

# Land Acknowledgement

**Acknowledging the unceded homelands of the  
xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish),  
and səlilwətał (Tsleil-Waututh) Nations**

The City of Vancouver is located on the unceded, ancestral, and traditional homelands of the xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations.

These lands have been stewarded by xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Peoples since time immemorial, and their unique and inherent relations, history, Title and rights in these territories remain intact. The City of Vancouver endeavors to strengthen its future as a City of Reconciliation by working collaboratively with the Nations.

# Community Guidelines




**To ensure everyone has an opportunity to review the materials, ask questions, and discuss the initiative in a safe manner, we ask that you follow our community guidelines:**

- Respect the opinions of others. Every participant brings information, points of view and ideas to contribute.
- The City has a zero tolerance policy for abusive or discriminatory behaviour.
- Photography and video recording are limited to the presentation materials.
- The photographing or recording of participants or conversations is not permitted (without advance permission).



# Place a dot on the map where you live!

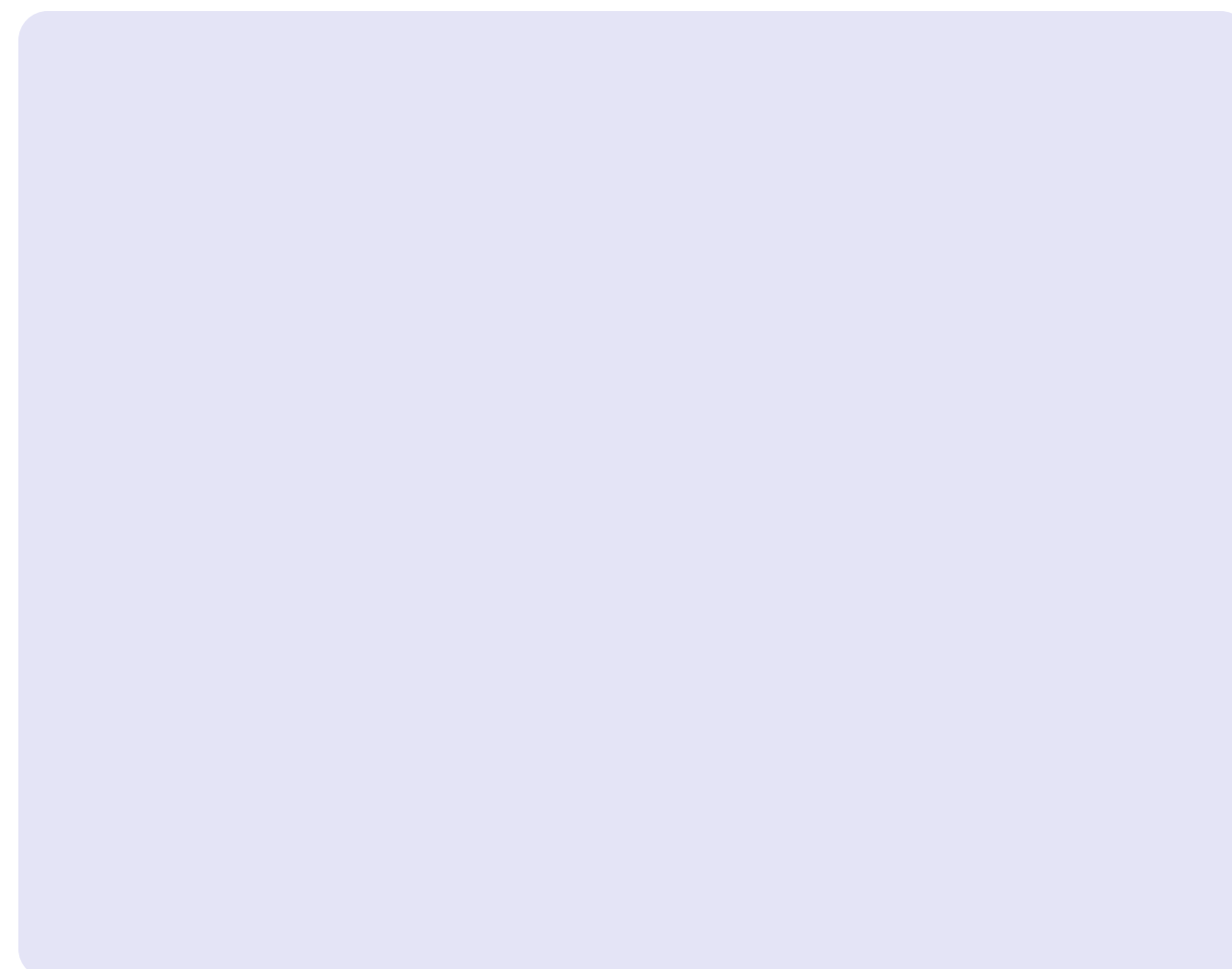
Choose your sticker colour based on if you...

 Rent your home

 Own your home

 Other

 Outside of Vancouver  
(place sticker in box below):

