" when we already have organic neighbourhoods? Residents of these neighbourhoods should have the defining voice in how they are developed. Developers and City Hall are grabbing far too much control over how this city is being developed--and citizens are beginning to get really angry about it.	Anita Boomer	West End	
2026-07-10	11:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I have lived in Kerrisdale since 1972. I went to Kerrisdale Elementary, Magee Secondary, and UBC. I have enjoyed our community centres, pools, tennis courts, and parks. So I know where we were, the changes, and how our city can be shaped and improved. I do support well-planned housing growth and affordability. I oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions	Ivo Kokan	Kerrisdale	

			require a planning process that is transparent, evidence-based, and founded on informed public participation. MAJOR CONCERNS Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure. • Applying similar planning assumptions across all 17 villages ignores local conditions. • Village-specific planning should precede zoning and development changes. Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: • Schools • Childcare • Parks • Community centres • Libraries • Utilities • Sewers • Water systems • Roads • Public transit • Emergency services Questions that remain unanswered: • Who pays? • When will upgrades occur? • What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts • Increased density will significantly increase local traffic, which has already increased dramatically • Existing neighbourhood streets already experience congestion. • Visitor and customer parking is limited; good luck parking, unless you are lucky enough to have a garage. • Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years.			
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				Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. My adult children still live with us due to our very high living costs. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings; our house is over 110 years old • Mature trees; we have three large trees in front, as we as others, including fruit trees, proving a wonderful green canopy • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts • Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation • Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment. Heritage Protection • Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: • New parks • Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces			
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				These commitments should be secured before significant redevelopment begins. REQUESTS TO COUNCIL Defer approval of the Villages Plan. Just look at all the problems current developments are experiencing, with vague government bailouts (taxpayer’s money) being floated. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based. • Complete village-specific planning for each community. • Conduct meaningful consultation with residents, businesses, and community organizations. • Prepare infrastructure funding plans before approving additional density. • Establish measurable affordability targets. • Strengthen heritage protections. • Protect existing local businesses. • Increase tree protection requirements. • Publish transportation and infrastructure impact studies. • Phase growth according to infrastructure capacity. CLOSING STATEMENT • I support thoughtful growth. • I support more housing. • I support complete, livable communities. • I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. • Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely Ivo Kokan			
2026-07-10	11:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	City Evidence Does Not Support the Mackenzie and West 41st Village Dear Mayor Sim and Councillors, I live on West 43rd Avenue within the area proposed as the Mackenzie and West 41st Village. I support the City’s broader goals of creating more complete neighbourhoods and providing a wider range of housing choices. However, these are city-wide objectives, and not every location is equally well suited to the same planning approach. The City’s own commissioned research indicates that Mackenzie and West 41st is a poor fit for the Village model. I am therefore asking Council to remove Mackenzie and West 41st from the Villages Plan, the associated Official Development Plan amendment, and the City-initiated rezoning. The Plan’s central promise is not supported at this location. The Village model is not presented simply as a means of adding housing. Its premise is that additional residential density will support a viable local shopping area, and that the resulting shops and services will help make the neighbourhood more complete, walkable, and convenient for both existing and future residents.	Nickolas Grabovac	Kerrisdale	

			At Mackenzie and West 41st, however, the City’s own consultants do not believe that this outcome is likely. Urban Systems’ April 2026 retail report concludes that Mackenzie and West 41st is “not a strong location for retail in general.” It states that establishing an active and vibrant retail node here would be difficult, that new commercial space would be more likely to attract offices, clinics, and other service uses than conventional shops, and, most importantly, that a grocery-anchored Village hub is unlikely to emerge. The report also warns that drawing substantial retail activity to this location could weaken three nearby commercial areas: Kerrisdale, Dunbar, and Mackenzie and West 33rd. Its recommendation is to temper expectations for retail expansion here, not to intensify them. This reveals a direct conflict between the Plan’s public rationale and the City’s site-specific evidence. Residents are being asked to accept extensive rezoning partly on the promise that it will produce a walkable neighbourhood shopping hub. The City’s own experts say that this outcome is unlikely at this location. An earlier report, the Retail Conditions and Grocery Stores Overview, reached a similar conclusion. It found that the Mackenzie and West 41st area currently contains approximately 8,515 square feet of commercial space, all of it occupied by office and service uses rather than shops, restaurants, or grocery stores. Residents are already served by established commercial areas in Kerrisdale and South Dunbar, including major grocery stores near Dunbar and West 41st. The report suggested that the area might support a convenience store or specialty food business, but warned that more substantial grocery development could draw activity away from the existing Mackenzie and West 33rd shopping area. This is not an overlooked commercial centre waiting to be unlocked through rezoning. It is a predominantly residential area situated between established shopping districts that already serve the surrounding community. The projected demand figures do not resolve the problem. The April report estimates that the Mackenzie and West 41st area could theoretically support between 69,000 and 78,000 square feet of additional retail and service-commercial space by 2050. At first glance, that figure may appear to support the proposed Village designation. However, the report is clear that this is an upper supportable threshold, not a prediction or guarantee that this amount of viable retail will actually be built. The estimate depends on long-term assumptions about population growth, household spending, consumer behaviour, and retail patterns remaining broadly consistent over several decades. Most importantly, even after producing these projections, the consultants still conclude that Mackenzie and West 41st is not a strong general-retail location and is unlikely to become a grocery-anchored hub. The City cannot reasonably rely on the modelled figures as evidence in favour of the Plan while disregarding the professional interpretation of the consultants who produced them. The numerical estimate is not evidence of tenant demand, commercial feasibility, developer commitment, or successful delivery at this particular location. Rezoning would create the conditions for redevelopment impacts whether or not the Plan’s promised shops and services ever materialize. It would immediately alter land-use expectations across this established residential area and increase pressure for land assembly and redevelopment. Over time, existing homes, gardens, and mature trees could give way to substantially larger buildings.		
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Nothing in the Plan guarantees that this redevelopment will produce a grocery store, café, restaurant, bakery, or other daily-needs business. The City’s own consultants consider offices, clinics, childcare facilities, and other service uses more likely at this location. These uses may be valuable, but they are not equivalent to the grocery and everyday retail invoked in the Plan’s complete-neighbourhood rationale.

The neighbourhood could therefore experience the lasting effects of redevelopment without receiving the principal local benefit offered in return: a viable, walkable shopping hub that allows residents to meet more of their daily needs close to home.

Adding housing may be a legitimate objective in its own right. It should be evaluated and presented honestly as such, rather than justified through a complete-neighbourhood narrative whose central commercial premise the City’s own consultants doubt.

The concern is not only that the proposed retail hub may fail. The consultants also warn that attempting to establish substantial retail at Mackenzie and West 41st could draw activity away from Kerrisdale, Dunbar, and Mackenzie and West 33rd. Those are not hypothetical or untested commercial areas. They are established shopping districts that already provide grocery stores, restaurants, services, and other amenities to surrounding residents. It is difficult to justify creating another substantial retail designation in a weak location when the City’s own consultants caution that doing so could compromise nearby commercial areas that already function well.

I am not opposed to housing growth or to all change in this neighbourhood. The question is whether this particular planning tool is appropriate for this particular location. Sound planning should respond to local conditions rather than apply a common template simply because its overall objectives are appealing. When site-specific evidence indicates that a defining component of a plan is unlikely to succeed, that evidence should lead to reconsideration rather than be treated as secondary to a predetermined outcome. A sound planning strategy should strengthen successful neighbourhood centres rather than pursue a new node whose viability is doubtful and whose development may dilute existing ones.

There may be opportunities for more modest and carefully planned housing growth in this area, including forms that preserve some ground-oriented and family-sized housing without depending on the creation of a new commercial centre. There may also be scope for limited convenience or service-commercial uses at the existing intersection.

Those options deserve a focused, site-specific review. They should be considered separately from a Village designation whose central retail premise is not supported by the City’s own evidence.

What I am asking Council to do:

1. Remove Mackenzie and West 41st from the Villages Plan, the City-initiated rezoning, and the related Official Development Plan amendments.
2. Reject the proposed mixed-use Village designation for this location.
3. Direct staff to undertake a site-specific review that begins with the findings of the City’s retail consultants rather than a predetermined Village template.
4. Consider more modest housing options separately, supported by meaningful analysis of development feasibility, infrastructure capacity, tree canopy, existing housing, and the need for family-sized and ground-oriented homes.

				5. Require any future proposal to identify realistic and enforceable public benefits rather than relying on the expectation that a grocery-anchored shopping hub may eventually emerge. The City’s own evidence indicates that a defining benefit of the Village model is unlikely to be achieved at Mackenzie and West 41st. It also indicates that attempting to establish a substantial new retail node here could weaken nearby shopping areas that already serve the community well. Laudable goals do not justify an unsuitable location. I ask Council to follow the site-specific evidence and remove Mackenzie and West 41st from the Villages Plan. Sincerely, Nickolas Grabovac Resident of the proposed Mackenzie and West 41st Village			
2026-07-10	11:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please LISTEN TO and HEAR what we, the majority of citizens of Vancouver, really want regarding our neighbourhoods. We DO NOT want what the council is proposing as far as densification in the form of VILLAGES. This will definitely destroy all sense of neighbourhoods. It has been well documented that living in isolated units adds to depression and anxiety.	Trish Keating	West Point Grey	
2026-07-10	11:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	There has already been enough development on and around Commercial St and Stainsbury. I am opposed to more	S G	Kensington-Cedar Cottage	
2026-07-10	11:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a long time resident of the City of Vancouver, I oppose the proposal for the creations of villages through zoning, development by-law and ODP amendments. The plan has not included all of the impacts to the areas affected, and in the area bounded by Macdonald and West King Edward Ave, the plan will disenfranchise residents who enjoy local businesses and open spaces. When massive development changes are forced in with alacrity, local businesses and residents cannot stay in the area and may not be able to last for the length of time needed for the redevelopment to be completed. This has been demonstrated over and over again in the city with the redevelopment along the Broadway corridor where many small businesses have closed. In addition, the plan does not include funding for the infrastructure needed for an increased population and commercial area, such as sewer and water capacity, Hydro, or even transit. This area is served by two minor bus routes, one of which (#2 Macdonald route) is soon to have to accommodate thousands of new residents at the entrance to Kitsilano. There is also no connectivity for a grocery store, medical office, or thought about the impact to local schools. Within the boundaries of this village is a major park/school complex that is used by the local residents, teams, and school students. How is that open space going to be affected by rezoning that allows zoning to increase commercial and residential use? Will the city be using incentives to get developers to increase density in all locations within this area? How will this village development affect the established residential areas adjacent to it? I do not believe that the Planning Department has prepared a plan that is what would be best for the City of Vancouver and absolutely do not agree with the plan moving forward. I oppose the plan and will vote in the fall for city councilors who oppose moving forward with this plan.	Nancy McLean	Arbutus Ridge	

2026-07-10	11:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We live in one of the areas proposed for R3-4 rezoning in the Villages planning program. We strongly oppose the size of the area to be rezoned to accommodate the proposed village at 33rd and Mackenzie. The size of the area includes Balaclava Park which is an important sports field, play area and a stop over for migrating birds. If this park is enclosed by apartment buildings it would change the whole area to an user unfriendly zone. This park is used on a daily basis by sports groups from various areas of the city and being enclosed by apartments would decrease the available parking for park users. We oppose the size of the rezoning area!	Rosemary Clapham	Dunbar-Southlands	
2026-07-10	11:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am concerned that the proposed rezoning as contemplated is moving much too quickly and too encompassing. Such a substantial change must be well thought out and the implications fully considered. I am afraid of unintended consequences	Dennis Bettiol	Kerrisdale	
2026-07-10	11:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The 33rd and knight development has not consulted public community interest. We have been living in this neighbourhood for 30 years and have just been notified of the Villages Plan through the notice of public hearing — which on top of the short notice, takes place on a Friday evening during the summer, while people may be away. I have taken the time to go through the 30 page villages document and feel there are significant oversights in the plan. Most notably, that the rezoning of the 17 village sites does not take into account the specific needs and character of each existing neighbourhood, and rather applies a uniform approach to all. While certain forms of medium-density housing may be conducive to neighbourliness and thriving, 6 story complexes are not ground-oriented living and considerably change community feel and neighbourly connection. Turning a neighbourhood into a developer's sandbox does not inherently make for more affordable housing, and its justification by 'building complete neighbourhoods' is irresponsible and misleading. This project needs more careful consideration, as in creating a “village,” I feel the city may be pushing out the community and, in that sense, the “village” that is already here. In the 30-page plan, the city notes buildings of importance, such as heritage sites, that will be conserved. After looking at the document, I can confirm many architectural sites of importance are not listed in the document, including unlisted heritage homes on Sherbrooke and Inverness above 33rd and a convenience store, which has been around since 1996 - a pillar business in the community. The plan lacks sufficient clarity regarding housing diversity plans, administrative transparency, and property tax impacts for the many people who have lived here for a long time and/ or do not wish to sell to big developers.	Augusta Lutynski	Kensington-Cedar Cottage	
2026-07-10	12:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41 st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient	Catherine Shields	Arbutus Ridge	

			information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. MAJOR CONCERNS Lack of Meaningful Community Consultation ☒ Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. ☒ Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency ☒ Community feedback has not been transparently reflected in the final proposal. ☒ Expected development timelines ☒ Anticipated building forms and heights ☒ Density levels proposed for neighborhood ☒ Redevelopment sequences ☒ Impacts on existing homes and businesses ☒ Financial impacts for taxpayers ☒ Implementation strategy/priorities One-Size-Fits-All Planning ☒ Each village has unique history, character, businesses, transportation patterns, and infrastructure. ☒ Applying similar planning assumptions across all 17 villages ignores local conditions. ☒ Village-specific planning should precede zoning and development changes. Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: ☒ Schools ☒ Childcare ☒ Parks ☒ Community centres ☒ Libraries ☒ Utilities ☒ Sewers ☒ Water systems ☒ Roads ☒ Public transit ☒ Emergency services Questions that remain unanswered: ☒ Who pays? ☒ When will upgrades occur? ☒ What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts ☒ Increased density will significantly increase local traffic. ☒ Existing neighbourhood streets already experience congestion. ☒ Visitor and customer parking is limited.			
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			☒ Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years. Threat to Local Businesses ☒ Small independent businesses face displacement. ☒ Higher land values and redevelopment pressure increase commercial rents. ☒ Construction disruption may permanently close long-standing businesses. ☒ Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: ☒ Heritage buildings ☒ Mature trees ☒ Walkable streets ☒ Human-scale development ☒ Public gathering spaces ☒ Safety ☒ Local; businesses ☒ Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts ☒ Mature trees may be removed. ☒ Increased hard surfaces reduce climate resilience. ☒ Urban heat island effects may increase. ☒ Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: ☒ How much will actually be affordable? ☒ Affordable to whom? ☒ What percentage is below market? ☒ How many family-sized units? ☒ How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation ☒ Property speculation may accelerate. ☒ Rising land values create pressure on existing homeowners and renters. ☒ Existing affordable rental housing may disappear through redevelopment. Heritage Protection ☒ Many villages contain historically significant buildings. ☒ Redevelopment incentives may encourage demolition rather than preservation. ☒ Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: ☒ New parks ☒ Schools ☒ Childcare ☒ Recreation facilities ☒ Public plazas ☒ Community gathering spaces These commitments should be secured before significant redevelopment begins. REQUESTS TO COUNCIL Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and			
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				evidence-based. ❑ Complete village-specific planning for each community. ❑ Conduct meaningful consultation with residents, businesses, and community organizations. ❑ Prepare infrastructure funding plans before approving additional density. ❑ Establish measurable affordability targets. ❑ Strengthen heritage protections. ❑ Protect existing local businesses. ❑ Increase tree protection requirements. ❑ Publish transportation and infrastructure impact studies. ❑ Phase growth according to infrastructure capacity. ❑ CLOSING STATEMENT ❑ I support thoughtful growth. ❑ I support more housing. ❑ I support complete, livable communities. ❑ I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. ❑ Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely, Catherine Shields			
2026-07-10	12:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed Villages plan.	Alan Sherman	Riley Park	
2026-07-10	12:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My wife and I firmly oppose the Villages Plan, and the process that is being followed for its approval.	Greg Booth	Marpole	
2026-07-10	12:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I think Vancouver is a lovely city with a rich history of community driven planning. This plan was not made in that spirit and I am worried that it will create qualitatively weak urban space.	Dan O'Connor	Grandview-Woodland	

2026-07-10	12:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Comments are specific to Nanaimo and East 1st Villages proposal. I would prefer the city use community planning documents that were designed over four years of consultation with residents, rather than a top-down approach. I love this neighbourhood and the reason it is so liveable is because of the careful planning that has gone into it, and the deeply thoughtful consultation that has been made with community groups who live and work here. The boundaries of the village do not reflect how when living West of Nanaimo, you're an 8-10 mins walk from Commercial Drive. The proposal would be strengthened with the following: a) guarantees for community amenities like libraries and community centres (currently up to 20-30+ mins away on foot) b) guarantees for affordable housing - not just anything developers want to build like overpriced market rental with small units c) limits on height to blend density with existing buildings d) protections for businesses faced with potential lift in land value, and triple net taxes e) supporting existing businesses on the Drive, especially when so many are closing f) acknowledging limitations in infrastructure like narrow streets and unpaved, narrow lanes g) rejected requests or delays for safer intersections at Nanaimo and 4th / 20th (skytrain crossing) that need to be addressed first g) existing density pressures due to bordering TOA areas and h) acknowledgement of successful, existing density in this neighbourhood like duplexes, tri/fourplexes, small apartment buildings townhouses, co-ops -- missing middle already existing vs. many other Vancouver neighbourhoods which remain solely single-family, with lots up to 7 times the size of Grandview-Woodland.	Rachel Burns	Grandview-Woodland	
2026-07-10	12:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposal to allow massive upzoning and the other changes contained within this proposal. I am a 33 year old millennial born and raised in Vancouver. This city doesn't have the infrastructure, the hospitals, the schools, and the public amenities to accommodate all the people that will be living within the city with this change. I am hopeful that I'll eventually own a SFH myself in Vancouver and don't want to see it razed by activists who would be happy to be packed like sardines in small suites as long as they get to be in the city. Additionally, increasing supply will not bring down prices like proponents of this proposal are hoping for. It didn't happen in London, New York, or Hong Kong and it won't happen here. If you never address demand, then the supply won't matter. I implore council to vote down this proposal and maintain the livability of this great city.	Rajan Dhudwal	Sunset	
2026-07-10	12:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I live on Mackenzie Street between 39th and 41st Avenue.	Sandra Wosk	Kerrisdale	

				I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan and by the fact it was July 9 that I received by mail the City’s notice of the hearing on July 14. That is 5 days notice of a hearing that has the potential to impact our neighbourhood to a greater extent than anything Councils have ever done. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. MAJOR CONCERNS Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood			
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- Redevelopment sequences
- Impacts on existing homes and businesses
- Financial impacts for taxpayers
- Implementation strategy/priorities

One-Size-Fits-All Planning

- Each village has unique history, character, businesses, transportation patterns, and infrastructure.
- Applying similar planning assumptions across all 17 villages ignores local conditions.
- Village-specific planning should precede zoning and development changes.

Infrastructure Not Keeping Pace

Current infrastructure is already under pressure.

Examples include:

- Schools
- Childcare
- Parks
- Community centres
- Libraries
- Utilities
- Sewers
- Water systems
- Roads
- Public transit
- Emergency services

Questions that remain unanswered:

- Who pays?
- When will upgrades occur?

- What guarantees exist before redevelopment proceeds?

Traffic and Parking Impacts

- Increased density will significantly increase local traffic.
- Existing neighbourhood streets already experience congestion.
- Visitor and customer parking is limited.
- Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years.

Threat to Local Businesses

- Small independent businesses face displacement.
- Higher land values and redevelopment pressure increase commercial rents.
- Construction disruption may permanently close long-standing businesses.
- Village character depends on diverse local businesses, not just new buildings with some retail space allocation.

Loss of Neighbourhood Character

Residents value:

- Heritage buildings
- Mature trees
- Walkable streets
- Human-scale development
- Public gathering spaces
- Safety
- Local; businesses
- Housing diversity that reflects neighborhood needs

Rapid redevelopment risks replacing these qualities with generic development.

Tree Canopy and Environmental Impacts

- Mature trees may be removed.
- Increased hard surfaces reduce climate resilience.
- Urban heat island effects may increase.
- Green infrastructure commitments remain unclear.

Affordable Housing Questions

Support additional housing, but ask:

- How much will actually be affordable?
- Affordable to whom?
- What percentage is below market?
- How many family-sized units?
- How many rental units are guaranteed long term?

Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness.

Development Speculation

- Property speculation may accelerate.
- Rising land values create pressure on existing homeowners and renters.
- Existing affordable rental housing may disappear through redevelopment.

Heritage Protection

- Many villages contain historically significant buildings.
- Redevelopment incentives may encourage demolition rather than preservation.
- Heritage protection should occur before increased development rights.

Public Facilities

Growth should be accompanied by commitments to:

- New parks

- Schools
- Childcare
- Recreation facilities
- Public plazas
- Community gathering spaces

These commitments should be secured before significant redevelopment begins.

REQUESTS TO COUNCIL

Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based.

- Complete village-specific planning for each community.
- Conduct meaningful consultation with residents, businesses, and community organizations.
- Prepare infrastructure funding plans before approving additional density.
- Establish measurable affordability targets.
- Strengthen heritage protections.
- Protect existing local businesses.
- Increase tree protection requirements.
- Publish transportation and infrastructure impact studies.
- Phase growth according to infrastructure capacity.
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CLOSING STATEMENT

- I support thoughtful growth.
- I support more housing.

				• I support complete, livable communities. • I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. • Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely			
2026-07-10	12:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I live on Mackenzie Street between 39th and 41st Avenue. I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan and by the fact it was July 9 that I received by mail the City’s notice of the hearing on July 14. That is 5 days notice of a hearing that has the potential to impact our neighbourhood to a greater extent than anything Councils have ever done. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. MAJOR CONCERNS Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal.	Simon Wosk	Kerrisdale	

			• Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure. • Applying similar planning assumptions across all 17 villages ignores local conditions. • Village-specific planning should precede zoning and development changes. Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: • Schools • Childcare • Parks • Community centres • Libraries • Utilities • Sewers • Water systems • Roads • Public transit • Emergency services Questions that remain unanswered: • Who pays? • When will upgrades occur? • What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts • Increased density will significantly increase local traffic. • Existing neighbourhood streets already experience congestion. • Visitor and customer parking is limited. • Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years. Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings • Mature trees • Walkable streets • Human-scale development • Public gathering spaces • Safety			
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			• Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts • Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation • Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment. Heritage Protection • Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: • New parks • Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces These commitments should be secured before significant redevelopment begins. REQUESTS TO COUNCIL Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based. • Complete village-specific planning for each community. • Conduct meaningful consultation with residents, businesses, and community organizations. • Prepare infrastructure funding plans before approving additional density. • Establish measurable affordability targets. • Strengthen heritage protections. • Protect existing local businesses. • Increase tree protection requirements. • Publish transportation and infrastructure impact studies.			
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				• Phase growth according to infrastructure capacity. • CLOSING STATEMENT • I support thoughtful growth. • I support more housing. • I support complete, livable communities. • I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. • Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely			
2026-07-10	12:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed changes, i.e. The Villages Plan. It will make radical changes to my Vancouver. Any changes should be done piecemeal, not in one lump. And, they should be subject to approval by the citizens.	Daryl Sturdy	Hastings-Sunrise	

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
2026-07-10	12:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Mayor and Council, I am writing regarding the proposed Villages Plan and the proposed rezoning of interior residential blocks between Fraser Street and St. George Street, including East 28th Avenue through East 31st Avenue, to R3-1. I support the broader goals of the Villages Plan. I support more housing, more complete neighbourhoods, better transportation options, and more walkable access to shops and services. My concern is with the breadth of the proposed R3-1 zoning on interior residential streets. R3-1 appears to allow a very wide range of built forms, from townhouses and modest missing-middle housing to much larger low-rise apartment buildings. Those outcomes are not equivalent. A two- or three-storey townhouse development can be a reasonable form of missing-middle housing in an already densifying neighbourhood. A six-storey apartment building on a narrow interior residential block is a much more significant change, with very different impacts on privacy, shadowing, tree canopy, construction intensity, parking, traffic, and street character. I am not asking Council to reject the Villages Plan or oppose new housing. I am asking Council to distinguish between modest missing-middle evolution and larger apartment forms on interior residential streets. Specifically, I ask Council to consider whether R3-1 is too broad for these blocks unless it is paired with clearer transition rules, built-form expectations, and meaningful consultation for larger building proposals. Residents can support more housing while still asking that the City apply a more graduated and predictable approach to interior residential streets. Sincerely, TJ	TJ Sutter	Riley Park	
2026-07-10	13:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Allowing 6-storey buildings on side streets next door to existing single family homes would be outrageously disruptive to people and the ecosystem. Sunlight would be blocked to our gardens, making it impossible for many pollinator-friendly plants to survive, further damaging the ecosystem in our city. When an oversized building goes up on a city lot, mature trees come down and habitat is inevitably destroyed. We are already seeing this repeatedly with these massive hideous four and six-plexes that are destroying our character neighborhoods. This government is allowing trees to be torn down at an obscene rate. Developers are allowed to pave over whole lots, formerly covered with trees, as shown in the photos below. Every huge building that is allowed is destroying our planet a little bit more.	Teresa Rieger	Kerrisdale	Attachment 1 Attachment 2

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
2026-07-10	13:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this plan for several reasons. 1- the clear cutting of the old growth urban forest and all the mature gardens that help keep the temperature down as the climate heats up 2-adding more commercial space-when I see ongoing vacancies in many store fronts all across the city 3-I keep hearing about how the federal government is going to use taxpayers hard earned money to bailout developers for 2000 of the 4,500 unsold units. Which tells me that we don’t need these DRASTIC zoning changes at this time. Has anyone at city hall looked at all the unintended consequences of this VERY aggressive rezoning Plan?? You have already changed the rules so drastically for home construction that the tree canopy is disappearing at an alarming rate.	Catherine Nightingale	Kerrisdale	

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
2026-07-10	13:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Myself, my family, friends, neighbours, and everyone in my community that I have talked to about this plan have and want to oppose it. We have signed the petition being shared. I have lived in my house my whole life, and it has priceless memories and sentimental value to me and my family. My parents skipped having a honeymoon to put a down payment on the house we are living in. They have worked so hard to get, keep, and do our best to maintain our house, garden, garage, and property overall. I have always planned to live there until I die, to take care of my parents as they age here in our home and to have a family of my own in our house that has enough space for growing children to live. We have a beautiful garden that my mom (and I help a little) work so hard to maintain even after she is tired from working full shifts so we can afford to have fresh vegetables and fruits since grocery prices have gone up. It allows us to have space for my cat to hang out in our backyard without putting his safety at risk by being an outdoor cat and potentially getting hurt. Having our house allows for my family and I to cook and enjoy our cultural foods that are banned/prohibited in apartment buildings/complexes and such for “bad smell” like fried fish and other dishes. We are allowed privacy, but we also enjoy socializing with our neighbours and having our neighbourhood block parties every year. Lots of them have their own gardens too, and we enjoy having room to grow plants and trees good for our ecosystem and for our health and sharing and swapping amongst our neighbourhood. We are quite close and supportive of each other. We enjoy how our community is and we think that this project would lead to overcrowding, parking problems, possibly losing our homes if we are not allowed to oppose a 6-8 story building and are told we would have to pay taxes for it, and countless other problems like disrupting the environment with loud construction, blocking our roads, and blocking our views, blocking sunlight, and etc. I highly doubt that the proposed buildings would be finished quickly and I highly doubt that they would be affordable, so it would be a lose-lose for everyone. Additionally, we would have to deal with the stress of us or our neighbours having to find somewhere else to go and we have our whole lives in our homes, all of our belongings, and feel comfortable and safe the way things are. We would suggest telling building owners of the new and empty apartments, condos, etc. that are already built to make them more affordable instead if the city is worried about the housing crisis, it’s not a matter of options, it’s a matter of affordability for people. My friend who lives a 5 minute drive from me told me that they were selling apartments units in the new building next to him for \$1 million each and that is not realistically affordable for most people, so that is why we have a housing crisis, there are spaces already made, but they sit vacant because people do not have enough money to live in them. Another problem is that it would disrupt our ecosystems, cut down our trees and possibly negatively impact our green spaces, community spaces, etc. Lastly (for now), it would be an unwelcome addition/change to our lovely, quiet, residential neighbourhood that many of us would resent and will do our best to stop from happening/developing, spread awareness, and do our very best to fight against it. We also do not like how it would look in our community, it would stick out like a sore thumb, and we like the way our houses and neighbourhood/community looks the way it is currently. If you cannot empathize with us at the moment, I ask you to kindly put yourself in our shoes and ask yourself if you would like this to happen to you or someone you love because it could be you or them next if we do not stop this. We have rights and we should protect them as residents of this neighbourhood and as Vancouverites, furthermore as Canadians.	Tammy Dukes	Kensington-Cedar Cottage	

2026-07-10	13:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	short time available for any comments looks like City wanted to do something on their own without having our opinion about hat. STRONGLY oppose this approach as well as planning without residents being involved. Strongly oppose idea of proposed village plans due to following: - changing way of life that we invested in by choosing to live in quiet homeowners area. -Increased traffic and noise - parking concerns -loss of community	Radivoje Andrejevic	Kensington-Cedar Cottage	
2026-07-10	14:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I support the need for more housing in Vancouver but I do not believe that the Villages Plan is good urban planning. It appears to encourage piecemeal lot-by-lot development rather than thoughtful neighborhood planning. Instead of creating cohesive and well-designed communities it risks imposing decades of haphazard construction, with individual properties developed at different times and to different standards. This approach will create neighborhoods that are in a prolonged state of disruption while creating streetscapes that lack cohesion and character. Good city planning should consider an entire neighborhood and not just allow each lot to develop independently. Infrastructure, public spaces, schools, parks, transportation, utilities and the public realm should be planned together for growth. The Villages Plan appears to prioritize housing permissions without providing the same level of planning for services and infrastructure that need to support the additional population. I am deeply concerned by the gradual erosion of the qualities that make Vancouver unique. Our neighborhoods are valued not simply because they contain houses but also because they have a distinct character, mature trees, walkable streets, human scale development and a sense of place. Once that character is lost through fragmented redevelopment, it cannot easily be restored. Moreover, I question whether this is even the type of housing that many Vancouver residents have been asking for. There appears to be broad support for more “missing middle” housing - duplexes, triplexes, fourplexes, and similar gentle density that fits into existing neighborhoods. The Villages plan instead encourages a much for significant and scattered pattern of redevelopment that many residents don’t expect or support. Thoughtful growth is essential. I believe Vancouver can increase housing supply while preserving neighborhood character through a more deliberate approach that emphasizes gentle density, coordinated infrastructure planning and comprehensive neighborhood design. I respectfully ask that the City pauses and reconsiders this plan. Vancouver deserves a plan that is intentional, beautiful, and worthy of the city we hope to leave to future generations. Sincerely Stephanie Campbell Sven Milelli	Stephanie Campbell	Kitsilano	
2026-07-10	14:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	There will be too many people in the west part of Vancouver. Too messy and noisy!	Yanping Xu	South Cambie	
2026-07-10	14:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We need quiet neighbourhood in the west part of Vancouver. Schools and infrastructures couldn't accommodate so many people !	Raymond Zhou	South Cambie	
2026-07-10	14:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Hello, I appreciate the City's efforts to address Vancouver's housing shortage and recognize the importance of providing more housing for current and future residents. However, I respectfully oppose the proposed 17 Villages Plan in its current form because I do not believe the City has demonstrated that the necessary infrastructure, public services, and	Xiao Fei Zhang	Kerrisdale	

			intergovernmental coordination are in place to support the level of growth the Plan proposes. My concerns are as follows. 1. Population growth must be supported by healthcare and education. Increasing residential density will inevitably increase demand for healthcare, schools, and other essential public services. While healthcare and education are primarily the responsibility of the Province of British Columbia, the City is responsible for planning future growth. Before approving the Plan, the City should demonstrate that it has coordinated with the Province, Vancouver Coastal Health, and the Vancouver School Board to ensure that healthcare capacity and school infrastructure will expand alongside the proposed increase in housing. Without clear evidence of this coordination, residents cannot be confident that essential public services will keep pace with population growth. 2. Infrastructure should come before, or at least grow alongside, higher density. Additional housing also requires adequate capacity in water, sewer systems, electricity, roads, public transit, parks, and other municipal infrastructure. Residents have not been provided with sufficient information about how these systems will be upgraded to support the growth anticipated under the 17 Villages Plan. Vancouver has experienced recurring water restrictions during dry seasons, while traffic congestion and parking pressures have increased noticeably over the past decade. These issues raise legitimate questions about whether existing infrastructure is ready to support significantly higher population density. 3. Planning should include a transparent implementation strategy. Residents deserve to understand not only what is being proposed, but also how and when the supporting infrastructure will be delivered. Before approving the Plan, the City should clearly demonstrate: - that it has coordinated with the Province and relevant public agencies; - that there is a realistic timeline for delivering supporting infrastructure; - that measurable benchmarks will be used to monitor progress; and - that regular public reporting will allow residents to see whether these commitments are being fulfilled. 4. Responsible financial planning is essential. Major infrastructure investments will be required to support the growth envisioned by the Plan. Residents deserve to know how these investments will be funded, whether the financial impacts have been fully assessed, and how costs will be shared among the City, the Province, and other agencies. Long-term planning should be financially sustainable and should not place an unreasonable burden on future taxpayers. 5. Growth should strengthen communities, not simply increase density.		
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				I support increasing Vancouver's housing supply and creating more opportunities for young people and families to live in our city. However, successful city building requires more than increasing housing density. It requires coordinated investment in transportation, healthcare, education, public infrastructure, and local services. Residents are being asked to accept significant changes to their neighborhoods. In return, they should reasonably expect that the infrastructure and public services needed to support those changes will be delivered at the same time. Urban planning should not adopt a one-size-fits-all approach, nor should major changes to neighborhood land-use policies proceed without meaningful public engagement and a clear demonstration that communities have the capacity to accommodate additional growth. Conclusion: Vancouver is our home, and our neighborhoods are the foundation of our communities. I support thoughtful, well-planned growth and recognize the need for more housing. However, I respectfully request that City Council defer approval of the 17 Villages Plan until residents have been provided with clear evidence that the necessary healthcare, education, transportation, utilities, and other essential public infrastructure have been planned in coordination with the Province and relevant public agencies, and that a transparent implementation strategy and funding plan are in place. Growth should be coordinated, evidence-based, fiscally responsible, and supported by the infrastructure that allows communities to thrive. By taking this approach, Vancouver can address housing needs while preserving the quality of life that has made it one of the world's most livable cities. Regards, Xiao Fei Zhang			
2026-07-10	14:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Villages plan is too big, too fast and undemocratic. Residents should have a say when a 6 story apartment is built across the alley. These buildings should not be allowed off arterial routes. I say no to these proposed changes.	d hopkins	Riley Park	
2026-07-10	14:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I live at 29th and Mackenzie. This plan takes away my right to sell my property as I see fit. Essentially, the City has changed the rules of the game affecting innocent home owners that being told how and to who they can sell their property. I for one have already been affected on my property. The city removed 60 feet of my laurel hedge that was not needed. It cost me \$3,500 to have a fence built to replace my hedge. Leave home owners alone. I am quite sure not one city council member is affected by this plan. Stop playing with people's lives. I could keep going, but this should be enough for the city to understand.	Eric Malkin	Dunbar-Southlands	

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

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2026-07-10	14:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Empty homes in the area must be addressed and not allowed to continue past a specific limited time. Previously protected trees will be liable for destruction. Densification through design appropriate duplex, and triplex homes with laneway houses could be achieved without destroying the character of the Neighbourhood Giving developers the ability to radically change a neighbourhood without further oversight is unacceptable The increased tax burden based on potential of each property is not acceptable	Elisa McLaren	Kerrisdale	
2026-07-10	14:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I support diversifying housing options in Vancouver, but I object to the proposed plan for the two Villages along 33rd Ave between Fraser St & Knight St. Below are the key reasons: 1) 33rd is a small, slow and narrow street. As it is, it's very congested in this segment and cannot accommodate more people living around it. 2) There is no rapid transit nearby. Best practices of city planning and development recommend rapid transit first, housing second. This is a milk run bus route 33, which is often delayed or cancelled, it's highly unreliable and slow. 3) There is very minimal commercial activity at the intersections of Fraser & 33rd and Knight & 33rd, these are not hubs to build upon. They are nothing compared with what is at the corner of Fraser & 41st and Knight & 41st or King Edward & Fraser / King Edward & Knight. 4) There is very limited green space - Grays park is tiny and Kensington park is too far away. It would make more sense to have villages situated next to parks that are the size of the Memorial or Kensington Parks, which can accommodate a lot more people. 5) Kensington Community Centre is small, old, and in need of renovations. The pool is not even a full size pool! Infrastructure should be built first. Overall, the neighbourhood is just not ready yet for the village - it needs rapid transit, wider street and sidewalks, assessment of commercial viability, bigger and better community centre and more green space.	Ekaterina Rutherford	Kensington-Cedar Cottage	

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
2026-07-10	15:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To the City of Vancouver Mayor Sim and Councillors, Re: Opposition to the Vancouver Villages Plan I am writing to express my opposition to the Vancouver Villages plan. I have many concerns but the one that I am most concerned about is the blanket mass pre-zoning. This takes city planning away from city planners and allows developers to build what they deem is most profitable. The Vancouver that we all love will cease to exist. It could become yet another soulless, cookie cutter, mass produced and artificial metropolis. I am also concerned with the speed at which this plan has been proposed to residents. The timeline for such a massive land use change is far too short. My street received our notice of Public Hearing to be held on July 14 just last week and there are many people (as you are probably aware) who take their vacation time in July. My voice is only one of many. I also have concerns over plan proposals that may bel detrimental to my immediate neighbourhooood (I live within the Nanaimo St. & E. Broadway “Village”). My street already has a mix of old and new, single family with laneways and attached rental suites, duplexes, triplexes, quads and larger old houses with 5-6 small suites. Some people own the properties, some people rent. It works. If 6 story apartment blocks were to be allowed mid block, it would change the whole character of my street and other non arterial streets in my neighbourhooood. Young families who have 35+ year mortgages on their tiny “fixer-upper” bungalows with a rental basement suite did not expect to be living beside a giant building when they chose this neighbourhooood. When I moved into my 1906 home (that was advertised as a bulldozer special but has been slowly renovated) I was not expecting that there could be the possibility that a 6 story apartment building could be built beside me. Six story apartment blocks work on arterial streets where developers can build on half or whole blocks and where they are not out of scale and inappropriate. Also, within my “village,” there is NO public green space, not even a pocket park. If 6 story apartments are built, they will displace even more mature trees and green space that has already been displaced by the many new multi-unit buildings. The environmental impact of losing green space is well known to the city as the COV continues to promote the benefits of increasing the tree canopy and green spaces. To conclude, I am angry and strongly opposed to the mass blanket rezoning of neighbourhoooods without any meaningful community engagement nor any opportunity for affected residents to vote on such a huge change to the zoning. Ela Gray	Ela Gray	Grandview-Woodland	
2026-07-10	15:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan for it's scope, pace and development targets for the surrounding areas. I live in the Cedar Cottage area and we already have a vibrant, interesting area surrounding the Commercial Street core. There is already a good mix of townhouses, condos and single family residences with a diverse mix of ethnic origins, families and older people living here. The elementary schools are already overflowing capacity. It would be a crime to turn this nice quiet area into a large concrete jungle.	Richard Carr	Kensington-Cedar Cottage	

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
2026-07-10	15:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Let's lift up and support our many existing villages rather than hurt them. Some that come to mind; Marpole, Kerrisdale, Dunbar, West 10th, several in Kitsilano (on West 4th, Broadway, Cornwall), those along broadway, Mount Pleasant, Cambie, Main, Fraser, Victoria, and and and. Some of these are suffering, some doing pretty well. Continue to build up density along the main arteries, as has only just begun in the last decade. I support lifting up our existing "villages", many of which are already very close to proposed ones (proposed ones that could likely fail as I've seen with some new developments, let alone hurt their neighbourhoods by watering down what gems we already have). I oppose this plan that is currently being proposed.	Peter von Tiesenhausen	Marpole	
2026-07-10	15:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I don't believe there was enough consultation with residence who live in the proposed village areas. I don't think that densification should be restricted to some zones instead of others. I don't believe that there is demand for increased commercial businesses, and some of the proposed areas. There are already many vacant commercial properties. Why not let the process happen more organically?	andrew page	Kensington-Cedar Cottage	
2026-07-10	15:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Let's lift up and support our many existing villages rather than hurt them. Some that come to mind; Marpole, Kerrisdale, Dunbar, West 10th, several in Kitsilano (on West 4th, Broadway, Cornwall), those along broadway, Mount Pleasant, Cambie, Main, Fraser, Victoria, and and and. Some of these are suffering, some doing pretty well. Continue to build up density along the main arteries, as has only just begun in the last decade. I support lifting up our existing "villages", many of which are already very close to proposed ones (proposed ones that could likely fail as I've seen with some new developments, let alone hurt their neighbourhoods by watering down what gems we already have). I oppose this plan that is currently being proposed.	Freda von Tiesenhausen	Kerrisdale	

2026-07-10	15:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To the Vancouver City Council and Mayor Sim, I want to lodge my opposition to the 17 villages zoning plan. I oppose the plan for these reasons: • The plan ignores existing historical neighbourhoods. The focus should be on enhancing these neighbourhoods and ensuring their survival; • The boundaries seem to be entirely arbitrary and are not consistent. I have a notice from the city that shows one boundary along Blenheim between 41st and 39th avenues but on the city’s web site the boundary is on Balaclava between 37th and 39th. • It seems that the “village” concept is a thinly disguised way to give developers easier access to land; • We do not need more housing. Developers can’t sell the housing inventory that has already been built, evidence is that the federal government is offering them a buy-out to make sure they don’t suffer a loss! As a taxpayer at all levels (city, provincial and federal) I cannot afford to make sure they don’t suffer a loss; • Neighbourhood business grow organically. People shop where they have a reason to be there, for variety and human interest. Shopping areas grow organically for reasons that may not be obvious at first look, not because they are imposed on an area. A recent article in The Vancouver Sun (July 4, 2026) quoted Erick Villagomez who contrasts planning for density vs planing for community. I think the 17 villages plan is for density only notwithstanding the “villages” appellation. • Another article in The Vancouver Sun published on July 10, 2026 includes a comment from Michael Geller, planner and developer, who contrasts Kerrisdale’s small, independent and visually varied shops and service outlets with with Dunbar Avenue’s new apartment buildings with ground-level retail fronted by long glass walls. I want to emphasize that observation by saying Kerrisdale grew organically over decades but not so for brand-new glass walls; Thank you for considering my opinion. As you vote for or against these changes in council I will keep your positions in mind when I vote in the upcoming election. Regards, Allen Jones	Allen Jones	Kerrisdale	
2026-07-10	15:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am very concerned about the villages plan that would include 6 storey buildings on residential streets. This will change the character and community feeling of the neighbourhood, increase traffic congestion, cause parking issues, and could lead to overcrowded schools. If housing density needs to be increased it should be done on high streets liked 33rd avenue and King Edward street.	Chloe Deane	Kensington-Cedar Cottage	
2026-07-10	15:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I roundly reject, the 17 Villages Planning Proposal, and request Mayor and Council NOT pass this 17 Villages Plan, because of the following Problematics. Problematic # 1 – it homogenizes the city, because every “village” will be designed exactly the same. What makes Vancouver great, is every RS-1 zone, or major street – ie Granville, Oak, Commercial, Main, Fraser...has a unique distinct character. We should work within each of these “local characters”, so that Vancouverites have a reason to travel and explore the city, to shop in different places, to create different small businesses, in different areas. Problematic # 2 – all buildings in these villages will have “continuous store fronts”, which are “sterile”, “cold” glass and steel architecture, like “medical buildings”. In contrast, most Vancouver store fronts, are “wood”, or “stone”, -ie warm building materials, and 1 or 2 storey- ie approachable, and designed, “uniquely”, not like continuous store fronts – ie simulacra – ie all the same – ie “machine like”. Granville Island, or South Granville, or 4th Street, or Main Street, or Commercial Drive, currently, with it's eclectic unique wood or stone store fronts, and small 1 to 2 story buildings, are “approachable architecture”, which	K. van Drager	Fairview	

			good for “small businesses” and “family businesses”. Continuous Store Fronts only work for “Corporate Stores”, whereby Vancouver should have less Corporate Stores. Problematic # 3 – the height of most of the buildings in these “villages”, will probably be 6/8 storey, which may work in some of the “villages”, however, having a “diversity” of heights, in this plan, including 1 or 2 or 3 storey, 4 storey, would not “homogenize” the city. Already, the Broadway Plan, with its “similar looking” Condo Towers is going to incorrectly “homogenize” Vancouver. Historically, what made Vancouver “livable” and “interesting”, is each major street/ West Side versus East Side / Downtown / North and South / Industrial districts....were different, with “uniquely designed streets” and “diversity of architecture”, to and of which, the 17 Villages Plan, incorrectly removes. I enjoys Vancouver’s diversity of architecture, both culturally and economically. Problematic #4 – the rents for retail in these retail stores for the “17 villages”, will be too expensive, for most “small and family businesses”, whereby, only Corporations will be able to rent, which incorrectly, turns Vancouver, like its Condo Towers, into a “cheap looking” “mass produced” “boring” city- ie No Fun. Also, the city needs some retail space, where Gen Z, Millennial, Gen X, can start a small business in real space – ie “cool cafe”, ‘alternative store”, “craft store”, etc, instead of “forcing” Gen Z/ Millennial/ Gen X, to primarily open “internet businesses”. With all due respect, Vancouver already has too many Starbucks, Mcdonalds, No Frills, Cell Phone Stores, Pet clinics, Nail Salons, everywhere: so let’s not promote even more with the “17 villages Plan”. Problematic # 5 – The “17 Villages Plan” like the “Broadway Plan”, and like BC NDP’s Bill 44 – Missing Middle everywhere, Bill 46 -, Bill 47 – density around Transit, incorrectly removes “community” - ie livable cities, and removes “affordable rents”, for the “middle Class” and “small Business”, and turns the city into a “Corporate enterprise” for wealthy persons/ corporations. Cities need to be built for the Middle Class and Low income – ie COOP building, Subsidized Housing, greatly, for “working class/ Seniors / families, firstly, because these demographics, drive and support the economy, greatly. Problematic # 6 – There will not be enough 3 bedrooms for families in these 17 Villages, meaning Vancouver City Hall is only building for “wealthy” urban single people. This will quickly become a “city of strangers”, and a “city for Non Vancouverites to live and invest”. Perhaps, this is one definition of a Cosmopolitan City, yet this should happen “naturally, organically” over time, in some areas- ie mostly Downtown, and not “designed by City Hall Planners”. Problematic # 7 - Will there be lots of recreation retail spaces- ie video arcades / 24 hour pubs and restaurants and cafes / night clubs / live music venues, etc...for entertainment? If not, Vancouver in the last 20 years, has lost most of its 24 restaurants/ 24 night clubs / 24 hour bars, and pool halls / bowling allies / video arcades / live music venues, etc, towards an even more “no fun” city. Problematic # 8 – Will the buildings, retail/ residential, have 1 to 1 car parking, if not, such is a social / legal / economic problem, as removing 1: 1 car parking, reduces the “economy” of the city, isolates people in cities, removes access to wild Nature outside cities, and is more incorrect Vancouver City Hall “anti- car policy”. Most people able to rent or own in these 17 villages, will want to own a car. In this, the city should have a “public survey” to ask,.... how many car owners, moving forwards, will give up their cars for Public Transit and bicycles when buying “new condos/homes” in Vancouver, before continuing removing 1: 1 car parking. If a majority say “no”, the 17 villages, should have 1 to 1 car parking. Problematic # 9 – Each of these “villages” should be designed differently, with community input. This is one problem with Vancouver City Hall removing RS – 1 zoning, Missing Middle Plan, Vancouver Official Plan, is with less “community input”, there will less “good urban planning” in terms of variety, diversity of design and use. Communities build cities, not cities build communities. Problematic # 10 - The MacDonald Street / West 16th and MacDonald Street / West King Edward and MacDonald Street / West 33rd and MacDonald Street / West 41st, will remove too many large 30/ 40/ 50 foot tall Urban Trees. This is incorrect. Already, with the Broadway Plan / Missing Middle / Vancouver Official Plan, there is the removal of too many Urban Trees, where such large trees are part of Vancouver’s iconic economy and identity – ie		
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			tourism, quaintness, beauty; and livability – ie Nature and Heat Dome Canopy; and Reconciliation – ie West Coast Forest Indigenous link. Problematic # 11 – This 17 Villages Plan seems and reads, as more “globalist urban planning” - ie “generic” “mass produced” condo Towers / bicycle lanes everywhere / anti – small business / anti- affordable housing, agenda, which is incorrect. Vancouver’s Urban Planning Department needs to be more “community minded”, more “unique”, not selling cliché generic “Urban Study Theories” as Plans. Problematic # 12 – Vancouver City Hall talks ALOT... about “environmentalism”, yet almost none of the new Condo Towers, in the Broadway Plan, circa 2010, are “environmental recycled wood” etc, and there are no “rain catchers”, no solar panels, no geo thermal heating.....so will these “17 Villages”, also be “fake Environmental” buildings too? Not only should all new Vancouver’s architecture be built “environmentally”, it should be built with “good aesthetics”, “good design”, and unique, distinct, with quality. To date, most New Buildings, especially Condo Towers, are “ugly, mass produced, cliché, medical building looking”, and too quasi Sci- Fi,, like living in Ikea. Problematic #13 - Maybe do only ONE village, as a “test”, and see how successfully it is, and choose an area on the East side of Vancouver, where there will be less social and economic negative impact and urban tree removal. If it is successful, then, modify the village slightly, so it's a bit different, then building in a second area.....then build a third,....fourth...gradually over time. Problematic # 14 – Vancouver is going through some very “harmful” “destructive” urban planning changes – ie Broadway Plan, Missing Middle all over the city, Vancouver Official Plan.....so maybe waiting until some of the negatives of these Plans can be resolved, before, this “city wide” 17 villages, would be more economically, socially, culturally, better. RECOMMENDATION – It seems Vancouver City Hall and BC NDP – ie Housing Minister, have an endless “plan of development” for Vancouver, Victoria, and every B.C. City “en masse”, maybe to use Housing Development to “drive the economy” of the Province. I disagree with this, as “none” of the Plans to date have “real affordable housing”, “actual livable communities”, but simply “density for density sake”. We need density. But it should be “great” density, for all incomes, respect Urban Nature, respect European History, fit into already great communities evolved over decades by “tax payers living and inputting into their communities”... and not simply be, ...another building, another anti-car policy, another so- called- environmental- density- initiative. Architecture and cities are about “beauty”, “uniqueness”, “discovery”, and “imagination”, and mostly for “small and family business”, “families”, “everyday people”, and “middle class”, etc. Of course, we can not keep all History, and must “develop”, grow,....yet we also don't need everything ...”new”. There has to be a balance. And there has to be an “final product” - ie a city, that actually is “affordable / livable / community oriented / Nature based / fun”. Vancouver City Planners / Architects / Developers / Mayors and Councilors, circa 1995/2000s are not building a great city for people to live in ... they are just building.			
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2026-07-10	15:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the proposed Villages Plan for the City of Vancouver. This plan represents a significant change to established neighbourhoods without adequately reflecting the concerns raised by many residents. Rather than strengthening existing neighbourhood centres and commercial districts, it risks creating unnecessary density, increasing traffic and parking pressures, and requiring retail space in locations where there is little demand. I urge Council to reject the Villages Plan and instead pursue planning policies that respect the unique character of Vancouver's neighbourhoods while directing growth to areas with the infrastructure and services to support it. Councillors who vote to approve the Villages Plan will not receive my vote in the upcoming municipal election. Their decision will also motivate me to actively encourage others to support candidates who share my concerns about this proposal.	Ray Sinclair	Arbutus Ridge	
2026-07-10	15:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	July 9, 2026 Mayor and City Council City of Vancouver 453 West 12th Avenue Vancouver, BC V5Y 1V4 Subject: Opposition to the Proposed Granville and West 41st Village Plan Dear Mayor and Council, I am writing to oppose the proposed Villages Planning Program for the Granville Street and West 41st Avenue node. The current draft plan disregards previous community engagement and decision making and local realities. The consultation timeline is also unreasonably short and during a period when residents are on vacation—it does not reflect transparent and open democracy. I have lived in the Kerrisdale-Shaughnessy area for almost all of my life since the early 1950s. My husband and I have owned our family home at 5237 Connaught Drive for 50 years this summer and have raised our four children here. My family has lived in Vancouver since the 1890s and we understand the neighbourhood's history and sentiment. First, the proposed plan threatens the unique, historic character of the Somerset, Avondale, and Connaught residential streets, which comprise the northwest quadrant of this intersection. The character homes have housed many notable Vancouver residents on the wide arcing boulevards. The neighbourhood's character has been intentionally preserved. I well remember the 1980s preservation campaign for New Shaughnessy led by John Pitts—father of former Vancouver City Councillor Jennifer Clarke. During that pivotal era, residents overwhelmingly pushed back against incompatible development to secure the future of our neighbourhood. That profound local sentiment was later codified into our formal planning framework via the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision (2005). The ARKS Vision was not a top-down mandate; it was a rigorous, multi-year planning initiative managed by City staff between 2003 and 2005. It achieved widespread community buy-in through random-sample household surveys, multilingual workshops, and neighbourhood-led planning committees. Crucially, every single directive in the final document required an explicit, verified community approval rating of at least 60% from local residents before being formally adopted by City Council.	Jane Hungerford	Shaughnessy	

