

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-09	18:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think we desperately need more affordable housing in the city, but we also need to maintain a livable city. This villages plan with more walkable housing seems to be the best way to balance both. My one concern is to make sure we maintain the tree canopy in Vancouver as we develop this, and to make sure it's not just million dollar condos but affordable housing for those who need it. I would also request to please follow the viewing cone laws that make Vancouver what it is.	Hinna Shabir	Kitsilano	
2026-07-09	18:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	It is the kind of construction we need in this city	Matteo Michiardi	West Point Grey	
2026-07-10	06:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Writing in to add my support for this proposal. Gentle density is good for the city.	Micah Goldberg	Strathcona	
2026-07-10	06:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We absolutely need gentle density in our neighbourhoods. There is a housing crisis and creating more homes to serve the missing middle is imperative. This should have been done DECADES ago. Enough of the single family home lobby prioritizing ‘character’ over actual real people who need a place to live and work in Vancouver. If you want the city to grow and continue to enjoy nice things (bars, shops, restaurants, clean streets, etc) then build the gentle density!	Morrell Andrews	Mount Pleasant	
2026-07-10	06:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am fully in support of increasing density in the city with much much needed retail and apartment integration. Our neighborhoods could be so much more vibrant and walkable. We see this model be successful all over the world, and it is a shame we are missing so much of this in Vancouver. Please let this model exist here.	Jason Speidel	Fairview	
2026-07-10	06:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	the villages program is a huge step forward to actually making the city feel like a complete city. There's too many areas in the city that have no amenities or commercial options within walking distance. Medium density with retail at ground floor actually makes things like grocery shopping accessible for those who can't drive, and the density makes it more economically viable, while also creating a more vibrant neighbourhood	Eric Hu	Renfrew-Collingwood	
2026-07-10	06:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This plan is absolutely nessssssary. Vancouver is full of dead suburban zones with zero economic activity. Why only have businesses on commercial drive, Main Street, 4th av etc. People should be able to walk to restaurants, bars, cafes, dentists, groceries, etc. These services need to be consistently scattered throughout the city, but also in close proximity. There is no need for such a vast sea of single family housing in a large city like Vancouver. Dense pockets is a great idea.	Alan Bowden		
2026-07-10	06:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	It saddens me, as I write this, that the ratio of support to oppose is so low. This is not community consultation, this just indicates that there is a vocal minority of homeowners who want nothing more than youth to leave this city. This is not consultation. This is the 'haves' with their thumb on the scale.	Cam Charron	Mount Pleasant	
2026-07-10	06:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need to turn Vancouver into a modern city with more low rise apartments to support small family renters. Removing unaffordable single family homes to do so is the smart move and will revitalize so many neighborhoods.	James Hecht	Mount Pleasant	

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2026-07-10	06:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the idea of villages being dispersed around the city like this. However, what is designed on paper and what is rendered in the drawings is usually quite different from what becomes reality. The markets, corner stores and cafes turn out to be more vet clinics, physiotherapy offices and dentists. We have received more than 4 new vet clinics in my neighborhood in the last 4 years. I get it, it's only private insurance funded businesses that can afford the rent but could there possibly be a cap on the number of these clinics that clog our neighborhoods. The appeal of retail ground floor is losing its lustre. On a more positive note, I do appreciate the idea of having services closer to home and within walking distance. Also, I appreciate that this kind of housing density also provides parking. The infills happening in Hastings Sunrise right now are making the roads jammed with cars and no where to park. When you take an old house with 1 or 2 cars and replace it with 4+ units with 4 or more vehicles, there is simply no where to park. I would much prefer buildings with parking rather than giant multiplex houses and lane ways with no parking at all.	Jason Poucher	Hastings-Sunrise	
2026-07-10	06:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more housing and development to support our youth and citizens. In comparison to other world class cities (Europe, etc.), this development plan outlines densities that are minor. We need to stop gatekeeping the city's future by the complaints of the elderly or investors.	Mark Cavendish		
2026-07-10	07:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	in support	Paul Roche	Kitsilano	
2026-07-10	07:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This plan is another which is doing the bare minimum to make our city viable, compromised to ensure palatability. Long have folks opposing new neighbours told us we need more gentle density and that only towers are getting built, and those same folks are now opposing that. This minority vocal group will never not oppose efforts to make sure the city meets the needs of the next generation. this plan is one step to ensure we can get village centres meeting the basic needs of Vancouverites and make small businesses viable again. Honestly, allowing 6 floors by right on every lot in the City for any class of housing, and allowing towers and 10+ floor mixed use in all villages by right, along with corner stores and local shops being easier to open, would benefit our cities housing supply greatly. Ensuring all incomes get access to housing in their current neighbourhoods from social housing, to affordable, to middle income, to market rate ensures that people aren't needlessly segregated based on class and income, and all of this should also be allowed by right. We need more housing to ensure our economy and our city thrive, to reduce congestion as people are forced to live further from their cultural communities in the city, workplaces, doctors and hospitals, and entertainment, and to allow young Vancouverites to move back home from the suburbs they were forced out to by the housing crisis. We need to plan for the future, not just the demand of today, and ensure we let the city grow naturally. I support this plan, and encourage council to ask staff to look at expanding it and going further based on the evidence we all have that were in a housing crisis and that this sort of needless 1960s NIMBY zoning doesn't harm the next generation like it has ours.	Blair Smith	Kensington-Cedar Cottage	

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2026-07-10	07:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I believe that the development and reality of the city of Vancouver population base is to provide options for renters, owners to be able to live here. I strongly support consistency in the various neighborhoods as the direction the city is going is more densification. The concept of the village allows for a neighborhood to develop its own uniqueness with regards to its population which is critical to embrace. The reality of this time is that housing prices are ridiculous for single family homes and it is improbable and frankly impossible for an average family to be able to own a single family home in the traditional sense eg a single house on a single lot with a back and front yard.	Cornell Ra	South Cambie	
2026-07-10	07:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I believe that additional housing is a priority. I also believe that history shows that many of the most derided projects to improve cities go on to be well loved and iconic. Please implement the plan and bring the whole of Vancouver forward together.	Paul Vorvick	Downtown	
2026-07-10	08:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Just do it already.	Peter Conroy	West End	
2026-07-10	08:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is exactly the sort of city we need. I've lived here for 30 years and have never had a car. I basically walk to everything and really, that's how life should be for the vast majority of citizens.	Dane Praed	West End	
2026-07-10	09:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver is desperately in need of filling in the missing middle housing and creating more mixed-use zoning. Why do residents have to pick between either a house or an apartment? And even after making that choice, sometimes your home doesn't even have any shops, cafes, or grocery stores nearby. Having the villages plan allows not only more homes, but more livelier homes too. To forsake this plan is to forsake the next generation.	Karson Nguyen	Strathcona	

