

Background

In November 2024, we asked residents, businesses and other community members to tell us what they loved about Vancouver’s Villages, and what would help these areas to thrive in the future. That feedback, together with more analysis and technical work, helped create emerging directions and draft land use plans, showing where things like apartment buildings, shops and services could go.

We are now checking back in with the public. Your feedback on the emerging directions will help guide the draft plan, which is anticipated to be considered by City Council in 2026.

What are Villages?

Villages are envisioned as local hubs where many daily needs can be met within a 5-minute walk, roll, or bike ride from home. In the future, these areas will have a variety of small shops, services and a mix of housing up to six storeys. By adding more housing choices and services close to homes, making room for businesses and increasing walkability and access to transit,

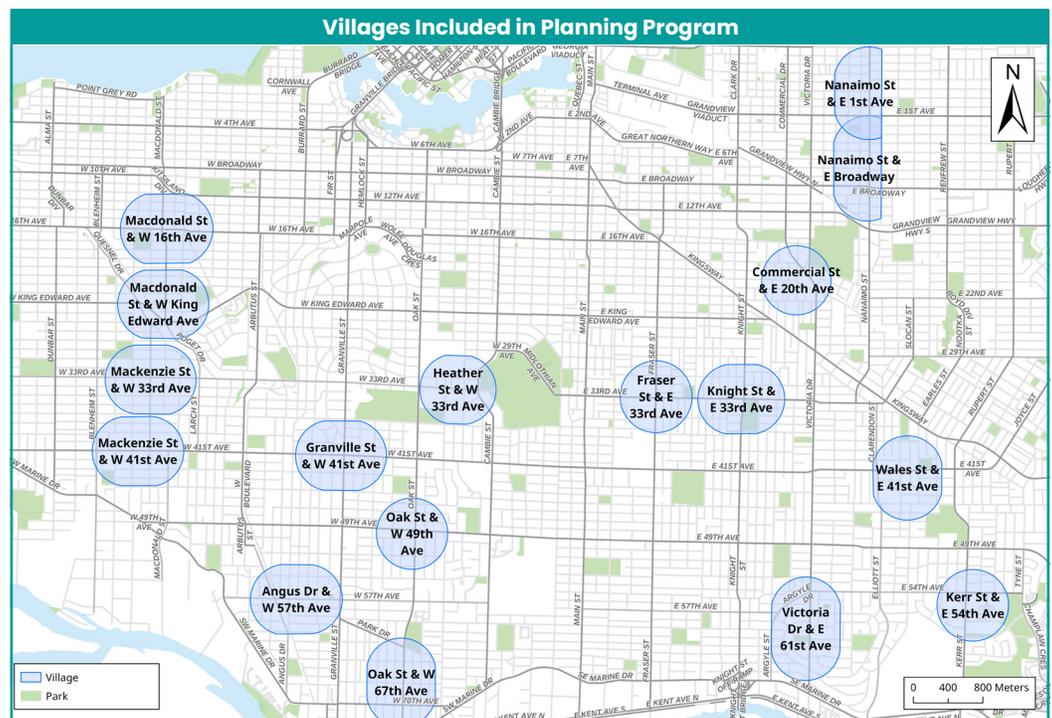
Villages connect to the Vancouver Plan’s Three Big Ideas:

- 1 Equitable Housing & Complete Neighbourhoods
- 2 An economy that works for all
- 3 Climate protection and restored ecosystems

The Villages Planning Program covers 17 of the 25 Villages identified in the Vancouver Plan.

It will deliver a plan for all Villages, including detailed land use plans that will show where things like housing and shops can go.

Villages Project Timeline



EMERGING DIRECTIONS

Housing

- Allow more housing options like townhouses, multiplexes, and apartment buildings up to 6 storeys.
- Explore below-market rental housing on buildings with retail on the ground floor.
- Use City-initiated rezoning to allow housing to be built more easily.



Shops & Services

- Require ground-floor retail in mixed-use buildings along key streets.
- Encourage retail on both sides of streets.
- Explore retail on quieter residential streets.
- Identify changes that meet the needs of grocery stores.

Transportation

- Improve access to daily needs via walking, cycling, and transit
- Create wider sidewalks and boulevards to improve comfort and accessibility
- Reduce crossing distances and introduce traffic calming features for safer streets.
- Reallocate road space to prioritize, walking, cycling and lingering.
- Support firefighting access by reducing dedicated curbside uses (e.g. on-street parking)



EMERGING DIRECTIONS

Public Space

- Create vibrant public spaces with outdoor seating, dining, and greenery.
- Provide space for bus stop amenities like benches and shelters.
- Enhance street corners through improvements to sidewalks and active building frontages.
- Consider future opportunities for creating neighbourhood plazas.