				Under Directions 1.1 and 1.2 (Page 11) of this highly democratic plan, which achieved overwhelming consensus, City Council explicitly committed to a directive that "the single-family character of the ARKS area should be retained." Furthermore, Direction 3.1 (Page 15) explicitly states that any new alternative housing forms should be strictly focused on "arterial streets where there is transit service," rather than penetrating deep into quiet residential streets like Somerset, Avondale, or Connaught. This level of meticulous, bottom-up planning cannot be casually discarded. The corners of 41st and Granville are a transit area. It has never been a successful commercial area because of the surrounding low density and we already have major commercial nodes and transit hubs with established scale and opportunity for density nearby—namely Marpole and South Granville(along Granville), as well as Kerrisdale and Oakridge (along 41st). These hubs are far more appropriate and logical locations for densification, as those neighbourhoods are already zoned for density. I urge Council to respect the integrity, extensive public process, and enduring democratic validity of the ARKS Vision. Second, the geographic footprint of this proposed village is grossly oversized. Pushing the designated boundaries deep into Second Shaughnessy is entirely out of keeping with the neighbourhood feel and special character of Avondale, Somerset, and Connaught. The village map must be significantly scaled back, entirely removing the single-family streets of Second Shaughnessy and confining the boundaries strictly to the block bounded by West 41st Avenue, West 40th Avenue, Granville Street, and Churchill Street in the northwest quadrant. This specific block already hosts an established commercial footprint with the existing gas station, making it a logical zone for transitional scale. Beyond this single block, however, the rest of the northwest quadrant must be entirely preserved. If a wider plan must proceed in some form, • the City should focus densification strictly on the immediate corners of the major intersection instead of penetrating the existing neighbourhood. Over the past several decades, retail has continually failed at this node—a result of the historically low-density catchment area. Concentrating mid-rise densification on the corner sites is a better strategy to support local businesses while protecting the character of surrounding single-family streets. • the other three quadrants should be the primary area of focus, as they do not possess the unique historical character and of the New Shaughnessy northwest quadrant. Finally, the timing of this public consultation and its summer timeline is exclusionary. Ramming this complex proposal through on short notice (10 days) during the summer months severely limits the community’s ability to participate. Critically, this timing completely ignores the expectations of residents to be out of town on vacation in July. Any Council review should ensure residents are afforded a fair, democratic opportunity to review these massive changes. Sincerely, Jane Hungerford, CM, OBC			
2026-07-10	15:58	Villages Planning Program – Villages Plan, City-initiated	Oppose	Subject: Opposition to the Proposed Granville and West 41st Village Plan	George Hungerford	Arbutus Ridge	

		Rezoning and Vancouver Official Development Plan Amendments	Dear Mayor and Council, I am writing to oppose the proposed Villages Planning Program for the Granville Street and West 41st Avenue node. The current draft plan disregards previous community engagement, established planning commitments, and local neighbourhood realities. My opposition is based on three concerns: the threat to the historic character protected through the ARKS Community Vision, the oversized geographic footprint proposed for the village, and the unreasonably short summer consultation timeline. I have lived in the Kerrisdale-Shaughnessy area for almost all of my life since the early 1970s. My family has lived in Vancouver since the 1890s and we understand the neighbourhood’s history and sentiment. Historic character and ARKS planning precedent First, the proposed plan threatens the unique, historic character of the Somerset, Avondale, and Connaught residential streets, which comprise the northwest quadrant of this intersection. The character homes have housed many notable Vancouver residents on the wide arcing boulevards. The neighbourhood’s character has been intentionally preserved. I well remember the 1980s preservation campaign for New Shaughnessy led by John Pitts—father of former Vancouver City Councillor Jennifer Clarke. During that pivotal era, residents overwhelmingly pushed back against incompatible development to secure the future of our neighbourhood. That profound local sentiment was later codified into our formal planning framework via the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision (2005). The ARKS Vision was not a top-down mandate; it was a rigorous, multi-year planning initiative managed by City staff between 2003 and 2005. It achieved widespread community buy-in through random-sample household surveys, multilingual workshops, and neighbourhood-led planning committees. Crucially, every single directive in the final document required an explicit, verified community approval rating of at least 60% from local residents before being formally adopted by City Council. Under Directions 1.1 and 1.2 (Page 11) of this highly democratic plan, which achieved overwhelming consensus, City Council explicitly committed to a directive that "the single-family character of the ARKS area should be retained." Furthermore, Direction 3.1 (Page 15) explicitly states that any new alternative housing forms should be strictly focused on "arterial streets where there is transit service," rather than penetrating deep into quiet residential streets like Somerset, Avondale, or Connaught. This level of meticulous, bottom-up planning cannot be casually discarded. Oversized footprint and better density locations Second, the geographic footprint of this proposed village is grossly oversized. Pushing the designated boundaries deep into Second Shaughnessy is entirely out of keeping with the neighbourhood feel and special character of Avondale, Somerset, and Connaught. The village map must be significantly scaled back, entirely removing the single-family streets of Second Shaughnessy and confining the boundaries strictly to the block bounded by West 41st Avenue, West 40th Avenue, Granville Street, and Churchill Street in the northwest quadrant. This specific block already hosts an established commercial footprint with the existing gas station, making it a logical zone for transitional scale. Beyond this single block, however, the rest of the northwest quadrant must be entirely preserved. The corners of 41st and Granville are a transit area, but this node has never been a successful commercial area because of the surrounding low density. Vancouver already has major commercial nodes and transit hubs with established scale and opportunity for density nearby—namely Marpole and South Granville along Granville, as well as Kerrisdale and		
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				Oakridge along 41st. These hubs are far more appropriate and logical locations for larger-scale densification, as those neighbourhoods are already zoned for density. In addition, as I have commented to Council and staff previously, the Arbutus Village surroundings would make much more sense to densify—particularly the parcels between Nanton and Valley on Arbutus—since there are now towers in the former Arbutus Village. Fallback position if a wider plan proceeds If a wider plan must proceed in some form, I urge Council to apply the following limits: • Focus densification strictly on the immediate corners of the major intersection instead of penetrating the existing neighbourhood. Over the past several decades, retail has continually failed at this node—a result of the historically low-density catchment area. Concentrating mid-rise densification on the corner sites is a better strategy to support local businesses while protecting the character of surrounding single-family streets. • Make the other three quadrants the primary area of focus, as they do not possess the same unique historical character as the New Shaughnessy northwest quadrant. Consultation timing Finally, the timing of this public consultation and its summer timeline is exclusionary. Ramming this complex proposal through on short notice (10 days) during the summer months severely limits the community’s ability to participate. Critically, this timing completely ignores the expectations of residents to be out of town on vacation in July. Any Council review should ensure residents are afforded a fair, democratic opportunity to review these massive changes. For these reasons, I urge Council to respect the integrity, extensive public process, and enduring democratic validity of the ARKS Vision; significantly scale back the proposed map; and defer or reopen consultation so residents have a fair opportunity to review and respond to these major changes. Sincerely, Geordie Hungerford			
2026-07-10	16:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the 17 Villages Plan. This is too important an issue to be rushed through. It deserves meaningful public consultation. The City has given no logical reason to create these 17 Villages. This is absolutely outrageous. This Council is so disrespectful to land owners. This looks to me to be nothing more than a tax grab to make up for all the tax breaks this Council gives to developers. This Plan will change my property to allow up to an eight storey building therefore my land value will increase and my property taxes will too. I am not entitled to Section 19 exemption. I know that the land value will increase because the City has changed the zoning to my industrial land elsewhere in the city and the land value went from \$ 350,000 to \$5,000,000 with a huge increase in property taxes.	Grace MacKenzie	Kensington-Cedar Cottage	
2026-07-10	16:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I do not support the Villages and in particular the village at 41st and Granville. Arbutus Centre should be densified instead and a new plan established for it. This consultation process has not been adequate.	Megan Lewis	Arbutus Ridge	
2026-07-10	18:11	Villages Planning Program – Villages Plan, City-initiated	Oppose	Dear Mayor Sim and Members of Council,	Andrea G.	Kerrisdale	

		Rezoning and Vancouver Official Development Plan Amendments	I am writing as a resident living on West 43rd Avenue within the proposed Mackenzie & West 41st and adjacent Mackenzie & West 33rd Village areas, to oppose the Villages Plan and city-initiated rezoning in their current form as applied to both of these designated village areas. I support the City's broader goals: more housing choice, the ability for people to stay in their neighbourhoods through different life stages, and better access to local shops and services. I am not asking Council to abandon those goals. I am asking Council to look closely at what the City's own consultants and its own engagement data say about these two specific villages, because on the record before you, neither designation holds together. I am asking Council to: 1. Remove the Mackenzie & W. 33rd and Mackenzie & W. 41st Villages from the Plan and the city-initiated rezoning, and return them for neighbourhood-specific planning; or, at minimum, 2. Halt any expansion of the commercial footprint beyond the existing corners at both intersections, and require the ecological, infrastructure and public-facilities conditions set out below before any permanent development capacity is granted. A. The City's own retail consultants say neither village will work, and that they will damage each other and their neighbours The City retained Urban Systems to project retail demand for all 17 villages (Villages Retail Opportunity Projections, April 2026). Their findings for these two proposed blocks are unusually direct. For Mackenzie & 33rd, the modelling calls for 68,000 to 78,000 square feet of new retail on an existing base of only 26,000 square feet, nearly triple the current footprint. But the same section concludes that high prevailing land values make it "very challenging to locate any new retail floor area in this village in the foreseeable future," and that the designation would only create "the possibility for retail to emerge over the longer term." Put simply, the City's own experts do not believe a functioning village will be built here within any planning horizon that matters, even as the rezoning grants permanent development capacity today. For Mackenzie & 41st, the same report projects a similarly large demand figure (69,000–78,000 sq ft) against a base of just 9,000 square feet, but concludes this "is not a strong location for retail in general," predicts that any future frontage would more likely be leased to service and office uses such as notaries, clinics, and legal firms rather than becoming a grocery-anchored hub, and warns explicitly that if retail gravity is drawn to this location, it "would run counter to the interests" of Kerrisdale, Dunbar, and Mackenzie & 33rd alike. Read together, these two sections describe the two proposed villages effectively competing for the same finite pool of local spending (currently concentrated in Kerrisdale and Dunbar): a designation the consultants say won't be built (33rd), a designation the consultants say shouldn't be built as envisioned (41st), and the established commercial districts in Kerrisdale and Dunbar that would absorb the collateral damage either way. This concern is not just mine. The City's own Kerrisdale Business Improvement Association raised the same objection directly with the City, specifically citing the proximity of the proposed Mackenzie & 41st Village to the established Kerrisdale business district. The practical consequence of designating land the consultants themselves doubt will be commercially viable is not a null result. It is land speculation, assembly, and demolition of family homes for a retail future that, by the City's own analysis, may never materialize, introducing the disruption of redevelopment without the benefit of an effectively working village.			
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B. The residents living inside these two boundaries are telling the City the same thing, in the City's own survey data

In Phase 2 engagement, respondents connected to Mackenzie & 33rd and Mackenzie & 41st reported the least confidence of any of the 17 villages that the Plan's public-space directions would actually improve public space in their neighbourhood. Mackenzie & 33rd also recorded the highest share of "No, definitely not" responses of any village on whether the proposed directions would improve access to nature — a full quarter of respondents. This is not a general climate of anti-development sentiment; it is specific, comparative evidence that these two locations poll worse than their neighbours on the very outcomes the Plan promises to deliver.

C. My central concern remains ecological, and it has not been answered

The blocks in and around these two villages, particularly the established residential streets west of Mackenzie, contain large-canopy trees, deep garden soils, hedges, shrubs, native and naturalized plants, and substantial areas of unpaved ground that have developed over decades. Taken together across adjoining properties, these features form a connected urban ecosystem that supports birds, insects and other wildlife, absorbs rainfall, moderates summer heat, filters air, and gives residents daily contact with nature. The City's own biodiversity and bird-planning materials recognize the importance of exactly this kind of layered private-garden habitat.

This is not an abstract concern to me. In my garden, a Polyphemus moth successfully pupated and emerged this year, with a wingspan of 6 inches. I offer this example as a concrete illustration of what the current planning framework overlooks: an established private garden can support the completion of a native insect's full life cycle, and a network of adjoining gardens can function as meaningful habitat. Other long-established gardens nearby show the same pattern.

And this is not a fringe concern in the ecological literature. A well-established body of research on urban green infrastructure treats private gardens as a major, and often underappreciated, component of city-wide biodiversity.

Goddard, Dougill and Benton's landmark 2010 review in Trends in Ecology & Evolution describes gardens and their adjoining habitats as forming interconnected networks whose conservation value depends on being managed collectively across a neighbourhood, not lot by lot. A 2019 study of 85 urban gardens in Zurich, published in Scientific Reports, found that higher plant diversity in individual gardens directly supported greater soil fauna diversity, including the earthworm and springtail (Collembola) communities that drive decomposition, nutrient cycling and water regulation, and that these effects scaled with the age and management continuity of the garden, not just its size.

In other words, the decades-old gardens that this rezoning would place at greatest risk are precisely the ones the research identifies as most ecologically valuable. Once mature trees, layered vegetation and undisturbed soils are removed for larger footprints, excavation, and servicing, their ecological function cannot be recreated by installing a handful of young ornamental trees after construction. Replacement planting is not ecologically equivalent to mature canopy and intact soil, and will not become equivalent for decades.

The Plan states that trees and native soils will be retained "where possible," while ecological landscaping will be "encouraged." That language is too discretionary for a rezoning of this scale and permanence. The development entitlement would be immediate and durable; the protection of what already exists would depend entirely on later, site-by-site decisions.

			Currently, there is no neighbourhood-level ecological baseline showing how much mature canopy, permeable soil and connected habitat currently exists, what share is likely to be lost under the permitted building forms, or how the City will prevent a net ecological decline as multiple sites redevelop over time. A numerical tree-replacement formula does not solve this: a mature tree, an established hedge, and undisturbed soil are not interchangeable with a sapling. Assessment should account for canopy volume, habitat value, carbon storage, summer cooling, stormwater retention, and the relationship between vegetation on adjoining lots. D. The Plan grants zoning certainty while public facilities and transportation remain contingent The referral report indicates utility upgrades will be identified later, through the development-application process, on a site-by-site basis. TransLink's own submission on the ODP amendment confirms that the transit improvements identified for this area are not yet included in an approved investment plan and are therefore not yet funded. I have not found a site-specific commitment for either village identifying land, funding and a delivery schedule for additional park space, school capacity, childcare, or community facilities — only vague references to "seek" and "explore" such things. Existing parks and facilities do not expand when population is added around them; increasing residents around the same footprint of green space reduces green space per resident and intensifies pressure on what already exists. Additionally, these are not major-transit locations, and do not have ready access to rapid-transit. Both have bus service but sit on narrow residential streets already used for on-street parking. Larger buildings would add not only residents' vehicles but deliveries, service traffic, ride-hailing, and parkade movements, on streets that already carry school-day pick-up and drop-off congestion. A detailed local transportation, school-access and curb-management plan should precede any zoning decision, not follow it. E. What I am asking for Primary ask: Remove the Mackenzie & W. 33rd and Mackenzie & W. 41st Villages from the current city-initiated rezoning and return them for neighbourhood-specific planning. Direct the projected retail demand toward the existing Kerrisdale and Dunbar business districts, which already have the infrastructure and foot traffic to absorb it, consistent with the consultants' own warning about retail-gravity competition. If Council is not prepared to remove these designations entirely, at a minimum I ask Council to require, before any approval takes effect: 1. A corridor-level ecological and tree-canopy assessment for both villages, including mature trees, soil permeability, native vegetation, habitat connectivity, and likely cumulative losses under the proposed building forms. 2. Binding ecological standards — retention of high-value trees and habitat features, meaningful root-zone protection, limits on excavation where retention is required, bird-friendly glazing and lighting, and replacement based on ecological function rather than tree counts. 3. A funded public-facilities and infrastructure plan for both villages identifying current and projected capacity for parks, schools, childcare, water, sewer, fire flow, sidewalks and transportation, with specific land, funding sources and delivery dates attached. 4. A local parking, loading and lane-access plan that protects residential streets and lanes from unmanaged parkade access, commercial servicing, and spillover parking, including school peak periods.		
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				5. No expansion of the commercial footprint beyond the existing corners at Mackenzie & 33rd and Mackenzie & 41st, given the consultants' own finding that this expansion is not commercially viable in any relevant timeframe, and no urgency to rezone family-housing blocks today for retail the City's own experts do not expect to be built. 6. Phased implementation with public review, so Council can evaluate actual housing delivery, tree and habitat loss, traffic, retail occupancy, and pressure on public services before extending the zoning further. Vancouver needs more housing. It also needs mature trees, functioning urban ecosystems, adequate schools and parks, and a commercial strategy grounded in its own consultants' findings rather than in speculative hope. These are not secondary concerns to be resolved after rezoning — they are part of the basic planning case that should be established before permanent development rights are granted over land the City's own analysts have twice told you will not deliver what this Plan promises. I respectfully ask Council not to approve the Mackenzie & 41st and Mackenzie & 33rd designations in their present form. Sincerely, Andrea G. Kerrisdale / Mackenzie Heights			
2026-07-10	18:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I object to the proposed Villages Plan for the following reasons: 1) Insufficient consultation--less than 1% public engagement. 2) Vancouver's population had decreased, not increased. 3) The timing of this decision appears to be so that it will not come to the attention of most Vancouver residents. 4) New housing will be more expensive than supporting gentle density. 5) Commercial Street is already a beautiful village that has absorbed enormous density in the last 15 years/ 6) We support our local businesses, and we don't want them to be priced out.	Peter Finch	Kensington-Cedar Cottage	
2026-07-10	18:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I opposed Villages Planning Program. The detailed reasons are in the letter attached.	Qixia Yu		Appendix A
2026-07-10	18:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	There is absolutely no need for this "plan". We already have villages except we call them neighbourhoods. Mass rezoning like this destroys neibourhoods.	Karen Dunham	Kensington-Cedar Cottage	
2026-07-10	18:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	You have heard all the objections to this plan from very respected experts in the field. I strongly oppose this plan and how each councillor and the mayor vote on the Villages Plan will affect how I vote in October.	Pearl Perehudoff	Dunbar-Southlands	

2026-07-10	18:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As someone who adores and appreciates their neighbourhood and the wonderful community within it, I strongly oppose this. This plan does nothing but line the pockets of developers. It will displace/drive out the residents that have called these neighbourhoods home for years. There are tons of empty condos, multiple large scale building projects...should those not be inhabited first? Why come and a destroy the few quiet, family-friendly neighborhoods that still exist in Vancouver? I chose my current home because it was on a quiet street that also has parks, community centres, grocery stores and shops, distinct communities, all within walking distance (and the reasonable rent for the amount of space). I enjoy being in an actual house and not just another cookie cutter luxury box. I like having a backyard. I like knowing my neighbours. I like being able to hear families out and about during the day but then quiet at night. The Kensington-Cedar cottage neighborhood already has everything this plan says it striving for. Shops, markets/grocery stores, community centres, green space, major transit route access (the 33, 8, 19, etc). What it doesn't have are the 6-8 storey buildings you propose (that none of the current residents will be likely able to afford), and I would like to keep it that way. Please leave our already established "village" alone. This plan will ruin everything I absolutely adore about this neighbourhood and, more importantly, negatively impact countless residents. Instead, the city should be focusing on filling empty condos/towers and homes that are just sitting there, on rent freezes and/or caps, and abolishing the no pet clause. Make this city more accessible, don't just keep destroying it, one "village" at a time. I endorse the cogent open letter from 30 expert Vancouver urbanists, urban planners, architects, and UBC/SFU academics summarizing their reasons for opposing ODP at https://housingreset.ca/2026/02/25/cov-vancouver-official-development-plan-odp/	Antonietta Restivo	Kensington-Cedar Cottage	
2026-07-10	19:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I don't want this in my neighborhood! All our neighbours are also against this rezoning.	Joanne Comuzzi	Grandview-Woodland	
2026-07-10	19:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We don't need monster houses. We need appropriate housing plans that take current housing into consideration.	Evelyn Gut	Arbutus Ridge	
2026-07-10	19:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please reject the current Villages Plan and send it back to staff for further refinement. While I agree with the concept of establishing (or enhancing) villages around the city, the current plan and its rollout have not been fully worked out, nor has the public had a fair opportunity to influence the future of our neighbourhoods. In my opinion, this is a half-baked plan that needs much more refinement to be successful. Here are a few of the many issues that need to be resolved: 1. Resolve the taxation issue as it relates to current residents. Bumping up the zoning from RS (residential) to C2E (commercial) zoning could mean a 4X to 6X increase in property tax rates. This would amount to mass eviction for those of us on fixed or limited incomes if it were to be imposed on us while we're still using our homes for residential purposes. I hope this is not the intent of council. Please resolve this issue with a public statement regarding	Robert Lilly	Arbutus Ridge	

			the tax rates so those of us that want to age in place can do so with out having our property taxes increase 4 to 6 fold. 2. Have a more fulsome engagement with the residents of each village. Allow the residents to help shape their future neighbourhoods. We do not feel that the previous public engagement on this topic was done in an inclusive manner. Most of us never heard about it. We would like the planning department to meet with us and to hold (at least) 17 different workshops with residents from each of the villages. We're not looking for "information sessions" where the planning department talks AT us. We want actual charrette style workshops where we can draw with pens and pencils and provide meaningful input that will be used towards developing the plans for each village. 3. Provide unique design guidelines for each of the 17 villages. The current plan does not properly address the unique characteristics and design opportunities of each village. Much like the neighbourhoods of Manhattan, we would like to see the Vancouver Villages Plan celebrate the distinct character, history, urban design, and architectural feel of each different village. We do not want MacKenzie Heights to look like the Broadway corridor. We want MacKenzie Heights to have a distinct architectural feel with unique urban design elements. The design guidelines should be written to enhance these elements and ensure the developers and their architects have clear direction to bring the visions to fruition. 4. Provide a unique commercial focus for each of the 17 villages. For example, perhaps one village could be focused on artist live-work studios that open out to the laneway with storefront art studios along the main arterial roads. Perhaps a different village could focus on music with various forms of instructional spaces, instrument repair shops, performance spaces, and a lively nightlife with pubs and restaurants featuring live music. This is the type of granular planning that we'd like to see in the Villages Plan. 5. Facilitate multi-generational living in the new village developments. Multi-generational living is currently very challenging to do in Vancouver. We would like to see this facilitated in the Village Plan. The need is growing. This could take many different shapes and forms, but likely would involve elevators in the buildings, below grade parking, and a wide mix of floor plate and unite sizes - including 4 and 5 bedroom units with ample private and semi-private outdoor spaces. We would like to see living configurations where grandparents can live side by side with their children and grandchildren. 6. Include urban gardens in the new developments. The city can help address food insecurity issues while also benefiting the environment by requiring urban gardens in the new developments. 7. Provide lush, leafy, green public realm in the villages. Design the streetscape with ample width (and soil volumes) for street trees, pollinator gardens, benches and gathering spaces. The current plan is lacking the space allocation to implement these features properly and only offers token gestures. We don't want more of the same like what is happening in the Broadway corridor where architecture and street frontages all look the same. We want these villages to actually feel like villages and not an urban strip mall. 8. Address the human scale of the villages with architectural and urban design guidelines that are based on research for what constitutes a village scale of development, and not based on maximizing square footage. The current proposal of 6-storey buildings up against the sidewalk is not a pedestrian-friendly scale of design. We suggest the planning department use European village examples where the 2-storey storefronts have apartments above and behind the stores that are set back from the street frontage. One solution would be a 2-storey podium with 6-storey towers set back from the street frontage. 9. Provide for outdoor cafes in the villages. The current plan does not appear to provide		
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				guidelines for outdoor cafes or restaurants. 10. Keep the small locally-owned shops in place. The City needs to find a way to mandate that new developments are required to finance existing shop owners to allow them to ride out the construction period and move into the new spaces at their current rents once construction is finished. These "mom and pop" shops are the backbone of our neighbourhoods and deserve to be looked after. Too often, new developments have commercial spaces that are too pricey for the local shop owners to stay in business. We believe the planning department can get creative and solve this problem in a revised "Villages Plan Revision #2".			
2026-07-10	19:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We have more than 2000 empty apartments in downtown and other part of the city. We do not need new buildings. We also have community centre and local store in each community. No need to build new villages. Support the original communities will better for the city.	Gad Wannitikul	Dunbar-Southlands	
2026-07-10	19:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: OPD, Public Hearing, July 14, 2026 To: Sim and Councillors I Oppose the Proposed OPD (Official Development Plan, City of Vancouver, BC, Canada) I Support well-planned housing growth and affordability. I Oppose the proposed OPD in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the McKenzie and 41st street who will be impacted by the proposed Vancouver City master plan for 17 villages were unaware of such a plan. This was evidenced at a recent informal gathering of the neighborhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighborhood specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. Major Concerns Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses	Barbara Kennedy	Kerrisdale	

			• Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure. • Applying similar planning assumptions across all 17 villages ignores local conditions. • Village-specific planning should precede zoning and development changes. Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: • Schools • Childcare • Parks • Community centres • Libraries • Utilities • Sewers • Water systems • Roads • Public transit • Emergency services Questions that remain unanswered: • Who pays? • When will upgrades occur? • What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts • Increased density will significantly increase local traffic. • Existing neighbourhood streets already experience congestion. • Visitor and customer parking is limited. • Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years. Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings • Mature trees • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts			
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			• Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation • Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment. Heritage Protection • Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: • New parks • Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces These commitments should be secured before significant redevelopment begins. Requests to Council Defer approval of the OPD. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based. • Complete village-specific planning for each community. • Conduct meaningful consultation with residents, businesses, and community organizations. • Prepare infrastructure funding plans before approving additional density. • Establish measurable affordability targets. • Strengthen heritage protections. • Protect existing local businesses. • Increase tree protection requirements. • Publish transportation and infrastructure impact studies. • Phase growth according to infrastructure capacity. Closing Statement • We support thoughtful growth. • We support more housing. • We support complete, livable communities. • We do not support planning that outpaces infrastructure, lacks village-specific analysis, or		
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				fails to reflect meaningful community input. • Council should pause the current OPD, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each village Sincerely Barbara Kennedy			
2026-07-10	19:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I live on East 22nd Avenue, and I’m writing to oppose the Villages Plan rezoning for the Commercial & 20th Village area. Our neighbourhood is already quite crowded. The streets are narrow, parking is tight, and the sidewalks around the school are packed during pick-up and drop-off. There are some of the side streets and back alleys that are already near impossible to turn out of due to the density of cars. Adding more density here without any real upgrades to infrastructure or services will make these problems worse. I've heard that the elementary school is also near capacity, and the surrounding streets can barely handle current traffic, let alone more. Commercial Street and the nearby blocks weren’t designed for heavier traffic or larger buildings. They’re small, residential streets with limited space for safe walking and cycling. The plan assumes people will rely more on transit and local amenities, but transit in this area is already inconsistent and the local green space is limited. I also have concerns that this rezoning is being pushed through as part of a large citywide package without enough attention to the specific issues in each area. I’m asking Council to stop this rezoning. The issues here aren’t things that can be fixed with more study or a slower rollout. My neighbourhood isn’t built to handle the level of density being proposed. Until there’s a realistic plan that actually addresses crowding, school capacity, traffic, and basic infrastructure, this change shouldn’t move forward at all. Thank you for taking the time to read my comments.	Roman Woo	Kensington-Cedar Cottage	
2026-07-10	19:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I'm opposed to the Villages Plan. What is your Development Department thinking in proposing this insanity. How dare you decide to change zoning without having meetings with each property owner involved in this. This Council needs to change its attitude about over development in Vancouver. It needs to realize that there are already people living in these areas and stop being so much on the side of developers. These 17 Village areas will cause a great negative change in the already working cultures of each neighbourhood. WOW you are just unbelievable how you just ignore the existing population in Vancouver. It is no wonder why so many people are leaving Vancouver for places where the current population is respected! There are thousands of new condos sitting empty --- make policies to force the developers to rent them out. Council has made a by-law to force ordinary property owner to rent out their houses yet this by law (https://vancouver.ca/home-property-development/evidence-exemptions.aspx#exemptions) exempts developers from doing this. Why isn't the development community force to do the same thing as ordinary property owners? Here is the link to the by-law: https://bylaws.vancouver.ca/11674c.pdf There are many new apartments sitting empty in Vancouver that the owners are offering 1 month free rent. Give me a break -- does Vancouver really need more apartment buildings that are over height, over dense, have tiny units, with expensive rents? Yet real, leave the current apartment buildings that have reasonable rents with units of a decent size. If the City wants more rental units then allow current building owners to renovate to add one more floor to the building. This is gentle density.	Denise Santano	Kensington-Cedar Cottage	

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
2026-07-10	20:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the villages plan because I believe most of the residents affected by it are not aware of it and have not been adequately consulted. Personally I believe that a few of the villages might be ok, but 17 is too many. Maybe 4 or 5 are good. I think a good "village" would be like Kerrisdale, with a good community centre, public pool and large grocery stores and pharmacy. If these amenities aren't there, I don't think there should be a "village". In my case, I think it will just to lead to overcrowding of existing shopping places in my Killarney neighbourhood. For example, I live in the south east part of the city in the Killarney or Champlain area, and I sometimes shop at Your Independent Grocery near 54th and Kerr. If that area becomes a village an already crowded shopping mall with a very busy car parking area will be unbearably crowded. I suspect if some places knew they were on the list to become overcrowded "villages", they would be very upset.	Heather Wallace	Killarney	
2026-07-10	20:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Listen to the residents of your city for once and stop this insanity. Dropping social housing for people who are mentally ill and/or drug addicted all over established neighbourhoods is not the way to build communities. Cedar Cottage already has numerous residences of this type, enough is enough.	Lee Chapelle	Kensington-Cedar Cottage	
2026-07-10	20:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The best part about where I live, and about Vancouver in general, is the trees, nature, greenery. The densification of Vancouver with multi-story buildings replacing the natural environment is horrible and saddening. Please don't make our residential communities another downtown. Please don't do this to the place I love and call home. Prioritising green spaces and skyline is an investment in our communities climate resilience, mental health, and physical health.	Ally Baaske	Kitsilano	
2026-07-10	20:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Villages destroys the neighbourhoods of the City. PLEASE VOTE AGAINST THE PROPOSED VILLAGES PLAN.	Cliff Davis	Oakridge	

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
2026-07-10	20:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I'm not in favour of the East Village Plan. Here are some points to be considered: - Less than 1% public consultation for such a plan is insufficient. - Renaming or rezoning an area without more subsidized or low income housing won't solve the affordability housing crisis in Vancouver. - If there is a need for more rental units which are affordable, create a bylaw requiring corporate building owners to rent out their new condos at affordable rents instead. - The economics of replacement housing means higher land value and rents, and even less affordability. - Both Village targeted areas - "pink mixed use" and "orange residential" - promote replacement with 6 storey buildings, and allow an option of privately-initiated rezoning for additional height and density. So, in reality, the whole village zone could be upscaled to 6 or higher storey buildings when single family dwellings are put on the market. - Upscaling primary business streets will make it more difficult for existing businesses to operate and continue. - A phased approach with extensive (25%) community consultation for a particular village is needed before proceeding. - Redevelopment means loss of trees and this would further the climate crisis. - We encourage diversity in housing in a phased and customized approach to meet the needs of existing and new residents. - Population statistics are going down not up, for the City of Vancouver. - Why is this being proposed now, when there is a municipal election happening in October? Sincerely, Irene Dulay	Irene Dulay	I do not live in Vancouver	
2026-07-10	21:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am profoundly concerned about the villages initiative as I feel it will have many negative consequences for our communities and the city at large. Therefore, I strongly recommend that the proposal for rezoning and ODP amendments NOT be approved as it stands now. We have existing neighbourhoods citywide that offer commercial high streets, and there is a plan evolving to diversify the housing types around these clusters. The city should be reinforcing these retail and community facilities. Additional 'villages' will compete and handcuff the viability of these areas which are cherished for their unique character and community nature. The village concept does not embrace or reflect local character, and the scale will lead to overshadowing, overviews, loss of our treasured green environment and loss of community engagement. Housing projections indicate that the present pipeline of gentler densification; duplexes, townhouses and multiplexes will adequately deliver the housing that is needed and desired over the next few decades. We need and want diversity, affordability and input on how our neighbourhoods should look and function! Put effort and funding into working with our present neighbourhoods facilities. Initiate community planning and take the time to get it right! Too big, too fast is a serious mistake, from which we will never recover. Scrap this plan and move towards a rethink that includes community input on how existing neighbourhoods can be enhanced to best suit their needs.	Gerhard Neufeld	Kerrisdale	

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
2026-07-10	21:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is not a well thought out plan and I opposed it as presented. We recently purchased a home in the area near the proposed Commercial Street village and though it is outside the re-zoning area it does not appear this particular neighbourhood has been considered for the development already existing. It is a lovely spot and putting in six storey apartments is absurd when the existing apartments are sitting empty because the rental rates are too expensive. I fully support more housing but this is not the way to build it. I would support a Oma with less density and a combination of rental and sale options to ensure folks of all income levels have a place to live.	Sarah Chapple	Kensington-Cedar Cottage	
2026-07-10	21:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We need affordable housing sponsored by the City not more high rise, mid-rise luxury developments which destroy neighbourhoods, kill off literally 1000s of mature trees (providing cooling, carbon sequestration and oxygen) and produce «waste »heat and traffic congestion. Market housing has not addressed the housing crisis to date. This rezoning is another transfer of wealth to the private sector. Try proposing ideas which benefit the non-rich too!	Pierre Walter	Dunbar-Southlands	
2026-07-10	21:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	• The neighbourhood is full of 100 year old gardens and houses. The gardens are full of 100 year old trees and shrubs that are home to owls, eagles, songbirds and a huge range of biodiversity. This will all be knocked down for development sites. The loss will be irreversible.	Cindy Lin	Kerrisdale	

2026-07-10	21:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a long-term resident of Mackenzie Heights I have read the draft Villages Plan, and I am appalled. The Mackenzie & 33rd Ave retail area already constitutes a village “high street”, tenanted by long-term businesses, well used by the surrounding neighbours. This plan would force them out of business, with zero likelihood of their return to higher-priced replacement retail spaces. Climate change. Replacing our urban forest of streets lined with large mature trees and carefully maintained gardens with six storey condo canyons sporting a few sad rooftop saplings will only add to heat-related problems. Already too many lots are being clear-cut to facilitate redevelopment. Suite size. Nowhere in the Plan is there any mention of minimum floor areas for suites, or any requirement to build a specific percentage of multiple bedroom suites. This will only lead to developers cramming the greatest possible number of unliveably small suites into a building. We have already seen where that leads, hundreds of unsold condos that are so small nobody wants to live in them. A table barely larger than a chessboard does not constitute a “dining area”. As for bedroom dimensions, an occupant does not want to climb over the end of the bed to use the toilet in the middle of the night. Amenities. There is no requirement for additional city-owned park spaces, libraries or community centres. Picnic benches on the sidewalk outside a coffee shop or a few shrubs in a corner bulge do not constitute a park. Parking. While a car-free city is a noble concept, it is wildly unrealistic. The plan does not appear to require construction of any off-street parking. Summary. The Villages Plan is a developer’s dream and a resident’s nightmare. It will destroy one of Vancouver’s most beautiful neighbourhoods in order to enrich the real estate and development industry. I strongly urge Council to vote against it. Alternative. Council should put more effort into encouraging rejuvenation of the existing Dunbar St. neighbourhood commercial area, only a 15 min walk from Mackenzie St.	Al Borthwick	Dunbar-Southlands	
2026-07-10	22:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and	Eric Huang	Kerrisdale	

			comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. MAJOR CONCERNS Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure. • Applying similar planning assumptions across all 17 villages ignores local conditions. • Village-specific planning should precede zoning and development changes. Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: • Schools • Childcare • Parks • Community centres • Libraries • Utilities • Sewers • Water systems • Roads • Public transit • Emergency services Questions that remain unanswered: • Who pays? • When will upgrades occur? • What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts • Increased density will significantly increase local traffic. • Existing neighbourhood streets already experience congestion. • Visitor and customer parking is limited. • Construction impacts on traffic, parking and walking is very disruptive to residents and			
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			businesses and may continue for years. Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings • Mature trees • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts • Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation • Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment. Heritage Protection • Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: • New parks • Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces These commitments should be secured before significant redevelopment begins.			
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				REQUESTS TO COUNCIL Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based. • Complete village-specific planning for each community. • Conduct meaningful consultation with residents, businesses, and community organizations. • Prepare infrastructure funding plans before approving additional density. • Establish measurable affordability targets. • Strengthen heritage protections. • Protect existing local businesses. • Increase tree protection requirements. • Publish transportation and infrastructure impact studies. • Phase growth according to infrastructure capacity. CLOSING STATEMENT • I support thoughtful growth. • I support more housing. • I support complete, livable communities. • I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. • Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely Eric Huang and Kassie (Wenzhen) Ge			
2026-07-10	22:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Thank you, Mr. Mayor and Council for the opportunity to speak to the subject of the Villages Plan. I am against the Plan for several reasons. I will limit my points to 3. A. Existing high streets are Villages and some are struggling: 1. 15% vacancy for retail on Dunbar 2. There should be vacancy taxes on retail/commercial properties with a time limitation for vacancy. 3. Small businesses need support. We don’t need chain stores filling the proposed retail spaces in the “Villages” taking away from Dunbar retail. 4. Affordability is a challenge: examples are: a) 4535 Dunbar. A 5-year lease on a 400 sq ft space, which is older, was \$120. /sf/month plus triple net. b) Support existing high streets by changing zoning rules: ie shared retail space where one tenant has a daytime business and another tenant has an evening business. c) Let communities decide what businesses are wanted and needed. The City should create a mechanism of support, not more competition. B. Housing Affordability: Increased supply has not reduced prices. We have created an economy dependent of the speculation in the real estate market, which is building a house on sand. Vancouver has the highest rate of housing construction on North America and the highest prices. 1. Neighbourhoods such as Dunbar and most neighbourhoods around Vancouver are a	Carmen Smith	Dunbar-Southlands	

			treasure trove of what should be affordable housing. 2. Smaller homes with gardens and basements were ideal environments for families and neighbourhoods. Small infill is an affordable option. 3. Dunbar has seen the highest demolition rates in Vancouver over the years. Huge homes have replaced the affordable homes which had served a community over generations. 4. According to Mark Donet, former president of Historic Ottawa Development and previously served on the Residence Committee for the National Capital Commission, retention and renovation is a higher employer than the car industry, with 1,000,000 people either directly or indirectly employed. 5. Canada's stock of non-market affordable homes stands at 4% of total housing mix, short of OECD average of 7%. (Organization for Economic Co-operation and Development with 28 member countries) (September 12, 2025) Source: renewabledevelopment.ca 2021 - repurposing just one 1,500 sq. ft home prevents up to 23,000 kilograms (23 metric tons) of CO2 emissions, showcasing the profound environmental impact of saving homes from demolition. - 600 homes were demolished in Dunbar in 2023 6. Why do we need Villages to create more housing when the Federal government is considering the "buy-out" of unsold condos. Will these Village homes be affordable? 7. Median price of apartments for rent in Dunbar: a) The Dunbar at 6019 Dunbar built in 2025. Rent ranges from \$2,395-\$3,595. Square foot range is from 465-719 square feet. (July 2026) 8. Examples of duplexes for sale in Dunbar; a) Laneway house duplex: 1771 sf, 3 bd/3 ba: \$2,298,000.00 b) Duplex: 3 bd/4ba 1628 sf. \$2,198,800.00 c) Duplex: 3 bd/4 ba: 1736 sf. \$2,498,000.00 These properties have been clear-cut and usually overshadow neighbouring homes. Their mortgages exceed \$8,000.00 per month. This is not promoting affordable housing. How will the Villages offer reasonable rents and costs to potential homeowners/renters? C. Livability and Green Space When I am on my neighbourhood route as a volunteer for the Dunbar Patrol, I see the striking difference in temperature when I walk down a paved lane versus a treed street. I feel the oppressive and often painful heat when I pass two and three storey laneway homes built to the edge of the asphalt. The Villages Plan will erase swathes of trees and gardens and small homes that are shaded shelters for hundreds of families. The domino effect of putting up 4-6 storey buildings next to existing single-family homes will only create more energy consumption and destruction of safe and livable environments as our climate changes. Families will leave their homes as their neighbourhoods are changed. This will result in more loss of potentially affordable, existing housing as we see happen time and time again. According to an EPA report of 2025 (Reducing Urban Heat Islands: Compendium of Strategies: developed by the Climate Protection Partnership Division in EPA of Atmospheric Programs), yes, a US study, but relevant and detailed.: Peak urban electric demand increases 1.5 to 2% for every 0.6C in summertime temperatures. According to Tree Canada, cities can experience air temperatures that are up to 12 degrees Celsius warmer than rural areas due to slow release of heat from sidewalks and roads. Shading and evapotranspiration from trees and gardens reduces temperatures.		
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As an illustration of surface temperature differentials:

Asphalt: Air temperature: 25 degrees Celsius Surface temperature: 52 degrees Celsius

Concrete: 25 degrees Surface: 43 Celsius

Artificial grass: 29 degrees Surface: 66 Celsius

Natural grass: any temperature Surface: Near air temperature

This is exacerbated by the addition of glass frontages or plain surfaces of adjacent buildings. The densifying of buildings slated to be built for these “Villages” will create more of the heat island effect.

In a recent presentation by Professor Eike Rosweg-Klinge of the Technische Universitat Berlin, Professor Klinge even warned about the increased use of air -conditioning in apartments and condos in high density zones as actually increasing the outside temperature as the air-conditioning expels heat from the units. <https://www.tu-berlin/en/>

In conclusion, I see this Villages Plan as a continuation of failed attempts to manipulate our housing market. This city has swung from huge expensive homes that have hollowed out neighbourhoods due to unaffordability and sporadic occupancy, to excessively built micro-condos priced tragically high to entice desperate young people to “get their foot in the housing market door”.

Townhouses, duplexes and multiplexes are the current attempt to glean as much profitability as possible from the housing market. The living space is small and in the case of townhouses and duplexes, taken up by steep stairs totally impractical for families with young children and those wanting to age in place. If development restricted demolition and regulated maximum additional FSR to existing homes, prices could stabilize. We don’t need more luxury.

And now we are offered Villages. This quaint label ignores the effect on existing high streets. It ignores the fact that we are offering less space to our residents at proportionately higher prices. It ignores that fact that we need to preserve our existing housing and green space considering the very real effects of climate change.

Vancouver has a chance to show the world that we are innovative, not destructive, not short-sighted, not foolishly continuing the mantra of “build, build, build.” It hasn’t worked. Please listen to the communities. We are not against densification because we want our young families to have a chance. But we are against real estate solely as an investment or short-term convenience with turn-over of owners. The market needs to be stabilized with thoughtful, meaningful dialogue with the communities which are impacted.

Support our existing true villages, our neighbourhoods, our walkable areas, our centers of community connection. Support small business. Encourage and incentivize home retention and renovation. Encourage substantial setbacks on construction with complementary green plantings adaptable and relevant to our climate zone. Maximum height should not exceed four storeys on a main street in a primarily residential neighbourhood. Our population is no longer growing. We have scared our young people and workers away.

Do not destroy more of what has made Vancouver an example to the world. We are beautiful because of our nature. We should be affordable because we preserve what is good. We are compassionate because we want families to live in dignity and safety. We do not want a real estate empire and frankly, I don’t care if we are a “world class city”.

I cannot in good faith vote for any candidate in the upcoming election who supports the

				Villages Plan.			
2026-07-10	23:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to register my objection to the proposed [Village Plan Victoria Dr & 61st Ave], specifically regarding the proposed 6-story building. While I understand the need for village development, a structure of this scale and height introduces severe issues regarding a loss of privacy and overshadowing that directly impacts many of us. I request that the committee consider the following critical impacts: • Unreasonable Scale and Visual Intrusion: A 6-story structure is entirely out of character with the existing committee layout. Its sheer scale will create an oppressive, towering presence. Furthermore, the proposed 6-story building’s fragmented, blocky design appears erratic and completely fails to blend in with the surrounding architectural aesthetic. • Severe Overshadowing: In addition to the privacy concerns, a building of this height will cast a substantial, permanent shadow, severely blocking the natural light that the neighborhood currently enjoys. A development of this height fails to protect the basic living conditions of existing neighbors. I strongly urge the committee to reject the current 6-story proposal and request that the developers significantly reduce the building's height, implement obscured glazing on overlooking windows, or increase the setback distance from neighboring property lines. Thank you for your time and your commitment to protecting the character and livability of our community.	Jen Fong	Victoria-Fraserview	
2026-07-11	00:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I have lived in Kerrisdale since 1999. It is a charming community and I have long loved living here. My children were raised here and we all have enjoyed the community centres, pools, tennis courts, and parks. I fell in love with Vancouver the first time I visited in 1984. The beautiful tree lined roads with the mountains to the north. What a lovely city nestled in between the mountains and the sea. It is a treasure that we should not abandon so easily to the will of developers. We do need affordable housing for all of our residents, but I have seen the random, ugly housing that is now being built in Vancouver and if it continues, Vancouver will no longer be a beautiful city. I do support well-planned housing growth and affordability, but it requires careful planning. I oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and	Marjorie Kokan	Kerrisdale	

			comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation. MAJOR CONCERNS Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure. • Applying similar planning assumptions across all 17 villages ignores local conditions. • Village-specific planning should precede zoning and development changes. Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: • Schools • Childcare • Parks • Community centres • Libraries • Utilities • Sewers • Water systems • Roads • Public transit • Emergency services Questions that remain unanswered: • Who pays? • When will upgrades occur? • What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts • Increased density will significantly increase local traffic, which has already increased dramatically			
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			• Existing neighbourhood streets already experience congestion. • Visitor and customer parking is limited; good luck parking, unless you are lucky enough to have a garage. • Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years. Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. My adult children still live with us due to our very high living costs. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings; our house is over 110 years old • Mature trees; we have three large trees in front, as we as others, including fruit trees, proving a wonderful green canopy • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts • Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation • Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment. Heritage Protection • Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: • New parks		
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			• Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces These commitments should be secured before significant redevelopment begins. REQUESTS TO COUNCIL Defer approval of the Villages Plan. Just look at all the problems current developments are experiencing, with vague government bailouts (taxpayer’s money) being floated. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based. • Complete village-specific planning for each community. • Conduct meaningful consultation with residents, businesses, and community organizations. • Prepare infrastructure funding plans before approving additional density. • Establish measurable affordability targets. • Strengthen heritage protections. • Protect existing local businesses. • Increase tree protection requirements. • Publish transportation and infrastructure impact studies. • Phase growth according to infrastructure capacity. CLOSING STATEMENT • I support thoughtful growth. • I support more housing. • I support complete, livable communities. • I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. • Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely, Marjorie Kokan			
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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
2026-07-11	03:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a staff initiated village planning proposal, not one requested by the public unless you are in the development industry and stand to make huge financial gains or the city itself increasing density on individual properties so it can bring in more tax revenue. This has been a top down heavy handed initiative that has been poorly thought through.. Currently in the lower mainland including Vancouver there are thousands of unsold condominiums that the development industry cannot unload. These units are either not suitable for end users or are far too expensive for individuals to buy or rent. What is for sale in Vancouver and approved by this council in multiple public hearings are towers with extremely small units that are outrageously expensive. Over the last 10 to 15 years despite being the densest city in Canada and the 4th densest in North America rents and the price of homes have been completely uncoupled from the salaries of local citizens. There are many who need to work 2 or 3 jobs to pay their rent. The city needs to focus on affordable seniors housing, co-ops etc and basically affordable housing. This is what Vancouver needs to focus on, not a massive densification of our city. Talk Vancouver surveys on shaping your city are designed to manufacture consent so citizens rarely bother to answer them. Densification in different areas of the city needs to be done with genuine consultation with the public. Unfortunately the NDP under David Eby and the last several councils have adopted a heavy handed autocratic approach to their constituents. There has been no genuine consultation with the public on the villages plan proposal. It appears that this current city council in its lack of wisdom is looking to destroy well established and already densely populated neighbourhoods. The few open houses offered on the village proposal were poorly attended and completely conscripted. People I have spoken who actually know about this hearing (very few actually) are terrified of being pushed out of their homes. Those in the so called pink zones would be highly restricted in attempting to sell their homes to a developer who would be willing to build a 6 story apartment with retail in the bottom. We already have well established neighbourhood high streets throughout Vancouver with good transport. Vancouver is already filled with areas where one can get one's basic needs met already but the concept is questionable and very simplistic., Most of the adult population work so they may get their basic needs met much closer to their workplace than home. Nice to have a grocery store nearby but we are not going to have a grocery store located within a 15 minute walk in every neighbourhood. A lot of brick and mortar stores are struggling as more people make their major purchases online including basic items such as shampoo and diapers which arrive directly on their doorstep. So much for the 15 minute concept. Why would the city set up alternative retail in areas that only have a few shops. My understanding is there are enough projects in the development pipeline to serve our growing population until 2050 so what is this current push for density that will impact over 14,000 detached properties and create chaos and disruption throughout our city. The scale is far too large for 10 city councillors to make such an enormous decision in one big fell swoop, especially considering most of them have no formal designated education in planning and are left to make decisions on what they are told by city planners, with a mixed agenda.	Paolo Meret	Kitsilano	

2026-07-11	04:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a poorly planned project just to appease the masses by saying we’re creating more density when in reality there’s not enough schoolspot, daycare or community centers to support this density. Our family has lived in the same spot for 30 years now and we’re losing our privacy to a potential 12 storey building directly behind my alley. After paying years of additional “school tax” my child may or may not get into our local encatgg ch ment school because it’s considered to be over capacity yet you’re creating these giant buildings? Work on the infrastructure first. Granville st has 3 lanes each way but it’s effectively 1 lane each way with the amount of left turners clogging the inner lanes due to lack of advance left signals and the joke of a “bus/bike/parking” outer lane. This is RIDICULOUS I won’t be at the 6PM council meeting because I’m a parent of young kids. Remember that we’re the sandwich generation who are working to support our aging population and raising kids for the future. A lot of us will be stuck at home during your 6PM meetings	Jenny Lee	Kerrisdale	
2026-07-11	05:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the rezoning of the McKenzie/33rd ave village proposal. The impact has not been fully assessed and it will dramatically change this neighborhood. I will not support anyone seeking election at the next cycle who votes for this change.	Alek Arsenault	Arbutus Ridge	
2026-07-11	07:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I've lived in this area for 4 yrs. We cannot handle increased residential capacity. Already we have challenges to find street parking, to get into programs at Hillcrest, lottery for nearby public schools. Further, we don't have enough evidence to say this is what the area needs now. There are developments that are undersold. Developers going bankrupt. This is a cherished '15' neighborhood where we habe greenery, walk places and kids can play hockey on the street. 6 storey apartments would absolutely prevent all these 3.	Nicole Todd	Riley Park	
2026-07-11	07:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I’m opposed to the villages plan which proposes major upzoning on all quiet residential streets in my neighbourhood. Not only will there be a loss of quiet and calmness, and social connectedness that goes with knowing all your neighbours, I’m also concerned we will lose the canopy of trees the city has spent so much time preserving. The trees and plantings are important for our mental and physical health, and it’s also extremely important to maintain a root system to absorb all of the rain water that comes our way, as we live in a rainforest! Moreover, everyone living in the proposed Kitsilano Village area already lives within five minutes of shopping areas: Broadway, Dunbar, shops along 16th. For these reasons, I’m opposed to this idea.	Alison Scarlett	Kitsilano	
2026-07-11	08:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Members of Vancouver City Council, I am writing to express my strong opposition to the proposed Oak Street & West 49th Avenue Village rezoning plan. Like many Vancouver residents, I recognize that the city faces housing challenges and that thoughtful growth is necessary. However, I do not believe this proposal represents balanced, sustainable, or responsible planning for our neighbourhood. The proposed rezoning would fundamentally change an established residential community while creating significant impacts that have not been adequately addressed. 1. Existing infrastructure is already under significant pressure. The surrounding transportation network, schools, parks, utilities, sewer systems, and community services are already operating under increasing demand. Oak Street, West 49th Avenue, and Granville Street are among the busiest corridors on Vancouver’s west side and frequently experience heavy congestion. Approving a substantial increase in residential density without first expanding supporting infrastructure will only worsen existing problems and reduce the quality of life for both current and future residents.	Nico Hu	Shaughnessy	

