

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	12:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The City needs to continue to plan for its future and the Villages plan is a step in the right direction for the City.	Michael Ferreira	Mount Pleasant	
2026-07-13	12:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	N/A	Mimi Chau	Kerrisdale	
2026-07-13	12:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the plan, we desperately need more housing	Aeron Renstad	Mount Pleasant	
2026-07-13	13:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more housing, desperately. I would even go further than this proposal.	Matthew Wiecek	I do not live in Vancouver	
2026-07-13	13:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in support of this plan. I agree we need more housing in this city and allowing for low-rises in more areas will support that. I would love for my friends and family to be able to live in neighbourhoods like mine but there isn't enough housing to allow for affordable prices for both homeowners and renters. I think adding low-rises will allow for more density while still allowing a strong sense of community to be maintained compared to high-rises. Being within comfortable walking and biking distances to services and businesses means I get to stay active during my time off of work which is crucial for me since I have a sedentary job. I hope that others can feel empowered and encouraged to take active forms of transportation to stay healthy, both physically and mentally, by increasing commercial spaces in the areas where people live and by increasing the housing density in existing walkable neighbourhoods. I do wish there could be increased zoning changes to allow mixed-use beyond just the arterial/main roads. However, the plan as-is is a step in the right direction.	Bonnie Lai	Hastings-Sunrise	
2026-07-13	13:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the program.	Douglas Adams	West End	
2026-07-13	13:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the application but would like to find out why certain streets were not included in the rezoning development. Why were a few city blocks excluded from the development plan between Granville street and Hudson Street from Park Drive to 64th Avenue. Is there any chance the city would include this area in the plan?	Jacqueline Braunhoffen	Marpole	

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2026-07-13	13:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Dear City Council, My name is Robyn, and I live in the Kensington area with plans to eventually move to Arbutus Ridge. This means I have a vested interest in both areas' development in the Villages Plan. I love Vancouver because of its diversity of small businesses, vibrant community spaces, and delicious cafes. Unfortunately, the Kensington neighbourhood lacks a meaningful amount of those things. We only recently got a small grocery store on Knight and 33 (next to a flower store that is perpetually closed). Our 7-Eleven closed down, leaving us without basic pharmaceutical items like when my brother had food sickness; I was able to rush over and grab him some Pepto. I am able-bodied, can walk long distances, and bike even longer. But my neighbours cannot, forcing what is a dense neighbourhood of multi-family homes to be filled to the brim with cars. There is no guaranteed parking, which results in a daily duel to find a spot. The domino effect of seniors not being able to park in front of their home due to the reliance on cars affects the culture of the area, pitting neighbours against each other. For kids in Kensington, their main spot is Gray's Park, which is pitifully near no source of snacks, drinks, or any small business. Gray's Park is next to an elementary school, meaning very little support for car traffic, which compounds the issue of having no nearby grocery or food business. I will only briefly touch on Arbutus Ridge, which compared to Kensington feels like a desert. There are only three restaurants within 15 minute walking distance and a soon-to-be closed ICBC takes up a large amount of space on Macdonald street. My partner and I will be moving into the neighbourhood with his parents in the next few years, and I sadden at the reality of losing access to many small businesses. Although my current pharmacist is not exactly next-door (a 14-minute walk), the pharmacist I would have access to in Arbutus would be a 20-minute bus ride. I fully support the Villages Plan because I believe what makes Vancouver beautiful is our access to local businesses and walkable neighbourhoods. Thank you, Robyn	Robyn Wadey	Kensington-Cedar Cottage	
2026-07-13	13:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more housing. This is a way to get there. I wish it went further, in all honesty. The level of micromanagement of planning decisions and what can be built is excessive.	Walker Hathaway	Mount Pleasant	

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2026-07-13	14:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Over the past few years we have been looking to downsize from our two bedroom townhouse to a one bedroom apartment. For the longest time, there was nothing on offer. Recently we have seen a few new apartments, but they are both unaffordable and unlivable. The one bedrooms we have seen are twice as expensive as our current unit, which we’ve been in for 15 years, and none have enough closet space for our minimalist stuff. Which is why I like this villages plan that takes 17 low density areas and upscale them into medium density areas. The plan really will create villages - areas that are walking and cycling focused for meeting daily needs. This blanket rezoning will save time and money as developers won’t have to go through individual land rezonings for every building But, most importantly for me, we will get more and faster housing to meet demand and hopefully lower prices. I’ll admit it, selfish. I overhear artisanal landlords and land owners in the city argue that medium density will destroy neighbourhood character, conveniently forgetting that when their houses were built, they destroyed the farms and forests that were there when they came. And they want shadow studies and parking studies and infrastructure studies to delay, delay, delay development. I think what they really want to keep housing supply low so they can keep the prices of their housing assets high. Vancouver needs more of this gentle density - we can’t spread out and transit-oriented development only goes so far. Vancouver’s population will grow and we need to house our new neighbours sustainably. If the city’s population is forced to stagnate, the city will die. Over the long term, I hope that you continue to use citizen planning panels that represent the diversity of the residents when looking for positive ways to evolve our city. In the very near term - tomorrow - please approve the villages plan.	Mike Vlasman	Kitsilano	
2026-07-13	14:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the plan. The city needs higher density.	nicholas adamski	West End	
2026-07-13	14:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages Plan and wish the city would densify all the single-family zoning already.	Oana Hyatt	West Point Grey	
2026-07-13	15:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the Villages plan. We are massively overdue for a revitalization of many neighborhoods in South Vancouver, especially because many people are moving to this area for economic opportunities. I think this will increase the diversity of shops, services, and transportation options in many previously overlooked areas of Vancouver.	Cindy Xiao	Marpole	
2026-07-13	15:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think this is a great plan. It will help solve the housing shortage for more people, and I support it.	Hui Ling Wang		

