

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	16:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please pass the Villages Program, we desperately need a diversity of housing options throughout the city. It is not fair that people in apartments have to live on busy arterial roads with higher noise and pollution. People in apartments and mid density homes deserve to live on more quiet neighbourhood streets too. Allowing a diversity of housing and small businesses will make our communities more connected and vibrant.	Kino Roy	Grandview-Woodland	
2026-07-14	16:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages Plan. We recently sold the house we owned in Point Grey for over 25 years. I acknowledge the real estate market has considerably changed since we purchased our home, and the City has to take meaningful action if we want the younger generation (including my children) to remain in the city. Zoning that only allows detached single family dwellings is simply no longer a viable option.	Luce Lafontaine	West End	
2026-07-14	16:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Hello mayor and council, I am writing to express my full support in the village plan. With this plan hopefully moving forward, I hope to be able to move into one of the condos in a small-lot building. Thank you, Colleen	Colleen Brady	Hastings-Sunrise	
2026-07-14	16:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is a modest step towards legalizing more low-rise apartment buildings in Vancouver, which is broadly supported. Every time a 12+ storey building is proposed, NIMBYs crawl out of the woodwork: "this is too tall! I support more distributed, Paris-style density!" Well, now, we finally have a proposal for some distributed density (though still far below Paris levels). And in addition to the obvious and pressing merits of the proposal itself, we can't forget that Mayor Sim himself proposed this plan as an EMERGENCY MOTION. He's the one who specifically required staff to prioritize the Villages in the Vancouver Plan, since "it's vitally important that Council undertake urgent measures to advance systemic transformational change to accelerate housing delivery in the city in an efficient and timely manner". Mayor Sim was correct! This plan has flaws--the most important part of it, single-lot apartments, are not economically viable according to the plan's own economic testing--but it's an important step in the right direction. Rejecting it now, after all these years of work and the Mayor's direction to prioritize it, would be effectively an admission that the City of Vancouver is completely paralyzed and incapable of pursuing housing policy. It's time to get this done and move on to improving it and expanding options for feasible single lot apartments across the city.	Peter Waldkirch	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
2026-07-14	17:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The vast majority of Vancouver’s new housing is being built along our busiest arterial roads: places with constant traffic noise, poorer air quality, and limited access to parks and green space. While these developments are essential, they shouldn’t be the only option. The Village Centre rezonings give us a rare opportunity to create housing in the kinds of neighbourhoods where people truly thrive: quiet, green, walkable communities with schools, parks, shops, and services close at hand. Today, those neighbourhoods are enjoyed by relatively few Vancouver residents. This plan is an opportunity to share those benefits more fairly by welcoming more people into some of our city’s most livable communities, rather than concentrating growth almost exclusively along busy traffic corridors. This isn’t just about building more housing. It’s about building healthier, more complete neighbourhoods and giving more Vancouverites the chance to live in them.	Gerry Mcgeough	Downtown	
2026-07-14	18:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	When my family chose to live in this neighbourhood 17 years ago, we chose it because services like groceries and pharmacy were relatively close and the location had ideal public transportation connections so we would not need to own a second vehicle. Good schools within walking distance and nearby parks also played a part. At the time, the area was also affordable for middle-class residents with young children. Since then, property values have continued to rise and the popularity of the area and the City of Vancouver has increased. While the area has a diverse community today, the lack of affordable housing will inevitably lead to some who were raised here not to be able to live here in future unless they have substantial incomes. The people buying homes in the neighbourhood today versus 20 years ago are different in class and income than those who bought houses pre-2005. While the area has many attributes of a great city, what it lacks is density that creates city energy. Even today, it feels more suburban than urban. While radical change to introduce concrete towers of 20-storeys-plus is something for the distant future (think of the transformation of the West End from wealthy enclave to urban neighbourhood over the decades after the Second World War), the Villages plan allows for a gentler form of development over similar periods spread out over many nodes across the city (though let’s face it, as designed it looks mostly to be in East Van rather than the under-utilized land of the West Side). While land developers are not actively buying properties today as they once did, it is much better to have a framework and establish expectations today for the future than have tall 20+ story towers in future on a case-by-case basis. The Villages plan introduces the "missing middle" housing that people who want to live in this city want. Much of Vancouver remains in a suburban mindset and that is not how healthy cities grow.	Jason Mercier	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
2026-07-14	19:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We live in a laneway in the alley behind 33rd and knight, which would be directly adjacent to the new six story buildings as proposed. We generally support the idea, creating more housing and more vibrancy in the neighborhood. My only concern would be parking. Our house is a 3 unit strata, built on a lot that was previously a single family home. We have a garage, but use that as extra inside space and park on the street given the small size of our house (<1200 sq ft). The neighborhood was originally built for single family homes and we are already seeing increased density such as our strata. Adding additional density may strain parking and transit is challenging here given we aren't in walking distance of the sky train. Generally, I would have to take two busses to get where I need to go, which usually ends up being too much of a hassle with lining up schedules, delays and such which necessitates having a car.	Alexandria Varty		
2026-07-14	19:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in one of these villages and support this plan. Mid rise, mixed used apartments and townhomes help to create healthy, diverse neighbourhoods and improve affordability. I would like to see social housing requirements added to the east side zoning also.	Karen Slakov	Grandview-Woodland	
2026-07-14	19:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support construction of mid-level density, but I think there should be increased social housing requirements.	Jordan Buffie	Kensington-Cedar Cottage	
2026-07-14	19:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Hi, my property is on the edge of the village plan for the west village on the W 16th Ave, I think we should be included in the village plan as the school area is taking up lots of the space, meaning that not enough residential houses can be included in this village. Also, my block is also less than 3 mins walking distance away from the commercial side of the village, which meets the requirements as well. Therefore, I would like to be included in the village planning. Please let me know if I need to provide any documents.	Jamie Zhang	Arbutus Ridge	Appendix A
2026-07-14	20:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is an exciting plan. It's one that charts out a future for the City of Vancouver. We know that over the coming decades, we will need lots of new housing. This plan provides dedicated spaces where we can have complete communities with that housing, and also retail. I hope that the requirement in the plan for land assemblies doesn't slow down this building. This seems like a future-oriented forward-thinking approach by the current Council.	Joshua Prowse	West End	
2026-07-14	21:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This should not even be going to debate. It is not adding towers. 6 storey max? Or 10? I used to live at Hycroft Towers which was 8 storeys and built in 1953! Are we going backwards? The young people of the city deserve an interesting vibrant city not what the NIMBY boomers want- a city stuck in amber. Look at Kerrisdale. Look at towers there! On side streets! And people are up in arms over low rise. JUST DO IT ALREADY	Julia Longpre	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
2026-07-14	22:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Dear Mayor and Council, I am writing to express my strong support for the Vancouver Villages Planning Program. I am incredibly supportive of how this plan structures and layers "gentle density" (from townhouses to 6-storey low-rises) directly into quiet, established neighborhoods. Sprinkling these changes across the city—rather than concentrating growth in just one or two corridors—will help us develop distinct, self-sustaining neighborhoods. This layout mirrors successful models like Toronto’s moderate-density neighborhood pockets, where people often can find everything they need (groceries, green space, schools, restaurants/cafes, and even nightlife) within a 15 minute walk no matter where they live in the city. Many other great cities also have this layout of multiple walkable, liveable, and gently dense neighbourhoods. While I support the core vision of the plan, I urge Council to prioritize the following key safeguards as implementation moves forward: Prioritize Green Space & Public Realm: As population density increases in these 17 village zones, the city must proactively acquire and protect green spaces and public parks. What makes Vancouver special is the nature in the city and we can't lose that. Also while it is somewhat out of the city's hands, advocating for infrastructure. Mandate Functional, Family-Sized Housing: To truly build complete, multi-generational communities, we need regulations that go beyond building standard 1-bedroom apartments. I urge you to implement minimum percentage requirements for true 2- and 3-bedroom units designed with families in mind, rather than allowing developers to build mostly micro-suites. Focus on True Affordability, Not Luxury: I strongly encourage Council to prioritize secured market rental and below-market units within these zones over strata developments, and to really stay away from the ultra luxury strata developments like we have seen at Oakridge or Senakw. Not forcibly rezoning properties: While it is very few cases, it seems there may be some people in the villages who may be caught in a rezoning where they can't put any add ons on their exisiting SFH. I would want exceptions to be made for these cases to ensure we aren't forcibly evicting current residents that want to stay in their current homes. Thank you for your work on this progressive step forward for Vancouver's neighbourhoods. I urge you to approve the plan with these vital community safeguards in place. Sincerely, Manpreet Ruprai A new Kitsilano resident in my 30s	Manpreet Ruprai	Kitsilano	

