CITY OF VANCOUVER | Vancouver Plan

VILLAGES PLANNING PROGRAM

Phase 1 Engagement Summary Report

Villages Today | November 2024 - February 2025



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EXECUTIVE SUMMARY

About the Engagement

Phase 1 of the Villages Planning Program gathered input on 17 Villages across Vancouver to understand current conditions, lived experiences, and local priorities. Through a Talk Vancouver survey, in-person and online events, participants shared feedback on housing, services, public spaces, and neighbourhood character. This report includes overall findings from in-person and online events, as well as key survey findings, thematic analysis of open-ended responses, and summary results for each of the 17 Villages.

Through a range of engagement activities, the first phase of the project generated over 3,000 points of contact with community members. These are illustrated in the graphic below.

5 In-person Open Houses
308 Participants

2 Virtual Open Houses
108 Participants

2 Neighbourhood House Sessions
30 Participants

Launch Survey
Online + In-person
2,100+ Responses

Mapping Activity
Online + In-person
475+ Comments

3,000+
total engagement touchpoints

Although not detailed in this summary report, City staff also conducted extensive stakeholder engagement, including meetings with external organizations such as the Vancouver School Board. Additionally, staff participated in an Urban Indigenous Summit and held discussions with the Tsleil-Waututh Nation.






Key Findings

- Many Villages do not meet residents' daily needs, with uneven access to shops, services, and amenities across the city. Kerr St & E 54th Ave performed well, though it is somewhat of an outlier due to its well-established retail and service base. In contrast, Heather St & W 33rd, Oak St (W 49th Ave & W 67th Ave), and Nanaimo St & E Broadway showed the greatest gaps.
- Access to services is strongest for food and retail, particularly in Fraser St & 33rd, Macdonald St & W 16th Ave, Angus & W 57th Ave, and Mackenzie & W 33rd Ave, but health, personal care, and fitness services were limited in most areas.
- Respondents want more restaurants and grocery stores, particularly in Villages such as Heather St & W 33rd Ave, Nanaimo St & E 1st Ave, Nanaimo St & E Broadway, Granville St & W 41st Ave, and Wales St & E 41st Ave.
- When services are available locally, most people walk. Where needs aren't met, people travel farther (often by car) to places like Commercial Drive, Broadway, and Kerrisdale.
- Local businesses play a key role in shaping Village identity, especially small food and beverage establishments.
- Business owners valued community connection and walkability, but called for better parking, safer streets, and more nearby services to support foot traffic and local commerce.
- Parks and green spaces are the most valued public spaces, especially Trout Lake, Carnarvon, and Gray's Parks. Community centres and gathering spots were also appreciated.
- There is strong demand for more informal and social public spaces, including quiet seating, outdoor dining, and outdoor and farmers markets.
    - Villages such as Oak St & W 67th Ave, Mackenzie St & W 41st Ave, and Wales St & E 41st Ave prioritized quiet spaces.
    - Nanaimo St & E 1st Ave, Commercial St & E 20th Ave, and Fraser St & E 33rd Ave focused on outdoor dining.
- Many respondents were unaware of social and cultural amenities in their Village. Where they were identified, childcare, seniors centres, neighbourhood houses, and community centres were most commonly mentioned.
- Amenities varied by Village, with some being mentioned more than others. Frequently cited amenities included:
    - Childcare: Angus Dr & W 57th Ave, Commercial St & E 20th Ave, Kerr St & E 54th Ave, Victoria Dr & E 61st Ave, and Wales St & E 41st Ave .
    - Seniors' services: Kerr St & E 54th Ave, Mackenzie St & W 41st Ave, and Victoria Dr & E 61st Ave.
    - Neighbourhood houses: Commercial St & E 20th Ave, Oak St & W 67th Ave, and Victoria Dr & E 61st Ave.

- Green space is both valued and unevenly distributed. While many Villages have well-loved parks, others - like Granville, Oak St (W 49th Ave and W 67th Ave), and Nanaimo & E 1st Ave - were seen as lacking access to nature.
- Trees are the top ecological priority across all Villages, followed by pollinator planting, edible landscaping, and rain gardens. Demand for diverse ecological features was strongest in Heather, Fraser, and Commercial.
- Across open-text responses, top themes included traffic, transit, and parking concerns, a desire for enhanced walkability, the need for affordable, diverse housing, support for gentle density and concern about high-rise development (though not within scope of the Villages Planning Program), gaps in services and amenities and a desire to protect green space
- Village-level variation reflected geographic patterns:
    - Housing affordability and infrastructure concerns were most common in the Southeast and Central regions*.
    - Opposition to high-rise development (though not within scope of the Villages Planning Program), was strongest in the West and Southwest regions*.
    - Support for gentle density was widespread, especially when seen as compatible with local character - a theme raised in open-text responses alongside concerns about the impact of high-rises.
- In-person and online engagement through mapping activities reinforced these themes, with participants highlighting issues like transportation safety, public space improvements, amenity gaps, and neighbourhood identity.
    - In the West Villages*, concerns focused on density, school capacity, and planning transparency.
    - In the East Villages*, residents expressed a strong desire for improved pedestrian and cyclist safety and the enhancement of public and community spaces like parks, gardens, plazas, and recreational facilities.
    - In the Southwest Villages*, residents emphasized the importance of green space, local retail, and housing ownership options.
    - In the Southeast Villages*, residents emphasized the importance of retaining and adding essential community amenities such as libraries, healthcare services, and diverse local retail
    - In the Central Villages*, residents emphasized the need for enhanced pedestrian and cyclist safety, the expansion of their Village footprint and increased density.

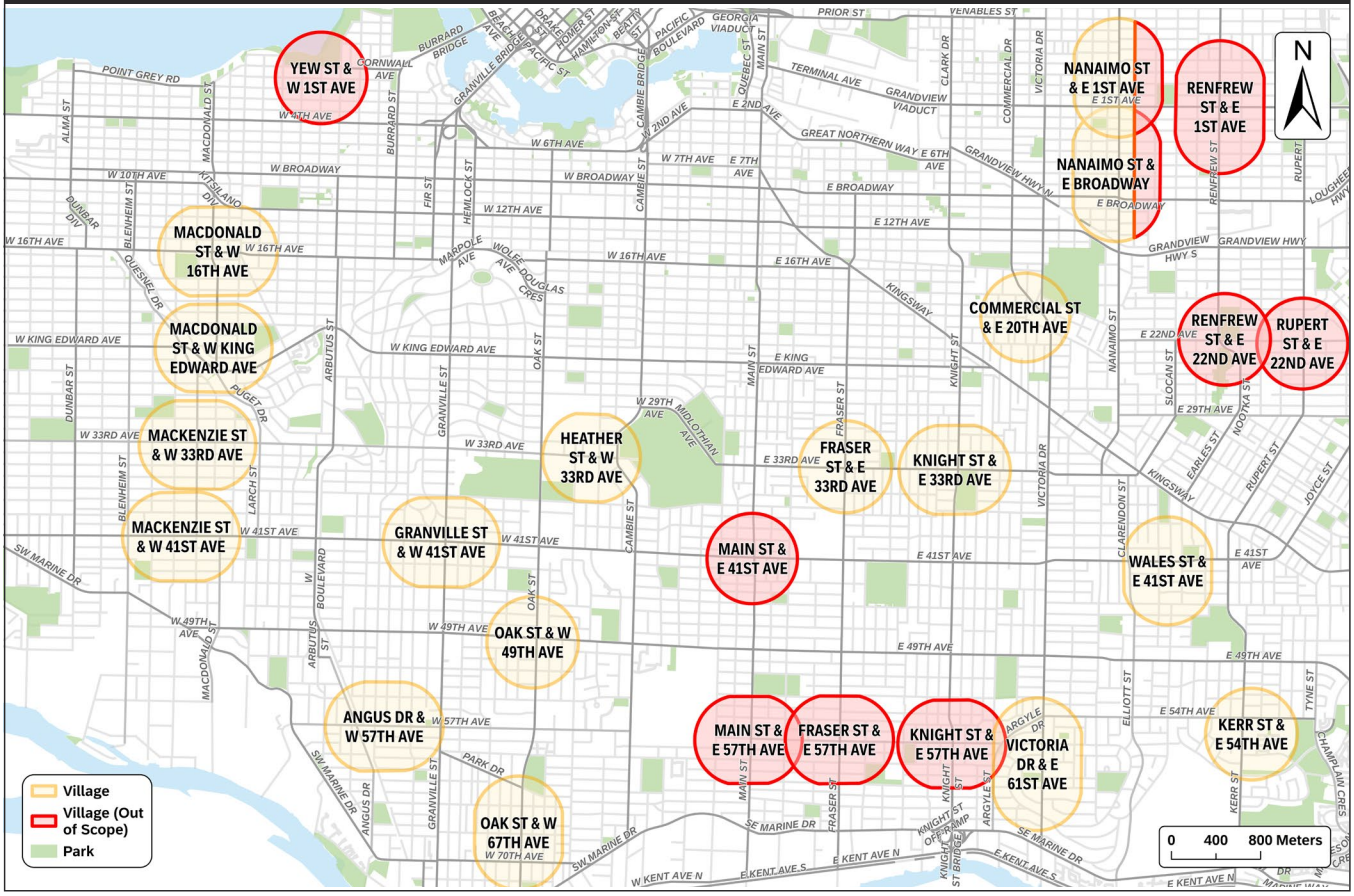
** See Figure 2 (p.6) for locations of Village groupings*

1. Introduction

Background

The Villages Planning Program is a city-wide initiative led by the City of Vancouver to guide the evolution of neighbourhoods into more complete, inclusive, and resilient communities. It is a key action of the Vancouver Plan, the City's long-range strategy for managing growth and change to 2050. Approved by Council in July 2022, the Vancouver Plan identified 25 future Villages located throughout the city - each centered around small clusters of shops and services within primarily low-density residential areas. The Villages Planning Program focuses on 17 of the 25 identified Villages, with the remaining eight to be addressed through other ongoing or future planning programs.

Figure 1 - Villages In and Out of Scope



Villages are envisioned as local hubs where people of all ages, incomes, and backgrounds can meet many of their daily needs within a five-minute walk, bike, or roll. The long-term goal is for these areas to include a mix of "missing middle" housing options-such as multiplexes, townhouses, and low-rise apartment buildings up to six storeys-alongside improved access to shops, services, public spaces, and jobs.

The Villages Planning Program advances one of the Vancouver Plan's core priorities: Equitable Housing and Complete Neighbourhoods. By planning for more diverse housing options and neighbourhood amenities, the City aims to support vibrant and connected communities, while addressing challenges related to affordability, displacement, and access to daily needs. The planning program is organized around three phases, with this engagement report focusing on Phase 1 – Villages Today (see Figure 1: Villages Planning Program Phases).

Purpose of Phase 1 Villages Engagement

The primary goal of this first phase is to better understand the current conditions in each Village, lived experiences, and aspirations of residents and other community members.

Community input during Phase 1 will help shape future planning directions for each Village and will inform the development of a draft land use plan and topic specific policies, as well as identification of opportunities for potential public realm improvements in future phases of work. Importantly, this early engagement ensures that neighbourhood planning is grounded in local perspectives and responsive to the unique context of each Village.

Engagement Activities

Phase 1 engagement took place between November 2024 and February 2025 and included a combination of in-person and online opportunities for public input:

1

Talk Vancouver Survey

An online survey was conducted to gather feedback on a wide range of topics, including housing, shops and services, public spaces, and neighbourhood identity. The survey invited participants to reflect on what they value about their Village, what's missing, and what improvements they would like to see. Respondents could provide feedback on one or more of the 17 Villages over a roughly 3-month period. Translation was provided in several languages, including Traditional and Simplified Chinese, Vietnamese, Tagalog, Punjabi, and Spanish.

2

Online Mapping

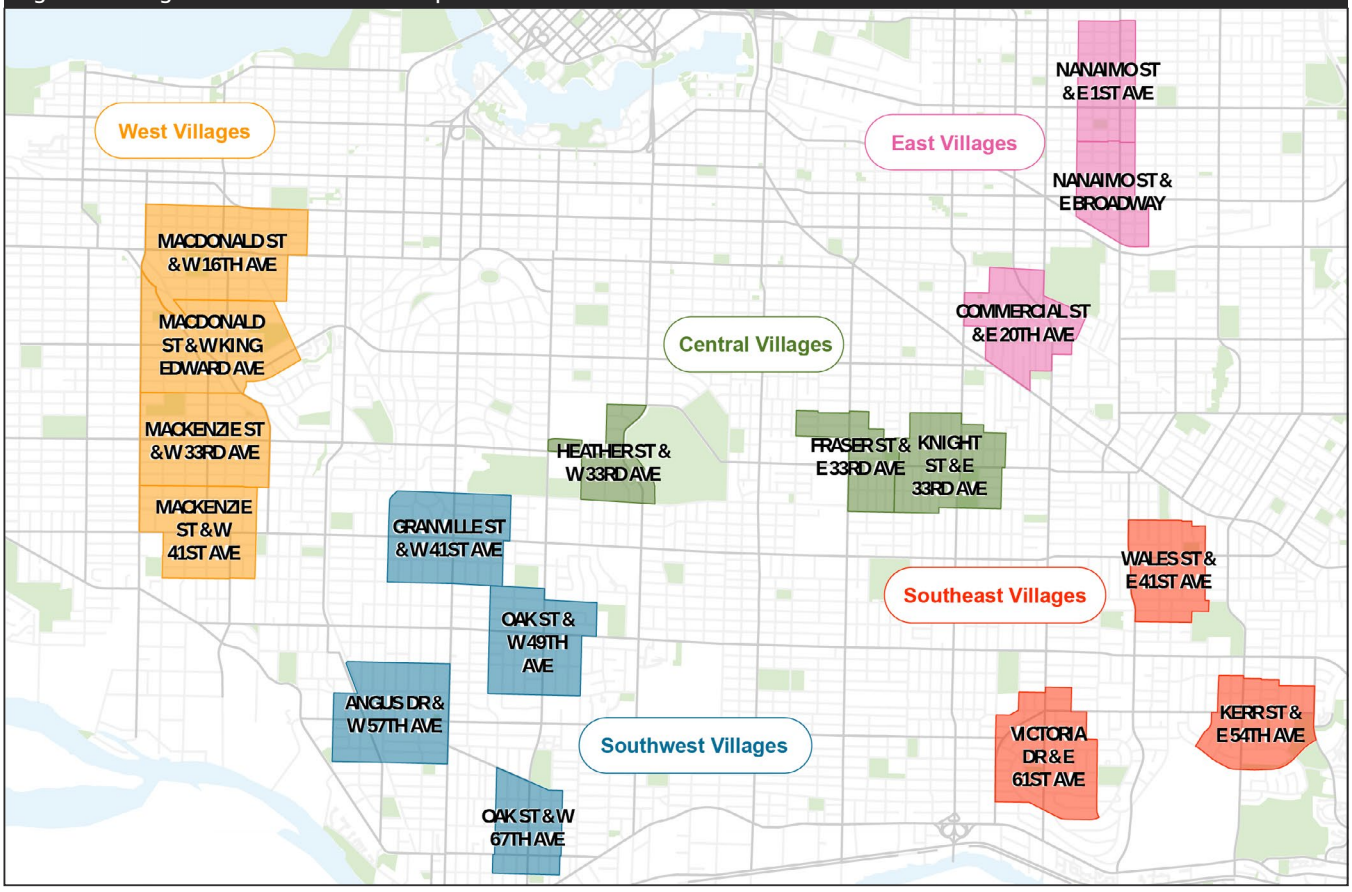
In addition to the survey, a separate online mapping activity allowed participants to easily share location-specific input for any of the 17 Villages. This interactive tool enabled users to pinpoint key amenities, highlight opportunities, or identify areas for improvement within or surrounding their Village.

3

Community Open House Events

Five in-person open house events were held in locations across the city, organized around Southeast, Central, Southwest, East, and West Villages (see Figure 2). Additionally, two virtual open house events were held in order to capture a wider range of participants. These sessions included map-based activities and interactive displays to prompt discussion about topics such as public spaces, transportation and housing among others. Interpretation services were offered in Mandarin, Cantonese and Vietnamese at each event to ensure language accessibility.

Figure 2 - Village Clusters for In-Person Open House Events

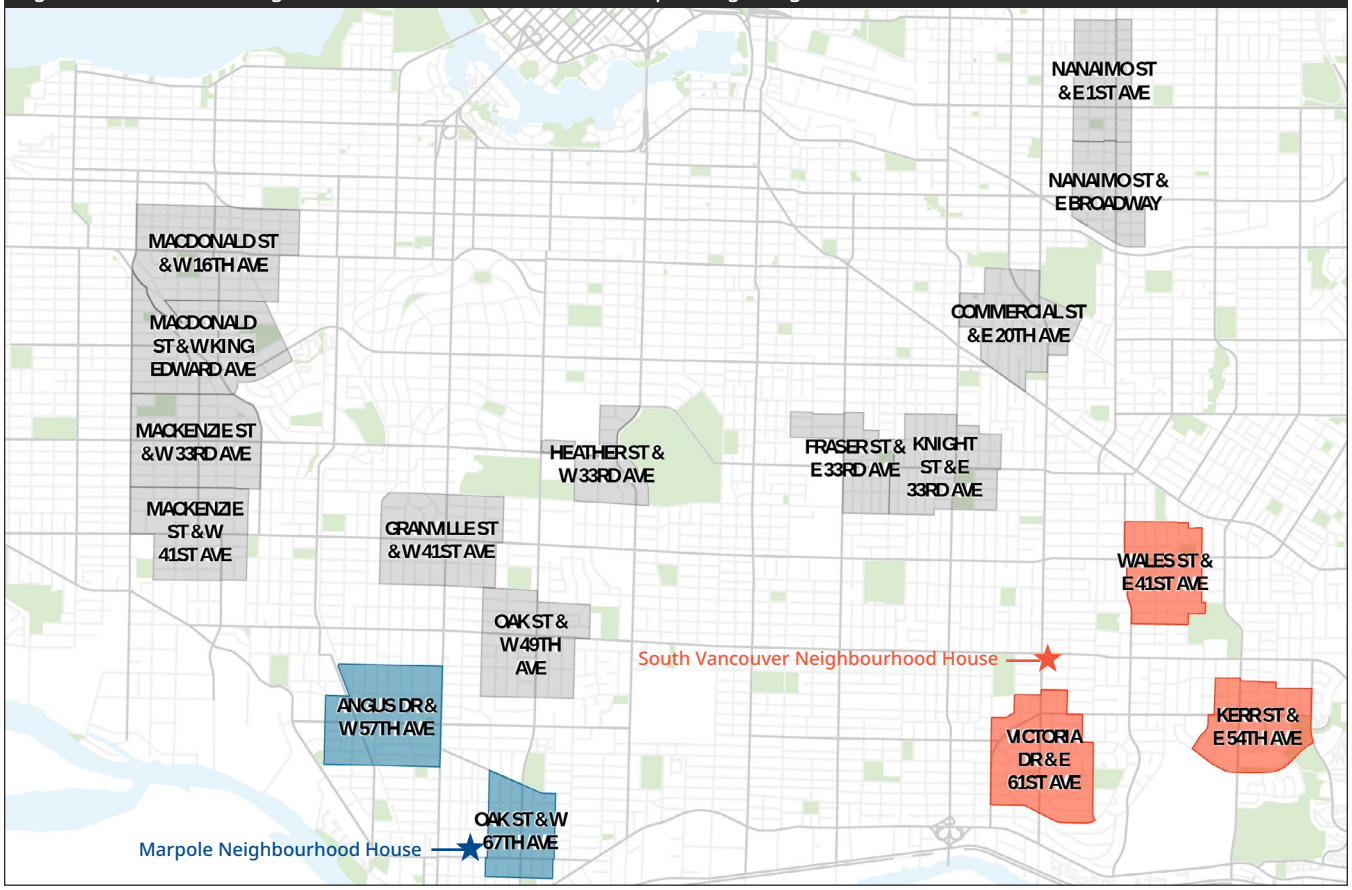


4

Neighbourhood House Information Sessions

Two information sessions were held in partnership with local Neighbourhood Houses upon their request (South Vancouver Neighbourhood House and Marpole Neighbourhood House). These smaller, place-based events encouraged dialogue through community mapping and informal conversations, offering a more personal setting for residents to share their perspectives. Participants provided feedback on the Villages connected to each Neighbourhood House. The map below shows the locations of the Neighbourhood Houses and the corresponding Villages discussed during each session.

Figure 3 - Location of Neighbourhood House Sessions & Corresponding Villages



All activities were promoted through multiple channels, including a postcard mailout, the City's social media accounts, Shape Your City website, email newsletters, and posters distributed to local businesses and organizations. The City of Vancouver designed and facilitated the Talk Vancouver survey and public engagement activities. This report was prepared by the City in collaboration with an independent consultancy, who conducted the thematic analysis, summarized results, and synthesized findings from the survey, as well as in-person open house events.

About the Methodology

Throughout the report, results are compared by respondents' connections to Villages (residents vs. non-residents) and by Village, to highlight how perspectives differ. Differences between groups are only highlighted when they reflect a gap of 10 percentage points or more, or when a smaller difference is statistically significant or part of a clear pattern observed across Villages. In the report, "Residents" refers to those who live in the Village they responded about. "Non-residents" refers to those who work, shop, use amenities, or have other forms of connection to the Village but do not live there.

A Note on Interpretation

This was a non-probability survey, open to all members of the public. As such, the findings are not statistically representative of the broader population, and response counts varied significantly between Villages. Demographic characteristics of respondents should not be interpreted as representative of the broader Vancouver population. No weighting was applied, as population estimates are not available for the 17 Villages, which are defined by specific retail areas rather than standard Census geographies. The results reflect the views of those who chose to participate. To support interpretation, response counts are included throughout the report. Throughout this report, we present comparisons between Villages, and in Appendix C, results for each Village are compared to the overall Village average. While comparisons are not based on a representative sample, they offer a useful benchmark - helping to highlight where results may be notably higher or lower, and to surface patterns that may warrant further exploration. These findings provide valuable insight into local perspectives, but should be interpreted with care, particularly for Villages with smaller sample sizes.

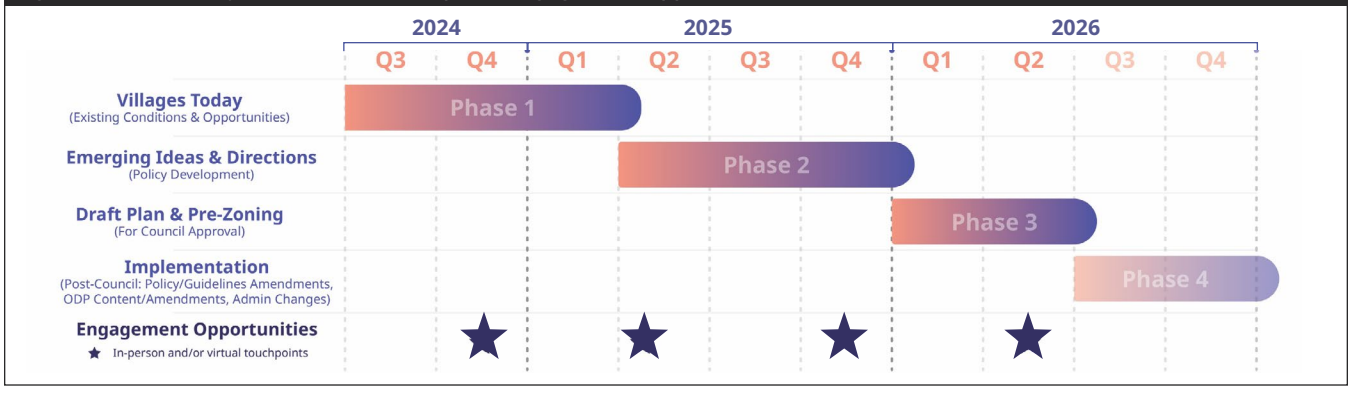
Purpose of This Report

This report summarizes the findings from the Phase 1 engagement activities. It includes:

- An overview of the themes from survey responses across the 17 Villages.
- Individual summaries for each Village, highlighting local priorities and concerns.
- A synthesis of responses to open-ended survey questions.
- A summary of feedback gathered during in-person engagement events.

These findings reflect the voices of community members who participated in this initial phase and provide a foundation for more detailed planning in Phase 2.

Figure 4 - Overall Project Timeline & Anticipated Engagement Opportunities



2. Talk Vancouver Villages Survey

2.1 Who We Heard From

In total there were 2,129 responses to the survey. Most respondents heard about the survey through a Talk Vancouver email invitation (44%) or a postcard (21%), with others citing social media, word of mouth, or the City's online platforms. Surveys were completed in English (2,090), Traditional Chinese (19), Simplified Chinese (17), Vietnamese (2), and Spanish (1).

Respondents identified as women (52%), men (39%), and non-binary or gender diverse (2%). Half (49%) of respondents were between the ages of 30 and 49, while 28% were aged 50 or older, and 9% were under 30. Over half (56%) identified as European, while 16% identified as Asian. Two-thirds of respondents (66%) reported owning their home, while 26% were renters.

See Appendix B for full demographic and background information about respondents.

Age group of respondents	
19 years and younger	1%
20-29 years	8%
30-39 years	25%
40-49 years	24%
50-59 years	18%
60-69 years	14%
70+ years	10%
Gender identity of respondents	
Woman	52%
Man	39%
Non-binary or gender diverse	2%
None of the above (please specify)	1%
Prefer not to say	7%

Connections to Villages

Respondents could provide feedback on up to three Villages; this chart reflects their primary Village selection. The primary village identified by respondents are the ones in which they have the greatest connection to/are most familiar with. Survey respondents identified connections to all 17 Villages, with the highest familiarity reported for Macdonald St & W 16th Ave (16%) and Commercial St & E 20th Ave (14%), based on 2,129 responses.

Which Village do you have the greatest connection to/are most familiar with?		
Primary Village	Number	Percent
Macdonald St & W 16th Ave	346	16%
Commercial St & E 20th Ave	297	14%
Nanaimo St & E 1st Ave	219	10%
Fraser St & E 33rd Ave	212	10%
Mackenzie St & W 33rd Ave	144	7%
Kerr St & E 54th Ave	124	6%
Nanaimo St & E Broadway	112	5%
Heather St & W 33rd Ave	100	5%
Knight St & E 33rd Ave	90	4%
Angus Dr & W 57th Ave	76	4%
Mackenzie St & W 41st Ave	71	3%
Oak St & W 67th Ave	68	3%
Macdonald St & W King Edward Ave	66	3%
Granville St & W 41st Ave	59	3%
Oak St & W 49th Ave	53	2%
Victoria St & E 61st Ave	46	2%
Wales St & E 41st Ave	46	2%
Total Responses: 2,129		

In addition to their primary Village, 398 respondents (21%) provided feedback on a second Village, and 177 (8%) shared input on a third. While most survey questions focused on the primary Village, comments about the additional Villages were collected through an open-ended question: *'What would you like to share about this Village?'*

2.2 Overall Survey Findings

This section presents key findings from the Talk Vancouver survey, focusing on how people experience and interact with the 17 Villages across Vancouver. Responses are analyzed across the full sample, with comparisons by Village Connection (residents vs. non-residents) and by individual Village, where relevant.

For full results for each of the 17 Villages, please see Appendix C.

How Respondents Engage with Villages

Q2. What is your connection to this Village?

Nearly half of all respondents (49%) live in their Village (the Village that they selected as their primary Village), with 40% owning and 9% renting, while another 40% live nearby. Many also use local parks and public spaces (36%) or visit to socialize or take transit (approx. 30% each).

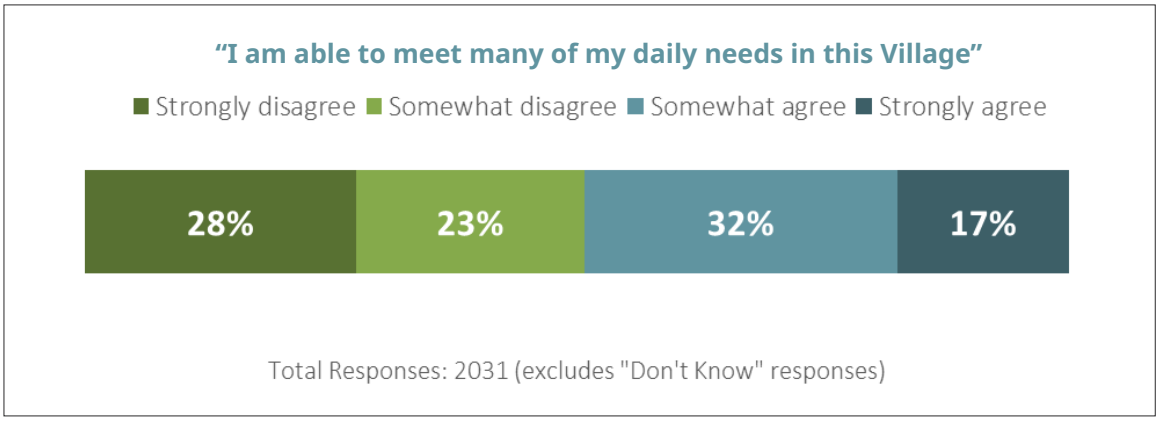
"Other" connections (11% of responses) include shopping but not more than once a week (36 mentions), walking or cycling through the area (29), and attending school or using local amenities (21).

