

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
2026-07-20	10:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please see the attached letter.	Sheila Steeves	Dunbar-Southlands	Appendix A
2026-07-20	10:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This is a ridiculous blanket policy which will destroy the feel of Vancouver neighborhoods. Even as a young person who’s concerned about affordability, I can see this is a mistake. It will heavily favour developers and infringe on individual property rights. I strongly oppose this plan.	Julia Moore	Kitsilano	
2026-07-20	10:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am very opposed to the Villages plans for several reasons. 1. We cannot afford to lose more trees and greenery in this city if we care about climate change. 2. Highrises don't make for good neighbourhoods. People already feel a loss of privacy and so keep to themselves. 3. The plan puts "villages" in the weirdest places and disadvantages other neighbourhoods like Dunbar. and no I don't own a shop) 4. I don't think it is right for ordinary people to have to abandon their homes because they can no longer afford the raised taxes caused by rezoning. Please reconsider this whole concept. Thank you, Marion Runcie	Marion Runcie	Dunbar-Southlands	
2026-07-20	10:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This will not solve the affordability crisis in Vancouver. These are also not “villages” and will kill the individuality of the neighbourhoods without adding any benefit. Any retail space will be over priced, as will the housing units. We already have a ton of empty, overpriced condos. Please rethink this policy.	Fraser Moore	Kitsilano	

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-20	11:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I graduated from Magee High School in 1988 with Ken Sim. I am so disappointed and upset with what is being allowed to happen to our neighbourhoods. As someone who grew up in Vancouver, I am shocked at his disregard for our communities that are being destroyed. The densification is happening in a way that disrespects our environment, neighbours, and community. Making way for these multiplexes on residential streets does the following: -removes all trees on the properties -leaves little or no green space after the build is complete -blocks out the sunlight and view of the trees/sky/mountains for neighbours because of extremely tall buildings and buildings set so far forward in the lots -lowers all of our property values -the number of cars added to each street for parking is potentially over 12 per lot as most people don't end up using garages. We have 2 4plexes that were recently built on our street. As unattractive as they are because of the low quality workmanship and materials that have been used, at least they do not overtake the lots, and respect the line of the houses on the street. This is not the case for another that is soon to be built 2 doors away. We are devastated beyond belief. Instead of looking out at beautiful trees, we will be looking at a massive wall spanning from the front sidewalk to the lane which will potentially completely block the sunlight into our backyard. We have family who are building a house on a beautiful view lot on 30th & Trafalgar which they purchased in 2006. As they near completion, they have been shocked to see the house across the street knocked down and replaced by a structure that completely blocks their view. Pphoto is attached. Why are there no limits to build heights on streets like this? This would have previously been a building restriction. Unacceptable!! On many retail streets, ie Dunbar, long term small businesses have been driven out due to development, and the new retail space is only affordable for banks, learning academies, vape shops, etc. Gone are the shops, restaurants and other small businesses that made the neighbourhood great. There is a way for densification to be done right, and also to make the city livable and maintain Vancouver's beauty and charm. I also feel just as strongly about these proposed Villages. It is a plan/idea that will not work and will destroy our charming neighbourhoods. One example is 33rd and Mackenzie. This is a bustling street with locals meeting at Butter Bakery, Bigsby Bakehouse, Quince Flower shop, Windsor Market among others. This is what makes a community great. I guarantee that when these 'towers' are completed, the only businesses that will survive are banks, learning academies, vape shops, etc which is what we see up and down Dunbar street where new developments have replaced the old longstanding businesses who can't survive the loss of retail space. Without any regulations about what can be built and limit to trees that can be removed, we are destroying the beauty of the communities and also our environment. It seems that the only ones that will benefit from this are developers. It is my understanding that there are many vacancies in these new developments which are undersized and overpriced. These changes are lifelong, and by moving forward with this plan, you are destroying the livelihood and happiness of so many Vancouver residents. It seems so wrong that a government can temporarily come into office and make such long term drastic changes that really destroy a city forever. Do better Vancouver Government!	Anne Fernback	Dunbar-Southlands	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-20	11:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I strongly oppose the 17 villages plan, such one fits all top down approach when there is insufficient public engagement. Under such plan, all the trees, big or small, old ir young man be completely removed and just replaced by replanting. This is so detrimental to environment and produce more heat.	Olive Yu	South Cambie	
2026-07-20	11:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please VOTE DOWN the Villages Plan! It does not address the needed amenities and infrastructure for adding this much density There are already many forms of housing diversity either permitted or in the pipeline where consequences are yet to be seen. There are various forms of unsold housing currently: There are approximately 2,200 to 2,500 active condo listings in the city of Vancouver proper. The median list price for these units is around \$800,000 with many over \$1M. Across the broader Metro Vancouver region, the number of total active condo listings is closer to 17,000, with a rising surplus of thousands of newly built, completed units still sitting completely unsold 420 to 435 active duplex listings available for sale in Vancouver w/ median list price sits at approximately \$1.71 million There is no guarantee of affordability, with proposed East Side proposed development not requiring any below market inclusions Implications for property taxes and property rights are extreme and unusual Plus + a million other reasons. This is a complex plan that is not thorough or well-thought out. Please abandon this plan NOW!	phil westoby	Grandview-Woodland	
2026-07-20	11:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please read and consider the points made in this letter. Respectfully submitted, Patrick Condon	Patrick Condon	Kitsilano	Appendix B