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	22:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	As a young family living in an area directly affected by the villages plan at Mackenzie and 33rd I am strongly in support of this initiative. While we have been lucky to have been able to move into this area just over 5 years ago, we have found that it is accessible to very few friends and others at our stage of life, despite many of them being hard working professionals. Vancouver is a beautiful city that should be shared with people from a variety of backgrounds and not hoarded for the few who are extremely wealthy or were lucky enough to get into the market 40 years ago. The wonderful parks in our area are often under used. Our local primary school suffers from low enrollment due to the area being unaffordable to young families. We need affordability and density if our neighbourhoods are going to maintain their vitality and character.	Bradley Locke	Dunbar-Southlands	
2026-07-15	00:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Support application	Vanessa Wong	I do not live in Vancouver	
2026-07-15	00:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Support application	Elias Galpin	I do not live in Vancouver	
2026-07-15	08:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more housing and more opportunities to do so! The villages plan is an amazing way to address this issue and doing it responsibly, without introducing high rise development! I lived in Kerrisdale then Marpole since I was 7. My family moved around when I was in high school due to financial issues and I have felt first hand what it's like to be displaced from stable housing. This is the light at the end of a dark tunnel of ever myself (and now my small family) returning to Vancouver again!	Julie An	I do not live in Vancouver	
2026-07-15	08:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I would like to express my full support for the proposed villages plan. Living near the Commercial St. and 20th current/proposed village has shown me how successful this type of neighbourhood can be. Being able to walk to commercial areas catering to my daily needs greatly increases my quality of life. I also fully support the 'gentle' density proposed in this plan. As a young person priced out of the Vancouver housing market, I'm in full support of building more 'missing middle' housing so young families can afford to live in mixed-income, walkable neighbourhoods.	Bretta McCall	Kensington-Cedar Cottage	
2026-07-15	09:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan - not only does it create more housing, it creates more dense, walkable neighbourhoods. This is what we need on the West Side, which is, frankly, looking like it's dying out compared to UBC. Businesses are closing and streets look dead. This hopefully will help revitalize the area in the same way that UBC's villages do - they create pedestrian movement, opportunities for better transit, and more viability for local businesses to survive and thrive.	Amita Vulimiri	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
2026-07-15	12:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is Jamie Zhang, the owner of the house next on the edge of the village plan. I attended yesterday's public meeting on the Village Plan and received your email address afterward. I had also submitted the form as requested following the initial online public meetings last year. After attending yesterday's public meeting in person, I am even more supportive of the Village Plan initiative. I believe it will bring significant benefits to both the city and the local community, and I would very much like my property to be included within the Village Plan area. My property is located at [REDACTED], Vancouver, on the edge of the proposed West Village boundary, next to Carnarvon Elementary School (See attached image). It is also less than a two-minute walk from the commercial area of the proposed village, which I believe aligns with the planning criteria. I would like to respectfully request that my property be included in the Village Plan. I hope you can include my house in it. If there are any supporting documents or additional information I can provide to assist with this request, please let me know. I look forward to hearing from you. Thank you for your time and help.	Jamie Zhang		
2026-07-15	16:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in the Kensington area (near 37th and Knight), and although I would be in support of this plan if it were extended southbound towards 41st Street. Having a village boundary cut through residential areas rather than a larger road artery can cause a slew of problems. From parking and noise, to home/view obstruction, to general public and road safety. Having it stop at 37th will cause all the nearby streets to have a large number of parked cars. This area is also known for large numbers of families and their children playing in the street, encouraged by tree swings, the large amount of parks, and tightknit community. Having this stop at 37th Street could be a danger for those who choose to do so. An example is bike lane on 37th Street westbound (an everyday occurrence). Should there be more cars parked due to density and more traffic, just due to visibility obstruction, an unseen biker behind a parked car could easily lead to more accidents. By extending it southbound, we can divert a lot of that traffic further on 41st or 33rd Street using specific parking regulations. This will allow the major arterial roads of 41st and 33rd Street to handle most of the traffic rather than the small street of 37th or any of the streets further southbound. Another thing, having the village distinctly cut off from purely residential areas is less than desirable, as if there are low-rise condos, there are many viewpoints along 37th overseeing the gorgeous view of downtown. Extending the border southbound to 41st will allow any low-rise condos built south of 37th to still enjoy the view and beauty of Vancouver without any worry of cutting off any other residents. These are just some examples, but a revision should be in order before fully approving something like this. Generally, there should be more thought about where these boundaries are and how it affects not only those people within the boundaries but those surrounding them as well. The villages should border our major arterial streets NOT residential homes.	Jordan Lee	Kensington-Cedar Cottage	Attachment 1

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
2026-07-15	17:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages rezoning plan, as quiet streets shouldn't be a privilege for those who are able to afford a detached home in Vancouver, and more people should have access to said streets as they need/desire. My only concern is that I am unable to find anything that states that the City is ruling out the use of Eminent Domain.	Michal Kantoch	Mount Pleasant	
2026-07-15	22:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live directly at 33rd and McKenzie. I am a mom of two young boys. Our home will be rezoned and I am fully in support of the villages project. Our neighborhood needs revitalization - the only way to do that is with change. We need young families to be able to afford to live here. We need our schools to have enrolment. Our parks are empty and our school is under subscribed. Please proceed with this change, we need to villages to keep these neighbourhoods alive!	Lanna Locke	Arbutus Ridge	
2026-07-16	08:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver needs more housing and villages are more liveable than high-rises.	Tracy Borders	Grandview-Woodland	
2026-07-16	09:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I have 2 kids under 4 and would love to live in a purpose built mid rise rental in a village. My partner and I both make a decent wage and yet we will never be able to afford to buy a home. Sometimes it feels like that means there is no space for our family in this city. Let's build more housing and allow apartments everywhere in the city. Please make room for the next generation! I support the villages plan.	Audrey Guay	Renfrew-Collingwood	
2026-07-16	09:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this, need more housing options	K Wong	Renfrew-Collingwood	
2026-07-16	09:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Support	Wenqing Liu	Kerrisdale	
2026-07-16	10:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	If our city is to truly tackle the housing crisis, we need to provide more density. There is simply no other way around it. The village plan makes way for greater density, while providing more options for local grocery, services, and amenities. Local services allow for nearby residents to walk or bike rather than drive, which is a win in the fight against climate change. Fewer cars on the road also means our neighbourhoods will be quieter and more desirable. When residents regularly walk and shop in their neighbourhoods, it can foster closer ties between residents and foster a feeling of vibrancy. I urge the majority party on council to make good on its original election promise of reducing barriers to new development by passing the Villages plan. The plan is a win for housing, climate, and for better, more desirable communities within the city of Vancouver.	Alexander Wintschel	Mount Pleasant	