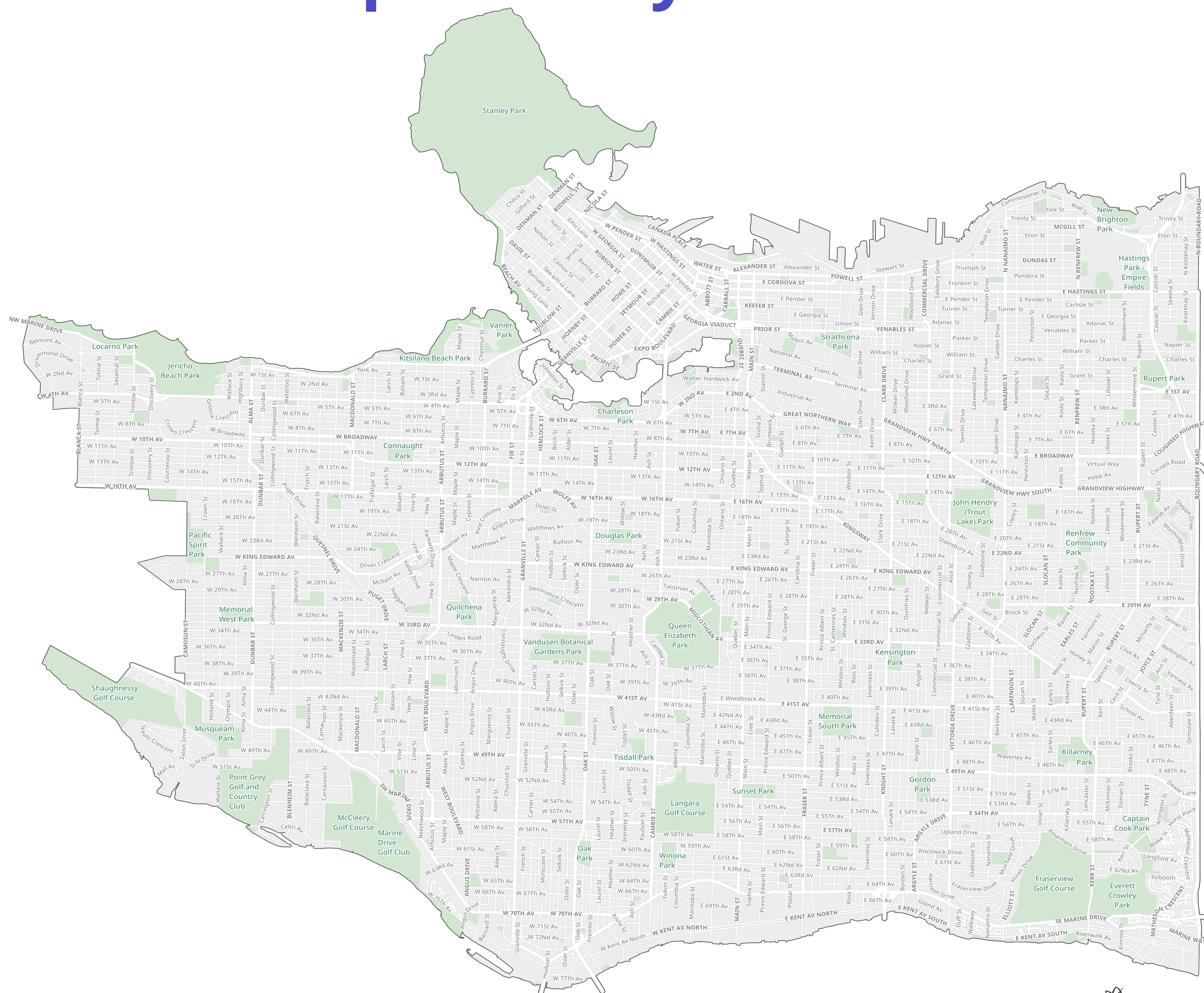


Scan the QR code to learn more about the Villages Planning Program:



 [shapeyourcity.ca/villages](https://shapeyourcity.ca/villages)

 [villages@vancouver.ca](mailto:villages@vancouver.ca)





# Welcome!

## Why are we here?

We are here today to share information about the Villages Planning Program, respond to your questions about the process, and learn more about what is important or needs improvement in your Village.

## What are Villages?

Vancouver’s city-wide plan identifies 25 Villages which will help meet most of people’s daily needs within a 5-minute walk, roll or bike ride from home. These areas provide opportunities to complete neighbourhoods by adding shops and Missing Middle housing into typically lower-density residential areas.

## Why Villages?

Through the Vancouver Plan, we heard clearly that people want and need more housing options. We are working to meet urgent housing needs and create more livable and sustainable communities. Over time, the Villages Planning Program will support more inclusive and diverse neighbourhoods to live, work and play in.

## Villages Will:

1.

### Enable Important Missing Middle Housing

*(Multiplexes, townhouses, and apartment buildings up to six storeys on any block)*

  - Create varied and diverse streets with a mix of building types at a similar size and height
  - Provide options for households of different sizes and incomes
2.

### Support More Local Shops and Services

*(Ground floor commercial space for small businesses)*

  - Provide places to meet people's daily needs
  - Attract businesses where people can enjoy spending time with family and friends
  - Create more flexible retail opportunities on quieter streets and in lanes
3.

### Encourage a Neighbourhood Scale that Promotes Lively Public Spaces

  - Create more vibrant places that people want to visit in their community, that are within easier walking, rolling or cycling distance from home.



Learn more about the Villages Planning Program and provide your feedback online at:

-  [shapeyourcity.ca/villages](https://shapeyourcity.ca/villages)
-  [villages@vancouver.ca](mailto:villages@vancouver.ca)





# The Villages Planning Program

## What is the Villages Planning Program?

The Villages Planning Program will consist of three phases and take approximately 18 months to complete. It will **deliver a draft Area Plan for all Villages**, including a detailed land use plan. The planning program will also identify areas for **City-initiated zoning changes** to help accelerate Council priorities related to housing, especially the delivery of market and below-market rental units.

The planning program will focus on **17 of 25 Villages**, with work on the remaining eight included in other current or future planning initiatives.

