

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                   |
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| 2026-07-21    | 15:40        | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other    | Support the overall intent of the Villages Plan, but recommend a stronger delivery strategy, including staging the villages and coordinating public and private investment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dan Daszkowski | West End                 | <a href="#">Attachment 1</a> |
| 2026-07-21    | 16:00        | Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments | Other    | <p>Re: Villages Planning Program</p> <p>In the summer of 2026 the City of Vancouver proposes to fabricate seventeen new villages through one big mass rezoning.</p> <p>Plop plop plop plop plop plop plop plop plop plop plop plop plop plop.</p> <p>That's nine plops on the west side and eight plops on the east side.</p> <p>The apparent numerical "balance" of 9 to 8 utterly disregards the harsh east-west inequity that has shaped Vancouver up to this point. Decades of densification have landed mostly east of Main Street.</p> <p>Just look at the pop-pop-pop population increases that have tandemed with the plop-plop-plop of density dumping.</p> <p>Equity schmequity has governed Vancouver.</p> <p>The principle of equity dictates that west-of-Main has a tremendous amount of catching up to do.</p> <p>Here is some history. Norquay Village Neighbourhood Centre "planning" began in 2006 and eventually forced through a mass rezoning in 2010. In the four years following, over 10% of affected properties "redeveloped." Thus did the heart of East Vancouver become a mega-plop for a density dump.</p> <p>At the time, planners fantasized that Norquay Village Neighbourhood Centre would be the second of nineteen such mass rezonings. After encountering stiff resistance and long struggle from Norquay residents, City of Vancouver turned tail to replan every one of the previously planned "neighborhoods": Mount Pleasant, West End, Downtown Eastside, Marpole, Grandview Woodland, Kitsilano.</p> <p>The past became the future. You call that planning?</p> <p>Few residents have suffered long enough to be able to see that today's seventeen villages are nothing more than the ghosts of failed predation past.</p> <p>Now there is talk of how this change needs to occur on a trial basis. To not do all seventeen at once.</p> <p>Kingsway &amp; Knight went first in 2005. About a mile to the east of that, Norquay went second in 2010.</p> | Joseph Jones   | Kensington-Cedar Cottage | <a href="#">Attachment 1</a> |

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|  |  |  | <p>If Council chooses to fall back to experimentation and trial, here is a key principle of equity. West of Main Street needs to provide 100% of the new testbed.</p> <p>East Vancouver has done way more than its share. PS: Commercial St &amp; East 20th should come dead last in any list of lets-experiment-here.</p> <p>Think about where "station area planning" has pioneered. Sort-of at Joyce Station, with multiple jerk-arounds for those poor folk. More newly around the Rupert &amp; Renfrew skytrain stations.</p> <p>Stop abusing East Vancouver. Bring in some equity.</p> <p>Or mass rezone all seventeen, spread the misery wide, and stand up to take the blowback. Do not repeat the ducky quack-out that followed on taking out Norquay.</p> <p>Joseph Jones</p> <p>Cedar Cottage / East Vancouver</p> <p>21 July 2026</p> |  |  |  |
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