

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	

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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	

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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

Appendix A

