

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
2026-07-20	21:03	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	The plan addresses real needs for folks like me. I'm in my mid-30s and want to own and live here for the rest of my life with my wife-to-be. I was considering moving to Copenhagen for better walk-ability, bike-ability, transit, mixed use residential (which just feels best to be in) - but I can see that cities in the Greater Vancouver Area are making an effort to improve! And our lives are here, healthcare, jobs, friends (though some are having to move, to start families or to escape rising costs). What I want: mixed-use, 3-6 stories mixed use (i.e. density required to support community businesses), walkable and bikeable, close to transit. Strong Towns, Not Just Bikes, and many other channels can explain better why. It feels good to be in areas like that, but also it creates a positive flywheel. Both density and mixed use make city tax much more efficient (since sewer, electrical and many other things don't get much cheaper for low density) - which can then fund more transit, bicycle lanes, social housing, etc. This program is criticized as being "everything all at once" by folks who would lose power to strangle projects if decisions are made location by location. Those who already live "there" (for specific projects) tend to be owners / skew older / get notice / have time. That creates a context where they can treat never-changing zoning as a personal right. Changes as something they have veto over. I do not believe the volume of opposition correspondence necessarily reflects public opinion, similar to the asymmetry seen in town hall meetings. Cities have always depended on people who are busy building careers, families, relationships, and communities. Many of those people are now being priced out of Vancouver or forced to spend an unreasonable share of their income on rent. Council should approve the Villages Plan and preserve its core housing capacity, mixed-use zoning, and city-initiated rezoning. Any legitimate implementation concerns can be addressed through design guidance, infrastructure investment, monitoring, and targeted amendments. They should not be used to return Vancouver to a slow, fragmented process that makes urgently needed housing vulnerable to repeated obstruction.	Julian Sloman	Renfrew-Collingwood	
2026-07-21	08:25	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We need more diverse housing options to enable walkable, affordable enjoyable neighbourhoods. Small apartment buildings come with many advantages, including organic change of the city, little pressure on existing infrastructure, differently sized apartments, low maintenance costs compared to towers, reducing the environmental impact, more lively streets, schools, and accrued safety due to more eyes on street level. Many people are in support but cannot attend during work hours. We should not protect individuals for short-term over societies long-term need, but this is what the current public hearing system favours: people with time and money to put their individual interest above all. Families don't necessarily want to live in a tower, but often can't pay for a whole single family house. If you want to stop traffic issues, utility rates increases, etc. you need a slightly higher density that works very well in many parts of the world.	Stéphane Doise	I do not live in Vancouver	

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2026-07-21	09:15	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan - we need more housing.	Michelle Wilson	Downtown	
2026-07-21	09:55	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the villages plan, we need more density.	Michael Wartman	Riley Park	
2026-07-21	10:12	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This plan sounds like a great way to add more housing to the city without adding tall towers everywhere.	Katie Slimmon	Strathcona	
2026-07-21	10:37	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the plan as it will facilitate building healthy and self sufficient neighborhoods that are financially solvent.	Ian Matic		
2026-07-21	10:49	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support Villages plan. It's part of an evolving city. Objections to any plan are part of the reaction to change. Most people resist change.	Valerie Bruce	West End	

