

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
2026-07-09	18:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Dear Sirs, I'm the homeowner of [REDACTED], currently, 63rd Ave is proposed as the boundary, as we sit north of it, we are cut off from this rezoning. As homeowner, being included in this rezoning would increase our flexibility in the future, and it gives us additional options and opportunities. My Proposal and conclusion: Shift the boundary half a block north to the existing east-west rear lane (details, please find my letter(2 pages) as attached.	Kit-Chee Li	Marpole	Attachment 1 Attachment 2
2026-07-09	22:00	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	I respectfully ask Council to revise the proposed Angus Drive & W 57th Avenue Village boundary to include the north side of W 53rd Ave, including my property at North side of W 53rd Ave, before adopting the Villages Plan. The current boundary creates an inconsistent and unfair planning outcome. Properties with the same neighbourhood character, streets, infrastructure and residential tax treatment are being treated differently. If this area is appropriate for additional density, the opportunity should be applied consistently rather than excluding a small pocket on the north side of W 53rd Ave. I was also disappointed to learn about this proposal only after receiving the notification postcard on July 7, just days before the July 15 public hearing. This provided very limited time for affected residents to understand the proposal and provide meaningful feedback. The Villages Planning Team also advised me that the boundary was initially based on a 400 metre radius and later adjusted based on other factors. However, this does not clearly explain why the north side of W 53rd Ave was excluded while nearby properties with similar conditions were included. I have spoken with 5 neighbouring property owners on the north side of W 53rd Ave, and we all ask Council to revise the boundary and include our properties. I have attached a map showing my property and the excluded area. It is immediately apparent how odd it is that this small pocket on the north side of W 53rd Ave has been excluded while the surrounding properties are included.	Ivan Tseng	Kerrisdale	Appendix A

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-10	00:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	While I support the rezoning needs around the city to allow more people able to live in Metro Vancouver, I do not agree with the proposed boundary. Along with our neighbours living on the North bound of West 63 between Fremliin St and Heather St, we are concerned that shall this Amended ODP passed, there will very soon blocks of 5 storey high density apartment stood right in front of our homes. We are concerned that: 1. Solar Access: Sunlights from the South will be blocked by these 5 storeys building vs our single family homes. All these single family homes will be shadowed. 2. Loss of Privacy: Privacy will be lost as they looked directly over our front yards and because of these high density Structure height, they will look over our back yards too. 3. Inconsistent street appearance: It would be very awkward to have one side of street to be high density while the other side one or max two storey single family homes. We would suggest: 1) to expand a few more blocks towards the North East of the Marpole Village plan. This means expand to include up to the South West corner of West 59th at Heather St. North bound of West 59th between Heather st and Oak st are school and townhouses. And to the west of this area is joining the new Marpole Community Center. We believe this transition would be more smooth and make sense. Also more residents will be benefited for it. or 2) at least include the residents on 7800 Block of Heather St. and North bound of West 63 (800 to 900 Block of West 63rd), so that it is more complete. Thank you for hearing our voices and considerations.	Lou Leung	Marpole	Attachment 1
2026-07-10	06:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	“Hi Mayor Sim and Council, I live at [REDACTED] on the north side of W 53rd Avenue. The proposed Village boundary creates an unfair outcome on W 53rd Avenue. Properties on both sides of the street are part of the same residential neighbourhood, use the same roads and infrastructure, and pay through the same residential property tax system. However, only one side appears to be included for new redevelopment opportunities. The excluded north side properties may still face the impacts of nearby future density, including more traffic, parking pressure, shadowing and privacy impacts, but without the same opportunity. I respectfully ask Council to revise the proposed Village boundary and include the excluded properties on the north side of W 53rd Avenue before adopting the Villages Plan. Thank you for your consideration.”	Owen Zhang	Kerrisdale	Attachment 1

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2026-07-10	10:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	I live in ██████████ Vancouver. Please shift the boundary half a block north to the existing east-west rear lane. The current northern boundary of the Oak Street & West 67th Avenue Village runs down the centerline of West 63rd Avenue.	Jihoon Suh	Marpole	
2026-07-10	11:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	I am the owner of ██████████, which is located in the "notch" that is just outside the limits of the Angus Drive & W 57th Avenue Village. As we are located within the specified 5 minute walking distance it will make sense include the notched out area within the village area.	Peter Campa		
2026-07-10	12:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	We would like the rezoning of the village area to include our address.	Michael Poon	Marpole	
2026-07-10	16:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	I am the owner of ██████████. My property is directly adjacent to the proposed Oak and 67th Village boundary. I request that Council amend the rezoning map to include my parcel within the Village Plan area.	Joseph Kee	Marpole	
2026-07-11	10:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	I don't agree with the proposal of the rezoning as it will allow 5 storey buildings on south bound of W63, it will block sun light to all north bound properties, and the appear become awkward to have one side of street to be high density than the other side. Instead, I suggest that the rezoning should include up to the South West corner of West 59th at Heather Steet. There are school and townhouses at the North bound of West 59th between Heather street and Oak street. And to the west of this area is the joining to the new Marpole Community Center. I believe this change can benefit more residents.	Eric Kwong	Marpole	
2026-07-11	12:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	As a home owner in one of the villages areas, I support the expansion to 6 story buildings, but I disagree with restrictions to the villages. This should apply to all residential areas in Vancouver. It is fine to leverage already serviced areas, but if you don't change the policy for a low density area like Shaughnessy, it will never change! If we don't build it, that neighbourhood won't ever develop nearby services!	Andrew Krull	Kitsilano	