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2026-07-10	09:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am writing to express my support for the Village Plan at Mackenzie Street and 33rd Avenue. The vision of creating walkable village hubs—where local retail and higher-density residential development support one another in strategically located areas across Vancouver—makes a great deal of sense to me. I understand that some residents may be concerned about taller buildings near existing single-family homes. However, I believe it is important to consider the long-term needs of the city as a whole, including housing choice, neighbourhood vitality, and sustainable growth. I recall the public concern when houses along the Cambie Corridor were first permitted to be developed up to six storeys. Looking back, particularly given the corridor’s access to Canada Line stations, I believe many would now agree that six storeys was relatively modest and that much greater density could have been supported. For these reasons, I strongly support the Village Plan, particularly the proposed village at Mackenzie Street and 33rd Avenue.	tony wai	Dunbar-Southlands	
2026-07-10	09:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Council, I am writing in support of the Vancouver Villages Plan and the associated rezoning. I came to Canada and Vancouver eight years ago as an immigrant with in-demand skills. I love this city and this country, and I believe this plan is an important step toward making both more livable and sustainable. Despite having a high-paying job, I remain, like many Canadians and most younger people, priced out of home ownership. At current prices, buying would be financially unwise and would place decades of strain on my family simply to secure a roof over our heads. “Mortgage servitude” is not an exaggeration. It is not the future I want for myself, for other Canadians, or for our children. Vancouver must evolve. It needs thoughtful density, more varied housing, better transit and cycling infrastructure, more green space, and stronger community-oriented places where people can gather. Poorly designed, car-dependent cities have weakened social connection and harmed people’s well-being. Vancouver has the opportunity to become a model for better urban planning. That will require Council to prioritize the long-term public interest over resistance from those who benefit from preserving the status quo. Please support the Villages Plan and move forward with ambition. Sincerely, Ashish Shetty	Ashish Shetty		

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2026-07-10	11:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	With this plan, we can have lively, walkable areas all over vancouver. I particularly support small businesses being intermingled within these areas.	Justin Babin	South Cambie	
2026-07-10	12:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages plan. This provides badly needed missing middle housing. Areas near my home will be upzoned, and likely will have construction and other short term negative effects, but I want more neighbours and more badly needed homes. The city needs this.	James Pettit	Riley Park	
2026-07-10	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support more medium density housing.	Patrick Wood	Kitsilano	
2026-07-10	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more density in the city, stop the NIMBYs	Vincent Lee	Renfrew-Collingwood	
2026-07-10	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more diversity in housing options, this villages plan is great to enable this.	Scott Campbell	Downtown	
2026-07-10	12:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more mid-density housing.	Gerry Bratz	Mount Pleasant	
2026-07-10	12:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Boy, the NIMBYs are out in force on this issue. This city desperately needs more "missing middle" housing. Approve the plan, build the homes.	Reaon Ford	Fairview	
2026-07-10	12:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support this initiative. Building more low-rise apartments across the city is necessary to lower the cost of housing for everyone. I encourage council to take other steps to ensure these apartments are of a livable size and shape, including revisiting building and development regulations that leave developers with few choices except to build one and two-bedroom condos.	Daniel Handley	West Point Grey	
2026-07-10	12:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I like the gentle density proposed in this plan and I am in favour fo more homes for Vancouver residents. It's also good that these villiages are over the city as that will help mkae housing more affordable.	Andrew Ferris	Riley Park	

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2026-07-10	12:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I love this plan! This is exactly the kind of community I want to live in.	Sarah Simmons	I do not live in Vancouver	
2026-07-10	12:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I currently live in one of the existing villages in the city (Fairview/Cambie Village) and am in full support of the plan. Villages make the city more pleasant to live in and neighbourhoods livelier. The city also needs more affordable housing which the plan would create. If I had one general comment that I would think could improve the villages plan it would be to add more mixed use areas, not just along the main streets.	Jordan Gough	Fairview	
2026-07-10	12:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Adoption of the Villages Plan is important for the mindful densification of existing low-density areas of the city, allowing for people who live in those areas (and future residents who will live in those areas) to thrive on housing, shops, and services that form a part of their neighbourhood.	Anthony Floyd	Mount Pleasant	
2026-07-10	12:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is a wonderful plan which will allow walking distance to all amenities nearby in a village. People don’t have to go far to fulfil there everyday needs. Each village will be an active community with an opportunity to new businesses to thrive . And transit will be easily accessible as well.	Gurpreet Singh	Kensington-Cedar Cottage	
2026-07-10	12:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the application. Low rise buildings are much needed in this city.	Federico Ziza	Mount Pleasant	
2026-07-10	13:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Our city needs more small ‘villages’ to promote community and allow access for all, including seniors and those with disabilities. Walkable neighborhoods promote social connections, community events and neighborhood safety. Studies from other cities such as Toronto and Montreal show these neighborhoods are known for preserving local heritage, architecture, boutique shopping and unique local restaurants rather than chain stores.	Tamara Murphy	Marpole	
2026-07-10	13:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in the champlain heights neighbourhood and think that upzoning to increase density and walkable retail options would be a huge benefit to our neighbourhood.	Jeremy Rusinek	Killarney	
2026-07-10	13:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more missing middle housing. The lack of this type of housing is a huge element in the affordability crisis we're facing as a city.	William Dao	Mount Pleasant	
2026-07-10	13:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in Burnaby. Vancouver — everywhere — needs much more housing.	Connor O'Brien	I do not live in Vancouver	