Connections to the Village	
I live outside of (but near) this Village	40%
I live (and own) here	40%
I use the public spaces (e.g. plazas, parks, playgrounds)	36%
I meet with friends/family here to socialize	32%
I take public transit that runs through here	31%
I shop here more than once a week	26%
I use community services or amenities here (e.g. childcare, neighbourhood house)	17%
Other (please specify)	11%
I own property here	11%
I live (and rent) here	9%
I work here	5%
I go to school here	2%
I own and/or operate a business here	2%

Q4. Do you agree or disagree with the following?
"I am able to meet many of my daily needs in this Village"

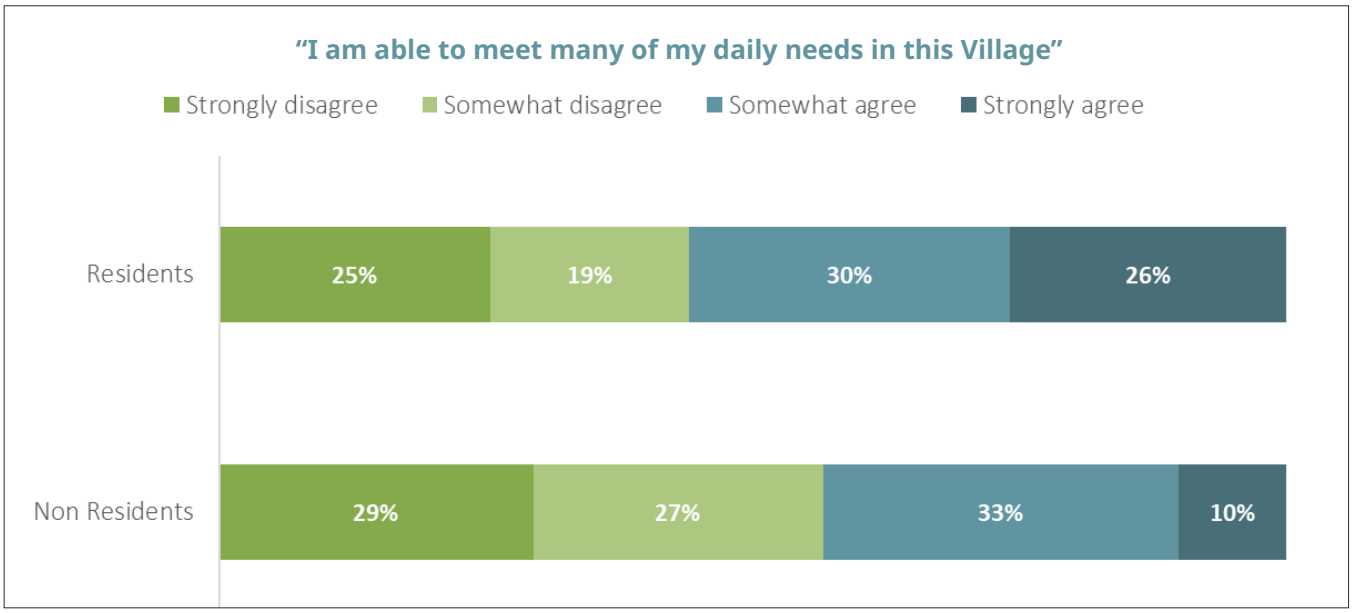
Are Villages Meeting Daily Needs?

Just 17% of respondents strongly agreed that their daily needs are well supported in their Village. While another 32% somewhat agreed, the overall response leaned negative: just over half (51%) expressed some level of disagreement, including 28% who strongly disagreed. This suggests that many Villages are not currently meeting the everyday needs of respondents.



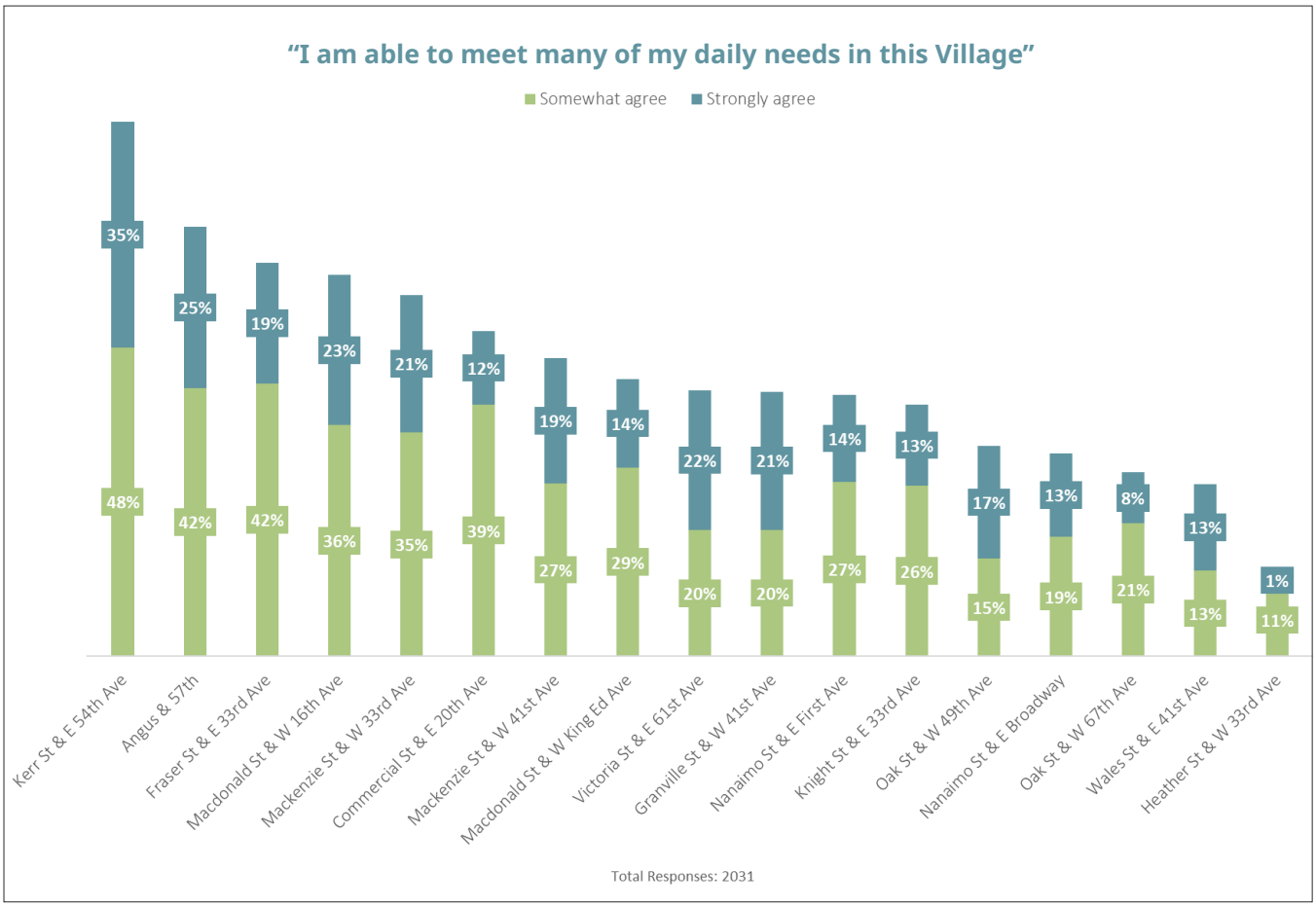
Residents More Positive, But Gaps Remain

Residents were more likely to say their needs are being met: 26% strongly agreed, compared to just 10% of non-residents. However, even among residents, nearly half (44%) expressed some level of disagreement (vs 56% of non-residents).



Satisfaction with Daily Needs Varies Widely by Village

Satisfaction levels varied significantly across Villages. Kerr St & E 54th Ave stood out, with 35% of respondents strongly agreeing that they can meet their daily needs-more than double the overall average. In contrast, Heather St & W 33rd Ave had the lowest satisfaction, with just 1% strongly agreeing and only 11% somewhat agreeing. These results suggest that, for survey respondents, access to everyday services is uneven across all Villages.



Q4a. If you answered either strongly agree or somewhat agree in Q4: Please specify what daily needs you are able to meet in the Village you selected. *Select all that apply.*

What Needs Are Currently Being Met?

Among respondents who agreed their daily needs are met in their Village, the most commonly accessed services were places to eat or drink (38%) and grocery stores (36%). However, this overall pattern masks significant variation between Villages. Fewer than half of Villages had above-average access to food and grocery options, with some areas reporting very low access to either (see below, "Access to Daily Needs Varies Across Villages"). Other services-such as health, personal, and financial services - were mentioned far less often, suggesting that access to some services remains limited.

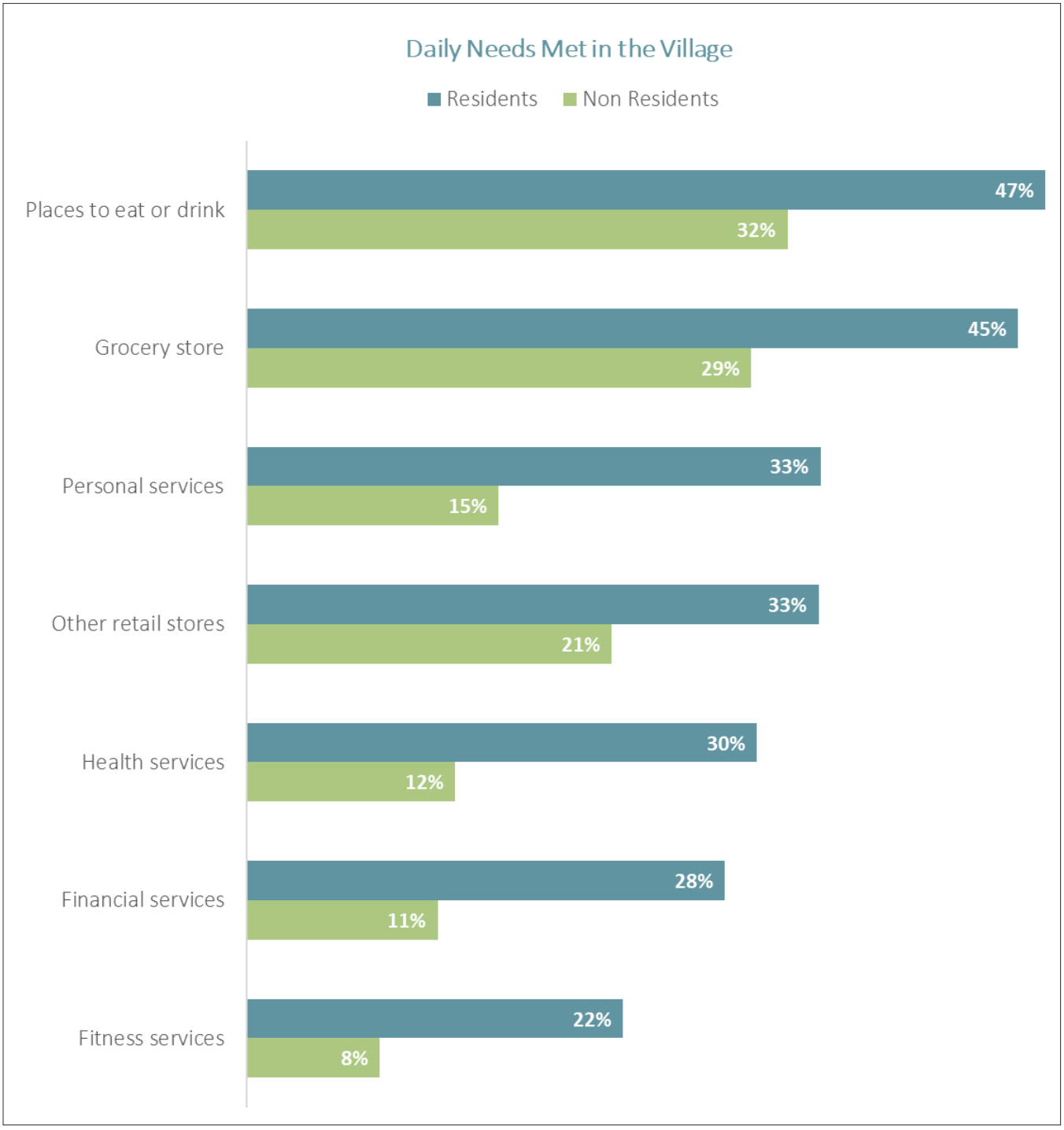
Types of Daily Needs Met in the Village	
Places to eat or drink (e.g. restaurants, coffee shops)	38%
Grocery store	36%
Other retail stores (e.g. convenience stores, specialty stores)	27%
Personal services (e.g. hair or nail salon, barber, dry cleaning)	23%
Health services (e.g. doctor's office, dentist, physiotherapy.)	20%
Financial services (e.g. banking, insurance)	19%
Fitness services (e.g. gym, yoga, pilates, dance studios)	14%
Other (please specify)	6%

Most common "other" responses (6%):

- Public library – 21 mentions
- Health services (pharmacy, lab, doctor, dentist, veterinary clinic) – 15 mentions
- Community centre, recreational and outdoor activities – 11 mentions
- Gas station – 10 mentions
- Greenspace and parks – 8 mentions
- Services (accountant, post office, shoe repair, recycling, driver's licence) – 7 mentions
- School or childcare – 7 mentions

Residents Report Greater Access to Daily Needs

Residents consistently reported better access to daily needs within their Village compared to non-residents. The largest gaps appeared in access to health, fitness, and financial services, but the trend held across all service types.



Access to Daily Needs Varies Across Villages

This section compares how well respondents across different Villages are able to meet their daily needs- such as accessing food, retail, and essential services - within their local area.

- Kerr St & E 54th Ave shows the most consistent access, with above-average responses in nearly every category, often significantly (e.g., grocery store 73% vs. 32% avg, places to eat or drink 64% vs. 34% avg). However, this Village is somewhat of an outlier, with a more established commercial base than most other Villages. Other Villages with above-average access to both grocery stores and places to eat or drink include Angus Dr & W 57th Ave, Fraser St & E 33rd, Macdonald St & W 16th, and Mackenzie St & W 33rd.
- In contrast, Heather St & W 33rd Ave reports low access across all services, with especially limited availability of food, retail, and health-related services. Reported access ranged from just 2% to 7% across all categories.
- Oak St & W 49th Ave, Oak St & W 67th Ave, and Nanaimo St & E Broadway consistently fall below average, with most services identified by fewer than 20% of respondents. These Villages reported particularly low access to grocery stores and places to eat or drink, highlighting significant gaps in basic food-related services.

Access to personal, health, financial, and fitness services was low in most areas, with many Villages reporting fewer than 1 in 5 respondents accessing these types of services in their Village.

Daily Needs Met by Village

Percentage (%) of respondents identifying needs met in each location

	Places to eat or drink	Grocery store	Other retail stores	Personal services	Health services	Financial services	Fitness services	Other
Angus & 57th	46	58	32	28	25	13	9	5
Commercial St & E 20th Ave	44	29	24	26	12	16	18	5
Fraser St & E 33rd Ave	46	52	34	25	13	28	20	5
Granville St & W 41st Ave	31	31	31	19	22	17	12	3
Heather St & W 33rd Ave	7	7	2	2	6	6	2	3
Kerr St & E 54th Ave	64	73	44	47	41	48	21	19
Knight St & E 33rd Ave	26	28	23	13	17	14	14	4
Macdonald St & W 16th Ave	49	50	33	30	24	25	21	8
Macdonald St & W King Ed Ave	30	26	21	23	14	14	11	8
Mackenzie St & W 33rd Ave	49	49	34	27	21	17	17	8
Mackenzie St & W 41st Ave	28	25	23	23	24	21	10	10
Nanaimo St & E First Ave	34	26	28	19	17	20	8	2
Nanaimo St & E Broadway	19	17	14	11	17	11	4	5
Oak St & W 49th Ave	19	9	13	6	6	8	2	2
Oak St & W 67th Ave	21	16	10	9	16	15	9	1
Victoria St & E 61st Ave	35	28	26	28	24	22	11	9
Wales St & E 41st Ave	22	20	20	15	17	13	7	9
Average	**34**	**32**	**24**	**21**	**19**	**18**	**12**	**6**

High **Mid** **Low** **Very Low**

Darker shades represent a higher percentage (%) of respondents who identified a particular daily need being met in each Village.

Q4b. How do you usually access the daily needs mentioned in the previous question?
Select your main transportation mode.

Walking Is the Most Common Way to Access Daily Needs

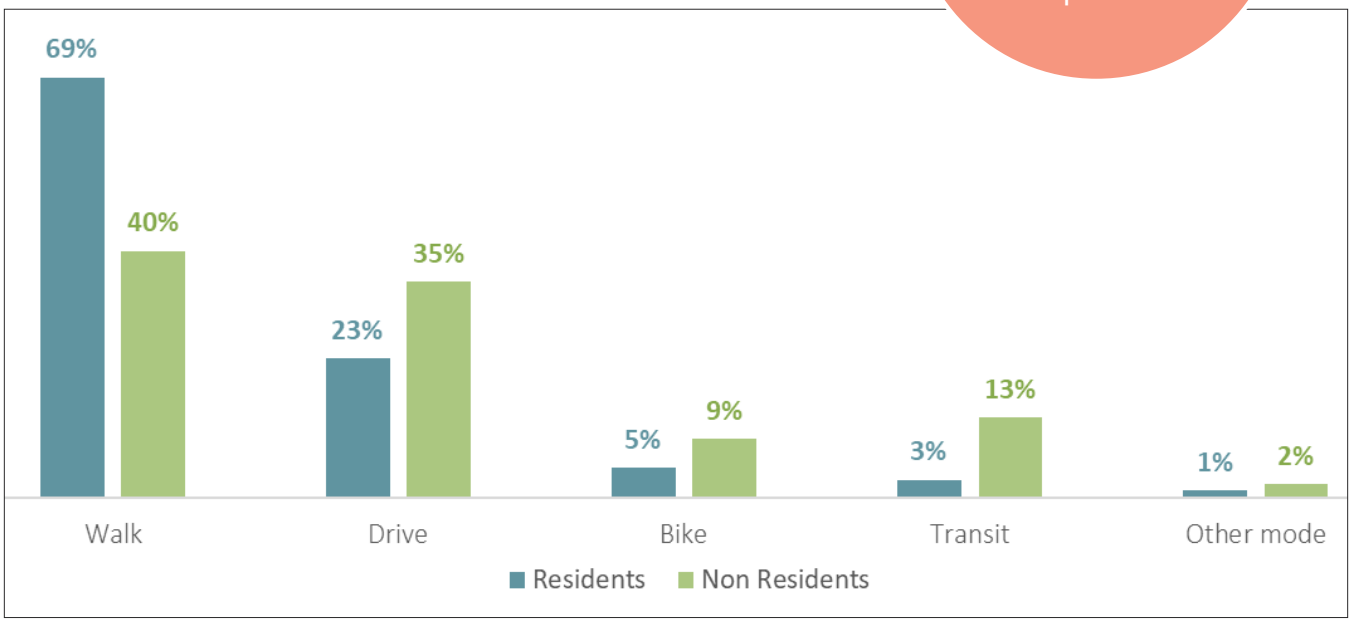
Among respondents who said they can meet their daily needs in their Village, walking was the most common transportation mode (55%), followed by driving (29%). Fewer used transit (8%), cycling (7%), or other modes (2%).

How People Access Daily Needs in the Village	
Walk	55%
Drive (driver or passenger)	29%
Transit	8%
Bike	7%
Other mode (e.g. motorized scooter, e-scooter):	2%
Total Responses: 1001	

"Other" responses included motorcycles, wheelchairs, roller skates, and combining multiple transport options.

Proximity Shapes How People Get Around

Residents were much more likely to walk (69%) to meet daily needs than non-residents (40%), while non-residents were significantly more likely to drive or take transit.



Q4c. If you answered either somewhat disagree/strongly disagree in Q4: Where do you normally travel to meet your daily needs - since you aren't able to meet most of them in the Village you selected? Which shopping streets/areas do you typically go to? *(Long answer question).*

Where People Travel to Meet Daily Needs

Among those who said they couldn't meet their daily needs in their Village, 991 responses were recorded where specific shopping streets or areas were mentioned. The most frequently mentioned locations were: Commercial Drive (146 mentions), Main Street (78 mentions), Broadway (65 mentions), 4th Avenue (43 mentions), and Kingsway (41 mentions).

Additionally, 444 responses referred to specific neighbourhoods. The most frequently cited were: Kerrisdale (89 mentions), Dunbar (55 mentions), and Downtown Vancouver (52 mentions).

192 responses mentioned specific stores or services, with supermarkets and grocery stores receiving the most mentions (74), followed by general retail (37). Shopping malls, especially those near Metrotown and Marine Gateway, were mentioned by 58 respondents.

Where People Travel to Meet Daily Needs Long Answer Question	
Most common comments	Number of comments
A specified store/service	192
Commercial Drive	146
Kerrisdale	89
Main Street	78
Broadway	65
Dunbar	55
Downtown Vancouver	52
4th Avenue	43
Kingsway	41

Q4d. If you answered either somewhat disagree/strongly disagree in Q4: How do you usually access the daily needs mentioned in the previous question? *Select your main transportation mode.*

How People Travel to Meet Needs Outside the Village

Among those who couldn't meet their daily needs in their Village, driving was the most common mode of travel (46%), followed by walking (33%). Smaller numbers relied on transit (10%), biking (9%), or other modes (2%).

This contrasts with those whose needs are met locally, most of whom walk (55%). Residents in general were also more likely to walk (69%) compared to non-residents (40%). Together, these patterns highlight how local service availability and proximity shape how people travel.

How do you usually access the daily needs mentioned in the previous question? Select your main transportation mode	
Drive (driver or passenger)	46%
Walk	33%
Transit	10%
Bike	9%
Other mode (e.g. motorized scooter, e-scooter):	2%
Total Responses: 1028	

"Other" responses included e-scooters, motorbikes, delivery services, and combinations of transport modes, such as walking and transit.

Q5. In your opinion, what new/additional shops and services are required for you to meet your daily needs in the Village you selected? *Select all that apply.*

What's Missing in the Village?

When asked what shops and services are still needed, the most common responses were places to eat or drink (52%), grocery stores (49%), and other retail (43%). While food and retail are top priorities, many Villages also lack essential services such as health care (36%), fitness options (29%), and financial or personal services.

Additional Shops and Services Needed in the Village	
Places to eat or drink (e.g. restaurants, coffee shops)	52%
Grocery store	49%
Other retail stores (e.g. convenience stores, specialty stores)	43%
Health services (e.g. doctors office, dentist, physiotherapy)	36%
Fitness services (e.g. gym, yoga, pilates, dance studios)	29%
Other (please specify)	24%
Financial services (e.g. banking, insurance)	22%
Personal services (e.g. hair or nail salon, barber, dry cleaning)	21%
Don't know	7%

The most frequently mentioned "other needs" included:

- Fresh produce, markets, greengrocers (24 mentions)
- Small independent stores (18 mentions)
- Hardware stores (17 mentions)
- Grocery stores (13 mentions)
- Liquor stores (12 mentions)
- General stores/large stores/box stores (11 mentions)
- Book stores (10 mentions)
- Clothing stores (7 mentions)
- Butcher shops (7 mentions)
- Art supply stores, art galleries (4 mentions)
- Pet supplies, pet care (3 mentions)
- International grocery stores/eateries (3 mentions)
- Convenience stores (2 mentions)

One in four respondents selected "Other," generating over 500 open-text responses.

Variation in Daily Service Needs Across Villages

Service needs vary widely by Village. Survey results show clear variation in the types of services that residents feel are missing across different Villages. The strongest demand for grocery stores came from respondents in these Villages, where over 70% identified this as a need:

- Heather St & W 33rd Ave
- Nanaimo St & E Broadway
- Granville St & W 41st Ave
- Nanaimo St & E 1st Ave

Similarly, the highest demand for places to eat or drink (60% or more) was seen in:

- Heather St & W 33rd Ave
- Wales St & E 41st Ave
- Victoria Dr & E 61st Ave
- Oak St & W 67th Ave

These findings suggest that while some Villages may already support basic food-related services, others are seen as underserved even in these essential services.

Shops and Services Needed by Village
Percentage (%) of respondents identifying additional in each location

	Places to eat or drink	Grocery store	Other retail stores	Health services	Fitness services	Other	Financial services	Personal services	Don't know
Angus & 57th	39	16	41	47	29	26	25	20	12
Commercial St & E 20th Ave	44	60	47	34	27	21	19	14	5
Fraser St & E 33rd Ave	57	39	50	33	33	25	29	23	6
Granville St & W 41st Ave	51	71	37	36	19	14	14	27	8
Heather St & W 33rd Ave	69	80	57	44	37	18	20	35	4
Kerr St & E 54th Ave	52	20	31	31	32	23	20	15	8
Knight St & E 33rd Ave	59	56	44	43	32	20	30	26	6
Macdonald St & W 16th Ave	45	31	42	31	21	28	20	19	10
Macdonald St & W King Ed Ave	58	48	36	38	20	30	17	12	6
Mackenzie St & W 33rd Ave	40	24	32	32	17	40	19	20	8
Mackenzie St & W 41st Ave	55	38	41	28	30	24	14	14	7
Nanaimo St & E First Ave	54	71	39	34	36	20	21	17	6
Nanaimo St & E Broadway	54	77	46	48	46	20	20	24	4
Oak St & W 49th Ave	47	64	32	36	30	19	23	30	4
Oak St & W 67th Ave	60	63	65	44	29	21	32	26	1
Victoria St & E 61st Ave	63	63	35	48	46	28	35	28	4
Wales St & E 41st Ave	78	65	46	46	48	15	35	35	2
Average	**54**	**52**	**42**	**38**	**31**	**23**	**23**	**23**	**6**

High **Mid** **Low** **Very Low**

Darker shades represent a higher percentage (%) of respondents who identified a particular service was needed in each Village.

Q6. Are there any existing businesses that add to the unique identity of your Village or make it more vibrant? *If Yes, please specify the name/location.*

Existing Businesses That Shape Village Identity

Just under half of respondents (49%) identified specific businesses that contribute to the character and vibrancy of their Village. The majority of these were food and beverage establishments, including bakeries, markets, cafés, and restaurants.

In total, 1,030 responses were received to this question. The table below shows the types of businesses most frequently cited.

Businesses That Contribute to Village Identity Long Answer Question	
Most common comments	Number of comments
Bakeries and pastry shops	380
Grocery stores and markets	242
Cafés and coffee shops	203
Restaurants and eateries	152
International and specialty food markets	100
Butchers and specialty meat shops	71
Total Responses: 1030	

If you answered either I own and/or operate a business here in Q2: Q6a. You have said that you own or operate a business in this Village. What do you like about owning/operating a business in this location?

Why Business Owners Value Their Village Location

A total of 29 business owners responded to this follow-up question about what they appreciate about operating in their Village. The comments reflect a range of positive experiences and local advantages. Key themes included:

- Flexible work arrangements (8 mentions) – including the ability to work from home
- Supportive and diverse community (8) – described as friendly, welcoming, and connected
- Central and well-connected location (5) – close to amenities and other services
- Neighbourhood character (5) – quiet, vibrant, or pleasant settings
- Proximity and convenience (4) – especially being close to home
- Ease of access (3) – including walkability and available parking

Although a small sample, these responses suggest that for some, their Village environment supports both work-life balance and a strong sense of community.



Q6b. If you answered either I own and/or operate a business here in Q2: What changes in the Village could make it a better place to operate your business?

What Would Improve the Business Environment?

A total of 25 business owners responded to this question, offering suggestions to make their Village a better place to operate. Their ideas focused on improvements to the physical environment, business supports, and overall accessibility and safety.

Key themes included:

- Traffic, Parking, and Safety (7 responses): Requests for traffic calming, reduced congestion, more parking, better lighting, and improved safety.
- Street and Public Realm Improvements (6): Suggestions included upgraded sidewalks, seating, street beautification (e.g. murals, planters), and quieter, more pedestrian-friendly areas.
- More Local Amenities and Services (5): Desire for more cafés, restaurants, grocery stores, and distinctive retail options like galleries or studios.
- Support for Business Operations (4): Ideas included enabling small-scale Business Improvement Areas (BIAs), promoting village-scaled business models, and adding practical services such as print shops.
- Density and Development (4): Views were mixed-some supported gentle density to grow the customer base, while others raised concerns about construction impacts or neighbourhood change.
- Accessibility and Inclusion (2): Requests for better disability access and improved public transit options.

