

Land Acknowledgement

**Acknowledging the unceded traditional territories of the
xʷməθkʷə́yəm (Musqueam Indian Band),
Skwxwú7mesh Úxwumixw (Squamish Nation), and
səlilwətał (Tsleil-Waututh Nation).**

The City of Vancouver is on the unceded traditional territories of the xʷməθkʷə́yəm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and səlilwətał (Tsleil-Waututh Nation).

These lands have been stewarded by hə́hqəmińə́m and Skwxwú7mesh speaking peoples, the xʷməθkʷə́yəm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and səlilwətał (Tsleil-Waututh Nation) 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).

Why are we here today?

We're sharing updates on the Villages Planning Program, answering your questions, and collecting feedback on the emerging directions.

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.

Why Villages?

Villages are one of the neighbourhood types identified in the Vancouver Plan, Vancouver's city-wide framework for a more livable, affordable and sustainable city for everyone. The Villages Planning Program will change zoning to allow these areas to become complete, connected neighbourhoods as a more diverse range of housing and new retail is built over time. There are 25 Villages identified citywide, centered on small retail areas in low-density areas, as shown on the map below.

THE VANCOUVER PLAN THREE BIG IDEAS:

Equitable Housing and
Complete Neighbourhoods

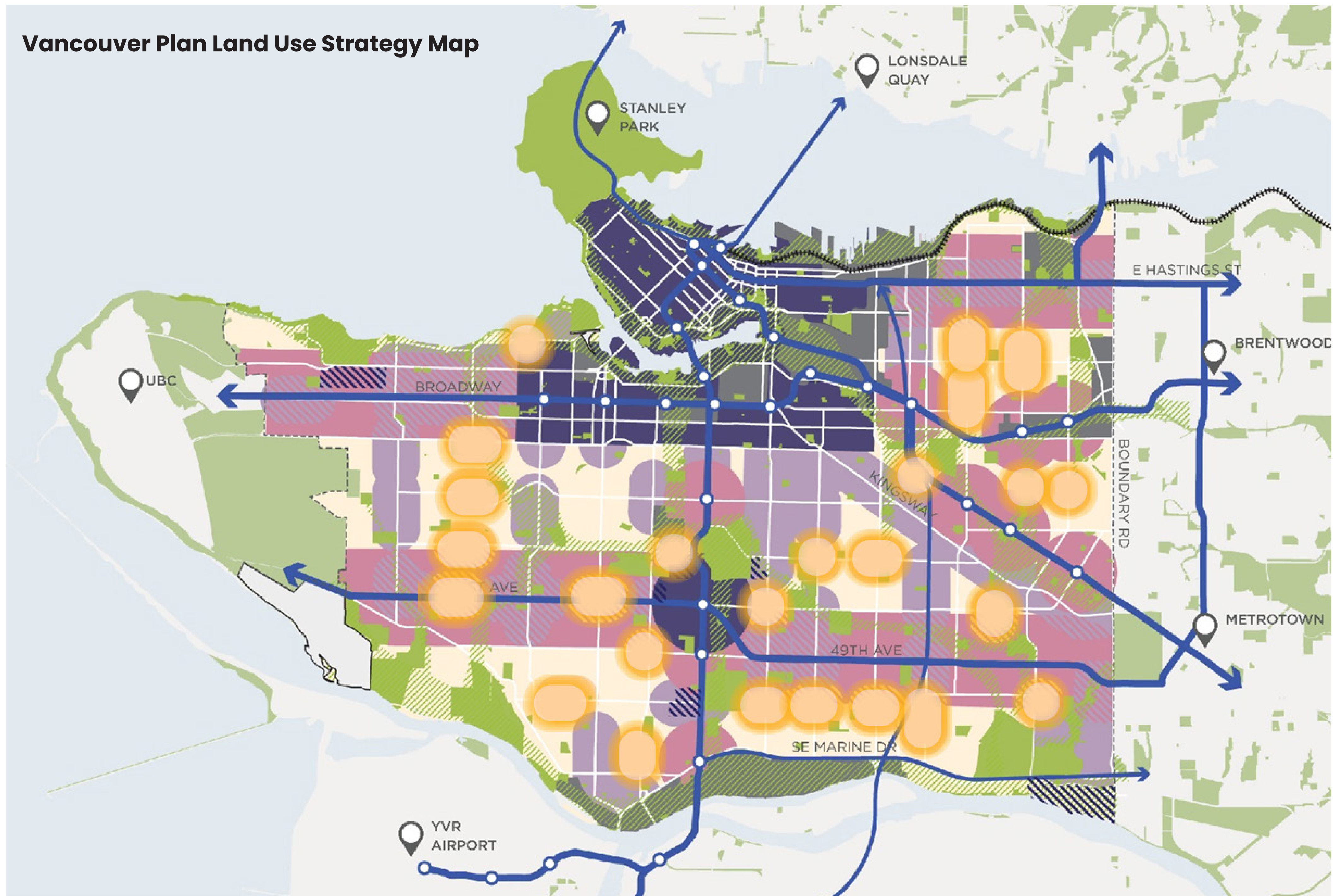
An Economy that
Works for All

Climate Protection and
Restored Ecosystems

The Villages plan helps
implement one of the 3 big
ideas in the Vancouver
Plan - Equitable Housing &
Complete Neighbourhoods

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

Vancouver Plan Land Use Strategy Map



Neighbourhood Types:

- Metro Core/Broadway + MTC
- Industrial
- Rapid Transit Area
- Multiplex Area
- Neighbourhood Centre
- Village/Neighbourhood Centre overlap with Rapid Transit Area
- Village

Ecology:

- Parks and open space
- Waterbody
- Greenspace in other jurisdictions
- First Nations Reserves
- Ecological corridor/ Ecologically sensitive zones
- Major Projects sites in progress

Transportation:

- Existing Rapid Transit Station
- Major Transit Network
- West Coast Express



2 THE VILLAGES PLANNING PROGRAM

What is the Villages Planning Program?

The Villages Planning Program covers 17 of the 25 Villages identified in the Vancouver Plan. It will deliver a plan for these Villages, including a detailed land use plan that will show where things like housing and shops can go. It will also identify areas for City-initiated rezoning to help speed up the delivery of housing. The Villages Planning Program consists of three phases and will take approximately 18 months to complete.

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

 shapeyourcity.ca/villages

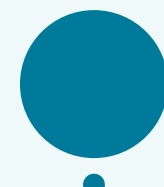
 villages@vancouver.ca



Project Timeline



Phase 1
Villages Today
Fall - Winter 2024/2025



Phase 2
Emerging Ideas and Directions
Spring - Fall 2025



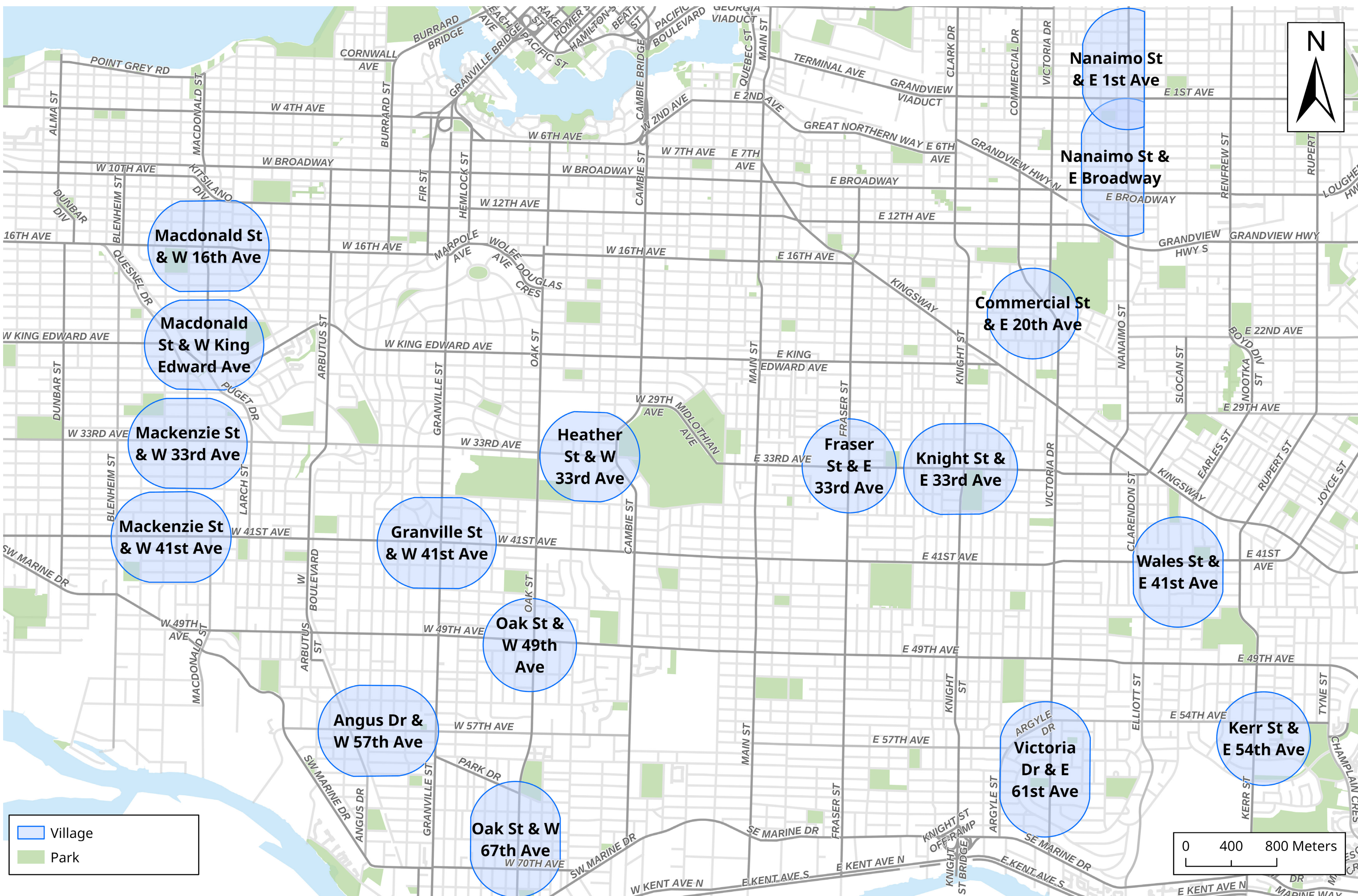
Phase 3
Draft Plan
Fall - Winter 2025/2026