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2026-07-13	15:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Mayor and Council: We are asking Council to support the Heather & 33rd Village regardless of its vote on the balance of the Villages, or otherwise provide a clear mechanism for Cambie Corridor Plan-compliant rental projects to proceed without unnecessary site-by-site rezoning. There is limited or no public opposition to the Heather & 33rd Village, and it should not be held up by broader policy concerns that do not apply in the same way to this already-planned part of the Cambie Corridor. Mosaic is working to deliver 112 rental homes at 4711-4787 Cambie Street, properties included in the City-initiated zoning of the Heather & 33rd Village. We have been seeking to convert this previously approved project from strata housing to market rental, without any change to density or form. City-initiated zoning for these properties is not a substantially new land use decision. It is an implementation step that allows the zoning to catch up to adopted policy, with some incremental additional density of other parcels, and avoids an unnecessary, and costly, applicant-led rezoning restart on our project. Deferral or defeat of the Heather & 33rd Village would needlessly delay delivery of these 112 rental homes. Instead of a potential construction start in Q1 2027, the project could be pushed into 2028. That would be nearly two years after we first approached Staff about changing the project from strata to market rental. These administrative and policy-related delays provide no public benefit in consultation or built form. They simply delay housing that Staff and Council have identified as a priority, while adding significant carrying costs and uncertainty to a project that is already consistent with adopted City policy. Sincerely, Adrien Herberts On behalf of Mosaic George Limited Partnership by its general partner Mosaic George Holdings Ltd.	Adrien Herberts		Appendix A
2026-07-13	15:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	As a young person who has travelled and seen what other cities around the world are like, I feel the growth of our city is severely stunted by our current restrictive urban planning. Why do neighbourhoods have to be only residential or commercial? Why do we force ourselves to commute 15+ minutes to the nearest shops with everyday necessities? What's wrong with mixed use neighbourhoods and being able to walk down the street to grab what you need? I just don't get this mentality in North America, and that's why Vancouver is falling behind compared to other more progressive, livable, and desirable European and Asian cities. We are a city with a small town mentality. The "World class city" title should only applied to our downtown core; the rest of the city is just an embarrassment. I fully support this initiative. Actually, I think this is not radical enough and we should rezone even more neighbourhoods in the city	Alex H	Victoria-Fraserview	

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2026-07-13	16:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The ability for NIMBYs to rally support against new housing is predictable, hiding behind the guise of a "Greener City." When will Council have enough courage to stand up for the silent majority, and stop being held hostage to the loud and outspoken minority? We are in a housing crisis. Now is the time to do what should have been done decades ago. We're not talking about introducing new towers across the City, we are talking about gentle densification that neighbourhoods will already see with natural development (but with less red tape and permitting barriers). It's time to wake up and look at what is the best for the future, instead of trying to appease those trying to keep us in the past.	Wendy Liu	Mount Pleasant	
2026-07-13	16:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think this proposal will help with housing and community building. I support it.	Michael Ragan	Arbutus Ridge	
2026-07-13	16:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the plan - its very hard to find housing in the city and we need more!	Brie Taylor	Grandview-Woodland	
2026-07-13	16:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	PLEASE ALLOW MORE HOUSING TO BE BUILT My partner and I are university-educated professionals who moved to Vancouver to pursue our careers in our late twenties, and we both earn six-figure salaries. We have a baby boy and would love to raise a family in Vancouver; however, it does not appear we will be able to continue to afford to live here and maintain a reasonable quality of life, due to the shortage of housing and in particular, family-sized apartments. I don't think the people in opposition of the Villages Plan (to create more housing concentrated in walkable neighbourhoods with a high quality of life) actually understand the struggle of working people trying to live in Vancouver. We have a beautiful city, but the lack of housing is a serious problem and a threat to the livability and long-term happiness of Vancouver as a whole.	Sarah McCurrach	Fairview	
2026-07-13	16:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support increased housing density and mixed land use. I am especially in favour of mixed residential and commercial zones	Eli Carlin-Coleman	Mount Pleasant	