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
2026-07-16	11:05	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'm the author of the book, Happy City, and the forthcoming book, The Trust Experiments. I've spent the last 20 years investigating the link between design and social relationships in cities. One area of the research is clear. People express greater satisfaction with their homes, and they develop more trusting relationships with neighbours, when they live in walkable neighbourhoods with good access to shops, services, transit, parks and amenities. The villages plan will help more people live in these kinds of environments, particularly if it encourages small scale retail. I suggest one change to the plan. Currently the plan sets a 50-foot minimum lot frontage for the new R3-4 zone (the schedule that unlocks the full 6-storey building form), but a typical older Vancouver lot is only 33 feet wide. This means the plan favours land assemblies and large developers, and it makes it hard to build smaller, single-staircase apartment buildings-- exactly the kinds of buildings that single-stair reform was meant to facilitate. From a wellbeing perspective, there is no doubt that smaller, single-staircase buildings offer comfortable homes at a social scale that is more conducive to forging the trusting relationships that keep us all strong. I urge you to ease the path for single-stair buildings on single lots in this plan. Thank you, Charles Montgomery [REDACTED]	Charles Montgomery	Riley Park	
2026-07-16	11:39	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The proposed villages rezoning is critical to the future of Vancouver. New housing supply of all types is desperately needed for affordability and livability reasons, and instead of squeezing in more tall towers on limited sites, this plan will create missing middle housing that fit into local communities and neighborhoods. Many people want to move out of basements, find their own stable place to live, make sure essential workers don't have to commute hours from the suburbs.	Arthur Yip	Riley Park	
2026-07-16	12:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I wholeheartedly support more development and I feel the Villages program takes a great approach to it. Having lived in and visited cities with more mixed use neighbourhoods and low-rises, I believe they are much better places to live than what we have now. We have a beautiful city, lets make vibrant neighbourhoods too. We saw what a city that is alive looks like during the world cup and we need more of that. Reducing the sprawl of SFH/Duplexes and making "villages" is absolutely vital to fostering that spirit. We absolutely need to BUILD things and expand capacity. We have seen how well the status-quo works, it doesn't. An objection on the grounds of not enough schools, not enough plumbing should be thrown out as circular reasoning. No one is going to build an empty school or plumbing no one needs. We need a whole lot more "yes we can" and less "everything is impossible, lets just give up, stagnate and die" attitudes in neighbourhood planning, and I very much appreciate this push.	Ankit Soni	Kitsilano	

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
2026-07-16	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think the villages is a great plan, nice walkable neighbourhoods with shared spaces to get to know your neighbours and more rooms for little shops, stores, and cafes sounds wonderful. People vacation in Europe and fall in love with this style of living while they are there. So if we can create this at home then I think its wonderful.	Niall Lynch	Fairview	
2026-07-16	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I really support this plan and it is desperately needed for our city. I missed the previous meeting and won't be able to attend the one on the 20th but I want to put in my support as I saw opposition far outweighed support. I'm a young-ish, working professional who rents and I strongly believe we need to increase the density and diversity of housing options as our city grows. This was needed 10 years ago so we need to get started asap. We cannot let those who oppose change dictate our future.	Madelaine Russell	Riley Park	
2026-07-16	12:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in Mount Pleasant, which has medium density, but as our family grows we quickly get priced out of Vancouver proper. Proposals like this go a long way to make more affordable choices for us in Vancouver when looking for 3 bedroom options.	Daniel Thiessen	Mount Pleasant	
2026-07-16	12:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Love this, please make gentle density happen. Anyone who was against so-called megatowers should be for this plan, as this is what they suggested instead.	Robert Travers	Killarney	
2026-07-16	12:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan strongly!	alice liu	Marpole	
2026-07-16	12:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Most of the central parts of Vancouver are unreasonably underdeveloped. The city in general has a serious low density problem and its driving out young people of almost all economic positions. The vibrancy and accessibility of all of Vancouver's best neighbourhoods has depended on people opening small businesses that drive community culture and cohesion.	Ryan Cochlin	Kensington-Cedar Cottage	
2026-07-16	12:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this application	YANDI CAI	Marpole	
2026-07-16	12:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Highly support any plan that increases densification, and diversifies our economy away from real estate speculation. Thank you.	Alexander Qu	Marpole	
2026-07-16	12:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	yes, I support this application	edward liu	Marpole	

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
2026-07-16	12:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I just wanted to add my voice as a supporter amongst all the seeming backlash that the Villages Planning Program is receiving. One of the things that is so sad about Vancouver and the direction of housing in this city is the endless opposition to any form of low and mid-rise and mixed use construction. Having spent time in Montreal, I am awestruck by the way neighborhoods have been designed there (often comprised of 3-4 story walk-up apartments) and how this has allowed for a better quality of life in countless ways. I am so tired of the older generation and people obsessed with driving everywhere - who then complaining about traffic oddly enough - blocking any attempt to make our neighborhoods more walkable and fit to access everything we need without being forced to drive 30 minutes to Costco. These seem to be the only people who have the time to attend council meetings, and as a result they destroy the fabric of our city and prevent it from being a place where people can actually live. I just thought it was important to add some support to this proposal since so many people seem hellbent on preventing any form of change in this city.	Brett Zeleznik	Grandview-Woodland	
2026-07-16	12:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Gentle density is desperately needed in this city. It's shameful that we are all aware of the housing crisis but people continue to be opposed to adding more housing, especially when this plan specifically supports the "missing middle" so many have advocated for (as opposed to megatowers). Truly urging council to consider the importance of housing in this city vs the cries of the status quo.	Jasmine Sacharuk	Downtown	
2026-07-16	12:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	After reading the program, I'd be really excited for this to be implemented in my neighbourhood. I live just off of 33rd street on Culloden and it's pretty abysmal to walk through the corner of Knight and 33rd. Having a more walkable neighbourhood with access to amenities while also sustainably densifying the neighbourhood would be amazing.	Timothy Degerness	Kensington-Cedar Cottage	
2026-07-16	13:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver is in desperate need of accessible, affordable density that does not create huge infrastructure pinch-points. The Villages plan accomplishes some of this densification while maintaining community, services, and the character of the city. High-rise developments, while they have their place, are poorly suited for what Vancouver is trying to accomplish across its rich tapestry of neighbourhoods. Low-rise densification is much more sustainable and will be faster-to-market, providing the space that people need on a timeline that they can manage. I urge the city to understand that the vast, vast majority of residents will benefit from the Villages Plan - and that detractors are almost certainly overrepresented due to having more time on their hands than supporters.	Morgan Edwards	Grandview-Woodland	
2026-07-16	13:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this push toward affordability and “the missing middle” in some of Vancouver’s most high-demand housing zones. Nothing negatively impacts the character of existing neighborhoods more than when their existing members get priced out, and my only hope for this plan is that the adequate steps are taken to ensure that Vancouver becomes/remains affordable for regular people.	Darren Williamson	Hastings-Sunrise	
2026-07-16	13:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I fully support this plan to increase not only density but accessibility to retail in areas that desperately need it. I previously lived in one of the areas being looked at on the west side and I moved because I felt like I didn’t have a sense of community and I wasn’t able to easily access groceries and local businesses without walking over 20 minutes or taking transit. This plan allows for the type of complete community I felt was lacking where I used to live and ultimately left because of these very reasons. Miles of single family houses does not create a community it promotes isolation and inequity.	Adam McCormack	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
2026-07-16	13:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Medium density village type design would be amazing for Vancouver. Areas like downtown and the Broadway corridor can be high density but the rest of Vancouver should support medium density. This promotes a more inclusive and healthy lifestyle and society that Vancouver brands itself with.	Benjamin Brown Bentley	Fairview	
2026-07-16	13:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I very much support the villages plan, it's great to see some much needed gentle density being included in this plan. Honestly the entire city should just be rezoned to allow modest density. But I want to stress that we also need community amenities and infrastructure to be added along with density.	Amanda Gamache	Mount Pleasant	
2026-07-16	13:21	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Supporting from the non-vocal majority	adil khokhar	Kensington-Cedar Cottage	
2026-07-16	13:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this proposal which was developed over years with plenty of consultation. We are in a housing crisis and need density now. Single family homes take up 80% of the city and are inappropriate for a burgeoning city. More housing = lower rent, as has been proven by studies over and over again. Boomers' love of SFHs should not be prioritized over young people who are currently driven to flee to more affordable cities.	Chris Seymour	Hastings-Sunrise	
2026-07-16	13:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the Villages proposal. Increasing density is needed throughout the city.	Ian Wong	Arbutus Ridge	
2026-07-16	13:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Writing to support this plan. Mid level density throughout the city is the best path forward.	Philip B	Kitsilano	
2026-07-16	13:36	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this proposal, as long as the zoning doesn't change any further. At most, we will be looking at eight-storey mid-rises with mixed-use on the ground floor, which, when looking at many other areas of Vancouver that have already implemented this, has worked quite well and fosters a greater sense of neighbourhood and belonging. For the housing units itself, the only recommendation would be to create units that are actually appealing to live in and not similar to the large amount of "shoe-box" style units that currently exist in the market.	Brian Yan	Kensington-Cedar Cottage	
2026-07-16	13:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is great. Fully support. Actually wish there were more areas for this.	Alexandra Piros	Hastings-Sunrise	
2026-07-16	13:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	More gentle housing options for McKenzie Heights. The people who live there are greedy and mean for not allowing anyone else to dream of living in their gilded palace. Shame on them!	Leandro Fabbro	Kerrisdale	