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

WE ARE HERE

Villages Included in Planning Program



Phase 1 Engagement



5 In-person
Open Houses
308
Participants



Launch Survey
2,100+
responses



2 Neighbourhood
House Sessions
~30
Participants



Urban Indigenous
Summit
50
Attendees



2 Virtual Open
Houses
108
Participants



Mapping Activity
475+
Comments



First Nations
Engagement



Stakeholder
Meetings
(BC Hydro, Translink,
Vancouver School Board,
BC Assessment)

3,000+
total engagement
touchpoints



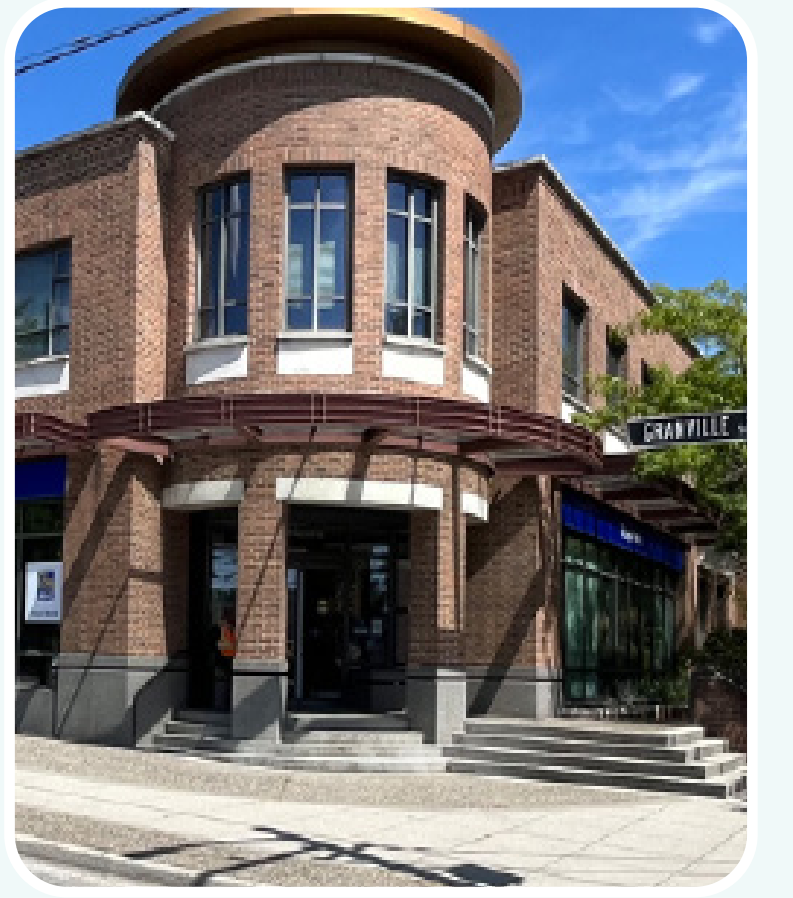
Angus Drive & W 57th Ave

- Medium retail area, including a grocery store and other services.
- Housing includes single-detached dwellings and some low-rise apartments.
- 64% of homes are owner-occupied. Average household size 2.7 (vs. 2.3 citywide).
- Top non-English languages: Mandarin (20%), Cantonese (14%).
- 20% of residents are seniors; 13% are under 15 (vs. 17% and 10% citywide).
- Population: 3,000.
- Nearby amenities include the Arbutus Greenway and local schools.



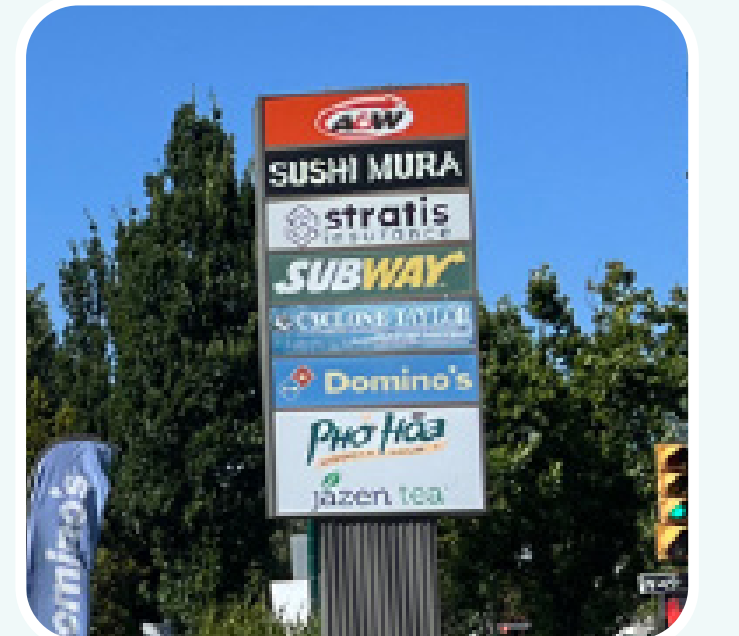
Granville St & W 41st Ave

- A small commercial area with service-commercial including banks and salons, as well as restaurants.
- Housing predominantly single-detached dwellings.
- 86% of homes are owner-occupied. Average household size 3.0 (vs. 2.3 citywide).
- 17% of households have 5+ members (vs. 6% citywide).
- Top non-English languages: Mandarin (26%), Cantonese (9%).
- Population: 2,300.
- Nearby amenities include VanDusen Botanical Garden and Montgomery Park.



Oak St & W 49th Ave

- Medium retail area, including strip mall, restaurants, and services.
- Housing includes single-detached dwellings, duplexes, and low-rise apartments.
- 69% of homes are owner-occupied. Average household size 3.0 (vs. 2.3 citywide).
- Top non-English languages: Cantonese (20%), Mandarin (19%).
- 20% of residents are seniors (vs. 17% citywide).
- Population: 3,000.
- Nearby amenities include Tisdall Park and Langara–49th SkyTrain station.



Oak St & West 67th Ave

- Medium retail area, includes strip malls, restaurants, and services.
- Housing includes single-detached dwellings, duplexes, and low-rise apartments.
- 41% of homes are owner-occupied. Average household size 2.3 (vs. 2.3 citywide).
- Top non-English languages: Mandarin (19%), Cantonese (14%).
- Population: 4,600.
- Nearby amenities include Oak Park, Marpole–Oakridge Community Centre, and Marpole Neighbourhood House.



LEGEND

Vancouver Plan Village Area

Existing Retail Frontage

Park

Existing Zoning

Residential

Commercial

Industrial

Comprehensive Development

Amenities

School

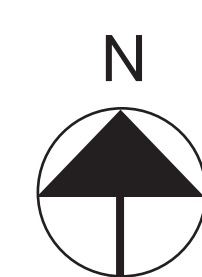
Library

Neighbourhood House

Place of Worship

Community Centre

Due to data limitations, the census data boundaries do not exactly match the study area boundaries shown on the map.



HOW WILL VILLAGES CHANGE?

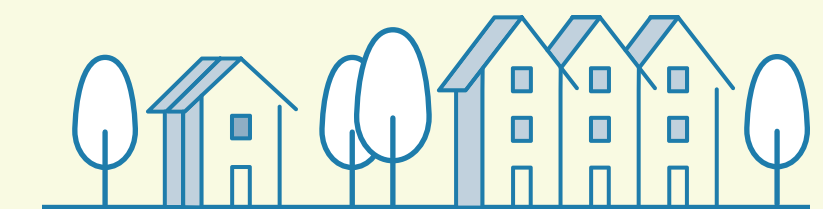
Incremental Growth

Growth in Villages will occur gradually over time. New buildings are anticipated to be built across all Villages and dispersed throughout the neighbourhoods.

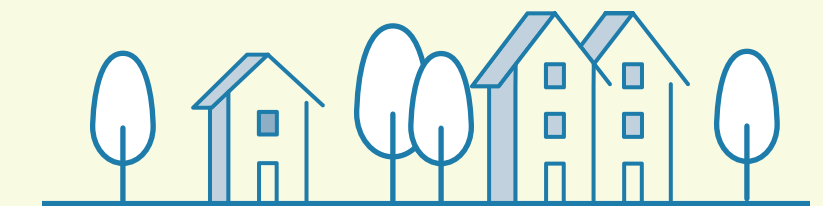
Examples of **residential** building types in Villages