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2026-07-13	17:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver has been constantly changing since its founding. However, planning for the next 50 plus years will take vastly different frameworks and strategies than have been in place for the last 50. The city has learned important lessons from past projects that built well-loved and widely regarded low to mid-rise neighbourhoods like The West End, South False Creek, Arbutus Walk, and Olympic Village. And also learned from the problems of rapid, concentrated change, that has occurred in other areas of Vancouver and the wider Metro region. This Villages Plan is a small part in years of process that reflects work done under multiple councils and in coordination with provincial representatives to continue guiding the city on the path councillors and MLAs were elected by a diverse electorate to see through. Far from radical change, like past developments that master-planned the redevelopment of contiguous formerly industrial areas, this plan adapts to the city as it is today by enabling incremental change to the city's existing fabric. Some of the most loved Vancouver neighbourhoods originally developed because of the flexibility to grow according to their residents' needs, but that same organic change has been stifled for decades. This plan can restore some of that vibrancy to neighbourhoods that have not grown while relieving others from the rapid and concentrated change that threatens to displace Vancouver residents who are most vulnerable to the growing challenge of the cost of living here. Thousands of Vancouverites already live in and love the type of housing the Villages Plan enables in more of the city. The potential for small lot shared stair apartments, as built in cities across Europe and also North American cities like Seattle and New York, offers great promise for building even better housing, and more larger and affordable homes for families.	Geoff Appleby	Kitsilano	
2026-07-13	17:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is an excellent planning proposal and kudos to the planning department for conceiving this plan. It will create the vibrancy in the neighborhoods. It will be attractive for the young families who will have more economical choices to stay in their communities they grew up in without leaving the city altogether. This in turn will give comfort to all the families to see the grandchildren grow close by and also the various needed help associated with this. We need more of the low rise apartments off the arterial roads which are more livable than the apartments on the noisy busy roads. I have hardly seen anyone sitting on these busy road condo balconies. Strongly support this Village Planning program and encourage the council to pass this proposal wholeheartedly.	Madhu G	Marpole	
2026-07-13	17:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages Planning Program. This would help provide much-needed housing throughout the city.	Deborah Dunlap	Grandview-Woodland	
2026-07-13	17:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Yes, absolutely yes. This is the long overdue, liveable, community strengthening, walkable density I have been wanting for ages, model our beautiful city after Europe rather than the United States.	Tara Foster	South Cambie	
2026-07-13	17:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Hello council, I am writing in support of the villages plan as it will deliver desperately needed housing in walkable clusters across the city, and will minimize displacement as most of the affected properties are detached houses which are usually owner occupied. It is a great way to maximize access to services too, living in a walkable area is great and it's deeply tragic that Vancouver has historically made it illegal to add housing in walking distance of neighbourhood centres.	Cord Corcese	Grandview-Woodland	

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2026-07-13	17:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please approve the Villages plan. We desperately need more housing in Vancouver and this plan will help to do that. We also need more walkable neighbourhoods where you don't need a car to travel for daily essentials. We're far behind many cities in Europe in that respect and have an opportunity now to be a leader in North America. It's long overdue. I also really REALLY don't want to see our kids have to move to another city when they grow up because Vancouver doesn't have enough homes. Thank you Dave	David Holdsworth	Grandview-Woodland	
2026-07-13	18:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is what we NEED	Oliver Browne	Mount Pleasant	
2026-07-13	18:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The villages plan looks awesome and would be very good for the city that so, so many want to live in.	Michael Hall	I do not live in Vancouver	
2026-07-13	18:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the Shape Your City Vancouver Plan as an important step toward creating a more livable, inclusive, and sustainable city. This plan reflects the needs of a growing and diverse population while prioritizing thoughtful urban development, improved housing options, and accessible public spaces.	Kamaljeet Kaur	Kensington-Cedar Cottage	
2026-07-13	18:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in Burnaby but often work in Vancouver. I like Vancouver and want to live here, but am unable due to lack of housing selection. I am a professional and not low income or looking for subsidies. I have realized that even as a medium to high income household, owning a home is not affordable. A desirable area demands density by the very nature of being desirable to many. Vancouver and many other districts have become stuck in a model that only benefits people who already own and are afraid of change. All types of housing should be welcome based on market demands and the changing needs of the city's people (including new residents/workers). I support this plan - we simply need more housing.	Gary Chan	I do not live in Vancouver	
2026-07-13	18:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This growth in communities is needed to support the new generation of Vancouverites.	Diego Chouza	Kensington-Cedar Cottage	
2026-07-13	18:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	like that the plan focuses on building complete communities where people can live, work, and access services close to home. It also supports greener spaces and more walkable areas, which are important for quality of life.	Kamal Kaur	Kensington-Cedar Cottage	