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2026-07-10	13:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this application. I live in an area of the city with meager access to amenities but is also adjacent to one of the proposed villages. Having a nearby commercial and civic area I can reliably get to by sidewalk will not only improve my quality of life, but also, much more importantly, improve my property's value.	Jesse Malm	Victoria-Fraserview	
2026-07-10	13:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think this plan is great! I live in an apartment on a quiet street in the West End and it's soooo lovely, I think it's awesome that this plan will make it so that more people can enjoy that, by legalizing apartments on quiet streets in the village areas instead of reserving quiet streets for single family homes only. I actually think this could be even more widespread and the villages plan could allow for even more density instead of just the larger lots. We are in a housing crisis, and allowing more housing options is an obvious thing to do!	Michelle Scarr	West End	
2026-07-10	13:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am writing in support of the Villages Planning Program. The plan lays out a way to introduce slightly more dense forms of housing, such as small scale apartments and townhouses, in several areas of the city. I believe this will provide family-friendly housing and allow folks who can't afford SFHs to live off arterial streets. This is the kind of density that has been shown to be supported by a variety of people - smaller scale, ground-oriented, more varied. I think this will be a net win for Vancouver and improve livability. I hope that the city continues to roll out increased density like this throughout Vancouver.	Michelle Spencer	Fairview	
2026-07-10	13:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver needs more affordable housing.	Lisa H	I do not live in Vancouver	
2026-07-10	13:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more housing.	Seth Moore-Wilcox	West End	
2026-07-10	14:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This would be wonderful to build the missing middle housing Vancouver sorely needs!	Daniel Marquis	Riley Park	
2026-07-10	14:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I fully support this plan, which will build badly needed housing throughout the city while making communities more walkable and less car-dependent.	Rhiannon Fox	Hastings-Sunrise	
2026-07-10	14:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support this as a way to make us a world class city	Tom Fitzgerald	West End	

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2026-07-10	14:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver needs a variety of home types. The villages plan aims to create beautiful walkable neighbourhoods that more Vancouverites can enjoy. A city of mega towers, single family homes, and livable apartments from the 1960s is not sustainable if we wish to continue to grow and flourish economically. Our existing villages are the envy of the country, and we should create more. For too long have vested interests prevented Vancouver from becoming the beautiful city it can be.	Jordan Brett	Renfrew-Collingwood	
2026-07-10	14:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am strongly in support of the villages plan	Kai Schwarz	Fairview	
2026-07-10	15:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need low rise buildings to offset the high cost of building in Vancouver. Towers are nice but low-rise buildings offer affordability and density and maintain the character of the neighbourhood. We want walkable cities , not huge corridors of towers and empty streets!	Logan Cooper	Renfrew-Collingwood	
2026-07-10	15:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this	Doug Wong	Kerrisdale	
2026-07-10	15:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Solving the missing middle with implementing medium density housing is a crucial step for maintaining Vancouver's vibrant communities, and increasing affordability.	Alexander Lake	Mount Pleasant	
2026-07-10	15:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am a resident/property owner of the current redevelopment at [REDACTED] [REDACTED] I support thoughtful planning, more housing options, and gradual densification in the area. The city's May 16, 2023 Referral Report for 3132 - 3150 Rosemont Drive stated that low-rise detached houses west and south of the Rosemont site may have potential to rezone for three- to - six storey apartments and townhouses under the Secured Rental Policy. Since my property is located west of the Rosemont site. I respectfully ask Council to include our area in the Village Plan rezoning area, or direct City staff to study the detached house properties west and south of the Rosemont site as a near-term transition area expansion.	Paul Mah	Killarney	
2026-07-10	15:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support this proposal! A few years back I was lucky enough to get to move to Hastings Sunrise, a true example of what an urban village can be. There is such a vibrant community around me, along with every business I could possibly need. I think people don't realize how pleasant this kind of neighbourhood is to live in until they experience it. I hope I never have to move, and if I do I'll prioritize staying in the area or in a similar village. I think this sort of development change can feel scary for some, however it helps build cities that work for everyone. I hope those who oppose this will see the benefits it would certainly deliver. I am strongly in favour of the motion.	Lukas McCormick	Hastings-Sunrise	

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2026-07-10	15:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages Plan. As Vancouver grows, neighbourhoods should grow with it as well. I believe that part of this growth is to enable the sorely missing-middle growth that strikes a good compromise between single-family homes and towers. Furthermore, the villages plan would add more retail opportunities, which makes neighbourhoods vibrant. We are seeing significant numbers of beloved businesses in Vancouver closing because their landlords hiked the rent too high. If we have more retail spaces for rent, then corporate landlords will have to compete with other landlords for tenant, which would drive rents down, and keep our beloved businesses from closing. I support the villages plan, as I believe that it will improve things for residents, businesses, and the city at large.	Chinonso Obeta	Fairview	
2026-07-10	15:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I fully support the villages plan. Middle scale development with ground floor commercial, accessible human focused streets, and walkable neighborhoods is how we create livable and vibrant communities across the city. These principles found in the villages plan are the foundation of livable cities found around the world. We should be doing all we can to emulate what works to build great places for people to live, work and play, instead of car centric areas that are hostile to anyone not in a car (and are usually unpleasant for those inside cars as well). We already have examples of these village principles enacted around our city and they are among the most desirable places to live for a reason! In addition, medium density, walkable neighborhoods help solve the double housing and climate crises that Vancouver faces.	Mark Melnichuk	Fairview	
2026-07-10	15:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver housing is very expensive and, because of that expense, it prevents all but the upper middle class and above from owning a home. The villages program works to alleviate some of this problem by making it easier to build higher density homes and allow shops and services. This is why I support it. But Vancouver suffers from a lack of ambition and imagination and its incremental changes will not move the needle in affordability as much as is needed. I support even greater density throughout the city so that friends and family aren't forced to leave while we still welcome newcomers to this beautiful city.	Christopher Cairns	Grandview-Woodland	
2026-07-10	15:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the plan. I am sympathetic to the people who are well established in their very expensive houses on sleepy tree-lined streets and don't want to see change, but they are strangling a city that wants to grow and making it difficult for the rest of us. This plan is exactly what we need. Please approve it.	J. Wang	Shaughnessy	
2026-07-10	16:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is exactly what the city and the entire region needs. It's time that this type of development is the default approach, and make single-family/duplex housing/zoning require more scrutiny instead for wasting precious city land resources.	Bosco H	Downtown	