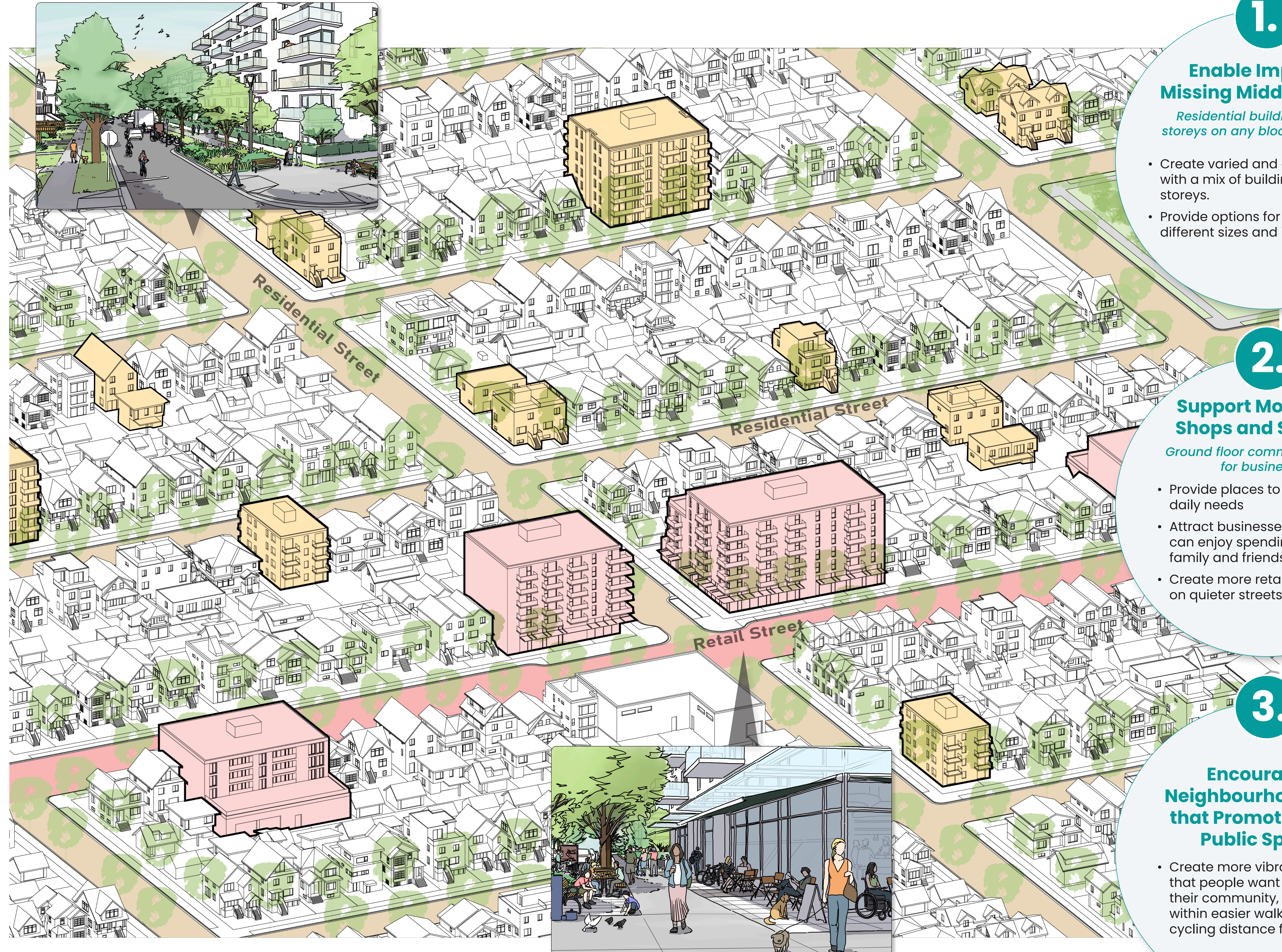
Low-Rise Apartments
(up to 6 storeys)



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



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



1.

Enable Important Missing Middle Housing

Residential buildings up to six storeys on any block in the Village

- Create varied and diverse streets with a mix of building types up to 6 storeys.
- Provide options for households of different sizes and incomes

See
**boards
5 & 6**
to learn
more!

2.

Support More Local Shops and Services

Ground floor commercial space for businesses

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

See
**boards
5 & 6**
to learn
more!

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.

See
board 7
to learn
more!

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.



HOUSING

What we Heard

- General support for multiplexes, townhouses, and low-rise apartments.
- Need for more housing for seniors, low-income residents, co-ops, rentals, and large families (3+ bedrooms).
- Some concerns about allowing 6 storey buildings everywhere, and concerns about displacement and rising rents.



Emerging Directions

- Increase the diversity and supply of secured rental and ownership housing by allowing more missing middle types such as townhouses and apartment buildings up to 6 storeys.
- Explore opportunities for below-market rental in 6 storey mixed-use apartments.
- City-initiated rezoning where possible throughout the Villages to enable new housing to be built faster by simplifying and standardizing regulations and reducing processing steps.



SHOPS & SERVICES

What we Heard

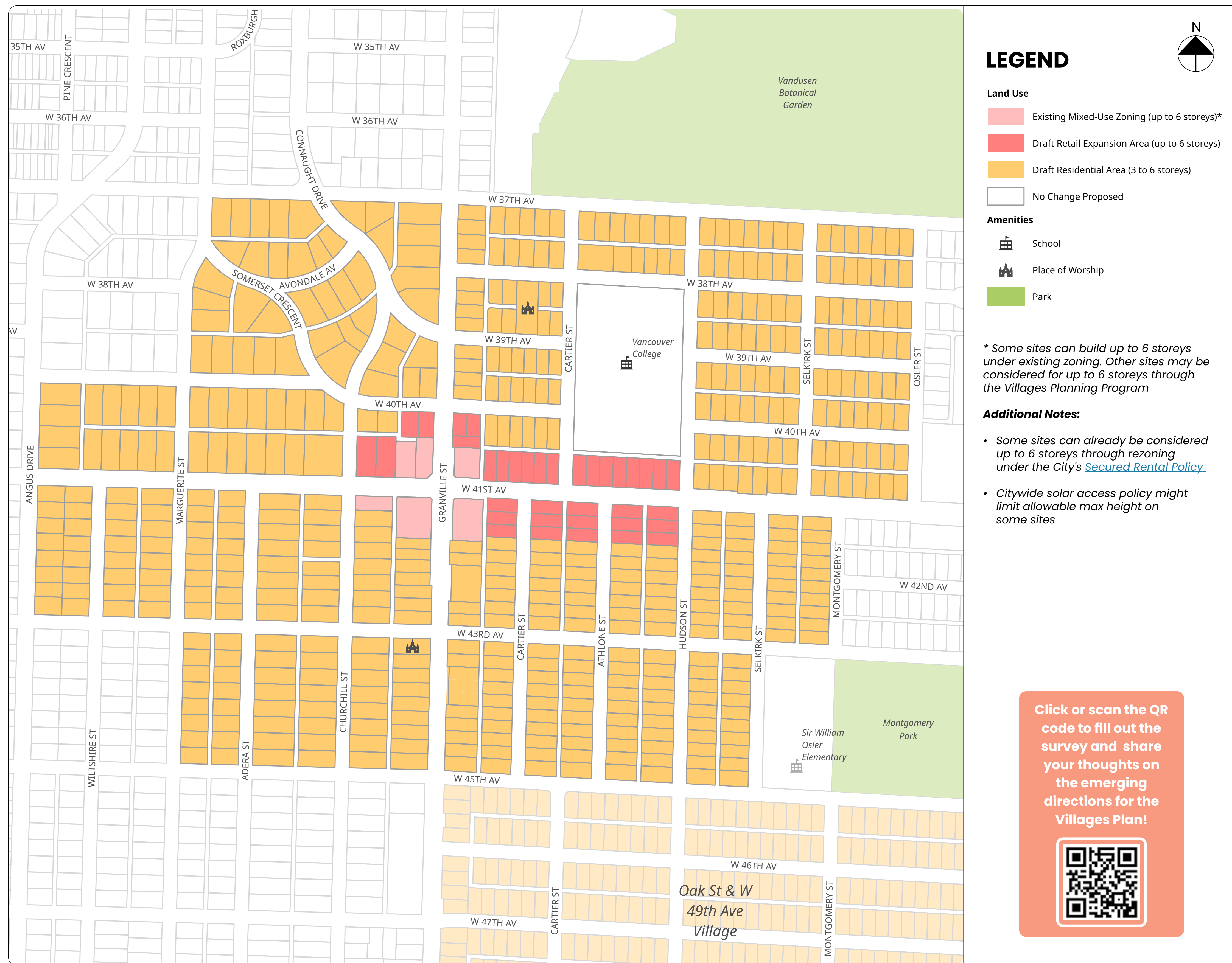
- Retail location, type and availability differ significantly across Villages.
- Many Villages currently do not have essential services like groceries and medical offices.
- When services are available locally, many residents walk to them.
- Local businesses play a key role in shaping Village identity.
- Strong demand for more local-serving retail (e.g., grocery stores, restaurants, pharmacies).
- Existing business owners value a supportive and diverse community.

Emerging Directions

- Require mixed-use buildings (up to 6 storeys) with ground-floor retail along key retail streets to grow the heart of each Village.
- Aim for retail on both sides of key streets to improve business viability and to create defined retail edges.
- Explore retail opportunities along local residential streets in strategic locations.
- Through city-wide work, look at changes that make it easier for grocery stores to locate in more areas of the city, including Villages (e.g. permitting process etc.).

Click or scan the QR code to fill out the survey and share your thoughts on the emerging directions for the Villages Plan!





GRANVILLE ST & W 41ST AVE

Proposed Land Use Plan

The map illustrates the draft land use plan for the Granville St & W 41st Ave Village area. It shows proposed areas for future retail expansion which would allow mixed-use development up to 6 storeys, integrating housing with retail and services.