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
2026-07-16	13:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	this is exactly what this city needs.	Isabelle Rubin	Marpole	
2026-07-16	13:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support this plan for walkable neighbourhoods with mixed-use buildings and much needed missing-middle housing.	Natalie Mercer	Strathcona	
2026-07-16	13:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages planning program, vancouver desperately needs the "gentle density" that is being proposed in this action. This will bring life to some of the most valuable core parts of vancouver, where density is most important, and mixed zoning will make these areas pop. Those who are worried about single family homes will find there is no lack of these around the city, but cities are meant to be dense in the centre and spread, not the opposite.	Wesley Mosimann	Mount Pleasant	
2026-07-16	13:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this gentle densification effort and look forward to more walkable neighborhoods.	Darian Tichler	Kitsilano	
2026-07-16	14:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is exactly what the city needs. We need a mix of some towers and increasing density in a variety of ways including with villages.	Long Tran	Victoria-Fraserview	
2026-07-16	14:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is the gentle density Vancouver needs. This is absolutely the right direction for our city.	Raphael Roy-Jauvin	Mount Pleasant	
2026-07-16	14:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am a young professional who grew up in Vancouver and I believe distributed increases in density are necessary for people like me to stay in the city that I grew up in.	Kevin Chen	Killarney	
2026-07-16	14:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Younger generations are being pushed out of home ownership, while sacrificing their financial security to the cost of simply having a roof over their heads. Not because they aren't trying, but because we've effectively made it illegal to build enough supply to meet demand. Medium density housing is a critical part of the solution to the housing crisis, one that still maintains Vancouver's character. Fairview and Mount Pleasant are prime examples of medium density neighbourhoods with undeniable Vancouver character. The housing crisis will only continue to get worse. The best time to act was yesterday, the second best time is today.	Aris George	Mount Pleasant	
2026-07-16	14:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in a 6 storey apartment building with a great community and also near to Main Street with walkable amenities, so I strongly believe in and support this model of ‘villages!	Heather Hay	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
2026-07-16	14:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	More density makes the whole city better!	Colin Northway	Downtown	
2026-07-16	14:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver is desperately short of housing. This is an undeniable, incontrovertable fact. The people in opposition to this are generally single family home owners who already have housing. What their argument boils down to, regardless of how nicely it's packaged, is I was here first, and nobody else or their needs matter. But the reality is that Vancouver is a rapidly growing city and we can't just pretend that isn't the case. There will always be people that oppose progress because they're comfortable where they are. But we must provide a place for people to live. Whether that's large towers or smaller infill density, people prove time and again that they will fight to deny people basic things like shelter and food over the most minor of discomfort. Ironically, most of the people against this plan probably also complain about the DTES even though their opposition is precisely the reason why so many people in that situation. The end result is that we need density. So they can have it in huge towers next to their homes, or they can have smaller villages. But we simply can stick with the SFH option with our incredibly geographically restrained options. If anything, this doesn't go far enough in my mind, but anything is better than nothing. And we desperately need something, or this city will end up like the Bay Area in California (even though we're almost there) and nobody wants our city to end up like that. I am in support of this motion and request that council ignore entrenched special interests that threaten those who can't speak up because they don't live there yet. It's easy to say no when you know it affects you, it's hard when you don't even live in an area yet. Those new people will pay taxes and vote and will be in far, far greater numbers than the SFHs they replace. Please approve this plan.	Robert Dromey	Fairview	
2026-07-16	14:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	As a resident of the GVRD, I support the overall direction of the Villages Plan and the City-initiated rezoning. I support the City's goal of creating more complete and connected neighbourhoods with housing choices other than high-rises. Examples include multiplexes, townhouses, low-rise apartments, and family-sized homes, that make sense within the context of a given neighbourhood.	Nikola Tanaskovic	I do not live in Vancouver	
2026-07-16	14:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am happy to see a substantial effort to address the missing middle housing. You may consider adding community gardens to compensate for reduced yard space.	Pranav Garg	Mount Pleasant	
2026-07-16	14:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This program is essential as it will allow young and middle-class residents to avail of increased housing density and contribute to the growth and success of this magnificent city. Rejecting this proposition would signal the council's intention to continue appeasing the few (wealthy single-family homeowners, who have already benefited from unprecedented property value appreciation) at the expense of the many, which would be massively detrimental to this city's future.	Eoin Murphy	Downtown	
2026-07-16	14:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need better housing density for many, as opposed to catering to the whims of the few. This is a gradual change that is necessary to achieving that end. I strongly support this proposal.	Vineet John	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
2026-07-16	14:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the Villages Plan and urge Council to approve it. Existing residents deserve consideration, but no neighbourhood should be reserved only for those already wealthy enough to own there and who then commute elsewhere to fulfill their living needs. Adding apartments near shops and services will give renters, families, seniors and essential workers more opportunities to live across Vancouver. Concerns about trees, design and infrastructure should shape implementation, not justify blocking housing. Please support the Plan and the broader public interest.	Paul Moraine	Mount Pleasant	
2026-07-16	14:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I just wanted to register my support of this plan	Elissa Morris	Kitsilano	
2026-07-16	15:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I love this plan! Spreading density throughout the city makes sense.	Keeley Ryan	Fairview	
2026-07-16	15:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need gentle density over megatowers	Vincent Lee	West End	
2026-07-16	15:10	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the villages plan. This is exactly what the city needs right now: an increase in density through the lense of livability and community.	Mitchell Pozar	Grandview-Woodland	
2026-07-16	15:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Gentle density in the form of the villages plan is exactly what is needed for the sustainable growth of the city.	Alex McHardy	Riley Park	
2026-07-16	15:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more housing and more density.	Tim Duyzer	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
2026-07-16	15:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This Villages Plan is not perfect, no development plan will be. However, this Plan is an incredible leap forward in addressing the missing middle housing that is conducive to the City Vancouver has become. Outside of the key transit corridors and the downtown peninsula, the City is dominated by detached housing (often mistakenly referred to as single family homes). These neighbourhoods have resisted change through decades of development around the City. The City (and Metro area) has grown immensely over this time and these neighbourhoods now represent significant underutilization of land. Interestingly, while these neighbourhoods have remained largely unchanged over the years, the demographics within them have not. Many of these neighbourhoods used to be young, family-oriented suburbs. They are now dominated by affluent and aging individuals. These were single-family homes; they can no longer be labelled as such. In Vancouver (and Canada) there is an overall lack of family housing. We have too many people in the City for everyone who wants or has a family, to live in a detached home. Condo towers, generally, are not conducive to housing families as they are typically dominated by one and two bedroom units with minimal living space. This plan would increase the number of townhomes, duplexes and tri-plexes that offer real solutions for families. Majority of the negative feedback stems from individuals who live within the affected areas and are resistant to change. What those individuals fail to acknowledge is that the neighbourhoods have changed. Regardless of whether physical development occurs, these neighbourhoods are constantly evolving. A reset is required to return these neighbourhoods to their intended purpose - family housing. The proposed re-zoning does not mandate property sales or prohibit the existence of detached homes. Those living within these communities will benefit from increased services and amenities within their area. It will increase their property values. It will result in more vibrant and diverse communities. It may not leave the communities physically untouched and exactly as they currently exist, but it will return them to their intended purpose and those living there stand to gain meaningfully from that, in spite of their opposition. This plan should not be delayed or cancelled because of a small, vocal minority who are acting in self-interest and not in the interest of the City. (Yes, despite more negative comments, it does not mean more people are opposed to the plan than supportive of it). The purpose of land-use planning is to ensure land is used effectively and appropriately. It is an exercise done in consideration of the aggregate societal needs and not for the benefit of select individuals. This is a good plan that addresses current and future needs within the City.	Aaron Baechler	West End	
2026-07-16	15:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	More density is needed for affordable housing. Exclusive SFH zoning is a byproduct of the past and the associated nimbyism can fade away too.	Maia Bryant	Strathcona	