Access to Nature

- Improve walking and cycling routes from Villages to parks.
- Monitor growth to guide park improvements.
- Create quiet, nature-focused spaces.
- Seek new parks and greenspaces through large sites when they develop.
- Protect and expand street tree canopy.

Community Amenities

- On large or unique sites, look for opportunities to replace or enhance existing priority community-serving spaces (for e.g. childcare, social and cultural spaces).
- Enable temporary arts and culture uses in vacant commercial spaces.
- Explore public art opportunities on city-owned sites.
- Work with local Nations to identify areas of cultural significance to promote cultural visibility.



How will Villages grow?

Villages will grow incrementally over time with a focus on the following three key directions to support the change:

1. Enabling a mix of housing options from a single detached house up to 6-storey apartments
2. Supporting more shops and services
3. Promoting lively public spaces

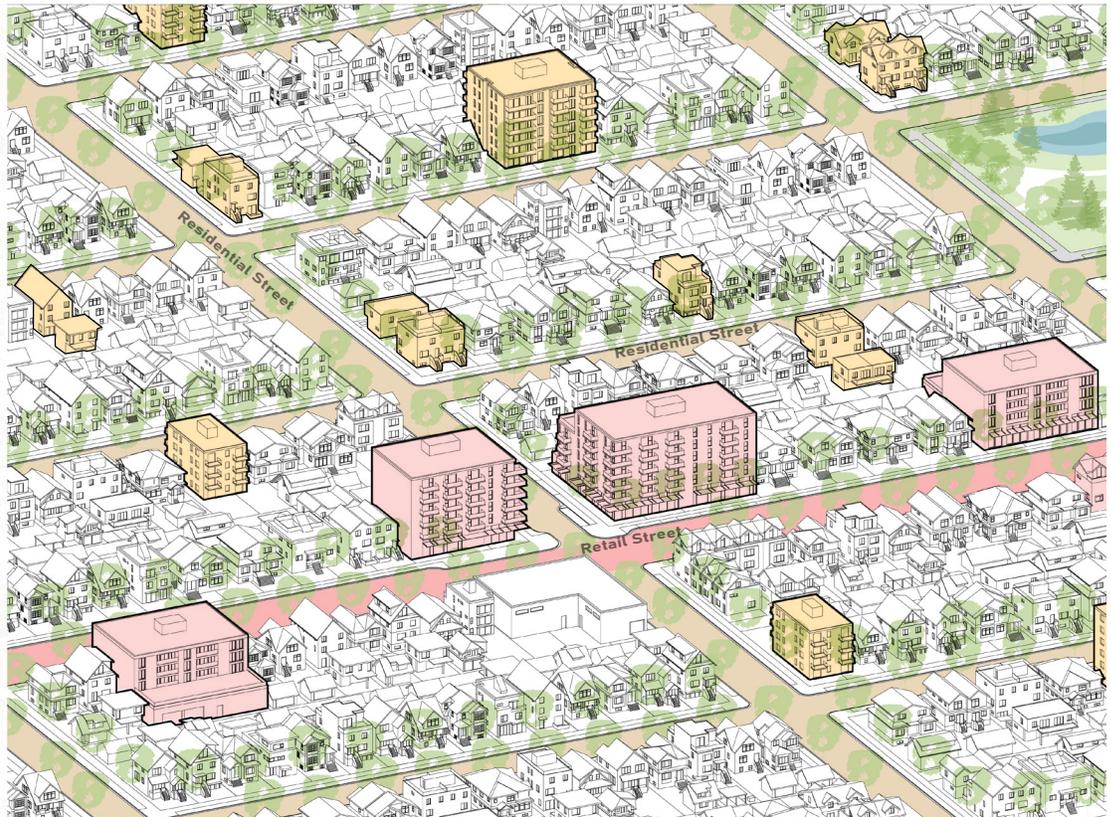


Illustration showing what a Village may look like in 10-20 years, with a mix of buildings. This sketch is for illustrative purposes and may differ from actual build out.

How Villages connect to the Vancouver ODP and Vancouver Plan

The City of Vancouver is creating our first city-wide Official Development Plan (ODP) to guide how our city will grow and change in the next 30 years and beyond. It outlines land use policy and maps out space for housing, jobs, parks and schools as the city grows.

The draft ODP builds on the Vancouver Plan, which was approved in 2022 following extensive engagement with residents, businesses, and community partners. The draft ODP includes all the content of the Vancouver Plan, adding new details and information required by provincial legislation.

Villages are one of the six neighbourhood types identified in the Vancouver Plan and ODP and a key part of implementing both plans. The Villages Planning Program will provide more localized information for each of the Villages, guiding their growth while aligning with the Vancouver ODP.

Once adopted by bylaw, City Council will use the ODP in land use decisions, such as rezonings, giving residents and businesses more predictability as we tackle big challenges like affordable housing, climate change, and economic resilience.

