

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
2026-07-14	16:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Attached is a letter from Val Bjarnason.	Val Bjarnason		Appendix A
2026-07-14	16:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to oppose the village plans in the arbutus area. I am a resident of this area. I do not agree with the changes proposed (re-zoning) to include low rise and commercial use for various reasons: 1) this area had an elementary school (Trafalgar elementary). The proposed change to include commercial use will likely result in a significant increase of traffic/cars and people in the area. This may negatively impact the safety of the children attending the school as young children walk to/from school. There are lots of cars that go in and out of this area particularly during school drop off, pick up and also at school events. Parking may become an issue for families attending the school and residents living on these blocks. There could be increased in car accidents. 2) The school and surrounding area/playground is not fenced, and this may increase risks to children during recesses or outdoor time. 3) The large grass area beside the school is regularly used by the community for sports and activities, and we hope to continue to have access to this space for recreational use. 4) increased population and traffic in the area may result in increased crime and loitering , again in a space close to an elementary school. In conclusion, I strongly oppose the changes in rezoning to this arbutus area, particularly the block around Trafalgar elementary. I hope that the safety of our children can be taken into consideration, and at minimum hope that the block/streets and space around the school can be excluded from this rezoning. (And to limit the rezoning to tue main roads eg west of Mcdonald street which is at least some distance away from the school). Thank you	Annie Chan	Arbutus Ridge	
2026-07-14	16:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose it	Farisha Aldean	Victoria-Fraserview	

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2026-07-14	16:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The worst part of the Villages zoning plan is what effectively amounts to expropriation of land (without paying for that expropriation) of approximately 750 properties on or near arterial streets. If you are a property owner of one of these lots you will be banned from being able to renovate your home by adding an addition to your house, or from being able to build a new single family house or from adding a lane home to your property, you will also be banned from building a duplex or a MultiPlex which are all things that most properties in Vancouver are allowed to do right now. Who's property is it? Property owners rights are being trampled on. Your choices eradicated. If the city pushes this through for these 750 properties what will stop them from doing the same thing to another 5% of lots in the city a few months from now then another 5% a few months later, and so on, and so on until most property owners have no choice about what they are allowed to build on THEIR property. In the case of our property, we had choices taken away from us when a city initiated rezoning was thrust upon us to RM-8A (townhouses). We didn't ask for it, it was done to help developers bypass the costly and time consuming rezoning process (and now townhouses are no longer a viable option in our area). We were told not to worry, that nothing would change for us, that we could do anything we would have been able to do if we weren't rezoned. NOT true. We would have been R1-1 and would have been able to do a MultiPlex. But we have been told we can't do that (to City planners - please fix this and add MultiPlex to RM-8A). Pre zoning is not a gold mine for existing owners, not a get rich situation, it is control by the city to get what they or developers want. If you own one of these properties you will become just a tax paying place holder for the eventual developer who will be your only choice to sell to, and only if you can manage to assemble with enough of your neighbours to make a parcel of land that would entice a developer to want to buy. If the city wants to take away the rights of current property owners they should pay to expropriate these 750 lots. While I think that 4-6 storey small scale (1-2 lot) apartment buildings like the older ones in kits and in the Cambie village area would be fine as a way to solve the housing crisis. I even like the idea of more ground floor retail to bring shopping and restaurants closer to each neighbourhood but it's the rights and choices being stripped away from current property owners in this plan that is atrocious. If you bought the house as a single family property you should retain the ability to do anything you could at the time you bought it, as well as new choices. Not be suddenly told you only have one choice. This Villages plan needs a major revamp including more consultation with existing owners and renters in the affected areas.	Clive and Carey Bottomley	South Cambie	

2026-07-14	16:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the villages motion. I am very concerned about areas of the city which could use funding to assist local businesses and add vibrancy to already existing neighborhoods. I ask city council to amend the motion for the villages project and give more consideration to support our neighbourhoods and communities. Thank you.	Lorraine Savidan	Dunbar-Southlands	
2026-07-14	16:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Oppose this plan and send for reconsideration. Seems to be max development by design. Unaffordable tax increases. Will evict seniors and other longtime residents. Need legacy plan to maintain the average citizens. 1. Scale and “gentle” branding Calling this “gentle” density minimizes what Council is actually doing: blanket-rezoning approximately 13,000 parcels while amending the ODP and existing community plans. The buildings may be low-rise, but the legal and geographic intervention is enormous. 2. Loss of future rezoning scrutiny Council is using one enormous hearing to settle the rezoning question for thousands of properties at once. After pre-zoning, many conforming projects may proceed without another site-specific rezoning hearing, even though residents do not yet know which sites will be assembled or what will actually be built. Those in support appear to be connected to developed and their network to show "support" when it's not in area residents with their lives uprooted. These are abundant housing activists pushing their version but what about those displaced? This plan needs to be moderated to include new residents in a gradual manner. Please oppose this. 3. ODP sequencing Council recently adopted the ODP and is already being asked to amend it for a program that was already underway. A long-range plan should provide stability and coherence, not require major foreseeable amendments almost immediately after adoption. 4. Engagement statistics Social-media impressions, estimated reach and website visits are publicity statistics, not public input. The City should disclose whether survey responses were unique, how many came from affected residents, how they were distributed among the Villages, and whether the respondent pool was representative. 5. Neutrality presented as support The City combines respondents who “liked” proposed boundaries with respondents who were “neutral” and presents the combined figure favourably. Neutrality is not support. Council should receive separate figures for approval, neutrality, opposition and uncertainty. 6. Correspondence classification and duplicates The published correspondence contains irrelevant material classified as support, an entry labelled “support” whose text calls the proposal a disaster, and duplicated opposition language. Before citing raw totals, Council should require a transparent classification and deduplication audit applying the same standards to both sides. 7. Affordability loopholes	Guvi Singh	Kensington-Cedar Cottage	

			More development capacity does not automatically produce affordable housing. Most apartment and townhouse options will not face inclusionary requirements, some developers may pay cash instead of providing homes on site, and rents ten percent below a city-wide market average may remain unaffordable. Council should publish the number and income depth of affordable units this plan is actually expected to deliver. 8. Land assembly and large consolidators The useful development densities may depend on assembling several lots, particularly where standard 33-foot parcels are involved. That structure may favour well-capitalized land consolidators over ordinary owners and small builders. Council should disclose how many parcels are independently developable and how many require multi-lot assemblies. 9. Tenant protection and enforcement Tenant protections are only meaningful if they are enforceable. Council should require a compliance budget, audits, penalties, a tenant registry, an accessible complaint process, and public reporting on displacement and successful returns. The City should also provide a comprehensive count of renters currently living in affected properties. 10. Transit and utilities Proposed transit improvements are unfunded, while water, sewer, stormwater and other utility requirements will largely be assessed later through individual applications. Council should not grant city-wide-scale zoning capacity before receiving Village-by-Village infrastructure assessments, funding responsibilities and delivery schedules. 11. Schools, childcare, parks and public space Schools, childcare, parks, recreation and public spaces remain dependent on future budgets and competing priorities, while the new development rights would take effect immediately. Council should require measurable service-capacity thresholds and a mechanism to pause approvals when infrastructure falls behind growth. 12. Pilot the program instead Council does not have to choose between blanket approval and building nothing. Begin with three varied pilot Villages, establish infrastructure, affordability, tenant-return and project-delivery benchmarks, publish the results, and return to a public Council decision before rezoning the remaining areas. 13. Political and lobbying transparency Council members should disclose relevant lobbying meetings, hospitality, gifts, campaign			
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2026-07-14	16:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan as proposed. I am against the proposal for the village around Knight and 33rd. The proposal will remove the public views of the North Shore, Howe Sound, and Downtown forever. Comments have been shared with the City via the Villages planning process in prior phases, explaining that due to steep slopes from 33rd to 31st Avenues, a negligible height reduction on 33rd would easily facilitate the retention of these public views. An immaterial impact on housing delivery with a material tradeoff to community and quality of life for this neighbourhood. East Vancouver deserves protected public views too, not just the West Side.	Victor B	Kensington-Cedar Cottage	
2026-07-14	16:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I respectfully oppose the current 17 Villages Plan in its present form. While I support increasing housing supply and creating more affordable housing, I am concerned that the proposed R3-4 zoning may have unintended consequences for existing neighbourhoods. In particular, I am concerned about increased pressure for land assembly, the potential loss of mature tree canopy, increased redevelopment of established single-family lots, and the impact on neighbourhood character. I would like the City to consider a more gradual approach that balances new housing with preservation of existing green space, infrastructure capacity, and the interests of current homeowners. I encourage Council to revise the proposal before moving forward.	Michael Wang	Kerrisdale	
2026-07-14	16:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Vancouver Village Plan because I believe it will significantly change the character of established neighbourhoods without adequately addressing the infrastructure and services needed to support increased density. While I recognize the importance of creating more housing and improving affordability, I do not believe the current plan strikes the right balance between growth and livability. Increased density should be accompanied by investments in schools, childcare, parks, community centres, healthcare services, utilities, and transportation. Without these improvements, existing residents and new residents alike may experience increased congestion, pressure on public services, and a reduced quality of life. I am also concerned about the potential loss of mature trees, green space, and neighbourhood character that make Vancouver’s communities attractive and livable. These environmental and community assets should be protected as growth occurs. Meaningful consultation with residents is also essential. Many community members feel their concerns have not been adequately considered in the planning process. A successful long-term plan should reflect collaboration between the City and the people who live in these neighbourhoods. I support thoughtful, well-planned growth that provides diverse housing options while preserving the qualities that make Vancouver’s neighbourhoods unique. I encourage the City to revise the Village Plan to better address infrastructure, environmental protection, and meaningful community engagement before moving forward.	Irazu Derby		
2026-07-14	16:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Hello, We are completely opposed to this application. You're planning to build under the guise of affordable rentals, yet the reality is that all these newly built rental buildings are vastly unaffordable for the average Vancouverite making their living in this city. You'll only push out locals, living in these neighbourhoods, by building these expensive rental units. Best to go back to the drawing board on this.	Peter Kletas	Oakridge	

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2026-07-14	16:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a long-term resident of Grandview Woodlands and my kids and grandkids live here as well. I have neighbours who are friends who have lived here since they were born and some have sadly passed on. We have a sense of belonging in our neighborhood that is deep, and discovering that we have been suddenly removed from our Grandview Woodlands home to be part of a six-storey "Village" with arbitrary boundaries is truly disturbing. This seems to be contrary to all good planning principles and what makes Vancouver a livable place and a home. At my age I understand change happens, but it does not have to be imposed without meaningful consultation or consideration for how it impacts our community. As Councillors, if these appeals for a just process are not convincing, please also ask why the "Villages" are being placed in areas with acknowledged scarcity of park amenity - it is quite noticeable on the Village Plan map (page 136) where future park is outside all of the "Villages". If these are attempts to help provide housing, by now it is well known that increasing supply has not increased affordability for most people. Instead, we risk destabilizing our community with familiar block-busting techniques - note that it would take just two standard lots to more than make the minimum lot size for a 75 ft tall six-storey apartment to be developed next to a house. Surely, City Council and planners are more clever than this in introducing change? Please reconsider cutting us out of our life-long and generational belonging in our neighbourhood at Grandview Woodlands. There is already a plan that has been through proper consultation and is still in effect. Thank you, Emily Chu	Emily Chu		
2026-07-14	16:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, I am strongly opposed the CoV Villages Plan as currently proposed. Notably, while the associated staff report refers to "consolidating feedback and technical work into a comprehensive draft Villages Plan as well as identifying areas for City-initiated rezoning", there is no indication that the thousands of local residents who stand to be directly affected by proposed rezoning were appropriately notified or consulted. Frankly, in view of broad and growing public opposition to Vancouver's prior Multiplex rezoning, that has arguably failed by lacking reasonable design guidelines, tree-protection and provision for adequate servicing infrastructure -- let alone affordability -- (https://www.change.org/p/stop-vancouver-s-multiplex-expansion), my sense is that there is every reason to anticipate that the subject plan would only amplify these unsustainable impacts. Consequently, I encourage Mayor and Council to pause subject planning and expand related public consultation, beginning with direct notification and consultation with current residents of proposed Village areas. Respectfully, Guy Cross Vancouver	Guy Cross	West Point Grey	
2026-07-14	17:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the so-called "Villages" plan. We are a wonderful City of Neighbourhoods already. Please do not refer back to planning, simply cancel the entire proposal. Thank you.	Jan V. Alexander	Dunbar-Southlands	

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2026-07-14	17:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The increase in property taxes for recent purchasers of homes in the proposed "village plan areas" is unjust and puts significant strain on young families and hard-working professionals. As a family comprised of what's considered "high" income professionals, it still took 10 years in order for us to save towards a downpayment for our current home in Vancouver. The zoning changes that come with the village plan will SUBSTANTIALLY increase property taxes for anyone who purchased in the last 10 years. Your mitigation plan does NOT allow anyone in our situation to adjust in a meaningful way, as income is mostly stagnant. It only provides time to push us out. Please reconsider your decision by the following ways: 1) Adjust your Section 19(8) of your Assessment Act to be inclusive of property owners within this year. (Not only those who have resided for >10 yrs.) 2) Only implement the increase in property taxes when larger building plans have actually come to fruition. Why should everyday families be fronting the cost of building your proposed villages that the developers and the city will be ultimately profiting from?	Annie Pang	Marpole	
2026-07-14	17:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I vehemently oppose the proposed rezoning and villages Plan for 41st and Granville ave ‘village’ area which is up for discussion at the public hearing on July 14,2026. I have been a homeowner and resident on west 40th avenue for 35 years and prior to that was a homeowner on Churchill street just north of 41st avenue for 6 years, also within the area you are proposing for a zoning change and development bylaw. The idea that Granville and 41st could possibly become a “village” is absurd and I am certain there are very few, if any, current residents who are in agreement with such a zoning change to our neighbourhood. I could go on with many reasons for my opposition but I imagine many of them will be brought up during the public hearing tonight. I want to register my firm opposition to this rezoning proposal. Kathleen Winton 1668 west 40th avenue Vancouver B.C.	Kathleen Winton	Shaughnessy	
2026-07-14	17:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Opposing the application	Smita Singh Kaliray	Kerrisdale	
2026-07-14	17:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	First of all, the city is the home of existing residents. Therefore: Before major changes,Priority should be given to respecting the quality of life of residents Second, The population growth hypothesis that supported the previous policy may not be as valid as it was at the beginning. From Becky	Becky Ng	Kerrisdale	

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2026-07-14	17:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this plan! While the concept may have some merit, the scale is far too aggressive!! To impose six-storey buildings at a the outer edges of village boundaries in established residential communities is much too harsh. MAYBE three storeys at the outer edges would be ok, and soften the transition. But unless these potential new builds include co-ops or larger rental housing for families, the effort will cause more problems than it purports to solve. The proposed building are too tall for all but busy arterial streets, they will make traffic and parking impossible, and the decimated mature tree cover and loss of greenery and permeable surfaces will impact us all. (having developers plant a couple of saplings at the front corners of solidly concreted over new builds is nowhere near good enough!) This is not a selfish NIMBY comment: I wouldn’t want this for anyone’s back yard. Allowing this plan in its current form would cause much more harm than good. Please take it back to the drawing board and scale it down!	Fiona Beaty	Hastings-Sunrise	
2026-07-14	17:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Pushing the “Villages” plan through at this time is unpardonable. You have heard and will hear again on July 14, many of the reasons that this plan is flawed, as well as how the process is poor, if not downright deceitful. Keep working on city planning and bring forward smaller scale solutions that work for the people of Vancouver AFTER the October election.	Amarea Wardrop	Kensington-Cedar Cottage	
2026-07-14	17:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	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 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 housingif 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.	Leona Rothney	Mount Pleasant	
2026-07-14	17:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	1. this area has already over population with town houses and apartments, elementary and high schools not able to support the new coming people 2. not enough water, draining issue (this draining system not even upgraded) 3. Too much traffics with pollution 4. People live here for a long time, if this area is rebuild, so where do they go. this is really un-fare. why break our houses to build apartments. city should build new apartments far away from our neighbor hood. build apartments in the areas that no existing housing 5, should plant more trees to protection our enviroment instead of over build the apartments. Please respect our living enviroment. thanks for consideration	kenyan tu	Killarney	

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2026-07-14	17:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Letter to be attached re reasons for opposing the proposed the Villages Plan on the agenda for July 14, 2026	Joan Bunn	Kitsilano	
2026-07-14	17:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing as a local resident to formally register my strong objection to the proposed 6-storey building at Victoria Drive and East 61st Avenue. While I understand the City's broader housing goals under the Vancouver Villages Plan, the specific physical geography of this corridor makes a high-density development structurally unsafe and highly impractical. The City must reject this proposal based on the following critical material planning and public safety grounds: 1. Severe Road Constraints and Traffic Gridlock Victoria Drive at this location (from 54th till Marine Drive) is exceptionally narrow, leaving zero margin for error when unusual traffic events occur. Just recently, a single broken-down bus on Upland Drive forced two transit buses to entirely cross over the median line onto the oncoming side of Victoria Drive just to pass. (In addition, there is 10 cars right behind the bus that intend to cross over the median line) Our local roads simply do not have the physical width or capacity to absorb the massive influx of construction vehicles, moving trucks, delivery vans, and resident vehicles that a 6-storey complex brings. 2. Compromised Emergency and First Responder Access The narrowness of Victoria Drive (including intersection of Stirling and 54th , Nainamo and 54th) means that any minor traffic disruption causes immediate clustering and gridlock. If a 6-storey building is approved here, the resulting vehicle congestion will make it physically impossible for fire trucks, ambulances, and police first responders to navigate the streets efficiently. This poses a direct, life-threatening risk to the entire, established Fraserview neighborhood when every second counts during an emergency. 3. Incompatible Density and Scale Placing a 6-storey mid-rise on an already choked, narrow secondary arterial is poor urban planning. The density proposed is entirely disproportionate to the surrounding road infrastructure, which was built for a quiet, lower-density residential community and cannot be physically widened to accommodate this scale. For these reasons, I request that the City reject this application and protect the safety and accessibility of the Fraserview community. Thank you for your time and consideration.	E Leo	Victoria-Fraserview	