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
2026-07-16	15:26	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Grew up in one of the proposed areas. Good balance between towers and nothing.	Chris Scott	Downtown	
2026-07-16	15:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver remains one of the least affordable housing markets in the world, yet much of the city is still dominated by low-density neighbourhoods. Allowing townhouses and low-rise apartments in the 17 Villages is a practical, incremental step toward creating the housing supply needed for current and future residents.	Michael Williams	Mount Pleasant	
2026-07-16	15:31	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We are a growing city, ideas such as these are vital.	Christopher Barahona-Alvarez	Downtown	
2026-07-16	15:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan	Tim Williamson	Grandview-Woodland	
2026-07-16	15:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I love Vancouver and I want to continue loving it. I want to help this city become a kinder place, and supporting the villages plan is one way to do that.	C Fears	Kensington-Cedar Cottage	
2026-07-16	15:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	love this idea, the city needs more housing density.	Robert Goldney	Fairview	
2026-07-16	15:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	the villages will encourage more of a community feel without losing the character of an area	P H	Mount Pleasant	
2026-07-16	15:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is long overdue. We need more housing available and accessible. This plan will not kick people out of their homes, but allow those who do want to redevelop the power to do so, AND make our neighbourhoods more walkable. I'm fortunate to live in Kits and have multiple grocery stores, cafes, and restaurants within walking distance. I am currently uneasy at the idea of moving to some other neighbourhoods that are not as walkable.	Brent Duncan	Kitsilano	
2026-07-16	16:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'm strong in support of the gentle density this plan includes.	Conor Corbett	Hastings-Sunrise	

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
2026-07-16	16:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan. More density is desperately needed in Vancouver, however high rises aren’t the answer in many cases, especially when they don’t bring any new neighbourhood shops, cafes and so-called third places with them. This plan addresses that with gentle density and a renewed sense of community through smaller buildings and shops around. There are already a few such villages within the city (eg Kerrisdale or Marpole), however there are few rental offerings for what significant demand there actually is.	Aurelien Balteaux	Riley Park	
2026-07-16	16:08	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Strongly support. Vancouver needs more walkable communities including outdoor spaces/patios. This will create 1000s of new jobs across all villages.	Daniel Craig	Sunset	
2026-07-16	16:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This plan is the best idea we’ve seen so far to increase density across the city. It is a well thought out , measured approach to medium density rezoning in neighborhoods that are vastly under zoned. We need the middle housing, both rental and condos. We need it across the entirety of the southern portion of vancouver. It is long over due.	devon gregoire	Marpole	
2026-07-16	16:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this! The world is changing and we need more housing. The old boomers who are hogging up real estate are out of touch and only think of themselves.	Katrina Lam	I do not live in Vancouver	
2026-07-16	16:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages planning program, and think it is a vital and important move in the right direction for Vancouver! I appreciate increasing density in the way that this plan proposes, and how it accommodates and supports more resources and businesses outside of just the downtown core. I would like it if there were more walkable communities besides downtown Vancouver itself.	Bryson Best	Downtown	
2026-07-16	16:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Massive support. This is the kind of neighborhood and housing people actually want to live in Note that the numbers you will get on this feedback are going to be massively biased in favour of those who oppose it. Older home owners are the ones who have time to attend council meetings and complain about zoning changes. Please do the right thing and keep improving our city with good housing plans like this one! (North van resident but spend a lot of time in the city!)	Noah Gaffran	I do not live in Vancouver	
2026-07-16	16:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We can choose to freeze the city in amber, and ensure the only people who will ever afford to live here have already arrived (having known people who left because they couldn't make the budget work while living in the largest economic centre on the west coast, this feels like basically what we're doing already), or we can accept that being a city where people want to live means things sometimes change a bit. That change has to be somewhere, and while I'm happy to volunteer my neighbourhood, the fairest solution seems to be everywhere changes a little so we can welcome everyone who would contribute to making it a place worth living. It's difficult for me to imagine a plan that legitimately tries to make room for them with an impact more diffuse.	S. Margrave	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
2026-07-16	16:54	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the proposed plan to increase liveability and housing choice in the city.	Markus Lau	I do not live in Vancouver	
2026-07-16	17:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Medium density away from downtown is exactly what this city needs. This is even more vital than the high rises near major transit hubs. Please approve this plan and build a city for the future instead of continuing to hold us back for the sake of old NIBYs.	Mya Weisman	Kitsilano	
2026-07-16	17:22	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	As a 5+ year resident in Grandview-Woodland, I support the proposed Villages Planning Program to add more medium-density mixed-use buildings. This is a reasonable and sustainable way to both increase housing supply as well as provide more local amenities to foster hyperlocal community growth.	Julian Gan	Grandview-Woodland	
2026-07-16	17:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This plan is a reasonable alternative to building high-rises in suburban areas. Mixed housing neighborhoods are needed to avoid having working class young families stuck in basement suites. It is a waste of time and my tax dollars (as I am a Vancouver homeowner) to even have this type of long drawn out hearing. You have a mandate to responsibly grow the city while providing affordable housing for working-class families. This Villages Plan is in service of that and you should simply carry out your mandate without needing to hear from every single NIMBY with an axe to grind.	Naeen Gopal	Sunset	
2026-07-16	17:40	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	While I believe the implementation of any densification plan needs to be taken with thought and care in order to maintain the unique qualities and character of the primarily residential areas of the city, it is abundantly clear that the city needs more housing options that bridge the gap between single family homes and large apartment buildings. As a newlywed couple looking to eventually transition from renting a downtown apartment into buying a home that is ground level but affordable, modest but big enough to grow into, and has a quiet residential quality but within nearby distance of city amenities, this Village plan offers the possibility of hope for the future. Some of the most vibrant parts of Vancouver blend mid-sized housing, single family housing, and small commercial spaces (e.g., Kits, Mount Pleasant) so building out more of these villages is a wonderful idea. The plan seems to consider the locations in the city in which densification is most practical and desirable and has some nice ideas on how to try blend new development into existing spaces. Done thoughtfully, it offers a wonderful vision for the future of our city.	Robert Selles	Downtown	
2026-07-16	18:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I think this is exactly what Vancouver needs, I support the VPP plan. Enough with building just on arterial roads, and pushing everyone to just a few spots to live, hang out and enjoy shopping and leisure time.	Tristan Clarke	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
2026-07-16	18:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Densification is needed. The population of Vancouver continues to increase and we need more low and medium rises to help with this. Massive concrete towers create a mental block for community - the massive towers are ugly and just squish as many people into a space as possible. Lower rises allow for more families in one area, but allow for more space for people to meet and enjoy their neighborhoods. We need more housing that is actually sized and spaced for people to live comfortably and enjoy the wonderful city that is vancouver. We have an affordable housing crisis, and bailing out those high rise develops is such a joke. Building houses people want, need, and can actually enjoy living in is the route we have to take. We're already 10-15 years behind.	Jessie Heir	Victoria-Fraserview	
2026-07-16	18:41	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver is a fast growing city and we need our housing and communities to reflect this. If we do not build then we are moving backwards. Vancouver is already facing a brain drain it will get worst. We need to develop our city or else watch it wither.	Jim Xu	Hastings-Sunrise	
2026-07-16	18:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I want my children to grow and have family here. That won't happen if there aren't enough homes. Our city is already crowded and we face a growing population. We need more homes to help with this growth. I fully support this project.	Li Zhen Su	Hastings-Sunrise	
2026-07-16	18:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I wish to voice my strong support for the Vancouver Villages plan. Vancouverites are desperately calling for mix zoned use - and increased affordability and this plan villages plan brings Vancouver one huge and important step closer to achieving those goals. It has been demonstrated over and over that the most livable and desirable neighborhoods in modern cities are those zoned for mixed use. We cannot let the selfishness and entitlement of single family home owners to stand in the way of affordability and modernity for the rest of us. If we do we are prioritizing the needs of the tiny few over the many.	Tim Fitzgerald	Hastings-Sunrise	
2026-07-16	18:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I grew up here and I want my children too as well. Unfortunately this neighborhood is out priced for our population. There is no next generation of home owners unless there is more development. Please think of the future of our city and approve the development.	Linda Xu	Hastings-Sunrise	
2026-07-16	19:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	As someone who lives and works in east Vancouver this kind of density is long overdue and needed. Cities need to grow and be accessible for everyone, not just people in single family homes with multiple cars. Build places that people can have what they need close by, and you'll also fix the traffic problem. Grandview-woodland is leading this but would be great to see this across the city. I fully support this application.	Mateus Segura	Grandview-Woodland	
2026-07-16	19:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Multi zoned multi income small stories are the way, please make the long term decisions sooner rather than later	Madelene Gamage	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
2026-07-16	19:18	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support. Thankyou	Taylor Boisjoli		
2026-07-16	19:20	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more gentle density plans like this to actually make the city more affordable. Single family homes shouldnt be the standard for construction in this city and really shouldn't be supported	Neil Norris	Victoria-Fraserview	
2026-07-16	19:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Build! Build more! This is so stupid just build. People complain about towers they complain about low rises people complain. Ignore them and fucking build!	Jacob Kabel	West Point Grey	
2026-07-16	19:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support this application. I am a young professional who relies heavily on public transit to go around so this project, located at the intersection of two major bus lines, will help many people like me and UBC students to find a home in a well located neighborhood from a transit perspective. This should also dynamise the area, which lacks some services and hopefully attract useful business such as grocery stores (the closest one to me is a 25min walk which is not reasonable for any non motorized individual who is not healthy). This should also reduce the heavy car dépendance of this neighborhood.	Paul Ramu	Dunbar-Southlands	
2026-07-16	19:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Mid-density as outlined in this proposal is exactly what we need to help the housing crisis. Vancouver has a dearth of options between single family homes and shoebox condos. This plan will go a long way towards changing it. Not doing so creates a generational gap in housing. The young are forced to cram into shoeboxes, adjacent cities, or be homeless, whilst retirees sit in single family homes in core areas and complain to council about change.	Samuel Hernandez	Renfrew-Collingwood	
2026-07-16	19:42	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in full support of this rezoning; I believe it will be a wonderful addition to my community, and it will improve it greatly for myself, my family, and my neighbours.	Benson Wu	Victoria-Fraserview	
2026-07-16	20:06	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is the density we need to keep our City vital	Christopher Bettencourt	Kensington-Cedar Cottage	
2026-07-16	20:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the increase in gentle densification to create livable villages	Bianca Hayes	Kitsilano	