Q7. Do you have any favourite public spaces in the Village you selected? Select one. *If Yes, please specify the name(s) and/or location(s).*

Favourite Public Spaces in and around Villages

Nearly half of respondents (48%) said they have a favourite public space in their Village. Most often, they named parks, gardens, and green spaces, with Trout Lake Park receiving the most mentions (100). Other frequently named parks included Carnarvon Park (63 mentions), Gray's Park (53), Balaclava Park (44), Queen Elizabeth Park (35), and Kensington Park (31).

Beyond parks, respondents also highlighted community centres; cafés, bakeries or coffee shops; the Arbutus Greenway; cemeteries; sports fields, pools, and playgrounds.

In total, 998 open-text responses were received. These results show that natural spaces remain central to Village identity, while social gathering spots also play an important role in how residents experience and value their neighbourhoods.

Favourite public spaces in the Village (Other, please specify)	
Most common comments	Number of comments
Parks, gardens, and greenspace	550
Trout Lake Park	108
Community centre	61
Café, bakery, deli or coffee shop	52
Arbutus Greenway or other greenways	48
Cemetery	45
Sports field or facility, pool or playground	42
Total Responses: 998	

Q7a. Why are these your favourite public spaces?
Long Answer Question

Why People Value Their Favourite Public Spaces

Among the 937 responses to this open-text question, residents most commonly said they value public spaces for their connection to nature, with many describing their favourite places as green, peaceful, or surrounded by trees. Spaces that were good for walking were also frequently mentioned, alongside features such as children's amenities and playgrounds, room to move and open areas, and facilities for sports, exercise, and recreation. Others highlighted the design, scenic views, and overall beauty of these places.

Why People Value Their Favourite Public Spaces Long Answer Question	
Most common comments	Number of comments
Green space and nature	138
Good for walking	122
Children's amenities and playgrounds	86
Size of parks and open areas	74
Sports and exercise, recreation and play areas	66
Design and beauty, scenic views	62
Total Responses: 937	

Q8. What public space activities would you like to see more of in the Village you selected? ***Select up to five.***

What People Want More of in Public Spaces

When asked what public space activities they would like to see more of, respondents most often selected outdoor dining (48%) and quiet places to sit and rest (45%). Other popular choices included outdoor markets (36%), experiencing nature (33%), and spaces for gathering with friends and coworkers (32%). These results suggest strong demand for informal, comfortable, and nature-connected public spaces that support both relaxation and community life.

What People Want from Public Spaces

Favourite Public Spaces:
- Nature-Focused: Parks, gardens, and green spaces
- Most Popular: Trout Lake Park
- Other Spaces: Community centers, cafés, the Arbutus Greenway, sports facilities

Most Valued:
- Nature & Recreation: Green, peaceful spaces for walking, recreation, and gathering
- Aesthetic & Active Appeal: Scenic views and areas for exercise

More Wanted:
- Relaxation & Community: Outdoor dining, quiet spaces, outdoor markets, and nature experiences

Public Space Activities People Want More Of	
Outdoor dining (e.g. patios, picnics)	48%
Quiet places to sit and rest	45%
Outdoor markets	36%
Experiencing nature	33%
Gathering with friends, coworkers, etc.	32%
Public art	26%
Local events and performance space	25%
Play areas	23%
Pet-friendly spaces (e.g. off-leash areas)	20%
Gardening	20%
Food trucks/carts	18%
Other (please specify)	14%
Learning about cultures and histories	9%
Street entertainment	8%
Don't know	4%

Public Space Priorities Vary Across Villages

While quiet places to sit and rest and outdoor dining were the most commonly requested activities overall, priorities varied considerably by Village. These patterns may reflect gaps in existing public space infrastructure, with residents in some Villages expressing greater need for quiet seating areas, gathering spaces, or outdoor dining options.

The 14% who selected "Other" highlighted ideas such as gathering spaces and plazas, exercise and recreation areas, and more greenery and trees.

The strongest support for quiet spaces came from:
- Heather St & W 33rd Ave
- Oak St & W 67th Ave
- Mackenzie St & W 41st Ave
- Wales St & E 41st Ave
- Heather St & W 33rd
- Nanaimo St & E Broadway

Interest in more outdoor dining was particularly high in:
- Nanaimo St & E 1st Ave
- Commercial St & E 20th Ave
- Fraser St & E 33rd Ave
- Oak St & W 49th Ave

The table below provides a full breakdown of public space activity preferences by Village. Darker shades represent a higher percentage (%) of respondents who identified a particular public space activity that they would like to see more of if in their Village.

Public Space Activities By Village

Percentage (%) of respondents identifying public space activities they would like to see more of in each location

	Quiet places to sit and rest	Outdoor dining	Outdoor markets	Experiencing nature	Gathering with friends, coworkers, etc.	Local events and performance space	Public art	Play areas	Pet-friendly spaces	Food trucks/carts	Gardening	Other	Learning about cultures and histories	Street entertainment
Angus & 57th	42	45	33	34	29	16	16	25	22	16	14	21	4	4
Commercial St & E 20th Ave	44	55	38	30	40	34	35	21	21	20	24	12	12	13
Fraser St & E 33rd Ave	44	50	42	34	37	30	30	25	27	19	21	11	11	8
Granville St & W 41st Ave	42	39	37	31	27	22	20	12	14	20	22	10	10	12
Heather St & W 33rd Ave	50	44	36	40	35	27	25	19	18	22	25	12	16	7
Kerr St & E 54th Ave	45	44	44	27	35	27	24	20	15	23	22	16	7	10
Knight St & E 33rd Ave	39	41	39	42	21	32	21	31	20	11	17	18	11	6
Macdonald St & W 16th Ave	48	44	32	32	29	18	24	21	19	16	18	13	4	8
Macdonald St & W King Ed Ave	39	41	29	29	33	20	24	18	18	15	23	24	3	11
Mackenzie St & W 33rd Ave	39	44	23	21	21	10	17	18	13	6	15	22	2	3
Mackenzie St & W 41st Ave	55	41	31	42	31	18	27	25	17	15	24	17	10	7
Nanaimo St & E First Ave	46	59	43	34	32	28	29	28	23	19	22	13	10	7
Nanaimo St & E Broadway	50	47	39	40	40	28	29	28	26	23	20	11	20	12
Oak St & W 49th Ave	30	49	28	25	34	28	23	23	19	28	11	9	6	4
Oak St & W 67th Ave	59	47	34	49	35	22	13	35	18	16	19	13	13	10
Victoria St & E 61st Ave	43	39	41	28	17	26	26	15	24	24	15	9	9	9
Wales St & E 41st Ave	54	43	43	33	37	33	20	26	20	22	17	11	9	2
Average	**45**	**45**	**36**	**34**	**31**	**25**	**24**	**23**	**20**	**19**	**19**	**14**	**9**	**8**

High | Mid | Low | Very Low

Darker shades represent a higher percentage of respondents who identified a particular public space activity they would like to see more of in each village.

Q9. Are there any social or cultural amenities in (or near) the Village you selected that you think are important to that Village? *Select all that apply.*

Social and Cultural Amenities: Unawareness and Emerging Needs

Over a third of respondents (35%) said they don't know of any important social or cultural amenities in the Village they selected. This may suggest limited awareness or visibility of social and cultural amenities, or uncertainty about the intent of the question. Among those who did name specific amenities that they considered important, the most frequently identified were childcare, seniors centres, neighbourhood houses, and arts and cultural spaces. Another 20% selected "Other", with many of these responses citing a community centre - mentioned across 13 Villages and cited 114 times in total.

Important Social and Cultural Amenities	
Don't know	35%
Childcare	23%
Seniors centre	19%
Neighbourhood house	18%
Arts and cultural space	18%
Cultural centre	14%
Youth centre	14%
Place of worship	10%
Other (please specify)	20%

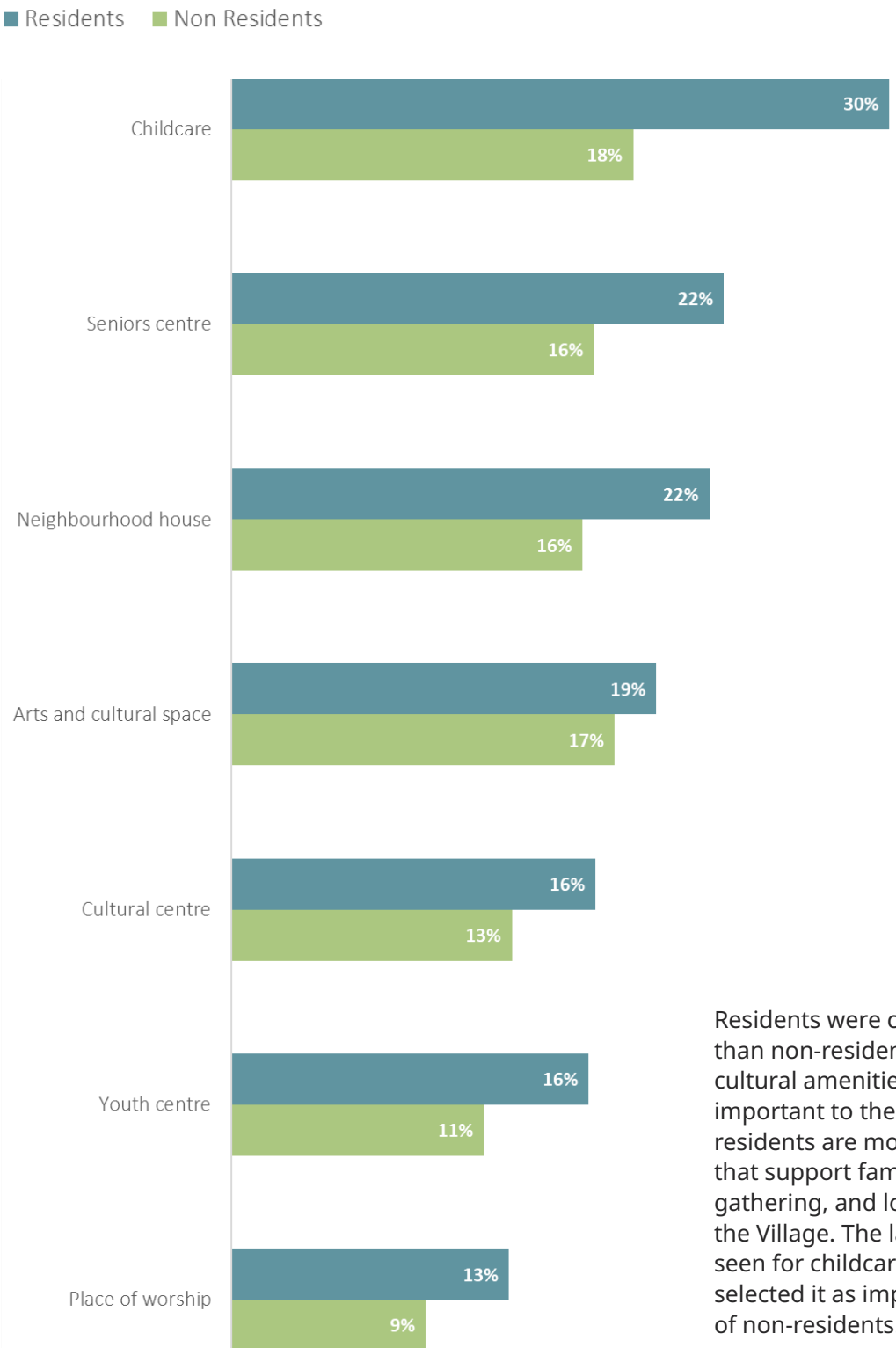
Q9a. If you'd like, please share the name(s) and/or location(s) of the item(s) you selected above and why.

Important Amenities Named by Respondents

In response to the open-text question, respondents identified a range of specific social and cultural amenities they see as important to their Village. The most frequently mentioned locations were:

- Cedar Cottage Neighbourhood House (24)
- Trout Lake Community Centre (24)
- Croatian Cultural Centre (15)
- Kerrisdale Community Centre (12)
- Local art gallery (10)

Residents are More Aware of Local Amenities



Residents were consistently more likely than non-residents to identify social and cultural amenities that they think are important to their Village, suggesting that residents are more aware of amenities that support families, community gathering, and long-term connection to the Village. The largest difference was seen for childcare, where 30% of residents selected it as important compared to 18% of non-residents.

Amenities Vary by Village

Different social and cultural amenities exist and vary by Village, reflecting diverse local needs and contexts. Certain amenities were mentioned more often in specific villages, including:

- Childcare: Angus Dr & W 57th Ave, Commercial St & E 20th Ave, Kerr St & E 54th Ave, Victoria Dr & E 61st Ave, and Wales St & E 41st Ave
- Seniors centres: Kerr St & E 54th Ave, Mackenzie St & W 41st Ave, and Victoria Dr & E 61st Ave
- Neighbourhood houses: Commercial St & E 20th Ave, Oak St & W 67th Ave, and Victoria Dr & E 61st Ave
- Youth centres: Victoria Dr & E 61st Ave
- Places of worship: Angus Dr & W 57th Ave

This table shows the full breakdown of social and cultural amenity preferences by Village.

Social and Cultural Amenities By Village

Percentage (%) of respondents identifying social/cultural amenities in each location

	Don't know	Childcare	Seniors centre	Other	Neighbourhood house	Arts and cultural space	Youth centre	Cultural centre	Place of worship
Angus & 57th	26	32	21	18	4	13	16	7	30
Commercial St & E 20th Ave	25	33	18	17	30	27	15	25	11
Fraser St & E 33rd Ave	46	20	13	15	15	18	16	12	8
Granville St & W 41st Ave	32	5	20	25	19	17	12	19	5
Heather St & W 33rd Ave	34	24	22	20	14	21	10	13	8
Kerr St & E 54th Ave	19	31	35	31	19	13	18	11	10
Knight St & E 33rd Ave	38	26	21	20	17	16	18	20	10
Macdonald St & W 16th Ave	42	21	17	21	22	20	12	12	6
Macdonald St & W King Ed Ave	52	15	17	18	3	6	8	5	8
Mackenzie St & W 33rd Ave	31	17	15	37	6	13	8	7	9
Mackenzie St & W 41st Ave	23	23	41	25	14	20	8	11	20
Nanaimo St & E First Ave	48	18	8	16	13	16	8	13	6
Nanaimo St & E Broadway	34	23	17	17	26	19	18	17	9
Oak St & W 49th Ave	43	19	19	13	2	15	8	11	15
Oak St & W 67th Ave	24	26	25	18	34	21	19	21	15
Victoria St & E 61st Ave	24	35	37	13	37	15	35	17	26
Wales St & E 41st Ave	22	30	26	15	28	17	17	15	24
Average	**33**	**23**	**22**	**20**	**18**	**17**	**14**	**14**	**13**

High **Mid** **Low** **Very Low**

Darker shades represent a higher percentage (%) of respondents who identified an existing social/cultural amenity as important in each Village.

Q10. Do you have any favourite places in your Village where you can see and connect with nature (e.g. clusters of trees or plants, creek, meadow)? *If Yes, please specify and include name(s) and/or location(s) if applicable*

Connecting with Nature

When asked whether they have a favourite place to connect with nature in their Village, 45% of respondents said yes, while 39% said nature is missing, and 15% were unsure.

Do you have any favourite places in your Village where you can see and connect with nature (e.g. clusters of trees or plants, creek, meadow)?	
Yes (please specify)	45%
No, nature is missing from my Village	39%
Don't know	15%
Total Responses: 2117	

In total, 928 open-text responses were received in which participants shared places where they feel connected to nature. Among those who named a specific place, the vast majority referred to parks. The most frequently mentioned parks included:

- Trout Lake Park (126 mentions)
- Queen Elizabeth Park (48)
- Carnarvon Park (45)
- Everett Crowley Park (40)
- Balaclava Park (33)
- Clark Park (25)
- Gray's Park (20)

There were also 80 mentions of other parks, including Kensington, Pacific Spirit, Connaught, Clinton, Elm, Oak, Earles, Fraserview, Killarney, and Pandora Parks.

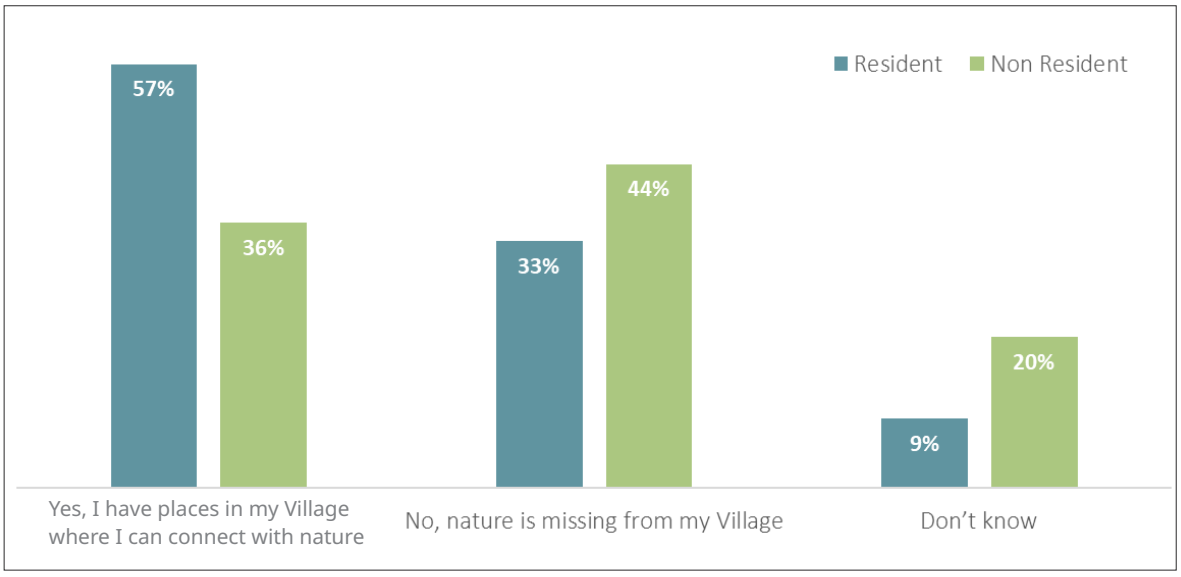
Beyond formal parks, participants identified a range of other valued green and natural features in their Villages. Common responses included:

- Mountain View Cemetery (32 mentions)
- Arbutus Greenway (26)
- Trees, trails, and forested areas in Champlain Heights (13)
- Cherry trees on residential streets, especially on Victoria Drive, Graveley Street, and Dumfries Street (11)
- Kerrisdale Community Garden (10)

Where People Go to Connect with Nature Long Answer Question (If Yes, please specify)	
Most common comments	Number of comments
Parks	569
Tree-lined streets and boulevards	124
Public open spaces, fields and school spaces	85
Greenways, paths and Trails	65
Cemeteries	62
Community gardens	50
Total Responses: 928	

Perceptions of Nature Vary by Residency

While 39% of all respondents said that nature is missing from their Village, this perception differed noticeably between groups. Non-residents were significantly more likely to say that nature is missing (44%, compared to 33% of residents), or that they were unsure (20% vs. 9%).



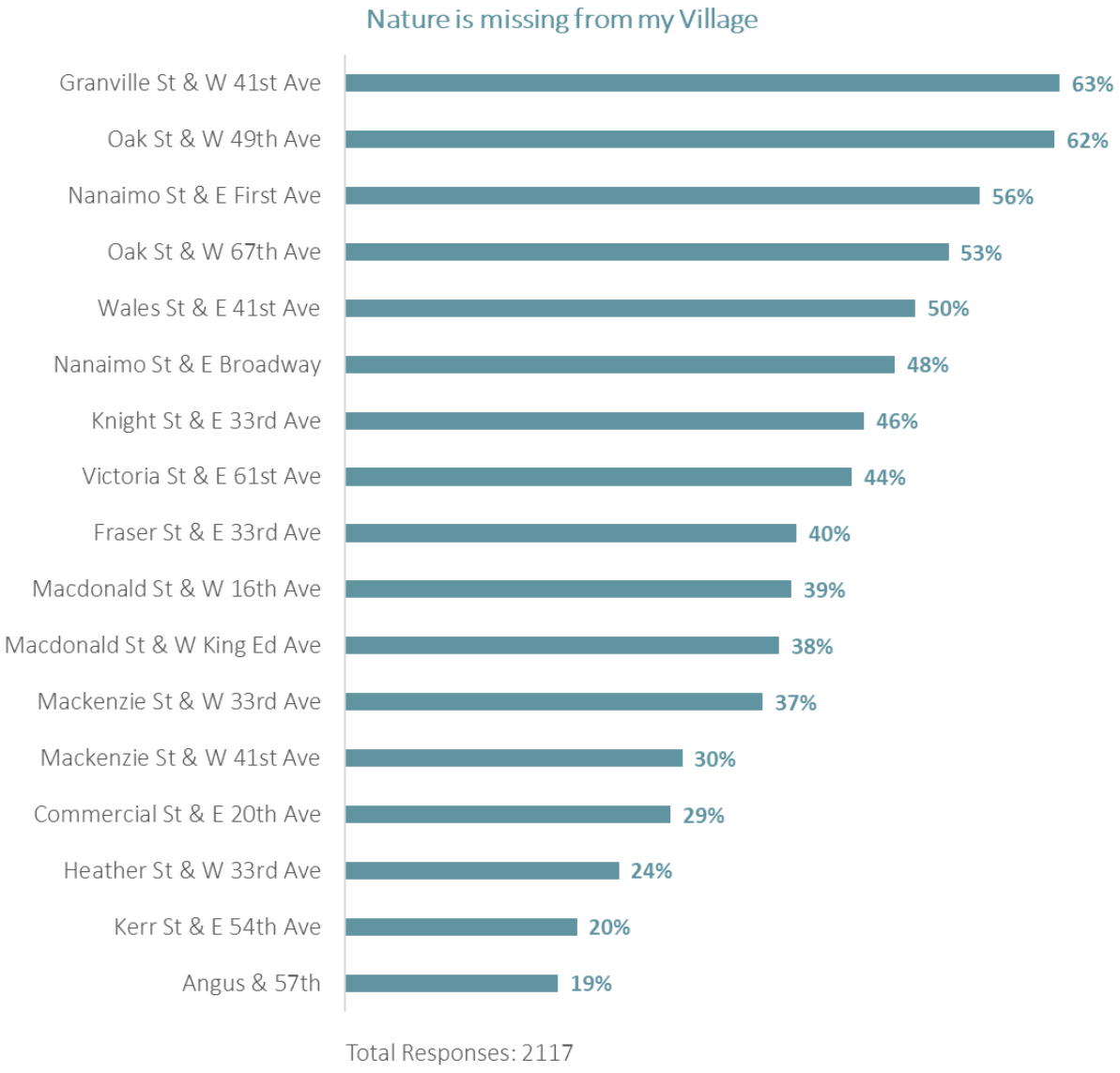
These results show that nature is appreciated in many forms—from major destination parks to local gardens and tree-lined streets. However, a substantial portion of respondents still reported a lack of access to nature in their Village.

Perceptions of Nature Vary Across Villages

Perceived lack of nature was also uneven across Villages. The highest levels of concern were reported in:

- Granville St & W 41st Ave – 63%
- Oak St & W 49th Ave – 62%
- Nanaimo St & E 1st Ave – 56%
- Oak St & W 67th Ave – 53%
- Wales St & E 41st Ave – 50%

In contrast, Villages such as Angus Dr & W 57th Ave (19%) and Kerr St & E 54th Ave (20%) had the lowest proportion of respondents saying nature is missing.



Q11. Which of the following natural and ecological features would you like to see in your Village in the future? *Select all that apply.*

Ecological Features for the Future

When asked which natural and ecological features they would like to see in their Village, trees topped the list, selected by 77% of respondents. This was followed by strong interest in planting that supports bees and pollinators (64%).

Among the 14% who selected "Other," common suggestions included:

- Green spaces and trees (56 mentions)
- Recreational nature areas (31)
- Wildlife conservation and biodiversity (25)
- Water features such as creeks and ponds (24)
- Sustainable infrastructure and climate adaptation (23)
- Community gardens and food production (22)

These responses highlight a strong desire among respondents for more greenery, biodiversity, and climate-conscious design in future Village planning.

Which of the following natural and ecological features would you like to see in your Village in the future?	
Trees	77%
Planting that supports bees (i.e. pollinator gardens)	64%
Edible landscaping for people and birds	46%
Planted ditches (i.e. rain gardens)	45%
Roofs with plants	39%
Other (please specify)	14%
Don't know	8%

Trees Top the List Across All Villages

Trees were the most consistently valued natural feature, ranked as the top priority in every Village. Other ecological preferences varied more widely across locations.

- Planting that supports bees (e.g. pollinator gardens) was selected by 70% or more of respondents in: Commercial St & E 20th Ave, Fraser St & E 33rd Ave, Heather St & W 33rd Ave, and Nanaimo St & E 1st Ave
- Planted ditches (e.g. rain gardens) were most popular (50% or more) in: Commercial St & E 20th Ave, Fraser St & E 33rd Ave, Heather St & W 33rd Ave,, Nanaimo St & E 1st Ave, Nanaimo St & E Broadway, and Oak St & W 67th Ave
- Edible landscaping was identified as a priority (50% or more) in: Commercial St & E 20th Ave, Fraser St & E 33rd Ave, and Heather St & W 33rd Ave
- Green roofs (roofs with plants) reached 50% in one Village: Heather St & W 33rd Ave

These patterns suggest that while trees are a universal priority, Villages like Heather, Fraser, and Commercial show stronger demand for layered, ecological features-including biodiversity, food production, and climate resilience. This table provides a full comparison of natural and ecological preferences by Village:

Natural and Ecological Features by Village

Percentage (%) of respondents identifying and ecological features in each location

	Trees	Planting that supports bees	Edible landscaping	Planted ditches	Roofs with plants	Other	Don't know
Angus & 57th	66	43	38	25	20	24	11
Commercial St & E 20th Ave	81	71	52	55	48	11	5
Fraser St & E 33rd Ave	86	78	53	53	43	13	3
Granville St & W 41st Ave	76	44	41	41	46	8	5
Heather St & W 33rd Ave	81	74	56	59	51	10	6
Kerr St & E 54th Ave	80	66	48	33	40	21	6
Knight St & E 33rd Ave	72	54	47	49	43	7	10
Macdonald St & W 16th Ave	71	60	40	40	32	13	11
Macdonald St & W King Ed Ave	67	56	39	39	38	18	8
Mackenzie St & W 33rd Ave	65	56	30	31	26	19	11
Mackenzie St & W 41st Ave	77	61	42	34	28	13	13
Nanaimo St & E First Ave	83	70	48	53	37	12	6
Nanaimo St & E Broadway	81	69	58	57	49	13	4
Oak St & W 49th Ave	74	47	45	36	34	9	13
Oak St & W 67th Ave	75	63	51	50	37	10	12
Victoria St & E 61st Ave	74	50	37	26	39	20	13
Wales St & E 41st Ave	80	52	41	37	43	11	7
Average	**76**	**60**	**45**	**42**	**38**	**14**	**8**

High **Mid** **Low** **Very Low**

Darker shades represent a higher percentage (%) of respondents who identified a natural / ecological feature they would like in each Village.

Summary: Key Differences Across Villages

While many respondents shared similar priorities - such as improving access to daily needs, expanding public space, and preserving green features—there were notable differences across Villages. Kerr St & E 54th Ave and Fraser St & E 33rd Ave had above-average satisfaction and broader access to local services. Notably, Kerr respondents also reported low demand for additional services, suggesting that many needs are already being met. In contrast, Heather St & W 33rd Ave and Oak St & W 49th Ave reported consistently low access and higher demand for basic amenities. Nanaimo St & E Broadway also showed strong demand for services, including grocery stores, along with elevated concern about missing nature. The results reflect the views of those who chose to participate, and may not capture the full range of perspectives in each Village - particularly where response numbers were low.

The table below highlights key thematic differences among the Villages. Colour coding is used to indicate the strength of each theme—categorized as High, Moderate, Low or Very Low—based on how each Village scored relative to the average across various questions and categories (e.g., "above-average satisfaction"). These levels reflect differences in need, access, or concern.

	Satisfaction with Daily Needs Met	Access to Variety of Shops & Services	Demand for Additional Services	Concern About Lack of Nature
Kerr St & E 54th Ave	High	High	Very Low	Low
Fraser St & E 33rd Ave	Moderate	Moderate	Moderate	Moderate
Heather St & W 33rd Ave	Very Low	Very Low	High	Low
Oak St & W 49th Ave	Low	Very Low	High	High
Nanaimo St & E Broadway	Low	Very Low	High	Moderate

For full results for each of the 17 Villages, please see Appendix C.

2.3 Top Themes from Open-Ended Survey Data

This analysis draws on responses to three open-ended survey questions:

Q3. For the Village you selected, do you have any housing-related comments you'd like to share? ***(Total Responses: 1,533)***

Q12. Is there anything else you would like to share with us about the Village you selected? ***(Total Responses: 852)***

Q13b and Q14a. What would you like to share about this Village? (for those who commented on a second or third Village) ***(Total Responses: 370 + 128)***

Respondents could provide feedback on up to three Villages. Most responses-especially to Q3 and Q12-focused on the primary Village selected. Q13b and Q14a captured additional comments about a second or third Village where relevant. This section summarizes the most prominent cross-cutting themes that emerged from these responses. Themes are listed in approximate order of frequency and prominence across the 17 Villages. Where relevant, notable Villages are included to illustrate how concerns were expressed at the local level.

