



# COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

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March 9, 2026

City of Vancouver

Dear Mayor Sim and City Council,

Re: City of Vancouver Draft Official Development Plan (ODP) Public hearing March 10, 2026

The Coalition of Vancouver Neighbourhoods (CVN) is opposed to the Official Development Plan (ODP). While we recognize the need for citywide planning, we are greatly concerned about both the process this has undertaken and the proposed ODP content.

**Process:** First, we would like to address the process. Both the ODP and Vancouver Plan have not had meaningful public engagement or consultation that has instead focused on development industry and related groups interests.

Even though the ODP has such a major impact on the city for the future, there have been no mail out notices of this public hearing to the 100,000 properties citywide affected by this plan. Only the very minimum for a public hearing notice, and even that is questionable given that the City posted the wrong version of the referral report on the public hearing page up to only four business days before the hearing.

**The general public is largely unaware of the Vancouver Plan or the ODP.** The very limited engagement on the Vancouver Plan did not address the many concerns raised by the public, including our comments. There was only one draft ODP engagement in October 2025. It was 204 pages, much of it technical, with many other related documents and displays, but the public was only given about two weeks to review and ask questions. Only four poorly advertised and lightly attended open houses for the whole city over the two weeks. Again, no mail out notices to the affected properties.

The Vancouver Plan Urban Growth Strategy map has now been relabelled as Urban Structure Strategy. This is misleading since it is in fact the transit oriented development urban growth for the future and is buried in the document as if it is inconsequential.

Most people who look at this document, if they see it at all, they will have no idea what it all means to them or the future of the city. In fact, our groups and members are still struggling to understand it all.

Our previous draft ODP comments and concerns have not been addressed in the current ODP referral report and can be found [here](#) for reference.

**This is not a legitimate process for the only public hearing on this substantive plan .** Once adopted, there will be no further public hearings on any rezonings consistent with the ODP Generalized Land Use provisions.

Here is a small selection of our many previous concerns with the Vancouver Plan and draft ODP, that now also apply to the ODP public hearing as follows:

### **1. No Neighbourhood-based Planning - One Size Fits All**

Policies are too broad-brushed and rely on a one-size-fits-all approach. The Urban Structures / Urban Growth plan draws lines on the map of Vancouver in swaths of mauve and purple showing large areas of the city scheduled for redevelopment — yet each neighbourhood is unique. Areas where added density can work may be in smaller pockets in particular parts of a neighbourhood. The draft plan places too much emphasis on increasing the number of housing units, and not enough on different types of housing. Neighbourhood-based planning from the ground up would have procured opportunities for densification that respect existing neighbourhoods and fit into the local context. The ODP plan, if approved, results in repealing/amending all existing neighbourhood Community Plans and Community Visions, which were based on years of neighbourhood involvement and extensive participation done in good faith. **Excessive literal implementation of the BC zoning bills goes far beyond provincial mandates and is unnecessary to meet population growth projections.**

### **2. Lack of Urban Design**

The plan does not prioritize good urban design. Some of the suggestions, like six storeys in shopping districts purportedly to preserve sunlight access but 12 storeys along residential streets, minimize the impact of high buildings on sunlight and livability on shopping, but not on living. Former senior planners with the City are expressing their concerns over poor urban design. Ralph Segal says, “...approval of the Vancouver Plan and its approach to planning and affordable housing, will nail it as a disaster.” (<https://www.theglobeandmail.com/real-estate/vancouver/article-generation-density-past-planners-speak-out-on-urban-development/>) We are seeing this in the Broadway Plan area that is now part of the ODP, and is being spread throughout the city.

### **3. Excessive Population Targets**

The population targets chosen are too high and the plan does not give enough recognition to possible changes in economic conditions currently underway and over the next thirty years. The [Region](#) has provided updated population growth projections to 2050 for the City of Vancouver as of September 2025, with a low of 130,000, mid of 195,000 and high growth of 252,000 people. However, Rennie in Appendix G of the report, states ..."rather than a traditional approach of using regional population as allocated to the City, population additions have been determined by the capacity of the existing and new housing stock to accommodate people." This is a major unusual shift. And they assume much higher growth of 271,000, **the highest option, and far beyond the historical average increase of 1% per year. And they show that the entire projected growth to 2050 could be accommodated by the development currently already approved and in the pipeline. this puts in question the need for so much new growth in the ODP.** Such a high target puts more and more pressure on neighbourhoods and infrastructure to absorb more and more housing.

### **4. Lack of Consideration of Existing Capacity**

The plan includes very little recognition of existing capacity in existing zoning, and of the potential population increase in large sites and projects already being planned, such as Jericho Lands, Heather Lands, , Seńákw, Rupert station, or Cambie Corridor. It also fails to consider the massive increases of development in the ODP of primarily apartment buildings from 6 storeys to high towers, and the change to allow new duplexes in RS zones, now increased to multiplexes in R1-1.

