



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

info@coalitionvan.org

July 14, 2026

City of Vancouver

Dear Mayor Sim and City Council,

Re: Villages Public Hearing - July 14, 2026

The Coalition of Vancouver Neighbourhoods (CVN) is opposed to the city-wide rezoning of nearly 14,000 land parcels (about 14% of all in the city) under the Villages Planning Program proposal at this public hearing.

We have concerns not only about the process of its formulation, which lacked any meaningful involvement of and even notification to the affected communities, residents, and businesses, but also many details.

We share the concerns in the [HousingReset.ca](https://housingreset.ca) letter from the many urbanists, urban planners, architects and UBC/SFU academics, with decades of experience. They raise many important issues with the Villages rezoning, that also reflect our concerns as follows:

- Existing neighbourhood centres are the best place for local shopping areas, not new commercial in villages that would compete with them.
- Blanket rezoning spread too thinly will produce blight.
- The proposed densities in villages vastly exceed compatible scales in the local context.
- The proposed additional density in villages is not needed to meet future growth to 2050.
- Solutions that enhance neighbourhoods rather than undermining them are easily achievable.

<https://housingreset.ca/wp-content/uploads/2026/06/2026-06-18-final-housing-reset-letter-on-villages-v5b.pdf>

In addition, this public hearing includes amendments to existing community plans, such as for Grandview Woodlands and Marpole, without any community engagement for these major changes and amendments.

Please do not approve this flawed plan.

Instead, refer this back to staff for a participatory public process to reflect local neighbourhood-based community planning that meaningfully involves public collaboration that focuses on existing neighbourhood centre shopping areas.

Also, reconsider the Official Development Plan (ODP) and 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/20260714/phea20260714ag.htm>

Referral Report: <https://council.vancouver.ca/20260714/documents/phea1rr.pdf>

Appendix B - Land Use & Maps:

<https://council.vancouver.ca/20260714/documents/SupersededAppendixBandAppendixHfromJune2ReferralReport.pdf>