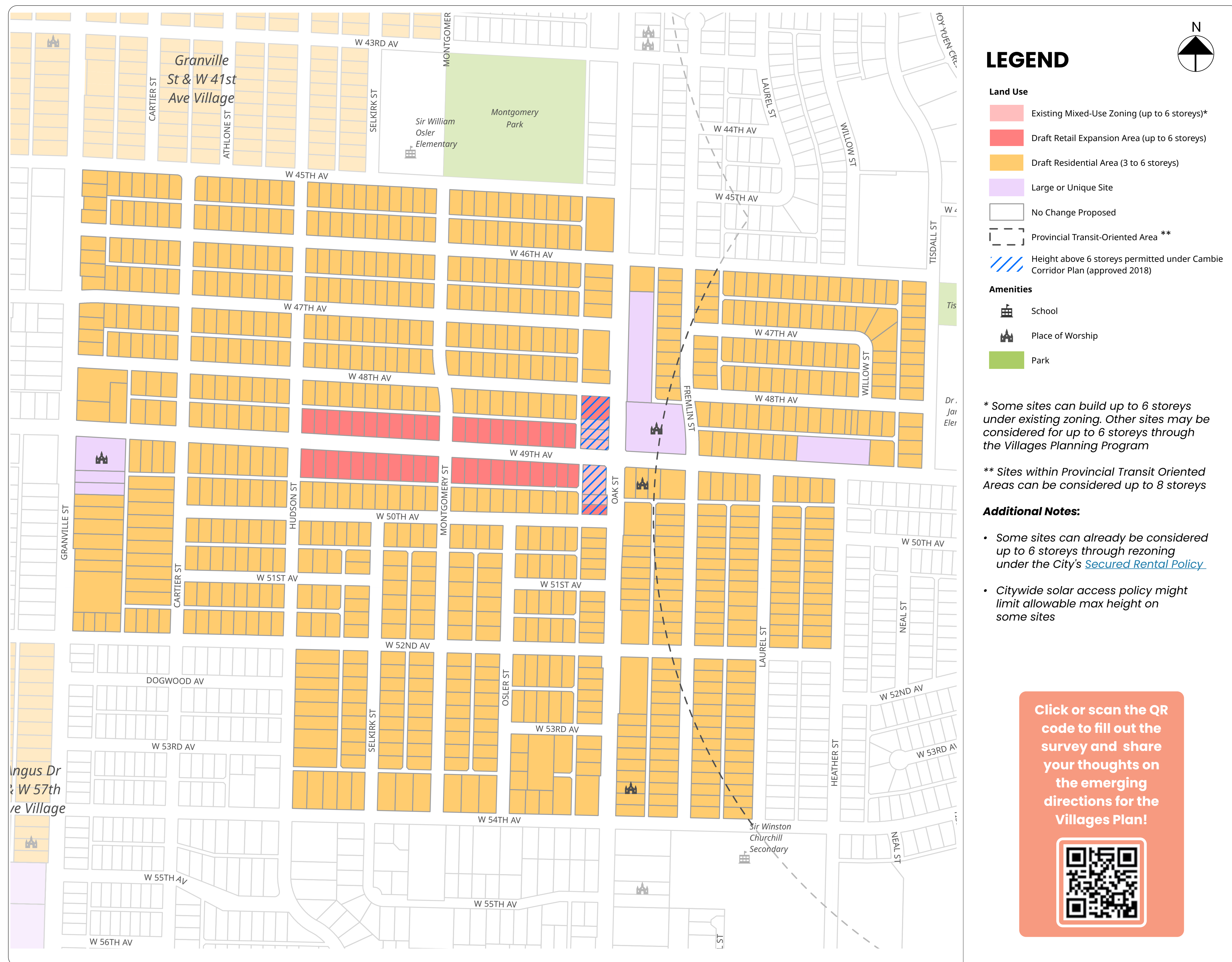
It also shows areas for future residential development, allowing buildings up to 6 storeys where housing is the primary use.

How was the draft plan developed?

The draft land use plans were developed through the following steps:

1. A retail study helped us determine the amount of retail that is needed in the future.
2. We then determined the retail expansion areas based on best practices for retail and unique conditions in each Village.
3. Using a 5 minute walking distance from these retail areas, we determined the areas where low-rise residential buildings (3-6 storeys) could go.
4. We then fine-tuned the areas using feedback from phase 1 engagement, on the ground conditions in each village, and future land use direction from the Vancouver Plan.





OAK ST & W 49TH AVE

Proposed Land Use Plan

The map illustrates the draft land use plan for the Oak St & W 49th Ave Village area. It shows proposed areas for future retail expansion which would allow mixed-use development up to 6 storeys, integrating housing with retail and services.

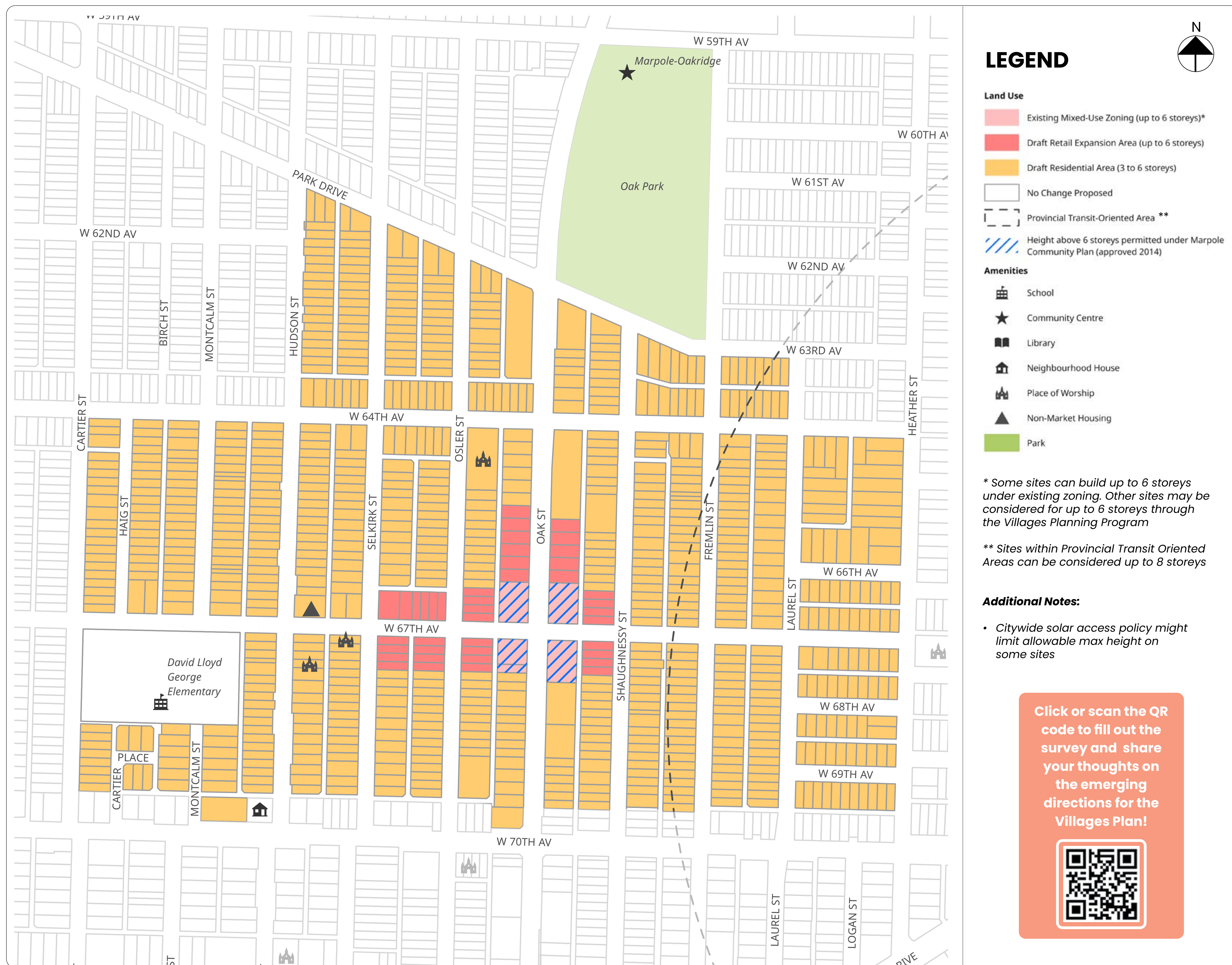
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OAK ST & W 67TH AVE

Proposed Land Use Plan

The map illustrates the draft land use plan for the Oak St & W 67th Ave Village area. It shows proposed areas for future retail expansion which would allow mixed-use development up to 6 storeys, integrating housing with retail and services.