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2026-07-10	16:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver desperately needs to support a building typology that allows for the contemporary middle class to live a low carbon life. The villages proposal is exactly that I strongly support the application. Neighborhoods with a diverse housing stock are ones that are more resilient and allows for the children of families currently in those neighborhoods to stay and build a life there.	Vincent Min	West End	
2026-07-10	16:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This city is in dire need of additional housing. This plan adds a gentle density to existing neighbourhoods which will make progress towards addressing Vancouver's missing middle. Those who have opposed denser developments in the past have asked why we can't build more European-style density with 4-6 storey buildings, which is exactly what this plan proposes, yet many of those same people seem to be coming out to oppose this plan. It seems they would prefer that Vancouver build no new housing at all. The fact is that Vancouver is badly in need of this increased density, and I will happily support this plan.	Kaitlyn Brown	Hastings-Sunrise	
2026-07-10	16:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The Villages program will add some much-needed gentle density in some specific areas in the city. If anything, I think it is too restrictive on where and how much density it allows, but it is a good starting point that would allow us to build some new areas that have that mixed residential & commercial feel of those areas of the world that people love to visit and live in.	Clayton Sayer	Fairview	
2026-07-10	16:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I fully support the villages plan! This city cannot continue to be held captive by regressive zoning policies! Growth is natural and should be supported and fostered rather than held back!	Taylor Fell	Downtown	
2026-07-10	17:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need higher density to support the growth of the city. These villages bring necessary amenities that would otherwise be nonexistent	Olivia Liu	Renfrew-Collingwood	
2026-07-10	17:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I have recently moved from Edmonton and been part of the pro-housing movement there which has been relatively successful. I am hearing all the same arguments here as I did there. The reality of the situation is that to see the effects that the people who are against the changes are worried about, these changes would have had to been in effect for 20-30 years. I'm not sure why, in a housing affordability crisis (ownership and rent), we decided that the best thing to do was to stop building government housing while also keeping the restrictive zoning. Especially in a place like Vancouver where land is limited. We should have either kept building social housing or left it up to the private sector and let them be flexible, but we have ended up with the worst of both. I'm in support of these changes, because any increase in housing and density will help in the long run, houses are for living in, not investing in.	Eric Cameracci	Mount Pleasant	
2026-07-10	17:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This kind of change in Vancouver is long overdue. The city needs more neighborhoods where people at various stages of their lives (including renters like myself) can live and benefit from walkable, amenity rich neighborhoods. This is a positive step away from Vancouver's land being mostly reserved for ultra expensive, car dependent, suburban style housing.	Mark Coutts	I do not live in Vancouver	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-10	17:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I would love to have a more integrated approach to how we zone neighbourhoods. Having cafes or shops dotted in through residential would be wonderful.	Braden Staudacher	Kensington-Cedar Cottage	
2026-07-10	17:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We're deep into a housing and cost of living crisis, and yet we still live in an absurd reality where most of this city's residential land mass is still allocated to unaffordable low-density homes that take more than they contribute to the City's coffers and keeps young productive people out of the City. The City needs to make it as simple as possible for new homes to be built and new business activity to flourish, such that in the future more Canadians can call the City their home and bring their much needed energy. The Villages Plan is a marginal but much needed effort to make that happen. Most opposition to this Plan is based on the craven belief that Vancouver must remain a place of exclusion, an incubator for home-based equity, and a municipal bureaucratic blackhole. The City must categorically reject this belief, and instead embrace the belief that Vancouver can be a vibrant, productive city that welcomes all those willing to roll up their sleeves. Cordially, Vinny	Vinny Albuquerque	Downtown	
2026-07-10	18:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please vote in support of the villages plan. I would like to see additional density given to small lot development so that local builders and non traditional developers are able to compete in the local housing market. We desperately need new housing options and the FAR restrictions make many of the projects in this plan unviable. Please correct this and pass the plan so more people can have access to the walkable neighbourhoods Vancouver is known for.	Haakon Koyote	Kitsilano	
2026-07-10	18:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages program. Vancouver is expensive to live in, and it's expensive because our housing demand hasn't kept up with supply. This program is a big step in the right direction. If this council wants to say that they're lowering housing costs over time, this is the only proven way to do it. As we have seen in American cities like Austin, Minneapolis, Las Vegas, and various other cities where the restrictions on construction are low, housing is relatively cheap. We also saw this when Auckland NZ changed their zoning laws and it's why Tokyo has had a long, sustained period of flat housing prices. The Villages plan must go forward or we miss an opportunity to make this city more livable and affordable to present and future residents.	Tristan Johnston	Downtown	
2026-07-10	18:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need this to go through to increase liability and affordability. Lets revitalize these areas!	Tasha Laurio	Downtown	
2026-07-10	19:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This will make our beautiful city more livable and easier to survive in.	Gerald Bringeland	Grandview-Woodland	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-10	19:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages planning program to create more vibrant neighbourhood pockets in our city.	Taylor Henderson	Kitsilano	
2026-07-10	19:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more middle housing in Vancouver and we need it quick! The villages project is great and allows for building of more integrate housing and businesses. I fully support it	Valentine Dessertenne	Grandview-Woodland	
2026-07-10	19:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This plan describes an ideal quality of life oriented around community and navigating daily life, and is an appropriate approach to the housing options we desperately need. Fully support.	Tess Good	Grandview-Woodland	
2026-07-10	19:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Yup	Stephanie Clement	Renfrew-Collingwood	
2026-07-10	20:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is something our city desperately needs!!	Marta Traczyk	Mount Pleasant	
2026-07-10	20:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Dear mayor and council, I support the development and upzoning of villages in Vancouver. Please pass this policy. Thank you, Ezequiel P	Ezequiel Perdomo	Fairview	
2026-07-10	20:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	LOVE this plan. These are the sorts of developments the city needs to fill the void in the middle.	Stefana Mussenden	Fairview	
2026-07-10	20:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in Vancouver's best neighbourhood (the West End), which is great because of all of the low- and mid-rise apartments on quiet streets. It means that newcomers, renters, downsizers - people who can't afford a detached home in Vancouver - can still live close to amenities, on leafy streets that are away from noisy traffic. I think the Villages plan is a fantastic way to expand this opportunity to much more people, and it'll make Vancouver a much richer, affordable, welcoming city.	Mark Edwardson	West End	
2026-07-10	20:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Great idea for our neighborhoods.	Prabhjot Gill	Killarney	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-10	20:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The beauty of Vancouver will ultimately be lost with short sighted acts like this. Even those whose primary motivation is property value will suffer as areas become less desirable and lose what truly differentiates them. These decisions impact everyone and its ignorant to leave the decisions and responsibility to make the right choice up to a few parties who misrepresent the people	Michael Suey	Kitsilano	