2026-07-16	20:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more local neighbourhoods instead of huge towers in and around downtown. This will bring more life to the rest of the city and will add more housing options which are desperately needed	Dennis Newel	Arbutus Ridge	
2026-07-16	20:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages plan. I want to stay in Vancouver but family size apartments in walkable neighbourhoods are in very short supply.	Peter Gysbers	Mount Pleasant	
2026-07-16	20:18	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 and the associated city-initiated rezoning of 17 village areas across Vancouver. I have read the submitted opposition comments from District 1 carefully, and I want to offer a fact-based perspective on why this plan deserves Council's approval. On Neighbourhood Character Many opposition letters express concern that six-storey buildings are incompatible with the "character" of established neighbourhoods. This is a sincere concern, but it conflates the current character of a neighbourhood with the only legitimate character it could ever have. Vancouver's most beloved neighbourhoods: Kitsilano, Kerrisdale, Dunbar were themselves built incrementally over decades. The corner stores, mixed-use blocks, and walkable clusters that residents cherish today were once "out of character" with what was there before. The Villages Plan builds on that same logic: it concentrates modest density around existing retail clusters, exactly where walkable, mixed-use urbanism already works. Six storeys near a village corner is not a rupture in neighbourhood character. It is its continuation. On Consultation Several commenters argue the process was inadequate. It is worth noting the city ran an 18-month engagement process including multiple rounds of postcards, in-person sessions, and virtual meetings. No consultation process will reach everyone, and opposition voices are always more motivated to participate than satisfied ones. The relevant question is whether the policy itself is sound; the evidence strongly suggests it is. Furthermore, provincial housing legislation has been deliberately designed to reduce the scope of site-by-site public hearings, because decades of evidence show that hyper-local hearings systematically favour incumbent homeowners over renters, newcomers, and people who do not yet live in the city. The Villages Plan represents exactly the kind of area-wide, plan-led rezoning that housing experts and the Province of BC have identified as essential to addressing the crisis. On Traffic and Infrastructure Opposition comments cite traffic, parking, and narrow streets as reasons to reject upzoning. This gets the relationship backwards. Low-density, car-dependent development is what creates traffic. Allowing more homes near walkable village centres where people can reach a grocer, cafe, and transit stop without driving reduces vehicle kilometres travelled per capita. Research consistently shows that higher-density, mixed-use neighbourhoods generate less traffic per resident than the low-density single-family neighbourhoods they replace.	Clara Finlayson	Kitsilano	

			On parking specifically: building fewer parking stalls is a feature, not a bug. Abundant free parking is one of the most effective subsidies for car ownership that a city can provide. Neighbourhoods near transit and within walking distance of daily needs are precisely where reduced parking requirements make sense. On Affordability Some opposition letters express concern that new buildings will be "highly expensive" and displace existing renters. This reflects a real and legitimate worry. The evidence points in the opposite direction of what opponents conclude. Much like a new car, a new house will be expensive. However, just like cars, a greater supply of new inventory leads to lower used prices 3 or 4 years later. More supply = more affordability in the long-term. Metro Vancouver's vacancy rate sat at or below 1% for years straight, keeping rents at some of the highest levels in North America. The recent rise to 3.7% vacancy directly aided by increased supply has already resulted in softening rents and landlords offering incentives for the first time in a generation. The lesson is clear: supply works. Blocking new homes does not protect affordability; it destroys it, slowly and invisibly, by ensuring that every new household competes for the same fixed stock. The Villages Plan specifically prioritizes secured purpose-built rental housing and includes inclusionary affordable housing requirements on larger Westside sites. This is not speculation development for the wealthy; it is the housing type that long-term renters most need. On Trees and Green Space The plan does not prohibit trees; it replaces low-density lots with buildings that, under Vancouver's design guidelines, must address tree retention, setbacks, and landscaping. A six-storey building housing 40 families consumes far less land per resident than 40 single-family houses leaving more of the city's total land available for parks, canopy, and nature. The choice is not between trees and density; it is between concentrating homes efficiently near amenities or sprawling across more land and more greenfield. The Core Issue The overwhelming majority of opposition comments come from homeowners in some of Vancouver's wealthiest west-side neighbourhoods Kerrisdale accounts for a disproportionate share of District 1 submissions. These are residents whose home values have been substantially supported by decades of exclusionary zoning that kept their neighbourhoods low-density and expensive. The Villages Plan does not take anything from these residents. It asks only that their neighbourhood also be a place where a teacher, a nurse, or a young family can afford to live. Vancouver cannot build an equitable, climate-resilient, economically diverse city by protecting every corner of low-density land from change. The Villages Plan is modest in form six storeys, near existing shops, 17 areas and ambitious in implication: that the city belongs to everyone who wants to live here, not only those who already do. On Voting I will not vote for any counsellor who does not approve this plan.			
--	--	--	---	--	--	--