2026-07-14	17:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to oppose the village plan and rezoning to the Arbutus (king edward/mcdonald) area. I am a resident and a homeowner residing in this pocket. Our family chose to live in this beautiful, quiet, peaceful, safe and family oriented neighborhood just a few years ago from downtown because we were specifically wanting to avoid high traffic, commercial and high density areas. I believe most people who live in this neighborhood feel the same. By adding commercial and low rise buildings to residential streets will undoubtedly affect the character of this area, and truthfully, no one wants their home to be next or, or worse, between these bigger and taller buildings! Not only this, it does not make sense to increase density around the school area which further worsens existing parking issues and congestion during school days, and possibly increase risks of accidents with young children playing in the area. Finally, there are already many existing empty units that the province plans to buy to "bail out" the developers. Do we really need more apartments built right now, and in locations that will negatively impact existing neighborhoods, at the expense of the people currently residing in these areas. And what will happen to our property taxes? Further increase due to tue rezoning? All in all, I oppose this plan and hope the city council can reconsider this proposal.	Dave Lin	Arbutus Ridge	
2026-07-14	17:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We strongly oppose this application. Why demolish existing housing stock to make way for unaffordable rental housing? The newer rental developments along West 41st Avenue appear to have a significant number of vacant units. Replacing existing homes with unaffordable rental housing does little to address affordability concerns, while generating unnecessary environmental waste through demolition and construction.	Lourdes Kletas	Oakridge	
2026-07-14	17:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the application of rezoning my current residential area into a village. The existing infrastructure has not kept pace with the growth in our region and is inadequate to support the significant increase in population density that this proposal would introduce. This type of change will change the character of established family-friendly neighbourhoods, which have been valued for their sense of community and that change will potentially make it a less desirable place for young families to live and raise children.	Anisha Johal	Victoria-Fraserview	
2026-07-14	17:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	First I am learning about a plan that drastically impacts residents. Quality of life would be substantially degraded if this ill considered plan were implemented. Strongly oppose the plan and am shocked the Council is even considering.	Thomas Madden	Kerrisdale	
2026-07-14	17:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am opposed to this proposal. My concerns are already reflected in the many previous comments in opposition.	Tina Hildebrandt	Mount Pleasant	
2026-07-14	17:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The rezoning of our neighborhoods is being rushed through without our consent. There has been inadequate notice about the proposal, with residents only receiving a mailer less than 2 weeks before the council meeting. Additionally, signage required for other rezoning applications is completely absent in our neighborhoods. Many residents will be on vacation and unavailable to provide input. The Villages Plan is a plan for Density and not Community. Density is at the expense of Community with this Plan. Below I will give examples of the negative impact this Villages Plan would have on existing residents, without offering a substantive benefit to new residents. The Plan cites the “missing middle”; however, it allows for rezoning residential streets to 6-story apartment buildings. These apartment buildings do nothing to address the “missing middle” and will make it unlivable for existing residents living in 2-3 story homes. Many homes in my neighborhood (the proposed 33rd and Fraser Village) are on smaller 80-ft deep lots. Per the plan, our short lots cannot be rezoned by themselves (without land assembly) and we could be faced with 6-storey buildings in our backyards. This is unlivable.	Jennifer Kendrick	Kensington-Cedar Cottage	

			Existing residents in my neighborhood have already created density and have created ways to living here more affordable. We have built community, both within our homes and on our streets. For example, two families co-own our small 1200 sq ft home. Our neighbors have 3 families living in their home. Many neighbors have multiple generations in one home, thereby allowing adult children to support aging parents and aging parents to provide care for grandchildren. And many homes have already been redeveloped per existing zoning to allow 4 separate homes on one lot. Redeveloping our neighborhood will force us out, make it unaffordable to find something similar, and break up our existing community. This is being done with no benefit for future residents. The Plan has no guarantees for making housing that is built affordable for middle-income residents. The is also very little to address low-income residents. There are already vacancies and homes that are not selling in my neighborhood and throughout the city because they are unaffordable. The Government has already planned to buy out more than 2500 homes that have not sold to support people in a rent-to-own scheme. The Villages Plan would exacerbate this problem and force out all but the wealthy and elite in the City. The Plan talks about residents being within a 5 minute walk from services and shops; however, the Plan does very little to address keeping and making streets safe for walking or for those biking or those using mobility aids. Increasing shopping in neighborhood streets will increase car traffic. Specifically in my neighborhood, there are no plans for traffic calming, such as what is in place in other pedestrian friendly areas like West 10th Ave or the Commercial Drive neighborhood or Hastings-Sunrise. We already need to make Prince Albert and East 28th Ave streets that you cannot drive straight through. These both intersect with bike routes and drivers routinely run stop signs. Stop signs and roundabouts are inadequate for traffic calming. “No thru” except bikes and pedestrians are required. Additionally, maximum speed limits of 30 km/hr need to be implemented and enforced on all non-major streets in the Villages and across the City. The only proposed improvement for the proposed 33rd and Fraser/Knight Villages is a crossing at 31st and Knight. This is inadequate for current state let alone future state. We already see the blocks around Fraser and 30th/29th busy with car traffic. Adding shops to these Villages will compete with existing businesses, especially locally owned businesses who are already struggling with high rents. We have lost great busy Community minded businesses along Fraser St due to unaffordability (e.g., Ubuntu, Cozy Café). We already have vacancies along Fraser St. The Plan makes no mention of how the City will make it affordable for local businesses and encourage businesses that residents actually need –grocery stores, produce markets, meat markets that are not owned by Loblaws or Jim Pattison; hardware stores; local gathering places – not more cannabis stores, vape shops, beauty shops etc. Additionally, the Villages Plan would destroy the existing character of the neighborhoods. Homes that are over 100 years old and in good livable condition will be destroyed. The environmental impact alone of destroying and building new is shameful on the City of Vancouver. Old trees that provide much needed shade and cooling will be destroyed. The East side is already 1-2 degrees Celsius warmer than the West side due to having fewer trees and green space. We need more trees not more buildings. I see no plan for increasing access to community centres, libraries, parks, or recreation in my neighborhood. Gray’s park is thriving and busy at all times. Adding thousands of residents will necessitate additional parks and gathering spaces for community. I call upon this Council to vote against rezoning our neighborhoods without our consent and consultation.		
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Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments - Oppose

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2026-07-14	17:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Villages plan has a number of issues and as a long time resident of Vancouver, a hard working home owner, and a citizen of Canada, I urge the city to stop this initiative as there are many negative impacts including (1) Loss of trees, bushes, and green space. This impacts not only oxygen production which is critical, but it also impacts global warming. (2) The VSB, Ministry of Health, and Translink do not have infrastructure in place as the reduction of VSB school sites, insufficient bus service/coverage, and insufficient hospital capacity are not in line with these villages they plan to dot throughout existing residential neighborhoods. (3) Little villages which will also include some commercial/retail inside residential areas don't look great impacting the overall feel of Vancouver residential areas and also detract from/negatively impact commercial/retail areas that are struggling to stay afloat (Eg. Dunbar street, Arbutus street, just to name a few). Furthermore, these 'villages' will not even solve the affordable housing problem it is allegedly supposed to address. We've already seen one of these developments put into the Kerrisdale area on 39th and Elm and they are not priced to be affordable nor are they designated as affordable rentals. The initiative brings a lot of negatives around the tree destruction, environmental damage, infrastructure burden, impacts to big street commercial/retail areas nearby, and neighborhood look/feel but also bring no benefits. please think of our city, our province, and our planet and put a stop to this initiative and others like it.	Ken Su	Kerrisdale	
2026-07-14	17:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I OPPOSE the application to rezone the Naniamo Street and East 1st Avenue 'Village'. We need to preserve our heritage homes and protect our neighbourhoods for future generations! There are many areas of South Vancouver, Burnaby, and Coquitlam that are poorly developed with no parks, no walkable streets, gigantic homes with 2 car garages and homes with no consideration for design and quality. Why is our neighbourhood being rezoned??? We don't need any more density. The Naniamo St and East 1st Ave. area IS FULL OF BEAUTIFUL HERITAGE HOMES, including mine, that NEED TO BE PRESERVED and PROTECTED!!!	Monica Feldman	Grandview-Woodland	
2026-07-14	17:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Need appropriate infrastructure before increased density in these areas. Need better public transportation, infrastructure for density to serve the community such as upgraded community centers, available swimming pools, available ice rinks, etc. I have seen density increases already without the necessary infrastructure. Families in cambie corridor struggle with worsening traffic, inability to find swimming lessons for kids, etc. The ones who benefited from increased density in Cambie corridor are those who sold to developers when their fsr went up and with it their property value.	Jeff Lau	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
2026-07-14	17:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a nearby resident and a homeowner, I have serious concerns about the scale and pace of the proposed changes and how they may significantly alter the character and livability of our existing neighbourhoods. I chose to live in this community because of its unique balance of accessibility, greenery, open space, and a quieter residential environment. Since moving here just over a year ago, I have already experienced ongoing construction activity in the surrounding area, with continuous noise and disruptions having a significant impact on my daily life. The prospect of further large-scale development raises concerns about the cumulative impact on current residents. I am particularly concerned about how increased building heights and density may affect privacy, views, sunlight, traffic, and the overall neighbourhood character. While I support creating more housing, development should be carefully planned with appropriate transitions between new projects and existing communities. Finally, I understand the needs for more homes in Vancouver, but I only support a thoughtful growth. Therefore, I respectfully encourage the City to consider a more balanced approach that supports housing growth while protecting the quality of life of existing residents. Meaningful consultation with the communities directly affected should be an essential part of any major planning changes.	Vaniee Liu	South Cambie	
2026-07-14	17:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The plan will bring a lot of negative effects to the neighborhoods, such as safety and traffic. It will also destroy the community's environment.	Zhengang Liu	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
2026-07-14	17:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I appreciate the City’s efforts to address growth and recognize the need to plan for Vancouver’s future. However, I do not believe the proposed Vancouver Village Plan is the right approach for my neighbourhood. Our community has evolved organically over many decades. The shops, services, and gathering places that define our neighbourhood were not imposed through centralized planning—they emerged in response to the needs and character of the people who live here. Within a short walk of my home are a French bakery, a Chinese bakery, a Jamaican patty shop, a sushi restaurant, local dog grooming services, and many other long-standing businesses that reflect the remarkable cultural and ethnic diversity of our community. These businesses deserve policies that help them thrive, not planning that risks undermining what has developed naturally. Our neighbourhood has already established its own commercial nodes and rhythms along Macdonald Street, West 16th Avenue, Arbutus Street, and King Edward Avenue. These have grown in ways that are responsive to residents and have created a vibrant, walkable community. The proposed Village Plan instead imposes artificial boundaries and a standardized model that does not reflect the lived reality of our neighbourhood. It feels like a plan designed by people who do not live here, rather than one shaped by those who know the community best. I am concerned that it will accelerate gentrification, weaken the unique character of existing neighbourhoods, and replace locally grounded development with a one-size-fits-all vision. Planning should support and strengthen what already works. It should build on the organic character of neighbourhoods rather than overwrite it. I urge the City to reconsider this approach and engage more meaningfully with residents to develop plans that reflect the unique history, diversity, and identity of each community	June Francis	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
2026-07-14	18:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I appreciate the City’s efforts to address growth and recognize the need to plan for Vancouver’s future. However, I do not believe the proposed Vancouver Village Plan is the right approach for my neighbourhood. Our community has evolved organically over many decades. The shops, services, and gathering places that define our neighbourhood were not imposed through centralized planning—they emerged in response to the needs and character of the people who live here. Within a short walk of my home are a French bakery, a Chinese bakery, a Jamaican patty shop, a sushi restaurant, local dog grooming services, and many other long-standing businesses that reflect the remarkable cultural and ethnic diversity of our community. These businesses deserve policies that help them thrive, not planning that risks undermining what has developed naturally. Our neighbourhood has already established its own commercial nodes and rhythms along Macdonald Street, West 16th Avenue, Arbutus Street, and King Edward Avenue. These have grown in ways that are responsive to residents and have created a vibrant, walkable community. The proposed Village Plan instead imposes artificial boundaries and a standardized model that does not reflect the lived reality of our neighbourhood. It feels like a plan designed by people who do not live here, rather than one shaped by those who know the community best. I am concerned that it will accelerate gentrification, weaken the unique character of existing neighbourhoods, and replace locally grounded development with a one-size-fits-all vision. Planning should support and strengthen what already works. It should build on the organic character of neighbourhoods rather than overwrite it. I urge the City to reconsider this approach and engage more meaningfully with residents to develop plans that reflect the unique history, diversity, and identity of each community	June Francis		
2026-07-14	18:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Mayor and Council, I am writing to register my strong opposition to the proposed rezoning of the Angus Dr. & W 57th Ave. Village. As a resident living immediately adjacent to this proposed boundary, I believe this blanket, city-initiated upzoning is fundamentally unfair to local homeowners both inside and outside the zone, and threatens to destabilize our community for several reasons: Unfair Tax Penalties on "Incumbent" Residents: By pre-zoning these quiet residential blocks for up to six storeys, BC Assessment will immediately revalue these properties based on their "highest and best use" as multi-family development sites. Long-time homeowners within the zone—who have no intention of selling or redeveloping—will face massive property tax spikes simply for staying in their homes. Negative Spillover for Bordering Homes: Those of us living just outside the arbitrary boundaries will bear the brunt of the localized infrastructure strain, traffic, and construction disruptions, while simultaneously facing speculative pressure that will artificially drive up our own property assessments. Erosion of Democratic Input: Implementing sweeping, city-initiated rezoning strips community members of their democratic right to shape the future of their own blocks. It pre-approves massive density without a clear plan for how local schools, parks, and utility infrastructure will cope with the rapid influx of residents. I urge Council to reject this top-down rezoning proposal and instead focus on protecting local homeowners, preserving neighborhood character, and pursuing collaborative, gradual housing growth that does not penalize existing residents.	Mavis Chan	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
2026-07-14	18:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Oppose	Kary he	Victoria-Fraserview	
2026-07-14	18:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed rezoning because I believe the City is moving too quickly without adequate planning or meaningful public consultation. Before increasing density, the City should ensure that local infrastructure—including roads, transit, schools, childcare, parks, and utilities—can support future growth. I am also concerned about increased traffic, parking shortages, and the long-term impact on established neighbourhoods. I respectfully ask Council to delay the proposal until further studies and broader community consultation have been completed. Key reasons: Insufficient infrastructure to support higher density. Increased traffic and parking pressure. Lack of meaningful public consultation and awareness. Significant neighbourhood changes without enough evidence or planning. Request to delay approval until impacts are fully assessed and residents are better consulted.	Hong Shen He	Victoria-Fraserview	
2026-07-14	18:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose	David Robertson	Arbutus Ridge	
2026-07-14	18:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed rezoning because I believe it is being implemented without sufficient planning or community engagement. The City should first ensure that infrastructure can support additional density and fully evaluate the impacts on traffic, parking, and neighbourhood livability. I also believe residents should have been given more time and better opportunities to participate in the decision-making process. I respectfully ask Council to delay the proposal until these issues are addressed.	Yanmei Liang	Victoria-Fraserview	
2026-07-14	18:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed rezoning because I believe the City is moving too quickly without sufficient planning or meaningful public consultation. As a resident directly affected by this proposal, I had never heard about it until a neighbour mentioned it to me just before the Public Hearing. If residents are unaware of such a significant change, it raises concerns about whether the consultation process has been effective. I am also concerned that increased density will lead to more traffic, greater parking demand, and increased safety risks for pedestrians, cyclists, and children in our neighbourhood. I respectfully ask Council to delay the proposal until these concerns have been properly addressed.	Jiaying He	Victoria-Fraserview	
2026-07-14	18:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	It is wrong to “impose” villages within a city, this will detract from existing “natural “ villages, existing businesses will suffer, residents will be forcibly rezoned. There are already numerous vacant street front business properties, does it make sense to add more?? Let’s concentrate on improving what we have, encouraging growth and new business in existing village zones. Improve bike/scooter lanes between villages. Create more sitting out cafes and restaurants. Please don’t add to the endless “rebuilding” of the city, these new villages will be very disruptive.	Peter Saunderson	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
2026-07-14	18:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Oppose the application. Please leave our area as residential single family dwellings.	KAMALJIT REEL	Victoria-Fraserview	
2026-07-14	18:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I support increasing housing supply, but I don't believe this proposal adequately addresses the impacts on existing neighbourhoods. Infrastructure such as roads, transit, schools, childcare, parks, utilities, and parking should be expanded alongside increased density. I am also concerned that many residents, including myself, were not aware of this proposal until very recently, which suggests the public consultation process did not effectively reach everyone affected.	Jiayi He	Victoria-Fraserview	
2026-07-14	18:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	So far density in our city is only supporting developers . This is historical fact. More density has not brought us affordable housing. We could use the existing density plans to bring affordable housing to the people? Downgrade developers for profit housing plans to Density in exchange for mixed affordable rents, a la Patrick Condon’s research & reports. We need transit plans in place for any more density considerations. Many of our essential service personnel have long commutes. What happens in an emergency when bridges may be out ?	Amelia Gubana	Grandview-Woodland	
2026-07-14	18:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My name is Spencer and I live in the Kensington neighbourhood near the Knight St and 33rd Ave intersection. I am opposed to the proposed rezoning plan as proposed. While I do not disagree with the proposed rezoning of residential low rise on individual properties to enable densification of 2-3 multifamily housing; I strongly opposed the establishment of a high street on 33rd including the Knight St neighbourhood. 33rd is already used as a thoroughfare nearing maximum capacity. Adding the quantity of residential units proposed in the mixed use redevelopments as well as commercial traffic to this already congested street will compound this problem. Parking will likely be established with access through the adjacent alleys which face onto the low density family homes which will further increase traffic adjacent to our properties. My family is already within walking distance to high street commercial locations on Kingsway, Victoria St and Fraser St. The proposed high street calls for structures up to six stories built along a ridgeline. Homes on the north side of the high street will have an exasperated obstruction looming over their homes. This is an inappropriate application of stepped density. The new structures will encroach much closer to the property lines in order to accomplish the floor space ratios being proposed. The homes along the alleys will have an ediface as a neighbour with an underground parade entrance. This is a harsh departure from the current neighbourhood. To reiterate, I strongly oppose the high street as proposed in the Kensington village and am indifferent on the broad rezoning of low density residential as this may be desirable to some of my neighbours. Removing the high street rezoning is a reasonable compromise in my opinion.	Spencer Lyons	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
2026-07-14	18:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I do not think that the neighborhood at 16th and MacDonald can support a significant increase in population and have the following concerns about the proposed village: - the loss of character and green space in the neighborhood - that the local businesses currently in existence will be displaced and that only larger businesses will be able to afford the rent (eg Shoppers Drug Mart at 4th and MacDonald) - that the streets off of the arterials are narrow and cannot support condominiums that are more than three stories (ie higher than the current homes) - that there will be a loss of canopy that has taken decades to grow and is currently not being replaced. I choose to walk in this neighborhood in the summer because of the shade it provides. - that family homes will be replaced with condos that are studio or one bedroom, which cannot accommodate families. There are not enough 2 bedroom or 3 bedroom condos available. - that increased traffic makes it less safe for my children to walk or bike in the neighborhood - that there are already several large developments in the city and that we do not have the electrical grid nor water supply for the city over the next 30+ years	Lisa Cornish	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
2026-07-14	18:45	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 as a resident who lives within the proposed Village area between Fraser Street and Windsor Street, and I want to express my strong opposition to the Vancouver Villages Plan. While I understand the City's desire to address housing needs, I am deeply concerned that the proposed density increases are being advanced without adequate consideration for the infrastructure that already struggles to meet current demand in our neighbourhood. First and foremost, transportation infrastructure in this area is already under significant strain. East 33rd Avenue is frequently congested, particularly during peak commuting hours. Adding substantial residential density without corresponding transportation improvements will only worsen traffic congestion, increase delays for residents, and create additional safety concerns for pedestrians, cyclists, and motorists alike. I am equally concerned about the capacity of community amenities. Both Hillcrest Community Centre and Kensington Community Centre already operate at or near full capacity. Residents routinely face challenges registering for programs and accessing services. Before approving thousands of additional residents in these proposed Villages, the City should clearly demonstrate how recreation facilities, libraries, parks, and other public amenities will be expanded to accommodate future demand. Parking is another significant concern. The City's policy of requiring minimal parking in many new developments may work in theory, but the reality in our neighbourhood is different. Many households continue to rely on vehicles for work, family responsibilities, and daily activities. Insufficient parking requirements will inevitably push more cars onto already crowded residential streets, creating challenges for current and future residents alike. Beyond infrastructure concerns, I have serious questions about the impact this plan will have on my property and family. My home is not simply an investment; it is where three generations of my family live. Like many Vancouver families, we have built our lives around maintaining and adapting our property to meet our family's evolving needs. I am concerned about how the Villages Plan may affect property values, assessments, and property taxes. Vancouver residents already face some of the highest housing-related costs in the country. Will property assessments increase based on speculative redevelopment potential created by this plan? Will homeowners be forced into higher tax burdens because of zoning changes they neither requested nor support? I am also seeking clarity regarding future renovations and modifications to my property. As my parents age, we may need to make accessibility and mobility-related improvements to help them remain safely in their home. Will the City's new planning framework make it easier or more difficult for families like mine to adapt existing homes to meet changing needs? Residents deserve clear answers before such sweeping changes are implemented. In summary, I am strongly opposed to the Vancouver Villages Plan and urge Council to reconsider this proposal. Thank you for your time and consideration. Sincerely, Megan Cruz Fraser Hood Vancouver, BC	Megan Cruz	Kensington-Cedar Cottage	
2026-07-14	18:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	There hasn't been adequate consultation for the proposed Villages rezoning. The first notice I received from the city that the proposed changes would impact my property was 2 weeks ago.	Elizabeth Araujo	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
2026-07-14	18:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am completely opposed to this plan.	Eddie Cruz	Kensington-Cedar Cottage	
2026-07-14	18:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	While I do support the notion of increasing the availability of missing middle housing, I think this is too sweeping and possibly too blunt. There are areas identified as Villages that I can see could definitely use a high street and some housing variety, but there are also areas, such as Commercial St & E 20th, or Nanaimo & E 1st, that have existing thriving retail areas and ongoing construction of density. Blanket rezoning those areas will no doubt displace exiting businesses, some of which have been around for decades and are beloved by the community. I'm concerned that in some Villages, such as the one I live beside, this plan will bulldoze what you're trying to create in other areas. I can't support this without more protection for existing neighbourhood staples, and for the beautiful old homes, of which many should really have heritage protection, such as between Knight St and Commercial St. That area is one of the nicest neighbourhoods in East Van, and levelling blocks of homes, as well as hundreds of old trees, will not make a better Village. Also, I have yet to see new development that actually improves affordability. More housing is unhelpful if it's all more expensive than what it's replacing. You can rent a basement suite or older apartment unit in these Village sites for less than you'll be able to rent a unit in a new apartment block. The Commercial St area has already done more than its fair share when it comes to accepting additional density, please leave it be and don't allow it to be bulldozed further.	Garret McTavish	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
2026-07-14	19:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim, Councillors, and city planners, I've tried to follow Vancouver City policies and have contributed as a citizen/voter/property owner/taxpayer since I was age 19 in 1970. I've appeared occasionally before City Council, and greatly value the opportunity to be heard. I have registered to speak on July 14th against the proposed Villages Plan. But at age 75 I may not have the same stamina as you civic representatives and officials to last through a prolonged hearing. So I'll send this brief message in case I don't last on Tuesday. As pointed out by Housing Reset, the plan seems almost calculated to harm existing residential and small business commercial communities, and adversely affect the property rights of many current homeowners. It seems ill-advised, unnecessary, and premature just before a civic election. I am in favour of more housing for people who live and work in Vancouver, but do not favour progressive destruction of the qualities of livability and environmental quality that so many Vancouverites treasure. I urge you to put this plan aside. If it seems appropriate after a new Council assumes office, at least then the new Council might have a mandate to approve such dramatic change. I can assure you that I have similar concerns about how our Provincial Government has imposed drastic changes on BC cities including Vancouver, seemingly with little appreciation of their implications and even less concern for how many voters feel about their actions. Thank you for considering my views, which are broadly shared by my wife - also a voter. Tom Perry [REDACTED] [REDACTED]	Tom Perry		
2026-07-14	19:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am signed up to speak but may not be able to wait long enough given the large number of speakers. So see the attachment showing what I plan to say.	Roberta Olenick	West Point Grey	Attachment 1
2026-07-14	19:14	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 Villages Plan. The plan fails the test of equity. Shaughnessy remains Vancouver's most glaring example of inefficient land use and historical preservation of wealth. Despite our city's housing crisis, Shaughnessy has remained virtually frozen in time while lower-income, more vulnerable neighborhoods are repeatedly targeted for major upzoning. By concentrating these 'Villages' in areas where residents lack the discretionary income and time to organize campaigns against City Hall, the City is exacerbating urban inequality. True planning equity means densifying our wealthiest, lowest-density neighborhoods first.	Vlad Alexander	Arbutus Ridge	