## **5. Too many Rental Towers (mainly for REITs) and too little Ground-Oriented Family Housing**

The plan does not give enough consideration of different types of housing, including ownership, co-op, and rental, that will be needed over the next 30 years for families, as well as single people and couples. As the years pass, more and more single people who currently seek apartment rentals will be forming families and wanting housing that is ground-oriented and large enough for a family with one or two children to live in over the long term. Many will want the chance to buy a home or a co-op unit where they can feel securely housed.

Over and over in the plan, planners prioritize rental and social housing, with an excessive emphasis on the tower form. There are very small number of areas left in the city proposed for multiplexes that do not currently have towers (such as the RT character areas of Kitsilano, Grandview-Woodlands and Mount Pleasant) and the RT zones are being eliminated. Even in the multiplex areas, planners also leave open the option for apartments, thereby undermining the potential for multiplexes to be built.

## **6. No Policy for Heritage Buildings and Character Retention Incentives Undermined**

The plan makes no clear statement or indication that buildings on the Heritage Register (whether or not legally designated as heritage) will be protected from demolition and redevelopment. The plan offers very little recognition or emphasis on the city's heritage buildings, and no strategy as to how they can be retained. The plan mentions making the Heritage Register more equitable but offers no description of what that might entail.

By adding so much new larger development it undermines current character house retention incentives, increases in embodied carbon, and loss of neighbourhood character and streetscapes. There is still no option to add two secondary suites as an incentive for character house retention.

## **7. Not Enough Provision of Green Space (Private and Public)**

There is not enough consideration given to the serious impacts of redevelopment proposed by the plan on green space and tree canopy, with implications for carbon capture, rain run-off and the urban heat island.

## **8. Embodied Emissions**

The plan does not adequately consider carbon footprints and embodied emissions associated with new development, especially the use of concrete and glass in new tower buildings. It offers no consideration of policies to actually mitigate embodied emissions.

<https://vancouver.sun.com/opinion/columnists/douglas-todd-the-hidden-climate-costs-of-b-c-s-burgeoning-highrisers-part-ii>

## **9. City Services**

The plan contains no significant consideration of how the City will provide the amenities, green space, and services such as schools, that will be needed if the population expands to meet targets stated in the plan. There appears to be no acknowledgement that the need for green space and community centres will increase even more due to high density tower development.

## **10. Lack of Social License**

There were no advertisements, articles, or notices in newspapers or other mainstream media that the Vancouver Plan came to Council on July 6, 2022, in the middle of the summer when people are on holidays right before the election in October 2022. Then it was a landslide election, wiping out almost all of previous council, clearly signalling a desire for change. Unfortunately, the public did not get that change. Instead the ODP is now just a repeat of the same plan but worse, and again only two weeks to respond to the huge draft ODP without any public notices mailed or meaningful opportunities for public input or consultation.

At the time of the Vancouver Plan, the Ipsos Reid Survey referred to in the report is the only randomized survey that has been conducted with under 200 people. Only 15% of the respondents said that they strongly support the Land Use Strategy. Everyone else had some or many concerns. Throughout the Vancouver Plan process the level of public support was misrepresented. The ODP process relies almost exclusively on this prior Vancouver Plan process.

We would also like to voice our support for the HousingReset.ca letter from the 30 urbanists, urban planners, architects and UBC/SFU academics, with decades of experience.

They raise many important issues with the ODP, that also reflect our concerns.

<file:///C:/Users/Owner/Downloads/2026-02-25-housingreset-cov-vancouver-official-development-plan-odp-ph-1-2.pdf>

Please do not approve this flawed plan. Instead, refer this back to staff for a participatory public process to reflect meaningful local neighbourhood based planning in the ODP. Provide for realistic population growth, and strive for: livability in the context of local character; address environmental impacts; include measures to avoid displacement from existing relatively affordable housing; and give adequate consideration to more affordable housing options, including ground-oriented housing for families, co-ops, and other models for both renters and owners, with amenities and adequate infrastructure in each neighbourhood.

Sincerely,

Co-Chairs Larry Bengé & Dorothy Barkley  
CVN Steering Committee, Coalition of Vancouver Neighbourhoods

### **Network Groups of the Coalition of Vancouver Neighbourhoods**

Arbutus Ridge Community Association  
Cedar Cottage Area Neighbours  
Dunbar Residents Association  
Fairview/South Granville Action Committee  
Grandview Woodland Area Council  
Greater Yaletown Community Association  
Kitsilano-Arbutus Residents Association  
Kits Point Residents Association  
NW Point Grey Home Owners Association  
Oakridge Langara Area Residents

Residents Association Mount Pleasant  
Riley Park/South Cambie Advisory Group  
Shaughnessy Heights Property Owners Assoc.  
Strathcona Residents Association  
Upper Kitsilano Residents Association  
West End Neighbours Society  
West Kitsilano Residents Association  
West Point Grey Residents Association  
West Southland Residents Association

### **Public Hearing Reference Links:**

Public Hearing Agenda: <https://council.vancouver.ca/20260310/phea20260310ag.htm>

Referral Report: <https://council.vancouver.ca/20260310/documents/phea1rr.pdf>