				I urge Council to approve the Villages Planning Program.			
2026-07-16	20:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The villages plan is a great way to density our city and create walkable and friendly neighbourhoods. We need to make Vancouver into a place where people can live their entire lives and thrive, and I believe this plan helps move that forward.	Kendra Pedersen	Grandview-Woodland	
2026-07-16	20:43	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in strong support of upzoning the intersections as proposed.	Luke Kershaw	Mount Pleasant	
2026-07-16	20:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Of course i support this! Family friendly homes for the community that are beautiful and blend in with the existing SFH landscape are so smart! These models feel a lot like some of the existing prettiest parts of greater vancouver (deep cove, west end, dunbar). I dont see why we shouldnt have nicer neighborhoods with pretty homes (even if theyre 3 storeys tall!) and cafes. It will alleviate a lot of the issues those against it claim to also have with density by allowing more mid desnity instead of stacking towers in random spots. This should help keep parking available, large trees, lush gardens, stunning homes and views. This benefits EVERYBODY no matter who they are by preserving the best parts of existing areas while not letting it decay by forcing out the people who work there keeping it alive.	Clancey Fisher	West End	
2026-07-16	20:56	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the petition for density in villages across Vancouver.	Katherine Van Belois		
2026-07-16	21:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this initiative to improve our neighborhoods	Florian Sturzlinger	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
2026-07-16	21:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I strongly support the Vancouver Villages Plan. Cities cannot remain frozen in time while their population grows. Thoughtful "missing middle" housing is one of the most sustainable ways to accommodate growth without pushing people farther into suburban sprawl. It creates more walkable neighbourhoods, supports local businesses, makes public transit more viable, and reduces greenhouse gas emissions by allowing more people to live closer to where they work, study, and access essential services. As a healthcare provider at a central hospital in Vancouver, I see the consequences of our housing shortage every day. Many nurses, laboratory staff, respiratory therapists, and other essential workers cannot afford to live anywhere near the hospital despite serving the community every day. They commute from neighbouring municipalities because living close to work has become financially impossible. The same applies to students, researchers, and faculty at UBC, who increasingly struggle to find housing within a reasonable distance of campus. A city should enable the people who contribute to it to actually live in it. One of the most frustrating aspects of this debate is the inconsistency. For years, many opponents of new housing argued that high-rise towers were inappropriate and that we should instead build "missing middle" housing such as multiplexes, townhomes, and small apartment buildings that better fit existing neighbourhoods. The Vancouver Villages Plan does exactly that. Yet many of the same voices now oppose this approach because it changes the "character" of their neighbourhood. If neither towers nor gentle density are acceptable, then what realistic solution remains for the next generation? It is also worth recognizing that much of Vancouver's existing infrastructure has been financed over decades, while many low-density neighbourhoods have relatively low property taxes compared with the value of the land they occupy. At the same time, new developments are often required to contribute substantially toward infrastructure through development cost charges, amenity contributions, and other fees. Existing homeowners have benefited from decades of public investment, while much of the cost of accommodating future growth falls on new housing. Allowing more homes on already serviced land is a fairer and more efficient use of infrastructure. Of note, public hearings are an important part of democracy, but they are not necessarily representative of the broader population. Attending hours-long weekday hearings is much easier for people who are retired or have flexible schedules than for young families, shift workers, healthcare workers, or those juggling multiple jobs. Many people who stand to benefit most from more housing simply do not have the time or opportunity to participate. Their absence should not be mistaken for opposition. The status quo is simply not sustainable. Preserving large areas of single-family housing in one of Canada's most desirable, transit-served urban centres comes at a significant cost: longer commutes, higher emissions, worsening affordability, and fewer opportunities for the next generation. Every generation deserves the opportunity to live near their workplace, their children's schools, universities, parks, and transit. Not just those fortunate enough to have purchased a home decades ago. The Villages Plan is not about taking something away from existing residents. It is about ensuring Vancouver remains a livable, sustainable, and economically resilient city for current and future generations.	Sandy Zhang	Oakridge	

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
2026-07-16	21:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The Villages plan introduces the "missing middle" housing that is needed for a vibrant and healthy city. Much of Vancouver remains in a suburban mindset which is not sustainable	Rob Cieniawski	Dunbar-Southlands	
2026-07-16	21:29	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Low rises will preserve character while increasing density	Emily Jia	Mount Pleasant	
2026-07-16	21:46	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is the exact kind of thing that city needs to have vibrant local communities. Please do not let the vocal, wealthy minority of residents in opposition to this measure continue to hold Vancouver back from being an even better city.	Jonathon Leathers	South Cambie	
2026-07-16	22:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in favour of the villages program as Vancouver is a vibrant growing city that is too expensive for my children and their friends to live in. I'd like them to be able to live in Vancouver as there parents and grandparents have. I'd like Vancouver to be more than a place for the wealthy and I believe that appartment renters and owners should also be able to live on quiet tree'd streets (not just arterial roads).	Daniel Laufer	Kensington-Cedar Cottage	
2026-07-16	22:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in full support of this plan. Any density is good during a housing shortage.	Anson Lai	Killarney	
2026-07-16	22:16	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Please for the love of god don't let the NIMBY's be the only one who' decides what happens to our city . A Reddit user brought up a very good point that there is an inherent bias with this framework of voting as your asking people to have the same vigor to support a position they may not have thought to much about as those who are scared of losing something they all ready tangibly have !	Mackenzie Creighton		
2026-07-16	22:27	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is an awesome plan to supply the housing that growing families need. This increases density without adding megatowers, representing a compromise between the poles on this issue. I am in full support and this aligns with my hope for the city's growth of missing middle housing.	Jake Abbott	Kensington-Cedar Cottage	
2026-07-16	22:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this this rezoning application. Vancouver is in dire need of additional housing.	George Watkins	Mount Pleasant	
2026-07-16	23:47	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Support 100%! We do not need more megatowers, but more residential buildings need to be built for all to live in!!!! #NOTONIMBYS	Josh Carrey	Marpole	

2026-07-16	23:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am a resident of one of the proposed village location and I support this program. We are in need of more missing middle housing option and have more than enough area already zoned for sfh in Vancouver and gvrld. We need more housing without relying on concrete towers with shoebox sized apartment. Pricing is just getting more unaffordable for middle income family. Bring back affordable homes and not investment properties.	Neil Vu	Victoria-Fraserview	
2026-07-16	23:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is important to ensure young families stay in Vancouver and young people can afford to stay and thrive in this city	William Ting	Renfrew-Collingwood	
2026-07-17	00:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in support with the rough idea that the villages should exist and we should be rezoning corridors as 4-6 story buildings with decent density and retail space. For me and many others it's also important that this isn't being done to enrich Mayor Ken Sims developer friends and will actually be done with affordability, walkability and liveability in mind. The single family zoning in Vancouver, especially on main corridors, needs to be changed. As Vancouverites we would benefit greatly from more concentrated neighbourhoods and retail opportunities.	Ben Comin	Mount Pleasant	
2026-07-17	07:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is the type of densification that the city desperately needs.	Kirsten Howard	Fairview	
2026-07-17	08:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am in full support of the Villages Plan and the much needed density and these areas but please make sure there's a proper transition process for those who will be potentially displaced or heavily affected (i.e. support for relocation or rehoming, renter protection, etc.)	Alfred Gomez		
2026-07-17	08:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more housing. I support this plan.	AMEY KANDALGAONKAR		
2026-07-17	08:34	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Strongly support. This is the mid-density solution all the NIMBYs were clamouring for instead of high density towers, and now they all suddenly hate it now that it's actually being talked about. Our city needs places to live and this is the sanest and most liveable, thoughtful plan we have seen so far.	Bradley Danyluk	Fairview	
2026-07-17	08:38	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This IS the gentle densification that people asked for. If we can't build towers or ideas likes this then how will we ever build ourselves out of a housing crisis?	Daniel Jeffrey	Strathcona	
2026-07-17	08:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Subject: Villages Planning Program — Strong Support Dear Mayor and Council, I write in strong support of the Villages Plan, the City-initiated rezoning, and the ODP amendments. I am an employment lawyer and mediator, and a homeowner. I have lived in eight major Canadian cities, in both walkable and car-dependent neighbourhoods, but the comparison that taught me the most is local: I moved from White Rock/South Surrey to	Ella Forbes-Chilibeck	Kensington-Cedar Cottage	