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2026-07-13	19:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'm in favor of the Shape Your City Vancouver Plan because it supports smarter growth and a better quality of life for residents.	Channi Kang	Kensington-Cedar Cottage	
2026-07-13	19:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan, we need more housing.	Russell Mc Keegan	Downtown	
2026-07-13	19:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages plan, it's long overdue! We absolutely need more variety of housing options, from affordable to missing middle. There are already so many examples of mixed use in neighbourhoods where it's now no longer allowed, like local cafes, grocery stores, businesses etc. that are so beneficial to the walkability, livability, and vibrancy of a neighbourhood.	Emily Brett	Mount Pleasant	
2026-07-13	20:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more high density housing like this in Vancouver. Please consider the long term benefits a project like this could have. I want my daughter to get to stay in Vancouver should she want to when she's an adult and without projects like this, she will likely be unable to do so.	Simon Luci-Dare	West Point Grey	
2026-07-13	20:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in the Commercial St / 20th Ave village and I support this plan.	Lauren Malo	Kensington-Cedar Cottage	
2026-07-13	20:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver needs housing. Mixed-use mid-rise buildings are a great way to spread moderate density throughout the city and create vibrant, livable neighbourhoods. I strongly support the Villages plan!	Max Swiatlowski	Fairview	
2026-07-13	21:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The entire Vancouver area is short of housing. Whatever the concerns others may have about this proposal, the problem of not nearly enough housing is much much greater.	Igor Trushevsky	Downtown	
2026-07-13	21:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the proposed changes to the Villages plan. Vancouver needs more places like this: mixed use commercial and residential, varied low-density housing options, and spaces for connection. The Villages plan addresses all of these points. These updates to the Vancouver ODP will improve living standards and create more vibrant neighbourhoods. We should be making it easier to build vibrant neighbourhoods like this, and supporting local businesses that choose to set up shop there.	Ana Ivkov	Hastings-Sunrise	

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2026-07-13	21:58	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver needs more homes, and it needs them in the right places. The Villages Planning Program would allow low-rise buildings — up to six storeys — in 17 neighbourhood hubs across the city, with a real focus on rental and below-market rental housing. That means more housing options close to shops, services, and transit, without turning quiet streets into towers. Having worked in real estate and urban planning for years, I've seen how hard it is to add housing where people actually want to live. This plan is a practical, well-thought-out step toward fixing that. Council	Art Tsai	Dunbar-Southlands	
2026-07-13	22:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I would like to offer my support for the proposed Villages rezoning. These villages offer needed housing options that are currently missing for Vancouver residents in the noted neighbourhoods. These villages should allow more residents to remain in the neighbourhoods that are best for them. Sincerely, (Dr.) Georgia Pomaki [REDACTED] [REDACTED]	Georgia Pomaki	West End	
2026-07-13	22:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Hello, As a resident of UBC's Wesbrook Village community, I am writing in strong support of the Villages Plan. In order to move into the future Vancouver needs to construct more communities like this one, full of life and community amenities. Densification would improve affordability, opening up more of Vancouver's best neighbourhoods to more people and enabling them to contribute to them. It would also improve financial and environmental sustainability in the long term. The city has been frozen in amber long enough. We cannot have neighbourhoods withering away with their businesses in decline as their customer base stagnates and costs rise. This would enable more opportunities for new businesses and enable the revitalization of all of these areas, like my home in Wesbrook Village. Thank you, William	William Dawson	Dunbar-Southlands	
2026-07-13	22:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the plan to increase density and create more livable, convenient neighbourhoods. I would like to specifically point out that the improved north-south mid-block connection between Victoria Drive and Nanaimo Street in the Victoria Drive & E 61st Avenue village would be very nice to have when considering that the existing alleyway route there is not in good shape.	Kevin Choy	Renfrew-Collingwood	
2026-07-13	22:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan - we need more housing.	Rachel McCurrach	Kitsilano	
2026-07-13	23:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the development of a village for E61st and Victoria Dr, as Victoria Fraserview is in desperate need of revitalization to make the neighbourhood more vibrant. This neighbourhood has felt like it has little life to it currently. The city has ignored this neighbourhood for far too long.	Jon Li	Victoria-Fraserview	