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

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2026-07-14	19:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	to record my objections to the Villages Plan and process for implementation, reasons as follows. (primarily relating to the Commercial St/20th Street proposal, but could apply to all areas) 1. Insufficient public input for such a wide-sweeping changes in the official Plan and mass rezoning. Public Meetings scheduled during busy holiday season and in summer when residents are often away. Online meetings not truly interactive, presentation style limited to 1 hr and barely any of the questions submitted during the time were addressed by the city staff. (Many expressed opposition to the mass rezoning and the total densities proposed, and the scale—6 stories too tall, yet none of these objections appear in the city’s summary reports.) 2. I am opposed to mass city-council initiated rezoning. Increases land speculation, land values and therefore taxes for residents in the proposed villages. (Rezoning works best on a response to need basis, and can maintain pace with necessary infrastructure changes). 3. Scale: 6-story buildings (and greater if permitted), will overwhelm the neighbourhoods in the proposed village designated zones (standard should be 4 stories with some 6 stories in appropriate locations). The density projections are immense and scale totally unrealistic if fully built out. 4. Lack of design input for residents to retain heritage, historical and distinctive features unique to their “village”. 5. Oddly shaped and seemingly random boundaries to the proposed village. Background: I have owned a business in the existing Commercial Street “high street.” Over the past 12years I have seen that this street has organically grown to serve the neighbourhood (which self-identifies as Cedar Cottage/Trout Lake) It has naturally developed its own unique village, centred around its unique historical, diverse, artisan-focused and tightly-knit community, with a vibrant “Jane Jacobs” neighbourhood flavour. Please don't destroy what its residents and businesses have so lovingly built. Elizabeth McKitrick Business Owner Second Nature Home Boutique [REDACTED] @2ndNatureHome	Elizabeth Mcketrick Second Nature Home Boutique	Kensington-Cedar Cottage	
2026-07-14	19:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly opposed to the proposed rezoning and the inclusion of a new "village" designation at Mackenzie Street and West 41st Avenue. Our local area is already exceptionally well-served by existing commercial hubs, making a new village entirely redundant: Kerrisdale Village: This vibrant, established hub spans West 41st Avenue (from Larch Street to Maple Street) and West Boulevard (from West 37th to West 39th Avenue).Dunbar Street Commercial Area: A thriving corridor around west Dunbar and 41st.Both of these existing commercial districts are within easy walking distance of our neighborhood. Furthermore, Kerrisdale Village currently has a number of vacant, boarded-up commercial units. Introducing more commercial space when our existing storefronts are struggling to remain occupied is economically counterproductive and threatens the viability of our current local businesses. Finally, I am deeply concerned about the lack of communication surrounding this project. Many of my neighbours remain completely unaware of this proposal. We do not need another village.	Sui Chow	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
2026-07-14	19:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Villages Plan as written takes renovation rights away from homeowners whose lots cannot be redeveloped, and Council should not approve it until that is fixed. We live within the Nanaimo St and E 1st Ave Village area. We support density, we support more building types in our neighbourhood, and we want this plan to pass. The problem is specific and correctable: the plan reduces the character retention renovation FSR for existing single family homes from 0.75, currently allowed under RT-5N and previously under RS-7, to 0.65 under the proposed R1-1 framework. That reduction assumes every lot in the Village is a viable redevelopment candidate, so a lower renovation FSR simply nudges owners to sell to a developer. This is wrong. Lot dimensions, topography, servicing, and position within the Village boundary mean many lots will never pencil for multiplex or apartment development. No developer wants them at any price the plan enables. Owners of those lots get penalized twice. They cannot participate in the density the plan creates, and they lose renovation capacity they hold today. When a family grows, when aging parents move in, when a household becomes multi generational, these owners will have less ability to adapt their homes than they had before Council acted. A plan built to expand housing flexibility should not strip it from the residents least able to benefit. The fix costs the plan nothing. Amend it so owners retaining an existing character home may renovate to 0.75 FSR, matching the current RT-5N entitlement. This reduces density nowhere a project is viable. It only protects people the market will not touch. We ask Council to approve the Villages Plan with this amendment, not as written. A rezoning covering thousands of parcels on a compressed timeline is exactly where nuances like this get steamrolled. Do not let that happen here.	Devrim Birlik	Grandview-Woodland	
2026-07-14	19:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Many experts, more knowledgeable than me about the city and who love our city are supposed to this plan, including architects for planners, etc. We need to listen to them. Our city is changing to rapidly and we are not being thoughtful about it development. We are going to end up with a city that has no soul and no personality.	Paula Littledale		
2026-07-14	19:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This type of rezoning is disruptive to how our city functions. Our residential neighborhoods, tree lined streets are part of what makes this city the 9th most livable city in the world. Let’s not ruin that with disorganized expansion in density when so many other viable alternatives exist. Additionally, the infrastructure in some of these targeted neighborhoods are no where near where they need to be to support such a huge expansion in density.	Mojib Javadi	Arbutus Ridge	

2026-07-14	19:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I worked very hard and save money by not buying nor spending in order to move into my neighborhood which is more low density and quiet and paid a high mortgage for my property. I feel the city just want to spread all the lower income housing throughout the city and actually decrease the value the properties the hard working people actually worked and paid for. I also have a feeling there will also be social housing and the reason I moved away from my previous neighborhood was because after social housing was built near my street the break in and vandalism incidents increased drastically. Very miserable since hearing about these villages. I also paid the premium for a 3 bedroom condo and from the public hearing today they will build more 2-3 bedrooms that are lower value. That means the people that are paying mortgages for 3 bedrooms would see a decrease in their property values. My property is also within a unique site and it's in a pink rezoning initiative on shapeyourcity. There is no clear direction on what that means. If the city force below market rent in our strata corporation that would decrease our strata unit value and also increase the crime rate, which is the most worrisome!	May Chan	Killarney	
2026-07-14	20:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Victoria Drive & East 61st Avenue Village. This area was developed post World War 2. It has historic references and was very important to the development of the city. Servicemen had to be married with two children to qualify for a mortgage to purchase a one level bungalow. It is home to single families for generations. Families continue to live quietly here. Amid the noise and sounds of our busy city, We continue to raise our families that consists of several generations. This area does not support any large businesses. We as residents, need to vote on referendum! We live in a democracy . We should be given the opportunity to determine the future of our neighbourhood!!!!!! City officials do not live here Why has no one from there asked us residents what should be done with OUR Neighbourhood?... Amendments to change the general land use designations Should not be a decision by government employees without input from the residents Many of our neighbours are very upset because we have not been treated fairly. We have rights to our neighborhood and these rights should be not be taken from us. While we elected the mayor and council, we did not give them permission to radically change our neighborhood without our majority consent. I hope this plan is contested and the proposal never passes. Everyone talks about mental health challenges. We live quietly in a beautiful part of Vancouver.....It definitely soothes our soul and the neighbours care very much about each other. There should be no change to how we function. How many city planners live here? Why do they have a say and not us????? Why have they not come to talk with us? Why has a survey not been sent to the residents? Who speaks for us? We do. Not a government department. Democracy is what we live by and we residents should be respected. Finally , I do not see any p proposals for any villages on the west side. Why?...	Christine Bissoondatt	Victoria-Fraserview	

2026-07-14	20:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I live on Grant and Templeton and the streets are very narrow. Our neighborhood has densified a lot over the past years already. If the up-zoning is for building multiplexes I might agree, but for building 6-storey building is not acceptable. I also doubt if there will be enough green space/ amenities.	Francesca Lim	Grandview-Woodland	
2026-07-14	20:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the villages plan.	Ricki-Lynn Barnes	Dunbar-Southlands	
2026-07-14	21:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We completely oppose this	Sarah Wood	West Point Grey	
2026-07-14	21:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the village plan. This will ruin the neighborhood.	Kristi McCredie	Arbutus Ridge	
2026-07-14	21:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Bizarre ill conceived plan. I strongly oppose it.	Ross McCredie	Arbutus Ridge	

2026-07-14	21:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a completely unnecessary, ill-conceived, and unwanted idea. There is a civic election this October and the recommendation by council will influence my vote and that of many others. If the city proceeds with this "villages" concept we will likely have a new municipal government after October.	Doug Lahay	Shaughnessy	
2026-07-14	21:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and Members of Vancouver City Council, Re: Opposition to the Villages Planning Program – Mackenzie Street and West 41st Avenue I am writing to respectfully oppose the proposed Villages Planning Program as it applies to Mackenzie Street and West 41st Avenue, including the associated City-initiated rezoning and amendments to the Official Development Plan. I support well-planned housing growth, increased housing choice, and improved affordability. However, I do not believe the proposed Village designation for this location is supported by the City's own evidence or by an adequate neighbourhood-specific planning process. The Village concept is presented as creating a complete, walkable neighbourhood centred on local shops and services. Yet the City's own retail consultants, Urban Systems, concluded in the April 2026 Retail Market Analysis that Mackenzie and West 41st is "not a strong location for retail in general." They found that a grocery-anchored village is unlikely to emerge. This is also in addition to potential risks that adding a village at this location could weaken the currently established surrounding commercial areas. Approving this rezoning would increase redevelopment pressure on existing homes, mature trees, and neighbourhood character regardless of whether the promised retail village ever materializes. I am also concerned that the planning and consultation process has been insufficient. The Villages Planning Program represents one of the most significant city-wide planning initiatives in decades, yet we as residents have not been able to share in decision making of these key initiatives which would have a tangible impact on our communities and families. I would advocate that these planning decisions be made in partnership with communities instead of applying a broadly standardized approach applied across very different neighbourhoods. For these reasons, I respectfully ask Council to: 1. Remove Mackenzie Street and West 41st Avenue from the Villages Planning Program, 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 neighbourhood-specific planning review based on the findings of the City's own consultants. 4. Evaluate more modest housing options supported by detailed analysis of infrastructure capacity, transportation, tree canopy, neighbourhood character, and housing needs. 5. Require any future proposal to identify realistic, evidence-based, and enforceable public benefits. I support thoughtful growth and increased housing supply. However, good planning requires that decisions be guided by site-specific evidence. In this case, the City's own studies conclude that the defining commercial benefit of the proposed Village model is unlikely to be achieved at Mackenzie and West 41st and may even undermine nearby commercial centres	Amanda Lee	Kerrisdale	

				that already serve residents well. I respectfully ask Council to follow its own evidence and remove Mackenzie Street and West 41st Avenue from the proposed Villages Planning Program. Thank you for your consideration.			
2026-07-14	21:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The villages plan ironically should be named fast track metropolitan city - that is not thoughtfully reflected by current council and the implications it will Have on our city’s charm and what makes Vancouver special. The cute pockets of neighbourhood rich in architectural history. I am opposed to the villages plan and mostly disappointed in the approach and very limited communication to stakeholders and the community affected by it.	Vanna Lymberopoulos Sketch	Arbutus Ridge	
2026-07-14	21:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose because of the threats this poses to affordability, to urban tree cover, to rainwater permeability, and to the character of our city. My issues with this top-down mass rezoning are based on its implications in providing land lift, lowering barriers for developer profit and essentially subsidizing them while raising barriers to securing affordability and community benefits, as well as its potential to undermine existing small retail in the city that is struggling, like in our cultural neighbourhoods in Chinatown, Victoria Drive, Fraser Street, and Punjabi Market, as well as other valuable neighbourhoods like Hastings Sunrise and Kerrisdale. One of my professors shared with me the phrase that law is for the lawless; what this means is that rules are not there for those who would already follow them, but those who wouldn’t. Developers are not driven by community benefit, by environmental protection, by liveability, by affordability, or other aspects of the public interest. They are driven by profit. Without rules that actual secure benefits for the public interest, this is a plan to sell out the city’s neighbourhoods for nothing in return. The unintended or perhaps intended consequence is that this lack of law, or lack of rules and requirements, will result in lawless behaviour, that is development that does not support public interest values of affordability or other community benefits. That being said, something else that has come up that is similarly troubling is the pre-zoning of properties in a way that prohibits their gradual densification prior to redevelopment as multi-use midrises. The land lift from pre-zoning already undermines affordability, and combined with freezing the state of these primarily single-family neighbourhoods, this clearly fails to increase the affordability of development.	Russell Chiong	South Cambie	
2026-07-14	21:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Is this for real? I live equidistant between two commercial areas (Dunbar and Kerrisdale). I can stroll very slowly and get to either one in fifteen minutes. Ten minutes to the Safeway on Arbutus and Lahb. Why the arbitrary number of five minutes? The plan is fraught with problems. The developers will be the true beneficiaries. A patchwork of obnoxious buildings. Green? Not gonna exist anymore. Affordable? What makes you think that? How is this going to improve the community feel? Take a look at the land assemblies that have produced mixed use retail and residential along many of the main arteries. I can think of very few retail locations that have gone in any of those developments that add to the convenience of character of the related neighbourhoods. Unless you are taking dance class or writing your LSAT, these businesses provide very little to a neighbourhood. Vote no.	Geoff Pearson	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
2026-07-14	21:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We have sufficient organic and existing retailers and transport within 15mins walk to support our village. We do not require more. Recent 4-6 story developments on Arbutus remain empty and still unaffordable for young buyers and renters . Adding more such buildings will not change the affordability problem. Additionally, the cherry blossoms found on our rezoned street draw in many tourists annually for their beauty and variety... We will lose this if the tree canopy of cherry blossoms are lost too. Please don't change our neighbourhood and please leave our trees alone.	Jacqueline Ho	Arbutus Ridge	
2026-07-14	21:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Our Grandview/Woodlandneighborhood has experienced density increases over the past decades. Having lived through this change and experiencing its impact, we do not wish to see further increases in density.	Alex Feldman		
2026-07-14	21:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	All neighborhoods are unique. There can't be a blanket rule for all land use. Developers are the only winners in this plan. Our options as homeowners are taken away from us.	Rowena Butler	Mount Pleasant	

2026-07-14	22:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We are writing to oppose the advance rezoning of West 12th to 15th of our residential neighbourhood in Kitsilano as a Macdonald Village. This plan will only intensify property speculation, which is an ongoing scourge for this city. It will make realtors and profit hungry developers happy, but at the cost of existing residents and communities. Prezoning means property prices will increase making affordable housing even more difficult for private developers. Prices are already grossly inflated and disconnected to the actual value of the buildings and land. Individual zoning works best for our communities, allowing for the community consultation necessary. The MacDonald Village Plan will irrevocably and detrimentally alter the pace and quality of change and reduce opportunities to be consulted on individual building projects. The sweeping proposal takes away the chance for the community to provide meaningful feedback as they can now. Currently the neighbourhood’s tranquility, gardens, character, large old trees, and space between homes are the reason we live here. The destruction of perfectly good, serviceable, liveable homes would be a horrendous and unnecessary waste. These homes should be preserved and renovated, not destroyed. Existing zoning works well already for this neighbourhood. We agree with the Globe & Mail’s analysis of the significant problems with prezoning as well as set out by Kerry Gold on June 5, 2026. We already deal with the noise, inconvenience and damage caused by unnecessarily bulldozed homes as it is, and the Village plan would exacerbate the problems. Traffic is already treacherous with frequent speeding along West 12th heading west, near accidents with pedestrians or cars daily at the confusing intersection of 12th and Macdonald, plus along Trafalgar despite speed bumps. Any allowance of buildings beyond 3 storeys should remain only on West 16th or south of 16th where there are fewer big old trees and established gardens . Sincerely, Fiona Lam and Ted Belch	Fiona Lam	Kitsilano	
2026-07-14	22:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a resident of the area of the proposed village at Fraser and 33rd I write to express my opposition to the village plan as it is currently outlined. This plan will cause hardship to many residents including myself and my family. Changing our zoning will prevent us from continuing to enjoy and upgrade our home (where we have lived since 2010). The taxes associated with a rezoning are unaffordable to us. I worry that significant densification without a plan for also developing services and public spaces including transit, parks, schools, community centres etc will prevent access to and enjoyment of the current spaces and amenities by existing residents. What you are proposing will negatively change the neighbourhood we love and the one in which we have chosen to raise our family. It is already a village. I know my neighbours, participate in community gatherings and events, and can walk to many stores. Please do not make these changes as currently proposed. It only benefits developers and will ruin the place we call home.	Megan Stacey	Kensington-Cedar Cottage	
2026-07-14	23:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan	Oppose	Mayor and Council, I am a homeowner living within the affected Village area near West 19th Avenue and Macdonald Street, and I respectfully oppose the proposed Villages Plan as it applies to my	Bisi Zhang	Arbutus Ridge	

