

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
2026-07-20	10:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Partial Support. Mayor and Council, I support the City's goal of increasing housing choice and density within the Villages Plan. Allowing additional forms such as multiplexes, townhouses, and low-rise housing can help address Vancouver's housing needs. My concern is not with upzoning itself, but with the potential unintended loss of rights that currently exist under R1-1 zoning. My understanding is today, R1-1 explicitly permits a detached home with accessory forms of housing such as a laneway house. As a homeowner in the Macdonald & King Edward Village area (2687 McBain), I have not seen a clear answer as to whether future Village zoning will preserve the ability to maintain or develop a traditional detached-family-home pattern that includes a garage and/or laneway house, or whether density will effectively need to be achieved through multiplex, townhouse, or other low-rise development forms instead. I respectfully request that Council ensure existing homeowners are not disadvantaged by the proposed rezoning. If new zoning provides additional development options, that is positive. However, the minimum development rights currently available under R1-1 should be preserved. In other words, homeowners should gain new options through upzoning, but should not lose the ability to pursue forms already permitted today, including a detached home with a garage or laneway house. A simple principle should apply: the best case under the Villages Plan is more flexibility and more housing options, while the worst case should be that homeowners retain the rights they already have under current R1-1 zoning.	Joseph Meyler	Arbutus Ridge	
2026-07-20	14:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Other	Please see the presentation attached.	Michael Geller		Appendix A

VILLAGES RETAIL OPPORTUNITY PROJECTIONS

CITY OF VANCOUVER

April 16, 2026

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I am speaker 35 and I understand there may eventually be a speaker 235.

I am here to recommend that you postpone the balance of this Public Hearing until after the election.

In the meantime, staff and the consultants should prepare **'time lapse'** maps and drawings to show how some of the 17 new villages might evolve over time.

They should also address property tax implications and other unintended consequences.

Let me try and tell you why in five minutes!



Before I begin my remarks, I want to thank Josh White and Neil Hrushowy for the time they have devoted to meeting with me and responding to my requests for information.



I think this looks very attractive and appealing



And so does this. So why am I here?



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Is It Time to Fight for Dunbar Street?

Posted on [June 12, 2025](#) by [CAROL VOLKART](#)



The well-loved Dunbar Produce store in the 4300 block of Dunbar has been closed for many years, and grows progressively shabbier.

By Carol Volkart

As the city moves ahead with plans to create new [“villages”](#) throughout Vancouver, including four in our area, spare a thought for what Dunbar residents have always considered their own village – Dunbar Street itself.

Firstly, we don't need many of these proposed new highstreets since some existing streets are suffering.



This is the proposed zoning map for West 33rd and Mackenzie Street



Part 4: Implementation

4.1 PUBLIC BENEFITS

As a community or area of the city develops and grows, public infrastructure and amenities will need to evolve to help meet service needs and support a liveable, healthy, and sustainable community.

4.4.1 Population growth in Villages

Currently, most of the Villages consist of low-density housing, with predominantly single-detached homes, secondary suites, duplexes and laneway houses. As the *Villages Plan* enables the same type and scale of change across 17 Villages, it is challenging to anticipate where, and by how much, individual Villages will grow over time. Through the planning process several population growth projections were generated to inform certain aspects of the *Plan*, such as the appropriate size of mixed-use areas, or the anticipated needs for infrastructure. Based on these projections, the forecasted population growth across the 17 Villages is in the range of 34,000 to 37,000 people by 2050. The gradual and dispersed population growth will allow the City to monitor service impacts and help inform where improvements to existing amenities may be needed and where additional amenities should be considered over time.

4.4.2 Public benefits in Villages

One of the objectives of the *Villages Plan* is to create more active, lively neighbourhoods where more people have easy access to shops and services by walking and rolling. A lively mixed-use area supported by public realm improvements, such as space for patios, merchandise displays and social street corners with seating and other features, will benefit the existing and future residents of the Village. Connectivity improvements through neighbourhood traffic management, safer crossings of busy streets and additional space from road space reallocation for walking, rolling, and transit are also important benefits that will be delivered as the Village high streets and the residential areas develop.

Other public benefits in Villages will include renewed and new community-serving spaces, such as childcare facilities and social or cultural spaces. Other City-owned community facilities located in or near Villages, such as community centres and libraries, will continue to serve existing and future residents of the Villages.