Note: Responses may be categorized under multiple themes, so the number of comments reflects total mentions, not individual respondents.

A. Transportation & Mobility (1,041 comments)

Concerns about traffic congestion, limited parking, and insufficient transit were raised in many Villages. These concerns are often linked to questions about how well current systems can support future growth, especially as density increases. There is also support for active transportation and enhanced walkability.

Traffic Concerns (229 comments)
Traffic congestion was a common concern, particularly during peak hours. Respondents called for better traffic management, including more efficient flow and alternative routes—especially near major intersections.

Parking Concerns (204 comments)
Parking shortages were a common concern, especially in higher-density areas. Residents noted spillover into neighbouring streets and the negative impact on local businesses when parking is limited.

Public Transit (232 comments)
Many respondents called for more frequent and better-connected transit, particularly with more frequent buses and expanded coverage, especially in underserved areas with limited access to major routes.

Intersections (75 responses)
Some respondents highlighted the need for improvements at intersections, particularly those with high traffic volumes and poor visibility. Key intersections mentioned include Victoria Dr/Commercial St, Stainsbury Ave/E 20th Ave/Commercial St, Nanaimo St/E 1st Ave, Victoria Dr/Charles St, and E Broadway/Nanaimo St.

Active Transportation and Walkability (120 comments)
Respondents in several Villages emphasized the need for safer, more walkable streets - particularly where large arterials make walking challenging.

- Pedestrian Facilities: Calls for wider sidewalks, safer crossings, and better pedestrian-bike integration.
- Bike Infrastructure: There was interest in expanding connected bike lanes, along with more bike racks and improved safety.

B. Widespread Support for Gentle Density (863 comments)

Many respondents supported low-scale density options like townhouses, multiplexes, and lower-rise buildings. These were seen as a balanced way to accommodate growth while preserving neighbourhood character.

Though not within scope of the Villages Planning Program, concerns regarding increased building heights (over 4–6 storeys) emerged in several Villages. This included loss of privacy, views, sunlight, and neighbourhood character. Some respondents supported higher-density along arterials but opposed it on quieter residential streets.

C. Need for Affordable, Diverse Housing Options (505 comments)

Across Villages, many called for affordable housing, as well as housing for seniors, and lower-income residents. Diverse housing options were advocated, including co-ops, rentals, and family-sized units. While not universal, concerns about gentrification and rising rents were raised, with some fearing that redevelopment could displace long-time residents and small businesses.

D. Lack of Local Amenities and Everyday Services (260 comments)

Some respondents described their Village as under-served, with few places to shop, gather, or access community services. Although less commonly cited, some respondents questioned whether schools, childcare, and public facilities could support additional housing.

There was a desire for greater diversity in local stores, and more options that are within walking distance, including grocery stores, as well as cafes. These requests were often paired with references to expected population growth.

E. Desire to Preserve Trees and Green Space (99 comments)

Residents in several Villages emphasized the importance of preserving mature trees and green spaces, especially amid new development. Many highlighted the mental health benefits, privacy, and environmental value of greenery, calling for thoughtful planning to protect tree cover, community gardens, and natural features—particularly in the face of climate change.

Summary of Open-Ended Survey Data

In summary, these themes reflect both shared concerns and neighbourhood-specific issues across the Villages. Survey respondents expressed concerns about traffic congestion, parking shortages, and insufficient public transit, along with a desire for better walkability and bike infrastructure. There was general support for lower-rise housing, though affordable housing is a key issue, along with diverse housing options. Respondents also called for more local amenities and emphasized the need to preserve trees and green spaces in new developments.

Key Takeaways

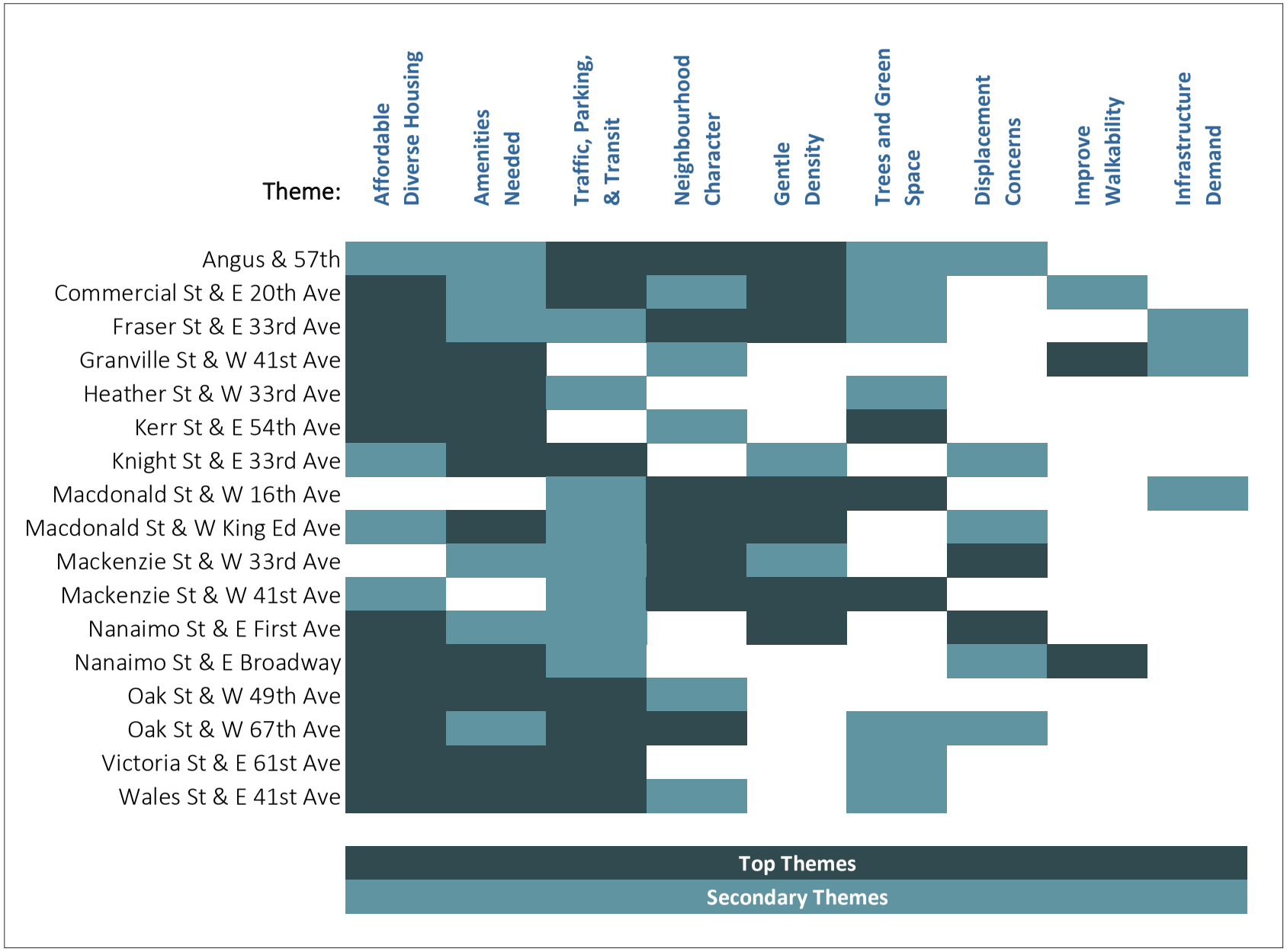
- ***Traffic & Transit:***
  Concerns about traffic, busy intersections. transit and parking limitations.
- ***Walkability:***
  A desire for enhanced walkability, wider sidewalks, and extended bike infrastructure.
- ***Gentle Density:***
  Preference for lower-rise buildings over taller structures, to preserve neighbourhood character.
- ***Affordable and Diverse Housing:***
  Requests for affordable housing, co-ops, family-sized units, and rentals.
- ***Local Amenities:***
  Suggestions for more shops, services, and gathering spaces – in line with expected density growth.
- ***Green Space:***
  Support for preserving trees, parks, and green spaces.

Key Differences Across Villages

While many respondents shared overarching priorities—such as increasing housing diversity, improving infrastructure, and preserving natural features—distinct patterns emerged across Villages.

- Affordable and diverse housing was by far the most frequently raised issue, appearing as a theme in 15 Villages. This reflects widespread concern about access to suitable housing.
- Access to everyday amenities was a strong concern in 9 Villages, particularly Granville St & W 41st Ave, Heather St & W 33rd Ave, Kerr, St & E 54th Ave, Knight St & E 33rd Ave, and Victoria Dr & E 61st Ave, where participants described their neighbourhoods as under-served or lacking basic services.
- Traffic, parking, and transit issues were also widely discussed. These concerns were most prominent in Knight St & E 33rd Ave, Victoria Dr & E 61st Ave, Oak St & W 49th Ave, and Oak St & W 67th Ave, and also appeared in Angus Dr & W 57th Ave and Commercial St & E 20th Ave.
- Opposition to high-rise development (though not within scope of the Villages Planning Program) and emphasis on preserving neighbourhood character were especially prominent in Macdonald St & W 16th Ave, Mackenzie St & W 33rd Ave, Mackenzie St & W 41st Ave, Oak St & W 67th Ave, Fraser St & E 33rd Ave, and Angus Dr & W 57th Ave.
- Support for lower scale buildings, such as townhouses, multiplexes, and low-rise buildings, was a strong theme in Fraser St & E 33rd Ave, Commercial Dr & E 20th Ave, Macdonald St & W 16th Ave, Angus Dr & W 57th Ave, and Nanaimo St & E 1st Ave. This was indicated as a preferred response to growth to fit existing neighbourhood character.
- Preserving trees and green space was a priority in Kerr St & E 54th Ave, Macdonald St & W 16th Ave, and Mackenzie St & W 41st Ave, where it emerged as a top theme.
- Concerns about gentrification and displacement were most strongly voiced in Nanaimo St & E 1st Ave and Mackenzie St & W 33rd Ave.
- Improving walkability was a key theme in Granville St & W 41st Ave and Nanaimo St & E Broadway, where residents called for safer, more pedestrian-friendly streets.
- Finally, general community amenity capacity concerns were mentioned in fewer Villages, most notably in Fraser St & E 33rd Ave, Granville St & W 41st Ave, and Macdonald St & W 16th Ave.

The table on the following page highlights the top and secondary themes raised in open-text responses for each of the 17 Villages. Dark squares indicate top themes, while light squares represent secondary themes. Top Themes refer to issues that were mentioned most frequently in the open-text responses. Secondary Themes are issues that were mentioned by some respondents, but less often than the top themes. This view provides a high-level snapshot of where concerns and priorities were most frequently expressed.


Theme:
Affordable Diverse Housing
Amenities Needed
Traffic, Parking, & Transit
Neighbourhood Character
Gentle Density
Trees and Green Space
Displacement Concerns
Improve Walkability
Infrastructure Demand
Angus & 57th
Commercial St & E 20th Ave
Fraser St & E 33rd Ave
Granville St & W 41st Ave
Heather St & W 33rd Ave
Kerr St & E 54th Ave
Knight St & E 33rd Ave
Macdonald St & W 16th Ave
Macdonald St & W King Ed Ave
Mackenzie St & W 33rd Ave
Mackenzie St & W 41st Ave
Nanaimo St & E First Ave
Nanaimo St & E Broadway
Oak St & W 49th Ave
Oak St & W 67th Ave
Victoria St & E 61st Ave
Wales St & E 41st Ave
Top Themes
Secondary Themes

3. Online Mapping Feedback

As part of Phase 1 of the Villages Planning Program, an interactive online mapping activity was launched to engage community members who were unable to attend an in-person open house. This tool allowed participants to provide location-specific feedback on their Village or a nearby Village. Participants were invited to share their thoughts on key topics including housing, amenities, walkability, and community character.

3.1 Mapping Comments by Village

Participants submitted comments online correlating to maps for specific Villages. These comments were location-specific and have been analyzed to identify the most common themes raised in each Village. A total of 254 comments were submitted (209 village specific and 116 general map comments). Commercial St & E 20th Ave, Macdonald St & W 16th Ave, as well as Nanaimo St & E Broadway received the highest number of comments (36, 33, and 28 respectively).

Mapping Comments by Village

Village	Number
Victoria Dr & E 61st Ave	7
Mackenzie St & W 41st Ave	2
Angus Dr & W 57th Ave	12
Commercial St & E 20th Ave	36
Macdonald St & W King Edward Ave	16
Mackenzie St & W 33rd Ave	12
Fraser St & E 33rd Ave	15
Wales St & E 41st Ave	1
Kerr St and E 54th Ave	8
Granville St & W 41st Ave	0
Macdonald St & W 16th Ave	33
Oak St & W 67th Ave	7
Knight St & E 33rd Ave	3
Nanaimo St & E 1st Ave	20
Oak St & W 49th Ave	4
Heather St & W 33rd Ave	5
Nanaimo St & E Broadway	28
General Comments	116
Total Comments: 254	

The following summarizes the feedback received with comments grouped by Village, as well as general comments.

Angus St & W 57th Ave

- Adera St is proposed as a bikeway, highlighting better sightlines and reduced vehicle traffic compared to other streets.
- Suggestions include adding curb extensions to improve pedestrian crossings.
- The location is seen as ideal for cycling meetups, especially with the potential addition of a coffee shop on the greenway.
- Local businesses are appreciated as destinations for walks or bike rides, although affordability is a factor for full shopping.
- The park area is praised for its old architecture and the successful conversion of an old building into housing, making it a pleasant place to walk.
- Concerns are raised about the difficulty in safely accessing the bus stop due to poor visibility and a lack of crosswalks.

Commercial St & East 20th Ave

- Local cafes are valued as important hangouts that contribute to a lively streetscape, often integrated with housing above.
- There is commentary on vacant and run-down commercial buildings, with a suggestion for mixed-use light industrial space and affordable housing to maintain business diversity beyond cafes and offices.
- Vacant and run-down commercial buildings prompt suggestions for mixed-use light industrial space and affordable housing to maintain business diversity beyond cafes and offices.
- Positive feedback is given regarding wide sidewalk spaces that facilitate interaction.
- Existing townhome developments with central courtyards are noted as fostering a strong sense of community.
- Significant issues exist with pedestrian and cyclist safety at intersections, including lack of crosswalks, limited visibility, and difficulty navigating turns amidst traffic, impacting connectivity to the SkyTrain and Trout Lake Park.
- Intersections on E 22nd Ave are described as dangerous due to speeding and drivers using side streets as cut-throughs, especially near the elementary school. The pedestrian crossing light at E 22nd Ave and Victoria Dr is perceived as too fast for vulnerable users.
- There is a clear need for traffic calming measures, designated crosswalks, road markings, and pedestrian/biker traffic lights. The raised crosswalk at Commercial Dr and E 22nd Ave is highlighted as very useful for school children, with a call for similar improvements elsewhere.
- Suggestions include introducing more businesses such as groceries, restaurants, a bar, and art galleries.

- The playground and splash pad at Garden Park require updating.
- A call for higher-density development (at least 6 storeys) near core shops on Kingsway to support local businesses.
- Rat running traffic between Victoria Dr and Nanaimo St, particularly on Stainsbury Ave, is unsafe for pedestrians near a school due to blind corners, lack of sidewalks, and no crosswalks. Traffic calming is needed on Stainsbury Ave to discourage cut-through traffic.
- A safe pedestrian/cyclist crossing (controlled light) is needed at Victoria Dr and Stainsbury Ave.
- The intersection at Findlay and Victoria requires modernization for pedestrians and cyclists; drivers rolling through stop signs is an issue.
- There is a desire to replace single-storey, parking lot-oriented buildings and single-family homes on arterials with vibrant mixed-use developments.
- The current mix of businesses on Commercial St is seen positively, with hopes to maintain diversity as density increases.
- Traffic calming is also needed on Fleming St.
- E 22nd Ave is viewed as a cut-through route needing better traffic management or designation as a mixed-use commercial area; suggestions include traffic calming or temporary closure.

Fraser St & E 33rd Ave

- The defined Village area is considered too small, with potential for growth limited by the cemetery. An extension further north is suggested as more organic for growth.
- Increased density is seen as suitable for an extended Village area, citing existing high-frequency bus routes.
- Specific businesses are mentioned, with suggested plaza or pedestrian facility improvements nearby at St George St and E 28th Ave.
- Desire for more randomly placed cafes and corner stores.
- A strong sentiment exists to replace residential-only buildings, particularly single-family homes along arterials, with mixed-use developments featuring ground floor commercial.
- Bike path crossings are described as unsafe due to shared, narrow, and poorly maintained sidewalks along busy streets; widening and clear zones are needed.
- There is a lack of public park access for some residents requiring them to cross major roads.
- The cemetery is identified as a large, underutilized greenspace with potential for more welcoming public access, use, and native planting.
- Improvements to intersections and additional crosswalks are needed due to vehicle traffic and obstructed sightlines.
- Maintenance and improvements are needed for the Midtown/Ridgeway bike path section on Fraser St and features along the bike path like community gardens and bulletin boards.

Granville St and W 41st Ave

- A traffic signal is needed to improve biking access into the Village along E 54th Ave.
- More housing and density are desired along Granville St, advocating for apartment buildings and townhomes to replace older homes, similar to development further south in Marpole.

Kerr St and E 54th Ave

- Champlain Library is recognised as an essential community resource.
- Accessing the Masumi Mitsui greenway is difficult due to uncontrolled crossings.
- A significant lack of active transportation infrastructure makes alternatives to driving impractical for many.
- Local parks are considered underutilized partly due to unfulfilled infrastructure promises, resulting in flooding and a lack of gathering spaces like picnic benches.
- The borders of the Village are questioned in relation to the useful trail system.
- The shopping centre and community centre are noted as being beyond a 15-minute walk for many, and recent rezoning is seen as diminishing retail selection; the area is described as an already "hollowed out mall" making it difficult to build a Village.
- Bus service is described as poor compared to other areas, contributing to reliance on cars.

Macdonald St & W 16th Ave

- Identified as a best transit hub.
- Several businesses, including cafes and ice cream shops, are highlighted as important community building or meeting spots.
- Local grocer is seen as an important walkable grocery option in an area lacking similar amenities.
- The medical centre is a key resource for older residents.
- Lack of a community centre and walkable groceries in the southeast side. An east-west walkway is needed through Carnarvon Park.
- There is a need for more picnic tables for those without private outdoor space.
- Increased housing options and density are desired along W 12th Ave to allow younger generations to remain in the neighbourhood.
- A small plaza is an important social gathering place, with suggestions for a public courtyard or plaza modelled after European pedestrian zones in case of redevelopment.
- Local businesses are valued community spots that should be retained during redevelopment.
- There is a strong need for full-time childcare and more before-and-after school care.
- Children's second-hand store is important for sustainable shopping.

- Requests are made for summer children's programming and ensuring the wading pool is filled.
- An upgraded fitness circuit is needed in Carnarvon Park. A track is needed for walking, running, and biking, with lighting for evening use.
- The park requires significant upgrades, including more benches, picnic tables, and natural elements, as it is currently not considered very nice and lacks accessible seating and shade for seniors and families
- Drainage issues in the park and sidewalks cause flooding and dangerous conditions.
- More big shade trees are needed around the park perimeter.
- A community garden is needed, and a community swimming pool is needed in the broader area.
- Local services like insurance agencies and ATMs are considered handy.
- Concern is expressed about the closure of gas stations.

Macdonald St & W King Edward Ave

- A variety of businesses and services are present, including food establishments, retail, and medical professionals.
- The community centre is a key asset offering various recreational facilities.
- The local school is over capacity. Before and after school care is also over capacity with a long wait list.
- There are no grocery shops within this Village area.
- There is a need for improved intersection lights and traffic controls due to frequent near misses.
- A small drug store and pharmacy would be beneficial, particularly for elderly residents.
- A community swimming pool is needed in the broader area, potentially located near this intersection.

Mackenzie St & W 33rd Ave

- The area is characterised by having only local small businesses (bakeries, cafes, market, meat shop) in a residential setting.
- Mackenzie St is noted as a high flow thoroughfare.
- Making the street and sidewalk space more usable for businesses is suggested to attract people.
- Desire for local low height density development.
- Tree lined streets are seen as a positive feature.

Mackenzie St & W 41st Ave

- The Kerrisdale Elementary after school program is highlighted positively.
- A strong desire is expressed for the Kerrisdale highstreet to be pedestrianized to create a Village square atmosphere, citing the existing use of outdoor cafe spaces and shopping areas.

Nanaimo St & East 1st Ave

- Significant need for improved pedestrian and cyclist crossings, including crosswalks, signals, and physical protection for bike lanes.
- The road diet implemented north of E 1st Ave is praised and recommended for the section south of E 1st Ave.
- Issues with drivers failing to yield at crosswalks are noted.
- Local businesses are seen positively, suggesting potential for more ground-level commercial.
- The closure of the post office is noted, with a desire for its return.
- There is a significant lack of public plazas and community open space, leading to suggestions for temporary or permanent uses of empty lots for gardens, markets, or food trucks.
- The current Nanaimo St traffic pattern involving shifting lanes is seen as confusing and dangerous, with a suggestion to remove the second lane entirely to slow traffic.
- Concerns are raised about small lot sizes and FSR limits hindering housing development, suggesting a shift to a height-based framework.
- There is a significant need for more childcare spaces.
- A small scale grocer is needed in the area.
- Existing commercial is seen as serving through traffic rather than the neighbourhood.
- A dedicated dog park is strongly needed to prevent conflicts in existing parks, suggesting potential locations within current parks.
- The existing splash pad is described as sad and unsafe, needing renovation.

Nanaimo St & E Broadway

- The large trees along E 10th Ave are appreciated.
- A parklet was a positive feature for kids and biking.
- This location is seen as a perfect spot for a rest stop coffee shop or other businesses due to high cyclist and pedestrian traffic, especially those travelling to/from Trout Lake Park. The current seating area is uninviting.
- The intersection is perceived as very unsafe for pedestrians and transit users due to visual obstruction, heavy traffic, and multiple lanes; calls for fully separated signals, restrictions on right-on-red, bollards, and daylighting.
- Physical daylighting (curb bulges, rain gardens) is needed due to parking issues limiting visibility and creating unsafe conditions for families.
- Traffic calming is needed on Lakewood Dr between E Broadway and E 1st Ave (a major bike route).
- Desire for 4-6 story apartment buildings with ground-level retail along Nanaimo St between E Broadway and E 1st Ave.

- The disused parklet needs improvement into a more inviting space like a cafe or community garden.
- More traffic calming is needed at the busy intersection near the school.
- A call for more grocery/cafe/bodega/corner store type retail focusing on local businesses rather than chains.
- Existing businesses are valued, with a hope they are retained in future development.
- A significant lack of public plazas and community open space is noted, similar to the E 1st Ave area.
- Some businesses are noted as having a good location but not reaching its potential.
- The Nanaimo St traffic pattern is seen as confusing and dangerous, similar to comments about the E 1st Ave section.
- A large amount of wasted space at the corner of the parking lot could be used for community open space, play areas, markets, or a skatepark.
- The wide road design of Nanaimo St encourages inappropriate driving and feels dangerous. Suggestions include protected bike lanes, pedestrian islands, and narrower lanes.
- Curb extensions are suggested to improve pedestrian safety and visibility for turning cars.
- Specific businesses in this Village are noted as an institution, and the popularity of its sidewalk shows potential for the area.
- The existing zoning restricting retail to grandfathered locations on a section of E Broadway is seen as backwards given the area's densification.

Oak St & W 49th Ave

- A popular sushi restaurant is mentioned.

Oak St & W 67th Ave

- Biking on the W 67th Ave Bikeway is perceived as unsafe during rush hour due to cars using it as a bypass; modal filters are suggested.

Victoria Dr & E 61st Ave

- There is a significant population of seniors, and a need for more outdoor activity spaces suitable for seniors, particularly those sheltered from sun and rain for use in winter.
- Desire to see the retail strip along Victoria Dr extended further south.
- An oddly shaped block presents potential for a low rise condominium with businesses or youth services/activity centre below, citing proximity to schools and a Boys and Girls Club.
- The neighbourhood library is considered a very important community asset despite access challenges, hosting family friendly events.

Wales St & E 41st Ave

- A local church is valued for its history and role as a community gathering place, with suggestions to integrate it with other functions.
- A flashing crosswalk or light is needed due to pedestrian and cyclist traffic.
- A walk-in clinic and pharmacy are considered essential for the neighbourhood.

3.2 General Map Comments

A total of 116 general map comments were submitted during this exercise. These comments were not tied to a specific location within a Village but referred to nearby areas or broader issues impacting Villages as a whole. A summary of these comments is provided below, presented in no particular order:

- Dilapidated buildings and empty storefronts are seen negatively, with a suggestion for complete redevelopment into mixed use rental towers.
- Community grocery stores are popular and successful.
- Suggestion to utilise space by building on top of SkyTrain stations with mixed-use development.
- There is a strong desire for high-quality local grocery stores in Villages.
- 4th Ave is seen as a vibrant area that should be designated a Village, benefiting from more pedestrian space.
- Art studios are an appreciated space, highlighting the need for more access to art.
- Pedestrian crossings need better lighting.
- Crossing wide, multi-lane roads can feel risky due to lack of crosswalks, signals, and adequate pedestrian refuges.
- 5th Ave's wide right-of-way is seen as having potential for shops, businesses, and small apartments with large pedestrian-friendly sidewalks.
- Certain intersections are described as terrifying for pedestrians and cyclists due to issues with light cycles, lack of refuge islands, and poor road conditions; bump outs are suggested to slow cars.
- Desire for businesses along greenways, such as small grocery stores or cafes with outdoor seating.
- Poor separation between pedestrians and cyclists on the Arbutus Greenway is noted.
- Wish for local restaurants or pubs with outdoor spaces facing greenways or car-free areas.
- Difficulties in accessing greenways due to uncontrolled crossings and a general lack of active transportation infrastructure are cited as reasons why people choose to drive.
- Underutilized parks lacking promised infrastructure and amenities are mentioned.
- Suggestions are made for connecting paths to avoid cutting through parks.
- Desire to replace parking lots with mixed-use development or public space.

- Mixed-use development with ground floor retail is suggested near community centres. A crosswalk near a park and community centre is needed for safety.
- Suggestion to formalise bike path areas into parklets.
- Opinion that wide streets can accommodate higher density (6 storeys) and traffic, while narrower streets suit lower density.
- W 10th Ave is described as a former thriving Village that needs revitalisation and inclusion in the Villages program.
- Appreciation for the variety and vibrancy of businesses in certain strips.
- Request for off-leash dog hours in areas lacking this.
- Unsafe pedestrian crossing at 16th and Vine due to visibility and drivers bypassing stopped cars; a pedestrian-controlled light is needed.
- Hope that existing restaurants can remain during redevelopment. Suggestions for greenery and paved sidewalks along redeveloped sites.
- Parks can be very dark at night, needing lighting for evening use.
- A community garden is needed.
- A respondent suggested examples of integrated dense housing with features beneficial for families and community.
- Certain intersections are confusing and unsafe for drivers and pedestrians, needing improvements like traffic circles or chokers.
- Sidewalks in several locations are in poor condition (cracked, flooding, disintegrating) and need better lighting.
- Better use of wasted space near the cemetery (closed street) is suggested for various public amenities.
- Maintenance is needed for community gardens and other features along bikeways.
- A block is noted for converting its alley into a haunted house for Halloween.
- Parts of the cross town 45th Ave bike way are missing signage and connections.
- Mention of various specific local businesses and institutions, such as a preschool, senior residence, and a veterinary hospital, highlighting their importance to the neighbourhood and expressing a desire for them to remain.
- A unique double fronting street design is noted, with suggestions for allowing two houses per site to utilise this feature for increased density and privacy.

3.3 Summary of Online Mapping

Community feedback across Villages highlighted a wide range of local priorities, challenges, and opportunities for improvement. Residents emphasized the importance of safe, walkable streets with better pedestrian and cyclist infrastructure, particularly around schools and busy intersections. Many called for more vibrant, mixed-use development to replace underutilized or aging buildings, alongside increased housing density that supports local businesses and diverse populations. Access to essential services—like grocery stores, childcare, medical centres, and transit—was frequently cited, especially in areas with limited amenities. Public spaces such as parks, plazas, and greenways were valued, though many require upgrades for safety, accessibility, and community use. There was also strong interest in supporting small, local businesses and enhancing the Village feel through thoughtful public realm improvements, like outdoor seating, tree planting, and community gardens.

Overall, feedback revealed a desire for more complete, connected neighbourhoods that serve residents of all ages and reflect community character.

4. In-Person Open House Feedback

As part of Phase 1 engagement for the Villages Planning Program, five in-person Open House events were held across the city. These events invited residents to share their thoughts about the future of their neighbourhoods.