2026-07-10	21:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in favour of the villages plan, extending the great features of Vancouver’s neighbourhoo	Rod Locke	Kitsilano	
2026-07-10	22:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages Plan as proposed, without watering it down. Too often decisions about the future of our city have been made at the behest of a loud minority of individuals who fear change and individual inconvenience. We are sick of fearing which of our friends or family members will be priced out of the city next. We want to raise our family in a city that is neither preserved as a slowly dying museum or guided by whatever some Facebook group is fretting about.	Mike Lakusiak	Grandview-Woodland	
2026-07-10	23:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	These rezoning efforts simply don’t go far enough. We have hundreds of examples from around the world of how cities must densify through low-rise mixed-use housing, not simply all or nothing single family homes and towers. It’s a forward-facing decision that every evolving city must make that creates more livable, walkable, affordable neighbourhoo	Julian Fawkes	Kitsilano	
2026-07-10	23:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The city desperately needs housing and spreading that out over many neighbourhoo	George Tavernor	Kensington-Cedar Cottage	
2026-07-11	07:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver too long has found density via illegal basement suites in single family residential neighborhoods, and turned a blind eye. Having multiple downtown's & villages is the right direction for gentle changes to our city. That being said, single family homes should not be excluded from any new zoning should a homeowner want to make changes to their existing home.	Carter Brown	Mount Pleasant	
2026-07-11	08:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This plan is long overdue and we can’t expect to grow this city while concentrating all development along the broadway corridor. We need more housing. More housing benefits everyone in the long term. We need a city government that takes bold action even when it’s unpopular with some residents.	Victor Villas Bôas Chaves	Downtown	
2026-07-11	08:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Mid density neighborhoods with mixed used residential and commercial are some of my favourite areas in the city. Why would we not be in favour of having more vibrant areas where walkability is prioritized, particularly around transit routes.	Timothy Tang	Fairview	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-11	08:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Having more retail areas in the city would be amazing, they really breathe life into a neighbourhood. In my experiences, small retail zones can only be sustained if there are enough people who live nearby to support these stores. I wholeheartedly support this plan.	Nyan Saik Krat	Grandview-Woodland	
2026-07-11	09:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I fully support the village plan to build more housing. Vancouver's young generation is bleeding due to the skyrocketing housing price and Vancouver will lose its future if it continues.	Zhongwei Yao	Downtown	
2026-07-11	09:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the village plan to build more housing in Vancouver! Without enough housing, city's basic functionality will break like medical service etc.	Flora Wang	Downtown	
2026-07-11	09:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support this plan, particularly the provision to allow apartments off of arterial routes.	Nicholas Sawadsky	Marpole	
2026-07-11	09:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver is in need of much missing middle housing. Downtown and Broadway cannot suffice for up zoning given the housing shortage and prices we face. By spreading out more affordable and diverse housing options, Vancouver can become a more vibrant and easy place to live.	Ian Lederer	Downtown	
2026-07-11	13:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Dear Mayor and Council, As the property owner of [REDACTED], I am writing to express my strong support for the Villages Plan and the pre-zoning transition to the R3-1 framework. The current low-density R1-1 multiplex guidelines have completely stalled on many unique and wider Eastside lots due to rigid, impractical lane-access rules. Moving toward a macro-level, low-rise apartment and townhome framework makes far more sense structurally, and keeps development predictable for builders. Most importantly, this change ensures the next generation has more affordable housing options to stay in our area, right next to existing transit, schools, and parks. I strongly urge Council to vote in favor of adopting this plan on July 14. Sincerely, Ryan Runte	Ryan Runte	Killarney	
2026-07-11	13:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in the Commercial & 20th Village. I'm highly supportive of the changes proposed in the Villages plan. Our hood already has some of the characteristics of a "village" as described in the plan, with 4-6 story townhouse and apartments off of the main arterials and a strip of shops and restaurants along Commercial Street. I'd love to see our area developed more and other parts of Vancouver become fully developed villages. It reminds me of the charm you find when visiting other cities where neighbourhoods come alive. Vancouver could use more of that.	Christopher Porter	Kensington-Cedar Cottage	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-11	13:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This will provide badly missing middle housing throughout the city. Meaning that people could live in most neighborhoods again. The opposition is concerned abt the urban design rather than the people who'll actually live here, which theyre focusing on the wrong problem. preserve the trees, build rooftop patios for the condos, and bike lanes to solve their concerns	Austin Hao	I do not live in Vancouver	
2026-07-11	14:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages plan and love the communties they become :)	Shannon Luttmer	Mount Pleasant	
2026-07-11	15:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live on Commercial street, and I think that the villages plan will be great for the city, improving the neighbourhood atmosphere and proving housing for the people who need it.	Andrew Midwinter	Kensington-Cedar Cottage	
2026-07-11	22:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more low rise density in this city	Nicholas Tam		
2026-07-11	23:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think this is a great plan for adding gentle density to our city. Looking at the proposed plan, only a small fraction of land is set aside for the increased density. Honestly, I wish more land was included, but I understand wanting to move slowly. I hope that the city doesn't add arbitrary "design" rules that kneecap potential townhouses and low-rises. Adding too many unnecessary rules will make these potential new homes be too small and have too awkward of a layout. Some of the best neighbourhoods in the city allow low-rises on large swaths of land (Kits, West End). The building may be "boring" boxes, but I find the units themselves very generous and functional. I find these building beautiful because of the natural landscaping around them.	Mila Nikolic		
2026-07-12	09:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I like in Riley Park at Main at King Ed. This type of density is so walkable, it engages citizens with their neighbours, and increases the sense of community. Get cars off the roads by improving bike corridors and ease of access on foot by building more middle density. Not everyone desires a skyscraper or Vancouver-special single family home	Maeve Conroy	Riley Park	
2026-07-12	09:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more dense, urban spaces that can support lively businesses and third spaces in a healthy, car-light environment. There is super strong demand for such spaces, and with the right mixed-use development, can become some super nice neighbourhoods that people want to live in and visit. We see this demand all the time in events, and the way people congregate in neighbourhoods like this already. Vancouver is in such a great position to have these distributed hubs with our great transit, that can cultivate local businesses and medium-density urbanism. Let’s do it!	Robert Lin	Downtown	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-12	10:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Village planning program initiative is a visionary planning decision taken by the planning department and the current council in a long period of time. Looking forward to the self contained neighborhoods where there is a strong feeling of interacting with your community neighbors. Strongly support this initiative. The council is on the right rack and must pass this. Do not let NIMBY naysayers obstruct this foresight planning initiative.	S Chander	Shaughnessy	