## Villages Planning Program Timeline

WE ARE  
HERE

### Phase 1

Villages Today  
Fall - Winter 2024/2025

### Phase 2

Emerging Ideas and Directions  
Spring - Summer 2025

### Phase 3

Draft Plan  
Fall - Winter 2025/2026

### Council Consideration

Draft land use plan, policies, and proposed areas for City-initiated zoning changes  
Spring 2026

### Implementation

Subject to Council Approval  
Summer 2026 - Onwards

## How can you get involved during the process?

Throughout the planning program, there will be a number of opportunities for you to share your thoughts and ideas. In this first phase, you can:

- Attend one of our in-person open houses (starting November 2024)
- Join one of our virtual information sessions
- Take our survey
- Visit our project web page
- Sign up for our mailing list

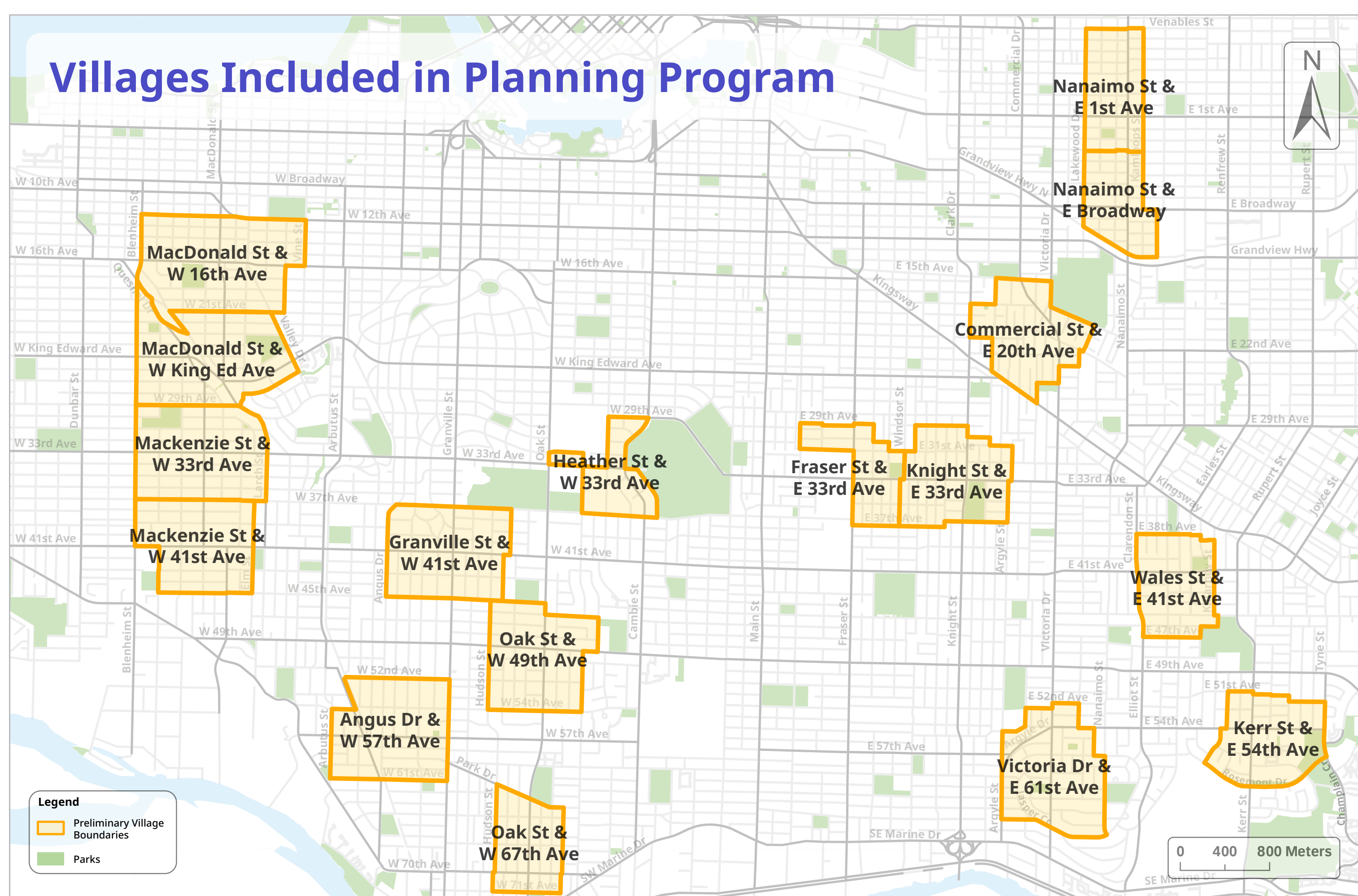


Scan the QR code for more information

## Implementing the Vancouver Plan

Through our city-wide plan, we heard that people want to live in more complete, walkable neighbourhoods that provide more housing choices at a people-friendly scale.

The Vancouver Plan has been a game changer for how we approach planning across the city. The land use plan and policies, including those for Villages, were created over 3 years with significant input from the community. As a result, we are able to build on clear directions and design guidelines for what Villages are envisioned to be. This means more meaningful and focused conversations with the community around what Villages are and should be in the future. This planning program will balance what we already heard with learning more about the unique character of each of the 17 Villages included in this planning program.





# What is the Vancouver Plan?

*"Vancouver is a city that lives in greater balance with our ecological systems while providing more complete, inclusive, and resilient neighbourhoods where people of all ages, incomes, abilities, and backgrounds thrive."* (Vancouver Plan Vision)

Approved by City Council in July 2022, the Vancouver Plan guides the long-term growth of the city. It clarifies where growth and change will occur over the next 30 years and beyond. The Plan was developed through an extensive planning process and broad-based public engagement.

At the heart of the plan are Three Foundational Principles and Three Big Ideas. The Plan also includes a city-wide land use strategy and a range of supporting policies covering topics like housing, transportation, community infrastructure, ecology, and public space. The Plan provides a framework for more detailed planning work, such as the Villages Planning Program, that will address specific opportunities and challenges at a local neighbourhood level.



### Three Foundational Principles

(Woven through the plan and build on approved Council direction)

Reconciliation

Equity

Resilience

### Three Big Ideas

(Main aspirations which reflect community priorities. Provide guidance to the land use strategy and direction for policy development)

Equitable Housing and Complete Neighbourhoods

An Economy that Works for All

Climate Protection and Restored Ecosystems



## How we got here

Through Fall 2019 to Spring 2022, the City undertook a four-phase engagement process with more than 52,500 engagement touchpoints, including surveys, workshops, and meetings with stakeholders and community groups.