2026-07-20	11:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I will NOT vote for any candidate in the upcoming November civic elections who votes in favour of the Villages program in any form similar to the proposed plan. Additionally, I will not vote for any other candidates offered by a party that has supported this unbelievable drastic plan. I am deeply opposed to this attempt to bypass public preferences and longstanding practices, disrupting decades of prior planning within Vancouver neighbourhoods and horrifying residents who face being squeezed out of their neighbourhoods after decades of working and paying taxes and nurturing the multitude of trees and shrubs making our city beautiful and environmentally enviable. We are NOT a privileged elite. My family has never had better than the mean income level in Vancouver. We gave up many other things -- including travel and dining out - to pay off your mortgage as soon as possible despite historically high interest rates in some years. We chose this neighbourhood carefully for its desirable location near medical facilities and doctors as we age. We have welcomed many new neighbours during our years here, from different countries and provinces, and have opened our home to doctoral students and others from UBC. This new plan shows ignorance of many aspects of Kitsilano, including residents' historic interest in the environment - which the new plan's intensive development will disrupt as innumerable conifers and a wide range of other trees including magnolias, dogwoods. and others are chopped down. There are no new parks shown, no new schools indicated. The ubiquitous 3-lane roadways will certainly not be widened, meaning that any two-way traffic, including on existing bike routes, will be continually bogged down - mandating one-way streets? (That would be the least problem.) Send this plan back to the anonymous planners who created it and think again - this time accepting some advice from longtime residents and past planners who understand the city well.	Joan Bunn	Kitsilano	
2026-07-20	11:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Strongly oppose	Margaret Fraser	Dunbar-Southlands	
2026-07-20	11:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Mayor Sim and Members of Council, Reject the Villages Plan. Vancouver already has approximately 78,300 homes in its development pipeline, including 15,100 under construction. City staff expect 30,900 more completions by September 2028—enough to exceed the Province’s housing target. Broadway alone has 25,141 proposed units across 134 projects. Yet before that enormous supply has been completed, absorbed or properly evaluated, Council wants to blanket-rezone roughly 14% of the city. Why? The City’s own reporting acknowledges slower population growth, collapsed condo presales, unsold inventory, financing difficulties and projects being delayed or redesigned. Developers are stalling projects, trying to convert condos to rentals and, in some cases, entering insolvency proceedings. CMHC expects weak condominium construction and elevated rental vacancies as record numbers of apartments already under construction reach completion. So who is the Villages Plan actually for? Show us the population, employment and income projections supporting it. Show us the employers and wages that will allow local residents to buy or rent the resulting units. Show us why another massive grant of speculative development capacity is necessary while thousands of approved homes remain unbuilt and completed condos remain unsold. There is demand for affordable housing. There is plainly weakening demand for the expensive investor-oriented product Vancouver’s development model produces. Those are not the same thing.	Lily Chu	Kensington-Cedar Cottage	