		Amendments	neighbourhood. I recognize that Vancouver needs more housing, and I support responsible growth. However, I do not believe this proposal takes into account the unique characteristics and infrastructure limitations of our community. Rather than applying a one-size-fits-all approach across very different neighbourhoods, growth should reflect each area's transportation network, road capacity, and ability to support additional residents. My primary concern is transportation infrastructure. Unlike neighbourhoods centred around SkyTrain stations, our community relies primarily on buses along Macdonald Street and West 16th Avenue. Most residents continue to depend on private vehicles for commuting, school drop-offs, and daily errands. Yet the two main roads serving our neighbourhood are both single travel lanes in each direction, with little opportunity for future widening because they are already bordered by established homes. Traffic congestion at Arbutus Street and West 16th Avenue and Alma Street and West 16th Avenue is already a daily reality during peak hours. Increasing residential density without first expanding transportation capacity will inevitably result in more congestion, neighbourhood shortcut traffic, and reduced accessibility for emergency vehicles. Parking is another significant concern. Many multi-unit developments and low-rise apartment buildings are unlikely to provide sufficient on-site parking because of the cost and physical limitations of smaller lots. As a result, more vehicles will compete for limited street parking in a neighbourhood that is not well served by rapid transit. Our neighbourhood is also unique because it borders the Arbutus Greenway and Valley Drive, two of Vancouver's most popular cycling routes for commuters and families. Increased construction activity, additional vehicle traffic, and more vehicles entering and exiting residential streets will create greater safety risks through reduced visibility, road obstructions, and more vehicle conflicts. Privacy is another issue that deserves greater consideration. Our neighbourhood sits on varying elevations along a valley, where differences in grade already amplify overlooking between properties. Recent changes to building regulations have had a noticeable impact on our daily lives. For example, a recently constructed home on a lower elevation near our property added a rooftop space that now looks directly into our bathroom. Another nearby laneway house overlooks our backyard and living room because of its increased height. These examples involve only individual homes. Introducing more multi-unit developments on narrow residential streets will significantly increase overlooking between neighbouring properties, reducing privacy and the enjoyment of our homes. Our family has also experienced years of continuous construction in the neighbourhood. My four-year-old daughter has asked me many times why the construction near our home never seems to end. While I explain that cities evolve, the constant noise, dust, heavy equipment, road closures, and safety concerns have become part of our everyday lives. Widespread redevelopment across the neighbourhood will extend these impacts for many more years. I am also concerned that the supporting community infrastructure has not kept pace with the proposed growth. Roads, transit, schools, childcare, parks, utilities, and other public services should be planned and funded before significant increases in population occur—not afterward.			
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				One of the stated objectives of the Villages Plan is to create complete, walkable neighbourhoods with access to everyday amenities. Our neighbourhood already achieves this goal. Within approximately a 15-minute walk, residents have access to multiple grocery stores, cafés, restaurants, pharmacies, parks, schools, and the Arbutus Greenway. The challenge is not access to amenities—it is whether the surrounding infrastructure can safely and efficiently support substantially more residents. I respectfully ask Council not to approve the proposed Villages Plan as it applies to this neighbourhood. Our community is already a walkable, family-oriented neighbourhood with access to everyday amenities. The issue is not a lack of housing opportunities—it is the lack of supporting infrastructure needed to accommodate the scale of growth being proposed. Our transportation network, road capacity, parking, and community infrastructure are simply not equipped to support this level of density. I encourage Council to prioritize higher-density development in neighbourhoods that are already supported by rapid transit, major transportation corridors, and infrastructure capable of accommodating significant population growth. Directing growth to these areas will better achieve the City's housing objectives while minimizing impacts on established residential communities like ours. Vancouver needs more housing, but successful city planning is about placing growth where it can be supported safely, sustainably, and responsibly. I respectfully ask Council to reject the proposed Villages Plan for our neighbourhood and instead focus future growth on areas that are better prepared to accommodate it. Thank you for your consideration.			
2026-07-14	23:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This plan threatens to favour developers at the expense of existing organic, community-oriented neighborhoods	Emily Ohler	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
2026-07-15	00:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, My spouse and I have lived in this neighbourhood for over 20 years. We raised our daughter here, and today we have the joy of watching our grandchildren grow up in the same community. To us, a neighbourhood is much more than a collection of houses. It is where families build memories that connect one generation to the next. Recently, we experienced something that reminded us just how meaningful those connections can be. The son of the family who originally built and lived in our home returned to Vancouver with his own children. He asked if he could show them the house where he had grown up, and we were happy to welcome them inside. As we walked through the house together, he showed his children which bedroom had been his, where his siblings had stayed, and shared stories about growing up there. They were delighted to see that we had cared for the home so well over the years, even preserving details such as the original curtains from more than 20 years ago. Watching him pass those memories on to the next generation was a touching reminder that a home can continue to hold meaning for a family long after they have moved away. We understand that cities change and that Vancouver needs additional housing. However, we hope that growth does not come at the expense of the sense of belonging that established neighbourhoods provide. Once the continuity of a community is lost, it cannot simply be rebuilt through new development. For over two decades, we have watched neighbours become lifelong friends, children grow into adults, and now a new generation begin creating memories in the same streets. These are the qualities that make a neighbourhood truly valuable—not only the homes themselves, but the relationships, history, and shared experiences that develop over time. As Council considers the future of Vancouver, we ask that these less tangible but equally important aspects of community be given the same consideration as housing targets and redevelopment opportunities. We hope our neighbourhood can continue to be a place where future generations create the same lasting memories that so many families, including our own, have been fortunate to experience. Thank you for your consideration.	Jinfeng Wu	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
2026-07-15	01:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	- Why densify quaint, vibrant neighbourhoods while absentee owned mansions scattered throughout Vancouver sit empty?! No one that lives in the affected communities asked for "The Villages." - Densification in Vancouver is a farce! Developers are getting bailed out for micro-homes (aka "dog crate condos") deemed too expensive and too small to live in. Would be perfect for Airbnb which unfortunately the city restricted. - This is not fostering happy communities. - This initiative will destroy essential trees and vegetation making the city hotter, requiring more air conditioners and causing more drain on the grid - Will create parking mayhem and more noise pollution - lowering the quality of life for all! - Landfills are being filled with building materials from homes being destroyed before their natural end of life - Ugly buildings aka "Lego tower on steroids" like on West 13 (so tall no sun can reach the newly planted grass out front) are destroying property value and the appearance of neighbourhoods. - Commodification of real-estate caused this problem! What happened to the Empty Homes Tax, Speculation Tax and Vacancy Tax? People can't afford to live here while homes sit unoccupied!	DJ Wood	Kitsilano	
2026-07-15	02:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This program will harm me and my family and affect our living situation	Zhiyuan Fang	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
2026-07-15	05:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: Official Opposition to Agenda Item 1: Villages Planning Program – 33rd & Fraser Dear Mayor Sim and Members of Council, I am writing as a lifelong resident, a 33rd Avenue and Fraser Street homeowner, and one of the online observers of the ongoing Public Hearing to formally register my opposition to the Villages Planning Program. My husband and I have lived in Vancouver our entire lives, working decades to buy our home and raise our 14-year-old daughter. Over the past 14 years, our neighbourhood has organically densified by roughly 10% annually through secondary suites and laneways. Statistics Canada data verifies this: occupied private dwellings in Vancouver jumped 7.5% in just five years, pushing local density past 5,749 people per square kilometre. Yet, during this period of steady growth, the city has provided zero new schools, parks, or community expansion. Our infrastructure is completely overflowing. It would be irresponsible for this city council to pass a rushed, unsupported zoning overhaul without legitimate, data-backed planning logic. City Hall’s official data package shows this initiative imposes a sweeping, City-initiated blanket rezoning across 13,696 parcels covering 577 city blocks. Based on the data released for the Vancouver Villages Plan, the theoretical maximum density push if these areas are fully built out is an extraordinary 55,813 people per square kilometer—a catastrophic jump of nearly ten times our current municipal baseline. Forcing 4-to-6-storey strata and rental blocks—and up to 8-storey mixed-use nodes—onto these lots creates an unsustainable density spike per property. Prominent urban planners, including former city planning director Larry Beasley, have explicitly warned that this "everything-all-at-once" rollout will detrimentally over-scale communities and cannibalize established, independent neighbourhood commercial hubs. Pushing this scale of development while the city faces a \$500 million annual capital infrastructure deficit is a failure of local governance. While unsustainable federal immigration levels place immense pressure on our country's physical footprint, it is your job as our local government to protect residents, not use federal policy gaps to justify top-down local planning vacuums. Furthermore, this upzoning traps middle-class homeowners. It exposes us to unmanageable land-value property taxes, freezes our ability to modify our homes, and limits our exit market entirely to corporate developers. Forcing a family to sell their home for \$1.6 million only to buy a smaller condo in the same area for \$1.3 million destroys middle-class wealth. I voted for ABC because I expected common-sense governance. If you vote to pass this unserviced, blanket overhaul, you will lose this neighbourhood. My family, my neighbours, and our broader community will actively organize to ensure this administration is not re-elected. Sincerely, Owner of a property affected by the 17 proposed villages	Michelle Yardley	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
2026-07-15	08:01	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 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.	Gaggan Singh	Hastings-Sunrise	
2026-07-15	08:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the Vancouver Villages Plan. Eliminating mature yards for dense development will severely reduce our urban tree canopy cover. We cannot afford to lose this vital natural infrastructure; trees are essential for keeping Vancouver cool during summer heatwaves and maintaining the healthy, clean air quality we desperately need.	Mark Drever	Kitsilano	
2026-07-15	09:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We only received mailed information about this on Friday, July 10; only to find out the public hearing is on Tuesday, July 14. This is not enough notice for such a significant zoning change. This zoning change is being done without consultation of the affected homeowners. I would like to know how the location of the villages were chosen. Why are there villages so close together along MacDonald Street?	Amy Wai	Kitsilano	
2026-07-15	09:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the village plan, particularly the Commercial street and 20th ave location as the plan for this area does not make sense. The rezoning area is too big. I agree that the existing commercial area on Commercial drive between 22 and Victoria Drive makes sense to redevelop with denser housing and commercial units. However, by expanding this area to surround our schools and parks is a big problem. It will lower light to these places as well as removing trees and green spaces. This will exacerbate heat wave affects and climate change. At the very minimum you need to protect the old trees in the area rather than just tearing them down. 2 story buildings near parks and schools should be protected. Further, the plan is to densify without considering transportation or parking. So often these village plans allow high rises without enough CRU so people have to drive to the grocery store, dry cleaners, etc. Or the only thing that gets put into these CRUs are Sub ways and tim hortons rather than small local business that create culture and community. There is already not enough transportation in the area I mentioned above -- the nearest sky train stations are more than 1KM away this is not accessible. If you were to build a SkyTrain station in between Nanaimo and commercial drive station, then perhaps it may make more sense. The 19 bus service is disgusting -- the buses are dirty and full of unhouse individuals (mainly people shooting up). Moreover, this region in particular struggles with crime (gun point break in down the block), my car has been broken into twice in 8 months. Our garage was broken into. A van was stolen. Our neighbors had a homeless man break into and sleep in their car last week. Deal with some of those problems first. Brewers Park is always full of trash -- it has a massive dumping problem. Not to mention there are constantly needles outside of the bathroom. And parking is scarce. Do you plan to ensure that buildings have parkades? Why would trash and drug use get better with denser housing? How would the neighborhood get safer? I think the plan will kill trees, make traffic and parking worse, lower light levels in the city, exacerbate climate change, and create retail / service dead zones so that more people have to drive more.	Sadie Lye	Kensington-Cedar Cottage	

2026-07-15	12:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We oppose the plan! It is a peaceful neighborhood and we prefer it to remain that way. The 7-11 already failed as a business, this project is opposed by your constituents.	Brad McCosh	Kensington-Cedar Cottage	
2026-07-15	13:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I don't believe this will provide the objectives of a more walkable affordable residential option to a space that is already dealing with congestion and strain on traffic especially on 33rd between main and Knight. Transportation, traffic, transit and public space use spaces in this area are already congested and at capacity. Creating multi story homes that are not big enough for more than one or two individuals that is not at lower costs and raising property taxes to commercial and condo rates only creates more problems and issues rather than solving them with this current plan. This cross area development does not take into account how each neighbourhood actually currently and in the future function and ways to ease issues. This creates only more questions and feels like a very shortsighted plan that is an attempt to garner more money but not address real housing and issues in the city.	Sue Lavirr	Kensington-Cedar Cottage	
2026-07-15	13:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I would like to oppose the proposed plan for The villages. I appreciate our city is needing more housing, however, taking over the housing that's already here and multiplying it in a smaller area doesn't make sense. The price point still does not allow for families to move into the area and the reduced amount of parking makes the streets unsafe for our kids that are already living here. viewpoints were purchased as an investment in a property and your six stories. even adding one more story to it does not allow for the investment to continue and takes away from long-term goals for one's own retirement. I strongly oppose this. I suggest designing the empty apartments into houses instead.	Kelly Cannon	Dunbar-Southlands	
2026-07-15	14:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Villages Plan asks Vancouver residents to accept sweeping changes to their neighbourhoods without first demonstrating why those changes are warranted. This is a departure from the standard that should guide every major public policy decision. Governments should not ask citizens to accept transformative interventions simply because their objectives are admirable. They should demonstrate, through evidence, that the proposed intervention is likely to perform better than the one it replaces. The Plan states that previous area plans—including Grandview-Woodland, Cambie Corridor, Marpole and Norquay—have been reviewed and integrated into a single city-wide framework. Yet nowhere does it evaluate how those plans actually performed. What objectives did they establish? Which objectives were achieved? Which were not? What evidence demonstrates that replacing them with the Villages Plan will produce better outcomes? These are not academic questions. They are the minimum foundation for evidence-based planning. Good public institutions learn from their own decisions. Every significant policy intervention should begin with a rigorous evaluation of the previous one—not merely to catalogue successes and failures, but to understand why outcomes differed from expectations. Without that process, planning becomes increasingly disconnected from evidence and increasingly dependent upon aspiration. The Villages Plan instead asks residents to accept a fundamentally new planning framework without first demonstrating that the existing one failed, or that the proposed one is likely to	Jen Petersen		

			perform better. This pattern extends beyond neighbourhood planning. Vancouver has developed a habit of replacing one ambitious policy with another without publicly evaluating the performance of the first. New initiatives are routinely justified through aspirations and broad principles rather than measurable evidence about what has—and has not—worked. The Villages Plan contains many worthwhile aspirations: more housing choice, more complete neighbourhoods, thriving local businesses, greater walkability, stronger communities and improved affordability. Few residents would disagree with these objectives. The question is whether the Plan demonstrates that its proposed interventions are likely to achieve them. Good policy distinguishes between four things: * objectives; * mechanisms; * assumptions; and * measures of success. The Villages Plan clearly articulates its objectives. It describes its mechanisms—principally expanded zoning capacity and new mixed-use permissions—in considerable detail. But it devotes remarkably little attention to the assumptions connecting one to the other. The document largely assumes that increasing zoning capacity will produce affordability, vibrant neighbourhood retail and complete communities. Those assumptions deserve considerably greater scrutiny than they receive. Housing affordability is not determined by land use policy alone. It reflects the interaction of housing supply, regional incomes, labour markets, capital markets, infrastructure, municipal finance and broader economic conditions. Yet the Plan treats zoning as though it were the City’s principal affordability tool. It is not. Vancouver’s defining challenge is the growing disconnect between local incomes and local housing costs. That is fundamentally an economic problem. Before introducing another large expansion of development capacity, Council should explain what has been learned from the Broadway Plan, Transit-Oriented Areas and other recent upzonings. Why have so many approved projects stalled? Why have newly completed developments struggled to lease or sell at expected rates? What evidence suggests that another increase in development capacity will produce different results? The same evidentiary standard should apply to infrastructure. The Plan acknowledges that growth must be accompanied by investments in parks, transportation, libraries, community centres and other public infrastructure, and notes that implementation will include monitoring over time. But what will actually be measured?			
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				What indicators will determine whether neighbourhood retail has strengthened? Whether affordability has improved? Whether schools, parks and transit have kept pace with population growth? Whether existing residents have experienced unacceptable losses in sunlight, privacy or neighbourhood livability? Without predefined measures of success, monitoring risks becoming observation rather than accountability. My concern is not that Vancouver should resist growth. Cities must evolve. My concern is that City Hall increasingly asks residents to accept profound planning interventions without demonstrating that they are the most effective response to the problems we face. If Council genuinely wishes to improve affordability, land use reform should form one component of a broader economic strategy: attracting globally competitive employers, growing knowledge-intensive industries, increasing local incomes and partnering with senior governments to deliver substantial quantities of non-market housing. Instead, the Villages Plan places extraordinary confidence in zoning as the primary instrument of urban improvement. That confidence has not been earned through evidence presented in the document. The City possesses extraordinary authority to reshape neighbourhoods and alter property rights. With that authority comes an equally extraordinary obligation to demonstrate that its decisions follow from careful analysis, measurable outcomes and institutional learning. Yet, with the Villages Plan, the City is behaving like an organization that plans continuously but learns only weakly. The Plan presents a compelling vision, but what it lacks is the evidence demonstrating that this particular path is the one most likely to achieve it.			
2026-07-15	14:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Hi, In general, I agree with with upzoning initiatives as long as it is done in accordance with the wishes of the community. The intent of the Villages Plan is sensible, but it should not be done as the expense of home owners' rights (who live in the designated zoned areas). Owners' should still have the right to build a new house on their lot, or install a laneway. Preventing them from doing so is an egrigious infringement of the most basic of property rights. The city is essentially limiting the saleable value of their home because they now won't be able to sell it to a detached home developer. Pls amend the Villages Plan. - Milton Kiang	Milton Kiang	Kerrisdale	