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2026-07-13	23:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver needs density, and city-planned mass rezoning is an efficient way to do this successfully at scale. As someone who lives in the Commercial St area, I was happy to see our neighbourhood being recognized as a place with strong community and an opportunity to be a city hub- I think that, done well, the Villages Plan can enhance this community feeling rather than overwrite it. The Plan has a good framework for ecosystem and green space integration, as well as retaining unique aspects of the neighbourhood. I understand some folks are worried about house prices, strict zoning rules, tree cover, and a loss of character, but I feel that these aspects are already at least partially covered in the existing plan. While revisions to strengthen these aspects could definitely be beneficial, I do hope to see the overall Plan carry forwards.	Ruby Burns	Kensington-Cedar Cottage	
2026-07-13	23:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please see my attached letter.	Owen Brady	Hastings-Sunrise	Attachment 1
2026-07-14	00:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I urge council to approve the Villages Plan as is. It is an important step toward implementing the Vancouver plan. It will set the seed to revitalize neighbourhoods, many of which have seen a slow but steady decline in non-senior population. Zoning for the housing we want up front provides certainty for developers and citizens alike and is an important step toward predictability and accountability. Like many, I have quibbles with the plan. I would like to see small lot development being actively encouraged instead of getting penalized. But the plan as it is right now is a huge step forward and it’s not worth trying to amend it with last minute ad-hoc changes. Tweaks can be implemented later via more robust processes.	Jens von Bergmann	I do not live in Vancouver	
2026-07-14	00:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver badly needs more housing. We need to stop catering to those who already own homes who are more concerned about their property values than making sure the next generation of Vancouverites can stay here. This motion went through extensive public consultations, and now it’s getting opposition from a bunch of NIMBYs who care more about their view and parking than making housing abundant and affordable. It’s frankly embarrassing.	Jason Dhami	Kerrisdale	
2026-07-14	00:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the gentle density proposed in the Villages Plan. I believe this is the right balance for housing affordability and density desperately needed.	Helen Tang	Oakridge	
2026-07-14	07:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support this application. The villages project is what we need to help improve community in our city, improve access to housing and offer opportunities for small businesses.	Amanda Mills	Grandview-Woodland	
2026-07-14	07:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan - we need more housing and the villages concept has proven successful in countries like Denmark, Spain, Switzerland, and many more.	Shawn McClelland	Mount Pleasant	

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

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2026-07-14	07:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The nonsensical and frequently offensive arguments made by opponents of the Villages Plan boil down to preserving neighbourhood exclusivity and high home prices. They complain about insufficient consultation, but consultation began 18 months ago. The fact is that no consultation is ever enough for opponents of new housing. They want it to stretch out to the trump of doom, so that nothing is ever built. The demand that denser housing be restricted to arterial roads is unfair. Why should the rules be different for residents in denser housing? This is particularly offensive in light of the fact that the single family homes in or near the village areas are subsidised by residents in denser areas (where infrastructure is less expensive to provide per household). Also, incumbent homeowner's property taxes are kept low by shifting taxes to new developments (and consequently new residents) via the city's CACs and DCLs, as well as Metro Vancouver's DCCs. Opponents of new housing complain about high-rises, and say that they would be in favour of denser development if it were more "human scale" or "neighbourly". Six stories is frequently mentioned. But when six storey buildings are proposed, as they are here, suddenly that's too tall, and four would be better. Uh, how about three? Or maybe row homes. Actually, duplexes are enough. There is no height or density with which NIMBYs will be satisfied, other than the minimum already allowed. As usual whenever new housing is proposed, "concerns" are voiced about traffic and parking. But these villages are meant to be denser, walkable, and transit-oriented. By encouraging transit use and active transport, travel by car is less important. Most of these areas have lost population over the last 50 years. NIMBY policies prevent families and young people from living in these neighbourhoods. The population is ageing and shrinking. Primary schools are below capacity in many of these areas. And the parks and infrastructure are already present for more population. The city cannot continue to allow the narrow interests of those whose sole focus is guarding their home equity and preventing change to dominate planning and land use decisions.	J. K. McRoberts	Marpole	
2026-07-14	08:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in the proposed Commercial St & E 20th village. I am in favour of this plan - we need more mid-range density, and this plan will help us get there. Our neighborhood would really benefit from the added density, more people deserve to live in our community!	Nerissa Kassis	Kensington-Cedar Cottage	
2026-07-14	08:04	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan - we need more housing and the villages concept has proven successful in countries like Denmark, Spain, Switzerland, and many more.	Jillian Godfrey	Mount Pleasant	
2026-07-14	08:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is a great initiative. Vancouver needs more diversity in its neighborhoods and these commercial areas should allowed to develop and create their own identity apart from downtown. Residents need the courage to adopt these types of proposals if they want their unique neighborhoods to not only survive, but prosper. Keeping them as they are won't do that. Great cities allow neighborhoods to thrive with the proper infrastructure, such as expanded housing, and create desirable areas to livethroughout city limits not just downtown.	Amando Navar Saucedo	West End	