While broad public and stakeholder engagement was essential to development of the Plan, added emphasis was placed on centering voices that have typically been left out of planning conversations, particularly equity-denied and under-represented groups.

## Engagement Overview

	Postcards <b>+318,500</b> mailed		12 Online survey <b>+25,750</b> responses
	Engagement contacts <b>~52,500</b> "touchpoints"		VancouverPlan.ca <b>~153,000</b> page views
	Youth workshops <b>100</b> sessions		Stakeholder & community groups <b>119</b> meetings
	Pop-up engagement <b>~30</b> events		<b>29</b> Neighbourhood charrettes, mapping events and workshops

Learn more about the Vancouver Plan engagement process at:

[shapeyourcity.ca/vancouver-plan](https://shapeyourcity.ca/vancouver-plan)





# Vancouver Plan Implementation

## Identifying Villages

Villages are one of six distinct neighbourhood types identified in the Vancouver Plan. Today, Villages are generally low-density residential areas centred on a small cluster of shops and services serving the community.

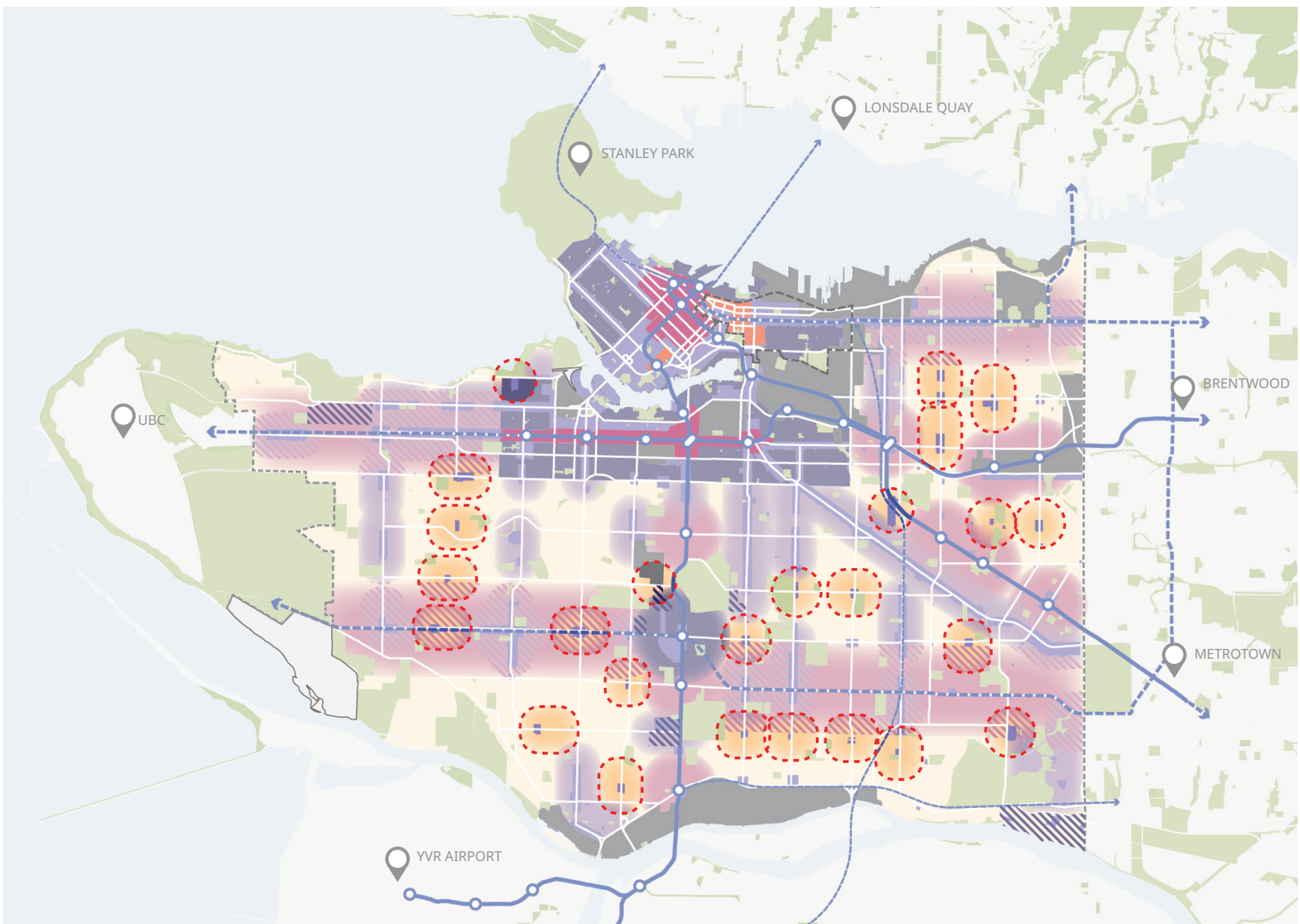
The Vancouver Plan identifies 25 Villages across the city as areas which will change over time to provide more housing options and most of people’s daily needs within a 5-minute (or ~400 metre) walk or roll from their home. They were chosen based on existing small retail nodes which currently have commercial zoning.

The Village areas identified in the land use strategy are general locations focused around key intersections. The expectation is for detailed boundaries to be developed and refined through this planning process.

In October 2024, Council approved 17 out of 25 Villages to be studied as part of this planning program. The remaining Villages are already being worked on in the Rupert and Renfrew Station Area Plan, or will form part of other future planning initiatives.

Combined, the 17 Villages in scope cover approximately 13% of all blocks in Vancouver (approximately 600).

