

Respect for Neighbourhoods

A three-part plan to Stop top-down, one-size-fits-all city planning and restore real, neighbourhood-based community planning across Vancouver.

THE PROBLEM

City Hall Has Lost the Public's Trust

Over the last decades, City Hall has implemented a top-down, one-size-fits-all approach to development, serving investors rather than creating the affordable, livable housing that residents need.

This approach has led to:

- A large inventory of **investor units** that are too small for families and too expensive for local incomes
- **Demoviction and displacement** of long-time residents
- **Speculative land inflation** across the city
- **Demolition** of older, more affordable housing
- Loss of **neighbourhood character, tree canopy, and livability**

TEAM's Respect for Neighbourhoods plan is a major change in direction: Stopping the plans that led to the current crisis, and implementing real, neighbourhood-based community planning.



TEAM candidates meeting directly with residents in a Vancouver neighbourhood town hall.

The Official Development Plan was passed **unanimously** by both major council blocs: ABC as well as COPE, OneCity, and the Greens.

PART ONE

Repeal the Official Development Plan — and the Plans Behind It

The Official Development Plan (ODP) does not contain a single mention of Vancouver's neighbourhoods. Instead, it replaces them with generic, one-size-fits-all building typologies spread randomly across the city — eliminating and overriding every community plan.

Its population growth projections are not based on Metro Vancouver data estimates, but on real estate marketing estimates that inflate projected growth. There is already enough development approved in the pipeline to meet growth to 2050.

Successive councils have layered a series of equally flawed plans — adopted without meaningful public participation — on top of the ODP.

A TEAM majority council will repeal the Official Development Plan, Vancouver Plan, Broadway Plan, Jericho Lands ODP, and Rupert & Renfrew Plan.

If the Villages Plan is adopted before the end of the current Council term, a TEAM majority council will repeal it as well.

PLANS TO BE REPEALED

- Official Development Plan
- Vancouver Plan
- Broadway Plan
- Jericho Lands ODP
- Rupert & Renfrew Plan
- Villages Plan (if passed)

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PART TWO

Restore Community Planning

TEAM will replace the Official Development Plan with a new **Respect for Neighbourhoods** plan, giving residents a direct, meaningful role in shaping their own neighbourhoods.

- Ensure **meaningful involvement** of local residents and businesses in community planning
- Use **transparent, verifiable, publicly accessible data** — including zoning capacity, StatsCan Census, CMHC, and regional / BC statistics
- **Revisit the previous neighbourhood plans** discarded by the 2022 Vancouver Plan
- **Re-establish neighbourhood planning offices**
- Ensure growth occurs **within infrastructure capacity**, planned in parallel with growth
- Plan within the **local context** that complements neighbourhood character
- Prioritize housing **affordable to local incomes** — such as co-ops and other models, especially larger units for families



Residents know their neighbourhoods best — their input shapes where and how growth happens.

THRIVING, WALKABLE NEIGHBOURHOODS

Too many local shops struggle with high taxes and vacancies. City support should focus first on existing traditional shopping areas before expanding more competitive retail zones like the new Villages — alongside funding for community centres, recreation, libraries and parks that keep pace with population growth.



A character home within a Vancouver residential neighbourhood.

PART THREE

Regulate Multiplexes So They Fit Each Neighbourhood

TEAM supports multiplexes in principle. But recent zoning for multiplexes takes a one-size-fits-all approach that often overwhelms neighbourhoods. While municipalities are required to allow multiplexes under provincial law, local governments retain the right to bring in reasonable rules.

TEAM will make the permit approval process more transparent and accessible for affected third parties, and will restore and retain existing RT zoning that promotes retention of character houses with multifamily conversions and infill — making sure character-house retention options remain viable in multiplex zones.

- Require multiplexes to be **more neighbourly in form**, based on the needs of each neighbourhood
- **Reduce the maximum number of units** based on lot size — especially lot frontage and lane access
- Require **minimum onsite parking**, about one stall per unit, with few exceptions
- Reconsider **setbacks** to protect trees, streetscape, and adjacent sites
- Require **design guidelines** that ensure a better fit in the local context
- **Retain existing RT zones** that promote character-house retention with multifamily conversions and infill



IN CONCLUSION

“Vancouver has historically ranked as one of the most livable cities in the world. That was not an accident. It was a design choice.”

It was choosing to plant trees, build transit, protect view corridors, maintain sunlight, create parks, and plan complete communities. TEAM's Respect for Neighbourhoods plan will restore that approach and build a livable, affordable, and sustainable future for all local residents and businesses — based on meaningful public participation.



RESPECT FOR NEIGHBOURHOODS