			2. Construction impacts will last for many years. Once this rezoning is approved, widespread demolition and redevelopment will inevitably follow throughout the Village area. Residents should expect years of continuous construction, including: * demolition of existing homes; * constant construction noise; * dust and air pollution; * increased truck traffic and road closures; * disruption to pedestrian and cyclist safety; * additional traffic congestion on already overloaded streets. These impacts will not be temporary inconveniences affecting only one property—they will occur simultaneously across multiple blocks and may continue for many years as redevelopment proceeds parcel by parcel. 3. Increased traffic and parking shortages. The proposal will bring thousands of additional residents into an area where traffic congestion is already a daily challenge. Oak Street is one of Vancouver’s busiest north-south corridors, while West 49th Avenue serves as a major east-west arterial. Increased density will inevitably generate more vehicle trips, delivery vehicles, ride-sharing traffic, and visitor parking demand. Neighbourhood streets that were designed primarily for low-density residential use will experience increased congestion and reduced safety. 4. Loss of neighbourhood character. The Shaughnessy area has long been recognized as one of Vancouver’s most established residential neighbourhoods. Many families chose to invest here because of its quiet streets, mature trees, lower density, and community atmosphere. Replacing large portions of the neighbourhood with multi-family developments will permanently alter the character that residents have valued and preserved for decades. Growth should respect existing communities rather than fundamentally transforming them. 5. The proposal does not reflect current housing-market conditions. Vancouver’s housing market has weakened significantly in recent years. Prices have declined in many segments, and a number of newly completed or proposed developments have struggled to find buyers. Some developers and investors are reportedly being forced to sell units below their original purchase price or at a loss, yet demand remains limited. These conditions suggest that Vancouver’s current problem is not simply a lack of approved housing units. Rapidly rezoning established neighbourhoods and accelerating permits for additional multi-family developments may create even more expensive inventory without ensuring that there are enough qualified buyers or residents who can afford it. Before approving substantial new density, the City should carefully examine current vacancy levels, unsold new-home inventory, cancelled or delayed projects, declining property values, and the financial viability of existing developments.		
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			6. This approach is unfair to long-term residents. Many homeowners have lived in this neighbourhood for decades and made significant personal and financial investments based on the long-established character of the community. They chose this area because of its peaceful residential environment. This proposal would dramatically change that environment through years of construction, increased density, additional traffic, and the permanent loss of neighbourhood character. While change is inevitable in any growing city, it should not come at the expense of the residents who have helped build and maintain these communities over many years. 7. A one-size-fits-all planning approach is inappropriate. Every neighbourhood has different infrastructure capacity, transportation patterns, community needs, and physical characteristics. Applying broad rezoning policies across established residential areas without sufficient consideration of local conditions is not sound planning. Growth should be carefully targeted to locations where infrastructure already exists or where infrastructure improvements are planned before significant increases in density occur. 8. More meaningful public consultation is needed. Given the long-term consequences of this proposal, I respectfully request that Council postpone approval until comprehensive studies have been completed regarding: * transportation and traffic impacts; * school capacity; * utilities and sewer infrastructure; * parks and community facilities; * environmental and construction impacts; and * the cumulative effects of redevelopment across the entire Village area. Residents deserve a planning process that genuinely considers community concerns before irreversible decisions are made. Conclusion I respectfully urge Vancouver City Council to reject, or at minimum postpone, approval of the Oak Street & West 49th Avenue Village rezoning proposal until its long-term impacts have been fully evaluated. Vancouver certainly needs thoughtful growth, but growth must be accompanied by adequate infrastructure, careful planning, realistic economic considerations, and respect for the communities that already exist. I ask Council to protect the livability of this neighbourhood and pursue housing policies that achieve affordability without sacrificing the qualities that have made Vancouver's established residential communities desirable places to live.		
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				Thank you for taking the time to consider my comments. Sincerely, Nico Hu			
2026-07-11	08:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: Strong Opposition to the Proposed Rezoning of Oak St. & W 49th Ave. Village (Public Hearing July 14, 2026) Dear Vancouver City Council and relevant officials, I am writing to express my strong opposition to the proposed rezoning and Official Development Plan (ODP) amendment for the Oak St. & W 49th Ave. Village, to be considered at the Public Hearing on July 14, 2026. I understand that this proposal would rezone a number of parcels from single-family use to higher-density zoning designations, including R3-4, C-2D, and C-2E. As a resident of this community, I have serious concerns about the following impacts: 1. Traffic Congestion: This area currently consists primarily of single-family homes, and its roads and infrastructure were designed for the existing population density. A significant increase in housing density will substantially increase traffic volume in the area, worsening already existing congestion, particularly along major roads such as W 49th Ave and Oak St, as well as near nearby schools and commercial areas. 2. Insufficient Parking: On-street parking is already limited in this neighborhood. The influx of vehicles from new high-density housing will far exceed the parking ratios typically provided by developers, which often fail to meet actual demand. This will make parking more difficult for both residents and visitors, and may lead to spillover parking pressure on surrounding streets and residential areas. 3. Community Safety Concerns: A sudden increase in population density and traffic volume, without corresponding upgrades to roads and pedestrian infrastructure, will directly affect the safety of pedestrians—especially children and seniors—and will diminish the overall quality of life in the community. For these reasons, I respectfully urge the City Council to fully consider residents' legitimate concerns regarding traffic, parking, and safety before approving this rezoning and ODP amendment. Any increase in density should not be approved without a comprehensive traffic impact assessment and a corresponding infrastructure upgrade plan.	alex hai		

				I strongly oppose the current proposal being approved without these issues being adequately addressed.			
2026-07-11	08:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Vancouver has neighbourhoods that were organic and work well. I support I support density in the form of four story buildings duplexes townhouse but I do not support the building of false neighbourhoods and very unhappy with the architects and developers recently working in Vancouver. To me this is council and developers working together to create unattractive areas and money for themselves. Let our neighbourhoods grow as they should.	Julie Burtinshaw	Dunbar-Southlands	
2026-07-11	08:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the villages plan.	Trevor Eyford	Kitsilano	
2026-07-11	09:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have concerns about the proposed rezoning to allow six-storey condominium developments in our neighbourhood. First, our neighbourhood already struggles with limited street parking. Increasing residential density without corresponding parking and transportation improvements will place even more pressure on an already constrained area. Second, local infrastructure is already under strain. Families are finding it difficult to access community programs, and even enrolment in our designated elementary school is becoming increasingly challenging. Before approving significant increases in density, the City should demonstrate how schools, childcare, parks, and other community services will be expanded to meet the needs of additional residents. Finally, I question whether this level of development reflects current market demand. There have been recent discussions about government measures to support newly built condominiums facing slow sales. If the market is already struggling to absorb existing inventory, it raises legitimate questions about whether approving substantially more condominium projects is the right approach at this time. I support responsible growth, but it should occur alongside appropriate investments in infrastructure and be based on demonstrated housing demand rather than simply increasing density for its own sake.	Steven Vogel	Riley Park	
2026-07-11	09:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the villages plan.	Olive Eyford	Kitsilano	

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
2026-07-11	09:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Multiple reasons why I oppose the villages plan. The Fraser to Knight, 33rd to 37th plan is. built up with predominantly new homes. Any notion that developers are interested in coming into a neighborhood that just had a size of a portion of the homes torn down and built into new homes is ridiculous. I don't think that developers are interested in buying tiny Lots with brand new homes in an effort to build density. If you look at the areas that were targeted over the last 15 years and built up into high density living areas, it was typically large properties with old homes. The price per square foot made sense for developers. Coming into a neighborhood with small Lots and brand new homes on those lots does not make sense for developers from a per square foot perspective. Because these areas will be rezoned in order to make this happen I personally am not interested in the short-term higher property taxes due to the perceived increased property value due to being on a lot with potential higher density. When we bought our property we never thought of wouldn't this be great if a bunch of townhomes and low-rise buildings came into our neighborhood. We bought to raise our family and enjoy a property where we had enough space to get a little bit of peace and quiet and privacy. If I wanted to live in an area with high density I would have chose to buy and a high density area. I chose my neighborhood because of what it is, not what it is about to become potentially.	Paul Chiasson	Kensington-Cedar Cottage	
2026-07-11	09:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Councillors need to step back and consider whether this plan is grounded in practical reality. The formation of "villages" in non-transit hubs only stretches infrastructure investment further and hurts the retail that is already challenged in many parts of the city that are higher density and more transit accessible. City should focus on investing in and driving development towards the already established areas where people work, gather and live.	R Eng	Kerrisdale	
2026-07-11	09:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	4-6 story buildings within existing neighbourhoods will upend the entire liveability of current homes within those areas, and for many many reasons. It will destroy what this city has worked so hard to build already. There is always middle ground between single family homes and 4-6 story structures. Perhaps allowing more row homes (many cities that manage to maintain the character and liveability of their neighbourhoods already do this throughout the world) would be a much more logical solution. This could also provide more “family housing” while also enticing current single family house owners who are considering downsizing to find a more reasonable transition (versus the potentially small 1-2 bedroom apartment layouts in larger buildings that the city has encouraged over the past couple of decades).	Tonya Earle	Kitsilano	

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
2026-07-11	09:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	More public consultation needed. More affordable and low income housing options to match the demographics of the city and proposed village geographic areas. Focusing on community by looking at existing effective neighborhoods. Co-op housing is an excellent model to include as are co-housing options; both of which are based on community philosophy. Please look to Scandinavian countries and communities for planning purposes. Thank you.	Anne Howson	Kensington-Cedar Cottage	
2026-07-11	09:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the villages plan.	Lucy Eyford	Kitsilano	
2026-07-11	09:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Regarding 33 and Fraser and 33 and Knight section: I do not think they should have more than 6 story high and only on major busy streets - only on east 33, not side streets. These streets are already so congested, and many already have suites and lane way houses. McBride school field is being used as a dog park already.	Erin Mcguire		
2026-07-11	09:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	i strongly oppose the village plan.	Chloe Eyford	Kitsilano	

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
2026-07-11	09:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and Members of Council, I am a resident of Prince Albert Street, one block inside the proposed Fraser Street & E 33rd Avenue Village in Kensington-Cedar Cottage. I am writing to state my opposition to the Villages Plan, the associated City-initiated rezoning, and the ODP amendments before you on July 14, and to ask that you vote NOT SUPPORTED. My family and many of our neighbours chose this corner of the city deliberately. It is quiet, modest, and full of young families — the kind of stable, rooted community the Vancouver Plan claims to value. Blanket pre-zoning of our blocks for six-storey apartment buildings, with no future public hearings, treats that community as an inconvenience rather than an asset. The land-assembly speculation this plan invites will pressure long-term families — and displace the renters living in the basement suites and older homes that make up much of this area's genuinely affordable housing. Density is not the issue; we already have it. Walk our blocks and you will see lot after lot being redeveloped into duplexes with suites, laneway homes, and now multiplexes under R1-1. Kensington-Cedar Cottage is densifying rapidly under the zoning Council enacted barely three years ago, without one additional storey of up-zoning. That gentle, distributed growth is working. This plan discards it before it has even been measured. It also discards the planning tradition that built Vancouver's international reputation. Vancouverism — the careful, design-led, neighbourhood-by-neighbourhood approach associated with Larry Beasley — earned this city its standing precisely because growth was shaped with communities, tied to amenities, and reviewed in public. Mr. Beasley himself signed the June 18 Housing Reset open letter from thirty Metro Vancouver urbanists, planners, architects, and academics urging this Council to vote "not supported" and to pursue collaborative, neighbourhood-scale planning instead. When the author of Vancouverism formally asks Council to reject a plan as a departure from what made this city work, that deserves your serious pause. A single crude rezoning of nearly 14,000 parcels, released weeks before a mid-summer hearing, benefits land assemblers and developers with certainty while residents bear the uncertainty. Finally, I ask Council to look at where this burden lands. Three of the seventeen Villages touch Kensington-Cedar Cottage — more than any other neighbourhood in Vancouver. The City's own materials anticipate buildout dispersed over thirty years. That is a generation of scattered demolition and construction — trucks, excavation, and street closures on quiet residential blocks around Grays Park and the elementary school beside it — in an area full of small children. No other neighbourhood is being asked to absorb this on the same scale. I urge Council to vote not supported, as the Housing Reset experts recommend. Failing that, I ask that you substantially reduce and phase the plan, and remove the residential blocks east of Fraser Street from the City-initiated rezoning until genuine, neighbourhood-level consultation has occurred. Respectfully, Perseus Missirlis	Perseus Missirlis	Kensington-Cedar Cottage	

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
2026-07-11	09:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose six story towers	Kelly Neil	Kitsilano	
2026-07-11	09:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose six story towers	Mike Neil	Kitsilano	

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
2026-07-11	10:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Members of Council and Planning Officials, I am a long-term resident of Vancouver, writing to formally register my strong opposition to the proposed 17 neighbourhood community master plan currently under public review. My core objections focus on the large-scale tree removal outlined in the scheme, and the permanent, negative transformation of established local community character. First and foremost, the plan includes widespread clearing of mature urban trees across residential blocks. These established canopies are irreplaceable climate infrastructure for Vancouver. Mature native trees mitigate the urban heat island effect, filter air pollutants, absorb stormwater to ease sewer pressure, and provide critical habitats for local birds and urban wildlife. Young saplings planted as compensation will take decades to deliver equivalent environmental benefits, resulting in a permanent net loss of our urban forest canopy, directly contradicting the city’s own climate action and urban forest protection targets. Second, this master plan will permanently alter the unique cultural and residential identity of our neighbourhoods. The tree-lined streets, green corridors and low-rise green landscapes are the defining charm of these 17 communities, valued by local families, seniors and long-term residents. Excessive tree removal paired with densification will eliminate the peaceful, livable atmosphere that draws people to these areas, damaging neighbourhood liveability, property amenity and public mental wellbeing. Third, I am deeply concerned that the planning process has failed to fully consult local residents on tree preservation alternatives. There are proven design solutions to integrate densification while retaining mature trees, such as adjusted building footprints, creative zoning layouts and underground service rerouting. The current plan prioritises construction convenience over long-term ecological and community interests, with no clear commitment to a no-net-canopy-loss policy. As a local resident, I request City Council to take the following actions: 1. Immediately pause the tree-clearing provisions within the 17 neighbourhood master plan for full revision. 2. Mandate strict protection for all mature, heritage and ecologically significant trees across the planning area. 3. Redesign the community master plan to embed tree-preserving architectural layouts, and enforce a strict zero net loss of urban tree canopy rule. 4. Hold extended, community-focused public consultations to gather resident feedback before advancing any final approval. Our urban trees are not disposable landscape decorations, but vital public assets for Vancouver’s present and future. I respectfully request my opposition be officially recorded in the public hearing file, and I look forward to a formal written response addressing these concerns. Sincerely, Jessica	Edward Yao	Arbutus Ridge	

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
2026-07-11	10:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Spend money encouraging existing villages, not ruining neighborhoods by building competitors of our existing villages. Dunbar and 18th Ave. is a perfect example.	Neil Duke	Dunbar-Southlands	
2026-07-11	10:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I (as well as my wife) have lived within or on the edge of the proposed Angus Drive and W. 57th Ave Village for approximately 55 years out of my 76 years. This area is a neighborhood, a neighbourhood I grew up in, our children grew up in and we are very much in love with. Turning the area into a high density core would totally destroy the feel, and the family and community interactions of our neighbourhood and drive families away.	Mark Elworthy	Kerrisdale	
2026-07-11	10:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	WE LIVE ON 600 BLOCK EAST 31ST AND MY FAMILY AND NEIGHBOURS NEXT DOOR STRONGLY OPPOSE THIS REZONNG, THANK YOU	S. Anderson	Riley Park	
2026-07-11	10:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I am writing to formally register my strong opposition to the proposed pre-zoning of the Mackenzie Street corridors at W 33rd and W 41st Avenue under the Vancouver Villages Planning Program.As a resident of W 44th Avenue (between Mackenzie and Carnarvon), I live in an established, stable single-family neighbourhood. While densification directly along the existing W 41st Avenue commercial frontage is understandable, extending multi-family and mixed-use upzoning into quiet surrounding residential streets is entirely unjustified. Residents invested in this area with the reasonable expectation of neighbourhood stability; this sweeping proposal sets a troubling precedent that undermines that trust.Furthermore, blanket-rezoning 13,000 parcels to R3-1/R3-4 and C-2D/C-2E designations strips away the standard project-by-project review process. This removes the meaningful community voice that historically protects local areas. Public engagement for a change of this magnitude has been severely lacking, leaving many affected homeowners completely unaware of the threat to their properties.The rationale for this scale of development is also fundamentally flawed. Kerrisdale is already exceptionally walkable, and recent city population declines demonstrate that housing demand does not justify this level of disruption. The environmental and social costs are too high. We risk permanently losing character homes, mature gardens, and century-old trees that shelter local wildlife like eagles and owls, while fracturing long-standing community connections in favour of developer-driven speculation.I urge Council to reject the residential components of this plan. Any zoning changes must be strictly confined to the W 41st Avenue commercial frontage and kept entirely out of our surrounding residential blocks. Sincerely, Erika Harriman	Erika Harriman	Kerrisdale	
2026-07-11	10:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	1. When They Say: “We are just legalizing housing and creating ‘complete, walkable communities.’” The Counter-Argument: Tell Council that stripping away public hearings for 14,000 lots is not “legalizing housing”—it is illegalizing local democracy. It silences the very community members who live in these neighbourhoods, removing their right to shape local infrastructure, school capacities, and environmental protections.	Beth Carroll		

2026-07-11	10:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	2. When They Say: “This is a gentle ‘Villages Plan’ to bring back nostalgic ‘four floors and corner stores.’” The Counter-Argument: Remind Council that true neighbourhood preservation requires localized design, tree canopy protections, and community input—not sweeping, blanket upzonings that treat 17 distinct communities as a single, homogenized, machine-readable asset class for investment platforms both domestic and global. This is literally the financialization of housing.	Beth Carroll		
2026-07-11	10:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I wholeheartedly support increased density in our city. There are many options that should be considered. At the same time, we have wonderful neighbourhoods that should be protected. I propose that increased density be centered on major roads, with decreasing density as you get further away from those thoroughfares. That will provide quieter side streets that are safer for children, protect the tree canopy in neighbourhood centres and still allow for a huge amount of increased density along major roads. For example, new buildings along Fraser Street and 33rd Avenue are great additions. There are many more blocks along those roads that offer the potential to expand without needing the zoning to do so on side streets such as Prince Albert, 32nd Ave, St Catherines or St George (just examples). Allowing a mix of townhouse developments and duplex/triplexes to increase density on quieter streets would be a great complement to higher buildings on the major streets.	BILL CORBETT	Kensington-Cedar Cottage	
2026-07-11	10:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I will remember how each councillor votes for this plan when I vote in the October election. We lack critical infrastructure for increasing the population- lack of transit, doctors, etc. what are we doing to address these issues??	Diane Mar	Dunbar-Southlands	
2026-07-11	10:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	3. When They Say: “Pre-zoning gives ‘certainty’ to build the ‘missing middle’ housing we desperately need.” The Counter-Argument: Demand that Council reject blanket, city-initiated rezonings that strip public oversight. Tell them that if a developer wants to fundamentally transform a local block, they must be legally forced to bring that specific project before the neighbourhood in a transparent, accountable public hearing. If the Villages plan is such a good idea, it will continue to be a good idea long into the future. There is no reason to rush this through in the middle of summer, with minimal public notification of the significance and impacts of the Villages plan, and of the Public Hearing itself. Experts called on City Council to cancel the public hearing, to no avail. See “Letter to Vancouver: Why Vancouver Must Re-think the Villages Plan” by Housing Reset.	Beth Carroll		
2026-07-11	10:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	1 June 18, 2026 To: City of Vancouver Mayor Sim and Councillors, Re: Housing Reset: Why Vancouver Must Re-think the Villages Plan 2026-06-02 Referral Report: https://council[.]vancouver[.]ca/20260602/documents/rr1.pdf We are Metro Vancouver urbanists, planners, architects, and UBC/SFU academics with decades of experience—some with development backgrounds—who have come together through HousingReset.ca to seek enduring housing solutions. We write with deep concern about the City of Vancouver “Villages Planning Program” scheduled to go to public hearing on July 14. The “everything all at once,” one-size-fits-all rezoning of 17 proposed villages, 550–600 blocks and 13,000 properties risks confusion, unintended damage, and lost opportunity across the city.	Beth Carroll		

			We recommend that City Council not proceed with the public hearing as planned in July, or vote "not supported" if it cannot be cancelled. We are concerned that most residents are unaware about the magnitude of these proposed zoning bylaws, that would substantially impact neighbourhoods and harm existing neighbourhood commercial areas. However, that is precisely what this proposal will do. 1. Existing neighbourhood centres are the best place for local shopping areas, not new commercial in villages that would compete with them. Vancouver’s long-established shopping districts in neighbourhood centres across the city — such as Sunset, Kerrisdale, Dunbar, Broadway, Commercial Drive, Kingsway, Marpole and others—have anchored communities since the streetcar era. The City has wisely located libraries, childcare, community centres and plazas there, supported by strong TransLink service. These places already deliver convenience and conviviality. Neighbourhood centres are the much more important, established, community-serving centres with a broad range of shops and services. However, the Official Development Plan (ODP) identifies new shopping areas in smaller randomly placed villages that will directly compete with the neighbourhood centres shopping areas, many of which are currently struggling to survive with many vacancies. Staff project a 140% increase in the 17 new village locations local retail floorspace—nearly one million square feet. Many established neighbourhood centres/commercial corridors, all within walking distance from these villages, already suffer 10–15%+ storefront vacancy rates and will thus be impacted very negatively by this plan to add substantially more commercial shopping areas as competition. Instead, efforts need to be directed toward enhancing the established neighbourhood centres and Business Improvement Areas (BIAs) where businesses are supported by additional density within walking distance. Work within the existing neighbourhood framework with a series of community economic development metrics, to provide planning that builds roots in the community, not just zoning schedules. 2 2. Blanket rezoning spread too thinly will produce blight. History shows that when redevelopment is left to market timing across vast areas, the scattershot development makes for a patchwork of neglected, vacant, or unwanted properties between large out of scale developments that ruins neighbourhoods. Existing residents and businesses pay the price. Destabilization of neighbourhoods will occur as the real estate industry chases sites and sets off land value increases in some areas and land value deflation from oversized neighbouring development in others. The result is widespread inequity with many individual victims, and gains in the hands of a few. Spreading development thinly will likely result in "orphaned" buildings between out of scale new		
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			developments. 3. The proposed densities in villages vastly exceed compatible scales in the local context. The proposed building form for residential in villages of six storeys, at a very high 3.7 FSR, is far out of scale for these local areas, and is an inappropriate fit as proposed. Further, about 750 owners have been advised by the City their properties are effectively frozen until they are redeveloped at mixed used 6 storeys with commercial at grade. The proposed village areas cover existing neighbourhoods that are already zoned for increased density such as multifamily conversions with infill of RT5 within the Grandview Woodlands Community Plan, and Multiplex R1-1 in most other areas. 4. The proposed additional density in villages is not needed to meet future growth to 2050. The Vancouver Regional Context Statement, and the ODP, show that there is already enough approved development in the pipeline to meet future growth to 2050. The villages are not needed to meet this growth, nor will it be affordable. It will only create damage and dysfunction to the existing city fabric. The current rushed timeline is completely unjustified. Thousands of city residents and business owners will come back from summer holidays and find that their properties have been rezoned, most having no idea beforehand of the proposal. Such surprises are highly unpopular, stressful and unnecessary. Note that City Council has recently had to reconsider how the Multiplex R1-1 zoning was implemented due to community impacts, lack of reasonable guidelines, and rushed implementation. This villages proposal would have much greater consequences. 5. Solutions that enhance neighbourhoods rather than undermining them are easily achievable. Council and staff need to establish a collaborative way forward by working with residents and businesses on neighbourhood-scale plans/actions that recognize the distinct character and diversity of our neighbourhoods, add housing choices, especially affordable housing, near existing neighbourhood centres, strengthen their economic viability and attractiveness, and deliver walkable, climate-friendly communities without the collateral damage that we predict. In Conclusion We recommend that City Council not proceed with the public hearing as planned in July, or vote "not supported" if it cannot be cancelled. Instead engage with each neighbourhood in collaborative community planning as proposed above. Signed: (In alphabetical order on two pages below) 3 Larry Beasley, CM, FCIP, Former Co-chief Planner of Vancouver, author Vancouverism Patrick Condon, Professor Emeritus UBC School of Landscape and Architecture, author Broken City. Former head city planner. Frank Ducote, Principal, Frank Ducote Urban Design, former Senior Urban Designer, City of		
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			Vancouver Michael Geller, FCIP, RPP, MLAI, Ret Architect AIBC, urban planner, real estate consultant, developer and Adjunct Professor, SFU. Barbara Gordon, Retired Architect AIBC and retired Director of Capital Planning, UBC Penny Gurstein, PhD, MCIP (ret.) Professor Emeritus and Former Director, School of Community and Regional Planning, Co-Director, Housing Research Collaborative, UBC Scot Hein, Retired Architect MAIBC/Former COV and UBC Senior Urban Designer and Development Planner/Adjunct Professor Urban Design UBC/SFU Faculty Continuing Studies/Founding Board Member Urbanarium/Board Member Small Housing BC/Housing Advocate Norman Hotson, Retired Architect AIBC, FRAIC, RCA, Hon PIBC Sandy James, former City of Vancouver City Planner, Managing Director Walk Metro Vancouver David Ley, OC, FRSC, PhD, Urban Geographer, Professor Emeritus UBC, author Housing Booms in Gateway Cities Mike Mangan, Barrister & Solicitor (Ret.), who worked with the real estate industry for many years, authored The Condominium Manual and taught at UBC for 25 years. Darlene Marzari, first a Social Planner at City of Vancouver, fought the Freeway to save Chinatown/Gastown/ waterfront, City of Vancouver Councillor, BC Minister of Municipal Affairs, and established the Liveable Region Strategic Plan (1990) Bill McCreery, former registered architect AIBC & AAA, helped create North & South False Creek & thousands of units of developer, public & social housing in BC, Alberta & UK, developed several Vancouver residential projects Sean McEwen, Retired Architect AIBC, FRAIC. Affordable housing advocate Graham McGarva, FRAIC, Retired Architect AIBC, M.A. Elizabeth Murphy, private sector project manager, and senior property development officer, formerly with the City of Vancouver's housing and properties department, BC Housing and BC Buildings Corp Brian Palmquist, Award winning architect and author, AIBC MRAIC BEP CP LEED AP Tom Phipps, Retired Senior Planner City of Vancouver (33 years) Mary Pynenburg MRAIC (Retired) MCIP (Retired) Former Director of Planning City of New Westminster, Former Director of Planning and Development City of Kelowna, former Director of Design / Development CP Hotels Robert Renger, BES, MCP; Consultant City Planner; Former Senior Development Planner and City's lead for UniverCity at SFU, City of Burnaby Mary Beth Rondeau, Ret Architect AIBC Former Urban Designer City of Vancouver Signers Continued next page. 4 Signers Continued: Ralph Segal, MAIBC (ret.) Former Chief Urban Designer / Development Planner, City of Vancouver Ray Spaxman, ARIBA (Rtd), MRTPI (Rtd,) FCIP, Hon AIBC, LL.D, Director of Planning, City of Vancouver 1973-1989 Sara Stevens, PhD, Associate Professor UBC School of Architecture and Landscape Architecture,			
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				Chair of Urban Design, Co-founder of Architects Against Housing Alienation Erick Villagomez, Lecturer UBC School of Community and Regional Planning, Principal, Mētis Design Build, Editor-in-Chief, Spacing Vancouver Arny Wise, B. Comm., M.Sc., RPP, MCIP (ret), urban planner/ retired developer (President, Synergy Develop., VP Development, Goldfan Holdings), Board of Directors Toronto Economic Development Corporation (1990-1999) David Wong, Architect, AIBC; formerly with Engineering & Planning Dept. City of Vancouver Elvin Wyly, Ph.D., Professor of Geography and Urban Studies, UBC			
2026-07-11	11:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is unacceptable densification of Vancouver! I won’t support any councillor who votes in favour in the October election.	Betty Kosel	Dunbar-Southlands	
2026-07-11	11:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The plan is moving too fast, need more consultation There is an over supply of new housing The new housing is not affordable Greenspace is being lost	Vicky Baker	Kensington-Cedar Cottage	
2026-07-11	11:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It will change the peaceful environment of the current neighborhood.	Vicky Ha	Kensington-Cedar Cottage	

2026-07-11	11:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	In my previous opposition comments, I copied and pasted business and land-use experts’ words, so as to show sound economic, rational, and logical reasons as to why this Villages Planning 2026 massive re-zoning must NOT be passed. In this comment, I will ask each council member to look at their true motivations and intentions. Please, step back and ask yourself why there is such a rush to pass this through. And the timing does not look good. Ask yourself, why are you doing this during FIFA, in the middle of summer when Vancouverites are away on holiday, and when people in general are perhaps not paying as much attention to civic duties? It does not look good. Why are you giving developers such free control and power over so many neighbourhoods? If passed, no more public hearings or input, in the name of efficiency? Bureaucratic processes are slow and ponderous for good reason, checks and balances in place. Of course, there are complexities that are beyond my scope of understanding, and things are sometimes not as they appear, but this looks like it is not good for Vancouver, and it looks like (but perhaps this is not so) it is good only for developers. From what I have read, this has basically already been decided, and public input is really not welcome or listened to, I am left with only perhaps that by individual council members looking at your true motivations and intentions, there might be a chance that you will oppose this massive re-zoning.	Beth Carroll		
2026-07-11	11:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a Mackenzie Heights resident I strongly oppose this proposal	Christine Tam	Dunbar-Southlands	
2026-07-11	11:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Mayor Sim and Councillors, My name is Emily. I live on West 43rd Avenue, within the proposed Mackenzie & 41st Village and close enough to Mackenzie & 33rd that I believe the two should be considered together, since their ecological and housing effects overlap. Two questions haven't gotten enough attention in this process: 1. Ecological impact of proposed rezoning 2. What housing outcomes is this specific rezoning actually likely to deliver? 1.Soil health can't be measured by counting trees I spend a great deal of time photographing insects in the garden where I live. The organisms I photograph most often are ones most people never notice: springtails (Collembola), soil mites, and other mesofauna living in leaf litter and topsoil, a few millimetres long (see Attachment 1 for photos of springtails found on West 43rd Avenue in Kerrisdale). They are not incidental. Ecologists use springtails as an indicator species of ecosystem health because their presence, abundance and diversity are sensitive indicators of soil structure, moisture, organic matter and disturbance history, in other words, of whether a soil is actually functioning as a living system or has simply been compacted into inert fill. The presence of springtails locally indicates a vibrant, healthy soil ecosystem. Tresch et al. (2019) sampled plant, earthworm and springtail communities across 85 urban gardens in Zurich and found that gardens with higher plant diversity supported significantly richer soil-fauna communities and greater overall soil "multifunctionality" — a soil's combined capacity to decompose organic matter, cycle nutrients, and regulate water.	Emily G	Kerrisdale	Attachment 1

			Szabó et al. (2023), synthesizing 84 studies in a global meta-analysis, found that springtail species richness declines consistently with increasing urbanization, driven primarily by soil compaction and sealing. Goddard, Dougill and Benton's influential 2010 review adds the broader point that private gardens don't function as isolated, disposable patches — they form interconnected habitat networks at the neighbourhood scale, so the ecological value of any one garden depends partly on the condition of the gardens around it. Together, this research makes a point I think Council should consider carefully: a garden's ecological value isn't simply a function of how many trees stand in it. Ecological value is a function of decades of undisturbed soil structure and organic layering, conditions that develop slowly and that construction destroys quickly and permanently. A tree-canopy percentage, the Plan's primary metric, captures none of this. It doesn't measure whether the soil food web beneath a retained tree survives adjacent excavation, or the compaction that comes from heavy equipment even on lots where the trees themselves are nominally protected. Replacement tree planting in engineered soil is a reasonable gesture, but it is not ecologically equivalent to what was there before, and the research suggests it won't become equivalent for decades, if ever. Given this, I am asking Council to require a cumulative soil-ecology and habitat-connectivity assessment for both Mackenzie villages, one that looks at soil permeability and compaction, root zones, soil-fauna indicators, and connectivity between adjoining private gardens, not canopy cover in isolation, and to require it before enactment, not after individual properties enter the development-permit process, by which point the central land-use decision will already be made. 2. On housing: I don't think the affordability case has been made as clearly as it's being presented Having made the ecological argument, I want to turn to the second question, because ecological objections are easy to hear as opposition to development itself, and that isn't my position. I'd welcome more good local restaurants and shops; however, Kerrisdale is only a short 7-minute walk from my home, so the case for expanding commercial zoning at Mackenzie and 31st should rest on demonstrated need and a realistic account of what would actually get built, not the assumption that more storefronts automatically make a neighbourhood more complete. The same precision matters for the housing-affordability argument, because I think the research is being summarized more simply than it actually reads. While Asquith, Mast and Reed (2023), studying eleven major North American cities, found rents in large market-rate buildings near new construction fell 5 to 7 percent relative to buildings slightly farther away, these findings are narrower than "build more housing to lower rents" as it's often presented, because the research concerns housing that is actually constructed. It doesn't establish that a given rezoning produces that construction, that it happens promptly, or that the units built are the ones low- and moderate-income households actually need. Freemark's (2020) study of an upzoning in Chicago is a useful caution: he found the rezoning raised affected property values without a corresponding rise in permitted housing construction over the five years studied — the immediate, measurable effect was higher land value, not more housing. I'm not claiming the same outcome is inevitable in Vancouver. I am saying permitted capacity, completed construction, and affordability are three different things, and Council shouldn't treat them as interchangeable when deciding what this rezoning actually delivers. There is also a more specific, local concern about what gets lost along the way. The new C-2D and C-2E zoning districts created for these villages are not subject to the Rental Housing Stock Official Development Plan's rental-replacement requirement; in other words, existing rental units demolished under this new zoning are not guaranteed one-for-one replacement. Tenant-relocation assistance may help an individual renter through a displacement, but it is not the same as preserving the affordable unit itself.		
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				As an example of this, one submission already in the City's own public comment record on this Plan describes an older home containing an \$850-per-month secondary suite that was demolished and replaced by a duplex marketed at roughly \$2 million per unit. That is one resident's reported example, not a citywide dataset, and I don't think Council should treat an anecdote as a statistic, but it's a legitimate reason to ask for the statistic that's currently missing. Before relying on affordability as part of the rationale for these two designations, the City should be able to tell residents how many existing rental units, including secondary suites, are located within them, their approximate rents, and how many are realistically expected to survive redevelopment versus be lost. What I am asking Council to do Before enacting the Mackenzie & 41st and Mackenzie & 33rd designations, I ask Council to require: A. A cumulative soil-ecology and habitat-connectivity assessment for both villages (including a study of permeable soil, compaction, root zones, soil-fauna indicators, and connectivity among private gardens) completed before enactment, and not deferred to individual development permits. B. Binding retention standards addressing below-ground disturbance from excavation, not only above-ground tree counts. C. A transparent, published inventory of existing rental housing in both villages, including secondary suites and approximate rents, with a realistic forecast of how much of that stock is likely to be demolished versus preserved. D. An honest public accounting that separates permitted development capacity from likely construction outcomes, so Council's housing rationale rests on realistic expectations rather than an assumption that zoning capacity alone produces affordability. E. Rezoning is not construction, and construction is not automatically affordability. Council should be able to explain exactly what this rezoning will deliver, on what timeline, and at what cost to the ecological systems and existing affordable units already here. I ask that these two designations be referred back for that fuller accounting before enactment. Sincerely, Emily G. West 43rd Avenue			
2026-07-11	11:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please STOP and take a look at the true needs of this city. There is no rush for this type of development in any neighborhood. It feels like Developers greed.	Susan Seymour	Dunbar-Southlands	
2026-07-11	12:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Neighbourhoods are disappearing with development where development is whitewashing unique characteristics of these neighbourhoods.	Dana Alvaro	Fairview	
2026-07-11	12:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am opposed to this. We need to bolster our existing neighbourhood.	Peter Dixon	Kitsilano	

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
2026-07-11	12:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and Members of Council, I am 23 years old and live in the Mackenzie & 41st area. I oppose this rezoning, and I want to raise a concern that I think deserves more attention than it has received. I have lived in this area my whole life, and for as long as I can remember, Dunbar and Kerrisdale have been littered with empty lots fenced off by ‘condo coming soon’ posters. Nothing has ever actually been built! We already have undeveloped land that could provide an increase in housing, but the construction of such has never proceeded. Why, then, is this council expecting that opening up even more land will actually lead to increased development? In nearby Oakridge, 3 condos have been built and the foundations for 4 more have been laid. However, those 4 more condos are currently not being built because the units in the first 3 condos haven’t been selling. The problem is not an unavailability of housing, it is a lack of affordable housing. Without binding affordability and public benefit requirements attached before enactment, there is little to prevent newly upzoned land in these two proposed villages from being assembled and transferred into the purpose-built rental sector ownership structure. I do not own property, and I have no investment to protect. I am, by the City’s own framing, part of the generation this plan is meant to serve, and I remain unconvinced that additional zoning capacity, on its own, translates into housing that people my age can afford. Capacity and outcome are not the same thing, and I would ask Council not to treat them as such. Young people are often told that we must accept any rezoning proposal because development is supposedly being done for our benefit. But if the result is expensive housing that we still cannot afford, fewer public amenities per person, and more wealth for developers and corporations that already have a lot of it, then it is fair for us to question who the plan is actually helping. I am asking Council to remove Mackenzie & 41st and Mackenzie & 33rd from the current rezoning until the City can specify, before enactment, what share of the resulting development will be genuinely affordable, and how a significant portion of the land value created by this rezoning will be captured for public benefit rather than left to accrue privately. Sincerely, Julia G Mackenzie Heights / Kerrisdale	Julia G	Kerrisdale	
2026-07-11	12:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	In the 35 years I have lived in Vancouver, I have never submitted comments to council. The misguided Villages Plan necessitates it, though. I fail to see how it benefits any resident’s quality of life, environmental stewardship, aesthetics or affordability. The sole benefit I perceive is to developers. Please reject this plan outright.	Jeff Dyck	Kerrisdale	

2026-07-11	12:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	See letter below	Heather Archer	Kerrisdale	Attachment 1
2026-07-11	12:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	See letter below	Heather Archer	Dunbar-Southlands	Attachment 1
2026-07-11	13:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am opposed to the current Villages Planning program as there is little planning involved and more broad stroked imposition. Consider a trial of temporal nature rather than casting a general "plan" across the entire city. Consider a trial in 1 physical neighbourhood first and learn from it, rather than sweeping changes across the city all at once. Please don't make rash decisions about the city we all love and call home. I understand the need to plan for growth. There are better ways to do it. Please consult the experts and please consult the residents.	grace Cheung	Kerrisdale	
2026-07-11	13:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I live on Mackenzie Street between 39th and 41st Avenue. I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan and by the fact it was July 9 that I received by mail the City’s notice of the hearing on July 14. That is 5 days notice of a hearing that has the potential to impact our neighbourhood to a greater extent than anything Councils have ever done. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation.	Aimee Wosk	Kerrisdale	

				MAJOR CONCERNS Lack of Meaningful Community Consultation • Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood. • Consultation focused on broad concepts rather than meaningful co-design. Insufficient transparency • Community feedback has not been transparently reflected in the final proposal. • Expected development timelines • Anticipated building forms and heights • Density levels proposed for neighborhood • Redevelopment sequences • Impacts on existing homes and businesses • Financial impacts for taxpayers • Implementation strategy/priorities One-Size-Fits-All Planning • Each village has unique history, character, businesses, transportation patterns, and infrastructure. • Applying similar planning assumptions across all 17 villages ignores local conditions. • Village-specific planning should precede zoning and development changes. Infrastructure Not Keeping Pace Current infrastructure is already under pressure. Examples include: • Schools • Childcare • Parks • Community centres • Libraries • Utilities • Sewers • Water systems • Roads • Public transit • Emergency services Questions that remain unanswered: • Who pays? • When will upgrades occur? • What guarantees exist before redevelopment proceeds? Traffic and Parking Impacts • Increased density will significantly increase local traffic. • Existing neighbourhood streets already experience congestion. • Visitor and customer parking is limited. • Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years. Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some			
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			retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings • Mature trees • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts • Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation • Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment. Heritage Protection • Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: • New parks • Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces These commitments should be secured before significant redevelopment begins. REQUESTS TO COUNCIL Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based.			
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				• Complete village-specific planning for each community. • Conduct meaningful consultation with residents, businesses, and community organizations. • Prepare infrastructure funding plans before approving additional density. • Establish measurable affordability targets. • Strengthen heritage protections. • Protect existing local businesses. • Increase tree protection requirements. • Publish transportation and infrastructure impact studies. • Phase growth according to infrastructure capacity. • CLOSING STATEMENT • I support thoughtful growth. • I support more housing. • I support complete, livable communities. • I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. • Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely			
2026-07-11	13:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I live on Mackenzie Street between 39th and 41st Avenue. I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan and by the fact it was July 9 that I received by mail the City’s notice of the hearing on July 14. That is 5 days notice of a hearing that has the potential to impact our neighbourhood to a greater extent than anything Councils have ever done. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation.	Joshua Wosk	Kerrisdale	

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• Village character depends on diverse local businesses, not just new buildings with some retail space allocation.
Loss of Neighbourhood Character
Residents value:
• Heritage buildings • Mature trees • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs
Rapid redevelopment risks replacing these qualities with generic development.
Tree Canopy and Environmental Impacts
• Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear.
Affordable Housing Questions
Support additional housing, but ask:
• How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term?
Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness.
Development Speculation
• Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment.
Heritage Protection
• Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights.
Public Facilities
Growth should be accompanied by commitments to:
• New parks • Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces
These commitments should be secured before significant redevelopment begins.
REQUESTS TO COUNCIL
Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair,

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2026-07-11	14:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I do not approve of the Villages plan.	Andrea Law	Kitsilano	
2026-07-11	14:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	No need for village at MACKENZIE ST. and 33rd. Ave. We can walk to Kerrisdale in 12 minutes and Arbutus village (Safeway) in 10 minutes. Please don't ruin our neighborhood with low rises and multiplex's.	Kathleen Cheng	Arbutus Ridge	
2026-07-11	14:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Date: July 10, 2026 Mayor Ken Sim and Vancouver City Council Re: Opposition to Agenda Item: Vancouver Villages Plan and City-Initiated Rezoning Dear Mayor and Council, I am writing as a local resident, gardener, and dog owner in Grandview-Woodland to voice my strong opposition to the proposed city-wide Villages Plan. While our community has historically stepped up to support responsible, transit-oriented housing, this top-down initiative will cause severe, irreversible harm to our local neighborhood fabric. The term "Villages Plan" is a blatant euphemism. It paints a picture of quaint, charming neighborhoods while masking the reality of cookie-cutter, unsightly block developments that do not respect the architectural heritage or human scale of Grandview-Woodland. I urge Council to reject or heavily amend this plan due to the following critical local impacts:	Cathy O'Connor Morris	Grandview-Woodland	

1. Mass Tenant Displacement and Loss of Character Homes: Grandview-Woodland is anchored by older character homes, heritage properties, and naturally occurring affordable rental stock. Mass-prezoning thousands of lots up to 6 storeys creates immediate land speculation. This framework actively incentivizes developers to buy up character properties, leading to widespread demovictions and the direct displacement of our neighborhood's long-term renters.
2. Destruction of Local Gardens and Community Fabric: Our neighborhood is defined by its beautiful front-yard gardens, mature trees, and shared green setbacks. These are not just landscaping; they are vital community hubs where neighbors meet, talk, and connect. Replacing these vibrant, green spaces with lot-line-to-lot-line concrete developments will permanently destroy the green character of our streets.
3. Severe Deficit of Green Space and Off-Leash Dog Parks: Grandview-Woodland is already critically underserved when it comes to park space per capita. Park infrastructure has not kept pace with the density we have already absorbed. Specifically, the neighborhood suffers from a severe lack of fully fenced, accessible dog off-leash areas. Forcing thousands of new residents and their pets into a community that is already starving for green space will result in overcrowded parks and degraded livability.
4. Diluting Retail Spreads Out—Instead of Building—a Thriving Drive: Commercial Drive thrives precisely because its diverse retail ecosystem is dense, highly concentrated, and walkable. Pushing new retail zoning outward into scattered residential blocks is illogical. It dilutes consumer foot traffic away from our core high street rather than reinforcing it.
5. Empty Storefronts and Independent Business Blight: Small, independent merchants on the Drive are already struggling with high commercial property taxes and inflation. Spreading commercial requirements across hundreds of newly rezoned residential blocks will result in severe market oversaturation. This scattershot layout will produce commercial vacancy, leaving us with a patchwork of empty storefronts and half-abandoned properties between out-of-scale developments.

We need to focus resources on strengthening the existing business footprint of the Drive and improving our park infrastructure, not fracturing our neighborhood. I urge Council to listen to local voices and vote against the widespread implementation of the Villages Plan. Thank you for your time and consideration.