Where in this document does it say that redevelopment of the properties fronting along the future high street cannot include any multiplexes, townhouses, new laneway houses, etc.?

These properties can only be redeveloped with 4-6 storey mixed use buildings with retail at grade and must therefore await **suitable market conditions.**

Dear Property Owner,

RE: **Proposed zoning changes for your property at 2839 W 33RD AV VANCOUVER BC V6N 2G3 to the C-2E (mixed-use commercial zone) district**

This letter is to inform you of a proposed change to zoning regulations that may affect your property. This change is subject to Council approval.

The City's Villages Planning Program, guided by the Vancouver Official Development Plan and informed by 18 months of public engagement, aims to support complete walkable neighbourhoods by introducing more housing and a wider range of shops and services across 17 areas of the city.

To streamline the implementation of the plan, staff are proposing City-initiated rezoning for most properties in these 17 areas. This means that the base zoning for properties would be changed to allow for other development opportunities. Properties identified as within the proposed commercial expansion areas of the draft Villages Plan, including your property, are proposed to be rezoned to the C-2E district which is a mixed-use commercial zone.

Under the proposed zone, new development of 4-6 storey buildings will be allowed. These buildings would be required to have non-dwelling uses on the ground floor. Residential-only forms will no longer be considered under this zoning such as multiplexes, laneway houses, single detached houses and others.

This change does not require any action from you as existing buildings can continue to exist, and renovations that do not increase the existing floor area or building height would still be permitted.

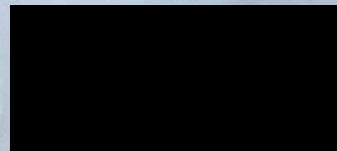
The draft Villages Plan and the proposed rezoning of your property to the C-2E district is anticipated to be scheduled for Council consideration at a public hearing in July 2026. If approved, the zone change will be effective in Fall 2026.

To learn more about the project, please scan the QR code on the following page or visit <https://www.shapeyourcity.ca/villages>. We encourage you to also sign up to our mailing list which can be found on the webpage to receive further updates on the project.



If you have any questions, please email villages@vancouver.ca.

Kind Regards,



Neil Hrushowy
Director, Community Planning
Planning, Urban Design & Sustainability
City of Vancouver

“Under the proposed zone, new development of 4-6 storeys will be allowed. These buildings would be required to have non-dwelling uses on the ground floor. Residential only forms will no longer be considered under this zoning such as multiplexes, laneway houses, single detached houses and others....”



This is a new mixed-use development at West 33rd and Mackenzie. As I understand the zoning, this type of new development would not be allowed since the height and density is too low. Staff are proposing FSR up to 3.7! This is significantly higher than most existing highstreets.



Similarly, street-oriented rowhouses without retail at grade would not be allowed.

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3.2.3 MACKENZIE & WEST 33RD

The Phase 1 report identified retail expansion opportunities along West 33rd Avenue, including the need to create rear-of-building access. This identifies substantial opportunity for new retail space and additional square feet of demand by 2050. The report also identifies in and around the Village, and the relative demand.

Table 3 - Projected Retail Demand – Mackenzie & W. 33rd Avenue

Total Inventory – All Categories (incl. vacant):	26,000 sq.ft.
Projected Net Additional Demand, 2050:	68,000 to 78,000 sq.ft.

The most logical areas for retail expansion in this Village are along West 33rd Avenue, with clear edges to the east at Macdonald Street and to the west at Carnarvon Street. Expansion north-south along Mackenzie Street was considered and discussed with City staff, however the combined factors of short blocks and lack of rear lane access would make such expansion much more challenging than expansion along West 33rd Avenue. Parcels fronting West 33rd benefit from deep lots and lane access on both the north and south sides.