			The problem is not simply an absence of theoretical “supply.” It is that the supply being produced does not match local incomes. Granting developers more land to speculate on does not fix that failure. It spreads it. Why are established arterials and transit corridors not being substantially built out first? Residents can already see major development at 33rd Avenue and along Victoria Drive, in addition to the extraordinary construction planned along Broadway and other corridors. How much simultaneous rezoning and construction is enough? Complete and evaluate those areas. Measure actual sales, rents, vacancies, infrastructure pressures, displacement and affordability. Do not leapfrog unfinished corridors and turn quiet interior streets into the next speculative frontier simply because developers want more options. Blanket rezoning creates land-assembly pressure, inflated expectations and the genuine danger of stalled sites and orphaned properties when projects fail to proceed. Existing homes can be neglected or demolished, neighbours displaced and coherent blocks fragmented—with no guarantee that viable or affordable housing will replace them. Kensington-Cedar Cottage is not an empty spreadsheet. It contains established homes, rental suites, mature trees, parks, views, sunlight, quiet streets and a central location that already works exceptionally well. Those qualities are what make a city livable. They are not planning defects waiting to be monetized. The City has not demonstrated that it understands what six-storey construction throughout this topography would do to views, shadows, privacy, tree canopy, traffic, parking, sewers or the relationship between Kensington Park and the surrounding neighbourhood. Once those assets are destroyed, another planning report will not restore them. The mixed-use premise is equally dubious. Vancouver is already hostile terrain for small businesses: punishing rents, high operating costs, permitting delays and relentless regulatory burdens. What exactly will fill all the proposed commercial space? Independent grocers and cafés that cannot afford new-building rents—or vacant glass boxes, chains and speculative commercial strata? Calling something a “village” does not create a community. A six-storey commodity building with an empty storefront is not a village. Nor should public parks, golf courses, recreation facilities or civic lands be treated as spare development inventory. They are collectively owned public wealth. Their openness, recreational value and permanence are part of what Vancouver residents have already purchased through generations of taxes. Protect them. Do not liquidate irreplaceable public assets to compensate for failed housing policy. This Council has given residents ample reason to distrust concentrations of power and insider access. An integrity investigation concluded that the mayor and seven ABC councillors breached the Vancouver Charter by privately planning votes and amendments. FOI reporting has raised questions about mayoral-office involvement in the unusually rapid approval of a plaza beside a business connected to the mayor’s communications director. Council’s attempted elimination of the elected Park Board and the opaque Vancouver Aquatic Centre process have further damaged public confidence. Against that background, Council is now considering a rezoning that could manufacture vast private land value for developers, builders, assemblers and property interests.			
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				That is precisely when maximum transparency is required. Publish all Villages-related meetings and communications with developers, builders, industry associations, lobbyists and political donors. Require councillors, senior staff and prominent advocates to disclose relevant property and financial interests. Quantify the private land-value uplift being granted and exactly how much of it the public will capture. Developers and builders advocating expanded development rights are interested parties, not neutral moral authorities. Their right to advocate does not entitle them to disguise commercial interests as altruism or dismiss affected residents as selfish obstacles to progress. At the latest published count, Council had received 2,031 submissions opposing the plan and only 484 supporting it—more than four opponents for every supporter. If that level of opposition cannot cause Council to pause, then what exactly is the hearing for? Is this consultation, or theatre performed after the decision has already been made? Real housing policy would prioritize non-market and co-operative housing, community land trusts, acquisition and preservation of existing affordable buildings, enforceable below-market requirements, secure purpose-built rental, protection of secondary suites and the purchase of distressed completed inventory at genuine market discounts—not bailouts preserving developer profits. Build homes tied to local incomes. Protect existing affordable housing. Make failed speculators bear their own losses. Stop confusing developer viability with public necessity. Vancouver does not become more inclusive by selling every neighbourhood to the highest bidder. It does not become more livable by replacing its trees, views, sunlight, recreation and quiet streets with repetitive concrete and glass boxes. And it does not solve inequality by manufacturing more assets for those already wealthy enough to finance large developments. Density is a tool, not a religion. Construction is not affordability. Zoning capacity is not housing. Developer profit is not a public benefit. Reject the Villages Plan. Build out and assess the enormous capacity already approved. Pursue actual non-market affordability. Protect public land and existing neighbourhood assets. Then return with evidence—not slogans, moral blackmail and another irreversible gift to the development industry. Sincerely, Lily Kensington-Cedar Cottage resident			
2026-07-20	12:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the proposed current village plan until there is further community input. The current push is invasive and there has not been adequate community consideration. While the idea on surface has some merit unfortunately the forced injection of a village lacks a natural progression as needs arise in a neighbourhood. What is unacceptable is the jamming of housing densification under the guise of that village plan. This just smacks of underhanded ramming of densification into neighbourhoods.	Richard Gee	Kitsilano	

2026-07-20	12:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please accept the attached presentation slide deck and speaker's notes for the public hearing presentation. Thanks in advance.	Erick Villagomez	Kensington-Cedar Cottage	Attachment 1 Attachment 2
2026-07-20	12:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I am writing to formally register my opposition to the proposed blanket rezonings under the Villages Planning Program. The economic framework underpinning this initiative-that Vancouver can solve housing affordability by unilaterally increasing localized rental supply-is fundamentally flawed. Housing demand in Canada is highly integrated, and Vancouver remains one of the country's most desirable jurisdictions. If the City's localized supply initiatives succeed in temporarily lowering rents relative to other regions, it will simply trigger induced demand from other jurisdictions. Interprovincial and international migrants will naturally relocate to capture these lower costs, rapidly absorbing the new supply and driving prices back up to their previous equilibrium. Vancouver cannot build its way out of a national housing imbalance on its own. Attempting to do so will not achieve long-term affordability; instead, it will merely accelerate unsustainable population density. True, stable price reduction requires housing supply growth in Vancouver to be managed in careful, proportional coordination with other provincial and national jurisdictions. I urge Council to reject this blanket rezoning approach and focus on a coordinated, regional approach to growth management.	Annette Whitehead	West Point Grey	
2026-07-20	13:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Please see the letter attached.	J Watt		Appendix C
2026-07-20	13:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	From: janice douglas [REDACTED] Sent: Monday, July 20, 2026 12:30 PM To: Speaker Request <Speaker.Request@vancouver.ca> Cc: Sim, Ken <Ken.Sim@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Vancouver City Manager <City.Manager@vancouver.ca> Subject: Villages discussion July 20 Mayor and Council My name s Janice Douglas, and I oppose this plan. Our family has lived in Vancouver for 5 generations . I am currently living in the proposed Heather and W 33rd Ave village, which is in the process of basically being almost ZjQcmQRYFpfptBannerStart My name s Janice Douglas, and I oppose this plan. Our family has lived in Vancouver for 5 generations . I am currently living in the proposed Heather and W 33rd Ave village, which is in the process of basically being almost complete although there is non	Janice Douglas		