## Vancouver Plan Land Use Strategy Map



Neighbourhood Types	Transportation	Ecology
Metro Core/Broadway + MTC	Existing Rapid Transit Station	Parks and open space
Rapid Transit Area	Major Transit Network	Greenspace in other jurisdictions
Neighbourhood Centre	West Coast Express	Ecological corridor/Ecologically sensitive zones
Village		Waterbody
Multiplex Area		First Nations Reserves
Industrial		Major Projects sites in progress
Village/Neighbourhood Centre overlap with Rapid Transit Area		

## Implementing the Vancouver Plan

Work is underway to implement the Vancouver Plan. The Villages Planning Program is one of 10 projects to deliver on the Plan's Three Big Ideas. Other projects include Vancouver’s Social Housing Initiative, Employment Lands Zoning, Ecology and Land Use Planning, and developing new zones to support streamlined housing delivery.

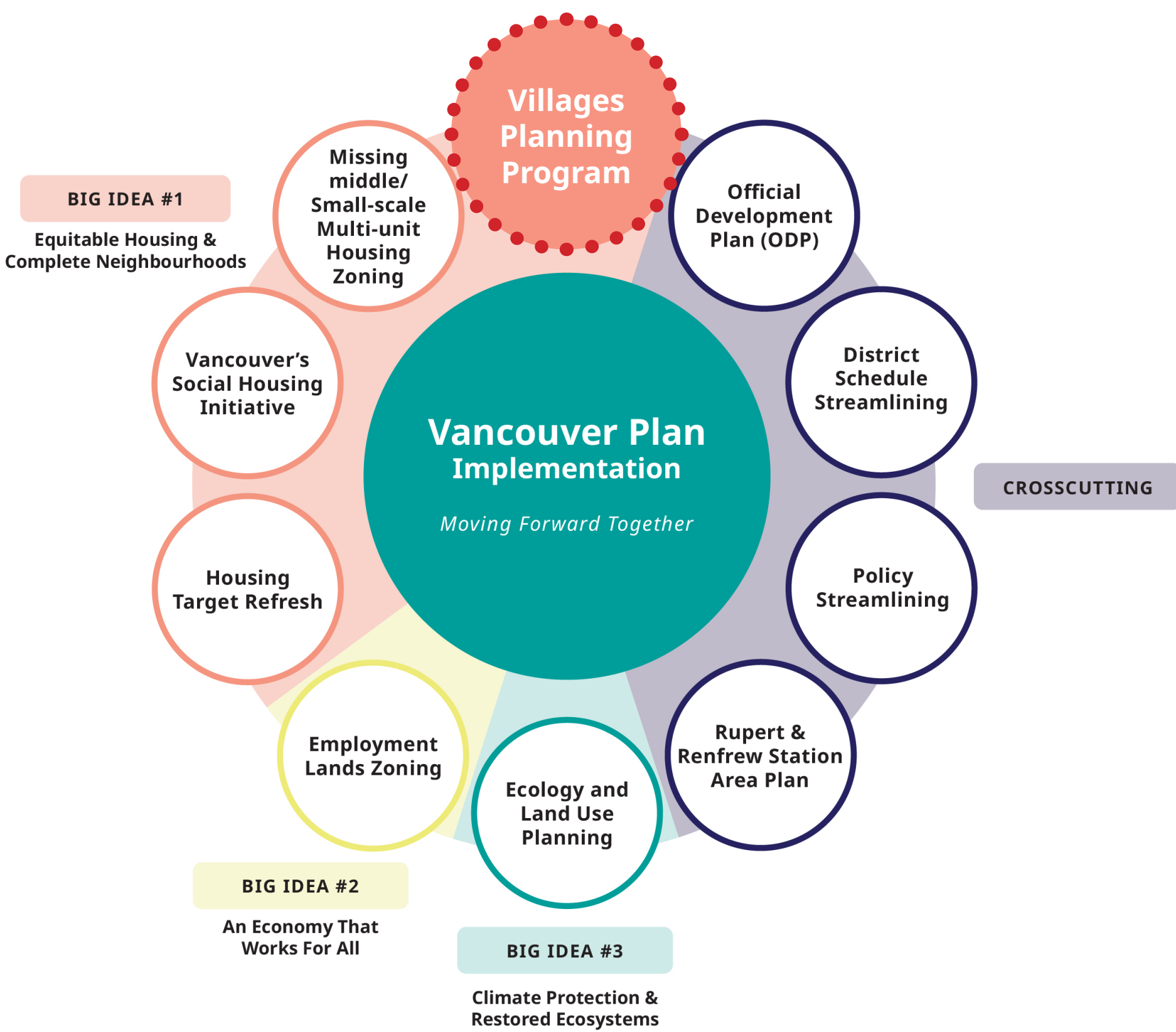
All of the projects are closely integrated and not one single project can tackle all goals and objectives. Only as a whole will these projects help us realize our long-term strategy for growth and change.

Learn more about the implementation of the Vancouver Plan by visiting:

[vancouverplan.ca](https://vancouverplan.ca)



## Vancouver Plan Implementation Projects



## Developing an Official Development Plan

We are currently working to turn the Vancouver Plan into the Vancouver Official Development Plan (ODP) to respond to new provincial legislation and implement the long-term vision for growth. This new city-wide ODP is required to be adopted by June 2026.

To find out more please visit:

[vancouver.ca/official-development-plan](https://vancouver.ca/official-development-plan)





# What does the Vancouver Plan say about Villages?

The Vancouver Plan guides how different areas of the city, including Villages, could change over time. It provides high-level policies and neighbourhood design guidelines to inform the Village Planning Program and the future Villages Area Plan.