Comments were gathered through two main activities:

1. ***Mapping Comments by Village:*** Location specific comments about a certain Village regarding favourite places, areas for improvement and feedback on Village boundaries.
2. ***Sticky Note Comments:*** General comments regarding the Villages project using sticky notes.

Mapping Comments by Village	
Village	Number
Victoria Dr & E 61st Ave	30
Mackenzie St & W 41st Ave	27
Angus Dr & W 57th Ave	21
Commercial St & E 20th Ave	20
Macdonald St & W King Edward Ave	19
Mackenzie St & W 33rd Ave	19
Fraser St & East 33rd Ave	16
Wales St & E 41st Ave	13
Kerr St & E 54th Ave	12
Granville St & W 41st Ave	11
Macdonald St & W 16th Ave	11
Oak St & W 67th Ave	7
Knight St and E 33rd Ave	5
Nanaimo St & E 1st Ave	3
Oak St & W 49th Ave	3
Heather St & W 33rd Ave	2
Nanaimo St & E Broadway	2
Total Comments: 222	

4.1 Mapping Comments

Participants placed notes directly on large printed maps for specific Villages. These comments were location-specific and have been analyzed to identify the most common themes raised in each Village. A total of 222 comments were submitted. Victoria Dr & E 61st Ave, Mackenzie St & W 41st Ave, and Angus Dr & W 57th Ave received the highest number of comments (30, 27, and 21 respectively).

The following two subsections summarize each type of feedback in turn, with comments organized by key themes. It is important to note that some comments encompassed multiple types of feedback and were therefore categorized under several themes for the purposes of this analysis.

Victoria Dr & E 61st Ave (30 comments)

- Parks & Green Space (8): Support for retaining and enhancing local parks, green boulevards, and underutilized green spaces.
- Housing & Land Use (7): Suggestions to redevelop with mid-rise apartments, townhouses, and co-ops; calls for zoning setbacks to protect neighbouring homes.
- Community Facilities (6): Support for youth, senior, and multi-use community spaces, including a gym, swimming pool, and accessible public washrooms.
- Transportation (4): Concerns about fast car traffic and suggestions for calming measures, better pedestrian crossings, and traffic flow near Knight St.
- Shops & Services (4): Desire to retain small local shops and expand retail along Victoria Dr.
- Infrastructure & Utilities (1): Suggestion to include underground parking and EV charging in new developments.

Mackenzie St & W 41st Ave (27 comments)

- Village Identity (5): Strong opposition to designating this area as a Village, with concerns about boundaries, character, and the validity of the concept itself.
- Transport & Infrastructure (4): Concerns about heavy traffic on 41st Avenue, school congestion, and ineffective bike routes; suggestions for calming traffic.
- Housing & Density (4): Mixed views on new development: opposition to towers (though not within scope of the Villages Planning Program), and some support for affordable or non-market housing.
- Green Space & Public Realm (4): Support for preserving mature trees and school grounds; interest in more public outdoor space.
- Planning & Development Policy (3): Broader concerns about citywide planning, including criticism of the Broadway Plan (though not within scope of the Villages Planning Program) and developer influence.

Angus Dr & W 57th Ave (21 comments)

- Transportation (9): Calls for safer bike lanes, pedestrian crossings, and improved public transit; concern about traffic congestion on arterials.
- Public Realm & Amenities (9): Support for more green space, outdoor gathering areas, and local shops; interest in car-free or pedestrian-focused streets.
- Housing & Land Use (4): Desire for more diverse housing options and zoning flexibility, including allowance for strata and smaller multi-unit buildings.
- Neighbourhood Boundaries (4): Suggestions to reduce the Village boundaries, focusing higher-density development around W 57th Ave and excluding adjacent areas.

Commercial St & E 20th Ave (20 comments)

- Transportation & Mobility (9): Concerns about crowded and unreliable buses, traffic safety, and lack of parking; strong support for improved sidewalks, pedestrian access, and east–west cycling routes.
- Shops & Services (4): Desire for local amenities such as cafes, pubs, yoga studios, and pharmacies.
- Housing & Density (4): Support for increased density and more affordable housing, with concerns about erosion, runoff, and the need for adequate services.
- Green Space & Environment (3): Support for protecting mature trees and enhancing outdoor recreation spaces; concern about environmental impacts of new development.
- Schools & Education (2): Concerns regarding school enrolment caps and support for car-free School Streets.

Macdonald St & W King Edward Ave (19 comments)

- Preservation of Neighbourhood Character (6): Desire to preserve mountain views, quiet streets, and Kitsilano's existing feel. Comments express concern about development scale, boundaries, and opposition to the Broadway Plan (though not within scope of the Villages Planning Program).
- Housing & Affordability (5): Support for strata and rental housing near transit, protecting and expanding affordable housing, and easing regulations like minimum lot depth.
- Parks & Public Space (3): Interest in maintaining tree-lined streets and passive public space; support for recreational amenities like pickleball courts.
- Community Services (1): Concern about limited spaces in schools, daycares, and community centres.
- Local Business (1): Suggestion to reduce taxes and rent pressures on small businesses.
- Active Transportation (1): Request to reroute a planned bike corridor to better match neighbourhood patterns.

Mackenzie St & W 33rd Ave (19 comments)

- Neighbourhood Character & Identity (10): Opposition to the Village designation, with concerns about preserving the area's unique character, panoramic views, and well-loved spaces like Triangle Park and the Arbutus Lookout.
- Parks & Public Space (3): Support for recreational amenities like pickleball and public gathering spaces; interest in progress on the Arbutus Greenway linear park.
- Transport & Access (3): Concerns about narrow streets, sidewalk obstructions, and traffic near greenways; calls to slow traffic and improve walkability.
- Local Business & Services (2): Appreciation for small, independent shops and concern about their ability to survive future changes.
- Housing & Affordability (1): Support for strata housing near transit.
- Community Services (1): Need for more community facilities and childcare spaces to support local families.

Fraser St & E 33rd Ave (16 comments)

- Parks & Public Space (6): Support for centering the Village around Gray Park and recognizing the cemetery as a valued green space. Suggestions include park-focused amenities, places to gather outdoors, and informal spaces like parklets and plazas.
- Housing & Neighbourhood Character (6): Support for adding density, especially along main corridors like Fraser St and E 33rd Ave, but with concerns about placement and transitions near quiet, residential streets. Emphasis on avoiding abrupt shifts from single-family homes to tall buildings.
- Shops & Services (5): Desire for a walkable commercial core near the park, with improved local businesses and links between Fraser St and Knight St. Some comments specifically referenced the nearby grocery store and small cafés.
- Traffic & Access (1): Concern about congestion on E 33rd Ave and the potential traffic impact of added density.

Wales St & E 41st Ave (13 comments)

- Parks & Public Space (5): Strong support for preserving and enhancing public parks and green spaces, including Everett Crowley Park, off-leash dog parks, and calls for more benches and shade in public spaces.
- Community Services (4): Concerns about the need for more community services, including schools, senior-friendly housing, and childcare services to match the growing density.
- Neighbourhood Character (2): Emphasis on preserving the heritage of the area, including heritage homes and Vancouver Specials, and maintaining cleaner public spaces.
- Shops & Services (2): Desire for light commercial development along side streets, including coffee shops and other local businesses to serve the community.

Kerr St & E 54th Ave (12 comments)

- Amenities (5): Requests for childcare, recreation, and senior housing, including playgrounds, pickleball courts, and nursing homes.
- Transport & Access (2): Requests for improved public transit (on E 54th Ave) and bike lanes (north/south).
- Shops & Services (2): Mention of shopping mall and general interest in small local services.
- Neighbourhood Boundaries (3): Several suggestions to extend the Village boundary to include more areas like Killarney Park, a local church, and nearby blocks.

Granville St & W 41st Ave (11 comments)

- Amenities (5): Requests for more community spaces, including a park, gathering places to connect with neighbors, and senior-friendly housing and services. There were also mentions of the need for a daycare and recreational areas like playgrounds and pickleball courts.
- Transport & Access (3): Concern about improving traffic flow around the local school, adding public transit on W 54th Ave, and the need for traffic lights during rush hours, especially after school.
- Shops & Services (2): Desire for more local businesses, such as a grocery store, boutique shops, and a connection between local businesses along W 41st Ave.
- Neighbourhood Boundaries (3): Suggestions to expand the Village boundary to include areas like Killarney Park and further east along the community's stretch.

Macdonald St & W 16th Ave (11 comments)

- Broadway Plan (4): Though not within the scope of the Villages Planning Program, there was strong opposition to the Broadway Plan, with concerns about increased density, the introduction of towers, and the potential disruption of the neighborhood's character and affordability. Comments also raised issues about planning process and guarantees regarding affordable housing quotas.
- Village Identity & Neighbourhood Character (3): Desire to preserve the family-oriented, affordable nature of the neighborhood. Concerns about the negative effects of adding 6-storey buildings and the risk of pushing families out of the area.
- Housing & Density (3): Support for preserving current affordable housing and co-ops, concerns about the definition of "affordable" housing, and the impact of increasing density in the area.
- Traffic & Access (1): Request for speed calming on W 17th Ave and residential parking to manage increased traffic congestion.
- Parks & Public Space (1): Support for the addition of recreational spaces like pickleball courts.

Oak St & W 67th Ave (7 comments)

- Amenities (6): Requests for essential services, including grocery stores, hair salons, dental offices, a credit union branch, off-leash dog parks, recreational spaces, and services for seniors, youth, and low-income residents.
- Transport & Access (2): Concerns about congestion on Oak St and the need for a traffic light during rush hour, especially after school.
- Neighbourhood Boundaries (2): Suggestions to extend the Village boundaries to include Killarney Park and adjust the western boundary to Marguerite.

Knight St & E 33rd Ave (5 comments)

- Parks & Public Space (2): Mention of local community garden and the best toboggan hill for snow days.
- Housing & Density (2): Request for more housing and support for 6-storey buildings with 60 feet frontage on corner lots with lane access.

Nanaimo St & E 1st Ave (3 comments)

- Housing & Density (2): Support for allowing 6-storey rental buildings and condos, especially in areas with quiet streets and lane access.

Heather St & W 33rd Ave (2 comments)

- Parks & Public Space (1): Appreciation for the space available for playing ultimate frisbee.
- Amenities (1): Request for more seating, specifically a large bench with recline for comfort.

Oak St & W 49th Ave (3 comments)

- Housing & Density (2): Requests for more affordable senior housing, including higher buildings, and support for rental and condo units on quiet streets.
- Community Services (2): Support for more medical clinics, daycares, and other community services to support a growing population, especially seniors.

Nanaimo St & E Broadway (2 comments)

- Places to eat & drink (2): Mention of popular local restaurant and coffee shop.
- Community Services (2): Support for more medical clinics, daycares, and other community services to support a growing population, especially seniors.

This table shows which themes were most prominently raised in each Village during Open House events. Shaded cells indicate that a theme was a top issue in that Village, based on the number and content of community comments. Unshaded cells indicate that the theme was either not mentioned or not raised as a primary concern in that location.

Top themes raised during Village-specific Open House activities

Theme:	Housing	Amenities & Retail	Transportation	Public Space	Boundaries	Character / Preservation
Angus & 57th		■	■	■	■	
Commercial & E 20th	■	■	■			
Fraser & E 33rd	■	■	■	■		
Granville & W 41st		■	■	■	■	■
Heather & W 33rd				■		
Kerr & E 54th	■	■	■	■	■	
Knight & E 33rd	■			■		
Macdonald & W 16th	■		■			
Macdonald & King Ed	■	■			■	■
Mackenzie & W 33rd	■	■	■	■		■
Mackenzie & W 41st	■	■	■	■		■
Nanaimo & E 1st	■					
Nanaimo & Broadway		■				
Oak & W 49th	■	■				
Oak & W 67th	■	■	■	■		
Victoria & E 61st	■	■	■	■		■
Wales & E 41st	■	■		■		■

Key:

Housing: Comments about housing types, affordability, density, or redevelopment.

Amenities: Requests for local services such as shops, cafes, recreation facilities, or healthcare.

Transportation: Concerns about traffic, transit access, bike lanes, or pedestrian safety.

Public Space: Feedback about parks, plazas, gathering areas, and the general public realm.

Boundaries: Suggestions to adjust the proposed Village boundaries.

Character / Preservation: Emphasis on maintaining neighbourhood identity, heritage, or existing trees and views.

4.2 Sticky Note Comments

Sticky Note Comments – Participants also submitted sticky notes with general ideas, questions, or concerns. These were not tied to a specific Village but instead reflect broader or regional priorities. Sticky note comments are summarized by Village grouping: West and Southwest*. A total of 39 sticky note comments were submitted: 29 from the West Villages and 10 from the Southwest Villages.

Summary:

- Southwest Villages (10 comments): Smaller in volume, but strong support for green/public space, owner-focused housing, and more local retail. A few comments touched on safety and neighbourhood identity.
- West Villages (29 comments): Key themes included density and built form concerns, governance frustrations, and calls for more amenities, school capacity, and recreational space.

SOUTHWEST VILLAGES

The Southwest Villages received fewer comments (10), but several themes still emerged, particularly around livability, housing, and community life.

1. Public Space & Green Space
There was a clear desire for more accessible gathering spaces - including weather-protected areas and green space in residential neighbourhoods.

2. Housing & Tenure
Comments supported increasing housing supply, but emphasized ownership models and called for flexibility in zoning.

3. Local Business & Commercial Space
Participants expressed appreciation for existing local businesses and requested more commercial space for daily needs.

4. Safety & Security
One comment raised concerns about safety in the area.

5. Neighbourhood Character & Identity
A comment highlighted the importance of social connection and place identity.

** See Figure 2 (p.6) for locations of Village groupings.*

WEST VILLAGES

The West Villages received 29 comments, with feedback touching on a wide range of concerns related to density, engagement, services, and public space.

1. Governance & Process
Some participants expressed frustration with how engagement was being handled. Comments pointed to a perceived lack of transparency and communication by the City, as well as concerns about the overall direction of planning.

2. Density, Design, and Built Form Concerns
Numerous sticky notes raised concerns about the form and scale of development. While some referenced specific regulations, others conveyed broader discomfort with increased height and reduced setbacks.

3. Amenities and Services
Several comments emphasized the need for more local services, especially childcare, and a sense that infrastructure isn't keeping pace with growth.

4. Education
One note specifically called out school capacity as a concern.

5. Transportation & Street Use
Feedback touched on the need for parking, frustrations with bike lane locations, and a perceived lack of focus on transportation planning.

6. Ageing & Accessibility
A few comments emphasized the importance of considering the needs of older residents when assessing walkability.

7. Recreation
There was at least one direct request for more recreational space.

4.3 Summary of In-Person Open House Feedback

This feedback provides detailed, location-specific insights into how residents view the future of their neighbourhoods. Across Villages, participants emphasized the importance of local services, walkability, and public space, while raising concerns about housing affordability, density, and the preservation of neighbourhood character. These priorities reflect broader patterns also identified through the online survey, highlighting shared values across communities.



Mapping activity, South Vancouver Neighbourhood House, 2025
(Photo Credit: Melissa, SVNH Advisory Committee member)

5. Neighbourhood House Information Sessions

5.1 Overview

These events were designed to share information about the Villages Planning Program, respond to questions, outline further opportunities to get involved, and learn more from the community about the Villages within or near the Marpole Neighbourhood House and South Vancouver Neighbourhood House catchment areas.



Mapping activity, Marpole Neighbourhood House, 2025 (Photo Credit: DeeDee Nelson, MNH Advisory Committee)

Agenda

1. Session Format and Guidelines
2. Villages Planning Program Overview
3. Question and Answer Period
4. Interactive Discussion - Mapping Activity
5. Closing Remarks

Summary of Information Session

This summary is intended to capture what was heard at the events. Following the Villages Planning Program presentation and question and answer period, the group was asked to participate in an interactive mapping activity to identify special places, areas for improvement, and preliminary boundaries for the select Villages.

5.2 South Vancouver Neighbourhood House

There were 20 community members and 4 staff from the South Vancouver Neighbourhood House Reframing Team present at the meeting.

Key Themes

Feedback generally fell into the following themes:

1. Need for affordable housing options and concerns about renter displacement
2. Interest in additional local shops and services
3. Better access to public spaces and amenities
4. Need for improved transit and transportation infrastructure

1. Need for affordable housing options and concerns about renter displacement

- Lack of diverse housing options
- Need for more affordable housing and seniors housing
- Concerns about renter displacement due to redevelopment and affordable housing alternatives in the area
- Opportunity to create more walkable communities by densifying near commercial nodes

2. More Cohesive Bike Infrastructure and Transit Connections

- Need for additional retail options along major streets near other existing shops and services
- Interest in new shops and services such as grocery stores, health services, and coffee shops

3. Better access to public spaces and amenities

- Need for more well-lit outdoor meeting spaces and activities for newcomers, families, and youth
- Interest in covered outdoor gathering spaces during colder months
- Lack of childcare spaces and outdoor amenities such as outdoor gyms, running tracks, and dog parks
- Opportunity to enable more small plazas and seating areas near commercial areas

4. Need for improved transit and transportation infrastructure

- Difficulty accessing local shops and services due to limited transit options
- Need for improved cycling infrastructure
- Lack of transit investment in South Vancouver including connections to/from the River District
- Need for more bus shelters and more frequent bus services
- Opportunity to engage with TransLink staff about future transit priorities for the area

5.3 Marpole Neighbourhood House

There were 8 community members and 2 staff from the Marpole Neighbourhood House Reframing Team present at the meeting.

Key Themes

Feedback generally fell into the following themes:

1. Strong desire for additional local shops and services
2. Better access to green space and recreational facilities
3. More cohesive bike infrastructure and transit connections

1. Strong Desire for Additional Local Shops and Services

- There is a need for additional services and retail options in the area, with an emphasis on supporting local businesses and non-profit organizations.
- Small retail stores should be prioritized to enhance the availability of options for local businesses.
- The community expressed interest in having a small market, such as a community farmers market, to promote local produce and goods.
- There is a demand for more affordable grocery stores close by to address current gaps in accessible and reasonably priced options.

2. More Cohesive Bike Infrastructure and Transit Connections

- The bike lane infrastructure is inconsistent, and the greenway currently ends at a busy intersection without adequate pedestrian crossings or sidewalks.
- Blind intersections present safety hazards for cyclists and require improvements to ensure safer biking conditions.
- Additional transit connections between Oak Street and Cambie Street are necessary to improve transit options in the area.

3. Better Access to Green Space and Recreational Facilities

- There is a growing interest in expanding park space within the community.
- Pop-up plazas have the potential to enliven the community and encourage social engagement.
- Accessible public washrooms that are clean and well-maintained should be prioritized.
- There is interest in co-operatives and community gardens to foster local engagement and sustainability.
- There is a need for music, fitness, dance, and art studios, with a focus on making these spaces accessible during daytime hours.

6. Summary of Phase 1 Engagement



This report presents an overview of community feedback gathered through four engagement activities led by the Villages Planning team between Q4 2024 and Q1 2025. With over 3,000 engagement touchpoints, the process generated a wealth of general and Village-specific input. The following summary captures key themes and priorities identified across all events, reflecting what residents value in their neighbourhoods and where they see opportunities for improvement.

- Many Villages struggle to meet residents' daily needs, particularly in areas with limited access to essential services like health care, fitness, personal care, and financial institutions.
- While food and retail are more commonly available, gaps in everyday services often force residents to travel to larger commercial hubs.
- Walkability is generally good in Villages where services exist, and residents highly value local businesses and public spaces, including parks, cafés, and community centres.
- There's a strong desire for more restaurants, grocery stores, informal gathering spaces, and green infrastructure like trees and pollinator gardens.
- Amenity needs vary, with some Villages prioritizing things like childcare, seniors services, or neighbourhood houses.
- Concerns include transit, housing affordability, and development pressures, however, feedback shows there is widespread support for gentle density that aligns with neighbourhood character.

Overall, there's a shared vision for Villages that includes walkable, vibrant communities with more services, amenities and support for local businesses and public life.

Appendix A: Survey Questions

Villages Planning Program Your Villages Today

Tell us about Your Village(s)

We are looking to learn more about the 17 Villages that are part of the Villages Planning Program. Understanding your experience of these places will help us develop the planning policies and guidelines that will direct future growth in these areas.

It is important for us to know what you like and value about your Village, and what you feel is missing or could be improved.

Q1. Which Village do you have the greatest connection to/are most familiar with? See Preliminary Village Boundaries map for reference. Select one.

- ◯ Angus St & E 57th Ave
- ◯ Commercial St & E 20th Ave
- ◯ Fraser St & E 33rd Ave
- ◯ Granville St & W 41st Ave
- ◯ Heather St & W 33rd Ave
- ◯ Kerr St & E 54th Ave
- ◯ Knight St & E 33rd Ave
- ◯ Macdonald St & W 16th Ave
- ◯ Macdonald St & W King Ed Ave
- ◯ Mackenzie St & W 33rd Ave
- ◯ Mackenzie St & W 41st Ave
- ◯ Nanaimo St & E First Ave
- ◯ Nanaimo St & E Broadway
- ◯ Oak St & W 49th Ave
- ◯ Oak St & W 67th Ave
- ◯ Victoria St & E 61st Ave
- ◯ Wales St & E 41st Ave

Q2. What is your connection to this Village? Select all that apply.

- ◯ I live (and own) here
- ◯ I live (and rent) here
- ◯ I live outside of (but near) this Village
- ◯ I shop here more than once a week
- ◯ I use community services or amenities here (e.g. childcare, neighbourhood house)
- ◯ I work here
- ◯ I own property here
- ◯ I own and/or operate a business here
- ◯ I meet with friends/family here to socialize
- ◯ I use the public spaces (e.g. plazas, parks, playgrounds)
- ◯ I go to school here
- ◯ I take public transit that runs through here
- ◯ Other (please specify):

_____

Housing

In addition to existing options such as houses, duplexes and multiplexes, Villages are envisioned through the Vancouver Plan to have a greater mix of missing middle housing on every block, including multiplexes, townhouses and apartment buildings up to six storeys. These additional options will make it easier for more households of all types and at all stages of life to find housing that meets their needs and budget in neighbourhoods close to daily needs and transit. New housing options will also add to the diversity, character and vibrancy of the Villages, and mixed-use buildings will create spaces for new businesses in addition to new homes.

Q3. For the Village you selected, do you have any housing-related comments you would like to share (e.g. specific local needs, unique sites)?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Shops, Services and Employment

Understanding your day-to-day needs for goods and services helps us plan commercial spaces that serve the local residents. While the City cannot regulate what kind of business ends up renting a specific retail space, it is still important for us to understand what typical needs in Villages might be.

For the next several questions, consider the businesses that support your daily needs such as a grocery store, places to eat, a doctor's office or dentist, a hair salon or barber, or any other shops you visit regularly.

Q4. Do you agree or disagree with the following?

I am able to meet many of my daily needs in this Village. Select one.

- ◯ Strongly agree
- ◯ Somewhat agree
- ◯ Somewhat disagree
- ◯ Strongly disagree
- ◯ Don't know _____

If you answered either **strongly agree or somewhat agree in Q4**, please answer Q4(a) and Q4(b) below.

Q4(a). What daily needs you are able to meet in the Village you selected. Select all that apply.

- ◯ Grocery store
- ◯ Places to eat or drink (e.g. restaurants, coffee shops)
- ◯ Other retail stores (e.g. convenience stores, specialty stores)
- ◯ Fitness services (e.g. gym, yoga, pilates, dance studios)
- ◯ Financial services (e.g. banking, insurance)
- ◯ Health services (e.g. doctor's office, dentist, physiotherapy.)
- ◯ Personal services (e.g. hair or nail salon, barber, dry cleaning)
- ◯ Other (please specify):

  _____

Q4(b). How do you usually access the daily needs mentioned in the previous question? Select your main transportation mode.

- ◯ Walk
- ◯ Bike
- ◯ Transit
- ◯ Drive (driver or passenger)
- ◯ Other (e.g. motorized scooter, e-scooter): _____
- ◯ Don't know

If you answered either **somewhat disagree/strongly disagree in Q4**, please answer Q4(c) and Q4(d) below.

Q4(c). Where do you normally travel to meet your daily needs (since you aren't able to meet most of them in the Village you selected)? What kinds of places do you typically go to?

_____
_____
_____
_____
_____

Q4(d). How do you usually access the daily needs mentioned in the previous question? Select your main transportation mode.

- ◯ Walk
- ◯ Bike
- ◯ Transit
- ◯ Drive (driver or passenger)
- ◯ Other (e.g. motorized scooter, e-scooter): _____
- ◯ Don't know

Q5. In your opinion, what new/additional shops and services are required for you to meet your daily needs in the Village you selected? Select all that apply.

- ◯ Grocery store
- ◯ Places to eat or drink (e.g. restaurants, coffee shops)
- ◯ Other retail stores (e.g. convenience stores, specialty stores)
- ◯ Fitness services (e.g. gym, yoga, pilates, dance studios)
- ◯ Financial services (e.g. banking, insurance)
- ◯ Health services (e.g. doctor's office, dentist, physiotherapy.)
- ◯ Personal services (e.g. hair or nail salon, barber, dry cleaning)
- ◯ Other (please specify):

  _____
- ◯ Don't know

Q6. Are there any existing businesses that add to the unique identity of your Village or make it more vibrant? Select one.

- ◯ Yes (please specify the name(s)/location(s)) _____
- ◯ No
- ◯ Don't know

If you answered either **I own and/or operate a business here in Q2**, please answer Q6(a), Q6(b), and Q6(c) below.

Q6(a). You have said that you own or operate a business in this Village. What do you like about owning/operating a business in this location?

_____
_____
_____
_____
_____

Q6(b). What changes in the Village could make it a better place to operate your business?

_____
_____
_____
_____
_____

Q6(c). As a business owner and/or operator in a Village, would you be interested in City staff reaching out to you for additional stakeholder engagement opportunities, as part of the Villages planning program? Select one.

◯ Yes

◯ No thanks

If yes, please provide your contact information below.

Business name: _____

Email address: _____

Public Space

Public spaces are an important part of a vibrant neighbourhood, providing opportunities for getting together, playing, recreation, relaxing, enjoying events and performances, and supporting shops and services. The Village Planning Program will deliver standard designs which will show examples of how potential street/public space improvements could look in your Village in the future.

Q7. Do you have any favourite public spaces in the Village you selected? Select one.

- ◯ Yes (please specify the name(s) and/or location(s)):

  _____

- ◯ No
- ◯ Don't know

Q7(a). Why are these your favourite public spaces?

_____
_____
_____
_____
_____

Q8. What public space activities would you like to see more of in the Village you selected? Select up to five.

- ◯ Experiencing nature
- ◯ Food trucks/carts
- ◯ Gardening
- ◯ Gathering with friends, coworkers, etc.
- ◯ Learning about cultures and histories
- ◯ Local events and performance space
- ◯ Outdoor dining (e.g. patios, picnics)
- ◯ Outdoor markets
- ◯ Pet-friendly spaces (e.g. off-leash areas)
- ◯ Play areas
- ◯ Public art
- ◯ Quiet places to sit and rest
- ◯ Street entertainment
- ◯ Other (please specify):

  _____

- ◯ Don't know

Social and Cultural Amenities

Social and cultural amenities can play an important role in shaping the unique character and identity of a Village. They often provide key services which help create a more inclusive and strong neighbourhood. These amenities can include, but are not limited to, cultural centres, neighbourhood houses and other community organisations, youth and seniors centres, and places of worship.

Q9. Are there any social or cultural amenities in (or near) the Village you selected that you think are important to that Village? Select all that apply.

- ◯ Childcare
- ◯ Cultural centre
- ◯ Neighbourhood house
- ◯ Youth centre
- ◯ Seniors centre
- ◯ Place of worship
- ◯ Arts and cultural space
- ◯ Don't know
- ◯ Other (please specify) _____

Q9(a). If you selected any of the options in Q9. Please share the name(s) and/or location(s) of the place(s) you selected, and why.

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Nature and Ecology

Adding nature and ecological features into our neighbourhoods provides people with more ways to relax and connect with nature in their everyday lives. It also helps support a healthy city, including reducing heat, flooding after heavy rainfalls, and strengthening the diversity of plants, bugs and birds in our neighbourhoods. As part of the implementation of the Vancouver Plan, we are doing further work to advance the Plan's environmental goals. We would like to understand what natural and ecological features exist within your Village, and which ones you would like to see more of in the future.

Q10. Do you have any favourite places in your Village where you can see and connect with nature (e.g. clusters of trees or plants, creek, meadow)? Select one.

- ◯ Yes (please specify and include name(s) and/or location(s) if applicable)

  _____

- ◯ No, nature is missing from my Village
- ◯ Don't know

Q11. Which of the following natural and ecological features would you like to see in your Village in the future? Select all that apply.

- ◯ Trees
- ◯ Planting that supports bees (i.e. pollinator gardens)
- ◯ Planted ditches (i.e. rain gardens)
- ◯ Edible landscaping for people and birds (e.g. apple trees, berry bushes)
- ◯ Roofs with plants
- ◯ Other (please specify)

  _____

- ◯ Don't know

Q12. Is there anything else you would like to share with us about the Village you selected?