			of the proposed retail. With Multiplexes already all around me I now no longer know my neighbours nor have any feeling of it being a community or even a neighbourhood although I do have the experience of regular dog walkers. The multiplex beside me can see into every room of our house including our bathrooms. An appeal to the city planner before the build was ceremoniously dismissed. At the moment we still have trees in the area although they rapidly disappear with each new project. I have an album of significant trees labelled “on death row”. The villages plan for the city will eliminate 1300 with each village. The staff person speaking to replacement mentioned saplings which are not cared for and usually die off within a year or two of planting.. As a plan to refurbish the urban canopy so needed for clean air and temperature control it is totally ineffective. New buildings have little if any greenspace, certainly no outdoor play places for children . Both factors are stated priority recommendations by the United Nations for healthy living. People in hospitals recover faster if they see a tree out their window. With all new current developments, the vibrant gardens of lush rhododendrons, azaleas pink dogwoods beautiful gardens are demolished. most of the new buildings have no reasonable balconies for even small gardening. At one time Vancouver was noted for having the most flowering bushes and shrubs in all of Canada. When you come to vote on this I would like you to actually consider : How is massive construction of boxes (which is what these architecturally sterile multiplexes are) going to enhance the quality of life in our city. We already have functioning neighbourhood villages unique in character with nearby retail without these boxes. With the now stringent parking restrictions and presumably more to follow how are people		
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			to welcome visitors or guests? What is the rationale for insisting on retail on the ground level of the boxes(multiplexes)? When There are already empty retail spaces on high streets. If the retail can't be rented how is this going to affect livability in the area? How do you really consciously rationalize taking away fundamental rights of current owners to manage their properties in ways that best suit their families, that might include several children or multi generations hoping to age in place providing family care as opposed to expensive alternatives? If these new buildings are going to allow for 1.4 million people in excess of all the new homes in Oakridge Park, the Transit site, Heather lands, Jericho lands, Senakw not to mention all the already approved development permits on the throughout the city, where is all the water for showers, dishwashers, washers dryers etc going to come from? We are already at stage 3 water restrictions? Why when major world recognized planners like Larry Beazly and many other noted Vancouver planners with years and years of experience write in very reasoned ways why this is a bad plan and give good suggestions for other ways to meet the city's growing need, do you think it is a good idea to force this on the citizens? You were elected to steward the City. Usually the word "steward" contains a suggestion of positive care, of good stewardship. This plan is not it. Reject this plan Respectfully submitted J Douglas Get Outlook for iOS			
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2026-07-20	13:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	Not in support of the Villages Planning Program as it is currently proposed.	Olivia Brandt	Kensington-Cedar Cottage	
2026-07-20	14:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I write to oppose the re-zoning of the Granville and 41st proposed village. I do support additional residential density and commercial zoning to support a growing population, but it should not be at the expense of existing residents who had no prior knowledge or consultation. This proposed area already has two villages within 20 minute walking distance OakRidge and Kerrisdale. What has the City done about the record surplus of unsold and unaffordable rentals already in Vancouver? Also of concern is the unfair rise in property taxes especially residents that maybe on fixed budgets. Communities should be involved in community planning at multiple stages, and it should not come down to single public hearing.	Marvin Pon	Oakridge	

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

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2026-07-20	14:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	This "Villages" proposal has made me feel like I am living in my home on borrowed time. We are raising our family of three children in the Fraserhood neighbourhood, south of 33rd. Our kids go to the nearby elementary and high schools and our lives are deeply woven into this community, as are our many friends. I want to know what measures Council will take to protect home owners - not wealthy land owners - but regular people who were either smart or lucky with real estate at a certain point in time in order to have purchased a home in Vancouver. What protections will be put in place to protect my family from an exorbitant increase in property tax due to the proposed pre-zoning to R3-4 from the current standard R1-1. Section 19(8) of the Assessments Act won't protect a large number of friends in our neighbourhood. And I shouldn't be put in a position where I need to defer my taxes for a decade, to lose out in the end when I do sell. I worry that property taxes will go up so much that we will be forced to sell our home - and that so many others will be in the same position. This will open up the area to land assemblies and corporate developers to come in and make the proposed changes to the neighbourhood in a short amount of time. The potential scenario is not just unfair to me, and the thousands of other affected home owners, but it is also utterly devastating. My other question to you is how does this really create affordable housing. If a developer buys a single 33x120 lot at \$1.5m to \$2m, and then spends another \$1m - \$1.5 building a 4-plex or 6-plex.... You do the math on what those new homes have to sell at in order for the developer to make money. That is not affordable housing. And they are small with little to no storage, at best 2, maybe 3, tiny bedrooms and little to no outdoor space. How do you keep families in this city with this kind of housing? The City keeps focusing on quantity of housing over quality of housing. For the Fraser and Knight St Villages, which really should be considered one and the same because the community it affects is overlapping, what is the City trying to achieve? I have been in my home for 16 years, and in that time there has been so much change organically that it already has many of the things the Village is proposing. I walk to my dentist, my grocery store and pharmacy, coffee shops, two to three libraries, and two community centres with swimming pools. We can walk to 5+ parks, three elementary schools, and two high schools. Almost every new house that gets built has one or two basement suites and/or a laneway house, or is a duplex, or more recently, a 4-plex. The current residential zoning already allows for the kind of densification the City wants to see in our neighbourhood, and it is happening organically. Fraserhood, and it's adjoining Knight St, already has a village. The new zoning is completely unnecessary and has the potential to create significant hardship for the citizens of Vancouver. I hope you will take these concerns to heart. There are real people being potentially negatively affected in a big way by this proposal.	Alana Blackadar	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
2026-07-20	14:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Oppose	I oppose the current proposal for the new Vancouver Villages Plan and live within the proposed Wales and 41st Village. While I support the goal of creating more housing options, this is not the plan I support to do so. I agree with much of the feedback provided opposing the proposed Villages Plan. My main concerns include inadequate consultation with existing residents and businesses; insufficient data to support the feasibility of such a proposal; lack of infrastructure development to support increased growth; inability for homeowners to make changes or renovate their existing homes; creating a lack of buyers for single detached homes, which will only make these homes attractive to developers once the plan is approved; and no proof that the Villages will create affordable housing. Ultimately, this is too much development too quickly. I urge council to listen carefully to residents’ feedback and go back to the drawing board on this plan.	Rosanne So	Killarney	

