

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
2026-07-14	16:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Surprised about receiving Notice today same day as public hearing. Doesn’t allow time for much review or consideration. I would have thought a minimum advance notice would be required.	Eileen Holt	Grandview-Woodland	
2026-07-14	17:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	This plan was not put forth in the best interest of community members, it will not make housing more affordable, and it will incentivize real estate speculation. We could increase density, provide better walkable amenities, and encourage neighbourliness without doing these things. I’m not a NIMBY, I love and am proud of my city, and abundance politics is cringe. The Villages Plan should be revised to better serve average wage earners and to better respect existing communities, heritage, and everything else that makes Vancouver unique and worth living in. Thanks for reading.	Charlie V	Kensington-Cedar Cottage	
2026-07-14	17:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Submitting on behalf of myself and my partner. We are new residents of the area proposed for the 33rd and Knight Village plan. We recently decided to move to this area into a duplex due to the relatively affordable housing prices and taxes (compared to other areas of the city) but are now concerned having learned about this new Villages plan that the property tax costs would go up immensely and unaffordably for our new home. While we would welcome some increased density and amenities/commercial use in the area, we also would want to ensure there are property tax increase cost protections for families who have made their homes in this community already and wish to continue living in and contributing to the neighborhood, rather than being pushed away from the neighbourhood due to inaffordability.	Emma Herbold	Kensington-Cedar Cottage	
2026-07-14	19:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Apartments are being promoted as affordable housing, but over time renters build no equity, while homeowners end up with lower long-term housing costs. Why aren't co-ops being brought back?	Dianne King	Marpole	

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2026-07-14	23:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	I just watched the 14 July 2026 portion of the public hearing regarding the Villages Plan. Speakers both opposed to and in favour of the Plan had many good points, and councilors asked good questions. Some observations and thoughts: The plan as currently presented lacks controls and guardrails. Too much latitude is given to the development community. "Affordability" is not concretely defined, and ends up being somewhat meaningless. In exchange for making such a massive swath of the city newly available to developers, we need legally binding agreements ensuring true affordability of the below-market component. And the numbers can't be timid. Yes, the developers will make a little less profit. But if they don't want to compromise, they shouldn't get access to the land. The scope of the proposed rezoning/upzoning is large, but also largely undifferentiated. Could there be some finer-grained controls implemented on the residential areas rezoned to allow lowrise up to 6 storeys? For example: no more than 30% of the rezoned area can be 6-storey buildings, a maximum of 50% of the rezoned area can be 4-6 storey. That would help preserve a diversity of housing, rather than leading to a monoculture. You're probably going to have a war if you execute functional expropriation on the 700 properties that are slated to be rezoned commercial. Especially given the possibly shaky economics of these new proposed village commercial hubs. That probably isn't going to play well with the wider citizenry. For such a massive proposed change to the organization of our city, communication to the public was surprisingly weak. I live in an area proposed for rezoning and I only found that out for the first time with the notification card that came in the mail early July. I easily could have tossed the card in the recycling without looking at it closely. The City really dropped the ball on effective communication. It feels intentional, like the City is trying to sneak through this massive change. Especially given the mid-summer timing of the public hearing. I'm not a NIMBY. I agree that trying to preserve the status quo of traditional single family zoning across much of the city is impractical. All truly global cities develop much denser built forms. London and Paris are good examples of dense cities that aren't that high. But this is only half a plan. The easy/feelgood half. All the hard details are absent. One of the speakers called the plan "lazy", and I agree. Or perhaps "evasive" is a better description. The developers cannot be trusted to fill in the blanks. Their allegiance is to profit. The lack of guardrails in the Plan feels like the City opening the door to developers and requiring little in the way of accountability.	Lachlan Murray	Grandview-Woodland	
2026-07-15	15:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Please see attachment.	Kit-Chee Li	Marpole	Appendix A
2026-07-15	16:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Please see attachment.	Pamela Hawthorn	Marpole	Appendix B