Sincerely,
Cathy O'Connor Morris

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
2026-07-11	14:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I am writing to express my opposition to the proposed Villages Plan rezoning and Official Development Plan amendment for the Angus Drive and West 57th Avenue Village area. While I understand the need to address housing demand, I believe this proposal raises significant concerns regarding the environment, the local economy, and the long-term well-being of our community. Environmental Concerns The proposed increase in density will likely result in the removal of mature trees, reduction of green space, and increased hard surfaces, all of which contribute to urban heat, stormwater runoff, and loss of wildlife habitat. These environmental assets are essential to maintaining a healthy and sustainable neighbourhood. Development should prioritize preserving existing trees and green infrastructure rather than replacing them with higher-density construction. Economic Concerns The rezoning may significantly increase land values and property taxes, placing financial pressure on long-time homeowners, seniors, and families living on fixed incomes. Rising housing costs and redevelopment pressures may also lead to the displacement of existing residents. Furthermore, the infrastructure required to support increased density—including roads, utilities, schools, parks, and community services—may place a substantial financial burden on taxpayers if it is not expanded before development proceeds. Negative Impacts on the Community This neighbourhood is valued for its quiet residential character, tree-lined streets, and strong sense of community. Large-scale rezoning could increase traffic congestion, parking shortages, noise, and pressure on already limited public amenities. Schools, parks, and local services may become overcrowded, reducing the quality of life for both current and future residents. Many residents are concerned that the proposed zoning changes are too extensive and do not adequately reflect the existing character of the neighbourhood or the wishes of the community. Such significant changes should only proceed after meaningful consultation and a comprehensive assessment of their cumulative impacts. For these reasons, I respectfully urge Council to reject or substantially revise this proposal. Any future redevelopment should be gradual, environmentally responsible, supported by sufficient infrastructure, and developed in close collaboration with local residents. Thank you for considering my comments.	Xitong Qian	Kerrisdale	
2026-07-11	15:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Having researched this further. How do you justify taking my rights as a homeowner away? If I'd like to expand or modify my home... you are now saying I cannot???? Seriously how can you justify this? Do you feel that much power in your positions? I am absolutely opposed to this poorly drafted and conceived plan.	Kathleen Gutenberg	Kensington-Cedar Cottage	Attachment 1

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
2026-07-11	15:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose yet another City of Vancouver proposal where the City is revising the Approved Grandview Woodland Community Plan. The proposed densities in villages (which appears to be designed by only development goals) vastly exceed compatible scales in many local neighborhoods context. This is a version of what the City of Vancouver wants to see in the area to support development and not from people that live, shop, play and work in these communities. I write with concern about the overall City of Vancouver “Villages Planning Program” scheduled to go to public hearing on July 14. The “everything all at once,” everything -fits- everyone in all neighborhoods. The proposed densities in villages vastly exceed compatible scales in the local context. The Villages are not natural communities based on usable community amenities. The current The City planning should go beyond the silo of their “development” planning department and be inclusive of “waste collection, recreation programs, art and culture, road closures, streets and transportation (including road closures, parking and utilities. Most new development has been replacing affordable housing, housing where people are able to live within their means. Most of these neighbourhoods have not been only single-family homes for decades. However, homes where houses can conform to a range of non-conventional living situations, but living situation where people have street level contact with other people. For example, Grandview Woodland already has a "village", of people from all lifestyles and income levels; we find common ground here and make friends. This are is west of Nanaimo Street. Please take a closer look at neighbourhoods with a character that currently works for everyone. Please do not break them up by a plan designed for development and not safety and livability. Make planning appropriate and with safe movability. Planning needs to include biking, sidewalks public transit, utilities, public infrastructures, schools, community centers, and health services, this is not a plan about community neighbourhoods and is not inclusive real taxpayer costs that this kind of development needs. I challenge the City of Vancouver to come up with a plan that includes the real costs that are needed to support the infrastructure to for this kind of density.	Shawn Preus	Grandview-Woodland	
2026-07-11	15:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We want to keep the similar population density. We want to keep the beauty of our neighbourhood, avoid the uncontrolled monster 4 level poor design houses. City has no infrastructure invest plan, such as unpaved lane, broken sidewalks.	Kin Chan	Arbutus Ridge	

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
2026-07-11	16:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am extremely disappointed and oppose the large 'Villages Plan' which I recently found out about by way of a small postcard in my mailbox - one which will fundamentally change my neighbourhood without local input, consultation, or a formal needs assessment and hearing from people who live, work, school and play in this neighbourhood. Stripping away public hearings for 14,000 lots erodes local democracy. These 17 areas are not one big united identical area - each one deserves individual consideration, public hearings, proposal and independent consideration. Neighbourhood preservation requires localized design, green space, tree canopy protections and community input. Who is benefiting from this widespread en-masse zoning changes? We deserve to know and have input on where we live. Each neighbourhood deserves a transparent accountable public hearing. We have NOT been provided adequate information or time to respond to the porposal - it is the middle of summer, kids off school, vacations happening and this is being rushed through wthout sufficient notice or input. The 33rd Ave/knight Fraser 'village' is where I live. I would like to see urban planners plan for the increase in traffic along 33rd which is already incredibly congested. 33rd is a major east-west road, single lane and VERY congested during busy travel times. The 33rd bus is insufficient to meet hte CURRENT needs for transit in this area - it is slow and unreliable given the traffic patterns. Increasing density must happen along routes that are well serviced with transit - this is NOT 33rd avenue. Kensington community centre is old I have yet to see viable plans and funding to ensure that with increased densification in this area there are appropriate recreation and services for families. I strongly urge City Council to vote AGAINST this proposal - at least until proper transparent hearings are held in each of the proposed sites with adequate time and information provided to those living in the areas to be mass- rezoned. Kimberly Rutherford	Kim Rutherford	Kensington-Cedar Cottage	
2026-07-11	16:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Neighborhood or village? I looked up the definition of village in Canada, and specifically in BC. Provincial definition is a village in BC is a rural town with a population of less than 2500. Neighhoods in Vancouver? Currently there are 22 neighborhoods and 24 community centres. These 22 official neighborhoods have been in existence since the 1960's! People who live in Vancouver and own in Vancouver identify with their neighborhoods. So much of our municipal infrastructures are identified by these neighborhoods. Therefore I am at a loss as to why all of this needs to be shelved to create 'villages'! Is this not a backward direction. Will we soon be voting for town criers? As for the requirement of "retail" in each village unless a new "dope" store is opened, each village will be observing the opening/closing of the retail on an annual basis. I also wonder whether those members on city council will financially gain from the proposed changes? Lots to think about!	Sandra North	Kitsilano	

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
2026-07-11	17:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To Mayor Sim and the Vancouver City Council, I am writing to oppose the proposed zoning bylaw changes of the 17 Villages plan. I support thoughtful growth, but I do not believe these changes are the right approach for our communities. Living in Mackenzie Heights, we already see several empty storefronts on the Dunbar corridor. Before creating additional village centres, I believe the City should focus on making existing centres successful. The proposal also assumes there will be enough demand to support additional local businesses. However, our area already has many stores, including grocery stores (Stongs, two Save on Foods, Safeway, Windsor Market), nearby in Kerrisdale, Arbutus, on Dunbar at 26th and 41st, in Arbutus Centre, and at 33rd and Mackenzie. Creating more mixed-use areas does not guarantee that new businesses will succeed, especially when existing stores already serve the community. If we want to increase residential density around these 17 villages, rezoning should be limited to the main roads at these intersections. In Mackenzie Heights that would be on Mackenzie and on 33rd, near the intersection, not extending several blocks into established residential neighbourhoods. Main roads are better suited to increased density because they already accommodate higher traffic volumes, transit, and larger buildings. Only once these villages have been established should we be considering extending development further into the surrounding neighbourhoods. I am also concerned that the proposed rezoning would make many existing homes non-conforming. If a home on a 33-foot lot was destroyed by a fire or another disaster, the owner would not be able to rebuild because they’re on a non-conforming parcel. Families who have already experienced a devastating loss should not also face the possibility of being forced to leave their neighbourhood. Also we have many retired, elderly neighbours who might not be able to afford increasing property taxes and may be forced to leave their long term family homes. I respectfully ask Council to reconsider these proposed changes and instead focus on strengthening existing village centres, limiting rezoning to major roads, and ensuring that homeowners are not placed at unnecessary risk. Thank you for your time and consideration. Ashley Gadd	Ashley Gadd	Dunbar-Southlands	
2026-07-11	17:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Village Planning Program. Because it will change Vancouver's previous living environment, administrative procedures, and neighbourhood atmosphere.	Xiang He	Shaughnessy	
2026-07-11	17:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	If you allow this, you will never be able to replace what we have. Please find other alternatives to meet rental needs I strongly oppose this application for this plan.	Sandra L. McDonald	Kensington-Cedar Cottage	

2026-07-11	17:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Village Planning Program because it will change Vancouver's previous living environment, administrative procedures, and neighbourhood atmosphere.	Xiang He	Shaughnessy	
2026-07-11	17:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Stop destroying single family neighborhoods by allowing multi story height differences between neighbour buildings. Villages grow organically, this plan is like cancer.	Robert Westendorf	Dunbar-Southlands	
2026-07-11	17:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Trying to increase density without increasing resources for residents is not in the public's interest. Granville street and oak are always congested so people have taken to speeding on inside residential streets and bikeways where speed limit is 30km. The city will not put in speed bumps and there is no speed enforcement. It affects our quality of life. There are thousands of condos for sale that are empty. There is no need to add more right now.	Niti Khandelwal	Oakridge	
2026-07-11	17:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	So disappointed that so many thoughtful former city planners have highlighted so many problems and ultimately the lack of commitment to truly addressing affordable housing in Vancouver.	Caleigh Garland	West Point Grey	
2026-07-11	17:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a very bad idea. We're at quiet neighbourhood with low density housing. Recent years' properties prices have been falling. More apartments and townhouses have been built around the area. Traffic is really bad. We do not want more density and do not want a pure residential area to become mixed used. This makes the area becomes overcrowded, more traffic issues, neighbourhood safety issues, parking issues, and potentially more pressure on properties value.	Chun Wai Chan	Oakridge	
2026-07-11	18:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose blanket rezoning of neighbourhoods proposed, leaving Vancouver's future in the hands of developers and not in the hands of city planning dept. I find the timing of this proposal curious, and it is a concern that many residents are not being given sufficient time to respond. What's the rush? Where's the public dialogue? Sincerely, B. Parkin	Barbara Parkin	Fairview	
2026-07-11	19:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To: Mayor Sim and Councillors Subject: Villages Planning Program, Public Hearing, July 14, 2026 I Support well-planned housing growth and affordability. I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood. I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and	Patrick Kennedy	Kerrisdale	

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			businesses and may continue for years. Threat to Local Businesses • Small independent businesses face displacement. • Higher land values and redevelopment pressure increase commercial rents. • Construction disruption may permanently close long-standing businesses. • Village character depends on diverse local businesses, not just new buildings with some retail space allocation. Loss of Neighbourhood Character Residents value: • Heritage buildings • Mature trees • Walkable streets • Human-scale development • Public gathering spaces • Safety • Local; businesses • Housing diversity that reflects neighborhood needs Rapid redevelopment risks replacing these qualities with generic development. Tree Canopy and Environmental Impacts • Mature trees may be removed. • Increased hard surfaces reduce climate resilience. • Urban heat island effects may increase. • Green infrastructure commitments remain unclear. Affordable Housing Questions Support additional housing, but ask: • How much will actually be affordable? • Affordable to whom? • What percentage is below market? • How many family-sized units? • How many rental units are guaranteed long term? Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness. Development Speculation • Property speculation may accelerate. • Rising land values create pressure on existing homeowners and renters. • Existing affordable rental housing may disappear through redevelopment. Heritage Protection • Many villages contain historically significant buildings. • Redevelopment incentives may encourage demolition rather than preservation. • Heritage protection should occur before increased development rights. Public Facilities Growth should be accompanied by commitments to: • New parks • Schools • Childcare • Recreation facilities • Public plazas • Community gathering spaces These commitments should be secured before significant redevelopment begins.			
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			REQUESTS TO COUNCIL Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based. • Complete village-specific planning for each community. • Conduct meaningful consultation with residents, businesses, and community organizations. • Prepare infrastructure funding plans before approving additional density. • Establish measurable affordability targets. • Strengthen heritage protections. • Protect existing local businesses. • Increase tree protection requirements. • Publish transportation and infrastructure impact studies. • Phase growth according to infrastructure capacity. • CLOSING STATEMENT • I support thoughtful growth. • I support more housing. • I support complete, livable communities. • I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input. • Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village Sincerely Patrick Kennedy			
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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
2026-07-11	19:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	From: [REDACTED] Date: July 8, 2026 at 4:49:12 PM PDT Subject: Fwd: Areas of upzoning review soon -14% of all Vancouver land parcels Subject: Areas of upzoning review soon -14% of all Vancouver land parcels -re 17 village rezoning Hello With Vancouver city hall looking at 14 % of Vancouver land rezoning some thoughts. First broadway corridor and now... As part of living in Vancouver Kerrisdale in the past 35 years the past 3 years has had parking and lane access removed from w 41 and now Granville st has 2 bike lanes 24/7 West 16 ave to west 64th and no parking as well as more pay parking added in areas. Now last month we've had water meters put on homes . 2 condo buildings on sw corner of Magee high school have been proposed condos after zoning changes and now city hall is shortly reviewing even more zoning massaging of which I feel ,as our family in area for over 35 years ,the numbers don't add up.Any home in new Developer zone will have restrictions put on private land as to what owner can't do basically forcing a densification gauntlet , of up to 6 story condos ,like eminent domain light .More trees cut down.Also we don't need to have more retail competing with already struggling areas . Feels more of a developer delight than looking out for neighbourhood already established. All this while 2200 empty condos get bailed out in a weak market and a few months until October city election.We've also had yoy last 3 years of 25% total property tax increase .Affordability - land would be more east of here as to not tear down 3-4 million dollar homes. In Kerrisdale area.Canada has an organically negative population growth.This feels like taxation without representation.Densification already on Granville Oak and Cambie St. Please consider and think of the people who voted for you. Please cancel this overreaching broad mass rezoning. Thank you Michael Reay [REDACTED] Please vote this October.	Michael (Mike) Grey	Kerrisdale	Attachment 1 Attachment 2

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
2026-07-11	19:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council: I am writing with respect to the Vancouver Villages Plan. I am a resident of Kensington-Cedar Cottage, Vancouver. I am opposed to this plan, for the following reasons. i) I find the creation of the Villages to be artificial and the areas where they are imposed to be arbitrary and unfair. One block may receive minor up-zoning, or no change at all, whilst the person across the alley may find that their property can only be developed as mixed use commercial. The tax burden imposed by the new zoning is unfairly distributed, as are options available to existing homeowners. ii) The city of Vancouver and indeed the entire province has seen sweeping change in zoning and housing over the last few years. These changes have not had the time to work their way through the system, and their effects are still largely unknown. It is already clear, for instance, that the actual demand for high-rise condominium units is now low, despite the incentives for their construction, and that many units stand unsold and vacant. It would be prudent to let the previous rounds of changes take full effect before rushing to impose new ones. iii) We are already restricting water usage. Other city and community services such as sewage, community centres, and pools are oversubscribed. Medical services cannot meet existing demand, let alone new demand. I do not see how increasing density and population can possibly be sustainable. iv) The forced rezoning of large swaths of the city creates a number of perverse incentives. Home-owners who know that their homes will be torn down and redeveloped as apartments the moment they leave have little incentive to maintain or invest in their properties. This will result in fewer laneway houses, fewer in-law suites, fewer family homes, and fewer rental units — it is simply not worth the investment for a building that exists only under sufferance. v) Similarly, developers who hold single lots have every incentive to do hold their properties indefinitely, waiting for the next upzoning. As an example, I live close to one large lot that has remained undeveloped for 3 years, and is now overrun with vermin and garbage. The developer appears to be waiting for the maximum possible density and possibly additional assemblies, instead of immediately building useful housing such as a multiplex or even two duplexes on the property, thereby adding to the housing stock now rather than in some indeterminate future. vi) It has also been shown that young families want more space and more access to the ground than is afforded by apartment buildings. We need more duplexes and multiplexes -- which are already provided by current zoning. We do not need more incentives for towers and apartment buildings. I urge you therefore to not against approval of the Villages Plan.	Than Ng	Kensington-Cedar Cottage	

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
2026-07-11	19:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have read the planning departments 17 Village strategy and am deeply concerned with not only the design but the pace at which this initiative is moving forward. I strongly oppose this initiative. One cannot create a “village” by fiat. A village - if one should be so pretentious as to label the loosening of restrictions to enable wide spread private development as a “village” - is an organic evolution of an area by and based on the needs and interests of those directly impacted. They plan as presented is not the creation of “villages”, but development opportunities for a few that run the risk of destroying neighborhoods and ruining the character of the city as a whole. There is nothing in this plan but a hope and a prayer for success, and a promise to “monitor” future eventualities when it comes to the inevitable consequences of such wide scale density increases in what are now functioning and highly livable communities. This plan needs to be put on hold until a proper timeline and appropriate consultation with affected neighborhoods has taken place. I’m shocked, to say the least, that such a mess is actually on the table!	Maggie Ross	Victoria-Fraserview	
2026-07-11	19:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the blanket zoning proposed in the Villages Planning Program. There is no need to accelerate zoning with a blanket one-size-fits all approach for the entire City of Vancouver. Local communities should have the right to evaluate proposed zoning changes in each of our neighbourhoods.	Bev Ramey	West Point Grey	
2026-07-11	19:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan. My partner and I own a house and live on Sherbrooke Street within one of the proposed villages and this will personally affect us. We recently bought this home and planned to live here our entire lives. Now it is proposed to have retail stores and 6 storey towers directly adjacent to us with dumpsters and a huge amount of traffic in the lane. This will block our view and severely impact our enjoyment of living here. We will lose all that we have worked so hard for to buy in this neighborhood; quiet tree lined streets with birdlife, family friendly low traffic streets with homes and character. 33rd Avenue is a family neighborhood with traffic calmed, tree lined streets. Changing the zoning to allow 6 storey developments with a huge increase in density would destroy the character of the entire area. It would impact every house with a view in the area. Buildings must be limited to 3 storeys to preserve the character and views from this neighborhood. The Villages plan would make the streets less safe by introducing much more traffic in an area with roads that cannot support the volume. This additional traffic on 33rd Avenue would cause community severance, would make the neighborhood less walkable and would fragment the neighborhood by cutting it off from the parks on the north side of 33rd Avenue. 33rd Avenue does not have the public transit to support this density increase. Additional density should be focused around transit infrastructure like Skytrain stations and Broadway. There is no demand for this density increase. Thousands of strata and rental units will be completed within the next year and will be listed into a market that is already saturated with unsold homes. The city should preserve the character of its neighborhoods and introduce higher density where it is wanted - around transit and amenities. I have attached photos of my street - Sherbrooke Street. Can you imagine this small residential street losing it's trees and being overwhelmed by 6 story towers?	Aaron Berghoffer	Kensington-Cedar Cottage	Attachment 1 Attachment 2

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
2026-07-11	20:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose such consequential raining taking place mid summer when a very small percentage of people impact have not been engaged or informed. The fundamental principle of establishing new villages that compete with existing villages that already are struggling while new builds also struggle to find tenants beyond a grocery store is irresponsible. The existing zoning and plans which struggle with constant city hall changes and added beurocracy have not been able to be implemented and offer to achieve the goals claimed in this plan. The existing are a result of extensive community and First Nations consultation. Why has this group of planners decided to reinvent the wheel. As an investor, why would I act on this plan given this forms a pattern that the next wave of city planners will yet another plan with little public consultation or consideration. If you insisted on not meaningfully engaging with the public it is reasonable on a democratic city for you to put such significant changes to a referendum. We do it for relatively less day to day consequential matters.	Brett Macfarlane	Kitsilano	
2026-07-11	20:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Council, As a current resident in one of the proposed village areas (Fraser & 33rd), I strongly oppose the Villages Plan. I do not believe that “villages” can be created through a top-down approach and blanket re-zoning. The Fraser & 33rd area is already a well-established neighbourhood, with a vibrant and close-knit community and excellent walkability. Many of the traditional single-family lots in this area are home to multiple families, and in recent years there has been gradual densification through laneway homes and duplexes. Blanket 6-storey zoning across the entire area will significantly damage the character of the neighbourhood. I am particularly concerned about the re-zoning up to 6 storeys on residential streets away from the arterial roads, for the following reasons: - Blanket rezoning would remove the opportunity for community feedback on specific proposals, which is essential to ensure that these projects benefit the neighbourhood and do not have significant negative impacts. - There are major concerns with taller buildings shadowing adjacent properties, removing well-established trees/greenery, worsening traffic congestion, and overwhelming existing infrastructure on these streets. - I believe blanket re-zoning will only encourage development to the maximum height and FSR allowed, rather than creating more “missing-middle” housing (e.g., ground-oriented townhouses with units suitable for families). I live in a wonderful 2-storey townhouse complex with a large proportion of families and would love to see more of this kind of development in my neighbourhood and across Vancouver; however, I don’t believe the same complex would get built under the new zoning. Under the proposed Villages Plan, developers will have no incentive to build anything other than the maximum allowable FSR, with the minimum amount of amenities, green space, and community improvements. - Finally, the blanket zoning may increase potential land value and therefore property taxes, when many of these taxpayers will never benefit from the increased investment.	Elizabeth Williams	Kensington-Cedar Cottage	

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
2026-07-11	20:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We are losing the character of neighborhoods with 3-4 story residences with no green space. We already have “Villages” -Dunbar, Kerrisdale, McKenzie villages etc. which all have a real feeling of community spirit!! What about the proposed “air tax” on properties? This is not mentioned in any info. I have seen. The proposed 4-5 story complexes ruin the diversity of styles of homes! THE CITY DOES NOT NEED MORE DENSIFICATION WITH NO MENTION OF MORE SCHOOLS, MEDICAL FACILITIES, etc.	Bill and Kathleen Hallam	Arbutus Ridge	
2026-07-11	20:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Vancouver Councillors - I strongly oppose the Villages Plan for many reasons: 1. The Phase 2 Public Engagement Report is in the furthest thing from proper public engagement. 2000 total responses from a city of 700,000 plus residents. 1000 of those responses from Vancouverites living within the proposed Villages (a non-random sample of two percent of the such residents.) Grouping "liked" with "neutral" responses to create what is presented as more than 50 percent support is rubbish. Bottom line - in only three of 17 Villages did the respondents "like" the size and scope of the proposal. 2. Communication to residents. I received a postcard in the mail announcing the "Villages Plan" 20 months ago. 17 little blue ovals on a blurry map of the city. I ignored it. The next formal notice I received from the City was the announcement for the July 14 Public Hearing - it arrived on July 7! Is that how our Council and our Planners communicate with taxpayers regarding the single largest blanket zoning uplift in Vancouver's history? 3. The May 22 letter sent to residents who live on the proposed Village High Streets. An insult bordering on obscenity. To tell a private property owner that, if the Villages Plan is passed, their home can only be sold to a developer who commits to the required street level commercial topped by five storeys of residential, when there is every indication there is no demand for such commercial development for "the foreseeable future" (Planning Dept communication.) Appropriation without an offer for current market value! Vancouver taxpayers will end up paying the City's legal costs.	Raymer Grant	Arbutus Ridge	
2026-07-11	20:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Think of the trees, please.	Cathryn McGuire	Dunbar-Southlands	
2026-07-11	20:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the proposed Villages Plan rezoning. I am concerned that this proposal will have significant negative impacts on our neighbourhood. The proposed increase in density will place additional pressure on already limited street parking and contribute to increased traffic congestion on local roads. The City has not demonstrated how existing infrastructure will adequately support the anticipated growth. I am also concerned about the potential loss of mature trees, green space, and the urban tree canopy that are essential to the character, environmental health, and livability of Shaughnessy. Once mature trees are removed, they cannot be easily replaced. Furthermore, this proposal risks eroding the unique character of established single-family neighbourhoods. Shaughnessy is recognized for its heritage, landscaped streets, and low-density residential environment. Large-scale rezoning may fundamentally alter the qualities that residents value and that have long defined this community. I encourage Council to reconsider this proposal and undertake further consultation with local residents before proceeding. Thank you for considering my comments.	XIA JUN SHEN		

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
2026-07-11	20:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Strongly oppose the Plan as it stands presently. The plan needs further reviewing and refining in regards to zoning category and the geographic boundaries. As a longtime resident of the Arbutus Ridge area the selected streets for the Macdonald 16th village don't make sense from an urban planning perspective. Many of the streets are very far and awkwardly placed from main/ secondary arterial streets to be rezoned to R3-4 and C. Keeping rezoning to R3 at most and focused to lots along 16th itself and Macdonald or Arbutus and at most one block in would be a much more reasonable and sensible proposal. The idea of 12 storey builds with commercial units in the plan as it stands now does not fit this area at all. Definitely needs further review and consideration by city planning.	Catherine Chang	Arbutus Ridge	
2026-07-11	21:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	-There are enough shopping and business centres. I am already walking distance from three areas where I'm able to do my shopping: two areas on Fraser Street and Knight & King Edward. These are true hubs, already established in our communities. These areas could benefit from rejuvenation and are far better areas in which to focus further development. Our city should be ensuring that existing centres are vibrant. -What's being proposed is completely out of alignment with this neighbourhood. We have a great deal of mature trees, which are important habitat and nesting sites for birds. Our street is quiet and safe for kids to play. It will destroy hundreds of people's homes and lives to bring density into our neighbourhood. There should still be areas of Vancouver that remain true residential neighbourhoods. -There are ample other areas where people can live if they want more walkable amenities. These are already on the rise, accelerated by the re-zoning that's already happened around all our new skytrain stations throughout the city. There are numerous areas now allowing 8, 12 and 20 story buildings, yet to be built. With these thousands of potential residential units already re-zoned, I'm unclear why another sweeping re-zoning is even on the table, in areas that are less appropriate and with less public transit infrastructure. -Massive scale re-zoning does not mean there will suddenly be 17 "villages". This vision for hubs is going to be spread far too thin with such widespread re-zoning. The result will be random buildings popping up on their own in these 17 various areas, without feeling integrated with what's around it. This idea of 17 villages is many decades in the making, so it is completely thoughtless to do all the re-zoning at once so that buildings will just pop up piecemeal. This runs the risk of neighbourhoods feeling disjointed, buildings feeling out of place, the mandatory retail and services struggling as they're too isolated, and other necessary infrastructure (such as parking and transit) not coming in lock-step. -We are currently facing a surplus of housing in Vancouver, with vacancies and a government plan to buy up housing. I've watched as pre-sale developments have folded and new builds are going unsold. There are ample retail buildings with lease signs and boarded up windows that are making existing business areas feel like they are suffering. There is currently not the demand to justify such widespread density or development. -33rd is a quiet, residential neighbourhood, and people live here because they want to be in a residential neighbourhood. It's a gross mischaracterization for the City to suggest that these huge swaths all want more and closer amenities. I just moved from a denser area and moved here specifically to be in a quieter neighbourhood without any high density. -Please listen to the dozens of experts that have voiced their opposition to this plan that is it poor urban planning.	Carlene Field	Kensington-Cedar Cottage	
2026-07-11	21:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I live on Henry Street and oppose the village concept. It will destroy the current community and neighborhood. We already have a community, changing it will destroy homes for many. It will increase crime and noise and force families to move.	Shawna Willan	Riley Park	

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
2026-07-11	21:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	These proposed changes represent a significant departure from the existing planning framework that residents and property owners have relied upon. The scale and intensity of the proposed development raise concerns about the cumulative impacts on neighbourhood character, infrastructure capacity, traffic, parking, and public amenities.	Teri Fisher	Kensington-Cedar Cottage	
2026-07-11	21:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear members of the Vancouver Council: I am writing to you in response to the Village Plan, City-initiated Rezoning and ODP Amendment, specifically regarding Victoria Dr. & E 61st Ave. Villages. I am strongly opposed to the proposed changes. I was shocked when the notice of public hearing appeared in my mail box. This is the first time that I learned about the Villages plan, and as title states, this is a “City-Initiated Rezoning”, not something supported or initiated by the residents of the area. This is a draconian, heavy handed approach to city planning. I do not understand why my neighbourhood is being unfairly targeted by Council. Myself, and I am sure many residents in the neighbourhood, choose to live here specifically for the low-density nature of the area. The neighbourhood is full of meticulously maintained houses and beautiful gardens. Residents in the area take great pride in their houses, and I am sadden and disappointed that Vancouver Council is choosing to arbitrary destroy the neighbourhood.	Jim Huang	Victoria-Fraserview	
2026-07-11	21:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am concerned that the proposed ODP amendment is not well thought-out, supported, or focused on the best interests of the current neighbourhood and community. Major policy changes of this magnitude should be supported by meaningful public consultation, comprehensive technical studies, and a clear demonstration that the benefits outweigh the impacts on the existing community. Has Council considered increased traffic, congestion, and safety? The pressure on schools and community facilities? The opinion or thoughts of those actually living in the neighbourhood? This proposal instead seems to highlight insufficient consultation with community members which will ultimately result in serious negative consequences for those living in the area.	Kim Fisher	Kensington-Cedar Cottage	
2026-07-11	22:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Manhattanizing of Vancouver continues as does the attack on single family homes. A couple of thousand unaffordable condos on the market and a glut of unaffordable rentals as well. And now more unaffordable development not to mention destroying peaceful quiet neighborhoods . I shake my head in disbelief ! Oh and a public hearing in the middle of summer when most people are away on family vacations. I guess it doesn’t really matter as it’s just a formality as you guys have already made up your minds .	Victor Maasik	Kerrisdale	
2026-07-11	22:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Pure corruption within my city. Taking a very livable part of our city and turning it over to developer greed. This is indicative of leadership with a victim mentality that wants to stick it to "the west side".	Murray Thomson	Dunbar-Southlands	

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
2026-07-11	23:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This will completely change the community life in our neighborhood. It will bring a lot of problems. Schools havnt enough space for our children. Too many people move in will bring big problem for community source.	Lily Guo	Arbutus Ridge	
2026-07-11	23:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a very ill conceived plan. The idea of rezoning entire neighbourhoods before any redevelopment plans are submitted means all of those properties will be paying anywhere from 2+ to 8+ times more on their property taxes. BCAA assesses property value on the existing zoning. Some properties could see the tax rate increase by over 8 times. If this goes ahead long term residents will be forced out as they will be unable to pay \$30,000+ for a single family home. It could be years or never before a developer wants to develop many of these properties however in the mean time the City will be collecting property tax on the upgraded zoning. I have lived in the area for 44 years and the 1st time I heard about this plan was receiving a post card this past week in the mail. In reading pages and pages of fluff never once is there a mention of what the effects will be on property taxes. I would think this would be a full section in the proposal. You talk about all of the consultation you have done but it sure didn't include me or any on my close neighbours. As well the wonderful services we have available in the existing neighbourhoods will be forced out either by higher taxes or the years it will take to demolish and build these new building which as they are new will demand increased rents. We will end up with big chains replacing our local shop keepers. By the way my neighbourhood is not in your drop down. Mackenzie Heights.	Jim Woolsey	Arbutus Ridge	
2026-07-12	00:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The villages plan for Mackenzie and 33rd does not take into account any resident input while focusing on voices that have no stake in the area like city planning staff and political/social activists. As a resident no input was sought from me or my family in the formulation of this proposal. Disenfranchising all homeowners that pay property taxes with no understanding of the location or the actual needs of the residents and goes against all fundamental democratic principles. The plan itself is materially flawed. The area is arbitrary. The footprint is exceedingly large “not a village”, it creates forced land assembly, aggressive property tax increases, massive street parking congestion, with lack of proper street and transit infrastructure, increases crime, increases insurance premiums, destroys neighborhood green and tree canopy. The plan should be scaled back focused on arterial roads within 100 for low rise no greater than 3 floors and then triplex - townhomes within 200m of the designated crossing streets and should focus on creating a vibrant opportunity for small business within a 2 square block radius. This smaller staged approach allows for a more organic opportunity for growth of “villages” with a better balance and opportunity for small business to succeed.	Elias Mitsiadis	Dunbar-Southlands	
2026-07-12	00:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	我反對一次性預分區，約13000塊土地，這樣的大規模規劃，可能改變社區原有面貌，也會削弱居民未來參與，單個項目聽証的機會。	Ping Leung Tang	Kensington-Cedar Cottage	

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
2026-07-12	01:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and Members of Council, I am a Vancouver resident, and I oppose the Villages Plan and city-initiated rezoning in its current form. My family and I have lived at Mackenzie & 43rd Ave since 2005, and we support the need for more housing in Vancouver. However, I do not support approving broad, permanent increases in development capacity before the City has clearly identified and funded the public infrastructure needed to support that growth. Parks, schools, childcare, transit, community facilities, utilities, safe streets and green space should not be left to catch up later after the zoning has already been approved. I am also concerned that the Plan does not adequately protect mature trees, established gardens, permeable soil, urban habitat and neighbourhood-scale biodiversity. Replacing mature canopy and long-established green space with young replacement trees after redevelopment is not ecologically equivalent. Finally, I am not convinced that this rezoning will produce housing that ordinary Vancouver residents can afford unless stronger non-market, below-market and public-benefit requirements are attached before enactment. More development capacity is not the same thing as affordable housing. Please do not approve the Villages Plan in its current form. I ask Council to refer it back for more detailed neighbourhood-specific planning, funded infrastructure commitments, stronger environmental protections, and clearer affordability requirements. Sincerely, X.J.	X J	Kerrisdale	

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
2026-07-12	01:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and Members of Council, I am a Vancouver resident, and I oppose the Villages Plan and city-initiated rezoning in its current form. My family and I have lived at Mackenzie & 43rd Ave since 2005, and we support the need for more housing in Vancouver. However, I do not support approving broad, permanent increases in development capacity before the City has clearly identified and funded the public infrastructure needed to support that growth. Parks, schools, childcare, transit, community facilities, utilities, safe streets and green space should not be left to catch up later after the zoning has already been approved. I am also concerned that the Plan does not adequately protect mature trees, established gardens, permeable soil, urban habitat and neighbourhood-scale biodiversity. Replacing mature canopy and long-established green space with young replacement trees after redevelopment is not ecologically equivalent. Finally, I am not convinced that this rezoning will produce housing that ordinary Vancouver residents can afford unless stronger non-market, below-market and public-benefit requirements are attached before enactment. More development capacity is not the same thing as affordable housing. Please do not approve the Villages Plan in its current form. I ask Council to refer it back for more detailed neighbourhood-specific planning, funded infrastructure commitments, stronger environmental protections, and clearer affordability requirements. Sincerely, L.W.	L W	Kerrisdale	

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
2026-07-12	01:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and Members of Council, I am a Vancouver resident, and I oppose the Villages Plan and city-initiated rezoning in its current form. My family and I have lived at Mackenzie & 43rd Ave since 2005, and we support the need for more housing in Vancouver. However, I do not support approving broad, permanent increases in development capacity before the City has clearly identified and funded the public infrastructure needed to support that growth. Parks, schools, childcare, transit, community facilities, utilities, safe streets and green space should not be left to catch up later after the zoning has already been approved. I am also concerned that the Plan does not adequately protect mature trees, established gardens, permeable soil, urban habitat and neighbourhood-scale biodiversity. Replacing mature canopy and long-established green space with young replacement trees after redevelopment is not ecologically equivalent. Finally, I am not convinced that this rezoning will produce housing that ordinary Vancouver residents can afford unless stronger non-market, below-market and public-benefit requirements are attached before enactment. More development capacity is not the same thing as affordable housing. Please do not approve the Villages Plan in its current form. I ask Council to refer it back for more detailed neighbourhood-specific planning, funded infrastructure commitments, stronger environmental protections, and clearer affordability requirements. Sincerely, J.J.	J J	Kerrisdale	
2026-07-12	08:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the city of Vancouver village plan. I currently live beside McBride Elementary school and in Vancouver for thr past 41 years. High density housing does not belong within the neighborhood. A tall multi unit building is an eye sore and with create huge parking congestion issues. We already have parking issues now. On another note if something like this goes up next door. Property value will also go down. Who will want to purchase a home next to a giant building looking over them. Please don't bring this into the neighborhood.	Nicholas Cho		
2026-07-12	08:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a real estate professional, and have worked in the industry for over 30 years. This plan is overly aggressive and goes against decades of thoughtful planning in the City. There is no need to rush this through, unless you are afraid of what citizens will find through deeper examination.	Paul Toffoli		
2026-07-12	08:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This proposal is unwarranted and unwanted. The current city council no longer has the support of the citizens of Vancouver as evidenced by the result of the recent bye election. To make such a dramatic change to the nature of Vancouver neighbourhoods without a renewed mandate from the electorate is unacceptable.	Tim Collins	Fairview	

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
2026-07-12	08:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please consult with the communities and do not force this blanket rezoning through. We have very high commercial vacancy rates already in Point Grey and Dunbar.	Margaret Gardiner	West Point Grey	
2026-07-12	08:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the villages plan as presented	Margot Keate West	Kitsilano	
2026-07-12	08:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	For a long time the Planning Department has viewed Vancouverites not as people but as obstacles blocking developmental plans to densify the city. The Village Planning Program is essentially a blanket way of rezoning 17 neighbourhoods without getting any public pushback and without having to do the really hard work of actually talking, listening and trying to understand their fears and concerns. Vancouverites are not stupid the know that their neighbourhoods must densify, but believe it must be done in the right way. I am opposed to the Villages Planning Program for two reasons. The first being scheduling the of the public hearing during the summer when people are on holidays and/or distracted by FIFA activities. There is no rush to get this passed. By holding a public hearing at this time you are eroding the civic democracy of 100,000 people who will be affected by this rezoning. An erosion that has been occurring, and includes the passing of the Vancouver Plan. The second reason being that I am opposed to a blanket rezoning of these 17 neighbourhoods. They are all different. A one size rezoning will not work. I live in the W 33rd Ave proposed village and it makes no sense and is unnecessary. I would like to invite you to take a tour of my neighborhood, the Queen Elizabeth neighbourhood, and within 10 minutes you will see what I mean. Thank You, Monique Choptuik	Monique Choptuik		
2026-07-12	08:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	@&\$?!!!!!	Raj Bhangu	Kitsilano	
2026-07-12	08:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am born and raised in Vancouver. This is my home town. Vancouver already has a cultural fabric that is organic. Artificially imposing a plan such as this threatens already existing community hubs and threatens the lifestyle that people have bought into in these neighbourhoods. Residents of these areas must have more say in how the Villages idea is implemented in their community. Rezoning is not the first step. Rezoning takes planning ability away from the residents and inadvertently,gives it to the Developers. Developers do not have a big picture view of a neighbourhood. I want to live in a single family home neighbourhood. That is why I moved here. The community is vibrant, the schools are in high demand, the parks are overflowing with families. This neighbourhood is not broken. Why does council feel the need to fix it?	Sonia Cramer	Kensington-Cedar Cottage	

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
2026-07-12	09:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The public engagement and consultation by the city has been deeply flawed and grossly inadequate. For example, survey questions were biased, responses were small in number (the sample was not representative, as noted by the city itself), official notification by mail about the public hearing did not arrive at residents' homes until just days before the meeting, and it is clear that of those residents who know about the plan, many have heard by word of mouth, not from the city itself. Moreover, it appears to me that the level of engagement has been falsely characterized as robust and positive in reports to council.	Rob Marsh	Arbutus Ridge	
2026-07-12	09:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We vigorously oppose this plan. We have outlined our objections in the attached letter.	Lucy Alderson	Kensington-Cedar Cottage	Appendix B
2026-07-12	09:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Vancouver Villages Plan is not a well thought out initiative. The lack of public consultation and the design to hold these meetings during the summer months is strategic. I do not support the current process the City Council runs these development initiatives and I specifically do not support the Vsncouver Villages Plan. The July 14th meeting should be changed until legitimate feedback and consultation can happen.	Laurie Moffitt		
2026-07-12	09:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear City of Vancouver, our home is the biggest purchase of our lives. We moved into the Fraserhood in 2014. We are raising our 2 children here. With housing prices being so high, we have sacrificed in order to afford a home (with a rental suite). With 2 extremely physically active boys, we have used the backyard and Gray’s Park extensively. Our neighbourhood is full of young families in the same position. Our life investment to raise our families. We have amazing social capital here. I feel safe and confident to let my kids walk or bike to their friends’ homes and play in the neighbourhood. We have shops and restaurants to walk to as small businesses have regenerated from run down to beginning to thrive with families moving in. While we have only small green space, we make use of it all. With the new villages plan, everything we’ve built will be lost. Our long term investments and sacrifices to have a home in this expensive city, where our children are likely to live after we are gone. The streets will be too busy to allow children to play. The social capital and friendliness between neighbours and neighbourhood parents. I am so worried about our financial future this plan will impose. How will we afford to stay here with taxes going up? If we do decide to move, who will buy our home if it is frozen? We will be forced to sell only to developers, and they can demand lower prices as we will be stuck only selling to them. Please, please do not do this to our family. It is every family’s nightmare.	Lindsay Bendickson	Kensington-Cedar Cottage	
2026-07-12	09:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I very strongly opposes this plan	Malcolm Earle	Kitsilano	

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
2026-07-12	10:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The proposed plan for two Villages along 33rd Ave between Fraser St & Knight St. doesn't meet objections of the Villages planning program: 1) 33rd Ave can't serve as a village high street because it is narrow and slow; in the afternoons traffic on this street is bumper-to-bumper and it cannot accommodate more people around it since it mean more cars on the street. 2) There is no rapid transit nearby. 3) There is very limited green space - Grays park is tiny and Kensington park is away. 4) Kensington Community Centre is small, old, and needs a deep renovation. The pool is not even a full size pool! 5) The low-rise buildings definition must include a requirement for underground parking for each unit. Overall, the villages along 33rd Ave between Fraser St & Knight St. are not ready yet - it needs rapid transit, wider street and sidewalks, bigger and better community centre, and more green space.	Andrei Smoline	Kensington-Cedar Cottage	
2026-07-12	10:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Existing neighbourhood centres are the best place for local shopping areas, not new commercial in villages that would compete with them.	Elizabeth Kerklaan	Arbutus Ridge	
2026-07-12	10:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Destroying historical neighbourhoods. I spent much sweat and equity bringing back my 1910 house on Somerville to it’s original glory, right down to the wood double hung windows. This is a neighbourhood where families moved here to live in their single family homes. Preserve this!	Lisa Glanville	Kensington-Cedar Cottage	Attachment 1 Attachment 2
2026-07-12	10:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	1. 'Village' idea is unproven. Needs to be tested on a small scale first. 2. Risks overbuild of commercial real-estate without tenants 3. Risks unoccupied & vacant lots while developers amass adjacent properties 4. Does not adequately address infrastructure requirements (parking, water, sewage, transit, etc.) 5. Undermines the integrity of existing neighborhoods	Jamie Renwick	Kerrisdale	

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
2026-07-12	11:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The new zoning district for the Villages Plan is too large, too hasty, and top-down. A more organic, slower approach would reduce mistakes. It makes sense to build on main intersections and main arteries, however this plan is delving deep into an already existing neighbourhood, whose streets are not major routes. Density can be achieved with building add-ons and laneway houses. Huge apartment buildings will ruin the character and history of this place and overshadow trees, yards etc. If Vancouver is trying to be a "Green City", mowing down trees to install tall apartments will not help this cause. Questioning the: -general boxy architecture and poor quality of buildings being installed around the city already. -size of the proposed units: are they actually a liveable size for a couple or a family? - affordability of the units - feasibility of the proposed retail. Will it be owned and run by local citizens? Or are they multinational chain stores? - parking issues that will arise - green space that will be needed -infrastructure needed (we have had watering restrictions since May!)	Alice Clarke	Kitsilano	
2026-07-12	11:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The scale of your proposal is enormous. It is destructive to neighbourhoods and unnecessary in its scope. Retail space is already sitting vacant in my neighbourhood(Kerrisdale). Tree canopy needs to be protected not further encroached upon by extending outside of main arterial routes. Condos are also sitting vacant in many parts of the city and there are multiple developments underway that will add a huge number of more apartments (for example the Jericho lands development). We are sorely lacking infrastructure in Vancouver (water, sewage disposal, schools, hospitals, transit) which needs to be addressed before such large scale rezoning. By mixing large multiplex buildings in with single home/duplex neighbourhoods you are destroying the character of neighbourhoods. Keep the multiplexes along arterial routes and leave existing neighborhoods for small scale development such as single homes, duplexes and laneway homes. This would also preserve tree canopy. There is already plan for development along the Broadway corridor. Why not finish with that before destroying the character of our existing neighborhoods?	Annette Holmvang	Kerrisdale	
2026-07-12	11:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	No protection for the impact on residential neighbourhood, tree canopy and parking. Nocongruence with the community. Not smart densification.	Linda Parsons	Kerrisdale	
2026-07-12	11:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Too high a density.	Joseph Lee	Kerrisdale	
2026-07-12	11:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Not enough consultation. Wrong density for the neighborhood.	Rachael Lee	Kerrisdale	

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
2026-07-12	11:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Members of Vancouver City Council, I am a resident and homeowner in the Arbutus Ridge neighbourhood, writing to express my strong opposition to the proposed high-density multi-storey development within our single-family residential area. While I support responsible, sustainable housing growth in Vancouver, the current proposal for high-density development in the heart of a low-density neighbourhood presents critical issues that need to be addressed: 1. Lack of Infrastructure and Community Amenities: Our neighbourhood schools, childcare facilities, and community centres are already operating at or near full capacity. Adding high-density housing without a funded, concrete commitment to expanding local public infrastructure will severely strain existing community services. 2. Traffic Congestion and Alley Safety: The influx of traffic generated by high-density housing will create dangerous bottlenecks, particularly along our narrow residential lanes and side streets. Our laneways are frequently used by pedestrians, children, and seniors. Increased vehicular traffic, delivery trucks, and service vehicles pose significant safety risks. 3. Abrupt Scale Change and Loss of Privacy: Placing high-density high-rises directly adjacent to low-density single-family homes creates a harsh and disproportionate transition. The height and massing of the proposed building will result in severe shadow coverage on neighboring gardens and a significant intrusion on private residential living spaces. 4. Infrastructure Readiness: Local utilities, drainage, and street parking capacity were not designed to absorb this level of concentrated density without major upgrades. I urge Council to reject this proposal in its current form and require a more sensible, mid-rise transitional density model that properly integrates with the surrounding single-family fabric while ensuring infrastructure capacity is expanded first. Thank you for considering the input of local residents who are directly impacted by these decisions.	Ying Wang	Arbutus Ridge	

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
2026-07-12	12:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the application in its current form and urge Council to reject it or refer it back to staff for substantial revision. I am in my mid-thirties, live in Kitsilano and am at the stage of starting a family. I support creating more housing choices for younger families, including townhouses, multiplexes and well-designed apartments. I also support strengthening small neighbourhood commercial areas. However, I do not believe those goals require rezoning such broad surrounding areas at once. A genuine village strategy should concentrate six-storey and mixed-use development closest to existing shops, frequent transit and major intersections, then transition outward through four-storey apartments, townhouses and multiplexes. The current proposal feels too blunt: it applies broad development permissions across large areas without sufficiently distinguishing between the actual village centre, transit-served corridors and quieter surrounding residential streets. Vancouver has already enabled substantial housing capacity through the Broadway Plan, Cambie Corridor planning and other transit-oriented rezonings. The City should prioritize housing where rapid transit, services and infrastructure are best able to support it, while assessing how much of that approved capacity is actually producing homes. Continually adding theoretical zoning capacity is not a substitute for addressing development economics, construction costs, approval delays and infrastructure constraints. The City should also provide clearer neighbourhood-specific analysis of sewer capacity, schools, parks, transportation, tree canopy, parking and the likely pace of redevelopment before approving such a large pre-zoning exercise. Zoning changes of this scale should be targeted and phased, with results reviewed before the boundaries are expanded. Please halt the current proposal and return with a narrower plan that concentrates the greatest density around actual shops and transit, provides gradual transitions into surrounding streets, and responds to the specific conditions of each neighbourhood. Supporting more housing does not require approving every proposed boundary and density provision at once.	James Saunders	Kitsilano	
2026-07-12	12:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This idea needs to be trialled on a much smaller scale. Increasing density in these residential neighbourhoods does not make sense when newly built towers like Butterfly building and Sinaq towers closer to the downtown core are sitting vacant. I support the allowance of lane homes and subdivision of large homes in these residential neighbourhoods as a means of supporting density, rather than adding in apartment buildings and social housing.	Leigh Renwick	Kitsilano	

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
2026-07-12	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Organizer, I am writing to express my opposition to the proposed rezoning plan affecting the 17 neighborhoods in Vancouver. While I understand the need to address housing affordability and population growth, I believe this proposal raises a number of significant concerns that deserve further consideration before any decision is made. First, the proposed rezoning could fundamentally change the character of long-established residential neighborhoods. Many residents chose these communities because of their low-density environment, green space, and quiet streets. A large-scale increase in density may permanently alter the unique identity of these neighborhoods. Second, I am concerned that existing infrastructure may not be able to support the additional population. Increased density will place greater demands on roads, parking, public transit, schools, parks, healthcare services, water, sewer, and other public facilities. These issues should be fully addressed before rezoning proceeds. Third, the proposal could negatively affect the quality of life for current residents. Increased traffic congestion, reduced parking availability, noise, and loss of privacy are all legitimate concerns that deserve careful evaluation. I also believe that meaningful public consultation is essential. Residents who will be directly affected should have sufficient opportunities to participate in the planning process, and their feedback should be given serious consideration before any final decisions are made. Rather than implementing broad rezoning across multiple neighborhoods at once, I encourage the City to consider a more gradual, evidence-based approach that evaluates local conditions and infrastructure capacity on a neighborhood-by-neighborhood basis. For these reasons, I respectfully oppose the proposed rezoning plan in its current form and ask that the City reconsider the proposal after conducting additional studies and broader public consultation. Sincerely, Jian Nie Thank you for considering my comments.	Jian Nie	Kitsilano	
2026-07-12	12:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Existing shopping streets, especially on Dunbar, already have too many vacancies. Don’t add more capacity, via the “Villages” plan which will only increase the competition. Further study also needs to be done to see if there is any need to add more zoned capacity for residential.	Jeannette Hlavach	West Point Grey	
2026-07-12	12:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It affects privacy of my backyard, and also limits the use of my property in home renovation	Susanna Wong	Kerrisdale	

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
2026-07-12	12:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It affects privacy of my backyard, and also limits the use of my property in home renovation	Li Huang	Kerrisdale	
2026-07-12	12:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My family has proudly called this neighbourhood home for 46 years, and it has always been a peaceful, family-friendly community defined by its mature trees, green spaces, and strong sense of belonging. It is heartbreaking to think that these qualities could be lost forever through the proposed Village designation. This is more than just a place to live. It is where generations have grown up, built friendships, and created lasting memories. I respectfully ask Council to protect the character and beauty of our neighbourhood and reconsider bringing this level of development to our community.	Stephanie Carr	Kensington-Cedar Cottage	
2026-07-12	12:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It affects privacy of my backyard, and also limits the use of my property in home renovation	Susanna Wong	Kerrisdale	
2026-07-12	12:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Adding this kind of density to traditionally single detached home or duplex neighbourhoods will make it even more impossible to access local community services. Have you tried registering your child for swim classes at a local community centre?! Now imagine doing that in this kind of proposed density situation. And think about schools with lotteries for catchment placements because of overcrowding already? Have you considered the ramifications of increased density on these concerns? Are you building more schools, community centres, and services to match the proposed increased density? Commercial spaces are great, but will not meet the needs of these communities alone. This proposal is inadequate to actually meet the foundational needs of anyone currently living in or planning to move into any of these villages.	Persia Pourshahnazari	Kensington-Cedar Cottage	
2026-07-12	12:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It affects privacy of my backyard, and also limits the use of my property in home renovation	Susanna Wong	Kerrisdale	
2026-07-12	12:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It affects privacy of my backyard, and also limits the use of my property in home renovation	Susanna Wong	Kerrisdale	
2026-07-12	13:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am concerned about traffic congestion, lack of parking, public transit, and increased burden on support services with the increased population density from these "villages".	Stan Quan	Kensington-Cedar Cottage	
2026-07-12	13:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly opposed to the amendment that involves the rezoning of 130,000 pieces of properties, which will drastically change the unique characteristics of West Side of Vancouver that has been the pride of this city. The rezoning will increase the density of population, which will in turn cause problems of street parking, traffic, and garbage disposal. The heritage and tradition of West side of Vancouver will vanish and Vancouver will become another mediocre metropolitan cities without its own identity and legacy.	Hong Wang	Kerrisdale	

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
2026-07-12	13:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Feel it is an invasion of the neighborhoods we have, would cut down beautiful trees and continue to change this city for the worst.	Barb Duncan	Dunbar-Southlands	
2026-07-12	13:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is removing trees, building unaffordable housing, will create heat sinks. No investment in parks or schools in the area. Transit is laughable so people will still use personal vehicles to get around. These are not villages.	Lesley McLean	Kensington-Cedar Cottage	
2026-07-12	13:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly opposed to the proposed ODP amendment that will affect some 130,000 households in the West Side of Vancouver. The proposed rezoning will drastically alter the beautiful and unique landscape of Vancouver that distinguishes itself from many other North American cities. The heritage and the historical and cultural characteristics of this city will be permanently wiped off should rezoning takes place. Many problems that will follow the rezoning will also increase the financial burden of the citizens of Vancouver, such as traffic jams, parking spaces, and social services. It will only benefits the developers and real estate speculators, but not the ordinary residents who rarely could afford the rents or purchasing prices of the residences in the West Side of Vancouver.	Liyong Yang	Marpole	
2026-07-12	13:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan at 41st and Mckenzie (and see others no better thought out). Existing neighbourhood centers already existing are the best places for local shopping and your support - not new commercial villages that negatively affect those that exist. Your dictated plan is rezoning of McKenzie all the way from 41st to West 10th. This is not an honest interpretation of a village. I spent a great deal of time and thought to the "Dunbar Vision" in 1998. That Dunbar Vision was city requested and well planned with neighbourhood support, not forced from City Hall. The Dunbar Vision is still a working well thought out plan for today. My vote is for Mayor and Council to not go through with this current City Villages Plan. Trenna	Trenna Marquardt	Dunbar-Southlands	
2026-07-12	13:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the current villages plan as is and recommended city council vote not supported. We support the idea of villages as that is where we have lived all our married life. I suggest that the plan be amended to support and enhance existing villages not build new that will compete with them. The Dunbar Vision and other similar efforts by neighbourhoods(aka villages) had the input and support of residents and city staff. This villages plan seems to primarily have the support of city staff and little support from neighborhoods. Canada's and therefore Vancouver's population is not growing. We have a negative birth rate and our immigration policy has reduced immigration significantly. We have enough housing and appropriate zoning for population growth through to 2050. This citywide rezoning is not necessary. Please vote to not support the Villages Plan.	Don Marquardt	Dunbar-Southlands	

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
2026-07-12	13:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Planning decisions should respect the established character of the neighbourhood. I oppose this application.	Zachary Fisher	Kensington-Cedar Cottage	
2026-07-12	14:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am not in agreement with approval of the current Village plan for Vancouver. I believe that there has been minimal if not no consultation with the communities impacted by the Village Plan. Consultation with neighbourhoods to work collectively with city planners to come up with a village plan with design guidelines should be done rather than dictate top down. I will be attending the July 14 City Hall meeting to support those opposed . I trust that our city counsellors will agree to a stop until concerns are addressed and the communities have input to what will drastically change their neighbourhoods.	Valerie Archer	Dunbar-Southlands	
2026-07-12	14:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The density as proposed is a detriment to the community neighbourhood.	Edmond Lin	Kerrisdale	Attachment 1
2026-07-12	14:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As much as I would like to see my adult children be able to afford houses in Vancouver the way I was able to three decades ago, I am opposed to developers clear-cutting trees to make way for behemoth housing complexes in my neighborhood, as would be permitted (and maybe even encouraged) by the City of Vancouver's proposed Villages Plan as currently presented. I live on the [REDACTED] West 35th Avenue. More than one third of households on my street have seniors. As a senior citizen myself, I am concerned the amount of construction in the years ahead will negatively impact our health and wellbeing. In June, a detached house was demolished on the northeast corner of MacKenzie and West 35th Avenue. At first, it was just the house that was bulldozed. Then, one day I passed by the intersection (July 2nd 2026), I noticed all the trees were bulldozed too. That corner, without its trees, now look and feel very different. Sadly, the City of Vancouver seems to support this action by developers. Our City prides itself on its extensive tree foliage. Trees take decades to grow. Cutting down trees is detrimental to environment and to our health and to the view and feel of the area. When homes are being demolished and built, the construction usually affects the sidewalks and street and neighbors. The larger the construction project, the longer and more extensive the roadblocks. It affects the enjoyment of the neighborhood. It reduces walkability. It takes away parking spots. It inconveniences the neighbors. The noise and dust and odors may affect health and wellbeing. When new homes are built, they will be permitted to tower over the surrounding existing 2-3 storey houses. The Villages Plan as presented will permanently change the traditional landscape and architecture of my neighborhood. Moreover, I am concerned the newer homes being built do not have accessibility in mind. As a senior citizen, I am growingly concerned about my mobility and my ability to continue living independently in my home. I visited some new home developments and noticed that many have narrow staircases to multiple floors with minimal living quarters on the ground floor. These are not useful for people with disabilities. In summary, I oppose the currently proposed Villages Plan. I urge the City of Vancouver to consider more sensible housing plans to promote development of new constructions that fit into the existing framework of the neighborhood and address the needs of the community living there and preserve the existing tree foliage.	Alex Wong	Kerrisdale	

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
2026-07-12	14:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am opposed to this plan on so many levels. First of all, not NEARLY enough public consultation has been sought and the timing of this meeting is wrong. I have watched the city of Vancouver and my neighbourhood change dramatically in the past seven years and much of what I see I do not like. I voted for Ken Sim but I won't be voting for him and his ABC council again. This is being rushed through with no evidence these plans will achieve any valued benefits for current residents.	Diane Sewell	Victoria-Fraserview	
2026-07-12	14:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed rezoning and Official Development Plan amendments. This development will worsen parking shortages, increase traffic and pollution, and create unnecessary inconvenience for nearby residents. The added density will put more strain on local infrastructure and reduce the quality of life in our community.	Fiona Tsao	Kerrisdale	
2026-07-12	14:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	First you inflicted on us the Vancouver ODP, which is wreaking true, widespread havoc on our City. Now the Villages proposal will deepen the massive wound that your actions have caused: we don't need our quiet neighbourhoods ruined by 6-8 storey apartments dwarfing traditional homes. The distinct character of neighbourhoods is already being destroyed, you do not need to further enable this by this unwanted Villages Plan. Great hurt is has been and will continue to be inflicted on renters who are being displaced by the Vancouver ODP; the Villages Plan will only greatly increase this. And for what, to enable multistorey buildings to be built where they don't fit, ruin precious views and yield housing units that are going to sit empty because they are not affordable, and more to the point, are not needed. By the City's own numbers, the existing inventory of unsold/uninhabited units plus units currently under construction plus units in approved development plans not yet constructed will more than satisfy expected population growth to 2050. Give your heads a shake. Stop ruining our City. VOTE AGAINST THE VILLAGES PLAN.	Alan Drinkwater	West Point Grey	
2026-07-12	15:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Opposition to High-Density Development (Granville & W 41st Avenue Village Plan). Dear Mayor and Members of Vancouver City Council, I am the owner and resident of [REDACTED], and I have lived here since 1996. I am writing to formally oppose the plan to introduce high-density development on residential inner streets like Hudson Street. I understand that Vancouver needs more housing, and I support responsible growth. However, in my opinion, quiet residential streets like Hudson Street are not suitable for significantly increased density. Over nearly three decades, I have seen this community remain safe, quiet, and stable. Introducing high-density development would fundamentally alter the character of our neighbourhood. My main concerns include inadequate traffic capacity, the ability of existing infrastructure such as water, sewage, and drainage to support more density, decreased livability, and the potential impact on long-term residents like myself. If more housing is needed, I believe it would be more appropriate to focus such growth on main commercial streets like Granville Street, where infrastructure and services are better suited to higher density, rather than extending into established residential neighbourhoods. I respectfully urge council to reconsider the proposed rezoning for inner residential streets such as Hudson Street, and to carefully balance housing needs with the livability and sustainability of our community. Thank you for considering my views. Sincerely,, [REDACTED], Vancouver, BC.	Susan Wang	Kerrisdale	