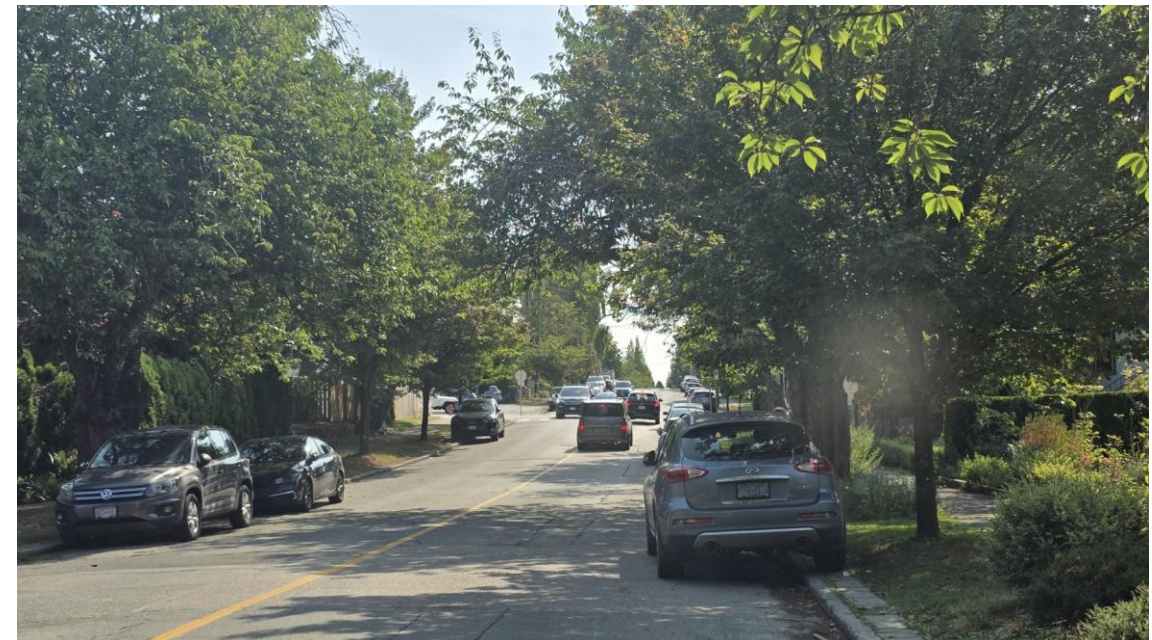
Parcel-based financial modelling indicated that it will be very challenging to locate any new retail floor area in this Village in the foreseeable future, owing to the relatively high prevailing land values of sites as detached dwellings, or presumably as single lot plex developments (e.g., 4-plex), with insufficiently high achievable market pricing to offset costs of assembly and mixed-use construction. Designation for future commercial along 33rd between Carnarvon and Macdonald will create the possibility for retail to emerge over the longer-term.

“Parcel-based financial modelling indicated that it will be very challenging to locate any new retail floor area in this Village (West 33rd & Mackenzie) in the foreseeable future...”



I am challenged to imagine these 4 to 6 storey apartments along West 33rd and many of the other quiet residential streets proposed to be high streets!

For one thing, they are often less than half the width....





Another concern. The existing grade for existing houses is often 3 to 4 feet above the street. Since all the new buildings won't happen at once, what will it look like as the Village evolves?



The report images show the new highstreet when it's all complete. Rome wasn't built in a day.

Sadly, I fear this is what some of the streets could look during the intervening years.

Why? This is what happens when improvements have no value. When homes just have land value.



This is a typical Kerrisdale streetscape today



This is a new building proposed across the street.
New buildings and developments don't always look like the illustrations...



With respect to the developer and architect, this boxy, new, unadorned 6 storey mixed-use building is not much of an addition to Kerrisdale. Nor will buildings like this add to West 33rd.



It's difficult imagining something like this fitting in between the existing homes along West 33rd...





Already some people are listing their properties for sale. They worry about the coming changes.

One final point, Property Tax Implications. City staff have made incorrect assumptions.

➔ **Hrushowy, Neil**

to me, Josh ▼

Wed 8 Jul, 16:53 (12 days ago)



Michael: On BC Assessment, we've been working closely with them throughout the plan's development. They assess based on current use, not zoning. Assessments for detached housing in the retail expansion areas, therefore, will remain the same as they are today. Further, because we are taking a geographically dispersed approach to Villages implementation, BC Assessment foresees very little chance of upward pressure on land prices. If we had taken a more limited approach and focused growth in a handful of Villages, then yes, more

This is not correct. BC Assessment values properties based on sales which in turn are based on zoning. Only the classification remains the same.

Those people who have expressed concerns about property values going up...or going down...are right!



To conclude...the solution is not to simply modify the propose highstreet zoning. Or eliminate West 33rd and Mackenzie as a village.

This plan doesn't need a band-aid. It needs major surgery. Please take the time to do it right since the unintended consequences could be far worse than with the multiplexes.

From both urban design and urban land economics perspectives.