## Direction L1.7: Villages

*"Strengthen low-density residential neighbourhoods by adding shops, services, and housing choice to provide more complete, inclusive, and resilient neighbourhoods."*

## Description

Villages are oriented around a smaller collection of commercial and community uses that provide local jobs, daily needs, and community place-making and social connection. Adjacent residential areas are primarily low-rise and predominately ground-oriented housing. New housing choice, in the form of multiplexes, townhouses, and low-rise apartments, will bring more people of different ages, incomes, and backgrounds into the community and will help to support local shops and services. Existing conditions unique to each area, like amenity provision, variety of shops and services, existing built form, and ecological conditions, will help shape the overall character of these neighbourhoods.

## Policies

### Housing

- L1.7.1** Create new housing opportunities for low- and moderate-income households with an emphasis on purpose-built rental and social housing located off busy main streets yet near transit, green spaces, schools, and other amenities and services.
- L1.7.2** Enable ground-oriented Missing Middle housing options such as multiplexes and townhouses.

### Shopping Areas

- L1.7.3** Expand existing retail clusters along streets less impacted by traffic noise and pollution. Where existing retail clusters do not exist, explore opportunities to co-locate retail with community uses such as schools, childcare, and community infrastructure.
- L1.7.4** Consider a minimum of two continuous blocks of retail to improve business viability.

### Built Form

- L1.7.5** Allow a variety of mixed-use low-rise buildings and detached and low-rise housing, particularly multiplexes and townhouses, between 3 to 6 storeys.

### Public Realm

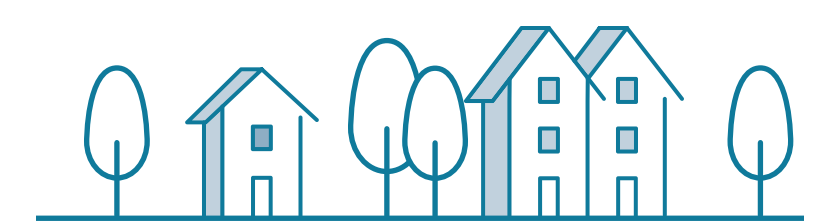
- L1.7.6** Co-locate public open spaces with shops, services and community spaces to support local businesses and provide opportunities for social connection.

### Nature

- L1.7.7** Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.



## Examples of building types in Villages



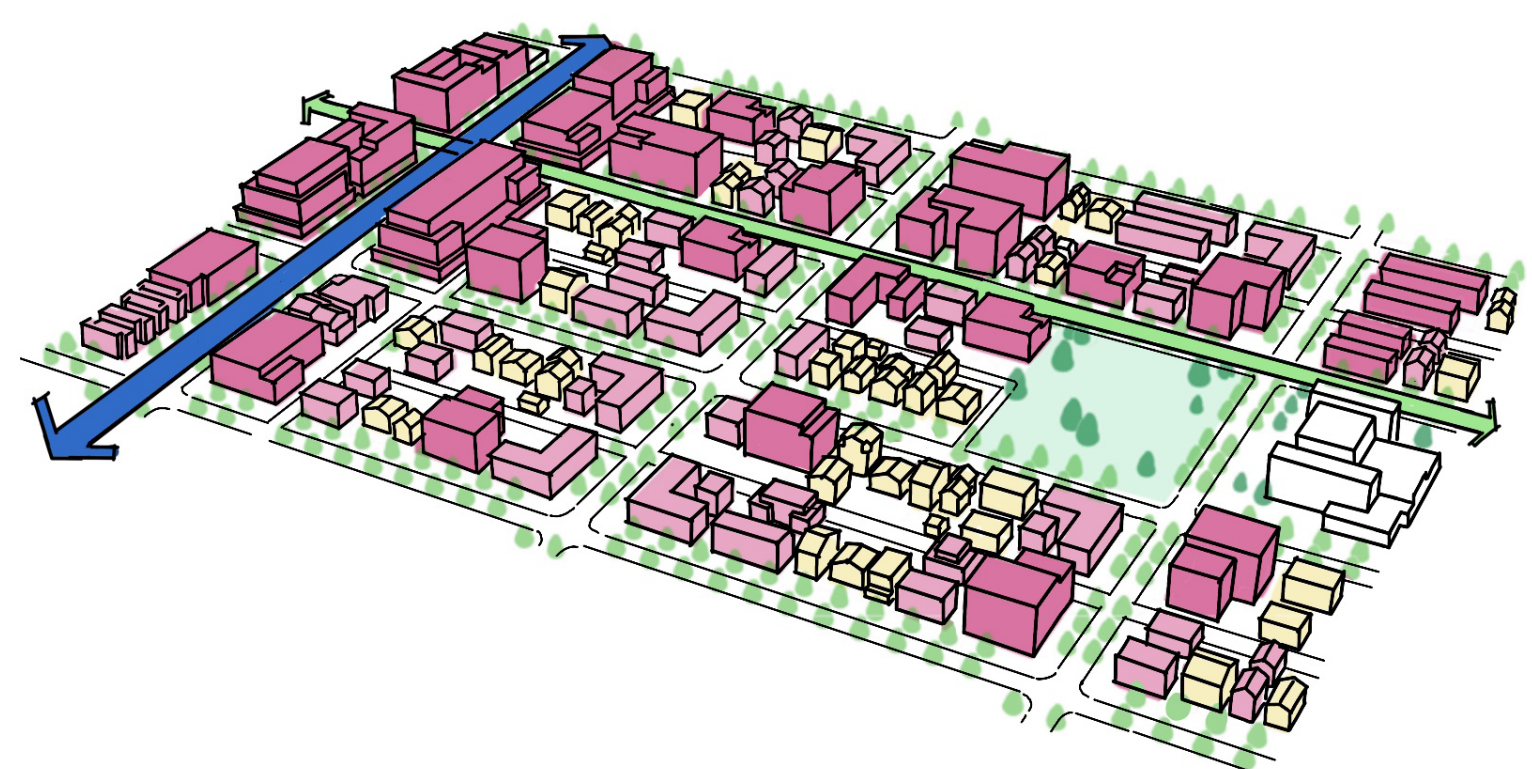
**Detached Housing/  
Duplex**  
(1- to 3-storeys)



**Multiplexes/  
Townhouses**  
(up to 3 storeys)



**Low-Rise**  
(up to 6 storeys)



Transect of Village: Illustration of building height and massing



# Villages Today

## A quick glance at the Villages

We are starting to learn more about Villages as we launch the planning program. Through early technical work and site visits, we have noticed many similarities, as well as differences, that make each Village unique. Here are some of our early observations so far.