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2026-07-21	10:59	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Mayor and Council, I am writing in support of the Vancouver Villages Plan. I am a naturalized Canadian and have lived in Vancouver for more than ten years. I grew up in Europe in neighbourhoods built around exactly the kind of housing this plan would allow: townhomes, multiplexes and four- to six-storey apartment buildings mixed with single-family homes, all benefiting from shops and everyday services within walking distance. This is not an untested or radical form of development. It is ordinary, family-friendly housing in many successful cities. It creates neighbourhoods where people can walk to a bakery, café, pharmacy or small grocery store, where children and older residents are less dependent on cars, and where enough people live nearby to support local businesses and public transit. In my own neighbourhood, and farther east around Fraser and Victoria, you can still find buildings that appear to have once housed small corner stores. They feel like remnants of a time when more everyday needs could be met within the neighbourhood itself. I would welcome a plan that makes this kind of local commercial life viable again. Vancouver currently offers too little between an extraordinarily expensive detached house and a unit in a large condo tower. Families like mine should not have to choose between leaving the city and living in a form of housing that does not meet their needs. Allowing more townhomes, multiplexes and modest apartment buildings would create more options for families, newcomers, seniors and younger people who want to remain part of their communities. I also do not believe that preserving the character of a neighbourhood means preventing it from changing. The neighbourhoods I grew up in had visible skylines, trees, local shops, shared courtyards and a strong sense of community. Their density did not make them less liveable. It was a large part of what made them vibrant, walkable and socially connected. Neighbourhood character is also shaped by the design of its homes. I understand that not every new development will appeal to everyone’s taste. I can think of both good and bad examples, just as I can among the homes that already exist. I think that is okay. A living city will contain a mix of styles, and new buildings can add character as well as change it. The Villages Plan will not force every property to be redeveloped, nor will it transform residential streets into rows of towers overnight. It simply makes a broader range of homes legal and allows neighbourhoods to evolve gradually as Vancouver grows. After more than a decade here, Vancouver is my home. I want it to remain a city where families like mine can build a life, rather than a city increasingly reserved for people who already own a detached house or can afford one. Please support the Vancouver Villages Plan. Sincerely, Christoph Sherry Vancouver, BC	Christoph Sherry	Riley Park	

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2026-07-21	11:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Support. We badly need more housing options in more neighbourhoods.	Grady Chalmers	Mount Pleasant	
2026-07-21	11:52	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I can see myself affording and moving into a home like this as I am not a homeowner and probably can never be im Vancouver.	Hannah Paradis	Strathcona	
2026-07-21	12:02	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	To: Mayor Ken Sim and Members of Vancouver City Council Subject: Support for the Oak Street & West 49th Avenue Village Planning Program – Public Hearing, July 22, 2026 Dear Mayor Sim and Councillors, I am writing in support of the Oak Street & West 49th Avenue Village & Village Planning Program, particularly the proposal for mixed-use low-rise buildings of up to six storeys and the creation of a Village High Street. Since the redevelopment of Oakridge Mall into Oakridge Park, the area has become a high-end commercial and residential district. As property values and rents have increased significantly, many family physicians, accountants, lawyers, insurance agencies, and other professional service providers have been forced to relocate because office space has become unaffordable. As a result, there is a clear and growing need for more affordable professional office space within the community. I respectfully suggest that the City consider allowing the second and third floors of mixed-use six-storey buildings to be used for professional offices, medical clinics, and similar commercial uses. This would help maintain essential local services while supporting a vibrant and walkable neighbourhood. The former Oakridge Mall successfully accommodated medical and professional offices on its second and third floors, demonstrating that this type of land use serves the community well. In addition, I encourage the City to consider allowing mixed-use six-storey buildings to include affordable seniors' housing. There is strong demand for housing that enables seniors to remain in Vancouver close to their families. Many seniors are currently forced to live in communities far from Metro Vancouver because of the limited supply of affordable housing. This makes it difficult for family members and friends to visit them regularly. Furthermore, given the excellent transit access provided by the Canada Line and the 49th Avenue bus route, the City could also consider permitting small-scale hotels or extended-stay accommodations in appropriate locations. These uses would support local retail businesses, restaurants, and visitors while contributing to the vitality of the Village High Street. I believe the Village Planning Program provides an excellent opportunity to achieve these important community goals. Thank you for your time, consideration, and commitment to planning a vibrant, inclusive, and sustainable neighbourhood. Respectfully submitted, Thomas Yang Resident [REDACTED] [REDACTED] 2026/07/21	Thomas Yang	Oakridge	[REDACTED]