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
2026-07-12	15:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Slapping tall buildings among residential housing just because there’s a vacant lot(s) is poor town planning. Parking becomes a huge issue for all residents, once pleasant outlooks are shadowed by tall buildings. Too many trees will vanish- in complete contradiction to the trees are holy policy until now.	Janet Majendie	Arbutus Ridge	
2026-07-12	15:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Attn City Clerk et al. Our family has lived near MacDonald St. and 20th Ave. west for 48 years. We have a small house on a 33 ft. lot that we have filled with fruit trees, mature rhododendrons and coniferous ornamental greenery. We take care to use no pesticides or herbicides. We have many bee's, birds, and even the occasional hawk coming to visit us. Some examples of your proposal have been built near us. Duplexes loom over every other structure, blocking the sun and boxing in the adjacent neighbours in a claustrophobic way. We call them "sun stealers" Did you know that gardens need sunlight? I guess thats why the new constructions fully cover the lot with buildings and concrete pathways. The term "vibrant" that is used so frequently and glibly by proponents of this scheme is not the term I would use for the soulless concrete warrens I have observed in existing areas such as Dunbar Street, UBC village at Wesbrook, and Olympic Village. This brings me to the term "village" What Kafkaesque spin doctor came up with the term "village" to describe what will become more crowding, more traffic congestion, more noise, and more anonymity? In conclusion, we do not aspire to being part of a social sciences experiment that will change our existing way of life. The area around us has perfectly adequate amenities and an acceptable level of commerce, all of which are within walking or bicycling distance.	Judy Emmens	Kitsilano	
2026-07-12	15:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have lived in this area for over 30 years. We have raised 3 children here. Unfortunately, they were unable to afford prices in Vancouver. Our home is still a central meeting place for the entire family now 16 members. My granddaughter goes to UBC and lives with us part-time to avoid the commute from Surrey. When I look back on my history living in this area the corner commercial development has been a very important element in our lives. Since the 1940's, there has always been a grocery store here to serve the community. The many services available services which we currently use are the insurance broker, grocery store, barber, coffee/restaurant. Currently, there are 3 vacant store fronts. In our community Dunbar, Kerrisdale, Arbutus Village and West 10th Ave. (Point Grey) large developments are forcing small business out of the area permanently. There are a lot of vacant store fronts and new business tend to be an abundance of nail salons, charity secondhand stores, noodle shops. I would like to see a moratorium on new development until some of the projects that are already under construction are finished and sold and we can see how they benefit the community. If this proposal goes through, it will be difficult for us to sell our house at the current market price with this re-zoning in place. Also, most home insurance offers replacement only in the event of fire, earthquake, etc. If we are barred from rebuilding, we would have no where to live and are basically paying for insurance that is useless to us.	Joan Inglis	Kerrisdale	

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
2026-07-12	15:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed rezoning plan for Nanaimo-1st Ave which change the duplex zoning to 3-6 stories tall into the area enclosed by Garden Dr, Adanac St, Lakewood Dr, and William St. The peat area map show peat at the Templeton Park by Adanac St and Nanaimo which will require costly foundations to build 3-6 stories tall housing and makes in not affordable housing. This is more higher density housing than in the Grandview-Woodland Community Plan. Higher density housing should be located closer to future transit corridor along 1st Ave because the existing transit for east west travel to major employment area is poorer along Nanaimo St ever since Translink remove every other bus stops along Nanaimo St to improve reliability of bus service to and from Nanaimo Skytrain Station.	David Lee	Grandview-Woodland	Attachment 1 Attachment 2 Attachment 3 Attachment 4
2026-07-12	15:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Our neighbourhood will be ruined by the upzoning village plan. The multiplex’s are bad enough with the over sized buildings taking away privacy and tree canopies. Mackenzie and 33rd village plan if passed would be a travesty. We are firmly opposed.	Kathleen Cheng	Arbutus Ridge	
2026-07-12	15:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Vancouver should remain a harmonious and livable city. the Village planning program risk destroying many of the qualities that make Vancouver beautiful. Increasing density without adequate infrastructure could lead to overcrowded streets, heavier traffic, and communities that feel less safe. Vancouver's future should prioritized both livability and sustainability so that it remains a welcoming place for current and future generations. BTW, the multiplex housing policy is a mistake that harms the livability and character of established neighborhoods. it 's also not fair to the existing homeowners .	Angela SHENG	Dunbar-Southlands	

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
2026-07-12	15:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To Whom it May Concern, I am against the Villages concept on several levels. 1. It is questionable as to why this has even been considered . Once large buildings go into neighbourhoods it can never be reversed. There are many areas in Vancouver capable of handling mixed use. Consider King Edward, Granville, 16th and the like. 2. Why were condos on main arterials such as south Cambie built for such low density ? Quiet neighbourhoods do not have sufficient parking etc . . In the case of one proposed village in MacKenzie Heights it only makes sense to build on 33rd and . MacKenzie , not to destroy existing neighbourhoods on nearby streets. 3. I have lived in Vancouver all my life and spent over 40 years as a civil servant. After saving and saving, I am able to live out my years in a small house within your proposed village area. The money invested in this property should allow me to pay for my extended care when needed. If huge condos are built beside me or across from me, it will lower the sale value of my investment. Who will be covering this loss ? yours Shirley Duggan	Shirley duggan	Dunbar-Southlands	
2026-07-12	16:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The look and feel of a neighbourhood contributes greatly to a sense of calm and community. As such, allowing the building of 6 storey rental structures in the midst of 1-2 storey houses would be jarring in appearance and disruptive in regards to privacy, parking and traffic flows. Please reconsider these zoning changes!	Woon Ai Tsang	Dunbar-Southlands	
2026-07-12	16:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Villages Plan is heavily flawed. It will destroy established neighborhoods.	Renato Teh	Kerrisdale	

2026-07-12	16:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim, I am writing to express my strong opposition to the proposed Villages Plan. I was born and raised in Vancouver and have chosen to raise my own son here because I believe this is one of the best cities in the world to call home. Over the years I have watched Vancouver change dramatically, and I am increasingly concerned that we are losing many of the qualities that have always made this city special. Our neighbourhoods are more than collections of houses. They are communities where neighbours know one another, children can play safely, mature trees provide beauty and shade, and people of all ages feel connected to where they live. These are qualities that cannot simply be recreated once they are lost. I am not convinced that the Villages Plan addresses the real problems facing Vancouver. We have seen years of increasing density and construction, yet housing has continued to become less affordable. It is difficult to believe that expanding this approach even further will suddenly make Vancouver affordable for the people who already live here. I am also concerned that the City has not adequately addressed the impact on infrastructure. Schools, hospitals, childcare, community centres, recreational facilities, roads, utilities, and medical services are already under significant strain. Residents deserve clear answers about how these essential services will keep pace with substantial increases in population. The environmental impacts also deserve careful consideration. We are regularly asked to conserve water and electricity, yet the City continues to support significant population growth without clearly explaining how these resources will meet future demand. Increasing development also means reducing permeable green space that helps absorb rainfall and supports Vancouver’s urban environment. Most of all, I worry that Vancouver is losing its identity. The city’s character has always come from its diverse neighbourhoods, tree-lined streets, and strong sense of community—not simply from adding more density. Once these neighbourhoods are fundamentally changed, they cannot be restored. As someone who has spent my entire life in Vancouver and raised my son here, I hope Council will carefully consider whether this plan truly reflects the wishes of the people who already call this city home. I respectfully ask that you reconsider the Villages Plan and pursue solutions that preserve the character, livability, and long-term sustainability of Vancouver’s neighbourhoods. Thank you for taking the time to consider my comments	Alicia Krywaniuk	Kitsilano	
2026-07-12	16:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this plan	Stephanie Isaac	Kerrisdale	
2026-07-12	16:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: Opposition to the Villages Planning Program – Public Hearing Dear Mayor and Council, I am writing to formally register my strong opposition to the proposed Villages Planning Program. I urge Council to abandon the current Villages Planning Program and align with the many	Robert Ellis	Arbutus Ridge	

			planning experts who argue that blanket up-zoning of nearly 14,000 lots is a “serious misdirection that will have profound negative unintended consequences to the whole city.” (e.g. former Vancouver planner, L. Beasley) While I support thoughtful, sustainable housing growth, the current sweeping proposal fails to address critical local impacts and lacks proper neighborhood accountability. My material planning concerns associated with the Villages Planning Program include: Neglect of Struggling West Side Communities: The plan fails to meaningfully integrate with and support existing, struggling neighborhoods on the West Side, such as Dunbar and West Point Grey. Instead of revitalizing these communities with targeted, supportive infrastructure that matches their unique commercial and social realities, this blanket policy imposes a one-size-fits-all model that ignores their specific economic struggles and civic needs. Infrastructure Deficits: The plan lacks a concrete, funded strategy to expand local schools, community centres, parks, and utility infrastructure to support this sudden influx of density. Erasure of Local Planning: This top-down zoning overrides years of tailored, community-led neighborhood plans without adequate localized study. Parking and Traffic Congestion: The proposed density relies heavily on the assumption that new residents will not own cars. In reality, eliminating minimum parking requirements while adding thousands of new units will lead to severe street parking shortages and gridlock on local arterial roads, compromising safety for pedestrians and cyclists. Environmental Degradation: Allowing buildings up to 6 storeys without custom transitions will cause severe overshadowing, loss of privacy, and the permanent destruction of mature private tree canopies due to maximized building footprints and deep excavations. This directly contradicts the city’s own urban canopy and climate goals. Affordability and Speculation: Broad pre-zoning risks inflating land values, incentivizing the demolition of existing affordable rental stock, and replacing it with expensive, market-rate units out of reach for average residents. I request that Council abandon the proposed Villages Planning Program and instead undertake comprehensive, neighborhood-specific infrastructure assessments and deeper community consultations to ensure we all live in a well planned Vancouver. Thank you for your time and consideration of my feedback. Sincerely, Robert Ellis, Arbutus Ridge, [REDACTED]		
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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
2026-07-12	16:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We concerned about the upzoning of about 14% of Vancouver residential properties contained within the Villages Plan. According to a map within the Villages Plan document, our home falls within the boundaries of one of the proposed villages. I understand that this will cause the assessed value of our (R1-1?, previously RS-1?) home to increase relative to the assessed value of homes that will not be upzoned. Consequently our property taxes will rise more sharply than otherwise comparable homes. We have lived in our current home for more than forty years and have always paid our property taxes. We are aware that we can defer our property taxes but we do not want to owe anybody anything and do not want a lien on our home. We are skeptical about the supposed benefits of the Villages Plan. However, should it be implemented, we think that it is only fair that for as long as we own our home, the tax calculation be grandfathered at the same rate as similar properties that will not be not rezoned.	Brendan & Wendy Hallinan	Marpole	
2026-07-12	16:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	no agree	Tien-Hua Arthur Lan		
2026-07-12	16:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have never felt so vehemently opposed to such a disgusting and money grabbing abuse of power at the expense of REAL LIVES in an ALREADY THRIVING VILLAGE. This is ridiculousness at Ken Sim’s finest. The proposals for Kensington/Fraser/Riley Park are absolutely heartbreaking and will crush an already beautiful and vibrant community. Anyone who votes for this should be utterly ASHAMED. I oppose it all.	Rachel Des Cotes	Kensington-Cedar Cottage	

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
2026-07-12	17:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	July 12 2026 Mayor & Council ken.sim@vancouver.ca CLRbligh@vancouver.ca CLRdominato@vancouver.ca CLRfry@vancouver.ca CLRkirby-yung@vancouver.ca CLRklassen@vancouver.ca CLRmaloney@vancouver.ca CLRmeiszner@vancouver.ca CLRmontague@vancouver.ca CLRorr@vancouver.ca CLRzhou@vancouver.ca RE: Villages Planning Program -- Vancouver Official Development Plan Amendments Good afternoon Kindly regard this expression of opposition to the Vancouver Official Development Plan Amendments being debated at the July 13th 206 Council meeting. For a City so concerned with public safety at the street level your allocation of resources is woefully inadequate. As a tax paying CoV voter, your decision to invest exactly \$0.00 toward safe street improvements is profoundly embarrassing. We will have another 4 years to look forward to debating a new Community Plan, during which we can expect to see 72 deaths and 30,000 injuries due to irresponsible use of privately operated automobiles. Please reconsider the Community Plan Amendments to reallocate funds toward street safety measures as reflected in the most recent Vision Zero Vancouver report. As it stands, the status quo plan protects only those already in automobiles. A carte blanche subsidy against st all those dedicated to other forms of urban mobility. Thank you for your consideration. John Grindon Vancouver BC. [REDACTED]	John Grindon	Mount Pleasant	
2026-07-12	17:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It is my fear that this will impact the integrity of the neighborhood as allowing 6-8 story buildings risks disrupting the flow of traffic, increasing noise levels in the area and obstructing the privacy of residential homes.	Chloe Isaac	Kerrisdale	

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
2026-07-12	17:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Re: [REDACTED] The proposed village areas already have existing amenities within walking, cycling/scooter, transit and driving distance. There is no need to overbuild in these residential areas as it would increase light, noise and traffic noise, traffic density, parking issues etc. They would place a burden on resources with water consumption, crowd the existing green spaces, possibly take away green spaces. Some of these proposed areas all ready suffer from lack of parking and congestion. Instead of creating more segregated areas, why not create "villages" in areas that already exist like atound Joyce Station? Create them at transit hubs like Oakridge, Cambie and Marine etc. Keep the buildings under 6 stories and along main streets not plopped down in the middle of an area. Or even better, don't start any new projects or builds for 5 to 10 years and let the infrastructure catch up to the densification. Make things affordable for all not just some. It's better for people to be out and about not stuck in one area anyway...sticking people too close together is unhealthy. Did we not learn from Covid? People and urban wildlife need space, less noise and more trees!	Sarah Preston	Renfrew-Collingwood	
2026-07-12	17:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Residents have not been sufficiently consulted on this rezoning, and developers should not be given free rein to radically alter neighbourhoods and put profits ahead of liveability and the interests of residents.	Lorna Bratlien	Dunbar-Southlands	
2026-07-12	17:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I sincerely hope that Councillors are actually reading these comments so that they can understand the concerns of businesses and residents that will be negatively impacted by the proposal, and do not allow City staff to simply dismiss them as NIMBYism. The Villages Plan will be far more detrimental to the economy of Vancouver than portrayed. The case against the Villages plan has been outlined by numerous experts more knowledgeable and articulate than me, I want to echo the comments submitted by Larry Beasley and others related to the cannibalization of existing neighbourhood businesses that are already struggling to thrive. We do not need artificially created 'villages'. We already have neighbourhoods that can and should be supported by Council. Please do the sensible thing and listen to your own consultants and constituents who are telling you to pause this plan.	Jim Nelson	Dunbar-Southlands	

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-12	18:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Date: July 12, 2026 To: Mayor and Council, City of Vancouver Dear Mayor and Council Members, I am writing to express my strong opposition to the proposed Villages Planning Program, specifically the city-initiated rezonings at Mackenzie & 41st and Mackenzie & 33rd. As a resident whose family will be directly impacted by these changes, I urge Council to reconsider the aggressive scale and pace of this plan. While I understand the city-wide push for housing, this particular proposal threatens to dismantle the very core of our community. My family chose to live in this neighborhood precisely for its unique character: the abundance of mature trees, the quiet green spaces, the safety, and the prestige of a peaceful residential community. If these rezonings go through as currently planned, the reality for us and many of our neighbors is the heartbreaking prospect of being displaced and forced to move out of the neighborhood we love. It is fundamentally unfair to demand that long-term local residents uproot their lives because of a top-down decision to aggressively change our neighborhood. We love our community, and we chose to live here for the nature and peace—not for more traffic, congestion, and pollution. Furthermore, this is a critical city-wide planning decision that threatens the infrastructure and livability of our community. I ask Council to rigorously evaluate the following consequences before approving these amendments: Severe Transportation Realities: While the city often points to transit proximity, the reality on the ground is that major cross-town routes like the R4 on 41st Avenue are already operating at or near peak capacity during rush hours. Commuters routinely watch full buses pass them by. Adding massive density here without first upgrading transit capacity will inevitably push hundreds of additional cars onto secondary neighborhood streets, turning quiet family roads into chaotic, congested thoroughfares. Destructive Microclimate Impacts: Our neighborhood’s extensive canopy of mature trees acts as a natural defense against rising summer temperatures. Replacing single-family lots with dense, multi-unit concrete developments will create localized "heat islands" and destroy fragile root networks—even impacting trees on adjacent properties that aren't being built on. This loss of permeable green space directly contradicts the city’s own urban canopy goals and increases environmental pollution. Infrastructure and Public Benefit Strain: A rapid influx of new residents requires an immediate, pre-funded expansion of public benefits. As it stands, there is no clear, guaranteed plan for how our local schools, childcare spaces, parks, and aging utility infrastructure will handle this massive load without severely degrading municipal services for everyone. An aggressive, blanket approach to rezoning ignores the human element of urban planning. Growth should be measured, respectful of existing residents, and perfectly aligned with infrastructure capabilities—not forced through at the expense of our neighborhood's natural environment and peace. I strongly urge Council to vote against these amendments and protect the integrity of the Mackenzie corridors. Sincerely, Sanda B,	Sanda Banic	Kerrisdale	

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
2026-07-12	18:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The experience with the approval of the Broadway Plan and the provincial government's Bill 47 (2023) indicates that opposition from residents negatively impacted by the Villages Plan - no matter how strong - will almost certainly be ignored. In the case of the Broadway Plan, a majority of letters (217) were reported opposed while 61 letters supported. In the case of Bill 47 (2023), I and others I know in the neighbourhood were never afforded the opportunity to comment on the legislation before it was enacted. I live less than 400m north of the 41st & Dunbar bus loop, and so are subject to the rezoning established by Bill 47 (2023). This provides enormous benefits to developers at the expense of us residents, just like the Villages Plan will. In response I now choose U.S. products and services over Canadian whenever possible, and advise others to do the same.	Henry Wrinch	Dunbar-Southlands	

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
2026-07-12	18:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council: As a City of Vancouver resident with a Master in Community Planning (MCRP) working in the planning field, I urge you to vote NO on the citywide rezoning of villages at the public hearing of 14 July 2026. This proposal would rezone quiet residential areas across the City to allow up to 6-storey apartment buildings, new retail and hotels in new shopping streets, and up to 8 storeys in certain transit-oriented areas. This will affect 550–600 blocks and 13,000 properties citywide. I am concerned about the proposal for the following reasons: 1. Scale and context: The proposed densities in villages vastly exceed compatible scales in the city’s local contexts of quiet residential side streets and lowrise transit-oriented areas. One-size-fits-all rezoning of 17 proposed villages disregards local scale and needs. This blanket rezoning will produce blight. 2. Local economy: New commercial streets will compete with existing shopping areas, many of which are already struggling. Existing neighbourhood centres are the best places for local shopping areas, not new commercial construction in villages that would compete with them. 3. Existing properties and housing choice: In new mixed-use zoning, homeowners will not be allowed to do additions or laneway houses on their properties, reducing their ability to maintain their properties, keep them up to date or provide on-site housing for others. 4. Heritage: No protections or incentives to retain heritage or character buildings. 5. Not needed for growth: The proposed additional density in villages is not needed to meet future growth to 2050. Solutions that enhance neighbourhoods rather than undermining them are easily achievable. Thank you for giving serious attention to these objections, and please vote NO. Sincerely, Naomi W. Reichstein, MCRP, PMP, PMI-ACP Master of Community and Regional Planning Vancouver, BC	Naomi Reichstein		

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
2026-07-12	18:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor & Council I urge you to cancel the Villages Plan. First I oppose the carte blanche given to the developers to build high density condos among single family homes. The argument that densification will bring down the cost of housing is false. The cost of a condo or rent or retail spaces are still high despite 4000 empty condos in the city, because the developers only build to make money not tfor the good of communities. Where are these new amenities to be added like schools, parks, recreation centers etc. for the additional population (which now looks like we are losing population & not gaining) ? As for parking spaces there will probably be a charge for everyone parking on any city street as yet another cash grab by City Hall. There has been no consideration for the loss of green spaces, gardens & mature trees that this project will create. This is a rushed through , ill thought plan with complete disregard of the people living in Vancouver. Calling the project “Villages” is a travesty of all that entails in the face of the neighbourhood destruction such plan would cause	Sheena Bohan	Kitsilano	
2026-07-12	18:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please see attached WORD document which includes two photographs.	Mikal Shook	Grandview-Woodland	Appendix C
2026-07-12	18:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor& city Counsil Members I am resident if 43 Ave The rezoning of MacKenzie & 41St and Mackenzie & 33rd is extremely ill advised. Rezoning should enhance quality of life for the neighbouring residence. This application does none of that. I oppose the application Thank you T. Kusumoto	Tom Kusumoto		
2026-07-12	19:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this pre-allocation of approximately 13000 plots of land at one time. Such a large scale planning may change the original appearance of our community. Also this will reduce the future opportunities of residents participating to the hearings of individual projects.	Rob Zhang	Kerrisdale	

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
2026-07-12	19:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I support providing densification and more affordable housing in Vancouver. I have 3 adult children who need as much, but this pln is flawed and I request postpone or vote no to the current villages /rezoning application. 1) Current high inventory and soft sales of new units across the lower mainland now require intervention from Provincial and Federal government - Most of which will come from BC taxpayers. There is enough development in the pipeline to already support potential growth (which may not happen at the pace anticipated). Developers are not required to inform the public of how many units are sold. For example Oakridge. Will we be expected to bail that development out if in fact it fails? BC’s population showed negative growth this past year! Unless federal immigration policies change BC and Vancouver will not meet growth expectations. 2) Proposals do not have the infrastructure to support them. For example McKenzie Heights does not have bus routes to support growth. The existing bus, route 02, cannot make the hill (on Quesnel) in inclement weather. Our streets cannot absorb the additional volume of cars without upgrades and room for parking. Already Marine Drive, and other major arteries, operate at a crawl. We’d need more fire stations, schools, green spaces , childcare, in addition to bus routes. 3) New retail will compete with existing retail that is empty/flailing. We don’t don’t need so much more retail space, instead we should focus on filling existing that sits empty for example Dunbar street. Rent will go up in new construction making costs prohibitive for potential businesses and costs passed on to the consumer. 4) We should NOT BE DECIMATING OUR TREE CANOPY with irreversible climate change is at our doorstep. It is scientifically backed that mature trees are one of our best defences. 5) As a taxpayer and voter, I object to bylaw and project approvals being made behind closed doors. Constituents were not properly consulted - examples of "proper consultation" include models and drawings in high-use/high traffic areas -including skytrain and Canada line stations, libraries and community centres so the public can be informed (instead of postcards with QR codes that blend in with junk mail). We certainly were not consulted on the villages latest iterations -plans have changed dramatically from what residents were initially proposed. Bait and switch tactics. Constituents/taxpayers have been blindsided. I propose we slow down - vote no and listen to the constiutents.	Laura McCann	Dunbar-Southlands	
2026-07-12	19:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Large-scale development of this nature may significantly alter the existing character of the community. I recommend that it first be implemented in areas along the main commercial districts. Once the potential impacts have been evaluated, broader implementation can then be considered.	Joyce Bao	Arbutus Ridge	

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
2026-07-12	19:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I really enjoy living in my current neighbourhood because it is quiet and peaceful. I hope its character can be preserved, and I do not want it to change significantly.	Helen Ham	Arbutus Ridge	
2026-07-12	19:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Oppose the Village Plan as it reduces green space which exacerbates urban heat island effect, adds pressure to existing park use and reduces ecological health without meaningful and adequate mitigation. Based on 30 years of local government experience, I conclude only token or minimal mitigation strategies are required through the proposed Villages Plan.	Robert Hicks	Kitsilano	Appendix D
2026-07-12	19:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This development will ruin our communities. It is not needed, we have enough densification, this will create terrible development mismatches in our community, and this plan will never come to realization and it will end up scaring our communities. A vote in favor of this will impact my choice for council in the fall with out a doubt.	Doug Mccann	Dunbar-Southlands	
2026-07-12	19:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Ultimately the villages are a good idea. We want Paris-like heights and walkable to shops esp. with climate change. I would proceed cautiously at this stage however: 1. Commercial Drive is plagued with vacant storefronts – 1 in 10 are stripped of businesses: so what is needed is not to dilute it with a competing “village”; 2. The timing is such that it will only result in boosting up residential property values and increase speculation – actually forestalling affordability. 3. I think this needs to be paired down/substantially revised. I was influenced by Larry Beasley’s and the housingreset.ca analysis.	Paisley Woodward	Grandview-Woodland	
2026-07-12	19:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please do not push this through all at once for all of your desired villages. Consider choosing your top pick, trying it out, and seeing how it works out in the next 3-5 years. Does it get built? Can people afford to stay in the area? Does it solve a problem, including helping house more people affordably? Does it displace smaller businesses or provide new opportunity? Blanket rezoning at this massive level can not possibly make sense, and will be hard to backtrack if it's approved. Take a slow, steady approach and do it in smaller parcels to start. Thank you.	Sheila Louis	Riley Park	

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
2026-07-12	20:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the Village Plan. If Council genuinely wants to increase affordable housing, it should make greater use of zoning tools, particularly on publicly owned land, to deliver non-market housing, including social housing and housing co-operatives. This could provide genuinely affordable, family-sized homes for people on local incomes. My family live near the proposed Knight St & E 33rd Ave. Village. This development is likely to reduce affordable housing options rather than improve them. The area currently contains many reasonably sized rental basement suites and duplexes where families can afford to live and raise children. Redevelopment is likely to replace these with smaller, more expensive units, reducing the availability of affordable family housing. I also question the rationale for significantly increasing population density across Vancouver. The city's roads are already congested, community amenities are crowded, many schools face capacity pressures, utilities are under strain, and seasonal water restrictions are already in place. Before pursuing large-scale densification, Council should demonstrate how the necessary infrastructure and services will keep pace with the additional population. Council should put the needs of Vancouver residents before developer profits.	Sylvia Krywaniuk	Kensington-Cedar Cottage	
2026-07-12	20:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a resident of Vancouver in strong opposition to the Villages Plan. There are many deficiencies in the Plan - to mention just one: In the Referral Report to Council there are two very different maps for 15 of the 17 proposed Villages. Compare the maps of the MacDonald St and 16th Ave Village on page 28 of the Report with that on page 66. There are 20 fewer blocks designated for up to six storey buildings in the former than in the latter! How can residents even know if they live in a potential Village or not? Does Council understand what they are being asked to vote on?	Raymer Grant	Arbutus Ridge	
2026-07-12	20:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This proposal will destroy the biodiversity of the area. It undermines individual needs and years of homeowners sacrifice and sweat to build a definitive neighborhood that is appreciated by all who live and visit the area.	Nadia Chuckaree	Kerrisdale	
2026-07-12	20:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To Mayor Sim and Council Members: I am a long time resident of Vancouver in strong opposition to the Villages Plan. I could make a clumsy effort to articulate the many, many deficiencies of the Referral Report, but instead may I ask each of you to re-read the letters you received from Larry Beasley June 18th. Mr. Beasley did not receive the Order of Canada for being a second rate Planner and Urban Designer. And please take five minutes to read todays article by Carol Volcart, describing the personal experience of residents/owners on the proposed Village High Streets, whose properties will be frozen for years if you approve the Village Plan. https://dunbarnews[.]ca/families-shocked-by-villages-plan-freeze-on-homes/	Raymer Grant		
2026-07-12	20:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The rezoning plan will dramatically increase traffic in this area, destroy the landscaping, and completely block the views for the current residents.	Mark Luo	Arbutus Ridge	

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
2026-07-12	20:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a 27 year resident I oppose the Villages application as very little if any due diligence has been completed. The infrastructure of the plan as far as schools, day cares, sewers, parking, public transit etc. etc. has not as yet even been explored. I feel that much has to be examined before a sound consideration can be made.	Vicki Williams	Dunbar-Southlands	
2026-07-12	20:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Inadequate advance notice of this major change in zoning. Too large an area for one type of zoning. Mixed-use Low Rise zoning is punitive to existing owners ability to access existing markets and now improve property or add to it (e.g. lane house). Mackenzie St. is not now nor should be a major transportation corridor.	Ken Tolmie	Kerrisdale	
2026-07-12	20:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	To destroy our beautiful trees and homes is wrong. We have enough density in the city. As far as I know, 4 or 6 units can already be built on every Vancouver lot. That is enough. Also we have enough apartments. So many condos have not sold. This proposed project could cause a lot of problems for the infrastructure. Power, water, sewers, schools. We don't need more shops. We have shopping areas nearby. Let's support local businesses.	Dongmei Zhao	Kerrisdale	
2026-07-12	20:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Unnecessary expansion of concentration of development in this residential area at this time. Present infrastructure not set up of this degree of development. Inadequate notification to present residents for this major change and opportunity to fully comprehend.	Patricia Tolmie	Kerrisdale	
2026-07-12	21:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this proposal because the supporting infrastructure has not kept pace with existing growth. Increasing density without corresponding investments in roads, transit, schools, parks, utilities, and parking will place additional strain on an area that already experiences congestion and limited street parking. Residents deserve clear evidence that the necessary infrastructure will be delivered before significant redevelopment occurs. Growth should be matched with infrastructure improvements, not the other way around. I encourage Council to reject or postpone this proposal until these concerns are adequately addressed.	Daniel Xu	Kerrisdale	
2026-07-12	21:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed Villages Plan rezoning for the Angus Dr. & W. 57th Ave Village. While I recognize the need for additional housing, this proposal would fundamentally change the character of our established neighbourhood. Kerrisdale is valued for its quiet residential streets, mature trees, and low-rise homes. A broad upzoning risks replacing these qualities with larger developments that are out of scale with the surrounding community. Changes of this magnitude should only occur after detailed neighbourhood planning that considers local conditions rather than through a broad city-wide rezoning approach. I urge Council to reject or defer this proposal until more comprehensive planning and consultation have been completed.	Li Li Kong	Kerrisdale	

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
2026-07-12	21:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed rezoning because I do not believe the public consultation has been sufficient for changes of this scale. The proposal affects a large number of properties and has long-term implications for neighbourhood character, traffic, redevelopment, and property owners. Many residents are only becoming aware of the extent of these changes now. Such significant planning decisions should involve more detailed engagement with affected communities before Council considers approval. I respectfully ask Council to delay this proposal and undertake additional consultation so residents have a meaningful opportunity to participate in shaping the future of their neighbourhood.	FeiYue Xu	Kerrisdale	
2026-07-12	21:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	There is no cause for this ridiculous rezoning that is harmful to all the residence and is not beneficial to anyone, other than developers and city counsel who don't live in these neighbourhoods.	John Lewis	Dunbar-Southlands	
2026-07-12	21:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed Villages Plan rezoning because it would erode the unique character that has made the Kerrisdale neighbourhood an attractive and livable community for generations. The area around Angus Drive and West 57th Avenue is defined by mature landscaping, established homes, pedestrian-friendly streets, and a cohesive residential scale. A blanket increase in allowable density risks replacing gradual, thoughtful evolution with piecemeal redevelopment that is inconsistent with the existing streetscape. Neighbourhood character is not simply about preserving older buildings—it is about maintaining the qualities that foster a strong sense of community, safety, and quality of life. Once these characteristics are lost, they cannot easily be restored. Future growth should respect the existing context and be guided by detailed neighbourhood planning rather than broad rezoning policies. I urge Council to reject this proposal and pursue a more measured approach that balances housing needs with the preservation of Kerrisdale’s established character.	Zheng Qi Xu	Kerrisdale	
2026-07-12	21:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Against the rezoning and development plan	Shang Chin Tsai		
2026-07-12	21:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a Kitsilano resident for 66 years, I oppose the Villages plan. We already have villages such as 4th Ave, west Broadway, point Grey and so on. The amount of buildings going up have ridiculous amounts of empty suites. Either rental or owned. Our neighborhoods are what make Vancouvers charm. 6 story buildings on all these streets with retail will remove the charm we have. Most of these apartments will not be affordable for the average wage worker like myself. Forcing long time residents to move away is not the answer. I love my neighborhood. I work, volunteer, shop and play here. Im very involved in my community. I’m seeing long time residents moving away because of these changes. I feel very unsettled about my future here. That is scary. Why can we not vote for what we want to see in our neighborhood.	Joanne Ogilvie	Kitsilano	

2026-07-12	21:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this proposal because it will increase traffic on local residential streets that were not designed for significantly higher density. The intersections around Angus Drive and West 57th Avenue already experience congestion during peak hours, and additional development will increase vehicle traffic, parking demand, and safety concerns for pedestrians and cyclists. Council should ensure that transportation infrastructure can accommodate future growth before approving broad rezoning in this neighbourhood.	Bob Gram	Kerrisdale	
2026-07-12	21:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Vancouver villages plan. We love our neighborhood the way it is now. Please stop the Vancouver village plan. Don't dense our neighborhood	Kim Yan Mo		
2026-07-12	21:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We live across the street from the western border of the proposed MacDonald and Kind Edward village and our house is part way up the hill. We bought this house and paid a price reflecting a view of the city. A 6 story building across the street would unduly punish us and drastically reduce the value of our home. If you were to move the western border one block further east, that problem would be alleviated. We intend to pursue whatever avenues are available to protect the value of our home.	Ian MacKay	Arbutus Ridge	
2026-07-12	21:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please see attached letter	Allison Macfarlane	Kitsilano	Appendix E
2026-07-12	21:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Members of the City Council, I am writing to express my opposition to the proposed Village Plans currently under consideration. While I understand the intent behind the proposal, I believe it presents significant risks to our neighborhood without a clear corresponding benefit, and I ask the Council to not proceed with the plan. 1. The neighborhood is already walkable and well-served. Our existing neighborhood already has a healthy mix of shops, stores, and services within walking distance. The premise that this redevelopment is needed to create a walkable commercial core does not reflect the reality on the ground. Adding more commercial density risks oversaturating a market that is already adequately served. 2. Increased density brings real costs. A project of this scale will meaningfully increase population density in the area. This raises legitimate concerns about increased traffic congestion on streets that were not designed for this volume, as well as the potential for increased crime associated with rapid, large-scale development. These are not abstract worries — they are common, well-documented outcomes of dense infill projects that outpace supporting infrastructure. 3. Our infrastructure cannot currently support added population. There is no clear plan for how the community will absorb this growth. We lack adequate capacity in community centers, schools, and other public facilities that a population increase would demand. Approving further density without first addressing these gaps puts an unfair burden on existing residents and public services. 4. We have not yet seen the impact of recently approved multiplex zoning. A number of lots in the area have already been rezoned or redeveloped for multiplex housing, and we have not yet had the chance to observe or evaluate the real effects of that change on traffic, schools, or neighborhood character. Approving another major	Lillian Wong	Dunbar-Southlands	

				redevelopment before understanding those impacts is premature and does not reflect sound planning practice. 5. The proposal does not guarantee meaningful progress on affordable housing. While increased density is often justified as a solution to the affordable housing shortage, this proposal does not include firm commitments that ensure the new units will actually improve affordability. Without binding affordability requirements, the added density may simply increase market-rate supply while doing little to address the housing needs the project claims to solve. 6. The project risks damaging the character and function of the existing neighbourhood. The development will also require removal of many trees and loss of "old growth" urban canopy and loss of associated ecological benefits. Taken together, these concerns point to a real risk that this redevelopment will disrupt the existing fabric of the community — its scale, character, and function — without delivering the benefits used to justify it. For these reasons, I respectfully urge the Council to pause consideration of this proposal. Thank you for your time and consideration. Sincerely, Lillian Wong			
2026-07-12	21:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose.	Kate Fo		
2026-07-12	21:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Our neighbour cannot support the increased density caused by the Villages Plan. The schools cannot support the density. Street parking is becoming a problem. We need to preserve the tree canopy. We need to preserve the heritage characters in the neighbourhood.	Wei Wang	Kerrisdale	

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
2026-07-12	21:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Mayor and council, As a Kerrisdale small-business owner and resident, I am opposed to villages that are within close distance of existing BIAs and/or have aging infrastructure that can not support higher density. In particular, my concerns are the proposed villages at W41/MacKenzie, W41/Granville, and W57/Angus. I attended two Villages open houses provided at Marpole CC. The City’s villages plan encourages new retail areas without supporting existing BIA’s. Kerrisdale is known for its long-time small businesses and many in 100-year buildings. At a time when they struggle with high rents, property taxes and maintenance of these old buildings, the area has lost its affordable parking due to the City increasing the rates in recent years for street parking, the Kerrisdale parkade, and lots along the greenway. Where previously, we could drop a dime or quarter into a parking meter to pop into a Kerrisdale shop for a few minutes, the minimum is now 30 minutes and a minimum of a couple dollars (higher in the prime blocks). The KBA and KCC has no control over parking as in the past. By implementing high parking rates, in an area where many residents can not walk, bike or use transit, the city is effectively telling shoppers to go elsewhere, and the villages plan will provide these other options to our customers. The villages will hurt existing BIAs, like Kerrisdale because of the City’s decisions. I’m concerned about increasing the density along West 41st without updating our infrastructure accordingly. The main municipal sewer and water lines through Kerrisdale’s West 41st Ave and West Boulevard date back over 100 years. They weren’t designed for the greater usage that more businesses and residential density will cause. I support more family-friendly housing options so that employees can afford to live closer to work, such as townhouses and low-rise co-op housing, not higher density expensive condos. Encouraging development of low-rise two-three bedroom rentals such as Kerrisdale’s beloved former “Dolphin Court” family apartments. could provide affordable family-friendly communities close to BIA’s while better fitting in with our existing quiet, treed residential neighbourhoods.	Linda Hudson	Kerrisdale	
2026-07-12	21:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I opposed the village plan application. We do not need to rezone the areas. • already walkable. The neighborhood already has ample shops and services within walking distance; more commercial density isn’t needed. • Density costs. Added density risks more traffic congestion and crime on infrastructure not built for it. • Infrastructure gaps. We lack the school and community center capacity to support a larger population. • Untested impacts. Many lots were recently rezoned for multiplex housing, and we haven’t yet seen the real effects of that change. • No guaranteed affordability. The proposal lacks binding commitments ensuring new units actually improve affordability. • Neighborhood fabric. Together, these risks threaten to disrupt the character and function of the existing community without clear benefit.	James Durham	Dunbar-Southlands	

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
2026-07-12	21:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to express my opposition to the proposed Village Program. The proposal feels like a solution in search of a problem. Across Vancouver, there are already established commercial districts that are struggling with high vacancy rates and frequent business turnover. Dunbar Street is one example, and West 10th Avenue is no longer as vibrant as it once was. Rather than creating new village areas, the City should focus on revitalizing these existing neighbourhood hubs. The City's planning decisions over the past two decades also raise concerns about the likely outcomes of this proposal. The Cambie Corridor is a cautionary example. What was once a vibrant neighbourhood has, in many areas, become characterized by aging and neglected homes as properties were acquired by speculators awaiting redevelopment. Instead of repeating this pattern elsewhere, the City should concentrate on ensuring that areas like the Cambie Corridor become complete, thriving communities before expanding the concept to new locations. I also do not see what problem is being solved by redesignating the stretch of East 33rd Avenue between Fraser Street and Knight Street. This area already experiences significant parking shortages. Increasing density without first addressing parking and transportation infrastructure will only intensify conflicts among residents competing for limited street parking. Overall, I believe this proposal is premature and insufficiently planned. It risks encouraging further land speculation, placing additional strain on existing infrastructure, and undermining the character and livability of established neighbourhoods. I urge the City to pause this initiative and instead prioritize revitalizing existing commercial districts and addressing the unintended consequences of previous planning decisions before creating new village areas.	Jack Cheng	Dunbar-Southlands	
2026-07-12	21:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have supported this concept from the get go. Having lived in Toronto for many years I appreciate and see so much value in mixed zoning and walkable neighbourhoods. However- the current proposal is so different than what was advertised and communicated. It's one thing to encourage walkable neighbourhoods and incentivize increased density that is responsive to the needs of our neighborhoods. It's entirely another to force a top down view of mid rise condos in neighbourhoods that need duplexes, townhome communities, and living space for families off 4 and 5- not for 750 sq feet stacked. For my community you have proposed preventing a longstanding neighbourhood with established roots from adding lane way homes, or even building duplexes to support generational living in favour of MORE condos like the ones that currently sit empty at alarming rates just down the road at the Victoria and the Porter. You've also proposed adding these condos to areas where traffic is already unmanageable and with a number of elementary schools- talk about dangerous and ill thought out. Give us back the ability to open cafes and corner stores NOT soulless condos preventing communities from organic growth. This is so disappointing as someone who wants a cafe on my corner and not empty condos where families once lived.	Sara Malkin	Kensington-Cedar Cottage	
2026-07-12	21:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The plan fails to adequately protect trees and will result in the destruction of the tree canopy that Vancouver is supposed to be increasing, not decreasing. The loss of trees in an inevitable outcome of the building that will be allowed under the plan.	Rob Marsh	Arbutus Ridge	

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
2026-07-12	21:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Members of Council, I am writing to express my strong opposition to the City’s proposed pre-zoning policy. My neighbour has recently completed the construction of a large new house with a total of fifteen rooms. Since the new house was built, I have experienced several negative impacts: 1. Loss of privacy: The windows of the new house face directly toward my home. As a result, I now have to keep my curtains closed much more often to maintain my privacy. 2. Parking and traffic safety concerns: Parking has become much more difficult. Vehicles belonging to the new house’s occupants are frequently parked along the street, and they block the sightlines for children crossing the road, creating a serious safety concern. 3. Noise and neighbourhood impact: The large number of people living in the new house has changed the character of our previously quiet neighbourhood. There is now frequent noise and increased activity, which has affected the peaceful environment that residents once enjoyed. Thank you for talking the time to consider my comments. Sincerely, Teresa Wu	Gui Zhu Wu	Renfrew-Collingwood	
2026-07-12	21:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I live within the proposed Fraser & E.33rd ave village area. I would like to suggest that some of the proposed housing is inappropriate for the area. Specifically 4-6 story apartmet buildigs. While densitification is commendable it should not overwhelm a street/neighbourhood. It should not dwarf the exisitng residence. Our area is already dense; small lots, no back lanes for may streets, many duplexs. As well we are adjacent to an area zoned RT-10 which has produced many great multi unit infill homes. Homes that have a small footprint, may be more affordable and fit within the neighbourhood. I would support an expansion of this zoning as well as RT-11, Row House zoning. There are a few great examples of row houses that densify without oppressing neighbours or significantly changing the character of the street. I would look at streamling the permitting process and extending zoning that we see works. Regarding commercial space along a high street, it sounds appealing but our neighbourhood has a organically developing "high street" . Will new space be affordable for small buisnesses? Will it draw customers away from existing commercial enterprises? Counting on increased product to reduce rents many not prove effective. There has been a huge developmet boom in rental units, yet rents stay stubbornly high. We need to build designated affordable housing not units that are too small to be livable with rents that are unaffordable. We also need to acknowledge that this zoning may increase the land costs for developers further entreching high rents. I would urge you to consider other options than singling out individual neighbourhoods with excessive allowances for height and development. Sincerely, Anne Sargent	Anne Sargent	Kensington-Cedar Cottage	

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
2026-07-12	22:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Planning proposal for the Victoria–Fraserview area. This plan is too broad, too rushed, and does not reflect the needs or character of our neighbourhood. While I support creating more housing, I do not support this approach. My concerns include: • A plan intended to create more housing should not result in existing residents feeling pressured to leave the neighbourhood they call home. If redevelopment, rising costs, or other impacts force people to relocate, they may find it difficult or impossible to purchase another home in a similar neighbourhood given today's housing market. Displacing existing residents contradicts the goal of creating more homes and stronger communities. • The proposal would significantly change the character of Victoria–Fraserview without enough meaningful input from the people who live and work here. • Mid-rise mixed-use buildings on neighbourhood streets are out of scale with the surrounding homes and will permanently change the look and feel of the community. • Creating new commercial areas could pull customers away from the businesses that already serve Victoria Drive and the surrounding neighbourhood, making it even harder for long-established local businesses to survive. • Prioritizing commercial redevelopment limits other housing options, such as townhouses, laneway homes, and smaller multiplexes, that could provide more housing while fitting better into existing neighbourhoods. • Infrastructure including schools, parks, transit, roads, and community services, is already under pressure and should be improved before more density is added. • There is no clear guarantee that this plan will produce housing that is affordable for the people who already live and work in the area. • Rezoning could increase land values and property taxes, putting added financial pressure on homeowners and small businesses that have no intention of redeveloping. • The City should fully assess the impacts on traffic, parking, infrastructure, neighbourhood businesses, and residents before making changes of this scale. I chose to live in Victoria–Fraserview because of the type of neighbourhood it is today. I don't want to move, and I don't think residents should have to consider leaving because of planning decisions that dramatically change the communities they chose to call home. For these reasons, I urge Council to reject this proposal. The Victoria–Fraserview Villages Planning proposal should not move forward. Thank you.	Manjit Manhas	Victoria-Fraserview	

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
2026-07-12	22:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Currently development of mixed use commercial and higher density is focused along the higher traffic streets, such as Fraser and knight. We have concerns about the increased density spreading away from these hubs in the the initial rezoning. The blanket rezoning will lead to a scattershot of development along a wide area, disrupting the community and leading to out of place buildings, mixing single family and higher density low-rises that don't fit with the surrounding housing and community.	Martin Stahl	Kensington-Cedar Cottage	
2026-07-12	22:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	我反对一次性预分区约13000块地，这样的大规模规划变更，会在很大程度上影响原有的社区生活，也会削弱居民参与单个项目听证的机会，令人不安。	Gem Yu	Arbutus Ridge	
2026-07-12	22:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the Villages Plan / City-initiated rezoning for the Mackenzie St. & W 33rd Ave Village area in its current form. My main objection is the mandatory affordability / below-market housing requirement attached to the proposed R3-4 and C-2E zoning. I do not support imposing this requirement on this neighbourhood. This is a major change that may negatively affect the character, property value, safety, and long-term livability of the surrounding residential area. This neighbourhood has already experienced many garage break-ins, thefts, and security incidents in recent years. Many residents already feel less safe in their homes and on their streets. The City has not provided a clear plan to address existing safety problems, policing, emergency response, parking pressure, traffic, or the impact on nearby homeowners. The City should not approve major upzoning and mandatory below-market housing requirements without a clear safety plan, detailed impact analysis, and stronger protection for existing residents. For these reasons, I strongly ask Council to reject this proposal.	Yuxi Zhang	Kerrisdale	
2026-07-12	22:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the village plan as it will dense our neighborhood. Please stop the plan. I want our land remain single use house. No 4 or 6 story buildings	William Yip	Arbutus Ridge	
2026-07-12	22:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Not required	Amalie Lambert	Kensington-Cedar Cottage	

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
2026-07-12	22:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I am writing to express my full support for the arguments presented in the recent open letter by Larry Beasley, your former co-chief planner and a Member of the Order of Canada. I urge you to heed his expert recommendation to abandon the current blanket Villages initiative as it is currently framed. Mr. Beasley’s critique highlights several critical risks that Council must consider: Community Destabilization: A city-wide blanket rezoning may trigger random real estate speculation and displacement, causing land values to fluctuate unpredictably without creating a cohesive sense of "place." Damage to Existing Neighbourhood Centres: The initiative risks "hijacking" limited local demand, which could diminish and cripple the existing community focal points that already serve as our commercial high streets. Inappropriate Scale and Homogenization: Applying uniform development parameters across the city leads to over-scaled buildings that overwhelm their settings and create a "one-size-fits-all" urban landscape lacking in local character. Failure to Secure Affordability: The current plan lacks proactive measures or specific strategies to provide non-market housing for lower-income residents or secure options for middle-income families. Top-Down Implementation: The initiative is being moved forward without site-specific community planning or intensive engagement with the citizens, tenants, and retail interests who will be most directly affected. I live in one of the proposed villages. My family, many friends and I will be directly affected. I urge that you do not approve the proposed rezone and ODP amendments, and that you instruct staff to focus on fully realizing existing Neighbourhood Centres and identifying future Village locations through targeted, bottom-up community dialogue and area-specific planning recommended by Mr. Beasley, and many veteran urban planners, architects, scholars, and residents across Vancouver. Thank you for your time and consideration. Sincerely, Stan Shaw	Stan Shaw	Arbutus Ridge	
2026-07-12	22:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this application for the reasons laid out in the open letter submitted by Larry Beasley et al: housingreset.ca/2026/06/18/letter-to-vancouver-on-villages-planning-program/ In addition to the unintended damage to the impacted neighbourhoods highlighted by Beasley, there could also be unintended damage to the re-election chances of Mayor Sim and his ABC party.	Conor Fleming	Kensington-Cedar Cottage	

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
2026-07-12	22:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I agree with the Reset group of planners, etc. We do not support 6 nor 8 storey buildings in quiet single family home neighborhoods nor the edition of new shopping villages in existing single family home areas. Laneway houses are working well however and all single family home owners should have the right to build a lane way home. Heritage homes and buildings should be preserved (at least the facades).	Marcia Bulietta	Kerrisdale	
2026-07-12	22:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As I was born & raised in Vancouver, I do not want my city - destroyed even more by this council. I do not want this Council to allow for a Village plans in my neighbourhood or for that matter, in any part of the city. I will not be voting for Ken Sims or Councillors who vote for this ludicrous agenda item, and I did not vote for the current Councillors to destroy / modify / adapt to stupid ideas such as this. Like everything else, my tax dollars are being wasted on someone's insane idea - like making the city new builds use electricity for everything - which we clearly do not have enough of, and then retracting this idea 5 years later. Why doesn't city council put my tax dollars to good use - fixing broken infrastructure - instead of coming up with dumb ideas to ruin this city even more.	Nikki Roussanidis	Arbutus Ridge	
2026-07-12	23:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose this villages plan for the grandview woodlands area. It is a family centric area with already dense zoning for duplexes and multiplexes. It is a character neighborhood , vibrant with families and a wide demographic. Turning this area into a village would disrupt whats been built here and ruin the close knit community feeling of the area. It would turn it into a non family neighborhood filled with strangers. Villages should be built in areas that are not walkable neighborhoods with low density like the areas west of granville and south vancouver south of 33rd. Grandview woodlands is already highly dense, find density in areas with low density such as killarney, south vancouver, kerrisdale.	Nicholas Chu	Grandview-Woodland	
2026-07-12	23:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My name is Lilli Wong, and I'm speaking on behalf of residents near the proposed Knight Street and East 33rd Avenue Village, in the Kensington-Cedar Cottage neighbourhood. We are opposed to the rushed rezoning of the Village Vancouver plan and its impact on your constituents without due consultation, nor enforceable design standards, nor guaranteed benefits in face of rising taxes and disruptive construction and redevelopment. Please review our feedback and postpone this hearing and the rushed rezoning. We include several documents: signed opposition letters from your constituents, a presentation deck of our concerns, a full document of the voices and opinions of your voters, and my speech to be included in the public hearing. We asked that you take the time to consider our thoughts and the anxiety this is causing our community.	Lilli Wong	Kensington-Cedar Cottage	Attachment 1 Attachment 2 Attachment 3 Appendix F

2026-07-12	23:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I'm very concerned about proposed rezoning with possible development of residential and mixed use low rise (6 storeys) in the Macdonald st and W 16th Ave village area. This could mean the loss of many older solidly built character homes- many which already provide increased density of living with rental suites/laneway houses. Would these middle housing opportunities really be affordable to all? Development of a village High st sidewalk with widening for 'lingering, walking, rolling' is appealing, but only if managed well. What would be the cost? I fear the potential loss of tree lined streets with new developments which could increase the local temperature and have an environmental impact for years. Questions to consider before considering zoning changes: How many of the recently built low, mid and high rise developments in Vancouver are fully occupied? Are the current rents/ purchase price affordable for young adults, families, seniors? Who really benefits from the 'Village' model: the City with increased tax revenue,? The developers by buying 'cheaper land' away from current arterial routes? or the residents, both current and new, who desire both affordable accommodation and services? Once older homes are torn down, that heritage history and resource is lost forever. Please make a decision which is affordable and favourable for all Vancouver residents and the planet.	Lynda Lawrence	Kitsilano	
2026-07-12	23:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Main Concerns Community disruption: A city-wide blanket rezoning could trigger scattered real estate speculation, causing uneven property value changes, displacement of residents, uncertainty, and fragmented development rather than creating cohesive village centres. Threat to existing neighbourhood centres: Vancouver already has established commercial and community hubs. We believe planning efforts should strengthen these existing centres instead of creating new "Villages" that could divert investment, residents, and businesses away from them. Buildings that don't fit neighbourhoods: We argue the proposed density and building standards are too large and inflexible, leading to overshadowing, loss of privacy and trees, and buildings that don't match the character of surrounding areas. One-size-fits-all approach: Applying the same zoning rules across many locations would produce neighbourhoods that look and function similarly, reducing Vancouver's diversity and local character. Public services and infrastructure may also fail to keep pace. Lack of affordable housing strategy: We contend the proposal does not adequately require affordable or non-market housing, meaning it may increase housing supply without addressing affordability for middle- and lower-income residents. Insufficient public engagement: We argue there has been consultation on the general concept of Villages, but not enough neighbourhood-specific planning with residents, businesses, and property owners who would be directly affected. No urgent need: We believe Vancouver already has sufficient zoning capacity for decades of projected housing growth, so there is no justification for implementing a broad rezoning that could encourage land speculation. Recommendations Instead of approving the current proposal, we recommend Council: -Reject the blanket Villages rezoning. -Focus investment on strengthening existing Neighbourhood Centres. -Identify only a few locations where new Villages might actually be needed.	Cindy C	Killarney	