2026-07-12	11:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Support for the villages plan, I want more mid-density housing options and walkable neighbourhods with food, grocery and retail options that are affordable for small business to operate in. Would appreciate mid density options that are not only condo based - more townhouse, duplex to multiplex and styles of housing that allow people to have options like a garage or small yard without the cost of a detached home.	Nathan Skillen	Kerrisdale	
2026-07-12	12:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in west end and it's so lovely, this seems like a great way to revitalise other areas of Vancouver and help with housing/living costs. I've lived in other cities in the world that have villages and they really become wonderful hubs.	Bea Domenge	West End	
2026-07-12	12:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The density in our neighbourhood is very low, which feels like a waste of land. I am in full support of this plan to build more low-rise apartment neighbourhoods.	Samantha Yeung	Oakridge	
2026-07-12	12:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think this is a fantastic plan. More of the city should be like the existing villages in Mount Pleasant, Kits, etc, and it allows more of the badly needed Missing Middle type housing. Increased density needs to be spread across the city and kept at a human scale as much as possible, not just Brentwood or Metrotown style islands of high rises in a sea of single family housing.	Julia Boyle	Mount Pleasant	
2026-07-12	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the villages plan.	Ed Parkinson	Riley Park	
2026-07-12	12:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is an excellent plan to ensure livable walkable cities. Midrise developments are much more pleasant than high rise focused development.	John Meier	Mount Pleasant	
2026-07-12	12:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need housing solutions that address the "missing middle" for both current and future generations. 4 to 5 storey buildings can provide that without blocking the views that make Vancouver what it is. The single-family housing model no longer reflects the needs of our city, and adding more density is an important step toward creating homes that young families can afford and live in.	Alex S	Hastings-Sunrise	
2026-07-12	13:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I believe the villages plan will help provide a wider range of housing styles that fit the needs of the people who live in Vancouver.	Paul Towler	Renfrew-Collingwood	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-12	13:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please approve the villages plan without changes.	Jessica McLennan	Mount Pleasant	
2026-07-12	13:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	N/A	David Wong		
2026-07-12	14:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I love it! This is our future.	Malcolm Cairnie	West Point Grey	
2026-07-12	15:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'm writing in strong support of the Villages Planning Program. This is exactly the kind of intentional, evidence-based growth Vancouver needs, and Council should approve it. The data makes the case plainly. Even after Metro Vancouver's rental vacancy rate rose to 3.7% in October 2025 — the highest since 1988 — that relief is concentrated in newer, expensive units. CMHC's own figures show only 1–2% of rentals affordable to lower-income households are vacant. Meanwhile, a Vancouver household at the median income of about \$123,800 still needs a six-figure income to afford a one-bedroom under the 30% rule. Higher headline vacancy hasn't solved affordability because we haven't built the right homes in the right places. The Villages Plan targets precisely that gap. Missing-middle housing — multiplexes, townhomes, and low-rise apartments — was the only housing category to grow in 2025, and the only one not dependent on the presale financing model that has stalled. By pre-zoning roughly 13,000 lots across 17 areas for three-to-six-storey homes and neighbourhood retail, the plan removes the site-by-site rezoning delays that have throttled this exact supply. Anchoring density within a 400-metre walk of existing shops, transit, schools, and parks is smart climate and transportation policy, not just housing policy. I especially appreciate that the plan pairs growth with protection: the enhanced renter relocation and right-to-return provisions, modeled on the Broadway and Rupert–Renfrew plans, ensure existing tenants aren't displaced without recourse. Adding childcare, cultural space, plazas, and street-tree investment means these become genuinely complete neighbourhoods. Vancouver's affordability crisis was decades in the making. Doing this across 17 villages at once, rather than one lot at a time, is how the city finally moves at the scale the numbers demand. Please approve the Villages Plan.	Edward Lim	Oakridge	
2026-07-12	16:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I encourage high density development	Jad Abbar	West End	
2026-07-12	16:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Hello! This sounds great to me. I live in a low rise apartment building near a high street (Denman, specifically), and this looks like a step towards making this wonderful lifestyle more accessible to everyone.	Nigel Grégoire	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-12	20:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is fantastic. It will help to increase supply, build more the kind of neighborhoods that is more resilient, less car dependent and at a more humans scale. It will allow new families have the option to live in some of Vancouver's more exclusive areas, where the beautiful and quiet leafy streets that can finally be enjoyed not only by those who were able to buy early. The strong opposition should not be representative of the general consensus of this initiative. Let the city grow, and approve the plan so future generations have the same opportunity to make their lives here as their parents.	Ke Jiang	Grandview-Woodland	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-12	20:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'll speak specifically to the west side villages along MacDonald and Mackenzie, because those are the ones I'm most familiar with. I grew up in Dunbar, very near some of the proposed village areas, and my family and I frequent the existing retail at 16th and MacDonald and 33rd and Mackenzie. As with most young people who grew up in this city, I love it here and I want to stay, but I've had a hard time picturing my future here with rents so astronomically high. Now, we've finally begun to see rental prices come down across the city, thanks in large part to our vacancy rate being just back within the healthy range at 3%. But it hasn't been equal throughout the city: Dunbar has very few secured rental buildings, and the lowest share of renter households of any neighbourhood in the city. Between the low supply and the competition between families and UBC students for units, it's no wonder that liv.rent data shows Dunbar and Arbutus Ridge, where the westside villages will be located, as the MOST expensive area in all of metro Vancouver for multi-bedroom rentals. That's where the villges plan has the potential to transform the area and bring back the life and community that used to thrive here. As the cost of housing skyrocketed, the young families and community that once made our neighbourhood feel so lively have been forced to look elsewhere. That's resulted in a very unique situation versus previous plans to introduce new housing in Vancouver: we have lots of great parks, we have services, and we have school capacity – in fact schools like Prince of Wales and Point Grey Secondary, which include most of the area of the four west side villages in their catchment areas, are at risk of closure because of their low enrolment. Unlike so many previous area plans, where the funding for schools, community facilities, and parks took a decade or more to follow increased density, we have the opportunity here to bring families back to the neighbourhood and make use of the resources we already have. I'm also really excited about the housing form this plan introduces – small scale, low rise apartment buildings are something that we don't have a lot of in Vancouver, but they're what fill some of our most vibrant neighbourhoods, like Kitsilano, and provide fantastic, livable housing that I've experienced myself living in Montreal where many university students, families, and seniors alike live in beautiful four-storey walk ups. The lower capital cost of these buildings would enable smaller, local developers who currently build laneways and multiplexes to take on these projects while larger towers stall with the market downtown. Bryn Davidson of Lanefab has posted some beautiful drawings of the types of housing his company could build under this plan I'd encourage anyone to look at if they haven't already, and they'd be fantastic additions to this neighbourhood. The plan encourages a climate-friendly, healthy, and community-oriented lifestyle with walkable commercial areas, bike connections, and frequent transit connections to key destinations like downtown and UBC, which will deliver on our livability aspirations while we grow. The west side villages specifically have frequent service on the 2 bus to downtown and the 25, 33, R4, and future West 33rd avenue bus TransLink will soon introduce under their new Burrard Inlet transit plan to connect to Dunbar, UBC, and the SkyTrain, and close proximity to the Arbutus Greenway for comfortable bike trips to downtown. Back in 2023, council passed a motion recognizing that we're in a housing crisis, and we need smart planning for growth. It directed staff to begin the planning work to implement the villages outlined in the Vancouver plan. Now, almost three years later, we're seeing that work presented back to council, and I'd encourage every councillor to vote with that same conviction to deliver smart, livable housing solutions for people like me who would love to see our futures here.	James Madden	Dunbar-Southlands	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-12	22:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please build more low-rise apartment neighbourhoods!	D Suratos	Victoria-Fraserview	