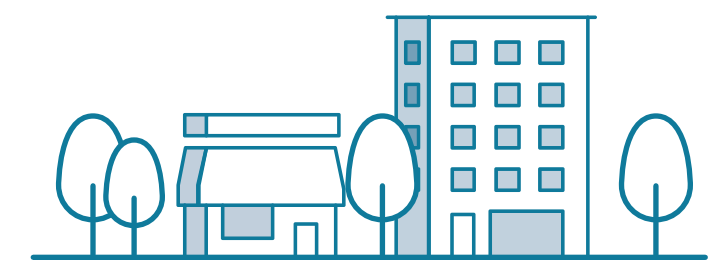
### Housing



- » Housing types and choices are generally limited – Villages are mostly characterized by single-detached homes, secondary suites and duplexes.
- » Existing City plans and policies allow some townhouse and/or apartment buildings, but these are mostly limited to major streets or adjacent blocks.
- » Villages generally have more homeowners and fewer renters compared to Vancouver as a whole, and generally have larger households than the city average.

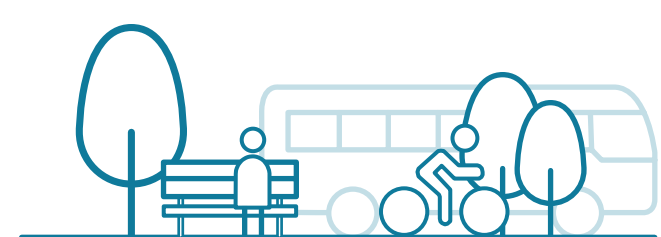


### Job Space and Local Businesses

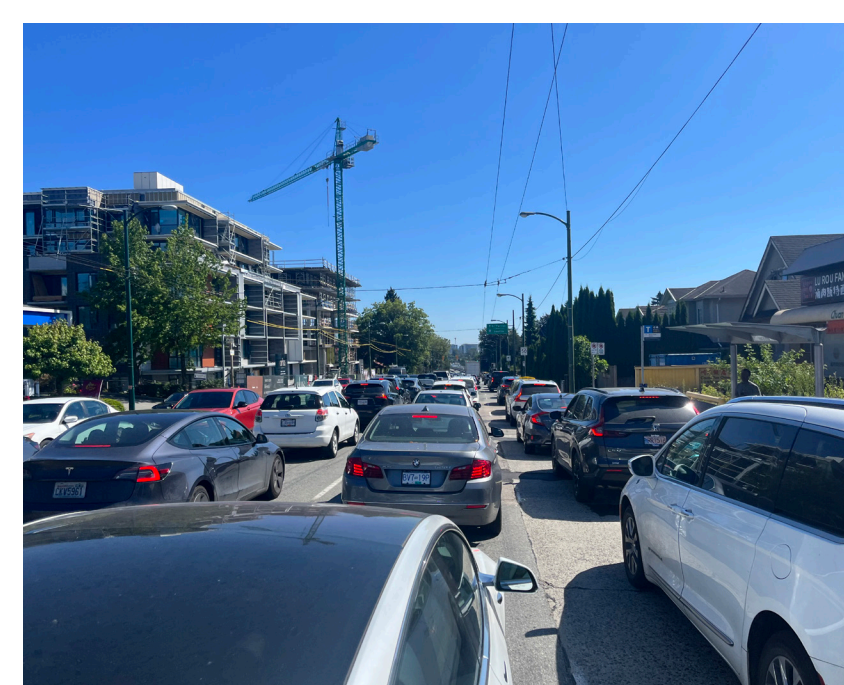


- » The number and type of shops and services in Village shopping areas varies across the city. Some Villages have a broader, healthier mix of local businesses and services (e.g. bakeries, a small grocery or deli, and hair salons), while others have a limited offering (e.g. a gas station and convenience store). In most Villages, it is difficult for residents to meet most of their daily needs.
- » Some of the shopping areas within Villages are car-oriented (gas stations and strip malls), while others are more people-friendly and walkable.

### Transportation and Public Spaces



- » Some Villages are centered along very busy and often congested roads. Others are located along narrower, less busy streets.
- » It is easier to walk, roll or bike in some Villages than others. Some residential streets are missing sidewalks on one side, or have narrow sidewalks or sidewalks in need of repair. Some Villages are connected through existing cycling routes while others are not.
- » Some Villages have lots of trees which provide lots of shade, while others have a limited number of trees and/or a minimal tree canopy, especially along major roads.



**What have you noticed about your Village?**



# Village Mapping Activity

## Tell us about a Village

There are various ways that people are connected to Villages. You may live in a Village, shop in one nearby, or have children that go to school there. Whatever your connection to a Village, we would like to hear from you.

Take part in our mapping activity. Help us learn more about what is special and what needs improvement in your Village.



### General Comments

If you have any other comments about a Village you would like to share with us, please add them to the General Comments board using a sticky note.

## Special Places



### Share your favourite places in a Village

1. Take a purple sticker with a number and place it on the map, at the location of your favourite place.
2. On the next board (Comments Board), tell us more about this special place. For example, what do you love about it?
3. Be sure to write down the number that was on your sticker, so we know which location the comment belongs to.

## Needs Improvement



### Tell us what needs improvement or is missing

1. Take a peach sticker with a number and place it on the map, at the location that needs improvement or is missing something.
2. On the next board (Comments Board), tell us more about what needs to change or what can be improved on.
3. Be sure to write down the number that was on your sticker, so we know which location the comment belongs to.

