

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-08	20:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	<p>While I support the village concepts proposed across the city, I am surprised that the west side of Granville from 41st to 49th and the N/S sides of 49th at Granville to Arbutus are left out of the ODP amendments. These seem ideal locations with excellent transit to upzone to low -midrise apartment buildings.</p> <p>From 41st to 49th on Granville and from Granville on 49th to Arbutus are major arterials by bus, car and bikes to UBC, skytrain, Langara downtown, airport and Richmond and within walking distance to Maple Grove elementary and McGee high schools and Kerrisdale shopping precinct. I'd like to understand the rationale for precluding these arterial blocks under the Oak and 49th Plan and the Granville and 41st plan from the proposed zoning amendments R3-4 (or C-2D/E closer to Save on Foods at 49th /Arbutus).</p> <p>These arterial facing blocks already support seniors housing, multi-family mid rise and a range of other housing types yet, on these 2 major arteries noted, the amendment for low to mid-rise housing under the R3-4 appear to be overlooked. If these lots meet the land area criteria and / or prosed to be assembled as many are, please consider adding these blocks to the proposed amendment to the ODP. Thank you.</p>	Rozanne Kipnef	Kerrisdale	
2026-07-09	10:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	<p>I am a resident and property owner on Munroe Crescent.</p> <p>I would like to understand why Munroe Crescent is not included in the Kerr St & E54th Ave village rezoning boundary.</p> <p>Since Munroe Crescent borders and is impacted by the Kopernik Lodge 6 story development on Rosemont Drive, I would like Munroe Crescent to be included in a study and the Village Plan rezoning area.</p>	Wendy Cachero	Killarney	
2026-07-09	13:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	<p>For the Oak St & W 67th Ave. Villages Plan:</p> <p>I don't oppose the low rise buildings along Oak St. however I oppose low rise buildings along W 67 Ave and near individual homes, and near any elementary school.</p>	Kathryn Smith		
2026-07-09	14:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	<p>In the Villages Plan document there are a number of maps for proposed and current greenways, but when these maps are compared to the map of current and proposed greenways found on https://vancouver.ca/streets-transportation/city-greenways.aspx, there is a distinction made between 'greenway' and 'bikeway' that does not exist in the Villages Plan document. Given that the city makes a distinction between 'greenway' and 'bikeway', the villages plan document should as well, and further (and more importantly), it should be made clear which of the newly proposed 'greenways' are actually just 'bikeways', and which are full greenways.</p>	Kalev Tait	Arbutus Ridge	

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2026-07-09	16:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	<p>POSITION: Conditional Support / Support with Amendment (Requesting Boundary Adjustment)</p> <p>To: Mayor and Council, City of Vancouver Date: July 9, 2026</p> <p>Subject: Boundary Adjustment Request: Oak Street & West 67th Avenue Village – Include North Side of West 63rd Avenue (Fremlin St to Heather St) up to the Rear Lane</p> <p>As a resident of the neighborhood, I request a minor but critical amendment to the draft Generalized Land Use Map for the Villages Plan. The current northern boundary of the Oak Street & West 67th Avenue Village runs down the centerline of West 63rd Avenue.</p> <p>I urge the Council to shift this boundary half a block north to the existing east-west rear lane. This minor adjustment aligns with the Vancouver Plan by maximizing local civic investments and ensuring a cohesive, symmetrical street design.</p> <p>Arguments for Boundary Adjustment</p> <p>1) Maximizes Walkability & Civic Infrastructure ROI: The properties on the north side of West 63rd Avenue are directly adjacent to the brand-new Marpole-Oakridge Community Centre (MOCC). Moving the boundary a half block north will increase missing-middle and multi-family transit-oriented housing supply within the vicinity of a premium public asset. The city will maximize its long-term infrastructure returns by clustering higher-density housing options directly around major civic hubs like the MOCC, allowing more residents to live within walkable distance of community resources.</p> <p>2) Ensures Frontage Cohesion and Respectful Transitions: Using a street centerline as a zoning boundary creates a jarring visual scale mismatch. Under the current draft, the single-family homes on the north side on the north side of 63rd Ave would face towering high-density structures directly outside their front doors, severely impacting front-yard solar access and privacy. Moving the boundary to the rear lane ensures both sides of West 63rd Avenue share a uniform, attractive building scale along the active streetscape.</p> <p>3) Utilizes the Rear Lane as the Proper Structural Buffer: Because properties inherently turn their "backs" to the lane for utilities and garages, nesting the transition to lower density behind the properties along the rear lane buffer protects the privacy and front-yard solar access of the single-family interior further north on West 62nd Avenue.</p> <p>Conclusion</p> <p>Shifting the Village boundary northward to the rear lane prevents an awkward architectural divide, ensures a uniform streetscape, and places more housing directly next to a major municipal investment. I respectfully urge Council to direct staff to implement this adjustment prior to final ODP enactment.</p>	Jason Zhao	Marpole	