2026-07-12	22:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The Villages plan is exactly what Vancouver needs all over beyond downtown and near skytrain stations. It is the perfect amount of density in these areas for convenient shops, services and ground oriented homes. the mass rezoning means that change wont have to be concentrated in the same areas and can happen more gradually and at a cheaper price. this plan allows for better justification for transit improvements too. Lets do it!!	Philip Vargas	Renfrew-Collingwood	
2026-07-12	22:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am submitting a petition on behalf of residents and property owners on Munroe Crescent. Our petition respectfully asks City Council to include Munroe Crescent in the Kerr St & E 54th Ave Village Plan rezoning area, or at minimum, to direct City staff to study Munroe Crescent as a near-term transition-area expansion. 20 families out of 28 addresses on Munroe Crescent have signed the petition. This strong level of support shows that our street cares deeply about the future planning of this neighbourhood. Please see the attached file for the full petition details, including the petition request, names, addresses, signatures, and a map showing the 20 families who signed. Community voices are important in shaping the City and its urban planning decisions. Munroe Crescent is directly connected to both the Kerr St & E 54th Ave Village Plan rezoning and the Rosemont Street rezoning/development area, and we hope Council will consider our collective request as part of a fair and coherent long-term planning approach. Thank you for considering our petition.	Wei Xia	Killarney	Appendix A
2026-07-13	00:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the idea of villages and services/density within a smaller area.	Jim Mintha	Arbutus Ridge	
2026-07-13	00:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think a city of 6 story buildings - much like Vienna is a smart move for density. I live in a duplex in cedar cottage and I have sadly heard lots of my young neighbours becoming NIMBYs about the changes. Well designed - good architecture, appropriate green space, and 1 level suites (good for aging in place not multi story units) would be a great addition to our neighborhood. Vancouver can no longer be a city of single family units as much as I appreciate how lovely those homes are.	David Carter	Kensington-Cedar Cottage	
2026-07-13	07:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am a proponent of this proposal. Would love to see more mid rises in these areas	Cooper Worobetz	Kensington-Cedar Cottage	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-13	07:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Redevelopment of Britannia community centre and facilities is critically needed to support the villages and neighbourhoods of Grandview Woodlands. It is shockingly overdue and will soon have permanent closures and shut downs due to the unsafe conditions.	Siobhan Jackson	Grandview-Woodland	
2026-07-13	07:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the development of medium-rise residential buildings on non-arterial streets, most of which are currently only zoned for detached homes, as proposed in this plan. Rezoning should include some commercial spaces at ground level.	L Mackey	Hastings-Sunrise	
2026-07-13	08:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan - we need more housing. we need to cut the red tape around building higher buildings in different neighborhoods. 6 stories is totally fine for any arterial or street 1 or 2 off an arterial.	Scott Tully	Mount Pleasant	
2026-07-13	08:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I've been watching these plans come through so many different processes. It's so exciting to see actual neighborhood-by-neighborhood custom designs. This is exactly what Vancouver needs, and the amount of work and consideration applied here is incredible. Of course it'll be years and years before the construction industry can get us near these concepts, but it's exciting that it's now going to be possible.	Richard Martin	Mount Pleasant	
2026-07-13	08:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Love the idea	John H	Killarney	
2026-07-13	08:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	In general, consider reducing requirements and specificity of the plan. This is a plan that is over-planned, overly specific. Reduce restrictions and take a looser hand. Consider changes to retail areas that mandate specific development patterns—a mix of homes and retail can be successful, commercial street being a great example, and this clause is undermining public support. Reduce minimum lot sizes for small lot apartment development. Swap lettering of commercial zones so that east is E.	Geoff Lister	Kensington-Cedar Cottage	
2026-07-13	09:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan. I'm a 4th generation Vancouverite, we need more housing and more walkable neighbourhoods. I fear that my children and their cohort will be forced out of the city due to unaffordability.	Brent Lew	Sunset	
2026-07-13	09:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I really really support the villages plan! I want to buy an apartment in a leafy neighbourhood that has exposure on 3 or more sides!	Denis Agar	Downtown	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-13	09:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	As a resident of w49 and oak, I support the villages program. The city has lacked meaningful commercial areas in the area for a long time, and the area needs to become denser. Residents will no longer need to commute to farther amenities and we can revitalize the neighbourhood.	Kevin Xu	Oakridge	
2026-07-13	09:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is awesome! We need more housing, this is a great first step. Many people are scared of change, it's understandable, but really, this is a minimal change. I'm always blown away by how quiet and peaceful medium-density neighborhoods like Olympic Village are compared to what I would expect them to be. Most of the concerns really aren't as big of a deal as many people are saying. And the effect on housing costs will be real! This is a very, very good thing for everyone in Vancouver, especially those vulnerable to homelessness.	Jonah Larsen	Dunbar-Southlands	
2026-07-13	10:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan. Need more housing in Vancouver.	souraj mehri	Hastings-Sunrise	
2026-07-13	10:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need much more housing. It's not going to get any cheaper or easier for people to live here if we don't build more housing.	Nathan Look	Killarney	
2026-07-13	10:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages plan, I wish it was more expansive, we need more housing.	Milen Spivak	Strathcona	
2026-07-13	10:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I went to the public events you had about the village plan a year or two ago. I like what I heard. We need more housing.	Dexter Chu	Kensington-Cedar Cottage	
2026-07-13	11:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think this is a sensible approach to gentle densification. Moreover, living in a 'village' that has amenities and services that residents can use adds value to a neighbourhood. I support this initiative.	Steve Lionais	Mount Pleasant	
2026-07-13	11:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Seems good! I support it. xo	Clayton Cooper	Grandview-Woodland	
2026-07-13	11:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the growth of Vancouver neighbourhoods with some higher density homes and with walkable commercial amenities. I strongly encourage smaller neighbourhood sized multi-home units, with smart designs like single-stair. I discourage block-style apartments on smaller roadways.	Mandy Larson	Kensington-Cedar Cottage	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-13	11:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the villages plan. This is an absolute no-brainer, good for the city plan. The legalization of midrise apartments in residential areas is exactly what a huge number Vancouverites have been asking for. Please please please don't list to the vocal minority of people opposing this plan.	Matthew Learning	Mount Pleasant	