## Boundaries

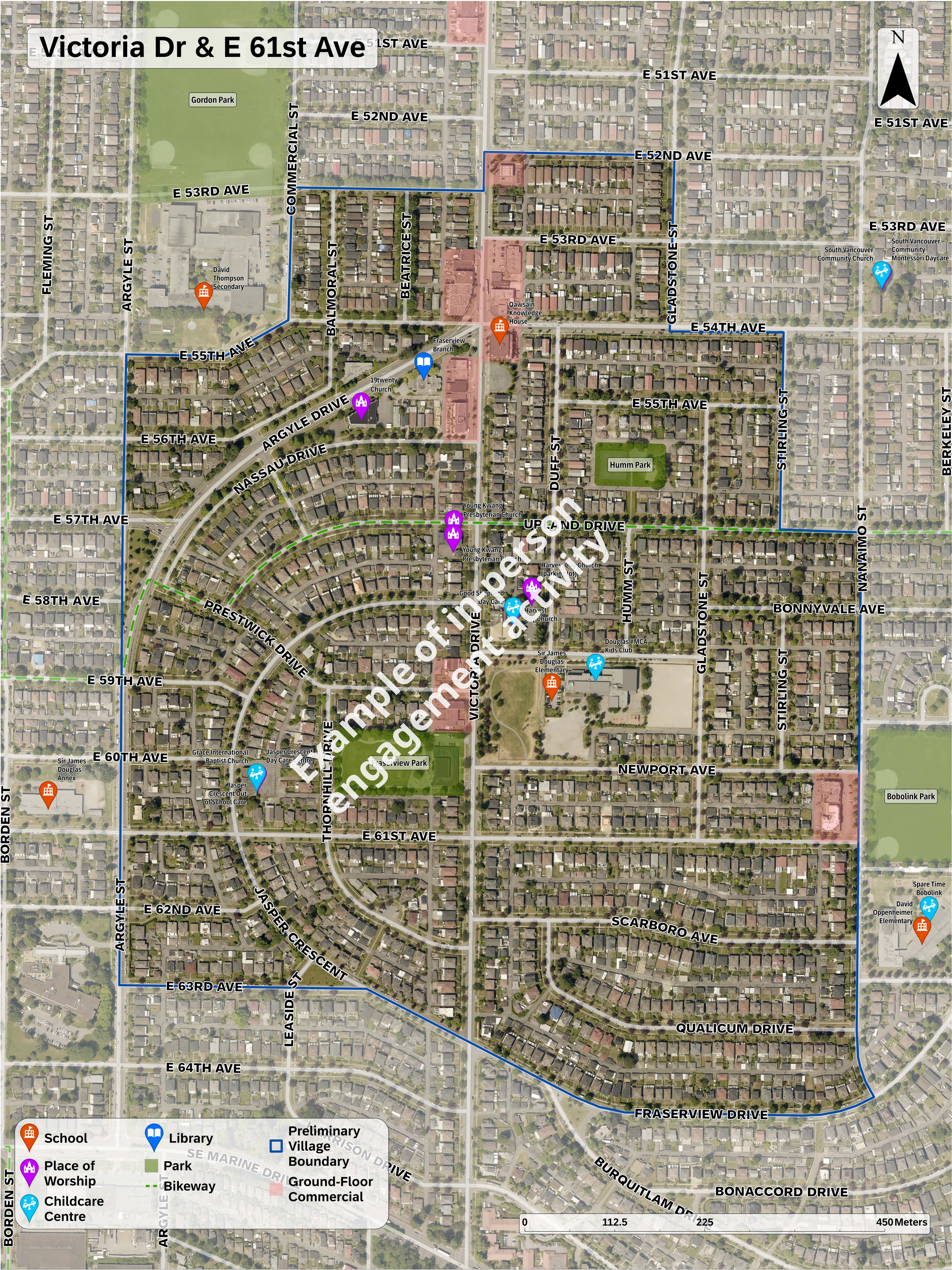



### Comment on the proposed Village boundary


1. Take a teal sticker with a number and place it on the map, at or near the the boundary area you want to comment on.
2. On the next board (Comments Board), share your thoughts about the proposed boundary. For example, you think the Village Boundary should change to include a small business or service on the next block.
3. Be sure to write down the number that was on your sticker, so we know which location the comment belongs to.



# Victoria Dr & E 61st Ave



 School

 Place of Worship

 Childcare Centre

 Library

 Park

 Bikeway

 Preliminary Village Boundary

 Ground-Floor Commercial







## Share a comment about your Village

[illegible]





# Your Village Today



Use a sticky note and leave us a general comment about any of the Villages here

Example of in-person engagement activity



# Next Steps and Project Timeline

## What is next?

Following Phase 1 of public engagement, we will analyze the feedback we received and share a summary of what we heard on our project web page.

Over the next 18 months, in later phases of the project, there will be more opportunities for you to share your thoughts. See details in the project timeline.

## Who is involved?

The planning process provides an opportunity to collaborate with the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətaʔ (Tsleil-Waututh) Nations, as well as the urban Indigenous peoples, to advance our Reconciliation efforts. We will also look to engage with other government agencies, city-wide and community stakeholder groups, business owners and people living and working in the Villages (including renters, owners, youth, seniors, and persons of different cultural backgrounds, ages and incomes).

**Your feedback is key to shaping policies or guidelines unique to your Village!**

## How can YOU get involved?



Fill out the survey:  
In person at event, online,  
or mail in a paper copy



Learn more by visiting  
**[shapeyourcity.ca/villages](http://shapeyourcity.ca/villages)**



Sign up to the email list to  
receive project updates



Contact the project team via  
**[villages@vancouver.ca](mailto:villages@vancouver.ca)**



Scan the QR code to learn more or visit  
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## Village Planning Program Timeline



Opportunities for Input