Appendix A

To Mayor Sim and Council:

RE: Vancouver Villages Plan: **Strongly Oppose** *TURNING APPEALING AREA INTO TACKY TOWERS*

I am a Vancouver resident and am writing in strong opposition to the proposed Vancouver Villages Plan for the following reasons:

1. **Lack of Meaningful Public Engagement.** The Phase 2 Engagement Summary Report states that input was received from 1,970 citizens, less than 1000 of whom live within one of the 17 proposed villages (p.11). There are an estimated 26,000 citizens living within the proposed village boundaries. Public "engagement" therefore involved less than four percent of residents living within the villages. Engagement with the total population of Vancouver was 0.26 percent.
2. **Lack of Affordability.** Based on the past three years of experience with city-wide upzoning allowing the construction of three to six units on a single lot, there is no evidence that increasing density leads to affordability. New construction on the east side and the west side of Vancouver, duplexes, townhomes, multiplexes are all currently priced at \$1300 to \$1600 per sq ft. Developer led housing initiatives will never lead to "affordability".
3. **Loss of Vancouver's Tree Canopy.** The multiplex initiative is having one undeniable impact – the virtual clearcutting of mature trees on building sites. This is in spite of City regulations that previously mandated tree protection. The Village Plan would increase the loss of Vancouver's tree canopy by orders of magnitude.
4. **Lack of Demand for Existing Housing Units.** By all reports there is currently little or **no demand for new condominiums**, the market for which has been driven by speculation for years. Three thousand or more such units, all priced at \$1M or more are currently unsold. Changes to federal immigration policy has completely flattened population growth; in BC the population actually decreased last year. Where is the evidence of unmet demand for housing in Vancouver? (Again, there is a need for **affordable housing**).
5. **Generic Upzoning Ignores History and Diversity.** **The top-down imposition of 17 generic Villages ignores the history and character of Vancouver's existing diverse neighbourhoods.** Mandating 17 new commercial/retail centres within the proposed villages ignores the unhealthy vacancy rates in the existing neighbourhood commercial/retail centres.
- * 6. **Impact on Private Property Owners.** One of the most questionable aspects of the Village Plan is the proposed "sterilization" of between 500 and 750 private properties on the proposed Village High Streets. The owners of those properties received a May 22nd letter from the Community Planning Director informing them that **if the Village Plan is passed, the only allowable future use of their properties will be for mid-rise development, specifically street level commercial/retail with five storeys of residential above.** The **only** buyers for those properties will be developers, but the Planning Department also acknowledges that the demand for such development may be years away. In the interim, will the City compensate those 500 to 750 owners for their loss of equity?

At the July 14th Public Hearing / Council Meeting I urge that Vancouver City Council puts the Villages Plan on hold until such time as the above concerns are addressed.

Signature: [REDACTED]

Name: SHEILA STEEVES Date: JULY 16 / 2026

Neighbourhood: [REDACTED]

* **SURELY THIS IS NOT LEGAL !**

Date: JULY 16/2026

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

As outlined in the open letter "[Why Vancouver Must Re-think the Villages Plan](#)" (June 18, 2026 HousingReset.ca) sent to the Mayor and Council from 30 prominent Metro Vancouver urbanists, planners, architects, and academics, there are many reasons why the City should not adopt the proposed Villages Plan.