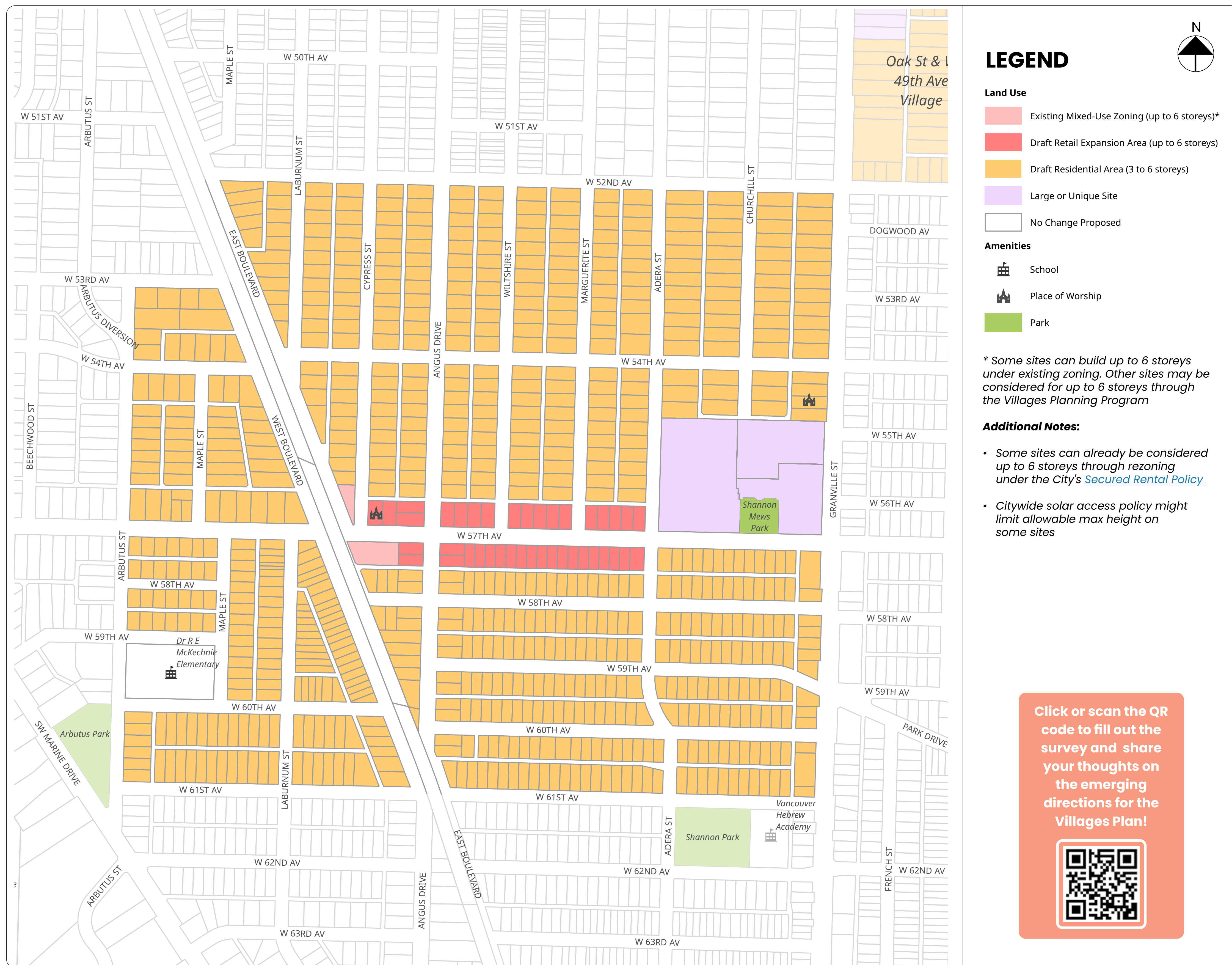
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ANGUS DR & W 57TH AVE

Proposed Land Use Plan

The map illustrates the draft land use plan for the Angus Dr & W 57th Ave Village area. It shows proposed areas for future retail expansion which would allow mixed-use development up to 6 storeys, integrating housing with retail and services.

It also shows areas for future residential development, allowing buildings up to 6 storeys where housing is the primary use.

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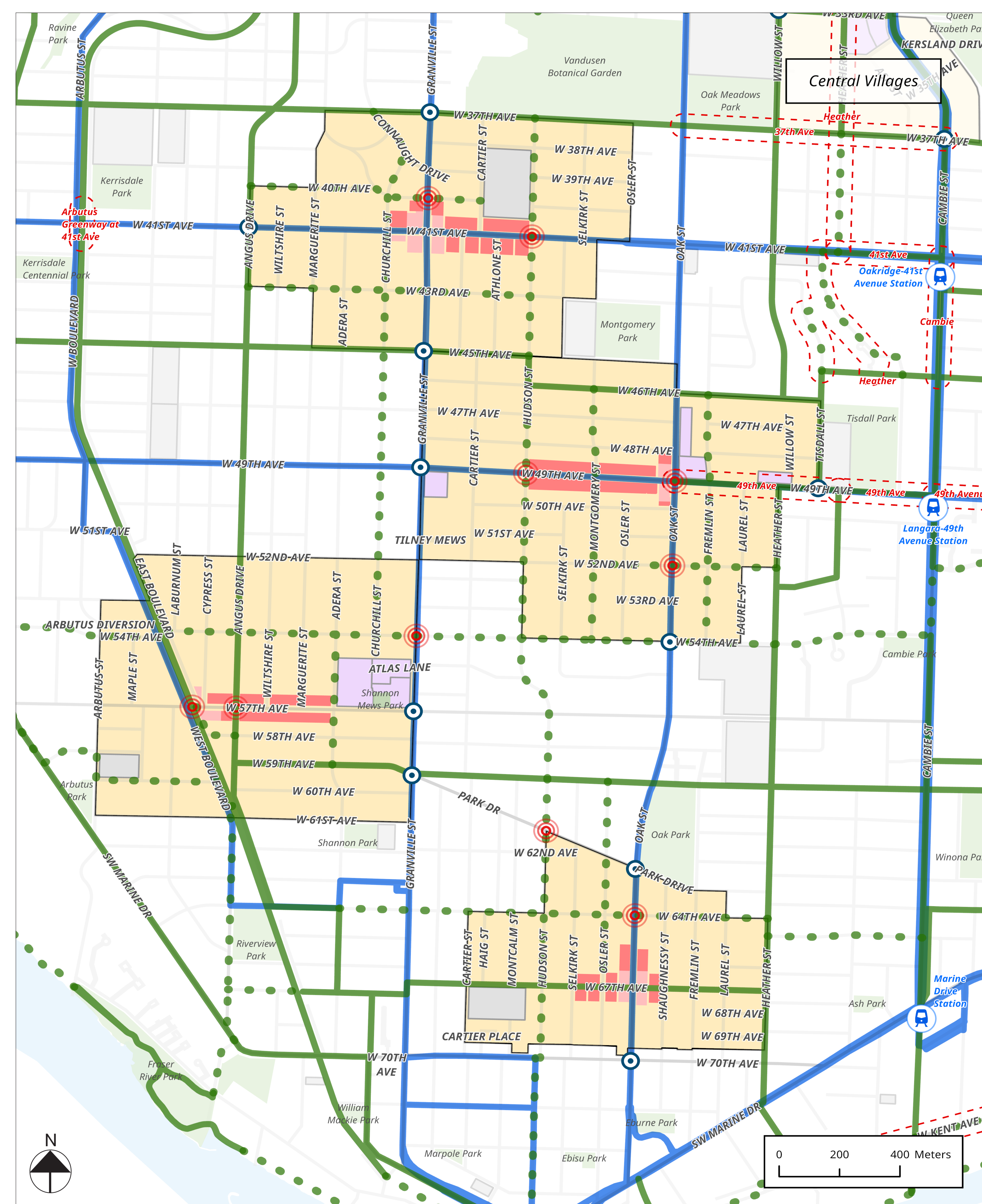


What we Heard

- Improved access to transit
- Create more outdoor dining and quiet places to sit
- Reduce shortcutting traffic through residential streets
- Improve safety for people walking and cycling, particularly in areas with high-traffic arterials

Southwest Villages

This transportation map highlights the transit network along with existing and planned greenways that support walking, cycling, and rolling across the city. It also identifies future intersection enhancements and planned Walk/Bike projects to improve safety, accessibility, and connectivity.



EMERGING DIRECTIONS FOR VILLAGES

Retail Streets

As Villages grow with new mixed-use buildings, retail areas will be enhanced with walkable shopping streets that connect to bus routes and greenways. These areas will encourage vibrant public life, with sidewalks that support businesses and social activities.



Transportation

- ▶ Create wider sidewalks and boulevards through redevelopment.
- ▶ Introduce traffic calming for safer, more people-friendly streets for walking and cycling through city-wide programs.
- ▶ Improve access to daily needs via walking, cycling, and transit.

Public Space

- ▶ Through redevelopment create space for activities like merchandise displays, outdoor dining, seating areas, and gardens within building setbacks and curb bulges (see #1 & #2 in the illustration below).
- ▶ Provide space for bus stop amenities such as benches and shelters (see #3 in the illustration below).
- ▶ Improve street corners by widening sidewalks, adding seating and ensuring active retail building frontages (for example entrances, windows, patios etc.) to activate side streets.
- ▶ Consider future opportunities for plazas to be delivered through the Neighbourhood Plaza Program.



Illustration showing bus stop improvement



Bus Shelter



Illustration showing a corner with opportunities to socialize in a retail area

Local Residential Streets

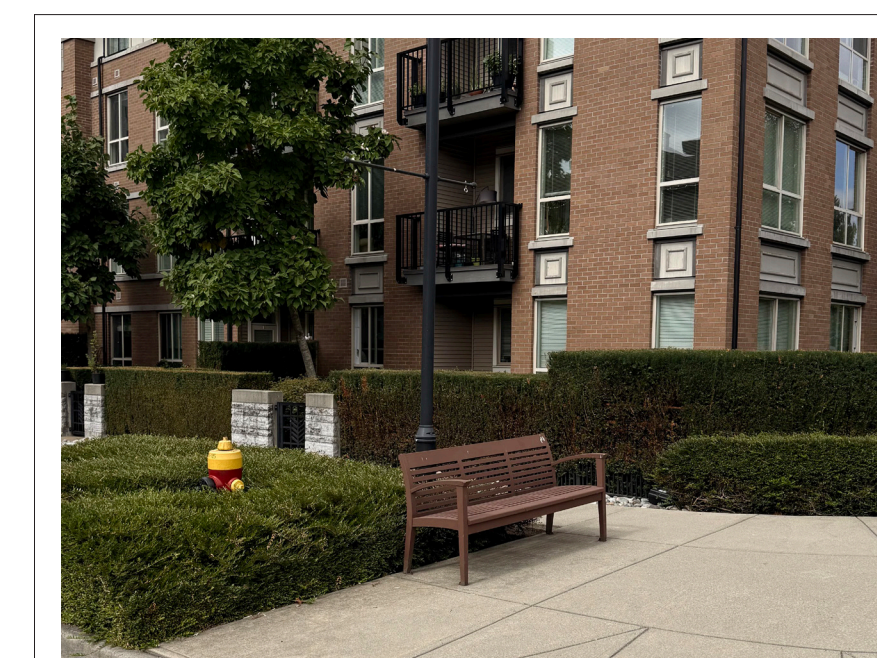
As residential development occurs, upgrades to local streets will be planned to support safer, more comfortable access for people walking, cycling, or rolling. Over time, planned greenways will be implemented and existing greenways will be upgraded.