			-Develop each new Village through detailed, neighbourhood-specific planning with extensive public participation. -Roll out new Villages gradually over many years, based on demonstrated demand. -Ensure every plan includes: diverse housing types, meaningful affordable and non-market housing, adequate community facilities and services, development that fits the surrounding neighbourhood. Overall Message We support the idea of compact, mixed-use communities, but argue that Vancouver should pursue them incrementally and through localized planning, rather than through a city-wide rezoning. We believe a gradual, community-led approach would better preserve neighbourhood character, minimize unintended consequences, and more effectively address housing and livability goals. *The above points are inspired by Urban Professional, Larry Beasley who will also be giving feedback on July 14, 2026.			
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2026-07-12	23:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I grew up in Vancouver and am 47 years old. My family has been living in our new build custom home in the Grandview-Woodland neighbourhood, on Napier Street between Lakewood Drive and Templeton Drive, for just over a year. We are a family of four with two children, and we also built an infill home on the same lot for the children's grandparents, who previously owned the property. We were grateful that the City began allowing infill housing in this neighbourhood just before we finalized our decision to build. Even so, we were still required to meet the area's heritage design requirements. Combined with more than two and a half years of construction, extensive permitting, and designing the home to preserve a mountain view from our living space, the project became far more expensive than we had anticipated. We accepted those costs because we believed we were investing in our forever home—a place where our children could grow up, where the grandparents could age in place, and where our family could remain for generations. For that reason, I strongly oppose the proposed "Village" plan. The possibility of being surrounded by six-storey buildings after making such a significant long-term investment feels incredibly unfair. Had this level of redevelopment been proposed when we were planning our home, it would have fundamentally changed our decision. Instead of creating stability for our family, we are now faced with uncertainty. My husband has even said, "We'll just have to take the payout and move to Burnaby," which is heartbreaking after everything we have invested in building a home and a future in this community. Beyond the impact on our property, I am deeply concerned about what this plan would mean for the character of Grandview-Woodland. The neighbourhood's family-oriented atmosphere would be lost as many of its century-old homes disappear. We are only now beginning to build relationships with new neighbours—many of them young families who have managed to purchase a duplex or modest home—as well as long-time residents who have lived here for decades. This sense of community cannot simply be replaced with higher density. Before moving here, we lived in a one-bedroom-plus-den condominium in New Westminster with our two young children. Although we were surrounded by parks, it was not an ideal way to raise a growing family. Families need more than density—they need space, backyards, quiet streets, and neighbourhoods where children can safely play and build lasting friendships. Unlike New Westminster, this area does not have enough large forested parks, ravines, and recreational spaces to support a substantial increase in families living in apartments and condominiums. I support thoughtful, balanced growth that respects existing communities. However, I do not believe this proposal achieves that balance. It risks replacing a unique, family-focused neighbourhood with one that is significantly denser while sacrificing the very qualities that make Grandview-Woodland such a desirable place to live.	Brooke Chu		
2026-07-12	23:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Members of Council, I am a long-time resident of the Marpole neighbourhood and have witnessed many changes within our community over the past several decades. In 2014, the City adopted the Marpole Community Plan after extensive public consultation. Residents accepted many significant changes at that time with the understanding that redevelopment would occur gradually and that supporting infrastructure and community amenities would keep pace with growth. I am concerned that the current Village Plan and the associated rezoning to new districts such as R3-4, C-2D and C-2E represent another substantial increase in development intensity	Grace Wong	Marpole	

			only a relatively short time after the 2014 plan was implemented. While I support the City's objective of providing additional housing and creating complete neighbourhoods, I respectfully submit that the proposed amendments raise several planning concerns. 1. Cumulative Development Impacts The City has not clearly demonstrated the cumulative impacts of the multiple planning initiatives affecting Marpole, including the Marpole Community Plan, the Villages Planning Program, Provincial housing legislation and Official Development Plan amendments. Each initiative may appear reasonable individually; however, their combined effects on the neighbourhood deserve a comprehensive assessment. 2. Infrastructure Capacity Before additional density is approved, Council should ensure that transportation infrastructure, utilities, schools, childcare facilities, parks, healthcare services and emergency services have sufficient capacity to support future population growth. Residents should have confidence that infrastructure improvements will occur alongside redevelopment rather than many years afterward. 3. Neighbourhood Character and Transition The proposed zoning should provide a gradual transition between mixed-use Village areas and established residential streets. Building height, massing and setbacks should respect the existing neighbourhood character and minimize impacts on privacy, sunlight and livability. 4. Public Amenities Population growth should be matched by appropriate investment in community facilities, including parks, recreation facilities, seniors' services, libraries and childcare. The current proposal does not clearly identify how these additional amenities will be delivered. 5. Transportation and Traffic Oak Street is already one of Vancouver's busiest arterial roads. Additional residential and commercial density should be supported by updated traffic studies, pedestrian safety improvements and transportation planning that reflects future demand. 6. Tree Canopy and Environmental Sustainability The City should ensure that redevelopment maintains and enhances the urban forest, protects mature trees where possible and incorporates climate resilience into neighbourhood planning. Conclusion		
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				I respectfully request that Council carefully review these matters before approving further rezoning within the Oak Street & West 67th Avenue Village. Growth should be balanced with appropriate infrastructure, public amenities and neighbourhood liveability to ensure that Marpole remains a healthy and sustainable community for both current and future residents. Thank you for considering my comments. Regards, Grace			
2026-07-12	23:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I am writing to formally voice my opposition to the proposed rezoning amendments under the Villages Planning Program, specifically targeting the Mackenzie & 41st and Mackenzie & 33rd areas. My family chose this neighborhood decades ago precisely because of its peaceful, green, and residential character. It is a stable community where neighbors know each other and care for the local environment. The sheer scale and speed of the city-initiated rezonings feel incredibly aggressive and dismissive of the people who have built their lives here. Forcing rapid high-density development into these quiet corridors threatens to displace long-term residents. It simply is not fair to expect local families to uproot and move away because of a sudden, top-down decision to alter the fabric of our neighborhood. We love this community for its prestige, its quiet streets, and its natural beauty. Turning it into a chaotic, high-traffic zone goes against everything this neighborhood stands for. I urge the City Council to protect the character of our established communities and vote against these drastic amendments. Sincerely, Nathan K.	Nathan K	Kerrisdale	
2026-07-12	23:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed Villages Plan. I understand that Vancouver needs more housing, but I don’t think this plan is the right approach. I’m concerned it will add more traffic and put pressure on schools, parks, parking, and other services before they’re ready. I ask Council to slow down, listen to residents, and make sure infrastructure is in place before moving forward. Thank you for your time.	Elana Walker	Kensington-Cedar Cottage	

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
2026-07-12	23:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council Members, I am writing to express my strong objection to the City-initiated rezonings at Mackenzie & 41st and Mackenzie & 33rd under the Villages Planning Program. Urban growth must be sustainable, and the current proposal fails to address critical environmental and transit realities. Our neighborhood possesses an invaluable urban tree canopy. The proposed large-scale concrete developments will inevitably wipe out mature trees and disrupt fragile root networks across adjacent properties. Replacing permeable green spaces with high-density buildings will trigger localized microclimate shifts, creating "heat islands" in an area that currently serves as a vital natural defense against rising summer temperatures. Additionally, the argument that this density is supported by transit ignores reality. The cross-town transit lines, particularly the R4 on 41st Avenue, are already operating at maximum capacity during peak hours. Adding massive density here will not miraculously convert everyone to transit; it will simply overwhelm an already strained system and push secondary vehicle traffic onto quiet neighborhood streets, increasing localized air and noise pollution. Council must prioritize environmental preservation and infrastructure capabilities over aggressive, blanket rezoning. I urge you to reject these amendments. Sincerely, Sophie M.	Sophia M	Kerrisdale	
2026-07-13	00:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the city of Vancouver villages planning program. We don’t need new villages as we already have established neighbourhoods with struggling retail businesses and restaurants. I don’t believe this missing middle will solve the affordability issue in Vancouver. Instead, it will just inflate the land values and increase speculation in the areas where these new neighborhoods are being proposed. This plan sounds like it was dreamt up by property developers.	Catherine Hopkins	Riley Park	

2026-07-13	00:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council I am writing to express my opposition to the proposed 17 village plane. While I understand the need to address housing demand, I believe this proposal raises significant concerns regarding the environment, the local economy, and the long-term well-being of our community. My concerns are as follows. 1. Population growth must be supported by healthcare and education. Increasing residential density will inevitably increase demand for healthcare, schools, and other essential public services. But I don't see the clear evidence of this coordination, residents cannot be confident that essential public services will keep pace with population growth. 2. Infrastructure should come before, or at least grow alongside, higher density. Additional housing also requires adequate capacity in water, sewer systems, electricity, roads, public transit, parks, and other municipal infrastructure. But it isn't provided with sufficient information about how these systems will be upgraded to support the growth anticipated under the 17 Villages Plan. Vancouver has experienced recurring water restrictions during dry seasons, while traffic congestion and parking pressures have increased noticeably over the past decade. 3. Planning should include a transparent implementation strategy. Residents deserve to understand not only what is being proposed, but also how and when the supporting infrastructure will be delivered. Before approving the Plan, the City should clearly demonstrate: 4. Responsible financial planning is essential Major infrastructure investments will be required to support the growth envisioned by the Plan. Residents deserve to know how these investments will be funded, whether the financial impacts have been fully assessed, and how costs will be shared among the City, the Province, and other agencies. Long-term planning should be financially sustainable and should not place an unreasonable burden on future taxpayers. 5. Growth should strengthen communities, not simply increase density. I support increasing Vancouver's housing supply and creating more opportunities for young people and families to live in our city. But it requires coordinated investment in transportation, healthcare, education, public infrastructure, and local services. Residents are being asked to accept significant changes to their neighborhoods. In return, they should reasonably expect that the infrastructure and public services needed to support those changes will be delivered at the same time. Conclusion For these reasons, I respectfully request that City Council defer approval of the 17 Villages Plan until residents have been provided with clear evidence that the necessary healthcare, education, transportation, utilities, and other essential public infrastructure have been planned in coordination with the Province and relevant public agencies, and that a transparent implementation strategy and funding plan are in place. Vancouver is our home, and our neighborhoods are the foundation of our communities. Growth should be coordinated, evidence-based, fiscally responsible, and supported by the infrastructure that allows communities to thrive. By taking this approach, Vancouver can address housing needs while preserving the quality of life that has made it one of the world's most livable cities. Best regards, Wenju Yan [REDACTED]	Wenju Yan	Arbutus Ridge	
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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
2026-07-13	00:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The City has given an extremely short notice to the affected residents of the 17 Villages plan. Notice received last Friday, July 10 via mail with the public hearing on coming Tue, July 14. Comment to be provided by Monday, July 13 as per request, that is not a reasonable ask! Our neighbour has not even received the notice. I wonder how many people were impacted by the plan not knowing about it! We live close to the VanDusen Botanical Garden, the Oakridge Park and the surrounding area have already added so many condo units, low rise and townhouses to the market. In addition to that the low rise and townhouses along Granville Street, Oak Street, Cambie Street and King Edwards Avenue continue to pop up. Besides that the rezoning of RS1 to R11 that was put in place not too long ago has already provided options to increase the number of units to the market if necessary. The laneway house and basement units provided alternative affordable housing for a lot of people. Tearing down and rebuilding new housing will create the opposite effect as the affordability goes down. A new 1600sq ft townhouse is approx. 2M around the neighbourhood. Considering labour shortage, material price increase, housing prices will likely go up. Rezoning will cause property tax to increase as well which in a way forcing people to leave the area or City that they love if they cannot afford it. The additional school tax implemented back in 2019 has already put a lot of pressure on BC residents. The new Village Plan will make the City even more unattractive and unaffordable. Besides that parking could be challenging when the number of units increases in the neighbourhood. I cannot imagine what the traffic around the neighbourhood will be like when VanDusen garden hosts events in the future. Each neighbourhood has their own characteristic, the Village plan sounds like a one size fits all program, which will likely cause unforeseen negative consequences for decades to come. We chose this neighbourhood as we love it as it is not for shops to be near by and we pay a premium for it; otherwise we would have chosen other areas in the beginning. The Village program picks locations without invitation. When there are so many livable options being vacant, why destroy and create aggressively? Will creating more expensive housing solve the issue? I doubt it! The proper approach would be to create a more business friendly environment to boost the economy. Speed up rezoning application when actual development project presented, rather than rolling out a wide area rezoning program without immediate or near future demand with hard hit consequences to the existing residents! To sum up we oppose the plan as that is uninvited and not necessary which creates financial and mental stress for existing residents, both homeowners and renters, plus not adding value to the working class who cannot afford already expensive housing in the City.	Alan Chan	Shaughnessy	

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
2026-07-13	00:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and Members of Council, Subject: Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver ODP Amendment We respectfully urge the Mayor and Councillors to oppose the Villages Plan proposed for the Commercial Street and 20th Avenue area. We are the Cedar Cottage Area Neighbours (CCAN), a community group of 83 residents living between Broadway and 25th Avenue, from Fraser Street to Nanaimo Street. Many neighbours are concerned that this Plan would: 1. Introduce building heights that will not fit with the surrounding houses 2. Reduce the trees in our neighbourhood 3. Increase the traffic 4. Create parking problems, adding to the existing strain from overdevelopment along Commercial Drive and the Victoria Diversion AND: 5. It adds rental supply the area doesn't need — several new buildings nearby are already offering one month free rent to attract tenants. There is too much over supply in our area. 6. New condo buildings in the area are offering free stays to entice buyers, showing weak demand for additional units. 7. It adds social housing this neighbourhood does not need. Five social housing projects have already been built here in the past seven years. The solution: If the City believes additional rental housing is needed, it should address the existing oversupply first. One option is to amend the Vacancy Tax by law so that developers are required to rent out the roughly 6,000 new condo units currently sitting empty. Right now, Section 3.9 of the Vacancy Tax By law exempts developers from this requirement, allowing newly built condos to remain vacant instead of contributing to the rental market. Removing this exemption would immediately add thousands of units to the rental supply without building a single new building. We recommend that the City genuinely consult with neighbourhood residents to understand what types of housing they actually need in their area. Sincerely, Mr. B. Straten, CCAN secretary [REDACTED]	B Straten	Kensington-Cedar Cottage	

2026-07-13	00:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I find it outrageous that a proposal this large is being considered in the middle of summer, FIFA, and so close to an election. This should absolutely be an election issue. I suspect that the only people with the time and motivation to read the 350+ page document are people who will be directly affected by the proposal (and deemed NIMBYs by developers and folks who misunderstand the proposal and want affordable housing). This process is incredibly flawed. I participated in the online questionnaire about the villages and was prompted to select things "in my village" that I appreciate like parks, community gathering spots, and family-run businesses. I still value those aspects of my village and feel they will only be diminished or ruined by the addition of 6 story buildings with retail only affordadable to chain businesses. From your confusing maps I get the sense that the home, that I, and 3 generations of my family, have lived in for 50 years is just on the edge of the village where we will eventually be overshadowed by an apartment building. This is extremely stressful and upsetting. There are other ways to increase density and house people affordably (serious rent control European-style, co-ops, government owned housing) that are not even being considered because there is no profit for developers. I urgently request that you reconsider and bring this to an authentic public consultation process.	Jessica Reid	Dunbar-Southlands	
2026-07-13	00:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Vancouver is the densest city in Canada and yet one of the most expensive. Although the city has been on a building spree for years the NDP Provincial Government, the Vancouver ABC municipal council majority and the other 3 parties continue to push for more and more density which hasn't resulted in affordability. This is without providing the necessary infrastructure including sewers, community centers, parks, swimming pools and schools for an expanding population. Within two weeks of being acclaimed premier in 2022 after John Horgan stepped down because of serious health issues David Eby passed some very draconian housing legislation including centralizing land decisions in Victoria which previously had been the responsibility of elected city councils across the province. This was after extensive consultation with the Urban Development Institute, Abundant Housing and other pro-density organizations according to information obtained under an FOI. The public was not consulted. In 2024 the NDP passed Bill 18 which made public hearing illegal in Vancouver except under exceptional circumstance once the Official Development Plan was passed. On March 12, 2026 the city council approved the 30-year Official Development Plan unanimously which came into effect on March 31, 2026. Although the ODP would have a major impact on Vancouver properties there was no mail out from the city to notify the 100,000 Vancouver properties affected about the ODP scheduled public hearing on March 10. The ODP replaces the 2022 Vancouver plan as the guide to how Vancouver will develop over the next 30 years. In their report the ODP completely ignores well established neighbourhoods and now classifies Vancouver into several designations based on the type, scale and intensity of change envisioned" Metro Core/Broadway, Municipal Town Center, Rapid Transit Area, Neighbourhood Center (towers), Multiplex area, Rapid Transit Overlap and the Villages. Calling these villages is a complete misnomer as what is primarily expected to be built are 4 to 6 story large bulky apartment buildings, which can go up to 8 stories if located close to a transit zone in any residential area that is pre-zoned. Homeowners who reside in the pink pre-zoned areas where the city is trying to create new shopping streets where only a few scattered stores currently exist received a May 22 letter from the city informing them that their properties would be frozen and would be restricted to only four-to-six story apartments with ground floor retail if the villages plan is approved. They would not be allowed to make any changes to their house whatsoever or add a laneway house. These new retail businesses would compete with small businesses located in established high streets that are already	Barbara May	Kensington-Cedar Cottage	

				struggling. The proposed village plan is staff initiated. If approved the village planning proposal would impact some 346 city blocks or 14 percent of the properties in the city, many of them in well-established neighbourhoods such as Kitsilano, Dunbar, Cedar Cottage, and Grandview Woodlands, to name a few. People are terrified about having their neighbourhoods destroyed where they have established strong ties to their respective communities. This plan was formulated with next to no genuine public input. The Talk Vancouver surveys are considered by many to be totally useless or designed for manufactured consent so they don't fill them out. The open houses that the city held were poorly attended. The staff present were not particularly well informed and were pushing the city line. They appeared to have no interest whatsoever in public input about what they wanted in their neighbourhoods. This plan is strictly about densification and totally ignores the community amenities that are necessary to create livable and friendly communities. There is already sufficient approved housing in the development pipeline that takes the city up to 2050. Currently there are approximately 5849 completed but empty apartments for sale across BC that are not moving for whatever reason. This density proposed for the villages plan far exceeds estimated population growth over the next 30 years so why is the city planners pushing it. Brick and mortar retail is already competing with online sales so why is the city pushing for more retail. Much of Vancouver is already organized around 15 minutes neighbourhoods where this planned rezoning is recommended. This plan is poorly thought out currently and needs to go back to the drawing board with a focus on genuine citizen input. Why is a public hearing of such magnitude being held in the middle of July when so many families are on holiday and are not aware of it. Like so many things with the ODP and now the villages planning proposal it almost looks like the city is trying to slip this through without letting their voters know about it and for whose benefit.			
2026-07-13	01:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the proposed one-time pre-zoning of approx.13,000 properties. This sweeping rezoning has the potential to permanently change the character, livability and identity of our neighbourhood. I am opposed to this ODP!	Angela Ho	Arbutus Ridge	

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
2026-07-13	02:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the Villages Planning Program. Proposing these co-called “villages” shows a profound lack of respect for Vancouver’s distinct and stable neighbourhoods that have evolved organically over time. Use of the word “villages” appears to be a cynical attempt to use a term with rather nostalgic connotations in order to disguise the disruption that these so-called “villages” will create. For this reason, instead of “villages”, I will use the wording, “artificial constructs”. Each of these artificial constructs has swollen from the few blocks depicted in the Vancouver Plan to encompass a much larger area. Two (Nanaimo & 1st; Nanaimo & Broadway) already are merged; four (two on MacDonald and two on MacKenzie) are separated only by a street or two—they are like puddles that will soon coalesce into a pool. Ditto for the artificial constructs planned for Fraser and Knight. What will be the effect of these artificial constructs on traffic flow and on parking in the affected areas? The total area of Vancouver that is involved in these artificial constructs is not trivial, and when taken together with the expanse of the area in the Broadway Plan, accounts for an enormous portion of Vancouver. For more than 15 years, the chaotic pace of construction in Vancouver has been increasing. (Call it the “Everything, Everywhere, All at Once” model of development.) This pace severely impacts neighbourhoods, because it does not allow time for the changes to be absorbed, thus effectively destroying communities—hardly the result that the term “villages” would like to evoke. In recent years, developers have gained a more powerful voice, whereas the voice of Vancouver’s residents (tax payers!) has been curtailed— a severe blow to democracy. These artificial constructs are being IMPOSED on the residents of Vancouver.	Veronica Yakoleff	South Cambie	
2026-07-13	05:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We oppose the Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments.	B Straten	Kensington-Cedar Cottage	
2026-07-13	05:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We oppose the Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	RAMP RAMP	Mount Pleasant	
2026-07-13	05:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this rezoning plan. It is trying to be passed without homeowners consent. It is a poorly thought out plan that is going to destroy the character of existing neighbourhoods. Putting up 6 story buildings in the middle of quiet streets destroys the fabric of established communities not to mention the destruction of trees and other animal habitats.	Anastasia Webber	Kensington-Cedar Cottage	
2026-07-13	06:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose this proposal.	Jan Leard	Dunbar-Southlands	

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
2026-07-13	07:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	City Council should reconsider the village plan, as it is not suitable for all communities. I participate in Shape Your City, and the results of consultations and surveys indicate a need for more affordable housing, green space, and the preservation of mature trees. The current plan for the MacKenzie and West 41 Village removes most of the existing mature tree canopy and green spaces, replacing them with small, expensive condos and without infrastructure plans to support the increased density. This will destroy the charm and beauty of the neighbourhood while contributing to climate change. The City’s Urban Forest Strategy emphasizes the importance of protecting and maintaining mature tree canopies and green spaces to mitigate CO2 emissions, manage stormwater runoff, protect against extreme heat, support wildlife and biodiversity, and promote mental health. Therefore, why are we allowing the removal of so many mature trees and replacing large green spaces with concrete in these villages? The recent Corners report on the 2021 British Columbia heat dome found that fewer people died in areas with adequate tree canopy and green spaces. For every 5% increase in mature trees within 100 metres, the death rate decreased by 10%, and with similar results for green space. Given the number of properties in this proposed village and the presence of mature trees on many of them, it is impossible to preserve these trees and green spaces if the proposed zoning is approved. Affordable housing for the missing middle is a critical issue, yet it’s absent from the village plan. I haven’t seen or heard of any new construction specifically targeting this demographic. Instead, we’ve only seen large multiplex developments, which have cleared mature trees and replaced green space with concrete. These towering structures are built right up to property lines, blocking sunlight and reducing privacy for neighbouring properties. For example, one unit in a five-unit multiplex here sold for over \$2.1 million. Adding to that, there’s a \$500 monthly strata fee. This development simply isn’t suitable for the missing middle or families who value outdoor space for their children. Regarding the village aspect, the east side of this proposed village is approximately 100 metres from the existing Kerrisdale Village. Why are we building a new village next to the existing village that fulfils the city’s vision of a liveable, walkable community? Regarding density, 100 metres north-east and south-east of this area are blocks of high-rise and low-rise condos, apartments, townhomes, and current construction of new low-rise buildings on West and East Boulevard. There are also proposed plans for a 15-story market rental tower at 5445 Balsam Street and a 6-story market rental tower at 2008 West 41 Ave. Have there been any requirements for affordable, below-market units for these two new proposed rental properties? With over 4,000 condos sitting empty, before considering changes from Appendix A to Appendix B, please consider the needs of your constituents in these neighbourhoods and the impact on climate change. As a renter on a fixed disability income living in this neighbourhood, there has been very little consideration for affordable housing and the loss of existing affordable housing for tenants in secondary rental housing within this proposed village. City Council needs to consider the impact on this group.	Lily Ohlhausen	Kerrisdale	

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
2026-07-13	07:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Federal & Provincial governments are proposing what amounts to a bail out for BC developers because there is too much housing inventory in Vancouver and City Council is proposing to add MORE inventory? The city is already gridlocked. Traffic is unbearable. Accelerating development will only exasperate this. What about quality of life? This is reactionary policy designed for 2019 Immigration policy. The Federal government has drastically reduced immigration. Let the market resolve this issue.	Edward Infanti	Kitsilano	
2026-07-13	07:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this application. It is a large scale disruptive plan that will not improve the situation for many residents. I should state at the outset that I reside in the Fraser and 33rd area, in an area designated for residential low rise. I believe this area is already seeing development, with new mixed use low rise buildings going up near my home so I am puzzled as to why this is even required in this area. I want to note that there was an initial meeting in 2024 seeking public input and I received the notice one month after the meeting as there was a postal strike. I was unaware of this meeting until recently, I am sorry I am unable to attend it in person. I acknowledge that on the surface this project is well meaning, with the goal of creating livable neighbourhoods. What is missing is that this is a market based solution that is very large in scope and with little local community input. There is no real discussion of how the city will meaningfully help with this, specifically how will local community centres, schools accommodate these growing populations? This document assumes that more development will solve the city's housing problems. Where I live I regularly see \$2 million older homes torn down, replaced with townhouses or duplexes that are selling for around \$1.8 to \$2 million. Yes this will result in more units, but the market prices are remain out of reach for many. This proposal is only going to cause uncertainty for many people who live in them as the areas will be targeted by developers looking to profit from the new zoning. As I live in the Riley Park area, I regularly pass by the Little Mountain project site. As I read this proposal I know that the city has not delivered on protecting renters and low income families in this neighbourhood when partnering with developers. I would also suggest looking at supporting development of livable lower cost housing options, in particular co ops which have worked well in the city. I would ask the city to consider slowing this planning down, seek more input and start smaller, in a few areas where there is local support and expand from there. Thank you for allowing me to comment on this.	Chris Booth	Riley Park	
2026-07-13	07:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the existing Villages Plan.	David Morantz	Dunbar-Southlands	

2026-07-13	07:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	July 11, 2024 Mayor and Council City of Vancouver Dear Mayor Sim and Council: Re: Public Hearing, Item 1 — Villages Planning Program... This motion fails to take into consideration the uniqueness of neighbourhoods in this City. This Plan seems to reflect the theme of one size fits all much like Vancouver’s Official Development Plan (ODP) which wants to impose its ideas in a blanket move. The Planning Dept., until November 2023, accepted the uniqueness of the various neighbourhoods in the City under a well thought out policy known as City Plan. This programme made a concerted effort to involve the numerous communities and their uniqueness. The Council’s decision in November 2023 decided to remove the “community visions” groups; thereby, getting rid of an important aspect of the “visions” — neighbourhood centres. These “centres” were not encouraged to remain as viable components of the many unique neighbourhoods in the City. There was no consultation with the numerous groups who were part of the “community visions” programme. This City Council, along with the Planning Dept., ignored the valuable contribution of community groups who possessed an institutional history that is now lost. How can the villages program replace decades of mutual respect, community knowledge and public advocacy when no sincere effort has been made to encourage public consultation? As a resident of the Riley Park South Cambie neighbourhood I have witnessed a deliberate plan to ignore community involvement in implementing policies that would have enhanced neighbourhood centres. There have been residents who have more experience in urban planning and it behoves you to give careful consideration to their comments (see attachments). There is no urgency to get this motion passed at this time and more time for community involvement is imperative on such a crucial policy. I urge you to table the motion until more consideration is given to the ramifications of such a policy. There may not be a Council meeting scheduled for further discussion on this topic but that does not negate you from calling an extraordinary meeting In September to carefully review the extensive responses that have been submitted for the July 14th Public Hearing. To ignore institutional history is to ignore the basic contributions so many residents of the City have given to their respective community’s futures. To revisit this motion is not neglecting your responsibility to the electorate but rather showing a sincere concern for the implication this motion will have on Vancouver’s future. Yours truly, Allan Buium cc: Donny van Dyk, City Manager Josh White, General Manager, Planning Urban Design & Sustainability	Allan Buium	Riley Park	Attachment 1 Appendix G Appendix H
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2026-07-13	07:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the plan	Lisa Lalsingh	Kerrisdale	
2026-07-13	07:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Thank you for the opportunity to submit feedback on the Villages Plan. The following comments address seven distinct aspects of the proposal, ranging from implementation methodology and planning horizons to housing density, ground floor land use, renter protection, and the conditions needed to make car-free household viability a delivered outcome. Each section identifies a specific gap or concern and closes with a question inviting the plan to address it directly. The intention throughout is constructive, to strengthen a proposal that carries real potential to shape livable, equitable, and genuinely complete neighbourhoods across the city. 1. Daily Needs Retail options The term "daily needs" occurs 19 times in the proposal, and these are in the context of offering retail options. It is hardly defined, and I am suspicious about what the planners envision here. But when I hear about retail and daily needs, I am reminded of corner stores -- which can be operated by a small team. Does the proposal describe that? I don't think so. Therefore, when it comes to describing a goal for this option, I suggest the following formulation: Every village should offer residents a genuine daily shopping access within a five-minute walk, served by small independent operators embedded in the neighbourhood. It makes little sense to me to have someone working in the village but not living there. What kinds of measurable standards for daily needs retail can be established? What kinds of structural conditions would enable personable retail options? 2. Trees 3.4.2.3 In residential areas, attention should be provided to protect and preserve existing healthy trees on private property, without impacting trees on neighbouring properties, where possible. Locate and design buildings in accordance with the Protection of Trees Bylaw, the Zoning and Development Bylaw and any applicable design guidelines I find it difficult to judge how these bylaws and rules will work out in practice here. However, I don't see how this proposal can make a noticeable difference in terms of housing without many trees being removed. Trees are important not only for the esthetic but also for habitat and city climate and maintaining moderate temperatures. How can the loss of trees be minimized? 3. City-wide repercussions The Villages Plan proposes land use changes across 17 neighbourhoods. Any intervention at that scale produces effects across the entire city, well beyond the Village boundaries themselves. Therefore the plan wa	Stephan Wehner	Grandview-Woodland	

			warrants two analytical components currently missing: 1. a baseline analysis of current conditions citywide and outside Village areas, covering transportation supply and demand, city and social services, medical access, school and education capacity, employment and trades, and amenities such as pools, parks and community facilities. 2. Scenario modeling of outcomes for 3 options of implementations by the market. Without this analysis the plan cannot demonstrate that its proposed changes deliver its stated goals, or that those changes avoid transferring costs and burdens onto residents and services outside the Village areas. How will the systems involved adapt in support of citywide success for this proposal, including outside of the Villages? 4. Clustering My impression is that Vancouver's neighbourhood planning has fallen at least a decade behind, which is why we are facing the current problems. In other words, the Villages Plan arrives at a moment when housing gaps, retail deserts and car dependency have compounded without adequate policy response for over ten years. A plan that then delivers change incrementally, Village by Village across 17 separate nodes, risks arriving late again. Visually, many of these Villages fall into about 5 geographic clusters. Why not propose the changes for such larger clusters, and give the market a coherent long-term picture, enabling developers, home owner and operators to make investment decisions with confidence. Otherwise will we not have a similar discussion in 2035? 5. Other than retail/residential The Villages Plan frames neighbourhood economic life almost exclusively through residential and retail uses. This leaves out the full range of economic activity that makes a neighbourhood genuinely complete. Small businesses providing services, light manufacturing, maker spaces, trades and professional services all generate employment, build local economic resilience and create the neighbourhood character the plan aspires to deliver. The plan warrants explicit policy direction for this broader range of uses. Ground floor spaces suitable only for retail excludes the productive and service economy entirely. How will the plan to define and protect a diverse mix of commercial uses across Village areas, with deliberate provision for small business services, light manufacturing and trades alongside retail? 6. Duplexes The plan explicitly enables duplexes as part of its missing middle housing range. Duplex construction delivers one additional dwelling per lot -- too modest to meaningfully advance housing supply, neighbourhood density, or the foot traffic that supports viable Village retail.			
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				How will the plan ensure that Village areas prioritize housing forms that deliver meaningful density gains? 7. Renter protection The plan commits to minimizing displacement of existing renters, which is laudable! But I feel it names no party that is responsible for covering relocation costs, temporary housing or right to return guarantees. It does not establish a dispute resolution process for disagreements between developers and tenants. How can vulnerable populations be protected, with respect to cost coverage, process administration, and dispute resolution? In closing, the Villages Plan addresses important and complex challenges for Vancouver's future. I hope I have raised some valuable questions, and that they can be addressed.			
2026-07-13	08:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am completely opposed to the 17 Villages city-wide blanket-rezoning plan as currently defined. This is far too important an issue to be rushed through. It deserves meaningful public consultation. I oppose/ my family opposes the 17 Villages proposal. Each neighbourhood in Vancouver has a unique character, and this plan does not take that into consideration. And if there is no additional parking in the proposed apartments, streets may become overwhelmed with traffic. In addition: • The West Broadway and West 4th Avenue shopping areas in Kitsilano already have unique character with a thriving family community. • Growth is inevitable, and I support thoughtful planning. However growth should respect what already works. It should be guided by evidence, supported by the infrastructure and services that the residents need, and shaped in partnership with the people who already call these neighbourhoods home. • Kitsilano, as defined, already has a healthy mix of housing and services and must be planned to complement what is already here with proper neighbourhood consultation. Kitsilano is already Vancouver's third or fourth densest neighbourhood	Pauline Tolan		
2026-07-13	08:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose	Craig Cox	Dunbar-Southlands	
2026-07-13	08:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I respectfully ask Council to vote *NO* on the proposed village development in the Arbutus–West 57th Avenue neighbourhood. While I recognize the need to address Vancouver's housing challenges, I do not believe this proposal adequately considers the unique character, infrastructure limitations, and long-term livability of our community. **Infrastructure and Traffic** Our neighbourhood already has narrow residential streets and limited infrastructure capacity. Introducing multiple multi-storey developments will increase vehicle traffic, congestion, and demand for on-street parking. Increased congestion could also delay emergency vehicles when timely access is critical. The vision of a pedestrian-friendly village may eventually require wider sidewalks, dedicated cycling infrastructure, upgraded intersections, and other road improvements. These changes	Maggie Tsui	Marpole	

				could require the removal of mature trees, alterations to existing streetscapes, and years of ongoing construction, placing additional strain on residents and local businesses. **Environmental Stewardship** One of the defining features of our neighbourhood is its mature tree canopy. Redevelopment of existing lots would inevitably result in the loss of many mature trees that have taken decades to grow. These trees help reduce urban heat, improve air quality, store carbon, manage stormwater, and support biodiversity. At a time when Vancouver has committed to climate resilience, preserving mature trees should remain a priority. **Community Safety and Public Services** Population growth should be accompanied by proportional investments in policing, emergency response, healthcare, schools, parks, and community services. Our neighbourhood is home to many families and seniors who value its safety, quiet streets, and strong sense of community. Without corresponding investments in public infrastructure and services, significant increases in density could place additional pressure on already stretched and limited resources and further reduce the quality of life for both current and future residents. **Housing That Truly Meets Community Needs** Increasing the supply of condominium units alone will not fully address Vancouver's housing challenges. Housing affordability is influenced by many factors, including speculation, investment demand, housing policy, and the availability of homes that are affordable for local residents. There are already residential units in Vancouver that remain vacant or are not occupied by people who live and work in our city. Rather than focusing primarily on increasing the number of condominium developments, Council should also prioritize policies that create jobs, strengthen the local economy, and discourage speculative investment that does little to improve housing affordability. Vancouver continues to face other pressing challenges, including dated and limited public facilities, healthcare wait times, pressure on public services, and concerns about petty crimes and public safety. It is reasonable to ask whether large-scale redevelopment should proceed before these supporting services and infrastructure are adequately strengthened. For these reasons, I respectfully urge Council to vote *NO* on this proposal and instead pursue housing solutions that are balanced, sustainable, and supported by the infrastructure and public services needed for a thriving community. Thank you for your time and thoughtful consideration.			
2026-07-13	08:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Planning Program.	Heather Main	Kitsilano	

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
2026-07-13	08:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Although I agree with densification and adding more housing stock and neighbourhoods to Vancouver, the areas need more diversity in lifestyle. From childcare to assisted living facilities; neighbourhoods need homes for all ages of residents. Housing for everyone includes homes to buy and homes to rent. Some people want to live in high rise buildings (up to 14 storeys), condominiums (up to 4 storeys), townhomes and single family homes/duplexes. Having a homogenous building plan removes diversification of neighbourhoods; elderly residents or those in wheelchairs will not want several floors of stairs or being forced to rely on a wheelchair. Younger people who live in an apartment may have dreams of one day owning a condo or townhome; limiting housing choice removes this aspiration and chooses a future for people.	Stacy Taylor	Kitsilano	
2026-07-13	08:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I believe that we are in need of some urban density but feel the provincial government is implementing policy without thinking things through which is forcing the municipal government to make hasty decisions. The concept of villages needs to be well thought out with the help of architects, realtors, small builders who live and work locally, and solid urban planners. Without this the community is becoming very choppy and losing its charm. There have been some very good character retention sites that have been built but the builders will not build these again because they are too costly. Until the government both municipal and provincial get more educated and consult the proper people including those who live in the community this needs to stop. There is going to be an oversupply of rentals in the near future so why jump ahead with these villages when we can't get the rest of it done properly. This is like having a bad CEO and CFO of a company. Consultation with the likes of a Michael Gellar and Larry Beasley who have experience and local small and medium builders. Have plans for storage, bikes, kayaks, skis, paddle boards and cars (yes we all still need them) People in Vancouver love their outdoor activities but the new builds do not allow for the storage of these things. We need to slow the process down and think about what we are doing. What about all our beautiful green space we are ripping apart neighbourhood's and penalizing single family owners. The multiplex does not match our for builders and we will see a glut of homes on the market. The rents being asked are extremely high and do not equate to "attainable" or "affordable" given the price and the size. The city needs to work with some of the bigger more reputable and experienced builders who have some amazing concepts on how to build and everyone wins. We need to stop vilifying the builders and maybe learn from them. The concept of a village like a kits neighbourhood is great but has to be done in a thoughtful manner. Politics need to be put aside for now.	Shannon Vrlak	Dunbar-Southlands	

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
2026-07-13	08:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: Serious Concerns with Vancouver’s Villages Plan. Dear Mayor and Council, I write to challenge key elements of the Villages Plan. The plan fails to envision a liveable city which includes a diverse - and average - socio-economic population, most of whom seek to live close to work opportunities. This plan fails to recognize the reality of living within Vancouver. Combined with the Official Development Plan and Broadway Plan, the City envisions a fully built-out future that adds around 1.4 million people to our city of 670,000. This massive oversupply is promoted as the path to housing affordability. Yet there is no historical evidence to support this claim. Vancouver has tripled its housing stock since the 1960s - more than any other major North American centre city - yet our prices remain North America's highest, not the lowest. If adding hundreds of thousands of units truly lowered prices, we would already see it. The market, driven by globe-wide speculative inflation has failed us. Our plans are feeding this speculative beast rather than taming it. True affordability requires mandating that new housing be affordable to average wage earners, primarily through non-market housing development. I urge you to revise these plans accordingly, conscientiously involving residents from every corner of the city, to arrive at sustainable, equitable, and affordable housing growth. Thank you, Wendy Oberlander July 13, 2026	Wendy Oberlander	Mount Pleasant	
2026-07-13	08:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I stand with the many experts who have weighed in on the Villages Plan. Larry Beasley, Brian Palmquist, Patrick Condon. They have ALL opposed. Patrick Condon has shown data that housing stock has tripled in Vancouver since 1960s and yet housing prices have continued to rise, NOT fall! This is robust evidence that building alone does not improve affordability. We must build the RIGHT type of housing, not housing that developers and land speculators have built in the past decade. These types of housing are now empty and waiting for government bailout - using taxpayers' money!!!! This is an ill-conceived plan that does not reflect the value of the residents of Vancouver and was developed without adequate consultation of the public. This plan needs to be rejected.	Agnes Lee	Arbutus Ridge	

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
2026-07-13	08:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed rezoning for the Mackenzie St. & W 33rd Ave. Village area. I chose to live in this neighbourhood because of its quiet, low-density character, beautiful streets, and strong sense of community. Allowing more multiplexes and higher-density housing would significantly change the character of our neighbourhood. I am concerned that this proposal will make the neighbourhood more crowded, increase traffic, reduce available street parking, and place additional pressure on local infrastructure and public services. I also believe that many new multiplex developments do not fit the existing character of our neighbourhood and may negatively affect its appearance and overall attractiveness. As a nearby resident who will be directly affected by this proposal, I strongly urge Council to reject this proposal and preserve the unique character, beauty, safety, and livability of our neighbourhood. Please protect the community that residents have invested in and cared for over many years. Thank you for considering my comments.	Rita chan	Kerrisdale	
2026-07-13	08:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I do not support most of the plan. The blanket commercial zones, the blanket density for all 17 villages, do not seem to fit in all Villages. I also have a major problem with the commercial zoning and its effect on the homeowners in those areas. Finally, there are important details in the plan that do not seem fully baked. Transit, schooling, infrastructure, parking and the effect on existing commercial zones , all seem unaddressed or partially addressed.	Howard Kallner	Kerrisdale	
2026-07-13	08:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We already have a nice neighbourhood. Why change it. Everything is so convenient. The bus, the stores, it's all been here for years. I am in Champlain Heights where there's a post office, a grocery store, a medical building, places to eat, a coffee shop. In all these places I regularly visit people and over time have got to know the other people who do their grocery shopping at 7:00 am. This is how I know how valuable our existing neighbours are. We don't need your idea of villages disrupting things across Vancouver. Cancel. Just cancel.	Barbara Brown	Killarney	
2026-07-13	08:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have lived in the proposed Macdonald & 16th Village area for over 30 years, first as a renter at 12th & Macdonald and since 2010 at 16th & Trafalgar. I am strongly opposed to the Villages Plan and your newly proposed amendments. There is a 5-storey apartment building under construction next door, another in the next block east, and a 6-storey hotel (!) planned for a block west of us — all within the past three years. The prospect of speeding up development even more and on a much bigger scale is alarming. I am particularly concerned about the amendments to allow "city-initiated rezoning" within a given village area — an area that was determined by the City. (Was there any input from its current residents?) I can foresee this proposed blanket rezoning will increase property taxes such that home-owners can no longer afford to keep their homes. Who will buy them? Developers. Perhaps this is part of the plan. Neighbourhoods will become construction zones, demolishing existing homes and small businesses along with the atmosphere and individuality each neighbourhood developed over decades. The end result will lack history, character, and a sense of community. It doesn't seem likely to provide affordable housing either. What is the real goal here? Please step back and consider whether ramping up the Village Plan as you propose is really serving the community. It feels to many of us that it's just serving developers.	Renate Preuss	Kitsilano	

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
2026-07-13	09:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Limit high rise apartment buildings for neighbourhood cohesiveness while still allowing for increased density.	Kristin Brown	Fairview	
2026-07-13	09:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As an Urban Planning professional I have extensive experience with mixed use, high density development and affordable housing. In my opinion the proposed rezoning will actually inflate the land values in the proposed village areas without any guarantees that commercial development (fundamental premise behind villages concept) will occur. What consultation has been done with BIAs and other commercial developers who are already struggling? Other cities have had to waive property taxes and rents to attract such development and even then only for the short term. The City also needs to provide more housing data so that potential impacts to existing tenants can be better understood. The proposed documents speak about existing "single" detached houses in these areas. Accessory apartments have been permitted in Vancouver for many years yet do not seem reflected in the proposal. A "single" detached home may consist of 3 or 4 apartments. What data did City Planners analyze - google street view??? I am concerned that the proposals being made are based on flimsy and misleading information. The proposed commercial areas are geographically too broad and not economically feasible. While I do not oppose a max 6 story height limit, it should be confined to the core commercial street and not allowed everywhere in these areas. Ideally you should have a height transition to a max 4 stories beyond the core avenue. Considerable density can be achieved in a 4 story form. What analysis did the City do to estimate unit yield at different heights? Speak only to realtors and small developers?? Do the numbers actually work? What happens when the base value changes? The Villages Plan is a very crude and poorly thought out planning tool that will inflate land values to even higher levels pricing out potential small businesses that form the basis for village life and human interaction. It treats all these areas the same. The proposal will also price out opportunities to achieve true new affordable housing and displace existing intrinsically affordable rental housing. I am disappointed in the City's Planning Department. While I appreciate they are trying to create new development opportunities throughout the city, the proposed plan is too ad hoc and not reflective of market realities.	Paulina Mikicich	Kitsilano	
2026-07-13	09:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I live at 30th ave between Windsor and St. Catherines streets and oppose the plan for the COV to rezone this neighbourhood. I own a house with two friends (which is the only way I can afford to live in Vancouver) and enjoy this quiet neighbourhood, I like this neighbourhood because it is within walking and biking distance from Fraser st, Main st as well as Kingsway. Rezoning, over development and over densification will change the face of this neighbourhood forever. I hope to retire in this neighbourhood. I fear that the village plan will drive up our property taxes. And worry that property owners will be pushed out by developers buying up surrounding properties. I am not rich, live on a fixed budget and plan to retire here. This neighbourhood is an established one, with families, schools, neighbours and friends. This is already a community! This area is also established with mature trees that provide shelter for wildlife and humans alike. Developing will create traffic and parking problems, the busier streets will create a dangerous environment for cyclists on bike routes. I am not opposed to this cities development of former industrial areas for housing, but I am opposed to the disruption of all ready established neighbourhoods with ongoing and what feels like endless construction while lining the pockets of developers. Thank you for taking the time to read and consider this Comment-Chris	Chris McFarlane	Kensington-Cedar Cottage	

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
2026-07-13	09:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	There's no consideration to parking, to varied retail options, nor to architectural design. This is going to create Big Box design, and detracts entirely from Vancouvers unique natural beauty. There is no plan for supportive infrastructure, transport, schools, parks community facilities.	Sarah Daniels	Dunbar-Southlands	
2026-07-13	09:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Hi, I oppose this design. We have a 6 story built in our block and it is ugly and a concrete wasteland. It's a complete negative for the residents.The design, lighting and what goes for landscaping is quite horrible. This is a new build at Fraser and 30. One block east on 30th. I wouldn't wish this on any of my neighbours.	alison robbins	Victoria-Fraserview	
2026-07-13	09:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please record our intense opposition to the proposal of 17 villages in Vancouver. The scheme is half-baked and is unfair to many property owners affected.	Richard Dunsterville		
2026-07-13	09:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	No one I talk to wants more density or small apartments. Let people have backyards and space for a family of more than 3. Anything over four stories doesn't fit any of the proposed neighborhoods. Tall towers destroy view cones and the natural beauty of the city. We have so many empty storefronts and apartments already, why are we building more? If I cant park my vehicle, I'm not visiting these villages, I have mobility issues. There is never enough parking. No one wants busy businesses on quiet side streets. You keep ripping out small businesses, art spaces, and heritage buildings, places to actually enjoy life/culture, and instead build cheap tiny apartments. Where are the plans for community centers, ice rinks, pools? People want their own yard/space, not an overcrowded park. Tiny section on tenant protection. We have too many people and too much density already, everything takes so long to do in the city. Stop following UNDRIP and let us actually keep our land and property, 'reconciliation' through performative acts doesn't actually accomplish anything.	Alastair Hemingson	Mount Pleasant	
2026-07-13	09:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The forced Village Plan does not make sense for Vancouver and I will comment in reference to the Marpole area. There is currently a retail hub at 67th and Oak that has constant vacancies and there are a number of low rise buildings with retail and residences in the same area that are not yet occupied. The approach to planning needs to be slower paced and community driven. See how the first phase of building evolves and whether the current and new retail spaces fill up. In addition, there is a larger retail zone on Granville Street between 71st and 63rd that is within easy walking distance and it too has many vacancies and/or frequent turnover. There are also not enough schools and services in the area to accommodate more residents. If the density increases there needs to be a plan for expanding the schools, libraries and community services and amenities at the same pace. The road and traffic congestion that already exists needs to be addressed and an increase in residents, especially pedestrians, planned for with traffic calming and safe crossings at intersections. In particular, the intersection of Oak St. and Park Drive and surrounding side streets where the new community centre will create even more traffic and pedestrians crossing in an already unfriendly pedestrian zone. The existing traffic patterns are extremely unsafe for the current residents and an increase in residents and businesses will make this issue even worse. Thank you.	Allison Cronin	Marpole	

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
2026-07-13	09:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the village plan.	Narrinder Dhanoya-Bhangu	Kitsilano	
2026-07-13	09:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I live in Kitsilano and I have owned my house for over 40 years. The neighbourhood has grown with new houses and community services over the years that add to the quality of life for the residents. The villages plan threatens our existing community and the happiness of the people who have chosen to live here. Over densification brings more pollution, crimes and rodents. It will no longer be the most livable city in North America. There has not been adequate time for residents to learn about the implications of this plan. Most neighbours do not understand the proposal and some are not even aware of it.	Susan Leung	Kitsilano	
2026-07-13	09:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a resident homeowner on east 31st near Fraser. My comments relate to the neighbourhood I know well but are likely applicable to other village planning sites. This neighbourhood is already a wonderful village. It has every amenity imaginable within walking distance. It is an ideal place to live. I have many concerns about the proposal to make changes to this healthy, well-functioning neighbourhood. I understand that the objective is to provide affordable housing to those who cannot currently afford a home here. I strongly support that goal. But the density and diversity here already are strong. Nearly every house on our block has a rental suite and many have laneway houses. Consider further encouragement of laneway homes, including the option to divide one’s property title, allowing appropriate slow density growth. Also, there are low rise buildings constantly going up along Fraser, Main and Cambie (I have no major objection to these). Then there is the Little Mountain Development...the city and developers have inspired no confidence among citizens in their handling of this fiasco. Get that done. Tons of new housing for families right there. There is a lovely well established co-op building at Fraser and 31st. It was up for sale recently; I don’t know why but many in the area were dismayed that it might be demolished for a new and undoubtedly more expensive development. Put more emphasis on building co-ops. Currently, new townhouse units that are being built by developers in our neighbourhood cost nearly as much as a single family home. And they are sitting on the market, unsold. The only group that is going to benefit from this whole plan is the developers and I’m sure council knows that most citizens are furious with what they have done and continue to do to our city, motivated primarily by greed. Furious also at the city’s elected officials who let this happen unabated. Lastly, please strongly consider our iconic Vancouver tree canopy. Large and small developments mean significant tree loss (so many impacts of this), something that cannot be replaced for decades. Thank you in advance to strongly considering the opinions of the people who live here.	Meagan Smith	Riley Park	

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
2026-07-13	09:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I support much about the City’s process of restructuring the regulations for property development. I support much of the overall description of the intent of the ‘Villages’ program. Regretfully, I have to voice my opposition to this plan as presented. As an Architect with 35 years plus experience in leading large scale land use planning projects in and around Vancouver, including build out of mixed use developments, I have come to understand that it is the unintended consequences of planning regulations that have to be monitored vigilantly. These unintended consequences are fodder for that section of the development community that is primarily focused private wealth creation and not upon contribution to healthy sustainable urban communities. Many developers would agree with the public serving ideas that are in the ‘Villages’ plan, but the testing ground is the kind of skewed speculative investment that has already contorted much of the good intent of the Broadway Plan. The City is stretched in terms of resources and expertise, and accordingly the ‘Villages’ planning is skewed towards the interest of the Development Industry in lowering development costs and reducing approval times. These are both totally appropriate interests, but the corresponding urban planning has not been well considered. This is visible in the scepticism of the City’s own consultants in their assessment of retail viability. The mid size scale of building envisaged over time is a valid urban design principle, but the specific place based urban design of each village is an essential an inexpensive piece of civic investment that has not been undertaken. More thought is needed about how to uphold general planning principles for orderly growth that can be responsive to market conditions, without weakening the economic and social health of merchants, service providers, and residents whose vigorous participation in city life is the raison d’etre for the City’s overarching land use governance. This plan is not ready to be approved. It is through the holes in its fabric that we run the risk of losing all the value that it contains.	Graham McGarva	Fairview	