2026-07-15	15:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council, My name is Isha Kysow and I am a resident of Garden Drive in Grandview-Woodland, one of the neighbourhoods proposed as a "village" under the Villages program. I am writing to register my opposition to the plan as currently proposed. My concerns come directly from living here, and they centre on one theme: the services required to support more density simply are not in place, and the plan does not credibly address that gap. 1. The local services aren't there today — let alone for a larger population. The Britannia Community Centre renewal was recently punted, delaying a key piece of community infrastructure this neighbourhood was counting on. There are effectively no childcare spaces here. My family — and other families I know — travel across the bridge to North Vancouver daily for childcare. That is not a sustainable foundation for adding residents. Families with older children are not getting into catchment schools, and swimming classes are consistently unavailable. Grandview-Woodland has the least green space per person of any Vancouver neighbourhood — a deficit densification would worsen, not fix. The streets themselves are extremely narrow; drivers routinely have to negotiate awkwardly to pass one another. 2. The "just take transit" answer doesn't match how life actually works here. Because our own neighbourhood lacks services, my daily commute is to other neighbourhoods and even other municipalities (see the childcare example above). Telling residents to rely on transit ignores that reality. Beyond that: I have a dog, who is not permitted on transit. Cycling isn't a real option when the City has not meaningfully addressed petty theft — a bike, locked or not, gets stolen. Until that changes, "bike instead" is not a serious plan. My nearest bus stop, at Nanaimo and 3rd, was recently removed, forcing a longer walk to reach transit at all. The infrastructure is moving in the wrong direction relative to what this program assumes. 3. This plan isn't needed right now — let the provincial changes play out first. The Province's transit-oriented rezoning near transit hubs is already reshaping the city and should, over time, bring additional services and amenities. It would be prudent to wait and observe how those provincial changes affect Vancouver before layering on a separate municipal densification program. Cities are most livable when they grow organically and services keep pace with population — not when density is imposed ahead of the amenities that make a neighbourhood work. Before it's assumed that I'm an old NIMBY with nothing to do but impede redevelopment - I'm a working class person in their mid-30s, a first generation immigrant from India with a young toddler who loves Vancouver and is actively engaged in many communities here. This plan, which I assume is to help people like me, is greatly missing the mark. I respectfully ask Council to reconsider or pause the Villages program for Grandview-Woodland, and to prioritize closing the existing services gap first. Thank you for your time and for your service to our city. Isha Kysow	Isha Kysow	Grandview-Woodland	
2026-07-15	15:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor Sim and City Council We, like so many others in Vancouver, are saddened and frankly appalled by your initiative to establish “local villages” throughout our city. We fear speculators, developers and a few planners have been permitted to run roughshod over the rights of residents and small	Debora Crombie	Dunbar-Southlands	

			businesses who are the backbone and heart of our community. What made Vancouver one of the most beautiful and desirable places to live in the world is threatening to become an overcrowded, concrete morass. We live in the MacKenzie Heights neighbourhood. We know most of our neighbours and look out for each other. We frequent the small businesses at 33rd and MacKenzie and sincerely hope they are able to survive. We have watched, with dismay, the closure of many businesses along Dunbar and 41st Avenue where we shop. Kerrisdale seems to be recovering to some degree but Dunbar is still a concern. West 10th Avenue used to be one of our go-to shopping areas and now it's essentially dead. We can't imagine how new storefronts will make a go of it and how they will affect the small business owners who have invested everything to survive. For years we've been seeing the effects of speculators in our neighbourhood. The house next door to ours sold eight years ago and remained empty until the vacancy tax prompted the offshore owners to rent it. The house was not maintained and remained derelict for eight years. In spite of this, what we dread more is what kind of monstrosity might be built when the owners inevitably decide to re-develop. We've already seen this first-hand on our street. There are two multiplex properties being constructed that take up the entire footprint of their lots. We're shocked at how close to the power lines the buildings are, by the destruction of all greenery on the properties, that they're eyesores that don't fit into the aesthetic of the neighbourhood and they obliterate any natural light their neighbours might enjoy. We've seen the "sale" prices for the units - \$2 million and more. We don't understand how this is making anything more affordable for families - or, for that matter, how living in a unit in one of those buildings with no yard would be any different from condo living. Except, perhaps, that many condos have community spaces and amenities and there is a glut of unsold condominiums in Vancouver. As we endure water shortages and worry about the availability of utilities, we wonder how this densification is going to work in the short, medium and longer term. And now it's come to this. Planners using the friendly term "villages" to describe the desecration of 17 well-established family neighbourhoods. At the same time, the federal and provincial governments plan to purchase unsold condos. Our question is how is the development of even more of this kind of housing going to solve the problem when people aren't buying the inventory that is already available? Friends who live down the street in one of the areas designated for construction of four-six storey condo buildings with storefronts say they are already hearing of a developer hoping to put together a land assembly and do it early in the hope of convincing existing homeowners to make a "good deal" that is advantageous to the developer. For over 25 years, they worked hard to make their mortgage payments, pay their taxes and raise their family in the home they used all of their salaries and savings to own. Now they are worried about what the future will bring and whether they might be coopted into making a decision to relocate when they don't want to move. While many would say this is fair as they would be making a considerable profit over the original purchase price of the house, it feels fundamentally wrong that they should be pressured in this way. The idea that the owners of a home in the designated "villages" won't have the option to redevelop their property as they see fit is unfair and undemocratic. We appreciate there is a housing shortage in the city that needs to be addressed but this goes way too far, is too extreme and feels like it is getting pushed through without meaningful consultation with affected communities. It also appears you are pandering to developers rather than being concerned about your constituents. We voted for Ken Sim and the ABC slate hoping for more sensible government. This is not		
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				what we’re getting and we are very disappointed. If this continues, we won’t make the same mistake next time. Debora and Steve Crombie			
2026-07-15	15:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this as my property will be affected.	Michelle Casavant	Victoria-Fraserview	
2026-07-15	15:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the Planning and Development Plan. For many of us who have lived in Vancouver for our entire lifetime the changes to the City when it comes to population density are already overwhelming and making life more stressful when it comes to overcrowding, transit, crime, traffic issues, parking, etc. I can only imagine how bad things will become with even more people living here.	Christine 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
2026-07-15	16:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My name is Barbara Forster-Rickard and I have lived at [REDACTED] for 39 years, since 1987. I oppose this application because I believe that this area between 28th and 37th Ave and St. George and Windsor already meets the criteria for a "village". It is walkable, has retail, grocery, pharmacy, restaurants, bakeries medical services etc. and is connected to transit on both Fraser and 33rd Ave. In the last decades, density in this area has increased tremendously, first through secondary suites, then laneway houses and starting in 2011 with the development of the "Century" which provides 237 units and takes up a whole block between 29th and 30th Aves and has a No Frills grocery and Shoppers Pharmacy at Street level, Recently, two rental buildings, the Arlo on Fraser (2025) with 110 units and the Alabaster on 33rd Ave at Prince Albert (2026) with 100 units but only 41 parking spaces have been built. One bedroom apartments in both of these rental building range from \$ 2200 to 2600 plus utilities and \$150 per parking space. This can hardly be called affordable. Cramming more people into this area without providing more services will make the area more unlivable: The Kensington and Hillcrest Community Centre as well as the 411 Senior Centre on Fraser @19th Ave, which provides activities and meals for seniors, are already bursting out of their seams and operating beyond capacity. Our neighbourhood village (Mountainview) is an area where neighbours know each other and help each other out. We organize Block Parties ,and Neighbourhood Block watches and have, in the past, organized neighbourhood walking patrols to discourage prostitution in the parking lot of the now dismantled Grays Park Lawn Bowling Club Parking lot. Under the guidance of Anne Roberts who used to live on 31st Ave, we got the Parks Board to redevelop Grays Park to utilize a defunct lawn green and beautify the park with benches, arbors and landscaping and install a basket ball Court along 33rd Ave. I have no objection to have low rise rental buildings (4 stories) along the main Fraser corridor but oppose any retail/business development or larger buildings (Multiplexes like the hideous one behind No Frills on 30th Ave)) spilling over into in the residential areas west and east of Fraser. There would be a great loss of green space (people's gardens), too many people to crowd the already overused park, nearby Community Centres and Senior Centre and this would mean the destruction of the very thing this plan is trying to create: A " village" that is vibrant but safe and non-transient, where people know each other and feel a sense of community. As a home owner, I also vehemently oppose the idea that rezoning would mean not being able to rebuild a single family home, should our home burn down, or only being able to sell it to a developer. I strongly recommend this application will NOT go forward.	Barbara Forster-Rickard	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
2026-07-15	18:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a person that has been a Vancouverire for 50 years,I strongly oppose adding more and more people being crammed in to this city. It has already become a stressful situation with people renting out illegal suites , rooms and Airbnb's. Parking in front of your own residence that you pay ever increasing taxes(and with ever decreasing and deteriorating services) has become a stressful every day event. Crime has increased, our police force seems to be understaffed.The mayor has made it impossible to afford pay Parking along with other personnel choices ie: tearing apart a functional office to build a personnel gym. Vancouver used to be a beautiful city but it is slowly deteriorating and being turned into an overpopulated ghetto.	Jim Walker	Kensington-Cedar Cottage	
2026-07-15	18:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments Position: Oppose Comments: I live in Vancouver near the proposed “village” location at Commercial St & 20th Ave. The Draft Vancouver Official Development Plan By-law to implement the Villages Planning Program is flawed in its current form and should be sent back for revision and real community engagement. The success of Vancouver’s existing “village” areas comes from the communities that have built and sustained them over the years. Their character and vitality are the result of residents, local businesses, and neighbourhood investment - not simply zoning. The proposed Villages Planning Program focuses on increasing density while doing little to strengthen or protect the communities that made these neighbourhoods successful. Good planning should support existing communities, not accelerate redevelopment pressures that risk displacing them. Key concerns include, but are not limited to: * There has been no meaningful public consultation. Engaging fewer than 1% of residents on a plan of this scale is inadequate. * Renaming or rezoning neighbourhoods without delivering substantially more subsidized or below-market housing will not solve Vancouver’s housing affordability crisis. * If additional affordable rental housing is the goal, the City should require large corporate developers to dedicate a meaningful portion of new condominium projects to permanently affordable rental units ("affordable" meaning below-market/subsidized) * Replacement housing drives up land values, redevelopment costs, and ultimately rents, making housing less affordable rather than more affordable. * “Village” areas encourage replacement with six-storey buildings and allow privately initiated re-zonings for even greater height and density. Over time, this creates the potential for much of the “Village” area to transition from single-family homes to six-storey or taller buildings. * Intensifying development along neighbourhood commercial streets will increase costs and redevelopment pressure, making it more difficult for existing local businesses to survive and continue serving their communities.	Linda Yauk	Kensington-Cedar Cottage	
2026-07-15	18:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	There is already a glut of empty retail spaces. This unbridled density is ruining Vancouver neighbourhoods.	Heather Sirlin	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
2026-07-15	19:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to express my opposition to the Villages Planning Program. While I recognize the importance of increasing housing supply and creating complete communities, I do not believe the current proposal achieves an appropriate balance between growth and preserving the character, safety, and livability of Vancouver's established neighbourhoods. My concerns include: - The scale and pace of the proposed density increases. - Increased traffic, parking pressures, and strain on existing infrastructure and community amenities. As a parent at Laura Secord Elementary, I am particularly concerned about safety. The school has no designated parking for staff or families, and traffic congestion during drop-off and pick-up is already overwhelming. Adding significant density without addressing these issues will only increase the risk to children and families. - The potential loss of mature trees, green space, and the unique character of our neighbourhoods. - Whether schools, parks, transit, utilities, and other public services will be expanded to support the proposed growth. Our area has already experienced substantial condominium development, yet there has been little to no corresponding investment in the infrastructure and community services needed to support the growing population. - The limited opportunities for meaningful community input before major planning decisions are made. I support responsible, well-planned growth, but it must be accompanied by clear commitments to infrastructure improvements, expanded public services, and genuine consultation with the communities that will be most affected. Growth should enhance neighbourhoods, not diminish the qualities that make them safe, livable, and vibrant places to raise families. I respectfully ask Council to reconsider the current direction of the Villages Planning Program, engage more meaningfully with residents, and ensure that future development is balanced, sustainable, and supported by the infrastructure and services our communities need. Thank you for taking the time to consider my comments. Sincerely, Alyson Neil	Alyson Neil	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
2026-07-15	23:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Dear Mayor and Council. As a concerned Vancouver resident, I support the goal of creating more complete neighbourhoods and more housing. However, I cannot support the Villages Plan as it is currently drafted. My concern is that the Plan appears to treat villages as something that can be designated through zoning rather than something that emerges over time. The villages we value today, places like Commercial Drive, Main Street, and Fraser Street, did not become successful simply because retail was permitted. They evolved over decades through independent businesses, grocery stores, schools, libraries, community organizations, and the countless relationships that developed between them. Those relationships are every bit as important as the buildings themselves. The Plan measures retail floor area, housing units, and projected demand. Those are useful planning tools. But they don't tell us whether a genuine village will emerge. They tell us what can be built, not what can grow. I'm concerned that, in trying to create villages everywhere, we risk overlooking what actually makes them successful in the first place. I encourage Council to reject the Plan in its current form and return with an approach that places greater emphasis on existing commercial ecosystems, community institutions, and the long-term conditions that allow neighbourhoods to evolve naturally. Villages are not simply built. They are grown. Thank you, Kim	Kimberley Da Silva	Kensington-Cedar Cottage	
2026-07-16	00:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am opposing the Village Plan for the Wales St. & E. 41st Ave. for the following reasons: -we prefer a "residential neighbourhood" instead of a busy commercial hub -there are existing services (restaurants, grocery stores, bank, community centre, parks, etc.) in walking distance already for the neighbourhood -we would not like the increase in traffic and noise to the area -this may bring greater safety risks to the neighbourhood with traffic, people and potentially crime -single family dwellings are being lost to redevelopment -where would the line be drawn to preserve parts of Vancouver that I grew up with and my children have grown up in -how would this benefit the elementary school in this neighbourhood that is already at max capacity -the area proposed includes the street the elementary school is on which is concerning again in terms of safety, noise and traffic	Yulanda Ng	Killarney	

2026-07-16	08:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am completely against this blanket rezoning in these village areas. For example, I don't understand why you want to add 2 back to back villages in Kerrisdale Mackenzie area when there are already so many walkable stores, grocery stores etc. all along 41st in the area or in Dunbar. There are empty store fronts because of high rents, high taxes and you want to add more? You are destroying the character of each of these unique and distinct areas and they will all look the same with 6 storey apartments. The cost of these units are still going to extreme because every year the City of Vancouver decides to add a new requirement for builders, such as the new \$30,000+ cost for each lot to have a rainwater detention tank. Builders have to spend more every year, costs should be brought down to make things affordable. None of these units will sell for less than a million dollars so until the City controls their lust for adding new unnecessary requirements, things aren't going to get affordable. Where are the community centres, fire stations, police stations that come along with the density? Where is the hydro power going to come from? We can't use gas right? This is a ridiculous plan that has not been thought through and I will not be voting for ABC if this is implemented.	Mike Aujla	Kerrisdale	
2026-07-16	09:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a homeowner in Riley Park since 1992 and the Villages Plan starts adjacent to the end of my street .I am completely opposed to this .It will affect views ,traffic ,parking ,noise ,shadowing ,green space and tree canopy .As a long a time homeowner I feel literally under siege from a City that does not seem to care about the long time residents and tax payers .I feel as though some of the rezoning public hearings are "lip service "and get pushed through anyway ,like this proposal is being rushed through last minute at the end of Summer .This needs to wait until the civic Election happens in October and let the local residents have a voice .There is so much opposition to this -are you really listening to your residents ?why aren't Dunbar, Kerrisdale ,and the West Side neighbourhoods part of this plan ? Then you would really get pushback !!Not a surprise that you would want to put these in East Side neighbourhoods ! The rate of change is too fast and is coming from all sides (literally) Our views are already being destroyed by the Broadway Plan and now this ! Vancouver is a city defined by the mountains .Without them ,it would look like just any other North American city and yet ,these views deemed precious by Vancouverites are being erased without our input or vote . Therefore I am very opposed to the Villages Plan in our much loved City's well established existing neighbourhoods and which threatens and affects so much of our sense of place .It doesn't feel democratic at all to me .	Marion Warrington	Riley Park	
2026-07-16	09:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please see the attached letter.	Ivan Tseng		Appendix B
2026-07-16	10:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Re: Please do not pass 17 Villages and let the new Council and Mayor in October vote on this I am presenting, several Comments, for your review, regarding NOT passing 17 Villages Plan, on the Vancouver Sun News Article, by Douglas Todd, titled “ Pressure rising to kill Vancouver's 17 'villages' plan Expert voices are calling for Vancouver council members to cancel the July 14 public hearing on the city's master plan to create 17 new retail villages, which they argue are illogical and will harm existing shopping hubs” (https://vancouversun.com/opinion/columnists/douglas-todd-pressure-vancouver-17-villages-plan) AND,.... Vancouver Sun News article, by Douglas Todd, titled “ Vancouver’s plan for 17 new 'villages' will increase uniformity, sterility The city’s massive Villages Plan, mandating buildings up to six storeys, is spelled out in a 329-page report released in late May. This latest high-density drive encompasses 14 per cent of the city's	K van Drager		

			properties. (hxxps://urldefense[.]com/v3/___hxxps://vancouver[sun[.]com/opinion/columnists/douglas-todd-vancouver-plan-for-17-new-villages-will-increase-uniformity-sterility___!! E3YeXkmunRgu!2zpP2PBQ7mjwBE4XFJB3_ckq7_yvTk7tuW0y2JeeE_v2casBzHc57zy0WdX0 wTDjhHtFH7SWEya4z8tXCksro9xclg\$) whereby, with these Comments, which i present 18 in this letter, I mostly agree. Further, I greatly oppose the 17 Villages Plan, as “too homogenizing” , “too all over”, and turning all of Vancouver into one boring, similar, Corporate Retail, unlivable city, with too high rents, too un-affordable , and city not for families but wealthy investors. As such, I respectfully request the 17 Villages Plan either be returned to staff to modify, especially limited to 1 or 2 villages, as “studies”, on the East Side of Vancouver. Or, simply vote to have the vote on the plan with a “new fresh” Mayor and Council, after October election, who will have a new 4 year manage. 18 COMMENTS CONSTRUCTIVELY CRITIQUING THE “INCORRECT” 17 VILLAGES PLAN FOR VANCOUVER, B.C. CANADA COMMENT # 1 This is too important an issue to be shoved through. It should be voted on during the next election. COMMENT # 2 17 Villages is too aggressive and City of Vancouver residents did not ask for communities to be destroyed. I live in the Cedar Cottage area and the residents have worked hard to be known as an area of gardens and artists. It is a thriving family community with schools already overflowing. We already have six-floor developments built or being built in the main corridors, and a good mix of low-income housing, senior supportive living with a great diversity of cultures and income levels living in harmony. Don't destroy this to increase city revenue. This is not good governance. COMMENT # 3 The tax increase for these village properties changing from R1 zoning to C2E is going to be devastating to seniors, young families and quite frankly anyone living in these zones. The 2025 Tax Rates (per \$1,000 of assessed value) between R1 and C2E: The difference between the two rates is approximately \$8.02 per \$1,000 of assessed value (0.80224%). For example, on a property assessed at \$1,500,000: An R1 (Residential) property would pay about \$4,667 in property taxes. A C-2E property would pay about \$16,701 in property taxes. let that sink in..			
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COMMENT # 4

The problem with this concept is it will replace small business with national brands wiping out the "entrepreneurial" small business owners. to wit: The Walmart phenomena. Small businesses cannot afford the rents in these new building and it also removes opportunities for the small commercial building owners/investor by consolidating small properties in large corporate holdings.edited

COMMENT # 5

I've seen nothing other than a council /government wiping out the housing industry in Vancouver. Single handedly wiping out industries with careless decisions, like the city/government funding a design catalogue made by an architect chosen by city of Vancouver(paid for with tax dollars). This catalogue essentially destroying the designer&architect companies(who paid those taxes) and taking their work away from them. Careless decisions, silencing professions and ruining family businesses. For what? To decide three years later that they should rethink the rezoning OneSizFits All plan because it wasn't the good for vancouver like we all saw it wasn't?

COMMENT # 6

we have marketing teams instead of real urban planners.

COMMENT # 7

absolutely correct. The city pretends to consult with voters, but buries surveys, and do what they think best...which is often not...just look at the 4000 unsold condos, and the questionabe Eby/ Carney / Sim Condo Bail out, which stops the market from adjusting to lower prices for Condos.....looks very “corrupt” and needs a Public Hearing by all levels of governments.....

COMMENT # 8

It would seem the developers own government. Financial gain for those connected comes first, sound community planning now pushed aside, a relic of days gone by.