Transportation

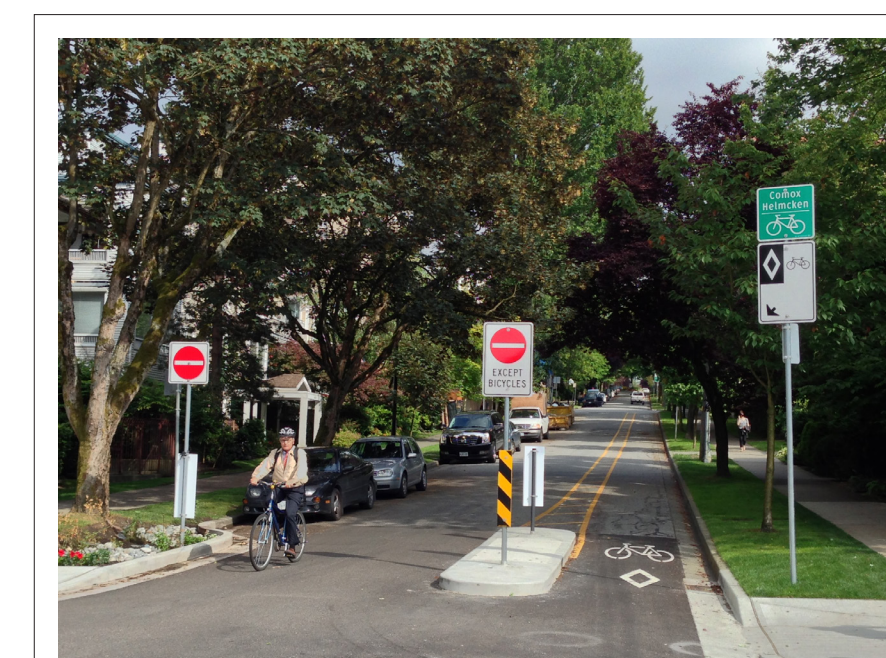
- ▶ Reduce crossing distances and slow turning traffic with curb bulges. These also provide opportunities for rain gardens, trees, and street furniture (see #5 in the illustration below).
- ▶ Provide wider sidewalks and boulevards to enhance comfort and accessibility for people walking (see #6 in the illustration below).
- ▶ Reallocate road space over time to prioritize uses like walking, cycling and lingering (see #7 in the illustration below).
- ▶ Support firefighting access near higher density developments by reducing dedicated curbside uses such as on-street parking where necessary.
- ▶ Introduce additional traffic-calming features on greenways through the Neighbourhood Traffic Management Program to further reduce vehicle speeds and volumes.