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

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2026-07-14	09:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	THis is about the motion Rising Tides- False Creek. False Creek is the heart of Vancouver, but despite its enormous ecological, cultural, and economic importance, it lacks the coordinated stewardship needed to protect and strengthen its future. The "Rising Tides" motion , based in part of the work of False Creek Friends Society,is an opportunity to bring governments and the host Nations together to restore this iconic waterfront, improve public safety, advance climate resilience, and create a lasting legacy by ensuring False Creek remains healthy, accessible, and vibrant for generations of Vancouverites to come. I hope you will support this important motion. Please take this opportunity to get people together to clean up pollution, deal with derelict vessels, green the shoreline and seawall, use natural infrastructure, protect marine and coastal species and make all proud of this wonderful part of our landscape . False Creek used to be a thriving salmon nursery. It was a significant ancestral Coast Salish food-gathering place.Archeological evidence and oral traditions record the First Nations use of the False Creek area for over 3000 years. In addition to salmon, its intertidal zones provide critical refueling habitat for migratory birds, and support keystone species like Pacific Herring, the foundation of the regional marine food web. So much has been lost - the concrete paving has destroyed the eelgrass beds which supported marine life. Pollution means you can't drink, swim or fish in these waters. The City has done a lot to address the heart of the city . The award winning and broadly supported Sea2City Design Challenge focused on climate flood protection with ecological revitalization. Passing this motion can help get this work back on track. Now it's time to get all the players together to keep up the momentum to transform the area into a new version of what it once was- a place that Vancouverites can be proud to show off and enjoy even more, an ecosystem thriving with wild nooks providing a better , healthier home for BC's most iconic species.	Linda Nowlan		
2026-07-14	09:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The plan applies substantially similar low-rise zoning treatment to sites on arterial high streets and to sites on quiet, family-oriented interior streets several blocks away. These streets serve entirely different functions today - one commercial and transit-oriented, the other residential and pedestrian-scale - and I'm glad they're finally being treated as equally respectful areas for people to live and call home for the majority of Vancouverites.	Methodius Hawryluk	West End	
2026-07-14	09:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly approve this plan! We need more three- and four-storey single-lot apartment buildings. These are affordable options for families and the most popular option among Vancouverites for adding much needed housing in our city.	Juliette Link	Grandview-Woodland	
2026-07-14	09:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support higher densities in villages to lower housing costs.	Sam Jeong		

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
2026-07-14	09:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the plan as we need more housing, and more options for walkable neighbourhoods.	Jonathan Fuchser	Downtown	
2026-07-14	09:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is an amazing opportunity for more housing	Lac Vo	Killarney	
2026-07-14	09:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'm writing to support the villages plan. I think it makes a lot of sense to re-think how we plan cities. I would love to see the city have more neighbourhoods with medium density housing and amenities that make them nice places to live. This would be an improvement over the current trend of building massive towers surrounded by single family homes. (Like Oakridge for example.) We already have some neighbourhoods in this city with lots of old 3-5 story apartment buildings. And those are very nice areas to live. The concern that building more housing will wreck these parts of the city is unfounded.	Josh Smith	Mount Pleasant	
2026-07-14	10:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	There are legitimate concerns, and I would strongly recommend more stringent regulations regarding environmental concerns, but overall, I believe providing additional housing capacity through a more widespread densification process will help add housing supply at a lower cost and allow for greater competition amongst suppliers. Site-by-site approval has been the de facto approval choice for decades, and has largely failed to provide affordable housing in Vancouver. Removing bottlenecks has real potential to change this trend.	Alex Coster	Kitsilano	
2026-07-14	10:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support moving forward with Vancouver’s Villages Plan. This is the kind of thoughtful, gradual growth our city needs: more housing choices alongside neighbourhood serving shops, cafes, restaurants, childcare, public spaces, and safer walking and cycling connections. The proposed low-rise and mixed-use development offers a sensible middle ground adding more homes and everyday amenities without overwhelming the character that makes these neighbourhoods special. The plan will help more people at every stage of life live close to their daily needs, support local businesses, reduce car dependence, and create more vibrant, complete communities. Vancouver should not have to choose between adding housing and protecting neighbourhood character. The Villages Plan shows we can strengthen both. Please approve and implement it	Thomas Hut	Downtown	
2026-07-14	10:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'm a huge fan of these plans, Vancouver needs to allow way more housing and more different options for housing. We have very few of these medium size buildings, I live in one now and it's really very nice. They don't have the same issues with shadows, traffic, and parking as the towers because it's just not as many new units in the neighborhood.	Connor Simpson	West End	
2026-07-14	11:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver desperately needs more of the "missing middle", and I think the villages plan can really help remedy that.	Jacob Krarup	Riley Park	