_____
_____
_____
_____
_____

Feedback on other Village(s)

Q13. Aside from the Village you previously selected, are there any other Villages you would like to provide general comments on? You can share feedback on up to two more Villages. Select one.

- ◯ Yes
- ◯ No

Additional Village #1

Q13(a). If you answered "Yes" to Q13, which additional Village would you like to share feedback on? Select one. (For reference, please refer to the Preliminary Village Boundaries map on page 2).

- ◯ Angus St & E 57th Ave
- ◯ Commercial St & E 20th Ave
- ◯ Fraser St & E 33rd Ave
- ◯ Granville St & W 41st Ave
- ◯ Heather St & W 33rd Ave
- ◯ Kerr St & E 54th Ave
- ◯ Knight St & E 33rd Ave
- ◯ Macdonald St & W 16th Ave
- ◯ Macdonald St & W King Ed Ave
- ◯ Mackenzie St & W 33rd Ave
- ◯ Mackenzie St & W 41st Ave
- ◯ Nanaimo St & E First Ave
- ◯ Nanaimo St & E Broadway
- ◯ Oak St & W 49th Ave
- ◯ Oak St & W 67th Ave
- ◯ Victoria St & E 61st Ave
- ◯ Wales St & E 41st Ave

Q13(b). What would you like to share about this Village?

Additional Village #2

Q14. Is there another Village you would like to share feedback on? Select one.

- ◯ Angus St & E 57th Ave
- ◯ Commercial St & E 20th Ave
- ◯ Fraser St & E 33rd Ave
- ◯ Granville St & W 41st Ave
- ◯ Heather St & W 33rd Ave
- ◯ Kerr St & E 54th Ave
- ◯ Knight St & E 33rd Ave
- ◯ Macdonald St & W 16th Ave
- ◯ Macdonald St & W King Ed Ave
- ◯ Mackenzie St & W 33rd Ave
- ◯ Mackenzie St & W 41st Ave
- ◯ Nanaimo St & E First Ave
- ◯ Nanaimo St & E Broadway
- ◯ Oak St & W 49th Ave
- ◯ Oak St & W 67th Ave
- ◯ Victoria St & E 61st Ave
- ◯ Wales St & E 41st Ave

Q14(a). What would you like to share about this Village?

About You

Our goal is to engage with a diverse group of people and their perspectives. The following questions help us determine how the feedback we received represents the community. These questions help us understand who we have heard from and will not be used to identify individuals. You are welcome to select 'prefer not to say' to any of these questions. Please note that individual responses are treated as 'anonymous' and personal data is not shared with any third-party agencies or organizations.

Q1. What year were you born? Please provide a 4-digit year.

_____

Q2. How would you describe your gender identity? Select one.

- ◯ Man
- ◯ Woman
- ◯ Non-binary or gender diverse
- ◯ None of the above. I identify as: _____
- ◯ Prefer not to say

Q3. How would you describe your housing situation? Select one.

- ◯ Own
- ◯ Rent
- ◯ Live in co-op
- ◯ Unsheltered or temporary shelter
- ◯ Other (please specify):

  _____
- ◯ Prefer not to say

Q3(a). What is your home postal code? Please use capital letters and include your 6-character postal code (for example V5T 4J3).

_____

Q4. Do you have any children under the age of 18 years at home? Select one.

- ◯ Yes
- ◯ No, I have children over the age of 18 years in my household
- ◯ No children in my household
- ◯ Other (please specify):

  _____

- ◯ Prefer not to say

Q5. What do you consider your main ethnic origin or that of your ancestors? Select all that apply.

- ◯ Indigenous (e.g. First Nations, Métis, Inuit)
- ◯ African (e.g. Moroccan, Ghanaian, Ethiopian)
- ◯ Asian (e.g. Chinese, Filipino, Korean, Vietnamese, Thai)
- ◯ Caribbean (e.g. Cuban, Jamaican, Bajan)
- ◯ Central/South American (e.g. Brazilian, Salvadoran, Argentinian)
- ◯ European (e.g. British, Greek, Czech)
- ◯ Middle Eastern (e.g. Lebanese, Iranian, Syrian)
- ◯ Oceanian (e.g. Australian, New Zealander)
- ◯ South Asian (e.g. Indian, Sri Lankan, Pakistani)
- ◯ None of the above. I identify as (please specify):

  _____

- ◯ Prefer not to say

Q6. What category best describes your annual household income before taxes? Select one.

- ◯ Under $20,000
- ◯ $20,000 to under $40,000
- ◯ $40,000 to under $60,000
- ◯ $60,000 to under $80,000
- ◯ $80,000 to under $100,000
- ◯ $100,000 to under $150,000
- ◯ $150,000 and above
- ◯ Prefer not to say

Q7. How did you hear about this survey? Select one.

- ◯ I received a postcard
- ◯ I received an email invitation from Talk Vancouver
- ◯ Word of mouth (e.g. family, friends)
- ◯ City's social media accounts
- ◯ Online news article
- ◯ Poster
- ◯ vancouver.ca
- ◯ Other (please specify)

  _____

- ◯ Don't know/remember

Q8. Would you like to sign up to the Villages planning program notification list to receive project related information and updates? Select one.

- ◯ Yes (please provide your email address):_____
- ◯ No, thanks

Q9. One last question...

We hope you enjoyed filling out this Talk Vancouver Survey! Would you like to sign up to receive future Talk Vancouver survey invitations? Select one.

- ◯ Yes, sign me up now
- ◯ Already a Talk Vancouver member
- ◯ No, thanks

Thank you for participating in the Villages Planning Program survey! Your feedback will be used to help us draft Emerging Ideas and Directions, as we work towards developing land use policies for the Village areas. A summary of your feedback will be shared in Spring 2025.

Appendix B. Respondent Profile

These tables provide demographic and background information about respondents. Results for all core survey topics are presented in the main body of the report.

Which Village do you have the greatest connection to/are most familiar with?		
Primary Village	Number	Percent
Macdonald St & W 16th Ave	346	16%
Commercial St & E 20th Ave	297	14%
Nanaimo St & E First Ave	219	10%
Fraser St & E 33rd Ave	212	10%
Mackenzie St & W 33rd Ave	144	7%
Kerr St & E 54th Ave	124	6%
Nanaimo St & E Broadway	112	5%
Heather St & W 33rd Ave	100	5%
Knight St & E 33rd Ave	90	4%
Angus & 57th	76	4%
Mackenzie St & W 41st Ave	71	3%
Oak St & W 67th Ave	68	3%
Macdonald St & W King Ed Ave	66	3%
Granville St & W 41st Ave	59	3%
Oak St & W 49th Ave	53	2%
Victoria St & E 61st Ave	46	2%
Wales St & E 41st Ave	46	2%
Total Responses: 2,129		

Region of Primary Village	
East Villages	29%
West Villages	29%
Central Villages	19%
Southwest Villages	12%
Southeast Villages	10%

2129 Respondents

Age group of respondents	
19 years and younger	1%
20-29 years	8%
30-39 years	25%
40-49 years	24%
50-59 years	18%
60-69 years	14%
70+ years	10%

1146 Respondents

Gender identity of respondents	
Woman	52%
Man	39%
Non-binary or gender diverse	2%
None of the above (please specify)	1%
Prefer not to say	7%

2102 Respondents

Gender Identity (None of the above, please specify)	
Text Response	Number
Do not identify / Reject gender labels	2
Criticism of inclusion of question	2
Bigender	1
All of the above	1
Other comment / Non-substantive	4

2122 Respondents

Ethnic group of respondents	
African (e.g. Moroccan, Ghanaian, Ethiopian)	0.09%
Asian (e.g. Chinese, Filipino, Korean, Vietnamese, Thai)	16%
Caribbean (e.g. Cuban, Jamaican, Bajan)	0.19%
Central/South American (e.g. Brazilian, Salvadoran, Argentinian)	1%
European (e.g. British, Greek, Czech)	56%
Indigenous (e.g. First Nations, Métis, Inuit)	1%
Middle Eastern (e.g. Lebanese, Iranian, Syrian)	1%
Oceanian (e.g. Australian, New Zealander)	0.47%
South Asian (e.g. Indian, Sri Lankan, Pakistani)	2%
Other: Multiple	6%
Other: Canadian/European descent	12%
Other / None of the above	4%
Prefer not to say	0.33%

2121 Respondents

Housing tenure of respondents	
Own	66%
Rent	26%
Live in co-op	2%
Other (please specify)	2%
Prefer not to say	4%

2102 Respondents

Households with Children Under 18	
Yes	33%
No, I have children over the age of 18 years in my household	14%
No children in my household	46%
Other (please specify)	2%
Prefer not to say	6%

1215 Respondents

Households with Children Under 18 (Other, please specify)	
Text Response	Number
No children under 18	5
Children under 18 part-time (weekends)	4
Expecting a child	4
Yes – Children under 18 at home	2
Children over 18 at home	2
Other comments	2

How respondents heard about the survey	
I received an email invitation from Talk Vancouver	44%
I received a postcard	21%
City's social media accounts	11%
Word of mouth (e.g. family, friends)	10%
Shape Your City (www.shapeyourcity.ca)	7%
Online news article	5%
vancouver.ca	2%
Don't know/remember	2%
Poster	1%
Other (please specify)	9%

2381 Respondents

How did you hear about this survey? (Other Responses)	
Text Response	Number
Digital Media & Social Networks	
Community Facebook groups	69
Twitter / X / BlueSky	6
Online news – City News	5
Reddit	2
Community & Neighbourhood-Based Channels	
Community or resident group	12
Local institution / centre (e.g. Neighbourhood House)	8
Neighbourhood email or mailing list	7
Flyer / letter from neighbour	7
Block Watch / Neighbourhood Watch	4
Physical flyer / poster in public space	4
Public info session / event	4
Neighbourhood platform	2
WhatsApp / community messaging	2
Email, Newsletters, and Direct Outreach	
Greenest City newsletter / other newsletters	11
Email (unspecified)	6
Internal source – City staff	4
Personal & Informal Networks	
Outreach criticism / commentary	21
Other Responses	
Other comment	13

Appendix C: Survey Results by Village

This appendix includes individual survey summaries for each of the 17 Villages. Each summary presents results from key survey questions, along with comparisons to the overall Village average. These comparisons provide a helpful reference point for identifying potential patterns or areas of interest. However, results should be interpreted with care—particularly in Villages with smaller response counts—recognizing that findings reflect the views of those who chose to participate.

Angus St & E 57th Ave 23

Commercial St & E 20th Ave 26

Fraser St & E 33rd Ave 29

Granville St & W 41st Ave 32

Heather St & W 33rd Ave 35

Kerr St & E 54th Ave 38

Knight St & E 33rd Ave 41

Macdonald St & W 16th Ave 44

Macdonald St & W King Ed Ave 47

Mackenzie St & W 33rd Ave 50

Mackenzie St & W 41st Ave 53

Nanaimo St & E 1st Ave 56

Nanaimo St & E Broadway 59

Oak St & W 49th Ave 62

Oak St & W 67th Ave 65

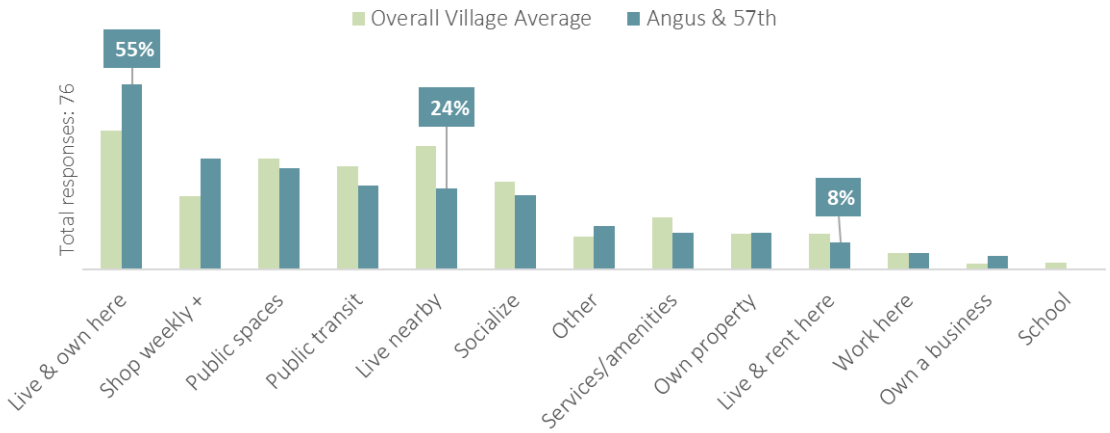
Victoria Dr & E 61st Ave 68

Wales St & E 41st Ave 71

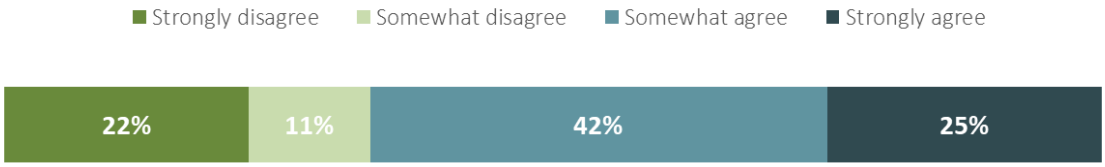
Angus St & E 57th Ave

Total number of responses: 76

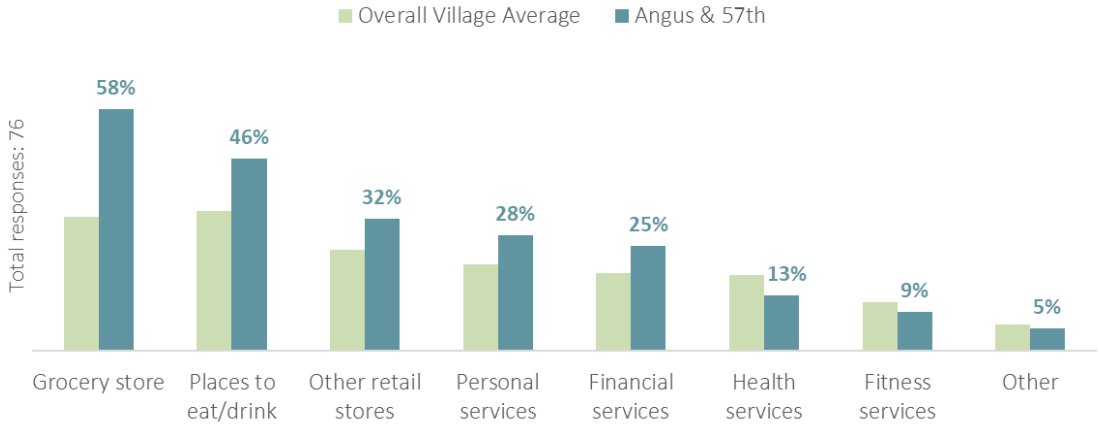
Majority of respondents (63%) live in the Village (own or rent a home), with another 24% nearby.



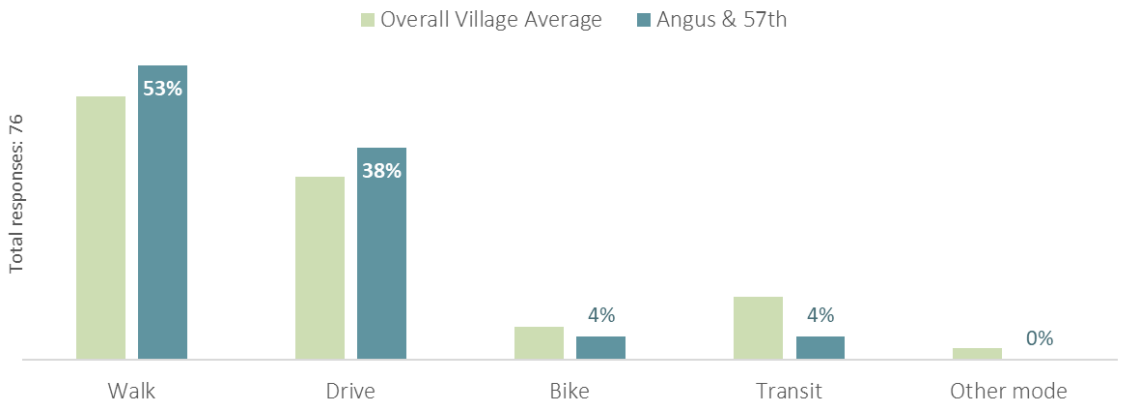
1 in 4 respondents strongly agreed that they are able to meet many of their daily needs in the Village, while a third disagreed.



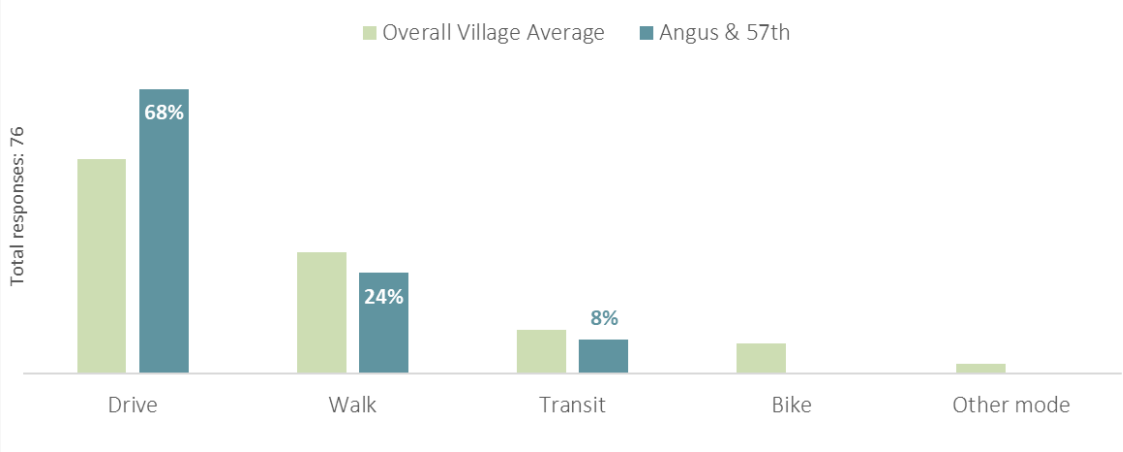
For respondents, reported **daily needs** were most commonly met for **grocery stores (58%)** and **places to eat or drink (46%)**, while **health, fitness, and other services** were less well met.



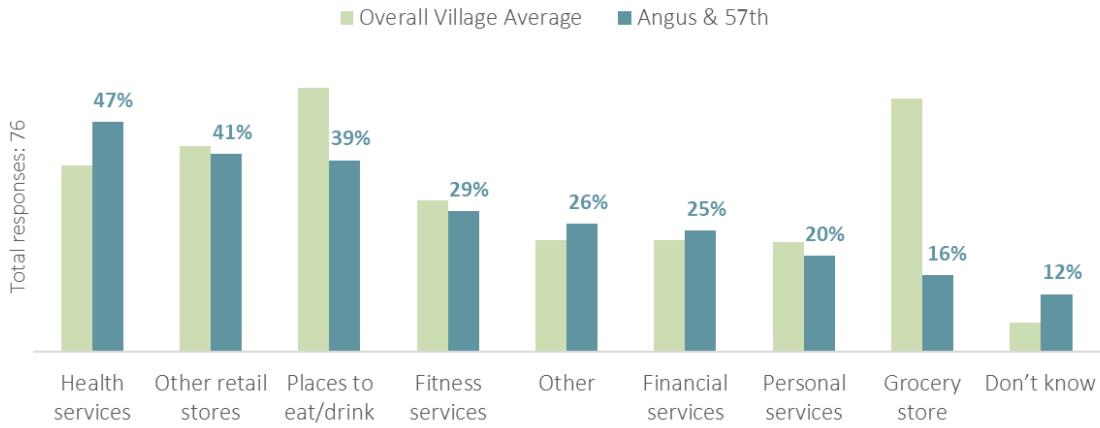
Among those able to meet their daily needs in the Village, **walking** was the most common way respondents accessed their daily needs (53%), followed by **driving**.



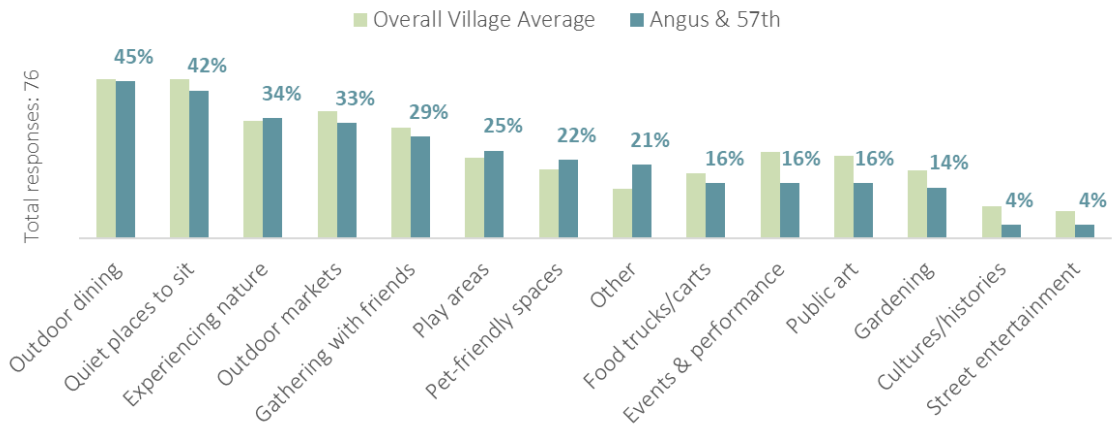
Among those unable to meet their daily needs in the Village, **most (68%) relied on driving**, while fewer walked or used transit.



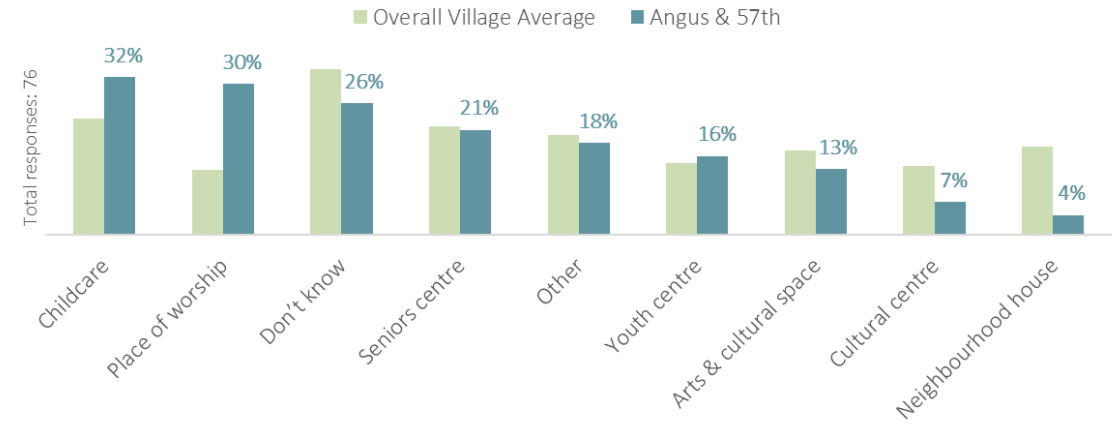
Health services were the most commonly requested addition to the Village, followed by other **retail stores** and **places to eat or drink**.



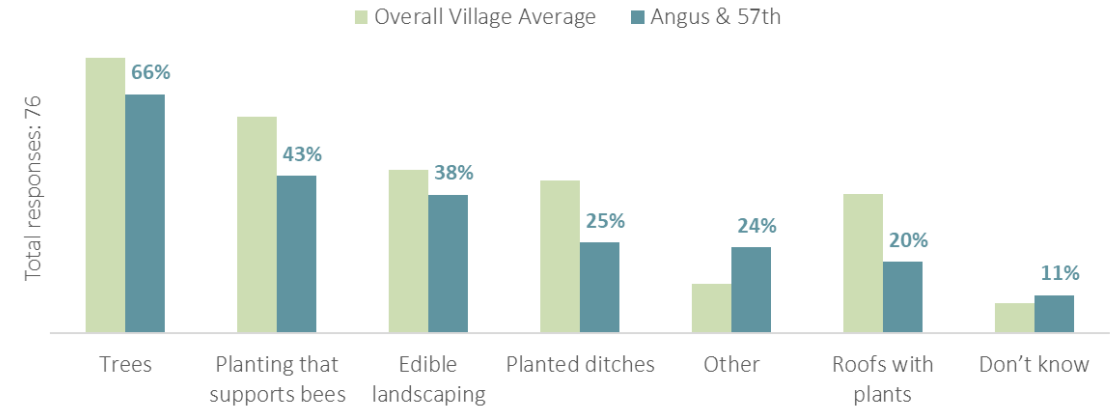
Outdoor dining and **quiet places to sit and rest** were the most commonly requested public space activities.



Childcare and **places of worship** were most frequently identified as important social or cultural amenities in the Village, both above the Village average.



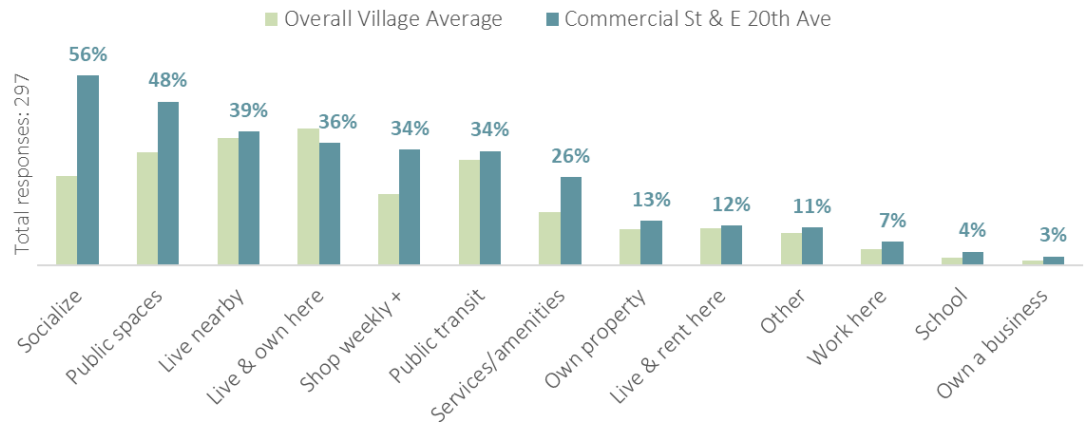
Only **19% said nature is missing in the Village**- a response rate **lower than the Village average (41%)**. **Trees** were the most preferred ecological feature (66%).



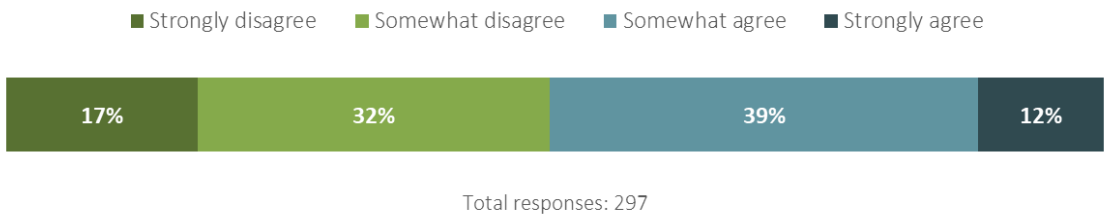
Commercial St & E 20th Ave

Total number of responses: 297

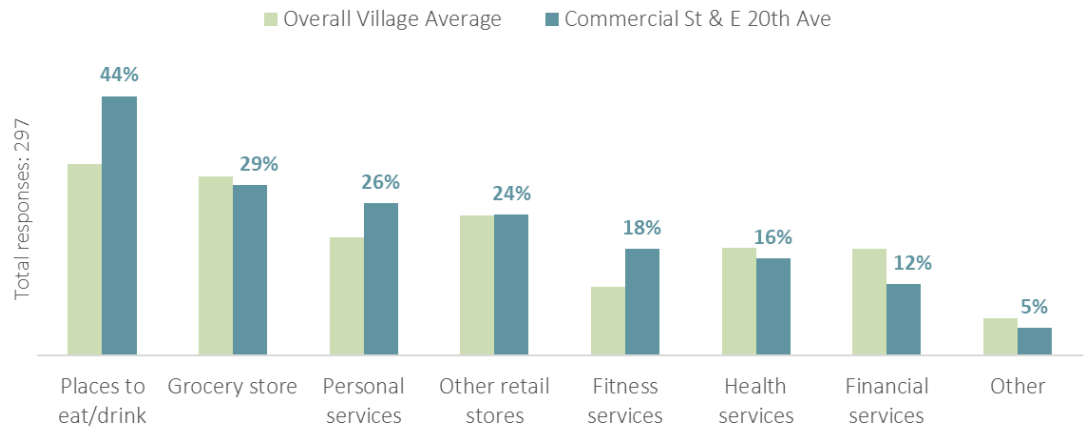
Socializing and **using public spaces** are the most common connections to Commercial St & E 20th Ave, both notably higher than the overall Village average.