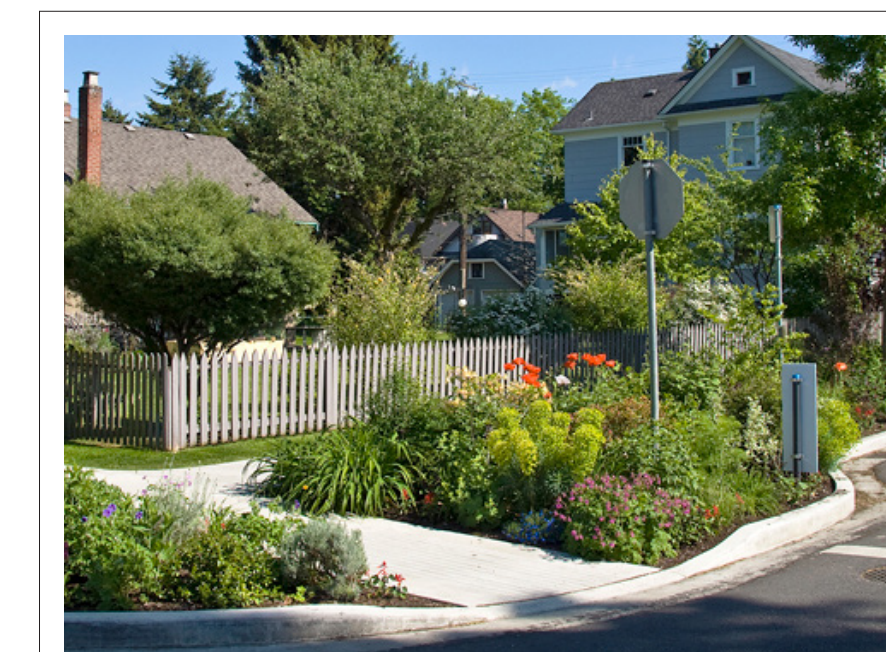
Micro mobility station



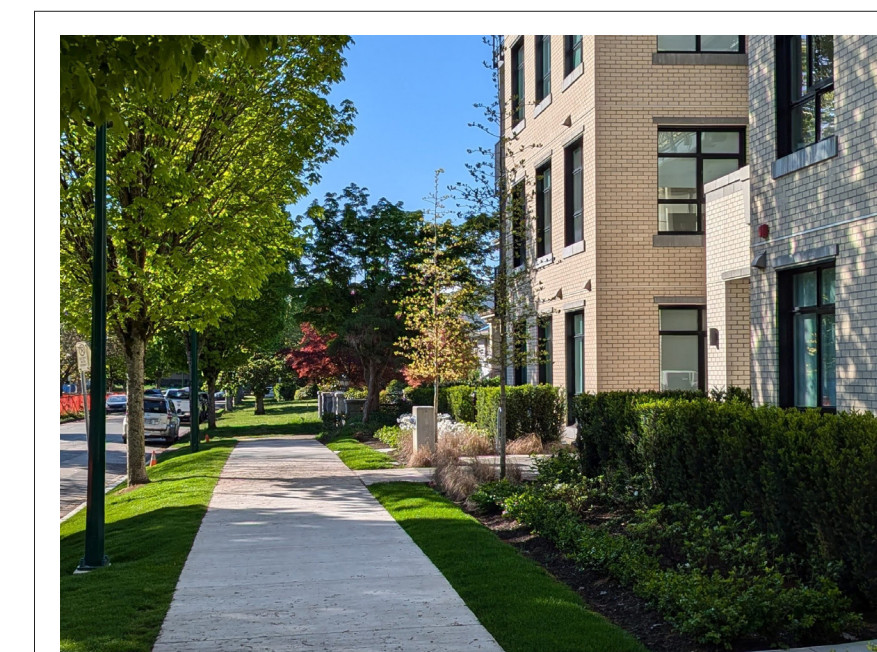
Garden and street furniture



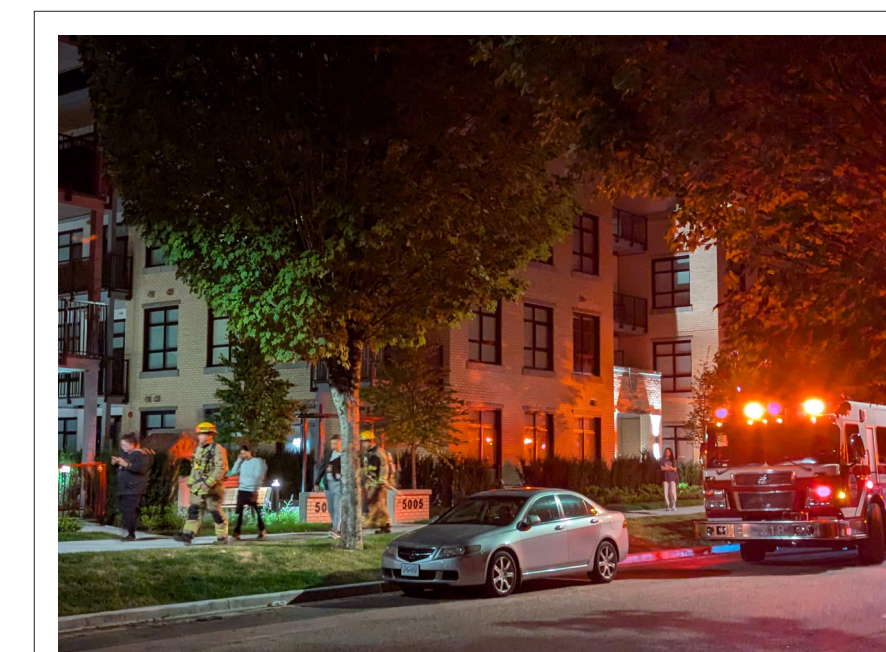
Traffic calming



Corner bulge



Wider sidewalk



Firefighting access

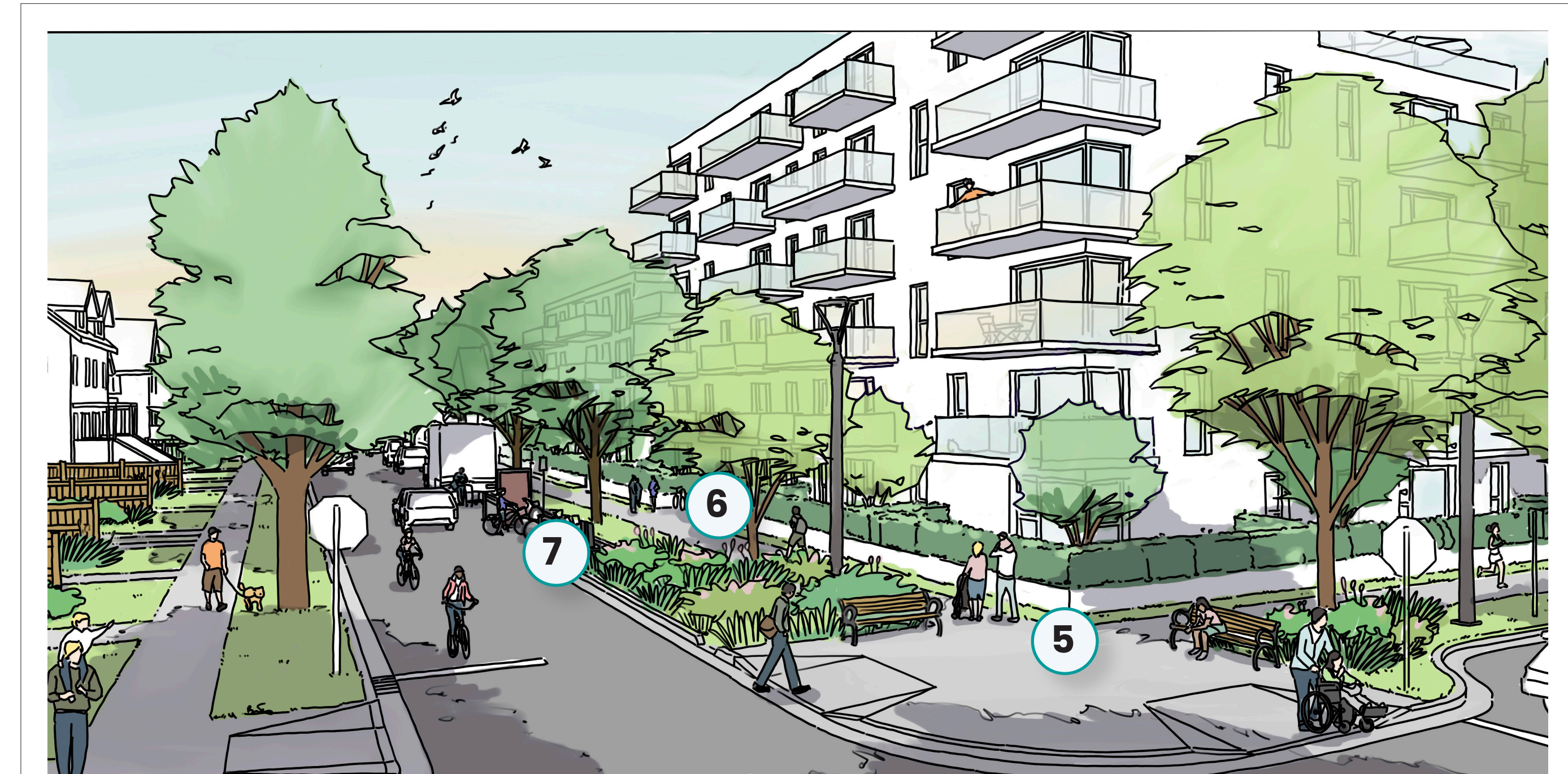


Illustration showing local residential street with sidewalk improvements and roadway



Access to Nature

Access to nature, through parks, greenways, and natural spaces, is a key part of building healthy, livable neighbourhoods that support well-being and environmental resilience.



Click or scan the QR code to fill out the survey and share your thoughts on the emerging directions for the Villages Plan!

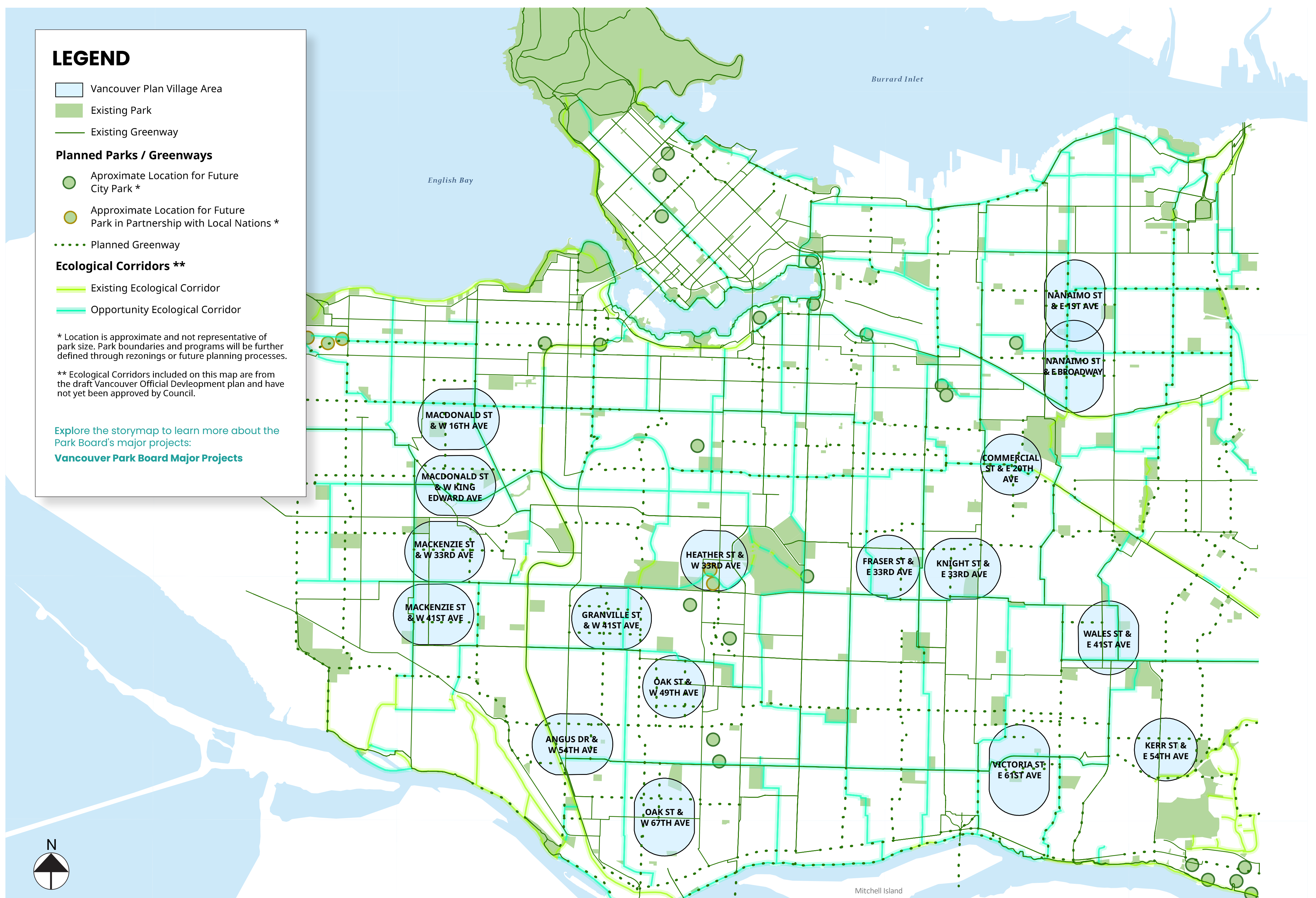


What we Heard

- Parks, gardens and greenspaces are among the favourite places in Villages
- People want nature-focused public spaces
- Trees and plantings that support bees were the top ecological features people would like to see

EMERGING DIRECTIONS

- ▶ Improve walking and cycling routes from Villages to nearby parks and coordinate with mobility network upgrades and ecological corridor works.
- ▶ Monitor growth in Villages and other areas to guide improvements to parks.
- ▶ Focus on creating quiet places to sit, rest and experience nature in parks, underutilized spaces and through sidewalk improvements.
- ▶ Leverage redevelopment of large or unique sites to seek new parks or greenspaces.
- ▶ Through the City's Urban Forest Strategy, protect and expand the street tree canopy cover.



Community Amenities

Community amenities, such as community centres, neighbourhood houses, social service centres, arts and cultural spaces and public/non-profit childcare are important elements of a complete neighbourhood.

Vancouver Plan gives direction that guides the future of these amenities, ensuring they respond to a growing, diverse and changing population. As Villages grow, amenities will get delivered over time.

Vancouver Plan direction 7.3: Community centres and recreational facilities

Ensure community centres and recreational services continue meeting the needs of all communities