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
2026-07-14	11:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please see the attached letter from the Commercial Real Estate Development Association, Vancouver Chapter (CREDA Vancouver Chapter); formerly NAIOP Vancouver.	Jon Leugner		Appendix B
2026-07-14	11:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Love love love this! I am a house-owner. I cannot wait for my neighbourhood to become even more inclusive. We will all benefit from density.	Lei Shen	Riley Park	
2026-07-14	11:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages plan, it is a balanced way for all the City to share in providing much-needed housing while stimulating smaller local business development.	Scott Eagleson	West End	
2026-07-14	11:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages plan.	Eric Quest	Downtown	
2026-07-14	11:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Given the lack of medium density housing, the village development seems like a move in the right direction. Development along these areas would enable further retail opportunities as well.	Rachel Cheng	Oakridge	
2026-07-14	11:33	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is a much needed plan that will bring vibrancy, density, and affordable housing to all areas of the city. I strongly support this plan	Keegan Barss		
2026-07-14	11:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I wholeheartedly support the gentle density that the villages plan will provide throughout Vancouver. We have too long relied on large arterial corridors to cram high rises in. We need to liberate density throughout the entire city, and create a spread out community.	Drew Lichty	Fairview	
2026-07-14	11:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I fully support the rezoning of the Kerr Street and 54 Avenue village, I own a home on 53 Ave near Doman. I recognize the need for densification, and this proposal encourages a neighborhood where people can work, shop, play, and attend school. It is near transit, an elementary and a high school, and several community centres. As Vancouver continues to grow, it is necessary to create areas like this to prevent further urban sprawl. Build up, not out. Sincerely, WR Cochrane	William Cochrane	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
2026-07-14	11:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am writing to express my strong support for the Villages Plan and the proposed rezoning amendments. This initiative is a vital step toward creating a more vibrant, walkable, and climate-resilient Vancouver. By expanding diverse housing options such as multiplexes and low-rise apartments and integrating essential shops and services on the ground floors of mixed-use buildings, the plan ensures daily necessities are within a short walk, bike, or roll. This reduces vehicle dependency, creates safer public spaces, and fosters a lively neighborhood character. I urge Council to approve this plan for the benefit of our communities.	Yolanda Chan	Grandview-Woodland	

July 13, 2026
Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: City Initiated Zoning of 4711-4787 Cambie St (DP-2026-00211) in the Heather & 33rd Village

Dear Mayor and Council,

We are writing to appeal for Council's support of the Heather & 33rd Village.

Mosaic is working to deliver 112 rental homes at 4711-4787 Cambie Street, properties included in the City-initiated zoning of the Heather & 33rd Village.

For nearly a year, we have been seeking to convert this previously approved project from strata housing to market rental. Through many conversations with Staff and with several members of Council earlier this year, we were advised by Senior Staff that the most practical way forward was to advance development and building permit work (where possible) in anticipation of the properties being included in the City-initiated rezoning for Villages at the upcoming July 28 Council meeting.

That path was suggested because the Heather & 33rd Village contemplates similar forms and densities as already suggested in the long-standing Cambie Corridor Plan. In this context, City-initiated zoning for these properties is not a materially new land use decision. It is an implementation step that allows the zoning to catch up to adopted policy, with some incremental additional density of other parcels, and avoids an unnecessary, and costly, applicant-led rezoning restart on our project.

Deferral or defeat of the Heather & 33rd Village would needlessly delay delivery of these 112 rental homes. Instead of a potential construction start in Q1 2027, the project could be pushed into 2028. That would be nearly two years after we first approached Staff about changing the project from strata to market rental. These administrative and policy-related delays provide no public benefit in consultation or built form. They simply delay housing that Staff and Council have identified as a priority, while adding significant carrying costs and uncertainty to a project that is already consistent with adopted City policy.

Mosaic first applied to rezone these properties in 2022 and Council approved the application at Public Hearing in December 2023. The project is unsurprisingly not viable as strata housing, and we first approached Staff in late 2025 trying to amend the project to be purpose-built rental. The challenge is section 6.1 of the CAC Policy, which provides that CACs approved in principle by Council at Public Hearing, but not yet enacted, cannot be reduced or eliminated without a new rezoning application. As a result, even though the project is Cambie Corridor Plan compliant, and even though the form and density have already been approved in principle by Council, changing tenure to rental may require a lengthy new rezoning application. That outcome is difficult to reconcile with the City's housing objectives. The requirement to withdraw the current rezoning application and resubmit a nearly identical application, with only tenure changed, directly adds between \$500,000 to \$1,000,000 in ACC costs because the new application won't have the same grandfather protections from the new ACC policy.