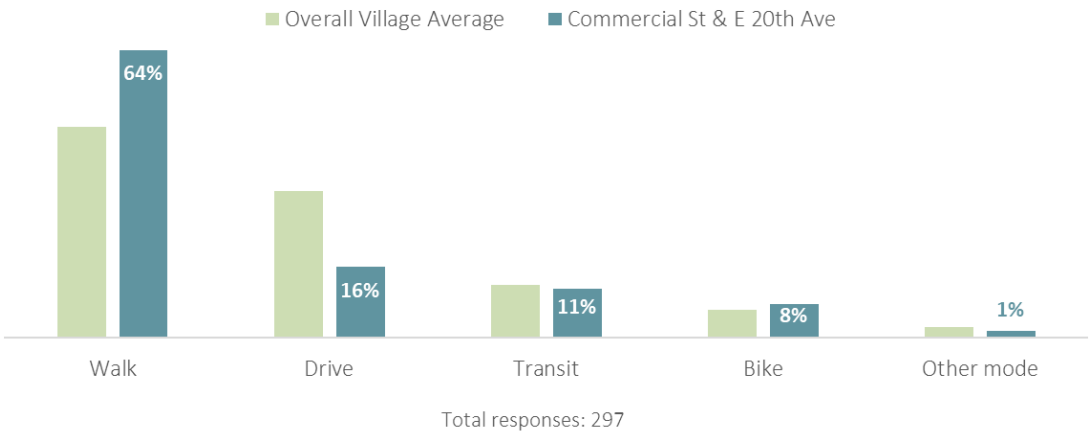
Only **12% strongly agree** that they can meet many of their daily needs in the Village (with 39% somewhat agreeing), while a combined **49% express disagreement**.



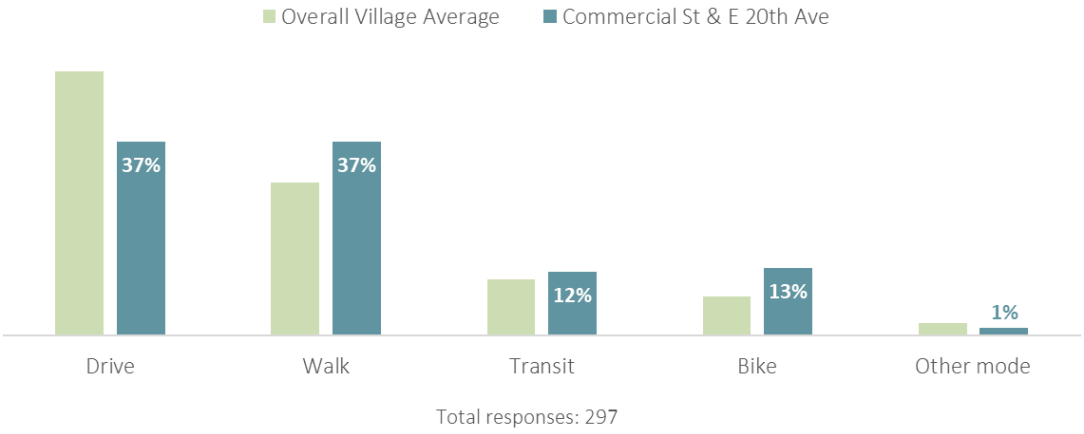
Places to eat or drink are the most commonly met daily need in Commercial St & E 20th Ave, significantly higher than the Village average.



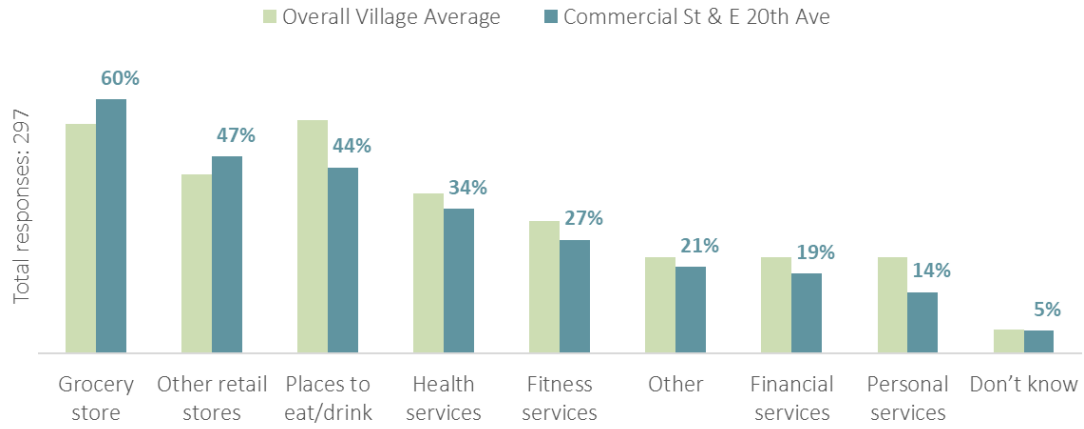
Walking is the dominant mode of accessing daily needs in Commercial St & E 20th Ave (**64%**), notably higher than the overall Village average, while **driving** is much less common.



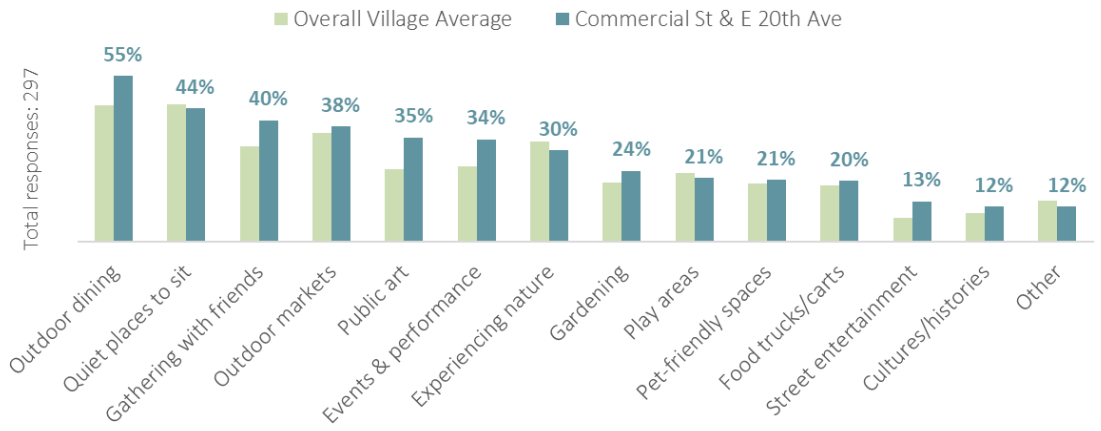
Among those who **struggle to meet daily needs**, **driving** and **walking** are equally common in Commercial St & E 20th Ave (both **37%**)



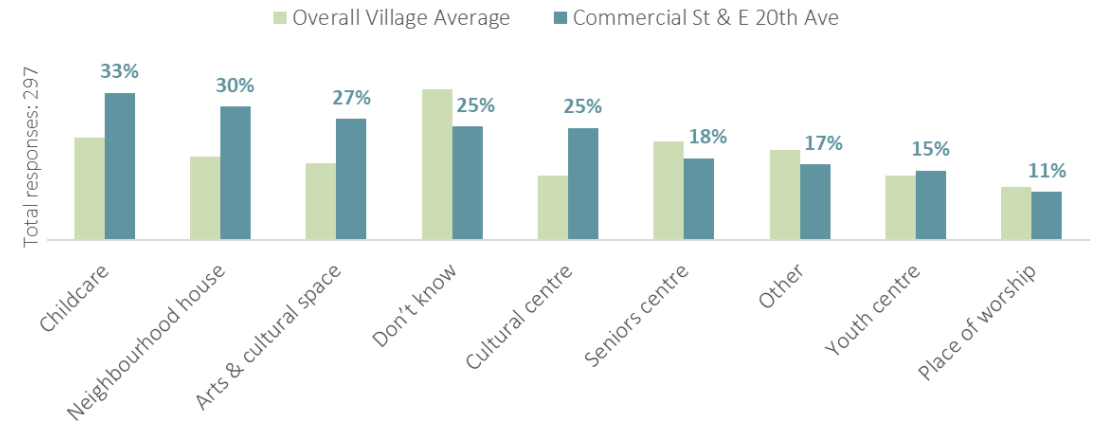
Grocery stores are the most commonly identified gap in Commercial St & E 20th Ave (**60%**), followed by **other retail stores**.



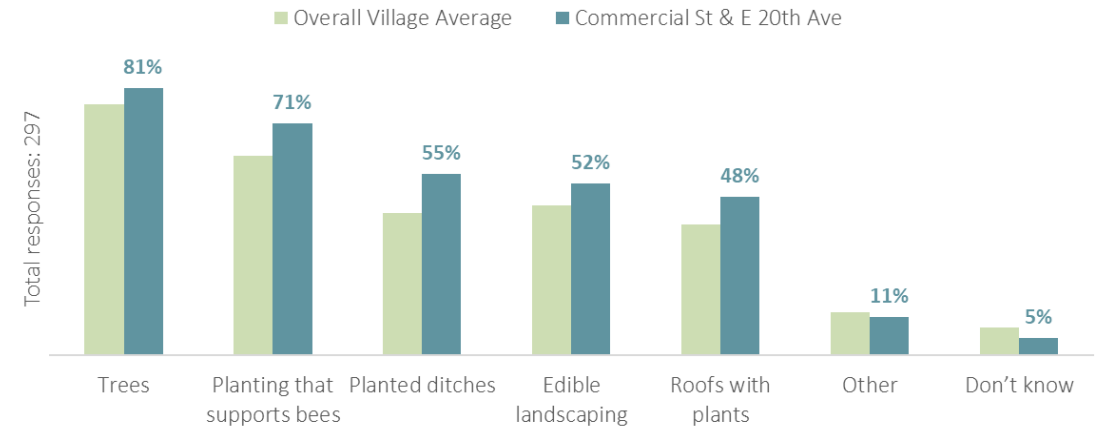
Outdoor dining is the top public space priority in Commercial St & E 20th Ave (**55%**), followed by **quiet places to sit and relax** and **places to gather.**



Childcare, **neighbourhood houses**, and **arts and cultural spaces** were most commonly identified as important social or cultural amenities, each rated higher than the Village average.



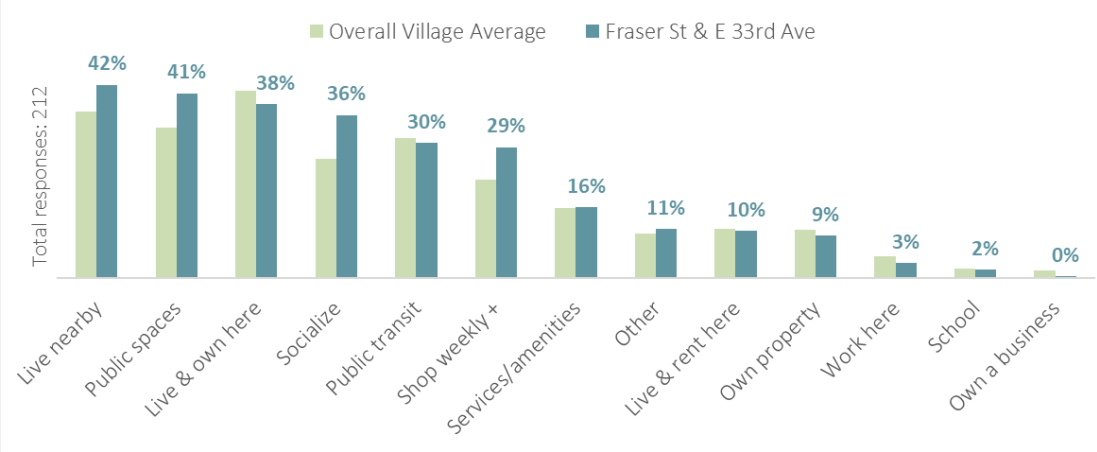
Fewer respondents from Commercial St & E 20th Ave felt that **nature is missing** (**29%**), compared to the Village average (**41%**). **Trees** were the most preferred ecological feature (**81%**).



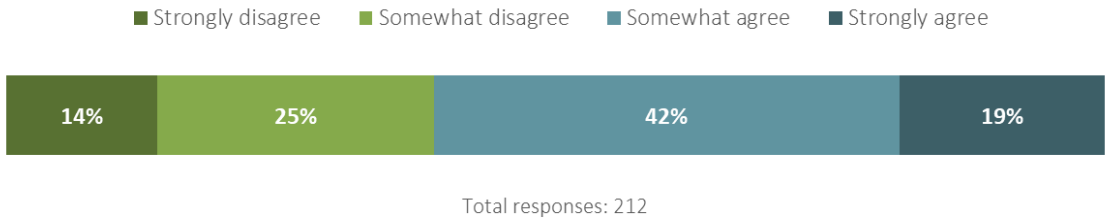
Fraser St & E 33rd Ave

Total number of responses: 212

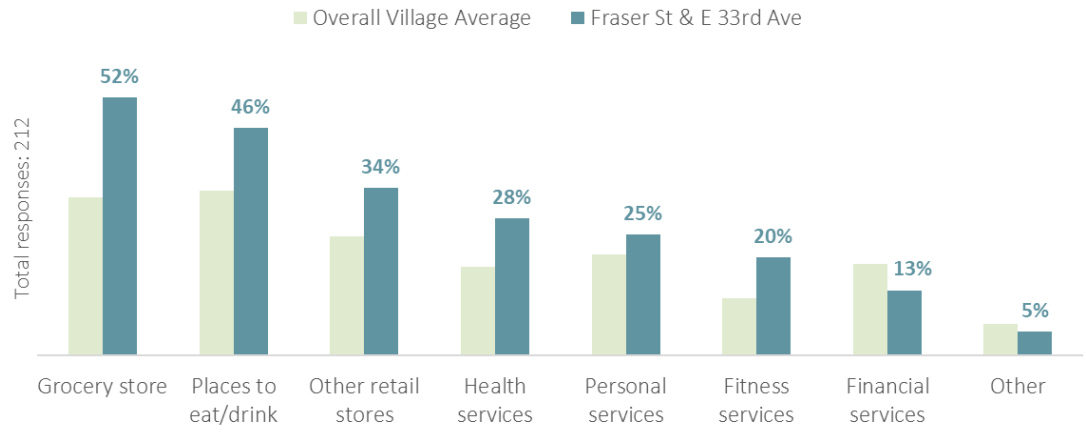
Almost half of respondents with a connection to Fraser St & E 33rd Ave (48%) live in the Village (own or rent), with many others living nearby or using the public spaces.



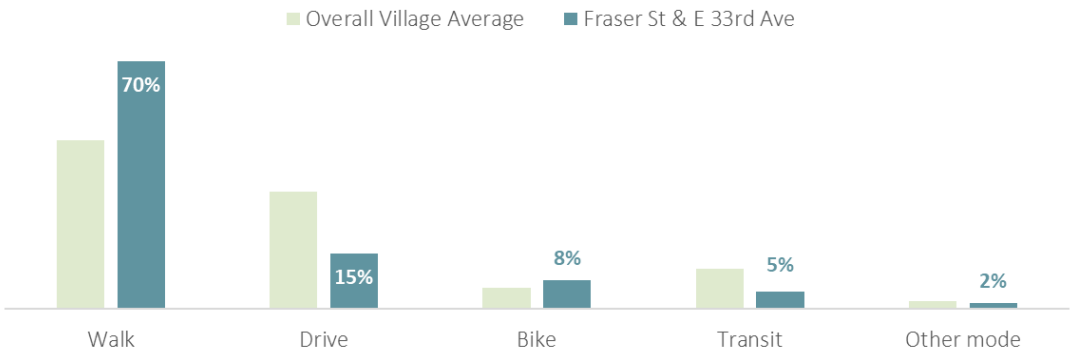
Among respondents in Fraser St & E 33rd Ave, **19% strongly agree** and **42% somewhat agree** that they can meet their daily needs in the Village, while **39% express disagreement.**



Grocery stores and **places to eat or drink** are the most commonly met daily needs in Fraser St & E 33rd Ave, both well above the Village average, followed by **other retail stores**.

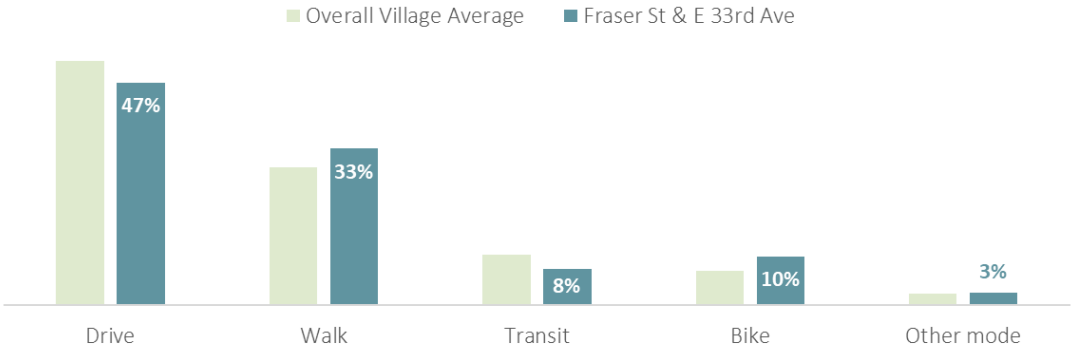


Walking is the overwhelmingly preferred way to access daily needs in Fraser St & E 33rd Ave (**70%**), significantly above the Village average, while **driving** is much less common (**15%**).



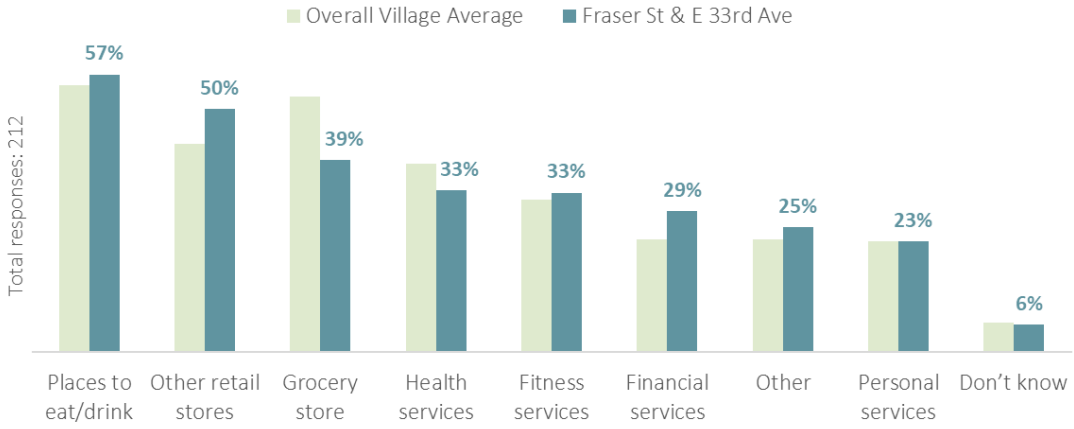
Total responses: 212

Among those who struggle to meet daily needs in Fraser St & E 33rd Ave, driving remains the most common way to access daily needs (47%), aligning closely with the Village average.

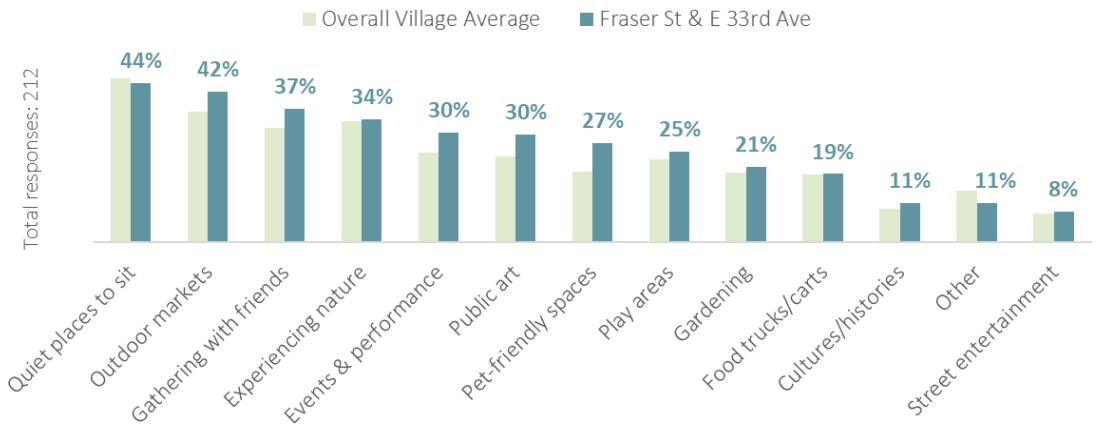


Total responses: 212

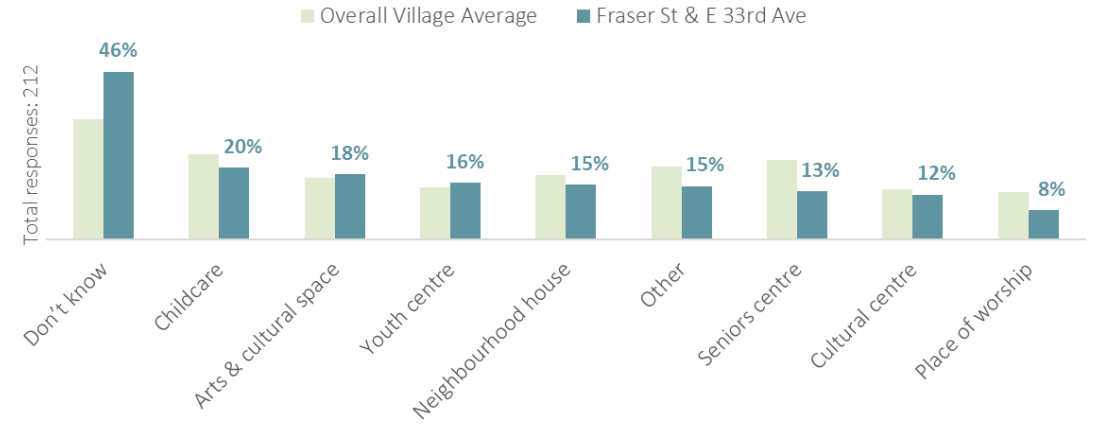
Places to eat or drink and **other retail stores** are the most commonly requested additions in Fraser St & E 33rd Ave, followed by **grocery stores**, though less often than in other Villages.



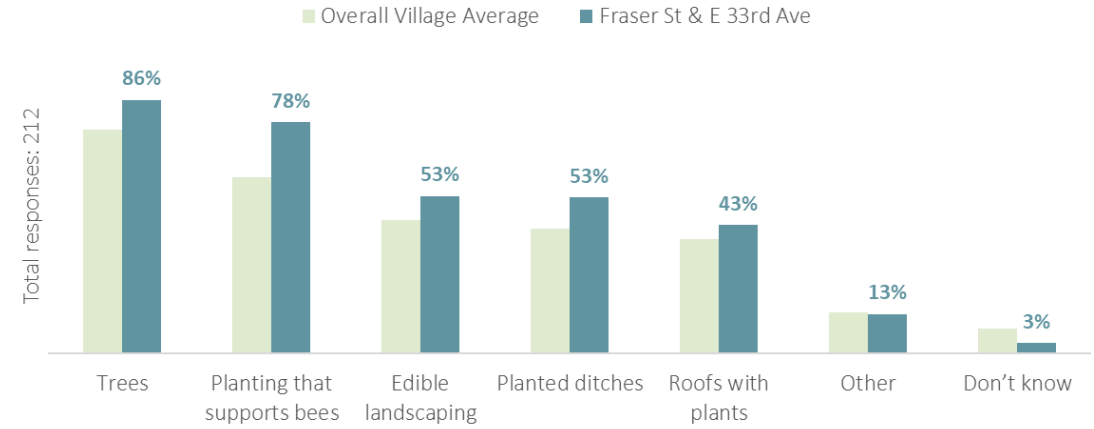
Quiet places to sit and **outdoor markets** were the top public space priorities in Fraser St & E 33rd Ave, followed by spaces to gather and experience nature.



With a large proportion (46%) saying they "don't know" which social or cultural amenities are important in Fraser St & E 33rd Ave, support for specific amenities was generally low.



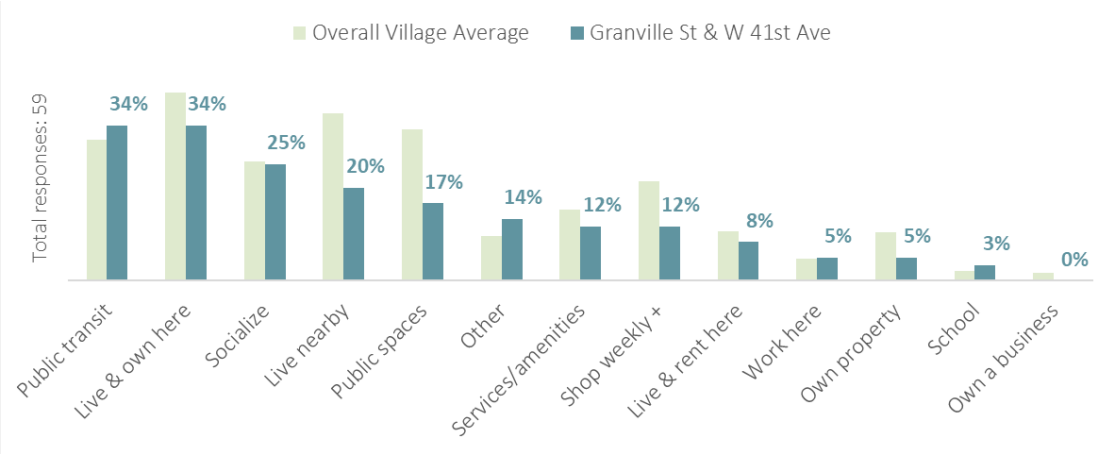
Similar to the Village average (41%), **40% felt that nature is missing** in the Village. **Trees** and **planting that supports bees** were the top ecological priorities in Fraser St & E 33rd Ave.



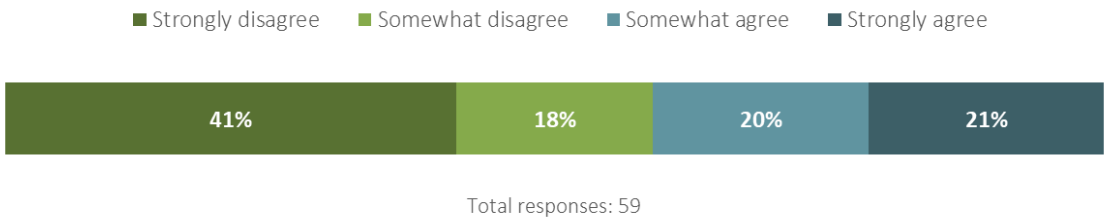
Granville St & W 41st Ave

Total number of responses: 59

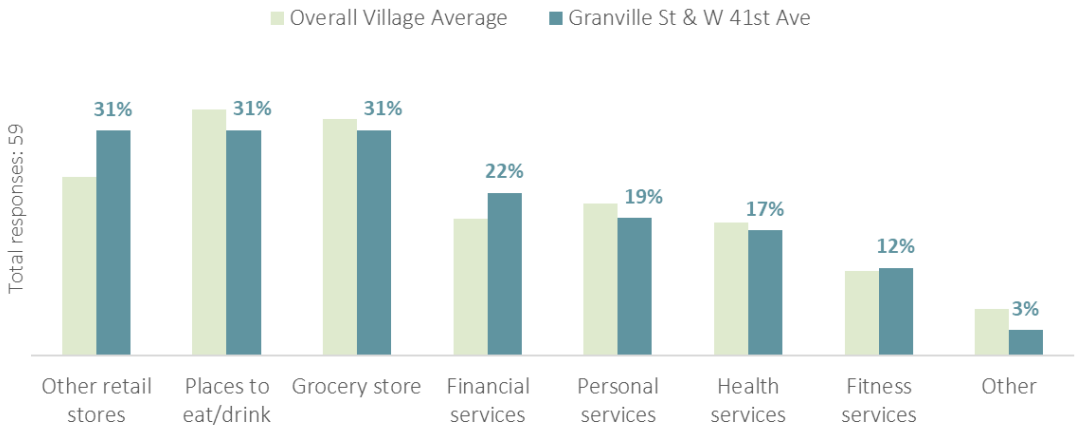
After living in the Village (46% of respondents own or rent), the most common connection to Granville St & W 41st Ave is using public transit.