COMMENT # 9

The last think Ken Sim cares about is community. He is destroying communities in Vancouver buy allowing greedy developers to put up ugly hi rises that are completely out of character with the neighborhood. The fact that, despite a housing shortage Sim allowed the development of Oakridge, big ugly towers right off busy streets with overpriced condos, most of which locals can't afford and a tacky hi end mall shows how

			little he cares about community. COMMENT # 10 Meanwhile, AI will hollow out downtown paper-shuffling work forces, so cities will become less dense and no longer require fixed rail rapid transit and worker villages close to city centre. The Broadway plan and villages concept are shuffles back to 19th Century Midlands England. Good for predatory land speculators, though. Edited COMMENT # 11 “Villages!” A nice quaint sounding word that evokes a little hamlet in the English countryside. Vancouver is (declining in economics, livability, small businesses, families, entertainment, creativity). This would finish it off. Don’t do it. COMMENT # 12 Remember when Vancouver and Canada were always first or second on the list of top places in the world. That was just ten years ago! COMMENT # 13 I wonder what incentives the city will use to attract small and family businesses to the villages. There’s only so much demand for businesses in these areas. The high taxes will make it very difficult for any cafe, grocery store, hairdresser etc to survive. Maybe a Starbucks and a pot shop! COMMENT # 14 Good luck with private property rights in those areas Even if you're renting , how secure you think you are if your landlord loses property rights? COMMENT # 15 Oh great, 17 new villages all with the same chain store outlets with the same stuff. Go to one & you've seen them all. No personality, no individuality, no uniqueness. Just what the commies like, Group think and Group obey. COMMENT # 16 ABC Mayor and Council is ruining Vancouver with ugly towers. Even if they create "walkable" neighbourhoods, that's all people will be able to do, as driving will be a nightmare with all of the congestion due to the density--actually it already is.			
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				COMMENT # 17 There goes the neighbourhood. This is all ideological one again. 15 minute cities. Walkable neighbourhoods. No cars, just transit and more bike lanes. We're saving the planet! All the progressive Left can do is destroy. These are single family neighbourhoods (or were) and most people still rely on a car. How about build a new city somewhere else?! COMMENT # 18 This grandiose make work planning project assumes available investment capital, interested developers (no permits requested for concrete structures so far in 2026), increase in water requirements (no new reservoir capacity in decades), additional electricity use (we are already buying coal generated power from the US), available funding for additional schools and hospitals, etc. Good Luck.			
2026-07-16	10:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I have lived in my home in a single family detached house neighbourhood for forty years. I love my neighbourhood as it is now, please leave it alone. We need homes with gardens and trees with space for children and adults to enjoy being outside. I know my neighbours and the feeling of safety and belonging that comes with that knowing. I do not need multi story buildings stealing my sunlight and taking away my fresh air. Please just leave things the way they are. We need neighbourhoods like mine. My husband and I worked hard to afford to live here and do not wish to live in an area full of rentals. With rentals comes too many people. Where is everyone going to park? And don't tell me they don't have cars as that is an out and out lie! Thank you	Debbie Naiysmyth	Kitsilano	
2026-07-16	10:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This rezoning plan will devastate the neighborhoods involved. Scattering high-density housing sporadically throughout quiet, established streets will ruin the integrity of neighboring homes. The city needs a staged approach: start rezoning along busy thoroughfares first, and only move inward to quiet streets once those high-traffic areas have reached capacity.	Alan Mak	Shaughnessy	
2026-07-16	11:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We have emptied our savings and just moved into our forever home at the corner of W19th and MacDonald. Our street is a part of a quiet neighbourhood where we have planned on raising our 3 kids. We were given no notice of the rezoning plans until a small pamphlet arrived in the mailbox, which could have easily been mistaken for junk mail. The infrastructure on our street wouldn't support the building of larger complexes, schools are already at capacity, and a mass rezoning of so many neighbourhoods doesn't address the potential pros and cons of each so many different pockets of real estate within such a massive area. I'm shocked and angry that our neighborhood would be targeted when other neighborhoods of mansions with sprawling green space and extra wide streets have remained untouched.	Dahlia Marin	Arbutus Ridge	
2026-07-16	11:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The village plan is covering neighborhoods too broad and diverse to be considered at one go. Should break up into individual areas and consult separately from local residents. For 16W and Macdonald area, the R1-1 zoning should be kept as is. The streets are narrow and parking spot is inadequate for low rises.	Christina Yeung	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
2026-07-16	11:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We have depleted our savings to move into our forever home on the corner of W19th and MacDonald. Our street is a part of a quiet neighbourhood where we have planned on raising our 3 kids. We were given no notice of the rezoning plans until a small pamphlet arrived in the mailbox, which could have easily been mistaken for junk mail. The infrastructure on our street wouldn’t support the building of larger complexes, schools are already at capacity, and a mass rezoning of so many neighbourhoods doesn’t address the potential pros and cons of each so many different pockets of real estate within such a massive area. It’s enraging that our neighborhood would be targeted when other neighborhoods of mansions with sprawling green space and extra wide streets have remained untouched. Vancouver will grow, but it must do so responsibly and this Villages plan is so poorly thought out.	Brandon Souza	Arbutus Ridge	
2026-07-16	11:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	W16 and Macdonald area R1-1 zones should not be rezone into low rises. The streets are narrow, infrastructure may not be able to support the low rise planned. The plan is calling for a city wide rezoning. The rezoning should be broken down into individual area plan and let the locals decide on individual zoning.	Vanessa 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
2026-07-16	12:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Subject: Opposition to Proposed Rezoning for Six-Storey Buildings in Our Neighbourhood Dear Mayor and Council, I am writing to express my strong opposition to the proposed rezoning that would permit six-storey buildings in our neighbourhood. I understand the importance of providing more housing, but I do not believe this proposal is the right solution for our community. Our neighbourhood is one of the reasons many families chose to live in Vancouver's West Side. It is known for its quiet streets, mature trees, green spaces, and low-rise character. Allowing widespread six-storey developments would permanently change the character of the neighbourhood and replace it with a much denser urban environment. In addition, I have serious concerns that the existing infrastructure is not prepared for this level of redevelopment. The City should first demonstrate that the following systems can support significant increases in density: Road capacity and traffic congestion Parking availability for residents and visitors Water, sewer, and stormwater infrastructure School capacity for local children Parks, community facilities, and public services Without substantial infrastructure upgrades, higher density will reduce the quality of life for existing residents. I am also concerned about the impact on the environment. Redevelopment of single-family lots often results in the removal of mature trees and reduces permeable green space, increasing stormwater runoff and diminishing the natural beauty that makes Vancouver's West Side unique. Furthermore, I question whether the scale of this rezoning is justified. Housing policy should be based on realistic population growth, infrastructure capacity, and comprehensive long-term planning—not simply increasing allowable building heights across established neighbourhoods. Housing policy should focus on affordability rather than simply increasing building height and density. Recent developments have shown that adding more market-rate apartments alone does not necessarily make housing affordable for families, seniors, or young professionals. The City should prioritize policies that deliver genuinely affordable housing while protecting the unique character and environmental quality of established neighbourhoods. I respectfully ask Council to reconsider this proposal and pursue more balanced approaches that provide additional housing while preserving the character of existing neighbourhoods and ensuring infrastructure keeps pace with development. Thank you for considering my comments.	YI YANG	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
2026-07-16	12:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed Villages Plan as it would reduce homeowners' autonomy so that they will be unable to rebuild a single family dwelling on their own property where a single family dwelling currently exists. The Plan needs to be revised to enable homeowners to retain the ability to rebuild or renovate their homes. Furthermore, the Plan does not account for problems such as increased traffic and higher need for other infrastructure such as schools and parking. The proposed social gathering spaces on corners of high streets are unappealing and impractical due to traffic noise. Please do not pass the Plan. It requires an in depth overhaul to make any future densification feasible.	Dina Chies		

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
2026-07-16	12:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am a resident of the West 16th Avenue and Macdonald Street neighbourhood, and I strongly oppose the proposed Villages Plan for our community. I understand that Vancouver needs more housing, but I do not believe this proposal is the right approach for our neighbourhood. Allowing widespread six-storey mixed-use development would fundamentally change the character of an area that has been a quiet, family-oriented community for many years. One of my greatest concerns is the uncertainty this proposal creates for homeowners and residents. Under the proposed zoning, many existing homes could eventually be assembled and redeveloped. My family does not want to face the possibility of having to relocate. Vancouver’s housing market is already extremely expensive, and finding another home in the same community would be very difficult, if not impossible. Many long-time residents have built their lives here, and the prospect of redevelopment creates significant stress and uncertainty. This neighbourhood has always been valued for its peaceful streets, established homes, and strong sense of community. Many of us chose to live here because it is quieter than other parts of the city. Replacing much of the existing housing with larger apartment buildings would permanently change the character of the neighbourhood and reduce the qualities that make it such a desirable place to live. I am also concerned about the impact on public transportation during what could be years of construction. I rely on TransLink almost every day, and the Route 2 and Route 33 buses are essential to my daily commute. Construction along West 16th Avenue and Macdonald Street could lead to traffic congestion, lane closures, temporary bus stop relocations, delays, and reduced reliability. These routes are already important connections for residents travelling to UBC, Downtown Vancouver, and other parts of the city. Prolonged disruption would make commuting more difficult not only for me, but for thousands of transit riders who depend on these services every day. In addition, I am concerned about the additional traffic, parking demand, noise, and construction that would result from this level of redevelopment. West 16th Avenue and Macdonald Street are already busy corridors, particularly during peak hours. Adding substantial new development without first addressing transportation capacity and infrastructure challenges will place even greater pressure on local roads, schools, parks, utilities, and community services. I respectfully ask Council to reconsider the scale of the proposed changes for the Macdonald and West 16th Village. Growth should be gradual, should respect the existing neighbourhood, and should not create unnecessary uncertainty for residents who have invested in and contributed to this community for many years. I believe the City should pursue housing solutions that better balance the need for additional homes with the preservation of established communities and the quality of life of current residents. Thank you for taking the time to consider my comments.	kerry fan	Arbutus Ridge	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
2026-07-16	12:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	(1) The "consultation" on the rezoning in my area has been a performative sham. The City web site that is referenced is difficult to understand and navigate. Specific understandable information about my specific location is impossible to find. I participated in an online presentation that gave general info but not specifics or timelines. I responded online and got a polite but perfunctory response that did not address my concern in any detail. (2) I understand from others that 4 to 6 storey structures will be permitted on my street, intermingled with single family homes. This will destroy the neighbourhood character, and probably the tree canopy. There must be options that can preserve the character such as the denser developments nearby that do not loom over neighbours. These seem to have been dismissed out of hand. The proposed change may make sense on a spreadsheet but it ignores the lived experience of people, but who are currently living here and will do so in the future.	Bruce Beairsto	Kitsilano	
2026-07-16	12:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	wing population. However, I do not believe every neighbourhood should be redeveloped in the same way or at the same intensity. Vancouver’s established single-family neighbourhoods are becoming increasingly rare, and I believe it is important to preserve some of these communities for future generations. They provide a quieter environment, mature tree canopies, family-oriented streets, and a character that cannot easily be recreated once it is lost. As our city grows, we should strive to find a balance between increasing housing supply and protecting the neighbourhoods that residents have built their lives around. Growth should not come at the expense of the parks, green spaces, and established communities that make Vancouver such a desirable place to live. These public spaces and neighbourhoods contribute to residents’ quality of life and should remain an important part of the City’s long-term planning. I respectfully ask Council to reconsider the scale of the proposed changes for the Macdonald and West 16th Village. Growth should be gradual, should respect the existing neighbourhood, and should not create unnecessary uncertainty for residents who have invested in and contributed to this community for many years. I believe the City can pursue housing solutions that increase supply while also preserving the character, green spaces, and livability of neighbourhoods like ours. Thank you for taking the time to consider my comments.	kerry fan	Arbutus Ridge	
2026-07-16	13:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Densification will not solve all of Vancouver's housing problems. Quit catering to developers and listen to residents instead.	Veronica Brown		
2026-07-16	13:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is not affordable housing and does not solve the issues facing renters in Vancouver.	Leanna Winberg	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
2026-07-16	13:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I and my husband are very much against rezoning to allow 6 story buildings on the streets west of Macdonald and south of W16th Ave. We have lived in our home since 1978, our children wish to continue to in the future, surely we should have a say in the how our neighbourhood evolves. There has been no info or consultation with homeowners regarding this until a small postcard came with junk mail announcing an online meeting on July 14. The prospect of increased property taxes, due to development potential is grossly unfair, we already pay over \$12,000. a year. Infrastructure is uncertain, schools, parking hasn't been addressed. What about safety? There is one firehouse in our neighbourhood, with such an increase in density this would bring I feel the plan outruns the services needed to support it. This entire plan is being pushed too quickly without proper consultation and evaluation of impact of such a vast change. Please stop pushing too much too fast.	Janice Donoghue	Kitsilano	
2026-07-16	15:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I thought the villages plan was about increasing amenities. Not about tearing down all the blocks around me into apartment buildings. Are you freaking kidding me?? Kensington is a gorgeous little East Side hamlet - why are the overlords choosing us to dismantle? Why don't they sell out their own backyards to developers? Why does Chip Wilson get a compound, but long-term, hard working East Side families don't deserve pastoral tree lined streets? Have you seen the cherry blossoms? People stop and take photos all the time. There's a whole festival. Who ever said everyone deserves to live everywhere and everywhere has to be dense? Chip Wilson is a libertarian, why don't we liberate him from his 3 home compound? I'm sure you could fit 100 apartments over there. And is this a public project? Like the condo bailout? Supply! Supply! Supply! For who? Money launderers? Investors? Temporary foreign workers? International students? Those pipe lines have dried up, yet the real estate cartel is still trying. Vancouverites have had enough. Go screw up your own neighborhoods. And get stuffed.	Lily Chu	Kensington-Cedar Cottage	
2026-07-16	16:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am very concerned about several issues, which do not seem well thought out. 1. Tree canopy - I've seen many multiplexes recently remove every tree off the property and have noticed a massive reduction of birds in my community this year. Has this been studied? 2. Parking and road access. Many roads in Vancouver are quite narrow and can barely allow one car through at a time. As soon as these "villages" increase density, I have major concerns about emergency vehicles getting through these already narrow streets. 3. Once a pre-existing home loses it's natural light due to these buildings going up and also building closer to sidewalks, what is being done to help or compensate homeowners who will see a great decrease in value of their properties?	Vickie King	Kerrisdale	
2026-07-16	16:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I forgot to ask why Wilson hasn't been able to get Sim to just raze the place. Like, with a bulldozer. Or nuke it, even better. That's what this is about right? Developers getting free reign to demolish and build whatever they want. (What happened to developing the arteries? Have all the 1-3 story buildings been upgraded? No, they have not.) Because they don't have enough claws at city hall. Because the Oakridge project is such a resounding success. Screw that. We need to remind them there's more of us. We need to remind them the East Side is not passive immigrants who can just be bowled over. We built this city. This city would be nothing without our money. And pulling the rug for bigger coffers is not only dirty, but indicative of the endless greed and utter lack of consideration for anything but "growth". If corporations don't provide jobs with pay that follows that growth, you're just creating a ghost town that will bottom out. Are there no adults in the room, who haven't been bought? Get all the way stuffed.	Lily Chu	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
2026-07-16	16:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a born-and-raised Vancouverite and parent to two young children in the Kensington-Cedar Cottage area, I was dismayed to see the latest details on the Villages Plan. I am specifically concerned with the elimination of any residential-only form of housing under the proposed C-2D district zoning. My wife and I have been homeowners of a post-war bungalow in this area for almost a decade and had hoped to develop it further in future years especially as our parents age. The proposed restrictions for any form of housing such as a duplex or laneway would prevent us from housing our parents on the same lot to help care for them in the future. Realistically, this would be the only way to convince them to move out from their own single-family homes in Vancouver that they’ve occupied for over 35 years. Our parents’ lots, then, would remain unavailable as housing for others. I also agree with the comments raised that the scale and magnitude of this single amendment has not been adequately thought through or consulted. A more thoughtful and targeted approach to rezoning would likely improve the acceptance rates.	mason lau	Kensington-Cedar Cottage	
2026-07-16	16:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose this plan for the following reasons: - There is no requirement to maintain the urban forest or old trees - Existing home owners (of single family homes) in areas with mandated ground floor commercial, will not have the option of renovating, adding to their existing homes, replacing their single family homes or building laneway homes. - During the Public Hearing, One owner called this functional expropriation When pressed about the legality of this from City Council, the CoV’s own legal team called this "unusual" practice - There is no requirement to build community amenities - There is very little (15%) inclusionary housing in the East Vancouver villages because sites on the east side are "not profitable enough" - There are NO design requirements. During the Public Hearing, the head of planning at CoV claimed that neighborhood character on commercial streets has little or nothing to do with the design of buildings - Staff provided no clear statistical evidence or intentional CoV policy or planning analysis to prove this plan would increase housing affordability - The areas proposed are too big and too prevalent - The areas chosen seem random and obliterate already functioning, established neighborhoods - Commercial units built in new existing construction already seem to be floundering or are not rented - This concept has already proven not to work if the objective is to create affordable housing. In fact, it often accelerates the affordability crisis (e.g. Olympic Village) - Our population is not growing at the rate expected. Why are we not stepping back to re-evaluate our needs?	Colleen Rogan	Grandview-Woodland	
2026-07-16	16:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Application is preparedcwithout opinion of citizens living in area. Time given to decide is short with intention to push throug without consulting people whose lifes are efected with those changes So it is against elementalr human rights and somehow iligal mafia act. Totally against suggestedcsolution	Radivoje Andrejevic	Kensington-Cedar Cottage	
2026-07-16	17:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This plan needs more consultation with community and local businesses. While we do need more density, it should not be at the expense of our property owners right, preservation of trees in our residential neighborhoods, nor add further strain on our already struggling local retail businesses. We don’t need more retail corridors. What the plan should do is provide more public amenities for the higher density - child care centres, school space, etc	Sally Barnes	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
2026-07-16	17:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	After listening to the planning department explain in great detail on the “Villages” I am even more opposed than before. Thank you to the councillors that asked pointed questions to which we never got a definitive answer. This has to be the worst proposal that the city planners have ever suggested. Please shut this proposal down. As you can see by the number of people opposed versus the numbers that support it, this is a no brainer to turn it down. Do not do anymore damage to this city as you have with the Broadway Plan. Enough is enough.	Michele Watters	Kerrisdale	
2026-07-16	17:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Why would our city councillors agree to a plan that does not provide any affordable housing, does not require developers to include any community amenities such as as schools, parks, community centre's, libraries, daycare centre's, takes away home owners property rights. This makes no sense, particularly when existing villages are struggling. This does not meet the needs of our communities. For the love of all that is good in our city, please reconsider and abandon these plans.	Lesley Collins		
2026-07-16	17:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The total lack of real and balanced Vancouverite input to this Proposal is unacceptable. This one size fits all proposal is not okay. No allowance for organic growth.	Karin Bullen	Kitsilano	
2026-07-16	17:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	While the vision of creating complete, walkable villages with local amenities and a range of housing options is appealing, I oppose allowing six-storey buildings in our neighbourhood. I live within the proposed Nanaimo and 1st Avenue village area, and six-storey buildings would be out of scale with the existing character of our community. Even many of the recent three-storey developments already feel significantly larger than the surrounding homes. I strongly feel that building heights should not exceed three storeys in this area. I am also concerned about the promise of affordability. How affordable will this new housing actually be? A newly built three-storey duplex next to my 1910 two-storey home recently sold for \$1.9 million for the front unit and \$2.1 million for the rear unit... in East Vancouver. These prices are far beyond what most people would consider affordable. If the goal is to create housing that serves a broader range of residents, there needs to be greater assurance that increased density will genuinely result in more attainable housing options, rather than simply producing more high-priced homes (and generating more property tax revenue).	Christine Moulson	Grandview-Woodland	
2026-07-16	17:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I feel the Villages Plan is a gross overreach by city staff and government. This is not the vision of a village I want to live in. Don't even bother going back to the drawing board. Leave things as they are.	Kerry Sully	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
2026-07-16	17:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I voted for ABC thinking that they would actually make a better city but they are just making a better city for developers. I am totally opposed to this villages plan to destroy lovely, livable neighborhoods and build more unaffordable condos with retail spaces that no small business can afford. There are over 4,000 empty condos in Vancouver and we want to keep building more? A recent study by Rennie marketing group showed that most buyers would prefer to live in townhouses with a private entrance and a garden, why aren't we building those? Vancouver has the highest rates of building and singles family home demolitions per capital globally! Between 2012 and 2023 30,000 single family houses were bulldozed. 33% of our landfill is demolition waste, we're loosing our tree canopy and we dare to call ourselves the greenest city!!! I can't wait for the next municipal election.	Nuala Harries	Kerrisdale	
2026-07-16	17:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The information provided at the initial public hearing just confirms the incompetence of the city planners who propose the villages plan. It is incomprehensible that they seek council approval with the plan in such a state of disarray. Council needs to go; planners need to find a new vocation	Donald Yule	Kerrisdale	
2026-07-16	18:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I'm opposed to this expansion of the original Vancouver plan. I also never received any public engagement documents only the notice of the recent pubic hearing, so it came as a bit of a surprise as our home is in the middle of one of the so called villages. So, looking back, the city increased housing density along major streest like Nanaimo, Broadway, Hastings etc. Also side street lots are being densified with duplexes and more. Why are they wanting to move so aggressively with this? Taking my street as an example (both sides), 2 out of 22 lots have been developed into duplexes, one with a laneway. So 9% of my block. That could be assumed to be an average on the side streets. The major corridors have even less completed. It needs to happen but it's really only started. Why augment the plans to something so much bigger when we haven't even really converted 90% of the rezoned areas? Also, can the infastructure absorb the additional burden of water, sewer etc. I've lived in east Vancouver for my whole life. I've never seen this much construction going on at the same time. Streets are clogged up everywhere you go. I thought the original Vancouver plan kick started the developers to make money of this. In my opinion it is already happening too fast. I also know of two families homes that have been devalued due to large developents beside their homes. Moving these 6 storey structures into the secondary streets only worsens the problem. Let the dust settle , i'm not sure what the ODP council is thinking.	Roberto Distasio	Grandview-Woodland	
2026-07-16	18:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Allowing for these new multistory mixed retail/residential units does not strengthen the neighborhood and provide more necessary but on fact takes them away and weakens the character of the neighborhood while developers profit. The new developments on Hastings Street and Nanaimo Street in recent years have forced out many local small businesses as they cannot afford rent in the new "upscale" locations and are replaced by large chains such as dairy Queen or pot shops which can offord the rent. Additionally the public amenities in the area cannot handle greater density. Templeton pool is already often crowded and in dire need of repair, the local elementary schools have been downsized and are not able to house any more students, and local parks are small. If you have any integrity and hold the interests of communities in mind, not the interests of developers, vote no.	Julian Ronne	Hastings-Sunrise	