PETITION: Include Munroe Crescent in the Kerr St & E 54th Ave Village Rezoning Area

Public Hearing: Tuesday, July 14, 2026, 6:00 p.m. | City of Vancouver

Petition Contact Person: Wei Xia, Munroe Crescent Resident / Property Owner

Agenda Item: Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments

Request to City Council

We, the undersigned residents and property owners of **Munroe Crescent**, respectfully ask City Council to:

Include Munroe Crescent in the Kerr St & E 54th Ave Village Plan rezoning area;

or, at minimum,

Direct City staff to study Munroe Crescent as a near-term transition-area expansion.

We support thoughtful planning, more housing options, and gradual densification in our neighbourhood. Our request is not an objection to housing or density. Rather, we believe Munroe Crescent should be considered as part of the City's long-term planning direction for the **Champlain Heights area**.

Munroe Crescent is located immediately south of **Rosemont Drive** and adjacent to the current redevelopment at **3132–3150 Rosemont Drive**. Although the proposed Village Plan boundary appears to stop at Rosemont Drive, Munroe Crescent is directly connected to the same neighbourhood context and will be affected by future changes around Rosemont Drive.

Our request is also consistent with the City's earlier planning analysis. In the City of Vancouver's **May 16, 2023 Referral Report for CD-1 Rezoning: 3132–3150 Rosemont Drive**, City staff stated that the low-rise detached houses **west and south of the Rosemont site** may have potential under the **Secured Rental Policy** to rezone for **three- to six-storey apartments and townhouses**.

Because Munroe Crescent is south of Rosemont Drive and close to the Rosemont site, we believe this request is in line with the City's long-term planning direction for gradual densification, diverse housing options, and a more coherent transition around the Rosemont site.

We respectfully ask Council to consider Munroe Crescent as part of this planning process, rather than leaving our street immediately outside the rezoning boundary.

Signatures

No.	Name	Munroe Crescent Address	Owner? Yes/No	Signature	Date
1	Wei Xia		Yes		July 8, 2026
2	ANDREW WONG		Yes		July 8/26
3	Beon P Kim		Yes		July 8/26
4	Matt Chan		Yes		July 8, 26
5	Daniel Lee		Yes		July 8, 26
6	John Ngui		Yes		July 8/26
7	Wendy Cachero		Yes		July 8/26
8	Darwin Espinal		Yes		July 8/26
9	PAUL CHOY		YES		July 8, 26
10	Ante Bulic		Yes		July 8, 26

Note: By signing, signatories support submitting this petition to the City of Vancouver for the July 14, 2026 public hearing. Names and comments submitted to the City may become part of the public record.

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Signatures

No.	Name	Munroe Crescent Address	Owner? Yes/No	Signature	Date
11	KA KIT .HO		Yes		July 8 2026
12	Rong Chen		Yes		July 8, 2026
13	Yongfang Chen		Yes		July 8 2026
14	Ben Lee		Yes		July 12/26
15	CAROLYN HAMADE		Yes		July 12/26
16	Victor Wong		Yes		July 12, 26
17	Teresa Peng		Yes		July 12 2026
18	Grace Jung		Yes		July 12 2026
19	ELPIE CHAN		Yes		July 12 / 26
20					

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Signatures

Name	Munroe Crescent Address	Owner? Yes/No	Signature	Date
Henry Chen		Yes		July 9/26

By signing, signatories support submitting this petition to the City of Vancouver for the July 14, 2026 public hearing. Names and comments added to the City may become part of the public record.