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2026-07-16	08:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Communities opposed condos - they do not fit into current neighbourhoods . Village plan offers an option BUT I am unclear on what this means for existing homeowners within the Village Plan. Can homeowners rezone their property (add a Laneway home/ rezone from single family to duplex or multiplex) ?	Michele Macinnes	Hastings-Sunrise	

2026-07-16	17:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	While I support the general idea of concentrating new housing around neighbourhood "villages," I am not convinced that the proposed approach is complete or adequately addresses the supporting infrastructure required for successful growth. Increasing housing density cannot happen in isolation. It must be accompanied by significant investments in the infrastructure that makes neighbourhoods functional and livable. This includes schools, utilities, transportation, recreation facilities, and street design. For example, Vancouver schools are already operating at or near capacity in many neighbourhoods. If the Villages Plan is intended to bring thousands of additional residents into these areas, where are the plans for new schools or school expansions? Transportation is another major concern. Existing residential streets are already congested due to increasing density from laneway houses, secondary suites, and other infill housing. Street parking is at capacity in many neighbourhoods, and many residential streets are so narrow that parked vehicles prevent two-way traffic. It is common to see cars, delivery trucks, and service vehicles forced to negotiate who can pass, creating unnecessary delays and frustration. I was surprised that the plan does not appear to address these existing conditions or explain how they will be managed as density increases. The plan also emphasizes creating more pedestrian-friendly and green spaces. While these are worthwhile objectives, they seem to assume that residents will rely much less on private vehicles. Is that a realistic assumption? The plan proposes more family housing, yet many families depend on cars to transport children to school, childcare, sports, music lessons, and other activities throughout the city. Unless there is a significant expansion of local services and amenities, those travel patterns are unlikely to change. If the vision is to create complete, walkable neighbourhoods, then the plan should clearly identify investments in community centres, recreation facilities, childcare, schools, parks, and other everyday destinations within each village. Without these commitments, it is difficult to understand how these communities will function as intended or who they are being designed for. I support increasing housing supply, but it needs to be planned alongside the infrastructure and services that make higher-density neighbourhoods successful. As written, the Villages Plan focuses heavily on where new housing will be built but provides insufficient detail on how the supporting infrastructure will keep pace. Addressing these questions would make the plan more credible and give residents greater confidence that growth is being planned comprehensively rather than incrementally.	Charlene North	Riley Park	

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2026-07-17	11:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Will the council consider including the excluded area between 64th and Park in it's villages plan? The traffic congestion along Park is already at a critical point. Rezoning the included area will welcome more residents who are used to this type of density.	Jonathan Wu	Marpole	

To: Mayor and Council, City of Vancouver

Date: July 9, 2026

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.

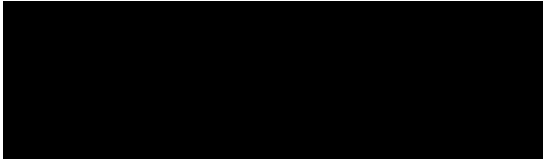
Arguments for Boundary Adjustment

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.
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 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.
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.

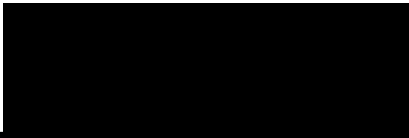
Conclusion

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.

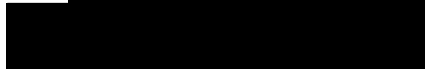
Your Truly,



Andy Li
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Emil.



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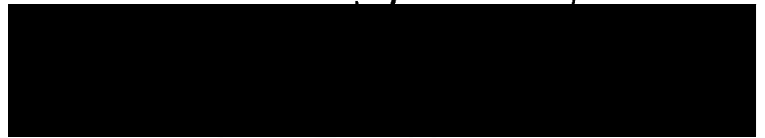
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Xiao Min Liu



2026-07-10