2026-07-16	19:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a terrible idea for the city. We we already have our ‘village’ areas such as Dunbar and Kerrisdale which have evolved and grown naturally over the years. Suddenly creating more new retail spaces into the ground floor of all the new multistory buildings will just result in high retail vacancy rates This just seems to be a rubber stamp for developers. The process will destroy the character of many beautiful residential neighborhoods.	Margaret Oke	Dunbar-Southlands	
2026-07-16	19:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	July 16, 2026 Mayor Ken Sim and Members of Vancouver City Council City of Vancouver Re: Opposition to the Proposed Villages Plan Dear Mayor and Members of Council, I am writing as a homeowner living within one of the neighbourhoods directly affected by the proposed Villages Plan. I support increasing Vancouver's housing supply and recognize that our city must grow. However, growth should be guided by sound planning principles—not simply by increasing allowable density. The issue is not whether Vancouver should grow, but how it grows. Vancouver has earned an international reputation for thoughtful city-building based on quality urban design, neighbourhood planning, environmental stewardship, and investment in infrastructure. I do not believe the Villages Plan, as currently proposed, reflects these principles. My concerns include: -A one-size-fits-all approach that does not adequately recognize the unique character, infrastructure capacity, and needs of individual neighbourhoods. -Insufficient infrastructure planning. Growth should be supported by schools, parks, childcare, community centres, transportation, utilities, and emergency services before significant increases in density occur. -Loss of neighbourhood character. Good planning should ensure that new development complements rather than overwhelms established residential areas. -Inadequate protection of mature trees and green space, which are essential to Vancouver's environmental health, climate resilience, and livability. -More density does not necessarily create affordability. The City should demonstrate how this plan will produce housing that is genuinely affordable for middle-income families and first-time buyers. -Neighbourhood-specific planning should precede major zoning changes. Residents deserve a meaningful opportunity to help shape the future of their communities. -Meaningful public consultation is essential. Planning decisions of this magnitude should be developed collaboratively with residents, not simply presented for comment after key policy directions have been established. I believe Vancouver can successfully accommodate growth while preserving the qualities that make our neighbourhoods attractive places to live. That requires careful, incremental planning supported by excellent urban design, adequate infrastructure, and genuine community engagement.	Maire Urquhart	Shaughnessy	

				I respectfully ask Council to reject the Villages Plan in its current form and direct staff to prepare a revised approach that emphasizes neighbourhood-specific planning, infrastructure-first investment, protection of our urban forest, and context-sensitive, well-designed housing that enhances rather than diminishes our communities. Thank you for your consideration. Yours sincerely, Marie Urquhart Vancouver Homeowner			
2026-07-16	19:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to oppose the Vancouver Villages Plan, particularly the mandatory retail designation affecting my neighborhood. I chose to live in a single-family neighborhood and support reasonable growth, but I do not support placing my property in a mandatory retail zone that effectively limits what I can do with my home. It is one thing to allow redevelopment for those who choose it; it is another to restrict existing homeowners based on a future vision. I am also disappointed that the next Council meeting is scheduled for Monday at 1:00 p.m., when many residents are at work. A decision that will have such a significant impact on homeowners deserves consultation at a time when the public can realistically attend. I ask Council to reconsider the mandatory retail requirement and ensure future public meetings are accessible to working residents.	Taeya Carl	Arbutus Ridge	
2026-07-16	19:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the village plan for several reasons. My main concern is that it has major infrastructure gaps. Our Schools, hospitals, parks, community centres are already crowded and many have long waitlists. It is nearly impossible to find a family doctor as well. Lack of transit also a concern. These needs must be addressed before any widespread development happens. Before proceeding with development at such massive change a pilot project should occur. The lack of consultation is also frustrating. The city did a very poor job communicating the plan and it appears to be rushed and with an election in the fall it feels like the city hall is trying to push this through too quickly. It doesn't really address affordability either. In our neighbourhood developers have purchased single family homes and built duplexes. I can think of several units within a few blocks of me that have been on the market for over a year. They are on the market for 1.7 to 2.2 million dollars and they aren't selling. They have tiny living spaces that can hardly fit a growing family. Certainly not the type of housing Vancouver needs.	Aubin O'Brien	Riley Park	
2026-07-16	19:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Ask Ken Sim if he'd be okay with the re zoning in his area and have his property value plummet? There has not been proper consultation on this serious matter and not the appropriate timing to try to pass during the summer when people may not be around to realize the importance of this matter and especially before a civic election when there may be a change in representation in the fall. A little suspicious with timing and motivation Mr. Sim. Will you be around for another term to see the consequences if the Villages plan is passed? We are already going full throttle with densification in our area. Isn't there not a surplus of housing right now and the Feds are stepping in to help us out? Very concerned about the long livability of our city without all the services required to keep up with all this densification.	Shannon Mccloy	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
2026-07-16	19:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We bought our house on MacDonald St 5 yrs ago, we love the area, within 1- 2 block from us we have a cafe, pizza, Chinese & Japanese restaurants, a laundry mart, a locksmith, and a day care. And within 10 - 15 minutes' walk we have Choice's market, more restaurants, an ice cream place, a gas station, and a strip mall. I don't understand why we need to change anything, The biggest thing our family does not agree on is that if the village is approved, we will be prohibited from modifying our property; this cannot be legal. We voted for you in the last election, and we want to continue to support your party. Please don't make us change our minds. Thanks, May	May Myers	Arbutus Ridge	
2026-07-16	19:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	20 story buildings --- all around schools like lord Nelson. This is going to be a huge challenge. Already there are not enough parks, already there's not enough amenities, already there's a struggle to have our kids have a place to play, how are we supposed to have 20 story towers around us? I vote no on the villages. Increase density directly on high streets. Think about increasing the number of high streets. No 20 story towers around us.	Marc Schutzbank	Grandview-Woodland	
2026-07-16	19:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Re: Abandon the Village Strategy I am opposed to consideration/adoption of the Village Strategy concept and plan: Vancouver is already a City of well-established Neighbourhood Centres which have grown over time around high streets of local businesses, community and City amenities, and served by the transit system and within 10 minute-walk radius for local residents. These existing neighbourhood centres need support and strategic investment to retain and strengthen their role and capacity to serve current and future local residents. The new villages are in different locations, and will damage and eventually destroy the existing neighbourhood centres. They will take demand from existing centres, especially local businesses. The existing Neighbourhood Centres ought to be where the City reinforces what already works, and thoughtfully update what needs to be adjusted and changed. This includes expanding missing housing types and affordability levels, upgrading services and facilities, and supporting and reinforcing retail and local businesses. Consulting at the neighbourhood level through community planning, with citizens, organizations, BIAs, and other organizations is the only effective way for our City to evolve to its fullest potential. A brutal plan dropped onto the map of a community and its residents will never be successful.	Cheryl Kathler	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
2026-07-16	20:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The city said it would be helping small Mom and Pop businesses but this village plan changes zoning resulting in increased property values often forcing these family businesses to close or move. 500 home owners being forced into a city zoning is not democratic.	Katherine Reichert	Shaughnessy	
2026-07-16	22:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This will destroy our current neighbourhood and community. As currently with the building bylaws we see neighbour/renters fighting for street parkings, back lane parking etc.. It's already in a mess the city made in the name of density living. This is not the neighbourhood or community to do it. Having the city continue to target & undermine single family home neighbourhoods, enough is enough. 100% oppose the application!	Bobby Chi	Victoria-Fraserview	
2026-07-16	22:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This plan to remove the rights of homeowners is horrendous. Our beautiful city which recently was considered one if the greenest cities in the world will become a wasteland. Most trees will be removed, no room for a garden of any size. The cement will raise the temperature of the land and create a desert. Where will all the birds go? When it rains there will be no permeable ground to soak up the water. Flooding will be an everyday occurrence. What stores will line all the streets? Shops and restaurants will close. Kerrisdale is losing stores who can't pay outrageous rents. How will new ones survive? When all the yards are gone, where will the children play? On the streets? Parks and community centres and swimming pools will be overrun. What kind of education will our children get when schools are packed to the gunels? Why are you pushing these atrocities through so quickly? Because we are going to vote the lot of you out in November? You were not voted in to destroy our beautiful city in one term. I was born here and have lived here all my adult life. I have never seen a worse Mayor and Council. You already know we have thousands of unsold condos. What you are planning is more of the same. The citizens of Vancouver moved, or stayed here for what we have now. All the homes that are currently coming down to build many units on one lot is more than enough. The laneway homes enable families to stay in the city without destroying their neighbourhood. Renovating larger homes to build an extra suite still works. Taking 4 homes off West 49th Avenue and putting in a six story building with 140 units is ludicrous. Where will all the cars for any of those developments go? I can't imagine how many delivery trucks will be cruising our streets looking for a place to park! It's bad enough already. You need to scrap this so called neighbourhood plan. What we have now is neighbourhoods. Please do not carry this plan forward. All your DEVELOPER friends can go somewhere else. Either that or our city will lose its citizens who care and you will have a bunch of off shore owners who really don't care what happens here. OR IS THAT YOUR AGENDA? AS THE EXODUS OF SANE, CARING PEOPLE LEAVE, WHAT WILL BE LEFT?	Janet Boeur	Kerrisdale	

2026-07-16	22:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The 17 Villages Plan and rezoning to R3-4 makes no sense, is a direct attack on property owners and benefits no one except the developers. We already have thousands of condo and apartment buildings that remain unsold or empty as they are either unsuitable for families and seniors or are unaffordable. So how does building more make any sense? And the total disregard of the rights of property owners to decide when and to whom their properties can be sold or what they are allowed to build on those properties is a disgraceful overstep of authority and must not be allowed to proceed. Thank you. Diana Collins	Diana Collins	Kerrisdale	
2026-07-16	23:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Village at Wales/41st makes absolutely no sense other then displacing detached homes. Low rise condos x 2 has been built, which is ok but no more commercial space as there is no parking available. Commercial space would be better suited along Kingsway corridor which is 2 blocks away!	Mary Chou	Kensington-Cedar Cottage	
2026-07-16	23:23	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 Village Plan rezoning at Oak Street and West 49th Avenue. As a working individual in my early 30s who was born and raised in this neighbourhood, attended Jamieson Elementary School, Sir Winston Churchill Secondary School, and later graduated from UBC, I have witnessed firsthand how this community has evolved over decades. While I understand the need to address housing affordability and accommodate future growth, I do not believe this proposal represents responsible or balanced planning. My primary concern is that the proposed level of density far exceeds what the surrounding public infrastructure can realistically support. First, local schools are already under increasing pressure. Jamieson Elementary, Churchill Secondary, and nearby schools have finite classroom space, staffing, and educational resources. Introducing a significant number of new residential units will inevitably bring more families with school-aged children, yet there is no clear commitment to expanding school capacity, constructing new schools, or ensuring adequate educational resources before this development proceeds. Growth should not come at the expense of educational quality for current and future students. Second, transportation infrastructure is already strained. Oak Street and West 49th Avenue are major arterial routes that regularly experience congestion throughout the day, as evidenced by the single lane congestion between Oak St and Cambie St on West 49th Avenue. Additional density will increase vehicle traffic, transit demand, pedestrian activity, and parking pressures in an area that is already heavily utilized. Without meaningful transportation improvements, residents will experience longer travel times and reduced neighbourhood accessibility. Third, healthcare and community services are already under pressure. Family physicians, walk-in clinics, recreation facilities, libraries, and other public services in the area have experienced growing demand. Adding thousands of new residents without proportionate investment in these essential services risks diminishing access and quality for everyone. Fourth, this proposal appears to prioritize housing targets over comprehensive infrastructure	Allen Weng	Oakridge	

				planning. Responsible city planning should ensure that schools, parks, utilities, community centres, emergency services, sewer capacity, and transportation improvements are delivered alongside increased density—not years afterward. Residents deserve confidence that infrastructure will keep pace with growth. Fifth, the scale of the proposed buildings is inconsistent with the existing character of this established neighbourhood. While change is inevitable, redevelopment should be gradual and context-sensitive rather than introducing a level of density that fundamentally alters the community in a short period of time. Finally, I am concerned that this proposal places disproportionate pressure on a single neighbourhood without sufficient evidence that the supporting infrastructure has been adequately planned or funded. Good planning requires balancing housing objectives with livability, public services, and long-term sustainability. I encourage Council to reconsider the scale of this rezoning and adopt a more measured approach that aligns future housing growth with concrete commitments for new school capacity, transportation improvements, healthcare services, parks, and other essential public infrastructure. Residents should not be asked to accept substantial increases in density before these critical investments are secured. As someone with lifelong ties to this community, I believe growth can and should occur—but it must be planned responsibly. I respectfully urge Council to reject or substantially revise the proposed Village Plan for Oak Street and West 49th Avenue until the necessary infrastructure is demonstrably in place to support the additional population.			
2026-07-16	23:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the application for many reasons, but my main one has to do with how it overrides the Grandview Woodland Community Plan and having a larger "village" and more storefront spaces along Nanaimo/Broadway will draw customers and shoppers away from shops and restaurants on East Hastings and on Commercial Drive (where there are already significant spaces for lease and where many businesses are either failing or just hanging on by their fingernails). The rents for store and restaurant spaces are crazy high. Gentle density is already happening in Grandview Woodland. People are building more duplexes and adding more laneway houses. Residential rents are starting to come down slightly, We don't need slews of new empty and unaffordable dwelling units.	Penny Street	Grandview-Woodland	
2026-07-17	00:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a complete disregard for the citizens of our beautiful city. What an epic disastrous plan, beyond short sightedness. Our streets will look like a ‘developing nation’ within 50 years, rather than being a model plan for our world. Stop this now.	Jamie Lynn Klippenstein	Kitsilano	
2026-07-17	02:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The issue isn’t density itself, but how density is to be integrated, constructed, financed and serviced. There are planning possibilities to ensure socially and environmentally responsible considerations are addressed, but these Rezoning changes and the ODP Amendment are too rushed. These villages and any future proposed high rises in the surrounding areas must be sustainable and viable. High density housing was rapidly constructed in post-war Europe and subsequently criticized for increased crime and poor mental health. For example, both France and Russia have demolished many of the offending structures until there was a movement to modify the buildings to save the living spaces while improving the overall community situation. Vancouver should learn from other development errors to avoid the risk of engaging in mass demolition within 50 years. Planning for increased density and livable community must be realistic. The City’s 329-page Referral Report of May 26 on the Villages Planning Program only mentions infrastructure in causal terms, but these are real issues that deserve budget forecasts and structural considerations. “Upgrades to utilities and infrastructure to support future population and employment growth will be confirmed, and if required, implemented	Sharon Blair-Chow	Kerrisdale	