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
2026-07-13	09:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the Villages Plan for many reasons, but I will focus on one. And that is the threat it poses to existing retail areas, many of which are already struggling. I’ve lived near Dunbar Street since the mid-1970s, and in that time, it has changed from a thriving street to a near ghost town. Its vacancy rate is above 15 percent, triple what’s considered healthy, but it seems much higher when you walk the street. Store after store, business after business has shut down, leaving closed signs and papered-over windows, sometimes for years. The worst example is Dunbar Produce at 27th and Dunbar. Once a community magnet that supplied good, reasonably priced produce, it closed in 2018. It’s been vacant and deteriorating ever since, a sad spectacle right at the heart of Dunbar’s main business node. Now the Villages Plan is proposing to add about 250,000 square feet of retail to four new villages close to Dunbar Street. That’s a quarter of the one million square feet planned for the 17 villages in total, surely a disproportionate amount for an area where retail is suffering badly. Have you seen Point Grey Village lately? I urge council to consider what adding all this new retail will do to the streets that are the established backbones of our communities, with libraries, community centres and other facilities. Surely it would be better to find effective ways to help them survive than to threaten them with additional competition. I know your solution will be to build more density in places like Dunbar, and of course that is coming. But the apartment buildings that have gone up there so far haven’t noticeably improved the situation for businesses. Even the big guys are fleeing – we’ve lost at least three bank branches in the last few years. I suggest the city should be taking a serious look at what retail looks like these days, rather than simply adding more square footage. With online shopping so popular, what kinds of shops and businesses are needed? How can the city make it easier for them to survive? I’ve been trying to get answers for about a year now because as a retired journalist, I write about local concerns at my Dunbar News site, dunbarnews.ca. But my exchanges with city staff about what’s being done to revive Dunbar Street haven’t given me any confidence that the problem is being taken seriously. So far, it seems that Dunbar has received an anti-graffiti grant. And we have a new plaza with picnic tables at 27th that draws a few stray visitors. Lipstick on a pig, surely, compared to the serious underlying issues that should be addressed. The threat the Villages Plan poses to existing main streets is just one of its many problems. Lack of public information and engagement, the inevitable loss of trees and green space, and the unfair freezing of about 600 properties for future retail are just some of the others. I urge you to halt the current version of the plan. Stop it now and do a serious rethink of every aspect.	Carol Volkart	Dunbar-Southlands	
2026-07-13	09:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have been in favor of densification (laneways, multifamily dwellings) in my neighborhood, but your villages proposal is unacceptable, and I strongly oppose it for a multitude of reasons that other people attending the meeting will articulate. Please stop destroying the neighborhood for densification that nobody wants.	Daniel Ramrus	Kitsilano	

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
2026-07-13	10:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am strongly opposed to the proposed Villages Plan. This proposal changes the character of established neighbourhoods. The qualities that make these neighbourhoods desirable such as tree canopy, quieter streets, green space, and a sense of community will be permanently altered. Before rezoning entire neighbourhoods, Council should focus on making better use of existing housing stock and ensuring approved developments are actually completed and occupied. Increasing density alone does not guarantee affordability. Recent developments across Vancouver have shown that adding market-rate housing has not translated into homes that are affordable for many working families. Instead, redevelopment often increases land values, encourages speculation, and accelerates the replacement of existing homes. This proposal will also place additional strain on roads, parking, schools, parks, community centres, utilities, and other public infrastructure. Residents deserve clear evidence that these services can support the projected growth before sweeping zoning changes are approved. Metro Vancouver is a large region with many municipalities that are already accommodating significant residential growth. The burden of accommodating future population growth should not fall disproportionately on established Vancouver neighbourhoods through blanket rezoning.	Cindy Ruan	Kerrisdale	
2026-07-13	10:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I OPPOSE the Villages Plan. It tries to do far too much at once. It is attempting to solve problems that are somewhat in our past. It is disrespectful to current residents who have had absolutely no opportunity for input - and who are the people who should be MOST served and consulted as opposed to currently-imaginary future residents of the City. It will disrupt current neighbourhoods and lives as speculation considerations start to overcome community and lifestyle considerations. This is a top-down pan so large in scale that it is quite likely to fail. And long the way, it will fail the communities and people within and near the drawn boundaries. I urge this plan not be adopted, and that the City commence meaningful planning and consultation work for specific opportunities as they come up, at a pace that is human-scaled and locally focused.	chris baisley	Grandview-Woodland	
2026-07-13	10:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The plan will almost certainly not result in the promised or needed affordability. The inclusionary requirements are limited in their geographic reach, and might actually deter building by making projects less financially viable, as indicated in the Coriolis report. On the other hand, market-priced supply cannot be depended on to create affordability either: it is a myth that market-priced new supply will somehow result in "trickle-down" affordability, at least in part because demand for Vancouver property is not limited to local residents or linked directly to the rest of the local economy. (Moreover, market prices would have to fall by well over 50% to approach affordability on any reasonable definition.) Indeed, mass rezoning might actually reduce affordability by increasing underlying land prices because of the greater density allowed.	Rob Marsh	Arbutus Ridge	

2026-07-13	10:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the 17 Villages proposal. Each neighbourhood in Vancouver has a unique character, and this plan does not take that into consideration. And if there is no additional parking in the proposed apartments, streets may become overwhelmed with traffic. In addition: • The West Broadway and West 4th Avenue shopping areas in Kitsilano already have unique character with a thriving family community. • Growth is inevitable, and I support thoughtful planning. However growth should respect what already works. It should be guided by evidence, supported by the infrastructure and services that the residents need, and shaped in partnership with the people who already call these neighbourhoods home. • Kitsilano, as defined, already has a healthy mix of housing and services and must be planned to complement what is already here with proper neighbourhood consultation. Kitsilano is already Vancouver's third or fourth densest neighbourhood along with Fairview, the West End and Downtown.	Brygida Cross	Kitsilano	
2026-07-13	10:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Oppose the 17 Villages plan	Amy Ho	Kerrisdale	
2026-07-13	10:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I was born and raised in Kitsilano, now raising my young family in the very same neighbourhood I grew up in. I am writing to formally register my opposition to the proposed rezoning of our neighbourhood from low-density residential to high-density development permitting buildings up to eight storeys in the current "Villages Plan". While I appreciate that Council is working to address broader housing pressures, I believe this proposal, will harm the very community it claims to serve. My concerns are as follows: 1. Existing infrastructure is already at capacity. Traffic congestion on our local streets has worsened noticeably over the past several years, and no substantive plan has been presented to address the additional vehicle volume, parking demand, or transit load that hundreds of new units would generate. 2. Local elementary schools are experiencing declining enrolment, not because there are fewer children in the region, but because families can no longer afford to live here. My children's school alone, for example, is apparently losing ~100 kids in September and we were notified that as a consequence, at least 2 teachers have had to leave. Rezoning for high-density luxury condominiums will accelerate this trend, not reverse it. Schools do not recover from under-enrolment by adding buildings that are demonstrably not designed for families. 3. The housing being delivered under recent rezonings has not matched community need. Rents in this neighbourhood have risen sharply year over year, and new condominium developments have been consistently marketed and priced as "luxury" products, with strata fees to match. Three-bedroom units suitable for a middle-class family with more than one child are effectively absent from new supply. The result is a housing stock increasingly oriented toward affluent singles and couples, while working families are displaced to outlying municipalities and, in growing numbers, out of the province entirely. Where there were once backyards to play in there will be boxes in the sky. Where will our children play? Families with more than one child face a further, largely unspoken barrier: routine discrimination in the rental market. We, personally as a family of five, have experienced this first-hand. Families applying for single-family homes with backyards — the kind of housing that is greatly needed and best suited to raising children — are regularly passed over in favour of couples instead, often verbally admitting they would rather we had a small dog than three children (TRUE STORY!). The result is that the families most in need of space,	Maria Porter	Kitsilano	

			stability, and outdoor access for their children are the ones with the fewest realistic options, and are often forced into undersized units, longer commutes, or out of the city entirely. A REZONING THAT DELIVERS YET MORE ONE AND TWO BEDROOM LUXURY CONDOS DOES NOTHING TO ADDRESS THIS; IT DEEPENS IT! 4. Middle-class families who remain are doing so at real personal cost. Many households in this neighbourhood are considered middle class on paper but are stretched thin — paying high rents and/or property taxes, cutting back on groceries and basic expenses, and making sustained sacrifices to stay in a part of the city long recognized as a safe, family-oriented community. These are the households the city CANNOT afford to lose, and they are precisely the households this rezoning does not serve. 5. There has been little transparency about who this rezoning is really intended to benefit. Residents are being asked to accept permanent changes to the character and scale of their neighbourhood without a clear, enforceable commitment to family-sized units, genuinely affordable tenures, or amenities and necessities appropriate for households with children. 6. Conditions in the neighbourhood have already changed significantly, and residents have little confidence in the promises attached to this rezoning. Issues that were once concentrated in the Downtown Eastside — visible homelessness, open drug use, and property crime — are now a regular part of daily life on our once clean and quiet streets. Mothers who once walked their children to school or to the park without a second thought now plan routes around encampments, discarded belongings, and unpredictable encounters. The number of people living in vehicles parked along residential streets and schools has grown dramatically, and it is a visible, daily reminder that the housing and social support systems are failing people at every level. At the same time, residents perceive a city-wide approach that distributes vulnerable populations — including those struggling with untreated mental illness and addiction — into established family neighbourhoods without the supportive housing, treatment capacity, or services required to actually help them. The result is that families paying a premium to raise their children in what was long considered a safe, clean city are watching the very qualities that justified that trade-off erode around them. 7. The cumulative effect on the city is serious. When long-standing residents and working families are steadily priced out, and when the neighbourhoods they remain in no longer feel safe or stable, the city loses the workforce, the school communities, and the social fabric that make it function and makes it feel like home. This is not a theoretical concern; it is already visibly underway. As a local, I have seen this city change so quickly, so drastically and very little for the better. I am not opposed to thoughtful growth. I am opposed to a rezoning that trades a stable, livable neighbourhood for high-density development without addressing traffic, schools, family housing, affordability, or the visible deterioration of public safety in any meaningful way.		
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2026-07-13	10:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the villages plan application. There are many reasons which many others have cited. One new thing I’d like to point out is that the plan will effectively reduce the number of single family lots available, thus making ownership of these properties even more difficult because of reduced supply and thus rising costs. This means the gap between the wealthy and the working people is going to get even bigger! There is no trickling effect because that’s a no way the working family can climb that step when they have difficulty now. And if you say oh they can live in apartments and multiplexes, then the council is completely foolish and hypocritical to argue the plan provides equity. The plan doesn’t solve our housing problem. It creates more harm. The unintended consequences are all for us to see already. If you approve the plan, the consequences are no longer unintended. They are intentional. Harmful. Irreversible. I urge the council to NOT approve this plan.	Agnes Lee	Arbutus Ridge	
2026-07-13	10:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This will destroy the city. As Patrick Condon pointed out, this density will increase the total such that we are able to add 1.4 million to our city of 600,000-700,000. Outrageous! the city is jammed already. Already retail on existing high streets is in trouble, full of vacancies. I will seriously consider not voting in the fall election for anyone supporting this plan.	Maureen Charron	Kitsilano	
2026-07-13	10:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Vancouver City Council: I strongly oppose the Villages Planning Program and urge Council to vote against it, or at minimum not to proceed as currently drafted. 1. One-size-fits-all zoning ignores neighbourhood diversity The program re-zones 17 areas – roughly 13,000 properties – for uniform six-storey apartment blocks and mixed-use development. SFU City Program director Andy Yan has called this approach “an attempt to create urban mediocrity rather than urban diversity.” Former senior city planner Frank Ducote also warned that the plan appears more focused on justifying blanket densification than on respecting local character. 2. Insufficient public consultation and non-transparent process Like the Vancouver Plan and Broadway Plan before it, the Villages proposal has been rushed with minimal meaningful engagement. Because land is being pre-zoned, residents will have no say when specific projects arrive. Critics have accused staff of “another top-down, cookie-cutter urban model, with token consultation at best.” As one observer put it, “the Villages plan reads like a developer-driven marketing campaign, not a community-led vision.” 3. Threatens existing neighbourhood commercial strips and worsens vacancies Many local shopping streets – Dunbar Street, Point Grey Village, and others – are already struggling with high vacancy. The City projects nearly 1 million square feet of new retail space across the 17 villages, an increase of roughly 140%. That new space will directly compete with already-stressed existing businesses. It seems odd for a city that claims to value “complete communities” to let established retail areas wither while promoting new ones. 4. No real affordability guarantees	Freeman T	Kerrisdale	

				Vancouver’s housing stock has tripled since the 1960s – more than any major North American city – yet prices remain the highest on the continent. There is no historical evidence that mass market supply alone delivers genuine affordability. At an open house in upper Kitsilano, staff openly admitted that rents in the western villages would likely be unaffordable for local working-class families. 5. Infrastructure and services will be overwhelmed Thousands of new units will strain schools, transit, water, sewage, and community facilities. Residents have already raised serious concerns about traffic and infrastructure capacity during the limited consultation sessions. 6. Pre-zoning removes community control Pre-zoning eliminates the need for case-by-case rezoning applications and public hearings. As Ducote warned, “in many cases, people won’t realize what’s happening until the bulldozers show up.” Conclusion: Vancouver is a city of distinct neighbourhoods, not a blank canvas for a generic template. I urge Council to reject the Villages Planning Program and instead work with residents to develop plans that genuinely respond to each community’s unique needs. Respectfully,			
2026-07-13	10:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to express my strong opposition to the proposed Villages Plan and the sweeping, city-initiated blanket rezonings that are currently before Council. This "one-size-fits-all" approach to significantly altering 17 local hubs across 600 city blocks is a drastic overreach that threatens the stability of many existing already vibrant and walkable neighbourhoods. Because a policy of this magnitude fundamentally alters the social and economic fabric of Vancouver, a decision this impactful deserves to be placed directly on a ballot for a city-wide election, allowing the thousands of citizens who will be deeply affected to have a democratic say. While the plan is marketed under the guise of creating walkable, vibrant neighbourhoods, an objective analysis of the policy reveals severe consequences for everyday residents. The proposed plan won’t create “vibrant neighbourhoods”; on the contrary, it will crush with neighbourhoods are already very vibrant and walkable. You won’t see kids shooting hoops on the street corners, nor community (neighbour) participation for various events (e.g., Halloween, snow days, etc.) A number of prominent urbanists, planners, architects and academics that work in MetroVan has expressed their serious concerns about this plan. I urge Council to consider the following critical issues that would also become victims of this plan: - Retirement Savings and Planning for Long-Term Homeowners: For decades, everyday citizens have invested in their homes as their primary retirement nest egg. By locking these designated "village" areas exclusively into high-density, six-storey mixed-use zoning, individual properties are effectively frozen. Under these new guidelines, everyday families can no longer incrementally build additions or construct laneway housing to accommodate growing families or generate modest rental income. Instead, their homes are treated merely as land assembly pieces waiting for developer acquisition, eroding personal property choice and devaluing years of hard-earned equity. For example, my own family, who have lived here for upwards of 30 years, has discussed building a laneway house for our daughter and her family as an affordable option for her, and to create an aging-in-place option for my wife and I. - The Myth of Affordability vs. Who Actually Benefits: While this plan is promoted as a solution to a housing shortage, it relies on a flawed "supply entitlement" model. Flooding the	Alan Walker	Kensington-Cedar Cottage	

				market with massive upzoning, as the City has been allowing to happen for many years does not guarantee affordable housing as we see right now today – you have to go no further than examine the recent federal/provincial bailout of developers. Rather, it triggers intense land speculation, drives up property taxes (which naturally benefits the City as a business), and incentivizes the demolition of existing, more affordable low-density housing. The clear winners here are the City coffers and major corporate developers, who benefit from "pre-zoning" that bypasses standard community review processes, allowing them to construct expensive market-rate strata units and commercial spaces at the public's expense. - Decoupling From Actual Housing Demographics: The plan acts on an outdated assumption of endless, unmanageable population growth. However, recent economic data indicates a severe economic downturn cycle and a reduction in immigration, meaning Vancouver is currently facing an absorbing backlog of already approved housing pipelines. Creating massive over-capacity for market development ignores reality and leads to neighbourhood destabilization. - Economic Blight and the Cannibalization of Existing Businesses: The plan projects adding nearly one million square feet of new local retail floor space across these 17 new villages. This will directly compete with long-established neighbourhood centers (such as Dunbar, Kerrisdale, and Marpole) that are already struggling with 10% to 15%+ storefront vacancy rates. Rather than nurturing our existing legacy commercial streets, this plan will spread retail too thinly, risking a patchwork of vacant, neglected properties and neighbourhood blight. - Eradication of Local Community Planning: This blanket proposal effectively erases decades of carefully crafted neighbourhood plans that residents and city staff spent thousands of volunteer hours building. Replacing context-sensitive, organic growth with rigid, sweeping zoning schedules completely discards invaluable local knowledge and destroys public trust in participatory democracy. Vancouver does not need an aggressive, top-down rezoning that treats our quiet residential streets as a concrete and glass playground for real estate speculation. If the City truly believes this plan represents the collective will of the people, it should not fear putting it to a public vote in future municipal election(s). I strongly urge Council to reject the Villages Plan in its current form, withdraw the ODP amendments, and return to a democratic planning process that prioritizes actual livability, community infrastructure, and the protection of its residents' investments.			
2026-07-13	10:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to express my concerns regarding the proposed village plan program near my neighborhood. My primary concerns are: first traffic and pedestrian safety: The development will likely increase vehicle traffic on local streets and at nearby intersections. This could create additional safety risks for pedestrians and children. Second is parking issue. This proposal will result in overflow parking issue. Local residents will be more difficult to find a parking place. Third, I am concerned that the proposed increase in density will have a noticeable impact on the quality of life in the surrounding neighborhood. A larger population will likely result in higher levels of noise, increased activity throughout the day and evening. I respectfully ask Council to carefully consider whether the proposed scale of development is appropriate for this established residential neighborhood	Ruiqi Gao	Arbutus Ridge	
2026-07-13	10:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear City Councillor, I firmly oppose the sweeping 17-Villages Planning Program as currently drafted. This top-down, city-wide upzoning scheme fails basic community, retail, infrastructure, environmental and affordability tests. It erodes established neighbourhood character, harms existing local businesses, overwhelms underfunded public services, accelerates displacement, and lacks binding guardrails for trees, heritage and affordable housing. I request Council pause all rezoning work on the Villages Program and launch a full, neighbourhood-by-neighbourhood rewrite aligned with original local community plans.	Sarah L	Kerrisdale	

			1. Destroys Viability of Existing Neighbourhood Commercial Corridors The plan violates core retail planning principles by flooding low-density residential zones with nearly one million square feet of new commercial floorspace, directly competing with already struggling established shopping districts. - West Side corridors including Dunbar Street and Point Grey Village already face double-digit retail vacancy rates; adding dozens of new competing village hubs will siphon limited local customer traffic, force small independent shops to close, and hollow out historic main streets built over decades. - The city’s assumption that new housing will instantly support new retail is unproven and short-sighted. New residential supply will arrive years before sufficient consumer demand materializes, creating long-term vacant storefront blight across 17 scattered village nodes. - The priority should be revitalizing and reinforcing our existing commercial villages, not duplicating competing retail clusters across single-family residential blocks. 2. Uncontrolled Density Harms Livability & Breaks Community Character The blanket allowance for 4–6 storey mixed-use buildings at every village intersection erases the low-rise, residential-focused identity of Vancouver’s single-family neighbourhoods: - Original local community plans designed gradual, modest density increases in targeted transit-adjacent pockets; this program imposes uniform large-scale redevelopment across wide swathes of residential land with no tailored limits for each neighbourhood’s unique scale . - Mass new construction will bring persistent construction noise, dust, parking shortages, and shadowing of adjacent single-family homes for decades. - The plan prioritizes large mixed-use apartment blocks and actively disincentivizes smaller, family-friendly missing-middle housing like multiplexes, townhomes and laneway homes that residents previously requested. - No enforceable design guidelines ensure new buildings match local architectural character, leading to generic, out-of-scale towers that permanently alter Vancouver’s residential streetscape heritage. 3. Severe Unfunded Infrastructure & Service Shortfalls The city has not completed mandatory capacity studies to prove roads, transit, water, sewer, schools and childcare can absorb tens of thousands of new residents added via the Villages Program: - Local arterial and side street congestion will spike drastically from new residential parking, delivery vehicles and retail customer traffic; no dedicated funding is allocated for expanded bike lanes, sidewalk widening or traffic signal upgrades to mitigate gridlock. - Vancouver’s public schools, community centres and childcare facilities are already operating at capacity in most west-side and inner-suburb neighbourhoods. The plan contains zero mandatory developer contributions to expand these critical community amenities. - Sewer and water pipe systems in older residential areas are aging and prone to overflows; upzoning for thousands of new units adds massive strain without pre-funded upgrades.		
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			4. Zero Binding Mandates for Affordability & Fuels Displacement Despite marketing itself as a housing solution, the program delivers almost no meaningful affordable housing safeguards and accelerates gentrification: - The draft contains zero mandatory, legally binding affordable housing requirements for village redevelopments. Developers face no obligation to set aside rental, non-market or below-market units. - Blanket upzoning inflates surrounding land and home values, pushing long-term low and middle-income residents, seniors and renters out of neighbourhoods they have lived in for generations. - Speculative real estate investment will dominate redevelopment; the loose interim rezoning policy enables land hoarding and price speculation with no anti-speculation controls built into the Village framework. - City housing experts confirm existing already-approved development pipelines will meet Vancouver’s 2050 population growth targets. The Villages Program is redundant and does nothing to fix the core affordable housing crisis. 5. Devastating Loss of Urban Tree Canopy & Weak Environmental Protections Vancouver’s tree canopy is one of our city’s most valuable climate and livability assets, yet the program offers minimal protection: - No city-wide tree retention rules or compensation standards for mature, heritage trees removed to build 6-storey mixed-use blocks; multiplex policy tree safeguards are rolled back under Village zoning rules. - Increased pavement coverage from expanded retail parking and wider building footprints amplifies urban heat island effects and stormwater runoff, with no mandatory green infrastructure offsets (rain gardens, green roofs) written into the draft. - The scattered, fragmented village layout discourages compact, transit-oriented growth at major SkyTrain/bus hubs, undermining the city’s climate and active transportation goals. 6. Neglects Heritage Buildings & Community History The program lacks formal protection for Vancouver’s registered heritage homes and neighbourhood character buildings: - There are no provisions to block demolition of heritage-listed homes within village boundaries; developers face no financial disincentives to tear down architecturally and culturally significant residential structures. - The city has rejected calls to create heritage preservation incentives tied to village rezoning approvals, trading irreplaceable local history for maximum development density. 7. Inadequate, Top-Down Public Consultation The engagement process for the Villages Program was rushed, narrow and failed to centre resident priorities: - Short consultation windows, limited multilingual outreach and complex technical planning documents created barriers for seniors, immigrant families and working residents to provide			
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				meaningful feedback. - The city repeatedly ignored consistent community feedback requesting smaller, transit-focused density limits and protection for existing retail districts. - This major overhaul of residential zoning was pushed forward without updating or aligning with each neighbourhood’s independently drafted, years-long local community plans. Closing Request I urge Mayor and Council to: 1. Immediately pause all zoning amendments and planning work on the 17-Villages Program. 2. Conduct full, independent infrastructure capacity audits for every proposed village hub, covering transit, roads, schools, childcare, sewer and water. 3. Rewrite the framework to prioritize revitalizing existing established commercial corridors instead of building competing scattered retail nodes. 4. Add legally binding mandatory affordable housing targets, strict mature tree retention rules, and heritage building demolition bans for all village redevelopment projects. 5. Return to neighbourhood-specific, bottom-up planning aligned with original community visions, rather than imposing a one-size-fits-all upzoning template across Vancouver’s unique residential districts. 6. Release a full financial impact report outlining all unfunded service costs the Villages Program will pass onto local taxpayers.			
2026-07-13	10:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a SENIOR CITIZEN who has paid taxes to the City for over 40 yrs and who is now on limited income and subsequently in deferred tax payment program, I view this proposed increased zoning proposal and resulting expected increases to affected land values as a DEVELOPER SELL OUT by the City and just another way to attempt to FORCE ME OUT OF MY HOME in my old age due to expected increased property taxes and resultant financial stress that will come with this proposal! Subsequently I VEHEMENTLY OPPOSE THIS PROPOSAL especially in light that current forced residential development by the EBY GOVERNMENT has already been OVERBUILT and IS NOT SELLING!! as witnessed by the recent CARNEY GOVERNMENT BAILOUT TO VANCOUVER'S DEVELOPERS!! ENOUGH! The resultant 6 Storey BOXES that are already coming up near 16th & Macdonald ARE DEVOID OF ANY ARCHITECTURAL MERIT and are a BLIGHT to the CHARACTER of our once Beautiful City! I WILL BE VOTING AGAINST THE CURRENT MAYOR AND COUNCIL IF THIS ILL CONCEIVED VILLAGES PROPOSAL IS PASSED! Hopefully a more comment sense approach will prevail.	Greg Kensick	Kitsilano	

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
2026-07-13	10:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I strongly urge you to vote to delay making a decision on the Villages Plan for the following reasons: 1. The public has not been adequately engaged around the plan 2. The decision to have the plan put before council for a vote in the middle of summer inherently restricts the citizenry's right to object 3. This is one of the biggest rezoning plans in Vancouver's history and should not be rushed through – 1 ½ years is not a long time for a project of this scope. 4. Due to market conditions, development at this time is slow and offers us a chance to take a bit more time to review and refine. Perhaps even to adopt a tranced approach to evaluate successes and adjust to mitigate failures. 5. Some areas slated for village status have been identified as unlikely to succeed and should be reviewed and removed from the plan. 6. The decision to rezone 750 properties to C2E should be reviewed. Surely there is a way to make the rezoning easier for developers to increase retail if needed without subjecting these property owners to severe restrictions and economic hardship (four fold increase in taxes, freezing of property improvements, difficulty or inability to secure appropriate homeowner insurance, forced removal due to inability to pay increased taxes), I hope that you will take a sober and measured approach to this decision that will affect so many of Vancouver's current citizens.	Catherine Jagger	Dunbar-Southlands	

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
2026-07-13	11:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Good evening Mayor and Council. I support the goal of creating more complete neighbourhoods with additional housing and local-serving businesses. However, I CANNOT support the Villages Plan as it is currently drafted. The Plan mistakes the ingredients of a village for the village itself. A village is not simply housing above retail. It is a living commercial ecosystem that develops over decades through relationships between businesses, residents, workers, landlords, and public spaces. Those relationships cannot be measured in commercial square footage, retail demand, or population projections. Yet those are the metrics that increasingly drive this Plan. When older commercial buildings are replaced, we lose more than retail floor area. We lose affordable spaces for independent businesses, long-standing leases, customer relationships, and the economic memory that gives neighbourhoods their identity. The replacement storefronts may satisfy a retail target, but they often create very different commercial conditions. Architecture filters commerce. Higher construction costs and higher rents favour chains and established operators over local entrepreneurs. That is why so many new mixed-use developments end up with the same handful of tenants. A village cannot simply be designated. It has to grow. If this Plan truly aims to create villages, then it must do more than count retail space. It must prioritize tenant retention, commercial diversity, independent businesses, and the conditions that allow neighbourhood ecosystems to evolve. Until those principles are embedded in the Plan, I respectfully oppose it in its current form. Thank you.	Erick Villagomez	Kensington-Cedar Cottage	
2026-07-13	11:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	您好！ 我是居住在该社区附近的居民。对于此次拟议申请，我表示谨慎反对，并希望市议会作出决定前，能够充分考虑该项目可能对现有社区及居民带来的影响。 我理解城市需要发展，也理解增加住房供应的重要性，但我认为任何新的开发项目都需要考虑原居民的生活品质。 我认为这次提案会对原本居住在这里的人带来很大的生活改变 首先基础设施的承载力会收到很大的考验，附近的小公园，道路等都可能超出承载量，其次这次提案会很大程度增加人口密度，可能会对以更多噪音和不当的影响。然后因为这片区域距离Prince of Wales中学很近，周围有很多孩子学生，过多的增加人口会造成更大的交通障碍，可能会产生安全隐患。 基于以上原因，我恳请市议会在审批该申请前，进一步评估其对交通、停车、基础设施及社区生活品质的影响。	Susan sun	Arbutus Ridge	

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
2026-07-13	11:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the concept of imposing "Villages" onto a city that is struggling to maintain and improve its existing neighbourhoods. This sort of initiative MUST involve neighbourhood councils and community groups. City Council must listen to the Citizens first, and then seek assistance from Planners.	William Hall	West Point Grey	
2026-07-13	11:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a social anthropologist I am alarmed at the Villages Plan being considered for Vancouver. I am 80 years old and grew up in Vancouver. My doctoral research was based in European villages. In my opinion the proposed Villages Plan will have the opposite effect to what is intended, for a number of reasons. Villages are not only physical entities, but rather emerge organically over periods of time as human communities. Members share a common community culture and values. These develop over time through face to face relations and shared interests. To suddenly have population density significantly increase artificially will not facilitate development of community, but rather will diminish or destroy that which already exists. The areas proposed for change in zoning to many-floored, multi-family dwellings have been emerging as community hubs over more than a hundred years. They should be supported in that growth, but gradually. Already businesses situated at those key junctions, upon news of the Village Plan with its drastic, widespread rezoning, have begun to close. This week Windsor Meats, a popular grocery store that has served neighbours and other Vancouverites for decades, has announced they will be closing their Mackenzie Street store at 33rd on July 15th. This is a huge loss to the neighbourhood and to the entire West Side. In short, I believe that the Villages Plan will damage the community hubs that have been emerging over the past century, rather than foster a positive social phenomenon. Rather than rezoning for extensive housing developments, the best thing that would facilitate natural, positive growth would be re-zoning for more commercial development extending from the hubs that have been identified. Away from the commercial hubs, the building of 6 storey multi-family structures randomly on side streets, amidst 2 storey homes will destroy neighbourhoods rather than foster community. It will create antipathy due to loss of trees and 'green space' and practical issues like pressures for street parking. Finally, in light of the data about unoccupied apartment buildings in Vancouver and BC in general (out of which has developed the recently announced 'apartment buy back' programme developed by Mr. Eby and Mr. Carney), the proposed Village Programme rezoning seems particularly surprising. Surely this is not the time to be moving ahead with the proposed rezoning! I sincerely hope that you will reconsider the Village Proposal for Vancouver. You cannot forcefully create villages. The proposed programme will destroy the good things that have been happening in Vancouver communities, rather than result in positive growth.	Margaret Stott	West Point Grey	

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
2026-07-13	11:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My name is Wah, and I live in the Hastings-Sunrise area. It's important to listen to the people because member of the public can contribute excellent ideas to how appropriate housing can be built rather than always maximizing profits. Unfortunately, I am opposed this program based on... * We're trying to change too much, too fast. I believe changes of this scale should happen gradually, with time to see what's working before expanding them across so many neighbourhoods. * We need to make sure infrastructure keeps up. As we add more housing, we also need to ensure our roads, schools, parks, community centres, and utilities can support the additional residents. * Local voices need to matter. Every neighbourhood is different. I would like to see more meaningful consultation with the people who live there before broad rezoning decisions are made.	WAH GEE	Hastings-Sunrise	

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
2026-07-13	11:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As long-time residents and casualties of an apartment block in Broadway Plan, my family now lives in one of the East Side "village" areas. We have found here a highly walkable, close-knit community filled with a beautiful and diverse mix of long-term and new residents, children and multi-generational families, renters and owners living in harmony. Now yet another set of Vancouver communities is under threat. Besides the many other excellent points that my fellow citizens have raised, I have three to add here: 1. This planning department and city council has been incredibly arrogant in dictating the future direction of the city to residents. You have repeatedly TOLD us what we need to do and have never given a meaningful range of viable OPTIONS for future growth for the citizens to discuss the debate. 4-storeys allowed everywhere, one building per block accross the entire city? Densify all arterials with purpose-built rental and condo buildings, focusing living space on the quiet sides of the building and commercial space in the front? Light rail & lowrise vs subway & towers? Residents have never been meaninfuly INCLUDED in deciding the future of our city and this is yet another example of your arrogance. The changes that have already been made to the city - in the Broadway Plan, Jericho Lands, Heather Lands, the entire ODP - are more than enough for a single city council to approve. How arrogant to take on yet another transformative project before the citizens have a chance to return to the ballot box. 2. "Single family" homes are not the enemy. They provide flexible living spaces for many kinds of families that will never be accomodated in new "units": Families with 3+ children; multigenerational families that embrace elders, working adults, and multiple children; folks who need rooms in thier house for their livelihoods (music teachers, therapists, tutors, makers of all kinds, etc.). We cannot assume that we are creating new housing just because we are creating new "units". Some families will never be accomodated in a new unit, and we are increasingly pushing those families out of our city. 3. Lack of ammenities. The local schools in our neighborhood are full. Local parents NOW can not be sure that our children will have access to the neighborhood elementary and high schools. The community centres closest to us (Brit) and pools (Brit, Templeton) are very old, already barely serve the needs of the community, and are long overdue for replacement. This is true across the city. This "plan" offers no pathway forward to accomodate the NEEDS of the new residents that it imagines brining into neighborhoods. 4. We cannot ask a limited number of residents in arbitrarily-decided boundaries to bear the brunt of construction noise/pollution, property-tax increases, and broken communities. We have to find ways to densify that limits and equalizes disruption accross all blocks and neighborhoods.	Jennifer Mackenzie	Grandview-Woodland	
2026-07-13	11:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I reside in the 3400 block of Welwyn west of Commercial Street. This proposal will allow 6 story apartment buildings helter skelter in an area containing between 800-1000 lots. It will lead to a reduction in affordability by raising the value of this land and by eliminating the cities ability to impose limits on rental rates for 100% of a building to only 20%. It will destroy the distinct character of Commercial Street by requiring all new buildings on the Street to be 4-6 Stories. The Village program is designed to enrich the developer backers of ABC, the ABC party and ABC Councilors to the detriment of existing residents. It will not produce increased affordability. It will destroy the character of a beautiful neighborhood.	Chris Flerlage	Kensington-Cedar Cottage	

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
2026-07-13	11:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan as it is currently proposed. My family has lived in Mackenzie Heights for the past 22 years, where we are still raising our three children. We value this neighbourhood because it is already highly walkable. We can reach shops, groceries, and other daily amenities within 5–20 minutes, with local businesses at MacKenzie and West 33rd Avenue, and both Kerrisdale and Dunbar within 20 minutes walking distance. While I support thoughtful increases in density, I believe they must be accompanied by careful planning and sensible design guidelines. The multiplex developments already under construction or completed are having noticeable impacts on privacy, the tree canopy, neighbourhood character, and, in some cases, property values. Traffic has also become significantly worse, particularly along West 33rd Avenue, which is now frequently congested for several blocks. At the first Villages Plan open house at the Dunbar Community Centre, we were told that parking would not be required for new developments. When we asked how local schools, many of which are already at capacity, would accommodate additional residents, we were told that education was not within this planning committee's responsibility and that no answer could be provided. That response left me concerned that key pieces of this plan have not been fully considered. My greatest concern is that this proposal is moving ahead without a comprehensive plan for the infrastructure and services needed to support it. Many residents in these neighbourhoods are older adults who have spent decades building their lives and communities here. They deserve to have their interests considered alongside the City's housing objectives. Please do not proceed until the broader impacts of this proposal have been more thoroughly evaluated. Vancouver's neighbourhoods each have their own unique character, and any growth should be carefully planned to respect existing communities while ensuring the necessary infrastructure is in place. I respectfully ask Council to pause the current Villages Plan, undertake a comprehensive assessment of its impacts on infrastructure, transportation, schools, parks, tree canopy, utilities, and neighbourhood livability, and return with a plan that balances the need for additional housing and the objective of walkability, with the needs of existing communities. Growth should be thoughtful, evidence-based, and supported by the services and infrastructure that both current and future residents will rely upon.	Simone Kallner	Kerrisdale	

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
2026-07-13	11:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Having lived in other cities that have vibrant, well-planned villages, I support the concept of villages. However, this plan is fundamentally flawed in many ways: • The location of some of the villages is terrible. Locating villages on major roads such as Knight st and Broadway will not make the villages appealing places where locals want to linger or spend time outdoors, due to the noise and pollution. • The “one size fits all” approach of effectively using the same design for all villages is lazy and poor planning, and does not take into account the unique characteristics of each neighbourhood. • Restricting the ability of existing owners to make small changes to their property (e.g. adding a laneway home) because it has been upzoned is unreasonable and will add to the housing problem. • Judging from the number of my neighbours who were utterly suprised to receive the postcard about these changes, there has been inadequate communication and consultation about these significant changes, Looking specifically at my neighbourhood, near the Commercial st and 20th village: • This is already a vibrant village, filled with unique small businesses. It does not have stores that meet daily needs, such as grocery stores, pharmacies or banks, but these are located close by on Kingsway and Commercial Dr so there is little need for these in the village. We can also expect that more of these facilities will be built as development of the Commercial/Broadway transit oriented area and Kingsway continue. • This area already has a lot of medium density housing – apartments, condos, townhouses and multiplexes. Is there really a need for more or would these be better situated in other parts of the city? • The plan proposes to extend the high st one block south along Commercial st and around the corner onto 22nd ave. This section is mostly densified already, so it will not be financially viable to redevelop to mixed use low-rise and little will change. However, owners of those properties might face increases in property taxes as a result. • The boundaries make little sense. For example, streets to the south and west of Lord Selkirk school contain many aging homes that are ripe for development, but are not included in the plan, but areas that are already densified or that contain character homes are. In summary, this plan is poorly designed and should be sent back for further review and consultation with the community.	Lynne Davies	Kensington-Cedar Cottage	
2026-07-13	11:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is the worst idea ever. Stop destroying this city.	Roula Kordonis	Kitsilano	
2026-07-13	11:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is definitely not required. STOP.	Roula Kordonis	Kitsilano	

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
2026-07-13	11:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the direction the City of Vancouver is taking in regards to development. I have lived in this neighbourhood for 60 years and have watched it grow and change. Modernisation is inevitable but destroying neighbourhoods is unacceptable. Up the street from us, a two storey house is now sandwiched between two three-and-a-half storey four-plexes both currently under construction. The existing house in the middle has lost daylight, has lost privacy, and has lost the greenery of trees in the side yards. This may not be so out of place on a wide, main thoroughfare, but on a quiet residential street with narrow roads, children’s swing sets, private vegetable gardens and adirondack chairs on the front porch, these are totally unsuitable. Street parking will become more congested because each unit in the four-plex only has one parking spot. It is unrealistic to expect people to no longer need their own vehicles. Vancouver is not like other major cities in Europe or Asia where there is fast, efficient and ample rapid transit. It is a long walk for many to reach the nearest bus stop. Villages are a good idea when they blend in seamlessly with current neighbourhoods. Allowing up to three stories will be necessary to move forward into the future but it must be done properly and with care. It is imperative that zoning rules be brought back. This sudden uncontrolled leap up to six stories will be detrimental. What is done cannot be undone. Vancouver is known worldwide for its natural beauty. Now that view cones have been eliminated and haphazard development is being embraced by the City, we will quickly be known as the ugly city. The world will be asking what were the planners thinking? We do not want to destroy this gem of a place. Please stop this development before it is too late.	Claire Gunn	Kerrisdale	

2026-07-13	11:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I'm writing to oppose this proposal. While I am not necessarily against land assemblies in general, I have concerns about this plan. There is nothing in it that mandates that new housing be affordable - building more and more too-expensive condos will not address the housing crisis, because it's really just an affordability crisis. The city needs affordable (below the current market) rental units otherwise it will continue to price out the vast majority of artists, tourism and culture workers, and many of the people who help make this city interesting and functional. As someone who is looking to buy for the first time, I'm not even interested in viewing any of the new condos because no one is forcing developers to make them actually good homes. They are often too small compared to older units of a similar price range, and laid out for build efficiency rather than livability, and the look like the physical manifestation of a spreadsheet. I want to be able to own in Vancouver, but I want to live somewhere that I can make my home long term, in a neighbourhood that is nice. Rows and rows of compound-looking condo buildings with no character and no community spaces. This plan does not make any promise of community spaces - no guaranteed funding for libraries, community centres, parks, or other amenities. The city should instead be investing in existing community spaces, which are already neglected. The proposed density for these villages will also mean more cars on the road and there is no guarantee that Vancouver will get better public transit service (something that has already been asked for many times in many ways). Overall, I feel like this plan is too rushed and not well thought out enough. I don't believe it will do anything to address housing affordability, and the only real benefit seems to be for current homeowners who want to cash in on the land assemblies, and developers. I am very tired of seeing plans that prioritize the profit of developers rather than the actual wellbeing of the people who live in this city. I believe that efforts should go into supporting existing neighbourhoods, and that new housing should be mandated to be affordable and spacious and well-built enough to be livable with good quality of life in the long term. The plan should be scaled back, with affordability for residents and community support better considered.	Valerie C	Grandview-Woodland	
2026-07-13	11:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Oppose application	Natasha Collins	Kitsilano	
2026-07-13	11:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Oppose application	Natasha Collins	Kitsilano	
2026-07-13	11:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Mayor Sim and Members of Vancouver City Council, I am writing as a resident of the Grandview-Woodland neighbourhood to express my opposition to the proposed Villages Planning Program and associated city-wide rezoning measures. While I support the goal of creating housing options for Vancouver residents, I do not believe the current Villages Plan adequately addresses the realities facing families in neighbourhoods like Grandview-Woodland, nor does it provide the infrastructure and amenities necessary to support the significant growth it proposes. My primary concern is that our neighbourhood is already experiencing a shortage of family-serving amenities. Schools are crowded, childcare spaces are difficult to secure, community	Meredith de Freitas	Grandview-Woodland	

			centre programming is often at capacity, and park space is increasingly strained. Before adding substantial new density, the City should demonstrate a clear and funded plan for expanding: Public schools and school capacity; Licensed childcare and daycare spaces; Community centres and recreational facilities; Park space and public amenities; Healthcare and other community services. It is difficult to understand how thousands of additional residents can be accommodated when existing families already struggle to access these essential services. I am also concerned that the housing envisioned under the Villages Plan will not meaningfully serve families. Vancouver's housing conversation often focuses on unit counts rather than livability. Many of the homes likely to result from these rezonings will be small condominium units that are unsuitable for families with children. Families need larger, functional homes with adequate bedrooms, storage, outdoor space, and proximity to community amenities. Simply increasing density does not guarantee the creation of housing that families can realistically live in long-term. In addition to these concerns, I believe several broader issues with the Villages Plan warrant further consideration: Lack of neighbourhood-specific planning. The proposal applies a largely uniform approach across many different neighbourhoods with unique histories, transportation patterns, infrastructure capacities, and community needs. Grandview-Woodland deserves thoughtful local planning rather than a one-size-fits-all rezoning framework. Infrastructure has not kept pace with growth. Residents are being asked to accept substantial increases in density without clear evidence that sewer, water, electrical, transportation, schools, parks, and community facilities can support the growth being proposed. Growth should follow infrastructure investment, not precede it. Insufficient public amenities commitments. While new development generates substantial value, there are few guarantees that the amenities required by current and future residents will be delivered in a timely manner. Without firm commitments, families will continue to bear the burden of overcrowded facilities and inadequate public spaces. Risk to neighbourhood character and local businesses. Grandview-Woodland is valued for its walkability, human-scale streets, community connections, and independent businesses. Significant increases in allowable density without careful planning could erode the qualities that make the neighbourhood attractive and livable in the first place. Limited public awareness and consultation. A rezoning program of this scale will have lasting consequences for thousands of properties and residents across the city. Given the magnitude of the changes, many residents feel the process has moved too quickly and that additional engagement should occur before Council considers approval. Vancouver certainly needs more housing, but it also needs complete communities. Housing cannot be planned in isolation from schools, childcare, parks, recreation, transportation, healthcare, and other essential services. Most importantly, we need housing that supports families, not just increases unit counts. For these reasons, I urge Council to reject the Villages Plan in its current form and direct staff to undertake further neighbourhood-level planning, infrastructure assessment, and amenity planning before proceeding with city-wide rezoning.		
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				Thank you for your consideration. Sincerely, Meredith de Freitas Grandview-Woodland Resident Vancouver, BC			
2026-07-13	11:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have significant concerns about the impact on neighborhoods, affordability, infrastructure capacity, and the adequacy of public consultation. I ask the council to reject the draft Villages Plsn” Application.	Anita Bowes	Kerrisdale	
2026-07-13	11:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I have lived in this neighbourhood for many years and care deeply about its long-term future. I am writing to express my strong opposition to the proposed Villages Plan and Official Development Plan (ODP) Amendment for the Macdonald Street and West 16th Avenue Village. My family chose to live in this neighbourhood because it is a quiet, safe, and low-density residential community. It offers a peaceful environment where families can raise children, seniors can enjoy retirement, and neighbours can live with a sense of safety, privacy, and community. This proposal would fundamentally change the character of our neighbourhood and take away the very reasons many of us chose to make this our home. While I understand the need to address Vancouver’s housing challenges, I do not believe this proposal is appropriate for our neighbourhood. I respectfully ask Council to consider the following concerns before approving this amendment. 1. Loss of the Neighbourhood Character This has always been a peaceful residential neighbourhood, not a commercial or high-density district. The proposed rezoning would permanently transform the community into a much denser mixed-use area, fundamentally changing its identity and diminishing the unique qualities that residents have valued for decades. 2. Increased Traffic and Reduced Safety There are several schools, parks, playgrounds, and a seniors’ care facility within and around this neighbourhood. Every day, large numbers of children, families, cyclists, and elderly residents use these streets. Increasing residential density and commercial activity will inevitably generate more vehicle traffic, deliveries, and congestion, creating greater safety risks for pedestrians and cyclists and making our neighbourhood less safe. 3. Existing Parking Problems Will Become Worse Parking is already extremely limited in this area. Residents and visitors frequently struggle to find available parking, particularly during school hours, weekends, and community events. Adding more housing and commercial uses without sufficient parking solutions will only worsen an already serious problem and negatively impact existing residents. 4. Public Transit Does Not Support This Level of Growth	Ying Ding	Arbutus Ridge	

			This neighbourhood is primarily served by local bus routes rather than rapid transit. The existing public transportation network was designed to support a residential community—not a significantly denser mixed-use village. Without major investments in transportation infrastructure, increasing population density will inevitably result in more traffic congestion and greater dependence on private vehicles. 5. Community Infrastructure Is Already Under Pressure Higher density should only be considered after the necessary infrastructure has been expanded. Schools, healthcare services, roads, utilities, community facilities, and public services are already serving a growing population. There has been little evidence demonstrating that these essential services have sufficient capacity to support the additional demand this proposal would create. 6. Loss of Privacy and Quality of Life Many residents invested in this neighbourhood because of its privacy, peaceful atmosphere, and low-density character. Allowing larger and taller developments will reduce homeowners’ privacy, increase noise and activity, and permanently change the quality of life that existing residents have worked hard to achieve. 7. Growth Must Be Planned Responsibly I support responsible housing growth. However, new development should be directed toward locations that already have adequate rapid transit, road capacity, parking, schools, healthcare services, and supporting infrastructure. Growth should not be concentrated in established family-oriented neighbourhoods that were never designed to accommodate this level of density. 8. Preserve What Makes This Community Special A successful city is not measured only by the number of housing units it builds. It is also measured by how well it protects safe, livable, and connected neighbourhoods. Once the unique character, tranquility, and sense of community of this neighbourhood are lost, they cannot be restored. For these reasons, I respectfully urge Council to reject the proposed Villages Plan and Official Development Plan Amendment for the Macdonald Street and West 16th Avenue Village. At a minimum, Council should postpone approval until comprehensive and transparent studies have been completed regarding traffic impacts, parking demand, school capacity, infrastructure, public transit, emergency services, and overall community impacts. Residents deserve the opportunity to understand how these issues will be addressed before such a significant and permanent change is approved. Residents should not have to lose the neighbourhood they intentionally chose in order to accommodate growth that could be better directed to areas with stronger transit, infrastructure, and capacity. Thoughtful planning should enhance communities—not erase			
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				them. Please preserve the quiet, safe, and family-oriented neighbourhood that so many residents chose to call home. Thank you for your time thoughtful consideration. Sincerely, Ying Ding			
2026-07-13	11:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is totally the wrong approach and ruins neighborhoods. Most of these areas are already within walking distance if rapid transit and shops . Please keep Vanvouver untouched from future retail development	Mary Lou Campbell	Arbutus Ridge	
2026-07-13	11:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the “villages” plan. It will ruin existing neighbourhoods! It will displace long-term residents who chose to live on quiet, leafy streets, with friendly neighbours who provide social contact, as opposed to living in the shadow of giant buildings full of strangers who look into their windows and yards and bring extra traffic to their pleasant residential street. It will cause unnecessary stress, difficulty, effort, and expense to people who feel forced to move to a quieter area after spending many decades in their beloved homes. It will create unwanted, unfriendly buildings that overshadow gardens and invade privacy. It will remove thousands of the trees and gardens that help to cool our increasingly overheated city. Their loss will also eliminate shelter and food for local wildlife, take away calm respite areas for city dwellers, and destroy gardens that provide exercise and food for local residents. It will replace the varied and beautiful architecture of Vancouver with boxy, boring, ugly, anonymous blocks. The thousands of additional homes and businesses will create a demand for additional parking, water, sewers, electricity, schools, recycling, road maintenance, and other community services, none of which appear to have been built into the so-called plans. What the plan will NOT do is provide affordable housing. It will NOT preserve the precious, enviable, world-famous character of Vancouver, in all its historic diversity. Calling these monstrosities “villages” does not make them neighbourhoods. Please stop!! Please listen to the many, many reasonable, well-informed voices who are urging you to slow down, re-think, and listen to the people who share this (currently) beautiful, liveable city. Thank you!	H S	Kitsilano	

To: Mayor Sim and Councillors
Subject: Villages Planning Program, Public Hearing, July 14, 2026

I Oppose the proposed Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments (the Villages Plan) in its current form because it lacks sufficient community planning, infrastructure commitments, and meaningful consultation. Many of the residents of the Mackenzie Street and 41st Avenue area who will be impacted by the Village Plan are unaware of such a plan. This was evidenced at a recent informal gathering of the neighbourhood residents to discuss the proposed plan. Many residents remain unaware of the full implications of the proposed changes for their own properties and neighbourhood.

I Request that Council defer approval until village-specific planning is completed. The request is not intended to oppose planning for additional housing and promoting communities. Rather it is based on concerns that Council has not yet provided residents with sufficient information, neighbourhood-specific analysis, or meaningful opportunity to understand and comment on the significant policy changes being proposed. The village planning program represents one of the most consequential city-wide planning initiatives in recent decades. It proposes amendments to the Vancouver Official Development Plan, city-initiated rezonings, and amendments to several municipal by-laws that will shape land use, redevelopment potential, neighbourhood character, and public infrastructure for generations. Such decisions require a planning process that is transparent, evidence-based, and founded on informed public participation.

MAJOR CONCERNS

Lack of Meaningful Community Consultation

- Homeowners, renters, seniors, local businesses and other affected community members have not been adequately involved in shaping the future of their neighbourhood.
- Consultation focused on broad concepts rather than meaningful co-design.

Insufficient transparency

- Community feedback has not been transparently reflected in the final proposal.
- Expected development timelines
- Anticipated building forms and heights
- Density levels proposed for neighborhood
- Redevelopment sequences
- Impacts on existing homes and businesses
- Financial impacts for taxpayers
- Implementation strategy/priorities

One-Size-Fits-All Planning

- Each village has unique history, character, businesses, transportation patterns, and infrastructure.
- Applying similar planning assumptions across all 17 villages ignores local conditions.
- Village-specific planning should precede zoning and development changes.

Infrastructure Not Keeping Pace

Current infrastructure is already under pressure.

Examples include:

- Schools
- Childcare
- Parks
- Community centres
- Libraries
- Utilities
- Sewers
- Water systems
- Roads
- Public transit
- Emergency services

Questions that remain unanswered:

- Who pays?
- When will upgrades occur?
- What guarantees exist before redevelopment proceeds?

Traffic and Parking Impacts

- Increased density will significantly increase local traffic.
- Existing neighbourhood streets already experience congestion.

- Visitor and customer parking is limited.
- Construction impacts on traffic, parking and walking is very disruptive to residents and businesses and may continue for years.

Threat to Local Businesses

- Small independent businesses face displacement.
- Higher land values and redevelopment pressure increase commercial rents.
- Construction disruption may permanently close long-standing businesses.
- Village character depends on diverse local businesses, not just new buildings with some retail space allocation.

Loss of Neighbourhood Character

Residents value:

- Heritage buildings
 - Mature trees
 - Walkable streets
 - Human-scale development
 - Public gathering spaces
 - Safety
 - Local; businesses
 - Housing diversity that reflects neighborhood needs
- Rapid redevelopment risks replacing these qualities with generic development.

Tree Canopy and Environmental Impacts

- Mature trees may be removed.
- Increased hard surfaces reduce climate resilience.
- Urban heat island effects may increase.
- Green infrastructure commitments remain unclear.