			Cedar Cottage. In South Surrey, the car was mandatory for nearly every errand. In Cedar Cottage I live in exactly the kind of neighbourhood this plan would create more of: walkable streets, bike routes, family-run restaurants and shops I reach on foot. I now put about 5,000 kilometres a year on my vehicle, a fraction of what suburban life required, and my money stays with local businesses instead of the gas pump. That is not an aesthetic preference. It is affordability, climate policy, and community vitality, delivered by nothing more exotic than sensible land use. I want to respond to the main objections Council has been hearing. "Supply hasn't fixed affordability, so more supply won't." This gets the logic backwards. Vancouver added housing while keeping most of its residential land locked at its lowest-intensity use, which funnelled all growth and all land-value pressure onto a few corridors and towers. The plan corrects that distortion. The alternative on offer is to keep doing what produced the least affordable city in North America and expect a different result. You do not need to be Einstein to figure this out. "It should be done parcel by parcel, neighbourhood by neighbourhood." Council should be honest about what that means in practice: a system where outcomes depend on which neighbourhoods can afford to fight. Case-by-case rezoning favours the well-resourced, those with the time, money and networks to organize, retain counsel and pack a hearing room. That is how we arrived at a city where density lands almost entirely in renters' neighbourhoods while the wealthiest enclaves stay untouched. A single planned rezoning is the only equitable instrument available. Every neighbourhood contributes modestly and no postal code buys an exemption. This is, at bottom, a wealth inequality issue, and Council should name it as one. "Laneway houses and suites are enough." With respect, the current model asks a young family to finance a multi-million-dollar house by living beside a tenant in an accessory unit. A city cannot house its teachers, nurses and tradespeople in the laneways and basements of homes they will never own. That is not a housing strategy. The plan replaces it with actual homes that ordinary households can own or rent outright: multiplexes, townhouses, low-rise apartments, near shops and transit. "Infrastructure and services can't keep up." Gentle density is what pays for infrastructure. Low-rise, mixed-use neighbourhoods generate more tax revenue per hectare of pipe and road than detached-only blocks, and they reduce demand on the road network. My 5,000 kilometres a year is the proof. Critics who are sincere about service levels should also look at the revenue side. Vancouver levies the lowest residential property tax rate of any major city in Canada, roughly a third of one percent against more than double that in Toronto, and provincial programs let owners 55 and over defer their taxes entirely at subsidized interest, against equity that has often multiplied several times over. I do not begrudge any senior the ability to age in place. But the arithmetic is plain: the newest buyers, carrying peak-market mortgages, pay the fullest current share of this city's costs, while its most equity-rich incumbents contribute the least, the latest. A city that under-taxes property cannot then cite strained services as a reason to freeze itself in amber. The remedy for a narrow tax base is to broaden it, and every home this plan enables adds taxpaying households to pipes, roads and parks that already exist. "This removes future public hearings." This was the hearing. Eighteen months of process, multiple phases of engagement, open houses in five languages, and now a multi-night public hearing. What ends is the perpetual re-litigation of settled policy, parcel by parcel, through a process that privileges those with the means to fight and excludes the renters and young families who need these homes. Certainty after consultation is not the absence of		
--	--	--	---	--	--

			democracy. It is its product. "It will destroy neighbourhood character." Cedar Cottage has more character than anywhere else I have lived, and it has it because of its mix of homes, incomes and street-front businesses. Character is people, not parcels. What erodes character is the status quo: shuttered corner stores and children priced out of the neighbourhoods they grew up in. One further point, made plainly. I write from East Vancouver, and I know that East Side voices are often received at a discount in this city's civic debates, as if a Cedar Cottage address signals ideology rather than experience. The reality of my neighbourhood refutes that. When I offered coaching sessions through our local Buy Nothing group while completing my executive coaching certification, the neighbours who responded were professors, lawyers, engineers, young doctors and senior policy analysts, including one architect whose practice focuses on exactly the kind of multi-family homes this plan would allow. They live on the same blocks as the tradespeople and health care workers who have long been this area's backbone. Census data bears this out: a neighbourhood strong in trades credentials, rapidly drawing educated professionals, with incomes rising fast. Cedar Cottage is what a genuinely mixed-income neighbourhood looks like. It is the very thing this plan seeks to make possible elsewhere. If a letter praising walkable, mixed-income streets arrived from Shaughnessy, no one would question the author's judgment. The same evidence deserves the same weight from east of Main. As a homeowner I am told this plan is against my interests. It is not. My property's value does not depend on my neighbours being forbidden from building a triplex, and my neighbourhood's future depends on a next generation being able to live in it. The loudest voices at a public hearing are rarely the most representative. The people who would live in these homes mostly cannot attend, because they do not yet live here. I ask Council to weigh their interests equally, and to approve this plan. Respectfully submitted, Ella Forbes-Chilibeck Employment Lawyer and Mediator Cedar Cottage, 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
2026-07-17	09:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I only heard about this plan through all the negative feedback being dolled out. I have started reading the official plan by the city and and immediately in support, missing middle housing with gentle density in areas people want to live in with access by walking and other accessible modes of transportation is exactly the place I want to live and see grow. It’s also exactly the type that brings vibrancy and hope to younger generations. I understand that those already in these neighborhoods feel like this is sudden and unfair to them as existing residents, but change is desperately needed. There are so many people locked out of affordable housing, and not making space for the next generations as well as older generations who were not lucky enough to have stable housing means more and more people will leave lower mainland or become unhoused. I moved out of the lower mainland because of a lack of these options and affordability even though it’s my home too, so I know personally the emotional toll that this has. Thoughtful planning like this that goes ahead in the face of stagnant home sales is the right move. I saw CBCs coverage of this and how they mention stagnant home sales maybe making this a ‘moot point’. It’s not. Sales are stagnant due to the staggering un affordability for regular people. Initiatives like this will help get sales moving again and people into homes. This kind of a plan helps us make space for everyone in a way that caters to the fact that not all of us want to live in a place with just high rises and houses. I can’t wait to see initiatives like this go through and be able to walk streets where people oriented design is made real. I also like that the plan acknowledges the transit density areas and sets out to update these other areas, as there is a lot of potential in areas even without a skytrain. I also love that the plan acknowledges that building vibrancy in more areas is important. This helps to make Vancouver feel more like large cohesive city with community over massive suburbs with pockets of high density. I 100% support this initiative and can’t wait to come back and be part of the city blossoming.	Vanessa Dirner	I do not live in Vancouver	
2026-07-17	09:32	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'm in favour of this villages plan and encourage smart densification in Vancouver.	Alaina Delosada	West End	
2026-07-17	11:01	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	we need more densification.	Greg Gill	Marpole	

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
2026-07-17	11:57	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	As a resident of the Grandview-Woodland area, I support the gentle densification option that the villages plan offers us. I believe it will encourage use of transit over cars, will give options between tower apartments and SFH for middle-income earners, and will support diversity in our neighborhoods. I think our planning needs to be for our future, not to support those who desperately cling to a model of housing that is unattainable for the majority of our community at present. I do believe a necessary part of this plan must involve including community members in its planning and must take into account the needs of the specific neighborhood: the inclusion of indoor and outdoor community spaces that take into account the larger population the plan accommodates, public washrooms, and affordable housing options. Building 3 and 4-bedroom units to allow for families to live in the neighborhood, ensuring that green spaces are preserved and rejuvenated are all things I would like to see discussed and included in the plan.	Caitlin Kantor	Grandview-Woodland	

Appendix A