			through the development application process.” “Sewer capacity upgrades are only considered for higher density developments” and “local water system upgrades may be required in some cases.” What about the estimated cost of upgrades related to the Villages? Nothing is mentioned about additional storm sewer runoff issues created by the loss of existing trees and green spaces. Atmospheric rivers in Metro-Vancouver are part of climate change and should be taken into account in the planning process. Financial analysis reported in Appendix K prepared by Coriolis Consulting Corp. only addressed the financial feasibility for developers plus the aspect of affordable housing on the Westside seems to always have “or cash in lieu contributions.” The implications of the re-zoning seem to benefit developers far more than those who live in these village areas before or after development. Will the requirements for demolition recycling will be enforced? What about the cost of replacing street trees and landscape requirements? Will the building developers be required to provide sufficient storage for bicycles, sports equipment and seasonal decorations that won’t fit in the living space of the units? The City staff have made many assumptions including that the number of displaced renters will be low. Our block alone has many renters. Will the proposed developers’ compensation actually be sufficient to relocate renters when affordable rental spaces are in short supply already? Who are these units really built for and why rush the implementation of this OPD for October 2026 when there is a surplus of units now? The OPD does not mentioned anything about the related financial costs of social services like parks, community centres, daycare facilities, or other public spaces. Nothing is mentioned about retail competition to existing community commercial areas nearby. Nothing is mentioned about the increased police and fire services costs related to increased density. Where are those feasibility calculations? Also absent from the OPD are logistic considerations of actual use of the buildings in these villages. There is no mention of providing adequate pull off areas for moving vans, delivery vehicles and trucks to provide supplies to the proposed shops either on the main streets or side streets that are usually barely wide enough for local traffic and cyclists. Where will there be visitor parking, bicycle lanes and pedestrian walkways wide enough for electric wheelchairs, strollers and dog walkers? Reduced air quality as a result of the drastic reduction of Vancouver’s urban forest and the creation of wind tunnels between buildings has not been considered either even though there will be respiratory health consequences that impact residents. Density is necessary in a city with limited land, but it needs to be thoughtful and the commercial components need to develop in an organic way. The current unit surpluses do not provide housing for low-income residents, yet this re-zoning threatens to cancel permits in process for social and low-income housing. No guarantee is made that the new buildings will actually be affordable or that neighbourhoods levelled in preparation for new construction will actually be built in a timely manner. There are already too many ‘dog parks’ to avoid property taxes and the lands east of Queen Elizabeth Park that once provided affordable housing still sit vacant behind a sign that implies luxury living in the future. This OPD requires a deliberate quantitative and qualitative assessment of its consequences beyond the marketing hype of this superficial 17 Villages Plan presentation.		
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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
2026-07-17	02:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I just realized - is this to turn Vancouver into a giant "company town"? For what company? We're not Toronto, we don't have head offices here. Or wait - these are ghettos, right? Tenement houses? Character or heritage or amenities don't actually matter, right? Just concrete blocks of sardine tins - that's what people want, right? More like Asia? Where they're living on top of each other, and STILL can't afford anything. Brazilian favelas? Why did Sim dismantle DTES encampments, only to expand encampments throughout the city? Villages, or slums? Haphazard, no planning, just a corporate developer takeover free for all. Why do we need city hall anyway? Raze that too, surely you could fit a thousand apartments there. Public golf courses? Too luxurious - golf is a Shaughnessy sport, bring on more concrete! Quality of life be damned. People don't come here for fun (right Ken?). They come for the gulags. Seriously, if we're just taking people's homes, I call dibs on Chip's, and Ken's. That's how it works, right? Why isn't Chip's, the largest in the city, the first to be expropriated? What about the Bosa family estate? I think it's going for \$50 million right now. Tough times. How many apartments can we build there?! That's the measure, right? What am I missing? We're the NIMBYs? You first Wilson & Bosa. Where's your altruism? And screw your bought and paid for city hall.	Lily Chu	Kensington-Cedar Cottage	
2026-07-17	03:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am absolutely opposed to the "Villages" plan. The term villages itself is a mere euphemism for expedited multi unit development complexes that eliminate and replace the fundamental features that define the neighborhoods of our city. The plan is utilitarian at best and is completely insensitive to the integrity and security of private and public property in each of its seventeen intended locations. It astounds me to think a person or people calling themselves city planners would conceive of such an arbitrary and soulless plan. There are many thoughtful ways to integrate expanded, affordable housing sensitively in our neighborhoods. This is the polar opposite of any of those. I implore the City to abandon this plan, consult broadly with the residents of our neighborhoods and, where it makes sense to develop housing in harmony with its setting, go back to the drawing board. Chris Kelly Point Grey	Chris Kelly	West Point Grey	
2026-07-17	08:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We are in Fraser/33rd neighborhood and strongly object to further densification. We are 6 people in a single family home.	Doug Taylor	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
2026-07-17	09:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Mayor Ken Sim and Members of Vancouver City Council City of Vancouver Re: Opposition to the Proposed Villages Plan Dear Mayor and Members of Council, I am writing as a homeowner living within one of the neighbourhoods directly affected by the proposed Villages Plan. I support increasing Vancouver's housing supply and recognize that our city must grow. However, growth should be guided by sound planning principles—not simply by increasing allowable density. The issue is not whether Vancouver should grow, but how it grows. Vancouver has earned an international reputation for thoughtful city-building based on quality urban design, neighbourhood planning, environmental stewardship, and investment in infrastructure. I do not believe the Villages Plan, as currently proposed, reflects these principles. My concerns include: -A one-size-fits-all approach that does not adequately recognize the unique character, infrastructure capacity, and needs of individual neighbourhoods. -Insufficient infrastructure planning. Growth should be supported by schools, parks, childcare, community centres, transportation, utilities, and emergency services before significant increases in density occur. -Loss of neighbourhood character. Good planning should ensure that new development complements rather than overwhelms established residential areas. -Inadequate protection of mature trees and green space, which are essential to Vancouver's environmental health, climate resilience, and livability. -More density does not necessarily create affordability. The City should demonstrate how this plan will produce housing that is genuinely affordable for middle-income families and first-time buyers. -Neighbourhood-specific planning should precede major zoning changes. Residents deserve a meaningful opportunity to help shape the future of their communities. -Meaningful public consultation is essential. Planning decisions of this magnitude should be developed collaboratively with residents, not simply presented for comment after key policy directions have been established. I believe Vancouver can successfully accommodate growth while preserving the qualities that make our neighbourhoods attractive places to live. That requires careful, incremental planning supported by excellent urban design, adequate infrastructure, and genuine community engagement. I respectfully ask Council to reject the Villages Plan in its current form and direct staff to prepare a revised approach that emphasizes neighbourhood-specific planning, infrastructure-first investment, protection of our urban forest, and context-sensitive, well-designed housing that enhances rather than diminishes our communities. Thank you for your consideration. Sincerely, Herb and Barrbara Silber, 1135 West 40th Ave. V6M1V1 Vancouver Homeowner	Herbert Silber	Shaughnessy	
2026-07-17	09:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This will not create affordable housing. There is already excess supply now and housing is still unattainable for many. Basic supply and demand economics does not apply to housing here.	Jack Wu	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
2026-07-17	09:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Our neighborhood is already a village with walking access to many grocery stores, pharmacies, restaurants, schools, a community centre and many more. Our current village allows residents to walk 5-10 minutes to access these things while also having a residential quiet neighborhood at night. Our neighborhood's also filled with a beautiful green tree canopy and most neighbors have backyard gardens growing not just flowers but also fruit and vegetables. Bundling towering 6 stories next to these homes will kill many of these canopies and gardens will limited sun exposure. For the reasons above and many more, we are against resining in the Kitsilano neighborhood.	Tina (Kristina) Pfeifer	Kitsilano	
2026-07-17	09:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	We need more affordable housing. Not more rich developers.	May Wong	Kensington-Cedar Cottage	
2026-07-17	10:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I cannot find the one that I'm looking for but I oppose 5027-5053 Boundary Road.	Sandra Hiew	Renfrew-Collingwood	
2026-07-17	10:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This rezoning diminishes the already viable communities and village like setting of my East Vancouver neighbourhood. Multiplex structures between homes pinch already dense areas - parking, shadowing gardens, etc. The speculative builders are building poor quality, unattractive multiplexes to cash grab because no rules are ready to reign this in.	Leanne Macmaster	Kensington-Cedar Cottage	
2026-07-17	10:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	My neighbourhood is already dense with multifamily homes - duplexes, suites, laneways. We already have good shopping and parks within walking distance on Fraser st. The lack of codes for the multiplexes is resulting in speculators building ugly, poor quality dwellings that have no parking, no green space, no trees - not following any architectural aesthetic. They will be an eyesore for years to come.	John MacMaster	Kensington-Cedar Cottage	
2026-07-17	10:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a resident of the Fraser view/ Killarney community. I oppose the plan. Few points. First build the infrastructure before the plan: community centres, schools, transit, policing, fire, out-reach, community health, etc. Second it reduces the quiet residential area of what is remaining in Vancouver. Increased traffic, increase in crime, increase in noise, etc. Third, there are plenty of main artery roads that’s already have been zoned for this type of increase. River District is still missing schools and community! I OPPOSE THE PLAN.	Roy Seto	Killarney	

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
2026-07-17	10:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	The Villages Plan will negatively affect existing commercial retailers. I live within 5 minutes walking of the retail area around Fraser and 27th. According to the Villages plan I will live within 5 minutes of the new retail hub of the “Village”. How can the inclusion of this new development not negatively impact the established retailers? I suggest the outcome will not work for either retail area with established and new Villages businesses struggling to survive. This simple observation raises my concern for the entire Villages planning process. What was the criteria for locating these Villages.? What if the occupancy rates of commercial and private spaces are below the target. Without people and businesses arriving in lock step the Village is lacking viability. The Villages plan needs more tuning. There are too many variables and flimsy assumptions to allow this project to proceed as is. Perhaps a slower approach is needed, one or two Villages to start. More public consultation. Put this project on the ballot in October. Please oppose this application at this time.	Charles Burslem	Kensington-Cedar Cottage	
2026-07-17	10:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the Villages Plan and the flawed process with inadequate community consultation. George Hungerford , OC, OBC, KC	George Hungerford	Shaughnessy	
2026-07-17	10:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose this application. I have chosen to live on a quiet street away from large developments. I would have never guessed that 6 storey apartment buildings could be built across the street from me. Yes, across the street because my side of the street is not in the plan but the other side is. Does that mean my property will be devalued as it cannot be included in a large land assembly? This "cookie cutter" plan across the city cuts into quiet residential streets while busier streets with empty storefronts remain empty. Why not rezone all the areas within a 5 minute walk of these existing "villages" for 6 storey apartments? My house is almost a 100 years old as I suspect are most of the trees. The moment I sell my property, it will all be torn down by a developer and up to 6 townhomes can be built on the property with existing bylaws. On one side I already have a new home with a laneway house and 2 rental units and on the other side a duplex is about to be built. Density is already increasing across the city without any design guidelines. Now you want to add more? As a busy professional I have chosen to pay the extra cost of living close to my work to avoid long commute times and to have a plot of land to be able to spend time enjoying my passion of gardening in a quiet, peaceful environment. Unfortunately the quiet, peaceful street will soon be gone with this plan. I attended open houses regarding this application in December of 2024 and 2025. Both occurred on busy shopping weekends prior to Christmas when residents may not have had time to attend but the required consultation boxes were checked by city planners. Now the public hearing is scheduled during the summer when many residents are on vacation and the final speakers are postponed on short notice to a weekday afternoon when they may be working. Is this a fair consultation process? Please vote no to this application. Thank you for your time and consideration.	Colleen Froese	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
2026-07-17	10:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	As a renter and a millennial mom of two in this area I do not support the proposal. Removing the ability for homeowners to modify their property to have a secondary suite or laneway house means that even if they had wanted to make their lot more dense they won't be able to. I have seen condo after condo go up in my area, and somehow these units just become more and more expensive, and smaller! I am not against density at all, but it must be thoughtful and human centered. Why is Shaughnessy, the least dense area of the city with the fewest people in the workforce, consistently exempt from increasing density, yet lively, already dense east van neighborhoods are always on the chopping block? There is no need to make areas more dense just for the sake of it, and especially when community centers are already facing budget cuts and local amenities such as doctor's offices and libraries are bursting at the seams since they have to already service so many people. The units being built are extremely expensive for parents and are not child centered. Every family cannot live in 700-800 square feet when there are so few third spaces. We need to keep our mature trees to naturally cool our streets, and this could be done if we put an ounce of pressure on developers to spend a little more money to build around these beautiful trees! We are in a climate crisis - why are we sending homes to the landfill to build apartments that largely sit empty? Why do we expect every family to spend \$3500 to rent a 2 bed and den condo? We need thoughtful density in the form of coops, modifications to detached homes that REDUCE entire structures being sent to the landfill, and we need to stop prioritizing developers at the cost of Vancouverites.	Madeline Stephens	Kensington-Cedar Cottage	
2026-07-17	11:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Those are villages running all along Macdonald and Mackenzie, each one butting into the next to form a continuous mile wide swath cutting across the city, while still of course excluding the finer view properties along Puget and Quesnel? That is four conjoined villages, not a wholly built region of urban density? I smell the scent of a tax grab coupled perhaps with a not so subtle urging through taxation of owners from their homes of many years, taxed out, forced to sell. What's the rush, we'll be dead soon enough, then you can buy it all and build what you like anyway.	Susan Berganzi	Arbutus Ridge	
2026-07-17	11:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose this. I have lived in this area my whole life and love the way it is. It is already over crowded with all the duplex, multiplex. They are turning what used to be 2 houses into 16 units. That is a whole block worth of cars for 2 plots of land and you want to add more? I think this is insanity. what you should do is just develop around existing hubs and sky train stations. Leave our quiet neighborhoods alone.	Joshua Huang	Renfrew-Collingwood	
2026-07-17	11:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Rezoning in Kerrisdale to date has already led to the development of multiplexes that are negatively impacting the character and ambience of an old, established neighbourhood. This proposed Village Plan seems to continue this negative trend.	Robert Moody	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
2026-07-17	11:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose this plan for a variety for reasons. My main opposition is that home owners in the area will not have a say in what they do with their own properties. We have a special needs daughter and have spent money buying and renovating our home. We may need to make additional accommodations for her as she gets older and cannot live on her own. Under this plan, adding anything to our house or remodeling are forbidden. We also would not be able to completely rebuild if it was necessary. Furthermore, many of us bought our houses in the past 10 years when prices were at an all time high. The plan would absolutely decimate property values and render anything in the village worthless to anyone but a developer. So then we would be in a position of losing a million plus on our house and still be in a market where the average property is 2 million or more. There is no plan or intent to increase the services in the neighborhood with the proposed density increase. Parks, community centres and transit are already at capacity and developers and or the city have no obligation to make necessary changes. Implementing a plan that says owners cannot have options about what they do with their own land is so upsetting. How can people who’ve significantly invested in their houses and community suddenly be at the mercy of a developer? Any demand for houses that people have invested millions of dollars in suddenly plummets and you’ll be left with virtually no options or sell at a significant loss.	Nathan Barnard	Kensington-Cedar Cottage	
2026-07-17	11:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly object to the arbitrary over-reach of this so-called ‘village’ project near 16th Avenue and Macdonald Street, on both social and personal grounds. The proposed plan ignores the vitality of the community in place. It erases the (multicultural and multi-generational) neighbourhood that people have built up here over many years and that currently thrives. It would dismiss the local shops, the mature gardens, the trees—all that local citizens have developed in place to enable this community to be safe and neighbourly, to work, to function well, to be green. It also tacitly belittles all that I have done personally to celebrate this neighbourhood and city (I have been recognized at different times by the City of Vancouver Award and by the plaque that is installed at the Public Library downtown). This ‘village’ project makes the city’s formal recognition of me and my work seem an empty gesture. In short, the plan that has been proposed would tear this working community apart. For me and my neighbours it would destabilize our sense of home. It is divisive, it is implicitly ageist, and it is wrong. The proposal therefore needs to be revisited and rethought. And in its current form rejected. Yours, W.H.New, OC, FRSC	William New	Kitsilano	

I have lived in West Point Grey for 40 years, and I am deeply concerned about the recent wave of development in our neighbourhood. Duplexes, triplexes, and multiplexes are now being built on lots that were once zoned for single-family homes, and the impact on the character of the area has been significant.

These new “plex” developments often occupy most of the lot, requiring the removal of mature trees, shrubs, lawns, and both front and back gardens. As a result, we are steadily losing the green space that has long defined West Point Grey.

In addition, the scale of these buildings is out of proportion with the existing homes. Many extend beyond the footprint of neighbouring houses—jutting forward, backward, and upward. This increased height, width, and depth disrupts the streetscape, blocks sunlight, creates shadow, and diminishes the sense of openness that once made these streets so pleasant. What was once a cohesive and attractive neighbourhood is becoming visually fragmented and increasingly out of character.

The design quality of these developments is also concerning. Many appear to prioritize maximizing floor space over any consideration of aesthetics or architectural harmony. There is little effort to integrate with the surrounding homes or to contribute positively to the neighbourhood. The result is often box-like structures finished with inexpensive materials such as stucco and synthetic trim, along with decorative elements that feel mismatched and poorly executed. Overall, there seems to be little commitment to thoughtful or enduring design.

I understand that the intention behind these changes is to increase housing supply and improve affordability in British Columbia. However, the average cost of these units in West Point Grey is approximately \$2.8 million. This does not meet the definition of affordable housing for most residents. Instead, these developments are increasing density without addressing affordability, while simultaneously eroding the qualities that make the neighbourhood desirable.

It is certainly possible to introduce more diverse and attainable housing options in established neighbourhoods. However, this should be done with clear design standards and meaningful input from residents, as well as architects and urban designers. New development should enhance—not diminish—the character and livability of the community.

Finally, many residents feel they are not being adequately consulted about these changes. There is a growing sense that decisions are being made without meaningful community input, leaving residents feeling excluded from the future of their own neighbourhood.

I urge the City and Province to reconsider the current approach, and to prioritize both affordability and thoughtful design, while ensuring that residents have a genuine voice in shaping their community.

Dr. Hinda Avery



**Mayor and Council
City of Vancouver**

Re: Preservation of Greenery on Sasamat Street

Dear Mayor and Council,

We, the undersigned residents of West Point Grey, are writing to express our concern about the planned demolition of the homes, lawns, and gardens at the following properties:

- 3123 Sasamat Street
- 3188 Sasamat Street
- 4503 West 16th Avenue

The mature greenery surrounding these properties—including trees, hedges, shrubs, and other established plantings—represents many years of growth and contributes significantly to the beauty, biodiversity, and environmental health of our neighbourhood.

Plans for two- and three-storey duplexes, triplexes, and fourplexes on these sites will require the removal of much of this established vegetation. At a time when the City of Vancouver is committed to increasing urban tree canopy and preserving green spaces, we are concerned that so much valuable greenery will be lost.

We respectfully urge the City to require the preservation of as much existing vegetation as possible during redevelopment. While we appreciate that some larger boulevard trees have been protected, we ask that every reasonable effort also be made to retain additional mature trees, hedges, shrubs, and other established landscaping on these properties.

We believe that thoughtful development and the preservation of established greenery can coexist, benefiting both current and future residents.

Thank you for your consideration of this important matter.

Sincerely,

Name: Val Bjarnason *UBA*

July 10/26

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

**Mayor and Council
City of Vancouver**

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Sincerely,

Name: Dr. Hinda Avery

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Appendix B

Dear Mayor Sim and Council,

I live at [REDACTED] I am writing to ask Council to revise the proposed Angus Drive and West 57th Avenue Village boundary to include the north side of W 53rd Ave, including my property and the neighbouring excluded properties, before the Villages Plan is adopted.

The proposed boundary creates an inconsistent and unfair planning outcome. Properties nearby are included in the Village Plan, while the north side of W 53rd Ave is excluded. We are part of the same neighbourhood, use the same local roads and infrastructure, and pay property tax under the same residential tax class as nearby included properties.

If this area is appropriate for added density, the opportunity should be applied consistently. It should not stop at an awkward boundary that excludes one side of W 53rd Ave while nearby properties receive new redevelopment opportunities.

I was very disappointed to learn about this proposal only after receiving the public hearing postcard on July 7, with the public hearing scheduled for July 15. This gave affected residents very limited time to review the plan, understand the maps, speak with neighbours and prepare meaningful comments. There was also no direct public consultation with our street before the hearing.

The Villages Planning Team emailed me today and advised that Village boundaries were initially based on a 400 metre radius, then adjusted based on other factors. This explanation is not clear enough to justify why the north side of W 53rd Ave is excluded while nearby properties with similar conditions are included.

If our properties remain excluded, we may still face the impacts of future nearby density, including increased traffic, parking pressure, shadowing and privacy impacts, but without the same redevelopment opportunity. That is not a balanced or equitable result.

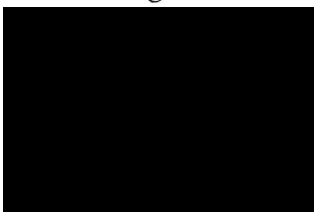
I have spoken with five neighbouring property owners on the north side of W 53rd Ave, and we share the same concern.

We respectfully ask Council to revise the proposed boundary and include the north side of W 53rd Ave in the Village Plan, including [REDACTED] and the neighbouring excluded properties.

I have attached a map showing my property and the excluded area for reference.

Thank you for your consideration.

Ivan Tseng



July 10'2026

Map 2.14 Land uses in the Angus Drive & W 57th Avenue Village