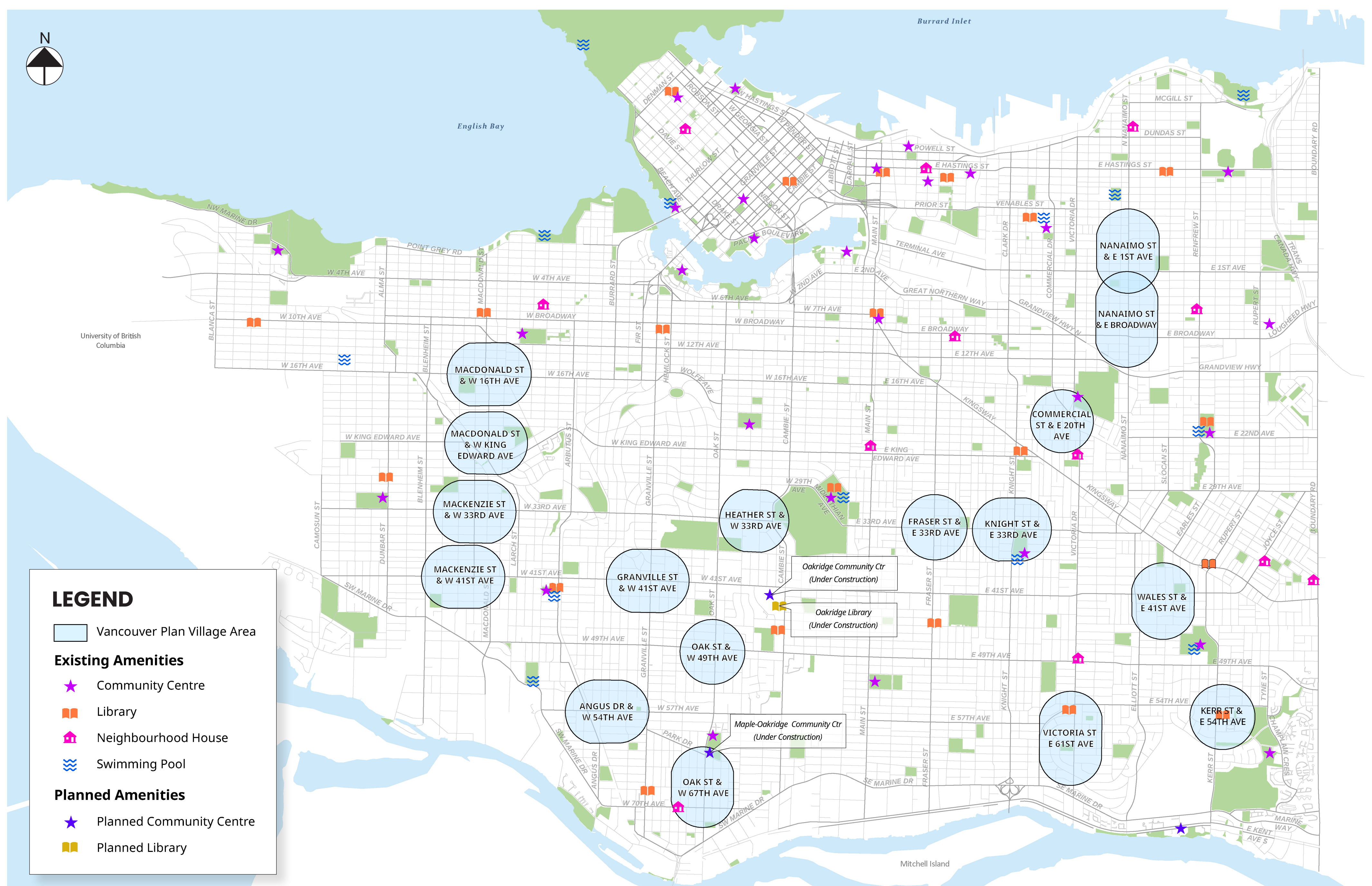
What we Heard

- Amenities in and near Villages vary by location
- Important amenities mentioned frequently (Neighbourhood Houses and Community Centres) are often not in Villages but near them
- Some concerned whether childcare and other public facilities can support growth

EMERGING DIRECTIONS

- ▶ 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).
- ▶ Explore strategies to enable temporary arts and culture uses in vacant commercial spaces through city-wide work.
- ▶ Explore public art opportunities on city-owned sites and work with local Nations to identify areas of cultural significance to promote cultural visibility.
- ▶ In city-wide work, explore opportunities to replace existing community spaces through redevelopment.

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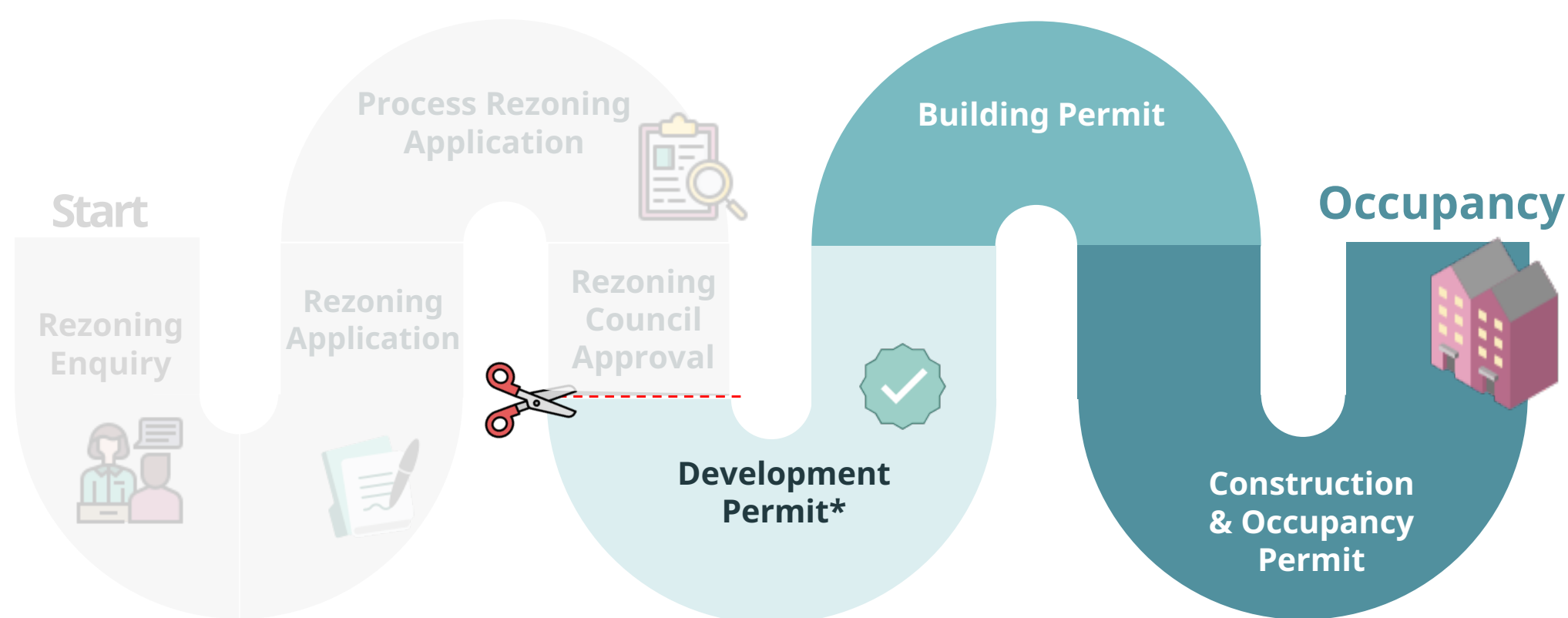


Villages will grow over time, at different rates, with some Villages seeing more development in the near term than others. As more people move into Villages and other areas of the city, other important elements to create complete neighbourhoods get added over time.

The policy directions in the Plan will be realized through a variety of approaches, initiatives, and tools. These include:

- Much of the Villages will be proposed to go through a City-initiated rezoning for commercial space and a mix of housing up to 6-storeys. If approved by Council, this would eliminate the need for owners to apply for a rezoning on each individual site. Instead, applicants could proceed directly to a development permit application, thereby reducing processing time and associated fees.

*Development process **after** a City-initiated rezoning is enacted:*



***Note:** In most cases, when a development permit is submitted, the City will notify surrounding properties and other neighbourhood groups to provide comment on the proposal. The comments will be considered in the review process.

- On some sites, such as large sites and some comprehensive development districts (CD-1), redevelopment would happen through a site-specific rezoning to address specific site conditions or uses.
- Amenities and improvements will get delivered over time, as Villages grow:
 - Through development, for things like improved access to shops, eating areas and patios.
 - Through city-wide programs and capital planning work, for things like upgrades to parks, plazas, community centres, childcare, and social and cultural spaces.

What's Next?

Following this phase of public engagement, we will analyze the feedback we received and share a summary of what we heard on our project web page. Your feedback on the emerging directions will help guide the draft plan and areas for City-initiated rezoning to be presented to Council in 2026.

Please make sure that you are on our email list so that we can let you know when the draft plan is being published on our website! Not on our email list yet? Sign up through staff or online (using the QR code).



Click or scan the QR code to learn more!

Village Planning Program Timeline

Villages Today

Existing Conditions: Issues and Opportunities
Fall 2024

WE ARE HERE

Emerging Ideas and Directions

Development of policies and draft land use plan
Finalize Villages boundaries
Winter - Fall 2025

Virtual Events and Public Open Houses

November 13 (Thursday) - 5:00 PM to 7:00 PM
Virtual Information Session
Register on EventBrite!

November 15 (Saturday) - 12:00 PM to 3:00 PM
Laura Secord Elementary
2500 Lakewood Dr

November 19 (Wednesday) - 5:00 PM to 7:00 PM
Virtual Information Session
Register on EventBrite!

November 23 (Sunday) - 12:00 PM to 3:00 PM
Killarney Community Centre
6260 Killarney St

November 29 (Saturday) - 1:00 PM to 4:00 PM
Multipurpose Room 320 & 328, Hillcrest Community Centre
4575 Clancy Loranger Way

November 30 (Sunday) - 12:00 PM to 3:00 PM
Marpole-Oakridge Community Centre
990 W 59th Ave

December 7 (Sunday) - 12:00 PM to 3:00 PM
Dunbar Community Centre
4747 Dunbar St

Draft Plan

Preparation of Draft Plan
Winter 2025/2026

Council Consideration

Villages Area Plan presented to Council; Public Hearing for City-initiated zoning changes
Spring 2026

Implementation

Summer 2026 onwards

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



Sign up to the email list to
receive project updates



Contact the project team via
villages@vancouver.ca



WHAT ELSE IS HAPPENING?

Villages planning is one of the projects to implement the Vancouver Plan. Other active projects are shown on the diagram below.

Vancouver Plan / ODP Implementation Projects:



Vancouver's Social Housing Initiative

The Initiative proposes to simplify and change zoning regulations to allow mixed-income social and co-operative housing to be built without the need for a rezoning in all Vancouver neighbourhoods.

Staff are finalizing the proposal in preparation for a Public Hearing with Council anticipated at the end of November 2025.

Learn more about the Vancouver's Social Housing Initiative

shapeyourcity.ca/social-housing

What is an ODP?

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. The ODP builds on the Vancouver Plan (2022), which was developed following years of engagement, adding more details and new information required by provincial legislation. In Vancouver, Official Development Plans (ODPs) are documents council adopt by by-law that guide future development in areas of the city. The City currently has 12 area-specific ODPs and 3 topic-specific ODPs.

The ODP will be a city-wide plan adopted by bylaw that outlines land use policy, mapping out space for housing, jobs, parks and schools as the city grows.

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

The Vancouver ODP and Villages

The Vancouver ODP is scheduled to be considered by City Council before the Villages Plan. Once approved, an ODP amendment will be required to enable land use changes in Villages. Such an amendment will be presented to Council with the Villages Plan.

Learn more about the Vancouver Official Development Plan:

shapeyourcity.ca/odp