Affordable Housing Questions

Support additional housing, but ask:

- How much will actually be affordable?
- Affordable to whom?
- What percentage is below market?
- How many family-sized units?
- How many rental units are guaranteed long term?

Without binding affordability requirements, increased density may simply produce more expensive housing as we currently witness.

Development Speculation

- Property speculation may accelerate.
- Rising land values create pressure on existing homeowners and renters.
- Existing affordable rental housing may disappear through redevelopment.

Heritage Protection

- Many villages contain historically significant buildings.
- Redevelopment incentives may encourage demolition rather than preservation.
- Heritage protection should occur before increased development rights.

Public Facilities

Growth should be accompanied by commitments to:

- New parks
- Schools
- Childcare
- Recreation facilities
- Public plazas
- Community gathering spaces

These commitments should be secured before significant redevelopment begins.

REQUESTS TO COUNCIL

Defer approval of the Villages Plan. Good planning depends on public confidence. Planning decisions are more durable when the residents believe the process has been fair, transparent, and evidence-based.

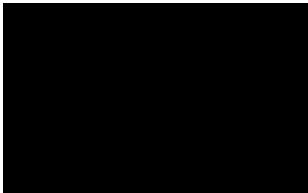
- Complete village-specific planning for each community.
- Conduct meaningful consultation with residents, businesses, and community organizations.
- Prepare infrastructure funding plans before approving additional density.
- Establish measurable affordability targets.
- Strengthen heritage protections.
- Protect existing local businesses.
- Increase tree protection requirements.
- Publish transportation and infrastructure impact studies.
- Phase growth according to infrastructure capacity.

-

CLOSING STATEMENT

- I support thoughtful growth.
- I support more housing.
- I support complete, livable communities.
- I do not support planning that outpaces infrastructure, lacks village-specific analysis, or fails to reflect meaningful community input.
- Council should pause the current Villages Plan, address these deficiencies, and return with a plan that balances housing needs with the long-term health, identity, and livability of each proposed village

Sincerely



Qixia Yu



Vancouver, BC



On Friday, July 3rd, we received a notice of Public Hearing about the Fraser St & 33rd Ave Village proposal. We were shocked and upset and confused to get this news without any lead up, and to discover the public hearing is set for July 14th. As 16 year residents on Somerville St., we had no idea that such a vast change was being proposed to our neighbourhood. We understood that the development of housing and commercial properties would be done along main corridors and in compliance with city zoning. We had no idea that the neighbourhood at Fraser and 33rd was to be massively changed and our own lot would have such narrow and restrictive zoning.

We oppose the project on 5 bases:

- The housing affordability crisis is not addressed by this proposal. In fact, the demolition of current housing would get rid of many affordable secondary suites, lane houses and new multiplexes. These rental suites provide housing for workers, families, and students. The City of Vancouver has thousands of empty condo units. Why on earth would you want to add to this problem?
- If the goal is added density, then this proposal does not consider the impacts that this neighbourhood can absorb. In the last 16 years, we have watched the zoning change to include laneway houses in smaller and smaller lots, multiplex housing and now even six-plexes on a single lot. Street Parking has become amore and more difficult issue. Many streets in this neighbourhood cannot accommodate parking and two cars passing side by side. What are we going to do with thousand more cars travelling these local streets every day? In addition, how safe will the two bike routes become if car and truck traffic increase in such a major way?
- We find the term “new villages” to be offensive. We are all living in our communities, doing the best we can to absorb what already feels like rapid density change with the current zoning. We try to support the current commercial villages in our area, such as the retail zone between King Edward and 29th, which is obviously struggling. Why would you add competition? Why not support existing small and medium-sized businesses?
- Our home is the only equity we have. The proposed zoning changes would stop us from building a laneway house or selling to someone who would like to build a new home. What happens when this villages concept goes by the wayside, yet we are stuck with the zoning that only allows for 4-6 storey buildings on our street?

- The full intention of the Villages Plan has only just been released and what is being proposed to Council is not what is on the city website. We object strenuously to being left out of the full picture with no consultation except one city council public hearing. It is undemocratic and will not fulfill the needs of Vancouver citizens.

Lucy Alderson

Brenda Wall

Vancouver.

TO: CITY OF VANCOUVER
RE: VILLAGES PLAN

From: Mikal Shook, [REDACTED], Vancouver
[REDACTED]

To start with, I want to strenuously object to the City of Vancouver setting aside the Grandview-Woodland Community Plan. As a participant joined by nearly half of my neighbours, I found the exercise useful and the end product was very well accepted and endorsed by the community affected. As part of that effort I found we spent a considerable amount of time sorting through the “standard” urban planning ideas presented by City of Vancouver’s planners who were in attendance. In the end we only retained those “accepted practices” that worked for the community and rejected those that did not. This process strikes me as very similar.

My house is located within the boundaries of the proposed Nanaimo & 1st Avenue village. This neighbourhood already has many of the characteristics you appear to be seeking to add. It is walkable, has good transit, and has a good range of accessible businesses and community spaces. What it does not need, that would come with your plan, is more traffic on local residential streets, shadowing of our gardens (please note: garden considerations are a glaring omission from your list of important things in a neighbourhood), noise and over subscription of our local schools (there are already waiting lists for some living within the catchment). What will happen when you increase density of school age children in the “village”?

To focus on my main objection, please see the attached photos. Mixing buildings over 3 storeys with the existing housing stock in the neighbourhood will result in what you see in these two photos. This is a view of a house (mid-block on 1400-1480 Nanaimo Street) that has had a multifamily 4 storey (albeit the ground floor is taller than average) building constructed on the adjoining lot. Note the proximity of the two buildings and the blockage of sunlight. The ability to grow a vegetable garden has been lost, as has probably close to 50% of the sunlight that would normally enter this home’s windows. The experience of having a mammoth solid wall looming over you would not be desirable, and would not be appreciably improved if that wall had windows with residents only a few feet away. And certainly having it be 6 storeys would make it worse.

A second objection is that the streets in this neighbourhood are too narrow for increased traffic. Reducing the speed limit to 30 kph would have helped the existing risks, if people observed it, but they do not. In addition, cars cannot pass each other in opposite directions mid block. They must wait at the corner intersections in order to gain access if there is even one car coming the other way. In a neighbourhood full of children, pets and bicycles, this is already a problem. Moving multi-family housing and more businesses into the current residential areas will only make this much worse.

To sum up, I do not think you have done enough advance work to launch this project. The community outreach needs to include a much larger group of people to refine your ideas. Other things to consider are what will happen to the existing Business Improvement Areas (BIAs) referred to by Scot Hein in his City Hall Watch article of July 8, 2026, and also whether residents would move to make way for the proposed multi-family buildings, among other things.

It is certainly true that we have a housing problem in B.C. But this plan is not a good solution for that problem. There are already large numbers of vacant homes, but the purchase prices/rents are too high for those who need them. Building more new buildings will not be cheaper, regardless of whether they are rentals or for sale. The current suggestion for levels of government to buy existing vacant and unsold units and turn them into social housing will be quicker and more focused. As with all plans, the devil is in the details, and in this case it is the sale price of the vacant units that will determine the plan’s level of success. If the vacant units are in the hands of a bankrupt developer or their bank, they certainly won’t be doing the unhoused any good.





City of Vancouver
453 West 12th Ave
Vancouver, BC
V5Y 1V4

July 12, 2026
[REDACTED]
Vancouver, BC
[REDACTED]

Dear Mayor and Council,

RE: Public Hearing July 14, 2026 Villages Planning Program
Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments

I urge the Mayor and Council to reject the recommendations for the Villages Plan and associated bylaw changes as presented in the May 26, 2026, Referral Report, and as amended June 30, 2026. I am not supportive of the current Villages Plan.

I was initially supportive of the concept of neighbourhood villages as presented in Vancouver Plan (2022). The current Villages Plan deviates from the Vancouver Plan concept and adds too much density while not credibly mitigating the resulting impacts from green space loss (lost front and backyards of former single-family lots). Specifically, the current Villages Plan will exacerbate urban heat island effect, reduce urban biodiversity and strain existing park space use.

While the Villages Plan acknowledges these factors, it does not offer credible mitigation solutions, only token or partial actions such as the reliance on green infrastructure and just “encouragement” of green roofs as examples. My three decades of experience at local governments pioneering green infrastructure, green roof policy, and climate change adaption leads me to conclude that additional mitigation requirements are still needed for the plan, including new park acquisition. Otherwise, average citizen access to green space will decrease, local ecological health will decline, and urban heating impacts will increase.

In the urgency to deliver housing affordability, the current Villages Plan will likely do more harm to the long-term livability of Vancouver than it can provide in short-term housing help.

Sincerely,

Robert Hicks, M.Eng., P.Eng.

Feedback on Vancouver Villages Plan
July 12, 2026

Dear City Councillors,

As a home-owner in one of the 17 so-called “Villages” of the Villages Plan, I would like to weigh in urging you to vote “No” on this plan.

As the Director of UBC’s School of Public Policy and Global Affairs, and as an expert on public engagement in policy processes, I would like to offer you a few important issues to consider:

- (1) Voting for the Villages Plan will have severe negative impacts (enumerated below) for existing community members. In your plan documentation you do not clearly discuss these impacts and offer clear and trustworthy amelioration. As someone who has run a government agency myself, I can say that one of the first rules of policy-making is that you clearly lay out the negative as well as positive implications of a suggested new policy so as to maintain the public’s trust.
- (2) Because the Villages Plan will severely impact affected areas, this kind of policy change requires an extended and detailed public discussion. You have not held local “Village” meetings where community members can ask questions and get answers and understand how this change will affect them. You give the public time to digest new information and have experts offer views on the proposed policies.
- (3) You have not demonstrated an urgent need to push through such a massive change so quickly. This is especially the case in light of the federal-province announcement of a new plan to buy empty residential units that are not selling on the open market.
- (4) The alleged benefits of this policy change have not been demonstrated in your documentation. For instance, you note that this will provide housing for the “missing middle” (townhouses and multiplexes). In the 16th and MacDonald “Village,” where I live, in my immediate 3-block area in the past year there are no less than 8 duplex, triplex, and quadruplex units under construction and recently constructed. The missing middle isn’t missing here.

Moreover, the entire area designated in the 16th and MacDonald village is walkable to all needed shopping already. We have 3 parks within a 10-15 minute walk, a community center, schools, pharmacies, clothing stores, grocery stores, banks -- all the amenities we need. And we are already a tight-knit community with neighbors that take care of each other. I don’t know what problem is being solved.

- (5) The negative impacts of this plan on existing communities should be researched and clearly communicated to the residents. They include:
 - a. Tenant and homeowner displacement
 - b. Higher property taxes (perhaps overwhelming taxes) for existing homeowners
 - c. Pressure on existing small businesses
 - d. Increased traffic, noise, pollution
 - e. Need for new schools with increased population in the area

- f. Need to new infrastructure, including water and sewer mains
- g. Environmental impacts: loss of green tree canopy, shadows from massive 6-storey buildings over single- and duplex homes
- h. Privacy impacts

I can only conclude that the main beneficiaries of this change in policy are real estate developers. Is such a massive change worth it? Clearly not.

Please vote no.

Sincerely,

[Redacted signature]

Allison Macfarlane

[Redacted contact information]

Date: July-10-2026

I am a resident of Vancouver and strongly oppose the proposed Villages Plan. I respectfully request that the Vancouver City Council not approve the proposed Villages Plan at the public hearing scheduled on July 14, 2026.

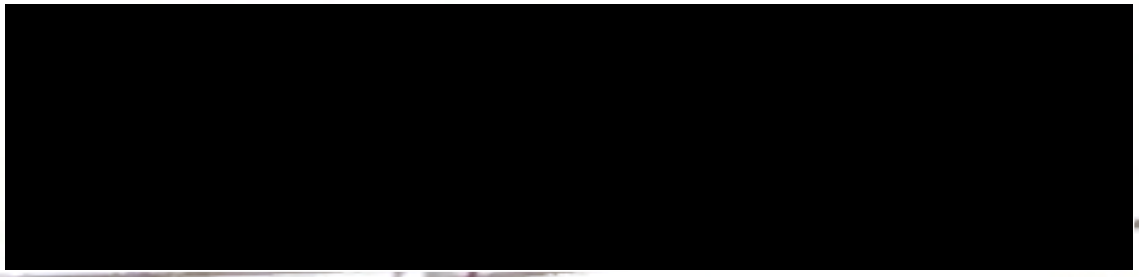
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Thank you.

Signature: 

Name: TRAN AMY

Neighbourhood: KENSINGTON - CEDAR COTTAGE

Date:

11/7/26

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Thank you.

Signature:

Name:

LAI CHAI YEE

Neighbourhood:

KENSINGTON - CEDAR COTTAGE

Date: 11/7/26

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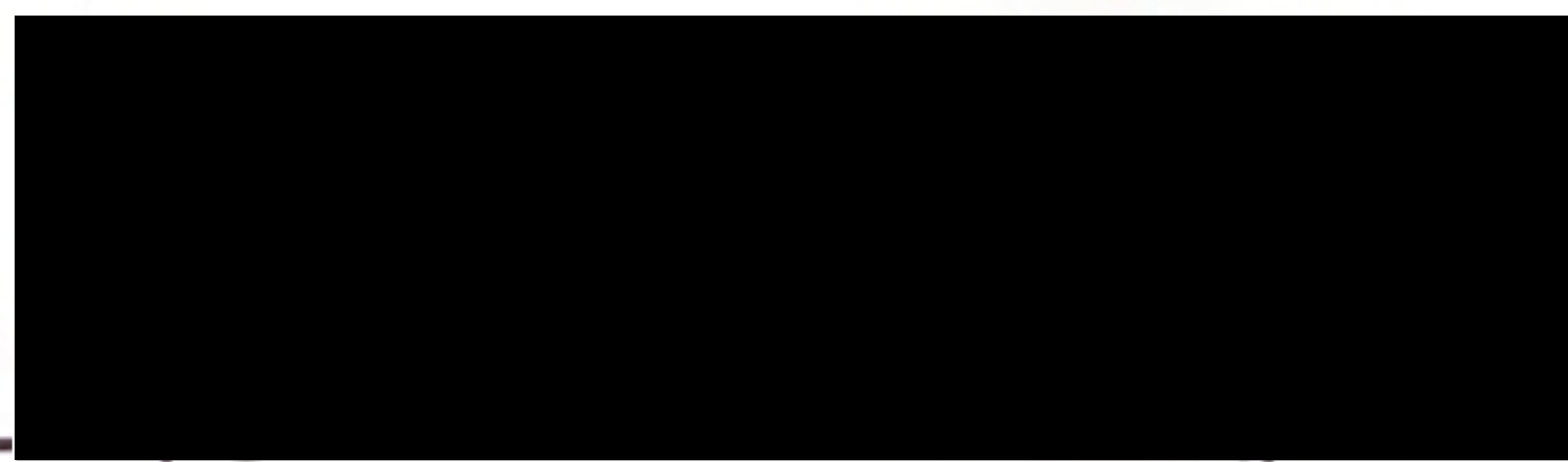
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Neighbourhood: KENSINGTON - CEDAR COTTAGE

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Thank you.

Signature: 

Name: Richard Chu Sam

Neighbourhood: KENSINGTON - CEDAR COTTAGE

Date:

~~2026/10/24~~ 10/07/2026

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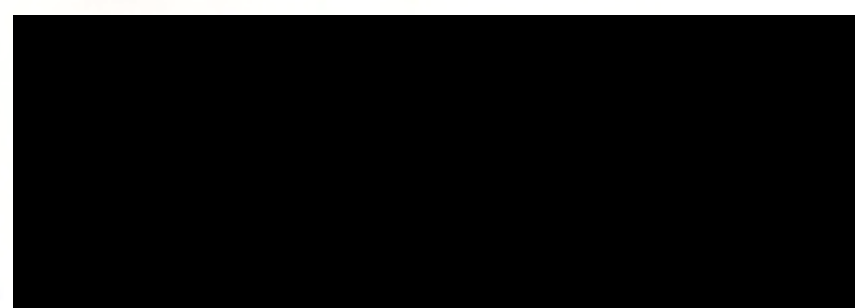
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Signature:



Name:

Shen Yi Qi

Neighbourhood:

KENSINGTON - CEDAR COTTAGE

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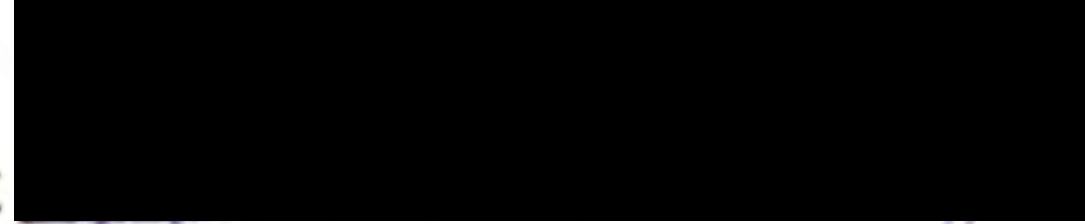
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Thank you.

Signature: 

Name: KIM MAN WONG

Neighbourhood: KENSINGTON - CEDAR COTTAGE

Date: 10 July 2026

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Thank you.

Signature: _____

Name: _____

Neighbourhood: _____

STEPHEN OTTO
KENSINGTON - CEDAR COTTAGE

Date: July 10, 2025

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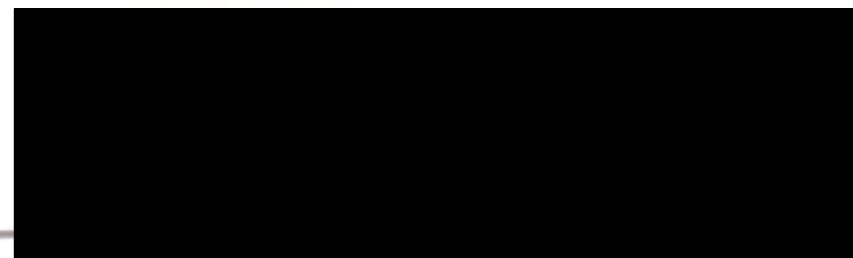
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Thank you.

Signature: 

Name: Nora G. Dukes

Neighbourhood: KENSINGTON - CEDAR COTTAGE

Date: July 12, 2026

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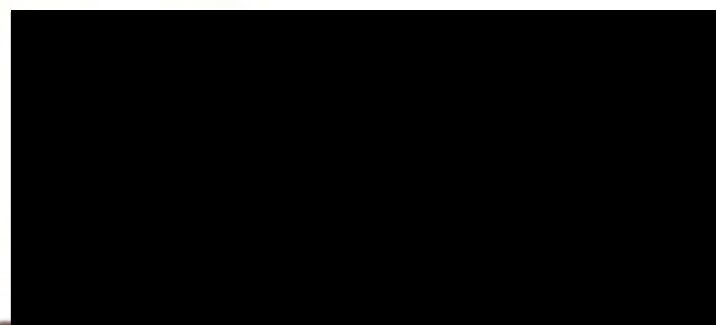
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Thank you.

Signature:  _____

Name: Anne Lam

Neighbourhood: KENSINGTON - CEDAR COTTAGE

Date:

July 11 2026

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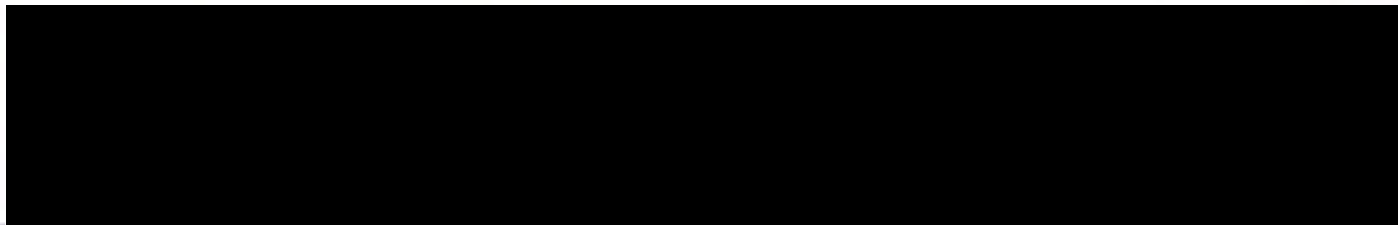
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Signature: 

Name:

DARLENE BAILEY

Neighbourhood:

KENSINGTON - CEDAR COTTAGE

Date: July 10/2026

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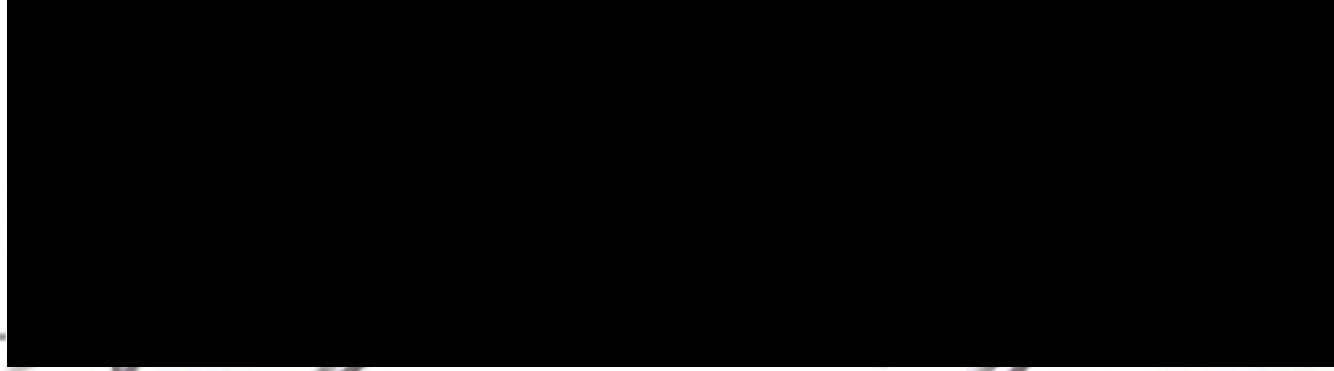
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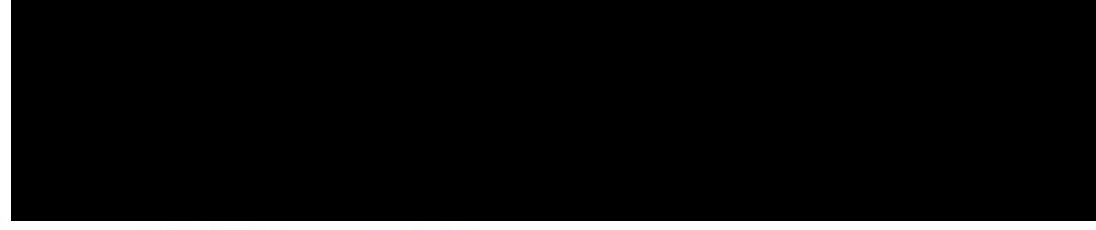
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Thank you.

Signature: 

Name: STEPHEN ROY

Neighbourhood: Mountain View / Kensington


Date: July 10 / 2026

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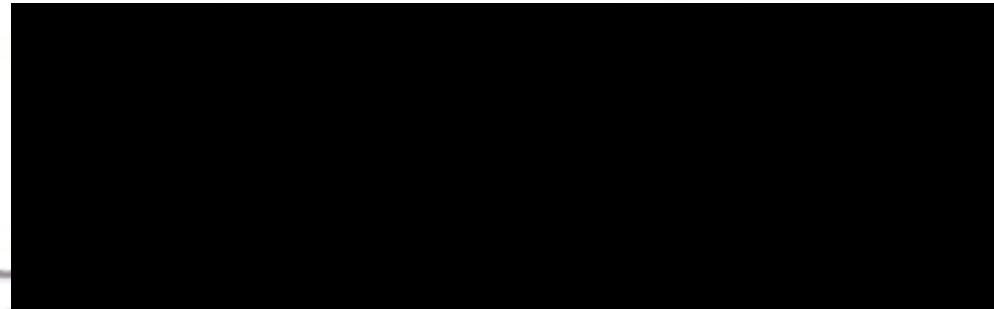
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Signature: 

Name: Jessica Roy

Neighbourhood: Mountain View/Kensington

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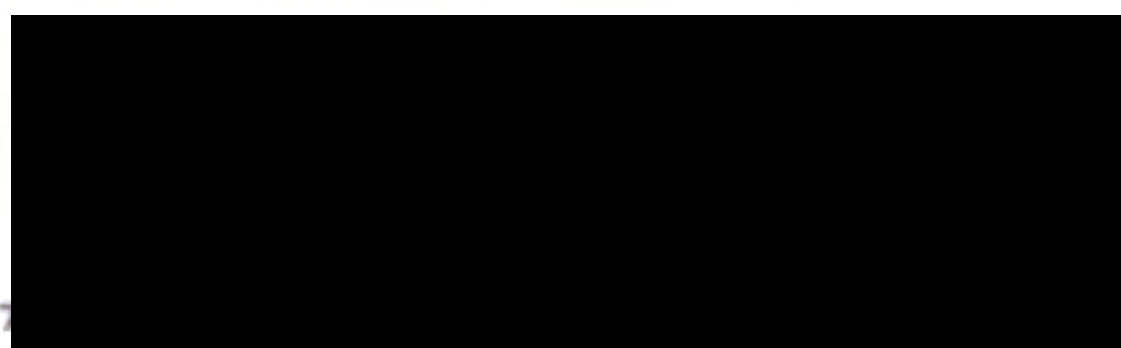
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Signature: 

Name: MICHAEL WONG

Neighbourhood: KENSINGTON CEDAR COTTAGE

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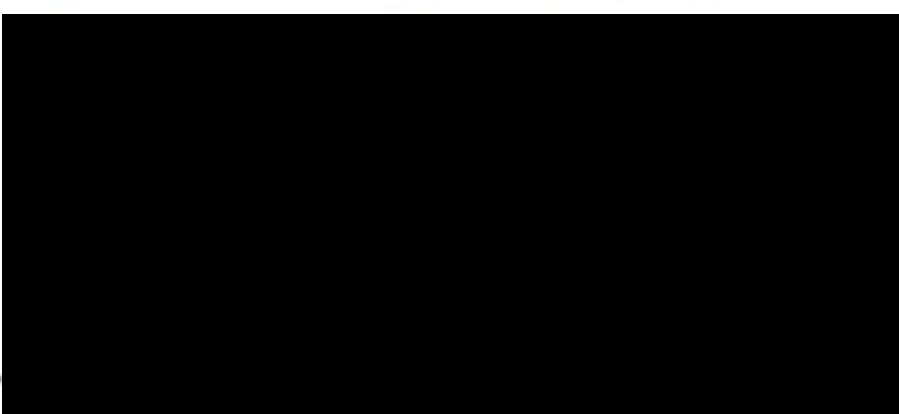
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Thank you.

Signature: 

Name: LENA LEE

Neighbourhood: KENSINGTON - CEDAR COTTAGE

Appendix F

Date: JULY 10 2026

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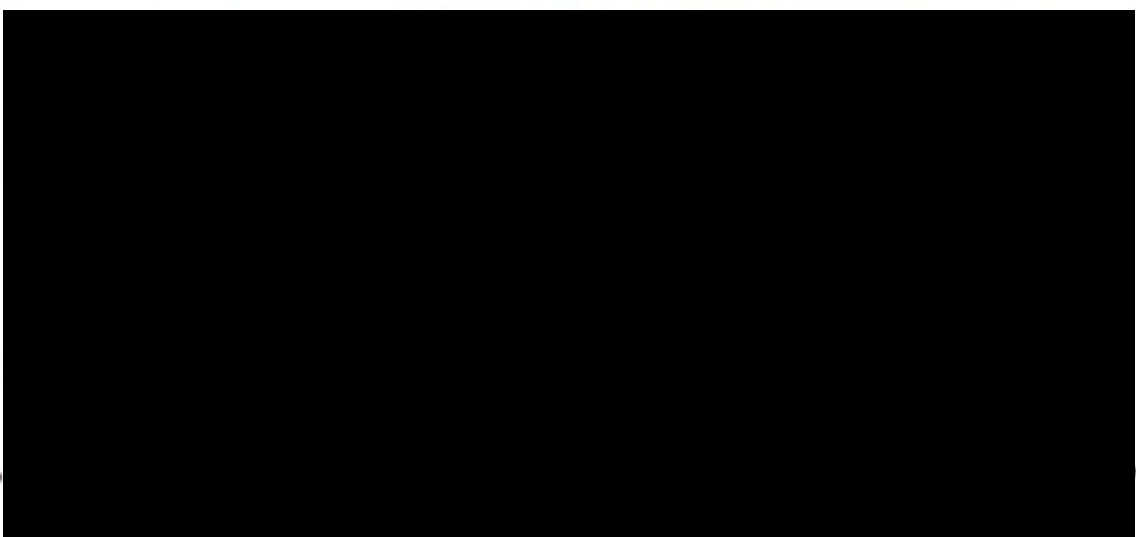
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Thank you.

Signature: 

Name: LENA LEE

Neighbourhood: KENSINGTON - CEDAR COTTAGE

From: CityHallWatch: Tools to engage in Vancouver city decisions [REDACTED]
 Subject: Stop Calling them Villages (Scot Hein) (re Public Hearing to upzone 14% of Vancouver lots July 14, 2026)
 Date: July 8, 2026 at 1:03 PM
 To: [REDACTED]



CityHallWatch: Tools to engage in Vancouver city decisions

Stop Calling them Villages (Scot Hein) (re Public Hearing to upzone 14% of Vancouver lots July 14, 2026)

By **urbanizta** on July 8, 2026

At a public hearing on July 14, 2026, Vancouver City Council is expected to hear from the public regarding the proposed upzone of nearly 14,000 parcels, about 14% of the total in Vancouver. The Public Hearing [link](#) documents, instructions on how to write or speak to Council). For more info, please see the page about the Villages program ([link is here](#)).

Scot Hein is a retired architect, former senior urban designer at the City of Vancouver and the University of British Columbia. He is an adjunct professor of Urban Design at UBC, a lecturer at Simon Fraser University, and a founding board member of the [Urbanarium](#).

Stop Calling them Villages, by Scot Hein

Below is a composite image of the former Neighbourhood Centres (gold), that received broad support towards the implementation of *CityPlan* directions (1995) overlaid with the proposed "Village Centres" ([Vancouver City Council on July 14th](#)). Council endorsed the centres locations in 2005 after 1 year of community discussions per *CityPlan* "Vision". These centres locations received broad community support.



Image above created from COV Information available to the general public.

My initial reaction is/was that the position of the aqua polygons was a “graphic mistake”, as village outlines had accidentally “shifted” away from the established, and cherished, existing need support for local retail to thrive. These “golden” areas are already well distributed for local retail amenity investment, as “arterial high streets” decently served by transit. The 22 local *Improvement Area* (BIA) catchments (initiated in 1989) are also well aligned with the existing under previous council policies. Below is a snapshot of the BIAs from *Bizmap* launched in 2012. The Vancouver BIA Partnership is “*united by purpose and passion for retail neighbourhoods*, and it is important to remember that Vancouver BIAs represent more than 25,000 business and community owners, and account for \$53 Billion in assessed property value (from the Vancouver BIA we year, Mayor Sim declared April 20 to 26 as Vancouver Business Improvement Areas Week.

Business Improvement Areas (BIAs) (from Bizmap)

These Centres locations are intentional, and form the bones of a “City of Neighbourhoods” – thoughtful political support for strategic investment that strengthens each as a distinguished convenes, and serves, local constituency within 5-7 minutes walkable proximity.

These are Vancouver’s Villages. The aqua polygons will never be villages, unless the ex allowed to decline and eventually die. This could ultimately happen if Council approves the week.

I simply do not understand what is driving the villages policies, and the rush to approve.

Looking forward, let’s revisit the former *CityPlan* implementation work updated for thoughtfu produces true affordability, building on a time when staff and the community rolled up their : centre’s future (we can call them “villages” if that helps with political buy in). Here are a few building time) examples of this seminal work that invited local insight, and specifically identi urban growth with companion placemaking opportunities thru “aspirational engagement”. A produced by the City of Vancouver at taxpayer expense and remain relevant, perhaps more

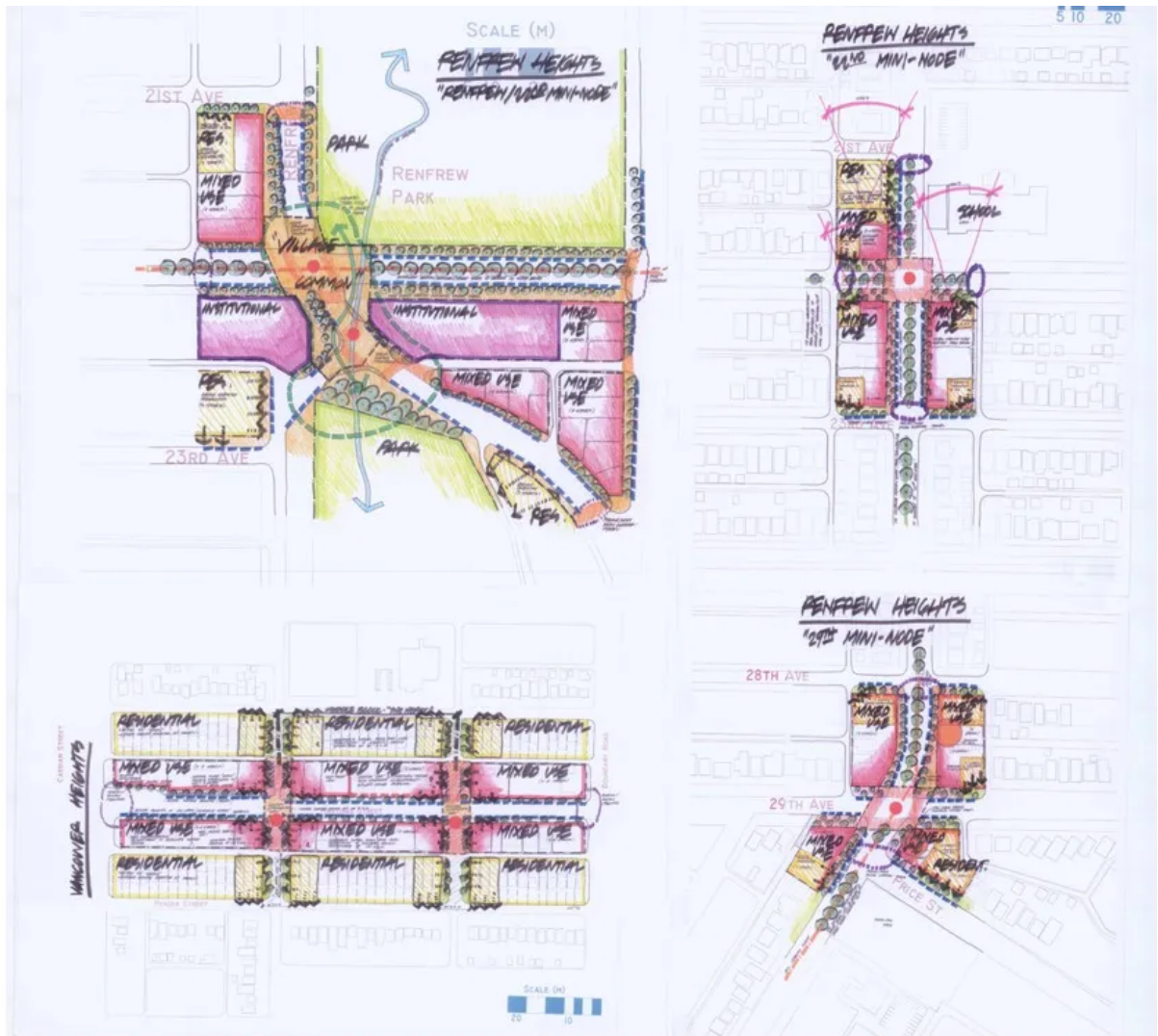
Point Grey

Point Grey



Renfrew Heights

Renfrew Heights



Arbutus Kensington (ARKS)

Arbutus Kensington (ARKS)





16th and Arbutus

Scale: 1:250

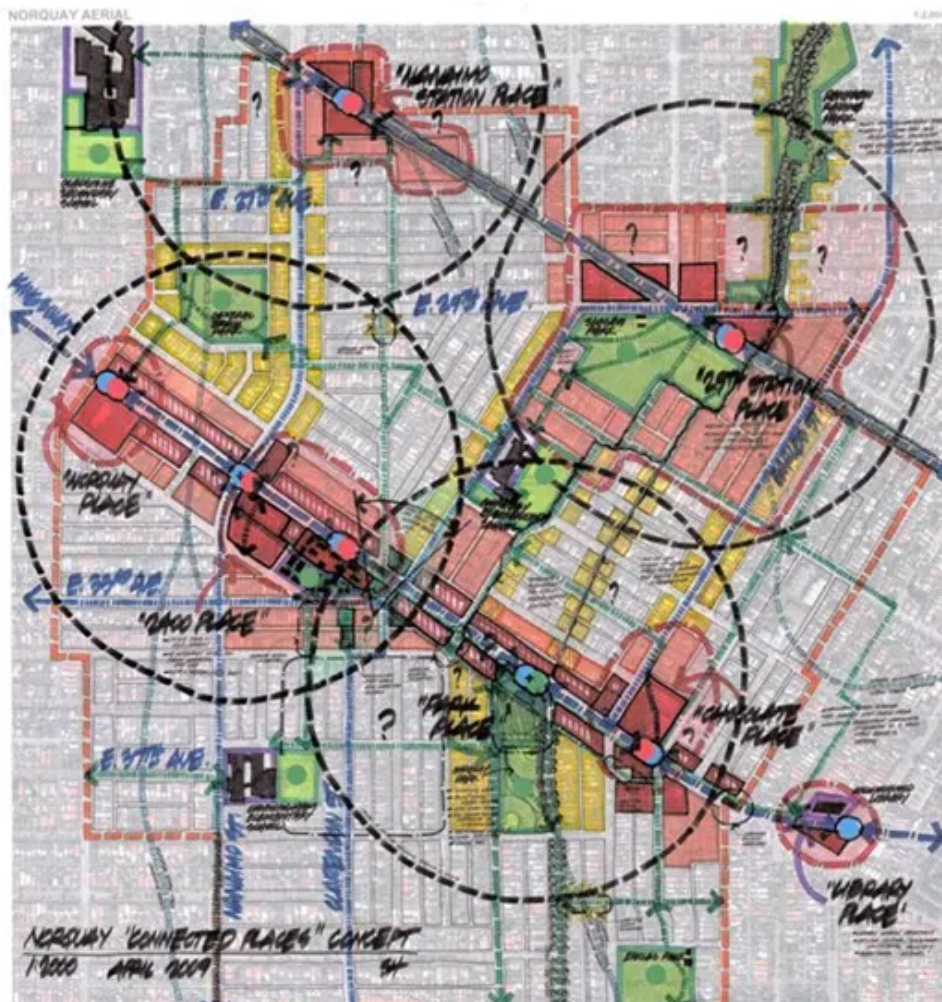


16th and Trafalgar

Scale: 1:250

Norquay

Norquay



Mt. Pleasant

[illegible]

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These “community sketch frameworks” represent the necessary foundational work to strengthen “villages” that are already up and running. The next round of work to develop these locations for implementation should start with additional “community mapping” including:

- **Locations of existing commercial tenancies, including anchors, to work towards strengthen viability and vibrancy**
- **Local urban systems including open spaces, food, water, ecological/hydrological, and movement towards better local integration with citywide and regional**
- **Strategic sites for more, or less, intensification and potential acquisition before up-zoning, and related increased land value**
- **Locally grounded indigenous/cultural/historical/thematic/landscape frameworks and narratives towards authentic and reflective storytelling/interpretation and distinctiveness such as in situ permanent/ephemeral public art**
- **Recreational/institutional/religious/social assets and gaps towards “a place that provides more productive co-location of activities and celebration of community life”**
- **Site specific opportunities for “placeholding” of community initiatives**

- ***Site specific opportunities for placemaking or community initiatives generate participatory social capital via stronger local relationships/sh***
- ***Site specific precedents that are relevant to contextual character give community programming***

We know how to do this work. What is stopping us?

We need Council to direct staff to a renewed focus on advancing the existing “hearts”, and necessary work programming/budget to realize, in consultation with local community, for st investment responsive to local, citywide and regional interests.

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Appendix H

From: "CityHallWatch: Tools to engage in Vancouver city decisions"
[REDACTED]

Subject: Why City Council must re-think the Vancouver Villages Plan:
Open Letter from 30 'Housing Reset' signatories (Public Hearing July
14)

Date: June 19, 2026 at 12:52:34 PM PDT

To: [REDACTED]

Reply-To: "CityHallWatch: Tools to engage in Vancouver city
decisions" [REDACTED]
[REDACTED]

CityHallWatch: Tools to engage in
Vancouver city decisions

[Read on blog](#)
or [Reader](#)

Why City Council must re- think the Vancouver Villages Plan: Open Letter from 30 'Housing Reset' signatories (Public Hearing July 14)

By **urbanizta** on June 19, 2026

*Above: Map from the 329 page report showing 17 villages
going to Public Hearing on July 14, 2026 for city-initiated*

rezoning. This would be the last-ever Public Hearing for most of more than 13,000 properties affected.

On June 18, 2026, under the banner of **Housing Reset**, thirty prominent Metro Vancouver urbanists, planners, architects, and academics sent a joint letter to Vancouver Mayor and Council expressing deep concern about the **“everything all at once” one-size-fits-all rezoning of 17 proposed villages, 550–600 blocks and 13,000 properties.** A Public Hearing is slated for July 14.

(Full text of letter: <https://housingreset.ca/2026/06/18/letter-to-vancouver-on-villages-planning-program/>)

The experts, including many well-known names such as Larry Beasley (former co-chief planner and author of “Vancouverism” and Andy Yan (director of Simon Fraser University’s City Program) write that the Villages plan “risks confusion, unintended damage, and lost opportunity across the city.”

They recommend that City Council **not proceed with the public hearing as planned in July, or vote “not supported” if it can’t be cancelled.** Besides detailing several serious planning-related concerns, they are also concerned that most residents are unaware about the magnitude of the proposed zoning bylaws. “The current rushed timeline is completely unjustified. **Thousands of city residents and business owners will come back from summer holidays and find that their properties have been rezoned,** most having no idea beforehand of the proposed. Such a timeline is a high-brow exercise

the proposal. Such surprises are highly unpopular, stressful and unnecessary.”

There has been only limited media coverage, but some explanatory articles have come out just recently (see list provided at bottom; a recommended start is “[Vancouver’s Villages Debate in Plain English](#)” by Erick Villagomez). Anyone affected, interested, or concerned is encouraged to visit the City’s ShapeYourCity website (<https://www.shapeyourcity.ca/villages>), [write or call Mayor and Council](#), and to go on the official record, prepare to write or speak to the July 14 Public Hearing (the agenda is not yet posted as of June 19, but will appear [on this page](#)).

[Download the letter in PDF at this link.](#)

June 18, 2026

To: City of Vancouver Mayor Sim and Councillors,

Re: Housing Reset: Why Vancouver Must Re-think the Villages Plan

2026-06-02 Referral Report: <https://council.vancouver.ca/20260602/documents/rr1.pdf>

We are Metro Vancouver urbanists, planners, architects, and UBC/SFU academics with decades of experience—some with development backgrounds—who have come together through [HousingReset.ca](#) to seek enduring housing solutions.

We write with deep concern about the City of Vancouver

“Villages Planning Program” scheduled to go to public hearing on July 14. The “everything all at once,” one-size-fits-all rezoning of 17 proposed villages, 550–600 blocks and 13,000 properties risks confusion, unintended damage, and lost opportunity across the city.

We recommend that City Council **not proceed with the public hearing as planned in July, or vote “not supported” if it cannot be cancelled.**

We are concerned that most residents are unaware about the magnitude of these proposed zoning bylaws, that would substantially impact neighbourhoods and harm existing neighbourhood commercial areas. However, that is precisely what this proposal will do.

1. Existing neighbourhood centres are the best place for local shopping areas, not new commercial in villages that would compete with them.

Vancouver’s long-established shopping districts in neighbourhood centres across the city — such as Sunset, Kerrisdale, Dunbar, Broadway, Commercial Drive, Kingsway, Marpole and others—have anchored communities since the streetcar era. The City has wisely located libraries, childcare, community centres and plazas there, supported by strong TransLink service. These places already deliver convenience and conviviality.

Neighbourhood centres are the much more important, established, community-serving centres with a broad

range of shops and services.

However, the Official Development Plan (ODP) identifies new shopping areas in smaller randomly placed villages that will directly compete with the neighbourhood centres shopping areas, many of which are currently struggling to survive with many vacancies.

Staff project a 140% increase in the 17 new village locations local retail floorspace—nearly one million square feet. Many established neighbourhood centres/ commercial corridors, all within walking distance from these villages, already suffer 10–15%+ storefront vacancy rates and will thus be impacted very negatively by this plan to add substantially more commercial shopping areas as competition.

Instead, efforts need to be directed toward enhancing the established neighbourhood centres and Business Improvement Areas (BIAs) where businesses are supported by additional density within walking distance. Work within the existing neighbourhood framework with a series of community economic development metrics, to provide planning that builds roots in the community, not just zoning schedules.

2. Blanket rezoning spread too thinly will produce blight.

History shows that when redevelopment is left to market timing across vast areas, the scattershot development makes for a patchwork of neglected

development makes for a patchwork of neglected, vacant, or unwanted properties between large out of scale developments that ruins neighbourhoods. Existing residents and businesses pay the price. Destabilization of neighbourhoods will occur as the real estate industry chases sites and sets off land value increases in some areas and land value deflation from oversized neighbouring development in others. The result is widespread inequity with many individual victims, and gains in the hands of a few.

Spreading development thinly will likely result in “orphaned” buildings between out of scale new developments.

3. The proposed densities in villages vastly exceed compatible scales in the local context.

The proposed building form for residential in villages of six storeys, at a very high 3.7 FSR, is far out of scale for these local areas, and is an inappropriate fit as proposed. Further, about 750 owners have been advised by the City their properties are effectively frozen until they are redeveloped at mixed used 6 storeys with commercial at grade.

The proposed village areas cover existing neighbourhoods that are already zoned for increased density such as multifamily conversions with infill of RT5 within the Grandview Woodlands Community Plan, and Multinlex R1-1 in most other areas

Multiplex R1-1 in most other areas.

4. The proposed additional density in villages is not needed to meet future growth to 2050.

The Vancouver Regional Context Statement, and the ODP, show that there is already enough approved development in the pipeline to meet future growth to 2050. The villages are not needed to meet this growth, nor will it be affordable. It will only create damage and dysfunction to the existing city fabric.

The current rushed timeline is completely unjustified. Thousands of city residents and business owners will come back from summer holidays and find that their properties have been rezoned, most having no idea beforehand of the proposal. Such surprises are highly unpopular, stressful and un-necessary.

Note that City Council has recently had to reconsider how the Multiplex R1-1 zoning was implemented due to community impacts, lack of reasonable guidelines, and rushed implementation. This villages proposal would have much greater consequences.

5. Solutions that enhance neighbourhoods rather than undermining them are easily achievable.

Council and staff need to establish a collaborative way forward by working with residents and businesses on neighbourhood-scale plans/actions that recognize the distinct character and diversity of our neighbourhoods, add housing choices, especially affordable housing, near existing neighbourhood centres. strengthen their

economic viability and attractiveness, and deliver walkable, climate-friendly communities without the collateral damage that we predict.

In Conclusion

We recommend that City Council not proceed with the public hearing as planned in July, or vote “not supported” if it cannot be cancelled. Instead engage with each neighbourhood in collaborative community planning as proposed above.

Signed:

(In alphabetical order)

Larry Beasley, CM, FCIP, Former Co-chief Planner of Vancouver, author Vancouverism.

Patrick Condon, Professor Emeritus UBC School of Landscape and Architecture, author Broken City. Former head city planner

Frank Ducote, Principal, Frank Ducote Urban Design, former Senior Urban Designer, City of Vancouver

Michael Geller, FCIP, RPP, MLAI, Ret Architect AIBC, urban planner, real estate consultant, developer and Adjunct Professor, SFU

Barbara Gordon, Retired Architect AIBC and retired Director of Capital Planning, UBC

Penny Gurstein, PhD, MCIP (ret.) Professor Emeritus and Former Director, School of Community and Regional Planning, Co-Director, Housing Research Collaborative, UBC

Scot Hein, Retired Architect MAIBC/Former COV and
UBC Senior Urban Designer and Development Planner/
Adjunct Professor Urban Design UBC/SFU Faculty
Continuing Studies/Founding Board Member
Urbanarium/Board Member Small Housing BC/Housing
Advocate

Norman Hotson, Retired Architect AIBC, FRAIC, RCA,
Hon PIBC

Sandy James, former City of Vancouver City Planner,
Managing Director Walk Metro Vancouver

David Ley, OC, FRSC, PhD, Urban Geographer,
Professor Emeritus UBC, author Housing Booms in
Gateway Cities

Mike Mangan, Barrister & Solicitor (Ret.), who worked
with the real estate industry for many years, authored The
Condominium Manual and taught at UBC for 25 years

Darlene Marzari, first a Social Planner at City of
Vancouver, fought the Freeway to save Chinatown/
Gastown/waterfront, City of Vancouver Councillor, BC
Minister of Municipal Affairs, and established the Liveable
Region Strategic Plan (1990)

Bill McCreery, former registered architect AIBC & AAA,
helped create North & South False Creek & thousands of
units of developer, public & social housing in BC, Alberta
& UK, developed several Vancouver residential projects

Sean McEwen, Retired Architect AIBC, FRAIC.
Affordable housing advocate

Graham McGarva, FRAIC, Retired Architect AIBC, M.A.

Elizabeth Murphy, private sector project manager, and senior property development officer, formerly with the City of Vancouver's housing and properties department, BC Housing and BC Buildings Corp

Brian Palmquist, Award winning architect and author, AIBC MRAIC BEP CP LEED AP

Tom Phipps, Retired Senior Planner City of Vancouver (33 years)

Mary Pynenburg MRAIC (Retired) MCIP (Retired) Former Director of Planning City of New Westminster, Former Director of Planning and Development City of Kelowna, former Director of Design / Development CP Hotels

Robert Renger, BES, MCP; Consultant City Planner; Former Senior Development Planner and City's lead for UniverCity at SFU, City of Burnaby

Mary Beth Rondeau, Ret Architect AIBC Former Urban Designer City of Vancouver

Ralph Segal, MAIBC (ret.) Former Chief Urban Designer / Development Planner, City of Vancouver

Ray Spaxman, ARIBA (Rtd), MRTPI (Rtd), FCIP, Hon AIBC, LL.D, Director of Planning, City of Vancouver 1973-1989

Sara Stevens, PhD, Associate Professor UBC School of Architecture and Landscape Architecture, Chair of Urban Design, Co-founder of Architects Against Housing Alienation

Erick Villagomez, Lecturer UBC School of Community and Regional Planning, Principal, Métis Design | Build, Editor-in-Chief, Spacing Vancouver

Arny Wise, B. Comm., M.Sc., RPP, MCIP (ret), urban planner/ retired developer (President, Synergy Develop., VP Development, Goldfan Holdings), Board of Directors Toronto Economic Development Corporation (1990-1999)

David Wong, Architect, AIBC; formerly with Engineering & Planning Dept. City of Vancouver

Elvin Wyly, Ph.D., Professor of Geography and Urban Studies, UBC

Andy Yan, FCIP, RPP, GISP Director, City Program, Lifelong Learning and Associate Professor of Professional Practice, Urban Studies Program, Simon Fraser University

Related Readings:

- **Villages planning program** (City of Vancouver portal page, includes 80-page Villages Plan) – <https://www.shapeyourcity.ca/villages>
- **Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments** (CoV referral report adopted 2-Jun-2026, 329 page full report) – <https://council.vancouver.ca/20260602/regu20260602ag.htm>
- **Vancouver's Villages Debate in Plain English:** The Villages Plan: What It Is, Why It's

Happening, and Why Some People Are Concerned (Erick Villagomez, *Spacing Vancouver*) – <https://spacing.ca/vancouver/2026/06/15/vancouvers-villages-debate-in-plain-english/>

- **‘Villages’ plan would upscale 17 Vancouver areas for multiplex housing** (Kerry Gold, *Globe and Mail*, 5-Jun-2026) – <https://www.theglobeandmail.com/real-estate/vancouver/article-villages-plan-vancouver-multiplex-housing/>
- **Vancouver’s plan for 17 new ‘villages’ will increase uniformity, sterility** (Douglas Todd, *Vancouver Sun*, 5-Jun-2026) – <https://vancouversun.com/opinion/columnists/douglas-todd-vancouvers-plan-for-17-new-villages-will-increase-uniformity-sterility>
- **Urban Cartoon Syndicate UCS #103** – <https://cityhallwatch.wordpress.com/2026/06/18/ucs-103-vancouver-villages-plan/>

[2026-06-18 Final Housing Reset letter on villages](#)

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