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2026-07-21	12:09	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support having walkable communities and this re-zoning will bring that reality to many more communities in Vancouver, rather than the only few small areas with density. Overpriced single family homes or overpriced “luxury” micro-units should not be the only options.	Dar Michaleski	Hastings-Sunrise	
2026-07-21	12:19	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	walkable neighbourhoods with practical and social amenities, community spaces, parks/green areas and dense housing options that help create a supply of more affordable housing is much needed. what more is there to say? except for maybe please let said housing be priced and designed for people to actually enjoy living in and not small stupid thoughtless floor plans aimed at investor/landlords who actually don't care what it's like to live in because all they see is a paycheck.	Jessica Lester	Kensington-Cedar Cottage	
2026-07-21	12:53	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I live in the Hastings Sunrise neighbourhood and we have seen the value of this plan in its early stages. I have also traveled into spaces around the globe that have similar concepts and I see the value.	Glen Lougheed	Hastings-Sunrise	
2026-07-21	14:07	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This should've been done 50 years ago, and then maybe we wouldn't have needed to clear-cut forest for housing sprawl in the Valley. The next best time is now. Let people live closer together. Getting rid of our Eurocentric preconceptions of what good housing looks like is long overdue. I'll note that I see a LOT of speakers invoking Asian-cities-styles of housing with a negative connotation, and I expect the city to do better to call out this racist-tinged BS. Literally billions of people live lower-CO2 lifestyles because of said density. I shudder to think where the planet would be for climate change if those billions of people lived like how we do here in fossil-fuel-guzzling North American sprawl.	Jennifer Bradshaw	Renfrew-Collingwood	
2026-07-21	14:17	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan. We desperately need more housing and amenities in locations outside of arterial roads. I live in downtown and it is so convenient to walk or bike to any business or service. I wish for this level of convenience to exist in other neighbourhoods of Vancouver as well. As our city grows, it's not sustainable to keep expanding outwards. Medium/high level density housing paired with transit options should be the preferred method of city development.	Ellen Liu	Downtown	

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2026-07-21	14:30	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I am writing in support of the city’s villages plan which is currently being considered by council. I love the idea of creating spaces throughout the city where people can live, work, shop and recreate within a small area of the broader urban landscape. This plan has the potential to activate neighbourhoods in a very positive way. The villages plan will help with the housing crisis by facilitating zoning of multi-family low rise development without having to spot zone a particular lot. This will speed up the process of building housing and hopefully have a lowering effect on prices. It’s important to me that Vancouver build a variety of housing to accommodate the various needs that exist. There are currently very limited options for me as a senior looking for one-level living near grocery stores, transportation and community amenities in a building that is not on a main thoroughfare. Renters are also relegated to the most polluted and noisy streets of the city. My hope is that the villages plan will begin to address these issues. The villages plan is not a complete answer to the housing crisis in Vancouver, but I believe it is a step in the right direction. Thank you for considering my comments. Cathy Agnew	Cathy Agnew	Grandview-Woodland	
2026-07-21	14:45	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this plan because it addresses the problem of missing middle housing and although the plan is not perfect, it is certainly a step in the right direction. We cannot let perfect be the enemy of good. The city needs more thoughtfully designed housing for families.	Mimi He	Hastings-Sunrise	
2026-07-21	14:51	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I'd like to register my support of the Villages Plan. I live in the Kensington Cedar Cottage area and frequently go to Commercial Street, which is a great little area. Seeing this expand would be great. The plan laid out in the PDF looks very promising!	Brad Comis	Kensington-Cedar Cottage	
2026-07-21	16:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This is an excellent example of mixed use housing which is such an obvious no brainer I dunno why we have to discuss it. Democracy and all that I guess, which was sorely lacking when we did the budget and increased expenditure to the police while cutting library funding.	Spencer Grover	Downtown	
2026-07-21	17:13	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the application to create more opportunities for increased housing in vancouver through the Villages plan	Jordan Pinto	Hastings-Sunrise	