Instead, I believe the Council should take the following corrective actions:

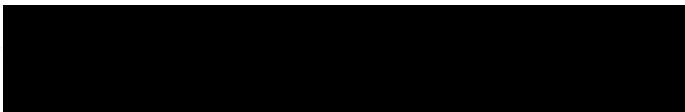
- Postpone or cancel the July public hearing and refrain from approving the current proposal on the existing rushed timeline.
- Rework the program so climate mitigation, tree retention, and livability protections are addressed before any broad rezoning is approved.
- Strengthen existing neighbourhood centres rather than creating competing new commercial areas on smaller village nodes.
- Publish enforceable neighbourhood-specific design controls dealing with setbacks, upper-storey massing, overlook, shadow, privacy, and landscape buffering before Council considers any village upzoning.
- Provide location-specific analysis of transit access, traffic impacts, sewer and drainage capacity, tree-canopy retention, local business displacement, and public-benefit delivery before any rezoning proceeds.
- Conduct meaningful consultation that begins with genuine alternatives, including the option of not designating certain locations as Villages at all.

Vancouver can plan for growth without sacrificing health, shade, privacy, neighbourhood stability, or the vitality of established centres. A responsible plan would protect the urban forest, respect local conditions, value existing communities, and direct change to places that are actually equipped to absorb it.

Thank you.

Signature: 

Name: SHEILA STEEVES

Neighbourhood: 



a place of mind
THE UNIVERSITY OF BRITISH COLUMBIA

Appendix B

School of Architecture and Landscape Architecture
402 – 6333 Memorial Road
Vancouver, BC Canada V6T 1Z2

Phone 604 827 7252
Fax 604 822 3808
www.sala.ubc.ca

July 18, 2026

Open Letter to Vancouver Council on the "Villages Plan"

Subject: Serious Concerns with Vancouver's Villages Plan

Dear Mayor and Council,

I write to challenge key elements of the Villages Plan.

Together with the recently approved Official Development Plan and Broadway Plan, the City is now granting private owners of more than 80,000 parcels the right to build roughly 700,000 new housing units. This represents enough capacity to house an extra 1.4 million people—more than double Vancouver's current population of 670,000. At today's 1% annual population growth rate, this single decision delivers over 100 years of future housing supply. Yet even the projects already in the approval pipeline (roughly 78,000 units) would satisfy 30 years of trend growth.

Contrary to this city's long standing policies for new density approvals, this massive landowner entitlement is being provided free of charge, with no expectation of payment for these new land rights. These land rights are worth many billions of dollars. The City is giving them away for free in the hope that this will somehow make housing more affordable.

This is an odd notion for our planners to hold. If adding hundreds of thousands of new units to existing neighbourhoods truly lowered prices, Vancouver would have North America's cheapest housing.

It has North America's most expensive housing. (charts below)

It defies logic to expect an "unleashing of the housing market" — the primary justification provided for the Villages Plan — to produce affordable housing when we have spent decades trying to do just that. Vancouver has tripled its housing stock since the 1960s, all within a city that was already built out. This is a higher percentage increase of infill development than that of any other North American centre city. If adding housing to existing city districts was the sure fire path to affordability we would have seen positive results by now.

Based on this evidence, it is clear: if affordability is the main justification for this plan, it obviously fails the test.

Massively over-zoning a city above reasonable expectations for population growth serves little purpose. The only purpose it serves is to support the false narrative that only "restrictive zoning" stands in the way of affordable housing. It doesn't. It never has. It can't. The claim is false.

On the contrary, if any city proves that it is possible to use zoning as a positive public policy tool, it is the City of Vancouver. We tripled housing units city-wide. No other centre city did that — an unheard-of achievement.

While this sadly did not make the city more affordable, as we had hoped, it did make the city better. Much better.

How was this 200 percent growth accomplished? By working with residents, not against them. Community planning with local communities was the means to this achievement. Planning with communities was not an impediment, as some now claim. It was the democratic path to a better city.

But sadly it is now obvious that our decades-long effort to encourage the housing market, in the hope that housing would stay affordable, has failed us. Given this evidence, it seems foolish to upzone so aggressively, hoping against hope that, in 30 or 40 years, housing will be more affordable.

Achieving durable affordability much sooner than this requires a major change in direction. We don't lack housing; we lack affordable housing. Given this fact, we should follow a path that other similar cities have charted — one where the bulk of new housing built is affordable to average wage earners. This can be done by reviving the Vancouver tradition of building non-market housing at scale, largely financed through "land lift" taxes as applied in Yaletown.

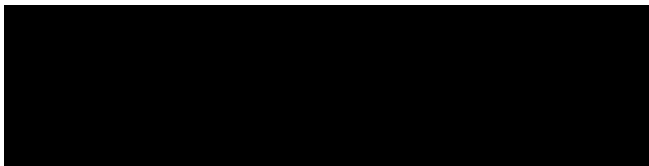
Our own internationally famous False Creek South serves as a storied precedent. Service workers to business owners have found homes in that lovely, self-sustaining community. The pattern is obvious. Reuse it.

Unfortunately, the Villages Plan moves us in exactly the wrong direction. It completely rules out any form of land value capture tax, based on the mistaken fear that it would raise home prices. It won't—and it can't. A properly designed land-lift tax simply reduces the inflated "land price residual" that now funnels unearned speculative windfalls into private pockets. A properly designed "land lift" tax channels those gains into public benefit—without increasing the price buyers ultimately pay.