2026-07-11	13:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	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 We 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. We 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. Arguments for Boundary Adjustment 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. 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. 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. Conclusion 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. We respectfully urge Council to direct staff to implement this adjustment prior to final ODP enactment.	May Yue	Marpole	
2026-07-11	20:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	July 11, 2026 Mayor and Council City of Vancouver 453 West 12th Avenue Vancouver, BC V5Y 1V4 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 POSITION: Conditional Support / Support with Amendment (Requesting Boundary Adjustment) Dear Mayor and Council, We 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 centreline of West 63rd Avenue. We 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 maximising local civic investments and ensuring a cohesive, symmetrical street design. Arguments for Boundary Adjustment	Xin Li	Marpole	

				1. Maximises 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 maximise 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. 2. Aligns with Official C-2 Design Guidelines: The city's official design guidelines dictate that development massing and transitions must protect adjacent lower-density neighbourhoods from negative privacy and visual impacts. The framework expresses heightened concern for residential liveability when an intervening lane is absent to separate deep commercial zones from single-family contexts. Because an established rear lane already exists behind the north side of West 63rd Avenue, utilising this lane as the ultimate zoning boundary directly fulfils the city's intent to maximise structural distance and minimise height, shadow, and overview impacts on neighbouring residents. 3. Ensures Frontage Cohesion and Respectful Transitions: Using a street centreline as a zoning boundary creates a jarring visual scale mismatch. Under the current draft, the single-family homes on the north side of 63rd Ave would face towering six-storey 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. 4. Utilises 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. Conclusion 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. We respectfully urge Council to direct staff to implement this adjustment prior to final ODP enactment. Sincerely, Jimmy Chen			
2026-07-11	23:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	For Macdonald & W16 Village, the extension of commercial mix use area along W16 is a good idea. However, the low density residential area's streets are narrow and parking space is already scarce, and the development of multiplex further stress the neighbourhood. The low density, mostly detached home nature of the neighborhood should be maintained.	Howard Chan	Arbutus Ridge	
2026-07-13	08:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	For the villages plan impacting the grandview-woodland/ Nanaimo area, a condition of this moving forward needs to be investment into our community resources: Britannia community centre, library, park etc. These facilities are already old and near capacity. They need to be updated and expanded if we are to increase density in this area.	Ashley Alvernaz	Grandview-Woodland	
2026-07-13	09:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	It is unclear how the Villages plan will make any difference to the affordability of housing in Vancouver - or whether the villages will just provide more of what we already have in surplus: luxury rentals, one bed condos, and hugely expensive family homes. What assurances can the public expect on this point?	Susan Cooke	Kitsilano	

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2026-07-13	09:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	I want to voice my concern about the plans intention to develop this area without expansion of local services, parks, and transit. I live at 2nd and Lakewood, and the area is perfect for development, but we absolutely need to ensure that the community services can support it -- more parks, more funding to Britannia community centre, and a bus line on first ave, and more service on Nanaimo would help greatly. I also absolutely oppose ANY development that does not include below market housing and social housing. This would ensure the character of East Vancouver is maintained as a working class neighbourhood, not a neighborhood for the rich. Also, fox the smells from the industrial zone near Hastings or you're gonna have a lotta pissed off new residents.	Sarah LeSage	Grandview-Woodland	
2026-07-13	10:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	We are not opposed to some of the Nanaimo Broadway Village ideas. In fact we welcome the idea of having more amenities in our neighbourhood however we do not want our beautiful serene residential streets around that area to turn into 6 storey walk ups. There needs to so more thought put into this before permits are in place to build these large structures. This will change the neighbourhood into something that we were trying to get away from. Rupert/Renfrew Village which we did not know actually affected our street & has already been permitted for 6 storey walks ups. We only bought in 2022 & the area was proposed for duplexes like ours to be the future. Why did this change? Do you not think 6 storey walk ups on every street in the area is overkill? People will still need to have vehicles & the streets are already full. The duplex idea creates more housing but continues to preserve a neighbourhood with character. Introducing 6-storey developments into established, low-rise neighbourhoods will create severe aesthetic and physical impacts, including the loss of privacy for existing single-family properties, blocking access to sunlight, and adding a looming, out-of-scale massing to our streets. Having 20 storey high rises near the sky train area would allow people to live in the area without cars. Adding extra apartment buildings even 6 storeys to every street in the 2 to 5 KMS area will only add more strain to arteries that are congested as it is.	Erica Rycroft	Hastings-Sunrise	

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



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|--|--------------------------------------|---|---|---|---|-------------|
|  | My Property (2025 W 53rd Ave) | Land Use |  | Residential Low-rise |  | Unique Site |
|  | Park or Open Space |  | Mixed-use Low-rise |  | Village High Street | |
|  | Public School | | | | | |