Heather & 33rd should not be delayed by deliberations on other Villages. Other Villages propose substantive changes to land use policy from prior precedent, whereas Heather & 33rd is within an adopted corridor plan. The Cambie Corridor Plan has been extensively studied and substantially built out. It already

contemplates at least six-storey apartment and townhouse density on all parcels. The City-initiated R3-4 zoning simply implements the form and density envisioned for all apartment-designated properties. Council approved City-initiated zoning for other portions of the Cambie Corridor in late 2025 to eliminate unnecessary site-by-site rezonings where the intended form and density are established. It is not surprising that none of the 863 opposition responses (up until July 9) to the Villages Planning Program are from Cambie Corridor residents given how Heather & 33rd is clearly distinct from the other Villages being proposed.

Our request is that Council approve the Heather & 33rd Village regardless of its vote on the balance of the Villages. Alternatively, we request a clear mechanism for Cambie Corridor Plan-compliant rental projects to not to be burdened by site-by-site rezoning. This is no different than what Council has done for other portions of the Cambie Corridor and Broadway.

We are working hard to move this project forward. Council's support for Heather & 33rd would help deliver these 112 rental homes sooner, in a location where the City has already planned for the growth.

Thank you for your consideration.

Sincerely,

Mosaic George Limited Partnership by its general partner Mosaic George Holdings Ltd.


Adrien Herberts
VP Development
Mosaic Homes
C 

July 13, 2026

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: Support for the Villages Plan — Villages Planning Program (RTS 18230)

Dear Mayor and Members of Council,

On behalf of the **Commercial Real Estate Development Association (CREDA, formerly NAIOP), Vancouver Chapter**, I am writing to offer our support for the Villages Plan and the associated City-initiated rezoning and Vancouver Official Development Plan amendments now proceeding to Public Hearing. CREDA Vancouver represents the owners, developers, and investors who build and steward this city's industrial, commercial, mixed-use, and multi-family real estate, and our mandate is to advocate for land use policy that delivers optimal outcomes for both our industry and the broader community. The Villages Plan is precisely that kind of policy. It is the culmination of an 18-month planning program that will enable more missing middle housing, improve access to shops and services, and allow the Villages to evolve into complete, connected neighbourhoods where more people at every stage of life can live. We commend staff and Council for the ambition and pragmatism reflected in this work.

Three aspects of the plan stand out as particularly well-aligned with CREDA's mission and with the outcomes our members work to deliver:

1. City-initiated “pre-zoning” that streamlines delivery and provides certainty.

The proposed City-initiated rezoning of approximately 13,000 parcels — roughly 96% of parcels within the Village areas — replaces a slow, uncertain, site-by-site rezoning process with clear, standard zoning districts. For the development community, this is transformative: it reduces the time, cost, and risk that too often stand between a viable project and shovels in the ground, and it advances the City's Housing Accelerator Fund commitments to streamline missing middle housing and build more homes faster. The parallel simplification of the by-law framework — including the proposed repeal of the RM-12 district and consolidation into a small number of standard R3 and C-2 districts — is exactly the kind of regulatory streamlining CREDA has long advocated for. Predictable, pre-zoned land is among the most effective tools a city has to accelerate delivery, and we strongly endorse it.

2. Expanded locally-serving commercial and low-rise mixed-use opportunities.

The plan's new C-2 districts (C-2D and C-2E) enable mixed-use apartment development of up to six storeys — and up to eight in Transit-Oriented Areas — on parcels within the Villages' commercial expansion areas. Coupled with policies to create local-serving retail with active frontages and to support existing businesses, this expands viable commercial and mixed-use development opportunities in exactly the transit-served, infrastructure rich (community and utility related infrastructure), and amenity-rich locations where they are

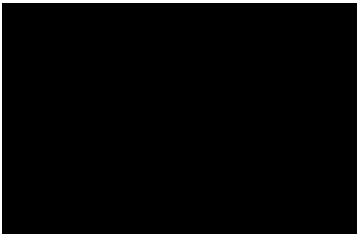
most needed. This is core to what CREDA members do, and it reflects the plan's balanced approach — growing daily-needs retail and services near residents while supporting the continued health of the city's established commercial high streets.

3. A meaningful and diverse increase in housing supply.

By enabling low-rise apartments, townhouses, and a range of secured rental and ownership options across the Villages — and by increasing permitted floor space on smaller sites from 1.45 to 1.6 FSR to give greater flexibility in low-rise apartment forms — the plan could lead to progress toward the City's 10-year housing targets. A diverse, deliverable range of housing types in a plan area is good for the community and provides an opportunity for all sizes of developers, increasing the potential for greater housing delivery. The plan's framework for secured rental, strata-ownership, and non-market housing strikes a workable balance that we are pleased to support.

CREDA Vancouver would be glad to serve as a resource to Council and staff as the Villages Plan advances through Public Hearing and into implementation, and to share the development community's perspective on how these policies can be delivered most effectively. We thank you for your leadership on this important work, and we urge Council to approve the Villages Plan.

Respectfully submitted,



Jon Leugner
Co-Chair, Government Relations Committee
Commercial Real Estate Development Association, Vancouver Chapter