I urge you to revise these plans by deeply involving residents from every corner of the city in a highly collaborative, bottom-up, neighbourhood-focused planning process. One that might arrive at much stronger inclusionary zoning requirements. The people of Vancouver would rally behind such plans — plans that ensure that their sons and daughters, and the workers who keep this city running, can afford to live in the very neighbourhoods they serve and call home.

Do not pass this plan. Let us turn instead to plans that are sustainable in scale, equitable in outcome, and shaped not for the market alone, but for the people who live and work here.

Yours truly,



Professor Emeritus Patrick M. Condon
University of British Columbia

Housing Growth in North American Centre Cities: 1960-2020

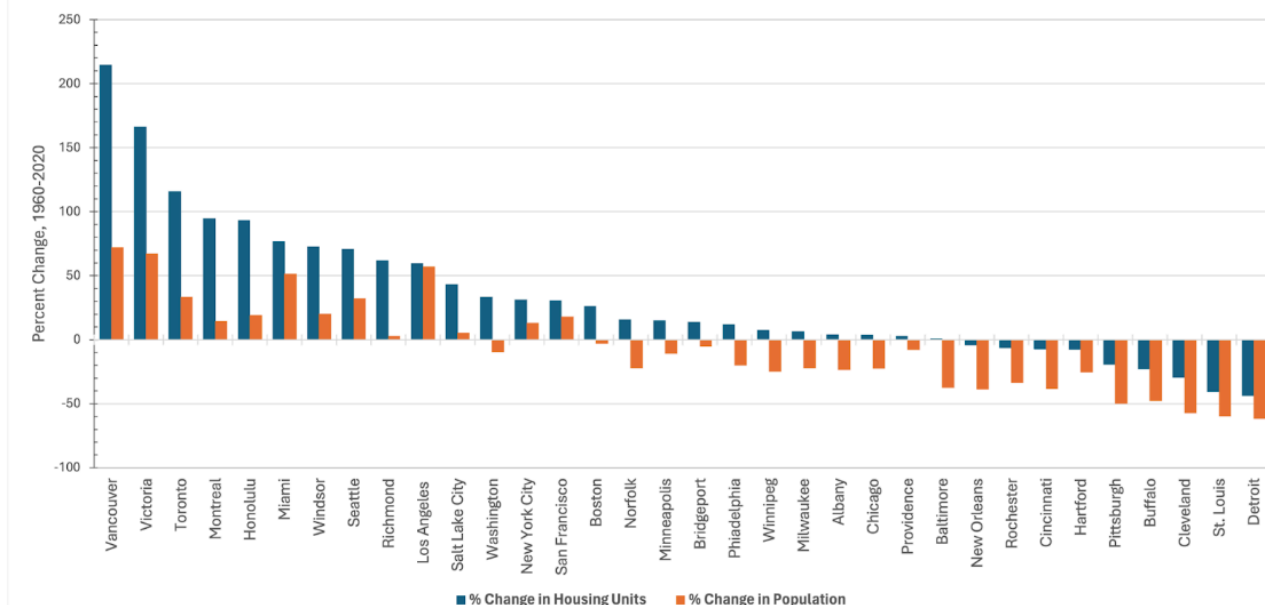


Illustration one: Chart comparing Vancouver's population and housing unit growth since 1960 compared with other North American centre cities.

Housing Construction and Affordability in North American Centre Cities: 1960-2020