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2026-07-21	17:23	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Village plan is an excellent plan brought forward by this council and the planning department. We love this plan and look forward to the community feeling and the interaction of different ages as proposed. The cities have to evolve and change is inevitable. Take a serious note that the young families, professionals with even two incomes are moving out of the city because they can not afford to live in Vancouver anymore. The school's enrollment is declining. In our neighborhood, we hardly see any children except the established people who have been living here for a long time. This is the same opposition who opposed the Laneway homes vehemently 15-16 years ago. Now the Laneway homes are being built all over the city. The Mayor came to the office promising affordable housing along the lines of the Village plan. The people, who are saying that they will never vote for any councillor who votes in favor of this plan, are not going to vote for these favorable councillors anyway for the fear of this proposal being brought again. Do not be swayed by these threats. The naysayers have stacked this hearing process about any change as always and are in a minority but very vocal as before. They opposed 8-10 storey housing developments and said at that time that 4-6 storeys shall be considered. Now they are opposing the same. They will never be satisfied and want to maintain the status quo which is not working. This council shall show a strong leadership and an opportunity has been presented to them to vote in favor of this well thought about futuristic Village plan. Almost similar plan has been successfully tried by the famous master Architect / urban planner Le Corbusier in one of the new Indian cities of the 20th century by way of different sectors like 16 villages. This council will go down in history as being visionary to do something positive about the affordability and for the silent majority young people who can not take time out from their work to speak at the dragged out hearing process. Strongly support this plan. Respectfully submitted.	P G	Kerrisdale	
2026-07-21	17:24	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	We really need to increase Vancouver neighborhood's density without building only 20+ story buildings. Medium density in projects like these inject life to communities, allow for better street lighting and for a richer cultural mix. That said, please keep in mind that us folks in regular middle class still deserve access to safe and fairly-priced housing. Having a higher income than the poverty line does not mean we are able to pay over \$2,800 for a 2 bedroom without risking living paycheck to paycheck. Projects like this allow the option to create a very good mix of families with varying incomes, without having to sacrifice over-paying for a place to call home. Once again, I support this whole heartedly but I please ask to keep the regular middle class in mind qhen creating this spaces, and to allow fair rental pricing throughout the whole project. Thanks	Valeria Valdeiglesias	Renfrew-Collingwood	
2026-07-21	18:11	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support this project. Medium density in projects like these inject life to communities, allow for better street lighting and for a richer cultural mix. That said, please keep in mind that us folks in regular middle class still deserve access to safe and fairly-priced housing. Having a higher income than the poverty line does not mean we are able to pay over 2.5k for a 2 bedroom without risking living paycheck to paycheck and homelessness. I support this but please keep middle income families in mind when designing this spaces, and to allow fair rental pricing throughout the whole project. Thanks	Natalie Levasseur	Mount Pleasant	

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2026-07-21	18:44	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Vancouver needs more housing, and we need walkable neighbourhoods!	Karen Dar Woon	Downtown	
2026-07-21	19:48	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I’m in favour of this application. Please don’t let a number of organized opponents deny the whole city process.	Greg McMullen	Mount Pleasant	
2026-07-21	19:50	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	I support the initiative and opportunities for increasing to moderate density across Vancouver.	Erin Frew	Kitsilano	
2026-07-21	22:28	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	This seems like a great way to support livability/walkability! 1000x better than towers for community building.	Chris Buchan	Strathcona	
2026-07-21	22:35	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	YES YES YES!!!! I am astoundingly in favour of this plan. Gentle density, walkable villages, and a greater sense of community. You are going to hear more from folks who oppose this plan - that’s just the way it goes with issues like this - but please know that many of us Vancouverites think this is an amazing plan that will be good for the economy, climate and community!	Abi Craton	Mount Pleasant	
2026-07-22	00:14	Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments	Support	Increasing the supply of diverse housing is important to the continuing development of the city. The plan recognizes that providing more housing and the associated shops and services to support them is present immediately adjacent to such new development.	Edward Le		