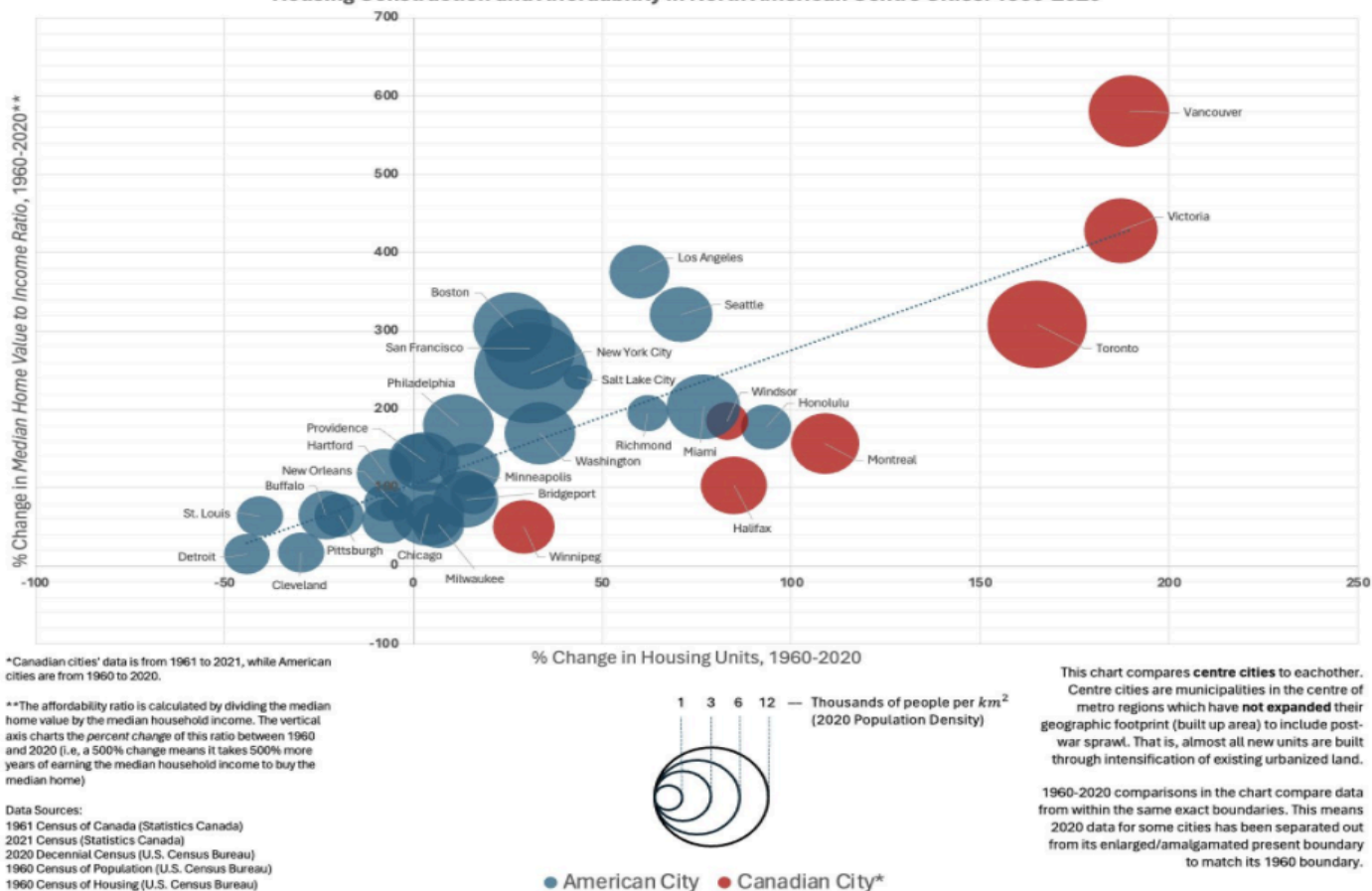


Illustration 2: Chart showing housing affordability relative to income against number of new housing units built since 1960. Inverse correlation between supply and price is marked.

To the Mayor and Council of the City of Vancouver,
 re: Increasing the population of Vancouver in new villages

Before Vancouver was incorporated in 1886, my ancestors settled in the lower mainland of what is now B.C. and Washington state. An ancestor is in the photo of the council outside the tent. In 1955-56, I had a volunteer job at city hall every Saturday morning. I count among my friends, people of First Nations, Chinese and recent immigrants. But over the years, I have seen our city, my city, deteriorate more and more.

Because of 2 broken bones in my (R) leg, I am currently using a walker but cannot get home safely up the hill with groceries because the sidewalk is uneven and the wheels catch and I am thrown forward, sometimes to the ground and groceries rolling down the hill more than once. At 10th Avenue and Yukon, I have been hit by a bicycle running the stop sign twice. Several times I have sat on the bench on the SE corner and counted a 100 cyclists - greater than 95% do NOT stop. I reported the sidewalk a few years back - the city patched it but failed to check the trees had not damaged it again - it happens annually. On the SE corner of Broadway + Cambie the bolts are still sticking up as a tripping hazard because it is installed incorrectly. I had \$16,000 worth of chemotherapy drugs stolen from my mail in June 2025 and was sexually assaulted by a doctor in the Fairmont Building but the VPD are too busy to do the police reports.

Our city is badly broken and you want to more than double the population when you cannot cope with basic maintenance and policing at the moment.

Already people are going onto private property to sunbathe and play with their dogs. They also drive on private roads not maintained by the city. It is safer with a walker/wheel chair to use bike paths; they are smooth; sidewalks are not and we get injured.

The new villages have no parkland; every 2nd & 3rd tower will need to be removed to have park space because of the high density. Transit has been a disaster since 2021 with bus stops constantly moving and long walk commuters that are unknown. Establish a transit system before any building begins. It must be more reliable and cheaper. Vienna is €365/yr. Parking downtown is €1200/mo. You have planned no parking. You have no hospitals for all this population. Many people do not have doctors now.

The city is badly in need of repair. Many road curbs to sidewalk, even with a chip, can no longer get up to sidewalk; am in crosswalk after light changes. Trees need to be replaced to help with climate change. After everything is repaired and crime, drugs and homelessness are no longer city issues, then maybe we can look at a revised plan for villages but villages with parks, transportation, amenities and a high percentage of low cost housing in each building. May be better to create a new city somewhere else instead - could be all modern and contemporary and Vancouver celebrates its old heritage.

Sincerely, Judith L. Wall Deaf/Hard of Hearing.
 (Gmail Post)