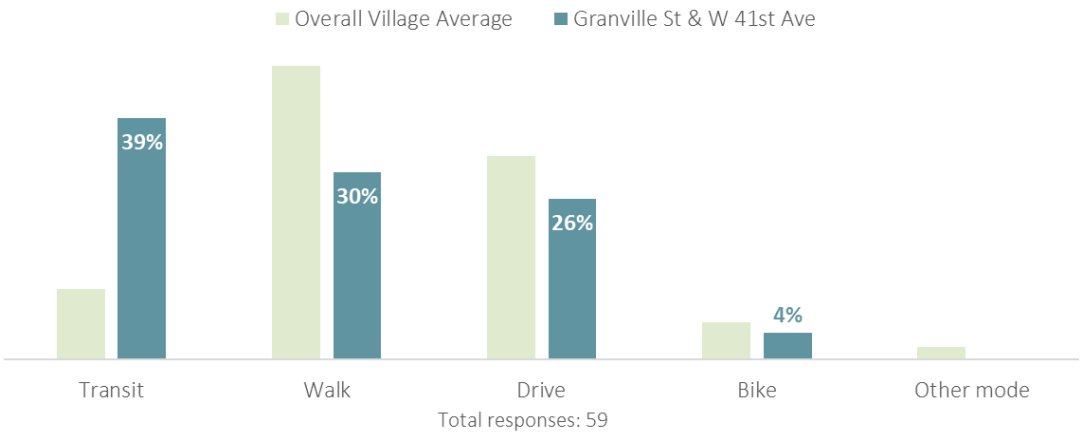
In Granville St & W 41st Ave, **41% of respondents strongly disagree that they can meet many of their daily needs in the Village**, while only 21% strongly agree.



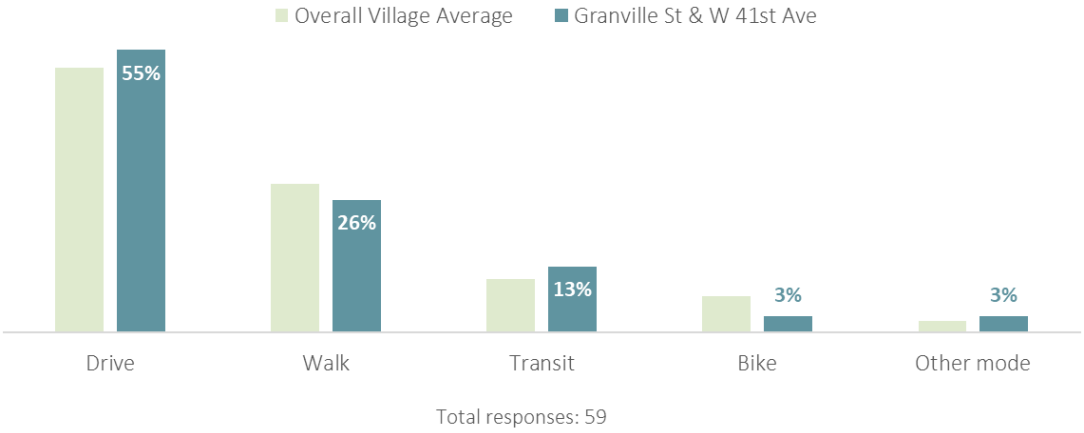
Other retail stores, **places to eat or drink**, and **grocery stores** were the most commonly met daily needs in Granville St & W 41st Ave, each selected by **31%** of respondents.



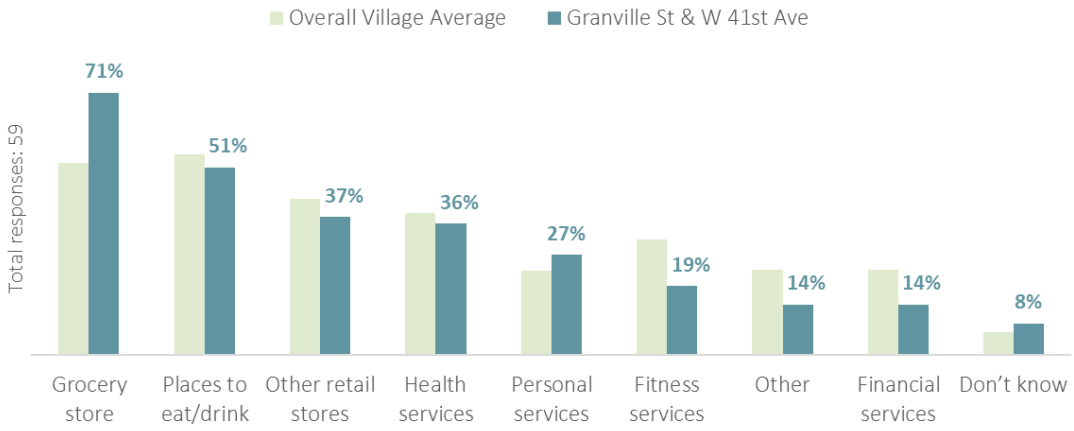
Public transit is the most common way respondents access daily needs in Granville St & W 41st Ave (**39%**), while **walking** is notably lower (**30%**) than in other Villages.



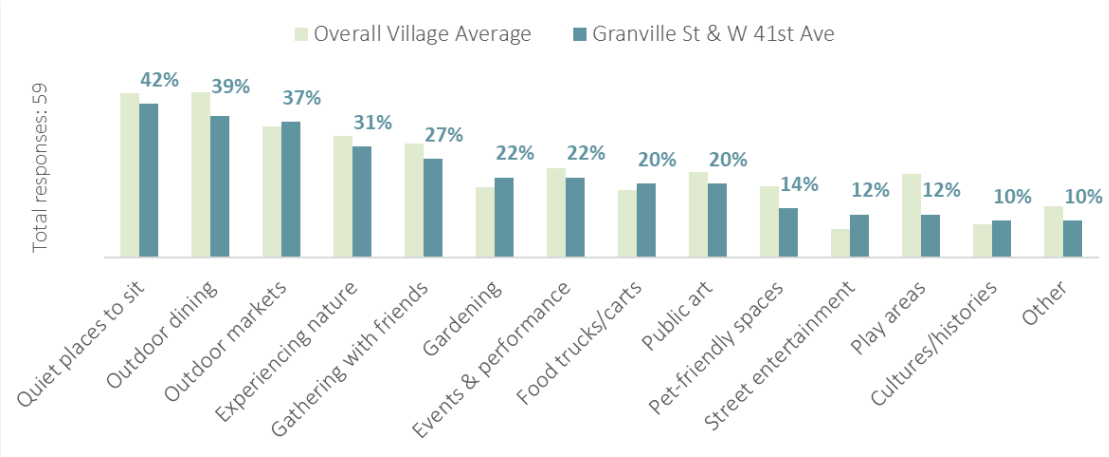
Among those who **struggle to meet daily needs in the Village**, the majority in Granville St & W 41st Ave rely on **driving (55%)**- similar to the Village average.



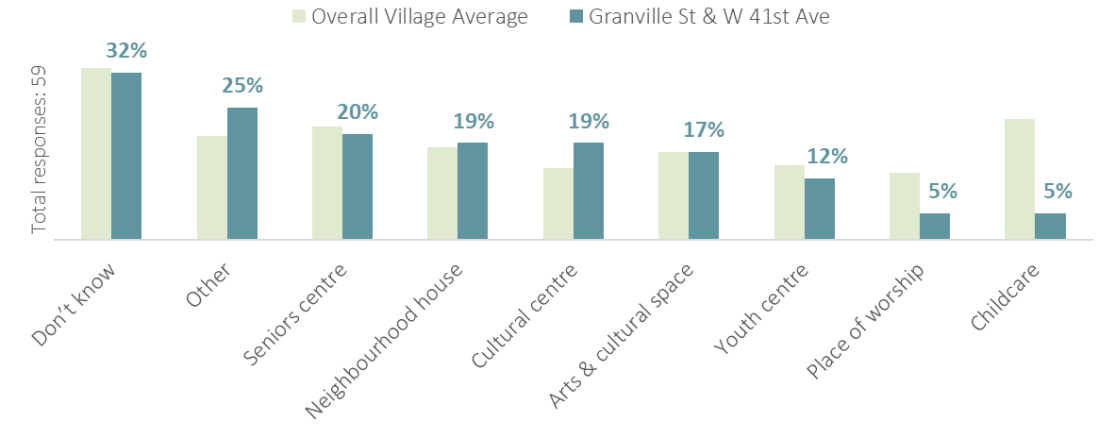
Grocery stores were the most commonly identified gap in Granville St & W 41st Ave, selected by **71%** of respondents-well above the Village average.



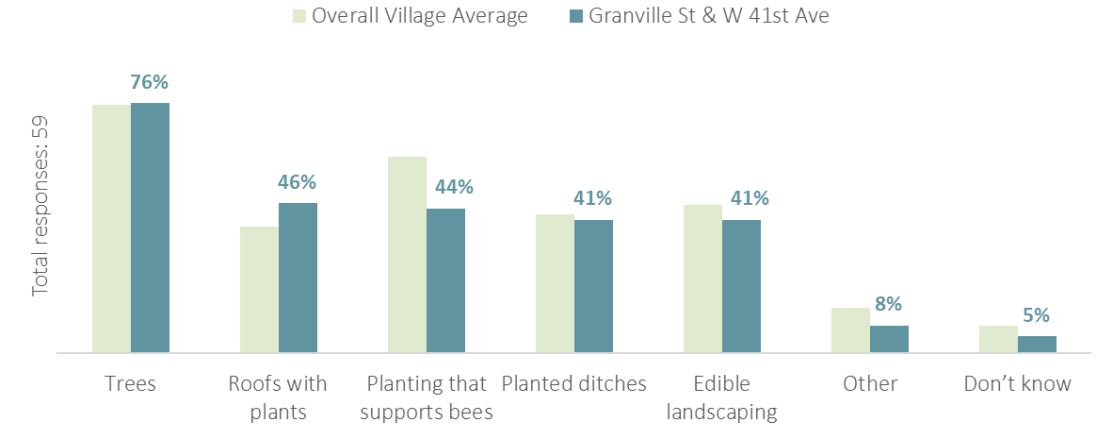
Respondents in Granville St & W 41st Ave most commonly want to see more **quiet places to sit**, **outdoor dining**, and **outdoor markets**, with interest levels closely aligned to the Village average.



No single amenity stood out- support for social and cultural amenities was spread across **seniors centres**, **neighbourhood houses**, and **cultural spaces**, each under 20%.



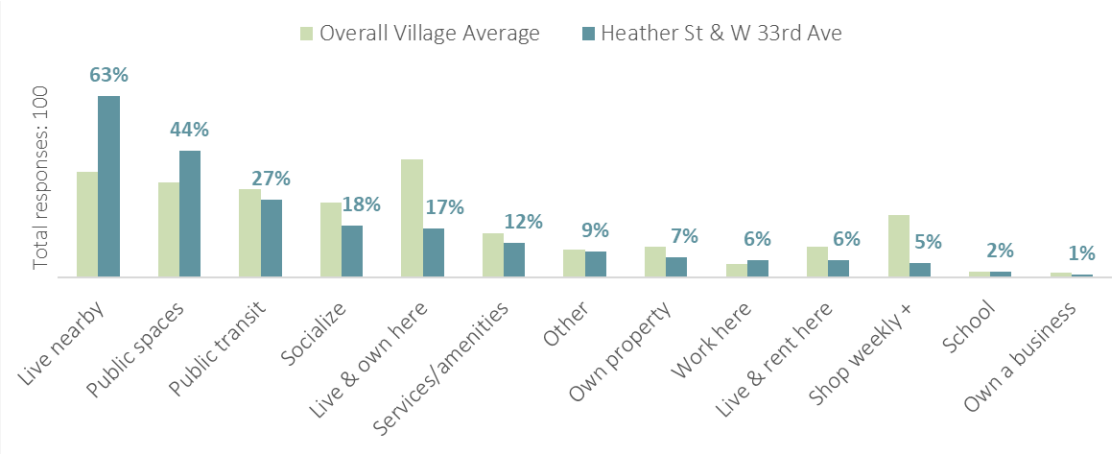
A majority of respondents (**63%**) felt that **nature is missing** from Granville St & W 41st Ave-well above the Village average (41%). **Trees** were the most desired ecological feature (**76%**).



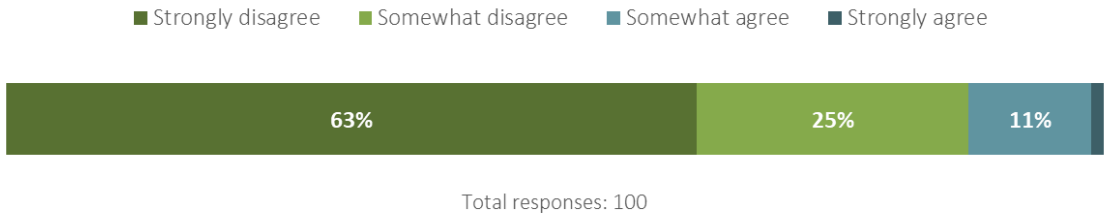
Heather St & W 33rd Ave

Total number of responses: 100

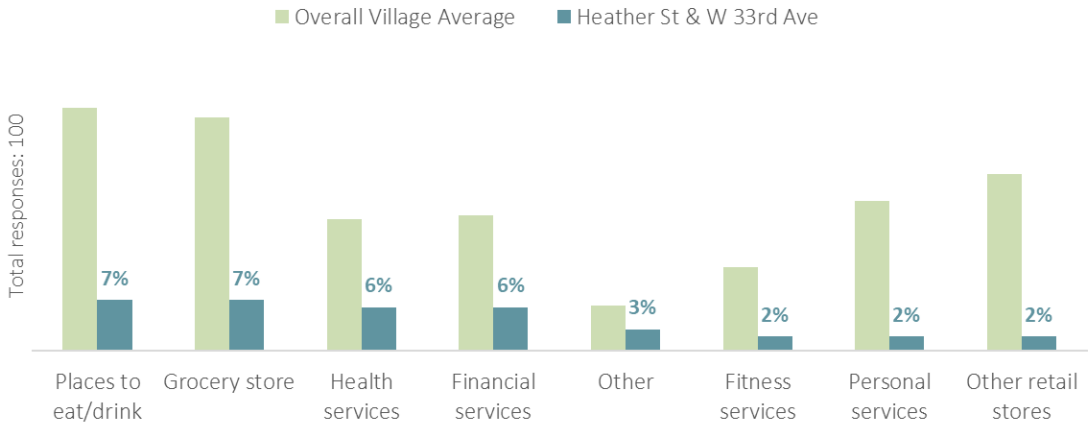
Among respondents with a connection to Heather St & W 33rd Ave, 63% **live nearby**, and only **23% live (own or rent) in the Village**.



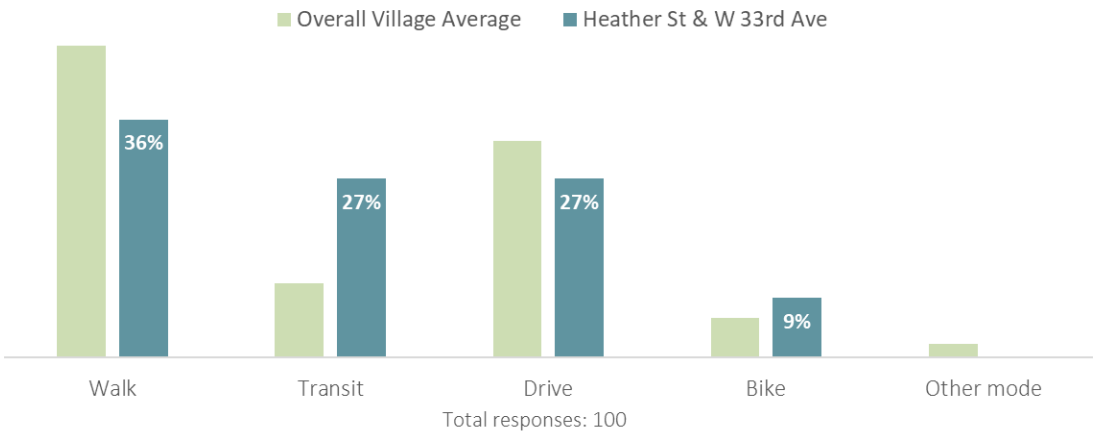
A majority (**63%**) of respondents strongly disagreed that they can meet many of their daily needs in the Village- the highest level of dissatisfaction among all Villages.



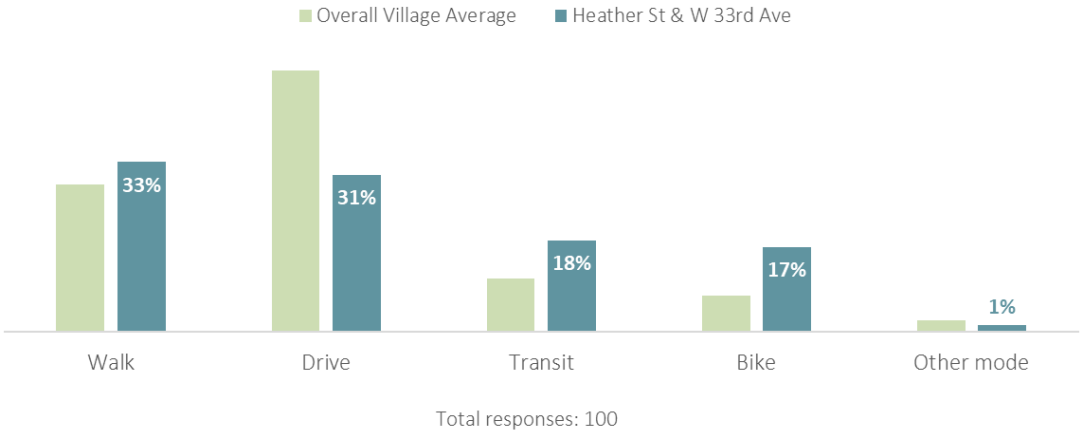
Very few respondents identified specific daily needs being met in Heather St & W 33rd Ave-**only 7%** selected **places to eat or drink** or **grocery stores**, with all other services at **6% or lower**.



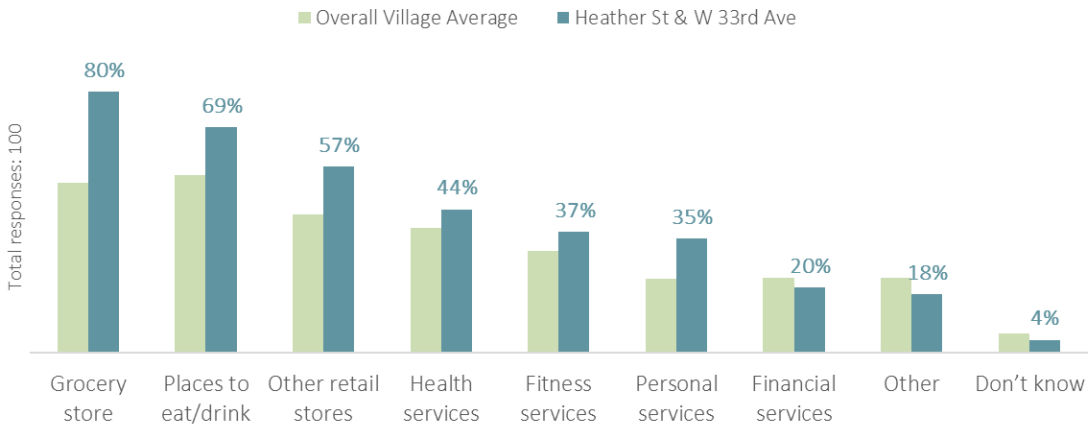
Respondents in Heather St & W 33rd Ave use a **wide mix of transportation modes** to access daily needs- **walking**, **transit**, and **driving** - unlike the Village average, where walking dominates.



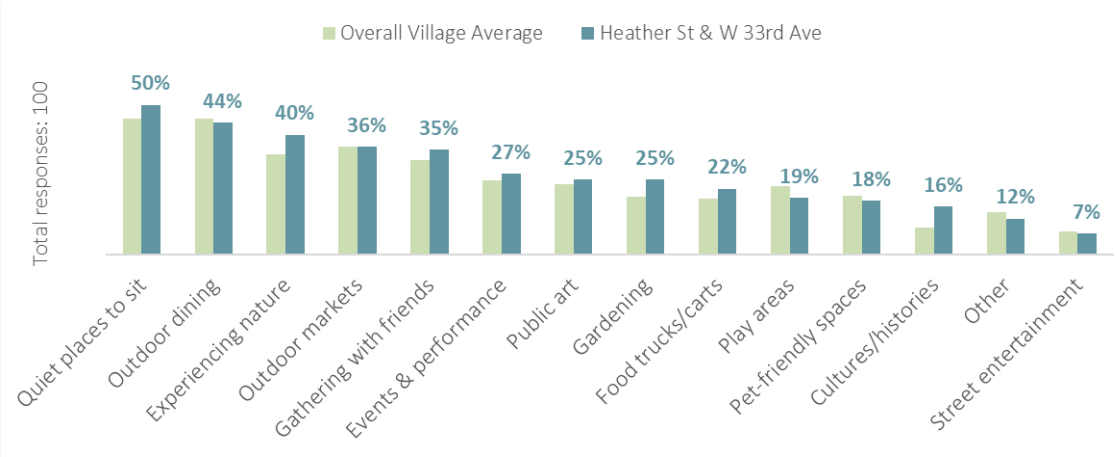
Among those who struggle to meet daily needs in the Village, **there is a lower rate of driving (31%)** than seen in many other Villages.



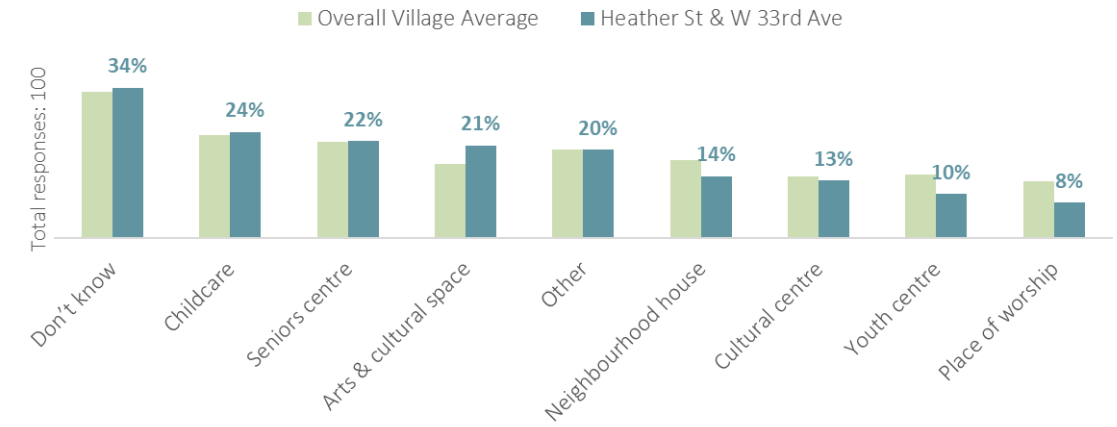
Respondents identified a wide range of missing services, with high demand for **grocery stores (80%)**, **places to eat or drink (69%)**, and **other retail stores (57%)**- all above the Village average.



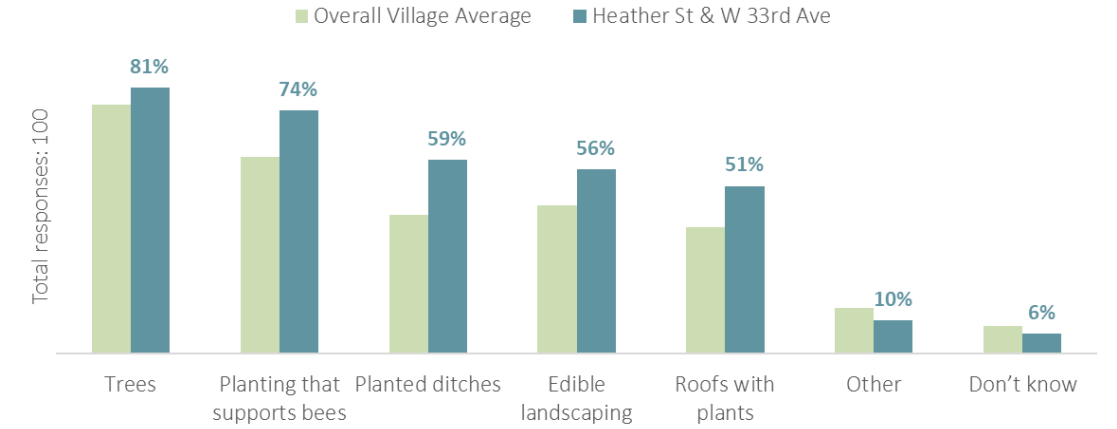
Respondents most frequently selected **quiet places to sit (50%)**, **outdoor dining (44%)**, and **experiencing nature (40%)** as priorities for public space improvements.



When asked about important social or cultural amenities in Heather St & W 33rd Ave, **34% said they "don't know"**, and all other options received relatively low levels of support.



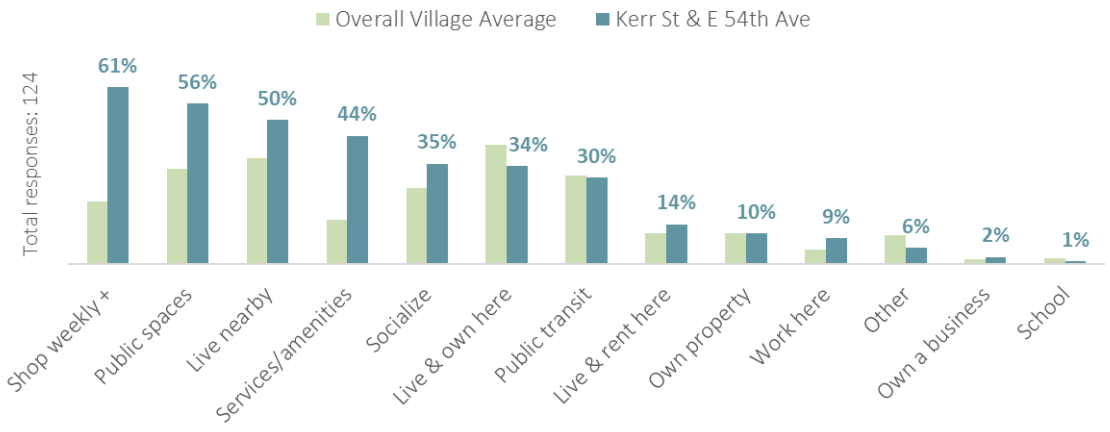
Around 1 in 4 felt that **nature is missing** from the area - substantially below the Village average (41%). There was strong interest in more **trees (81%)** and **planting that supports bees (74%)**.



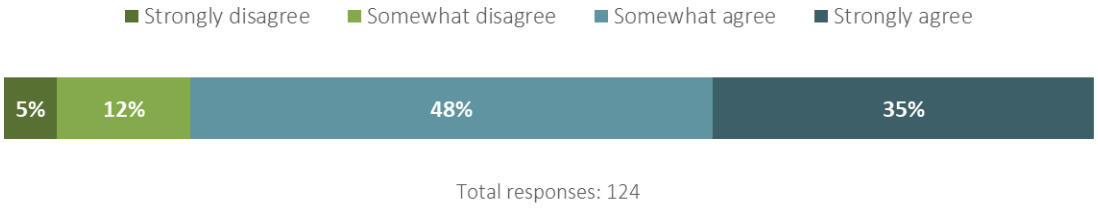
Kerr St & E 54th Ave

Total number of responses: 124

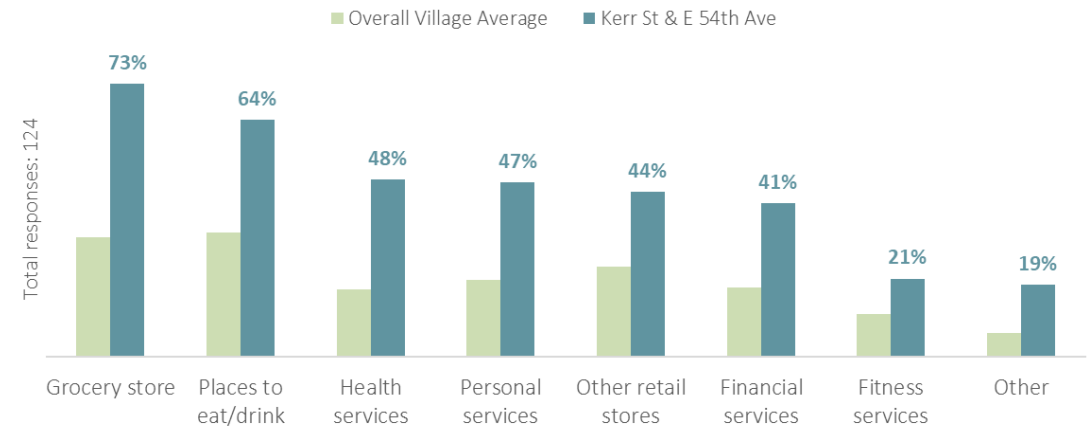
Respondents most commonly connect to Kerr St & E 54th Ave by **shopping there at least once a week (61%)**, followed by **using public spaces (56%)** and **living near but not in the Village (50%)**.



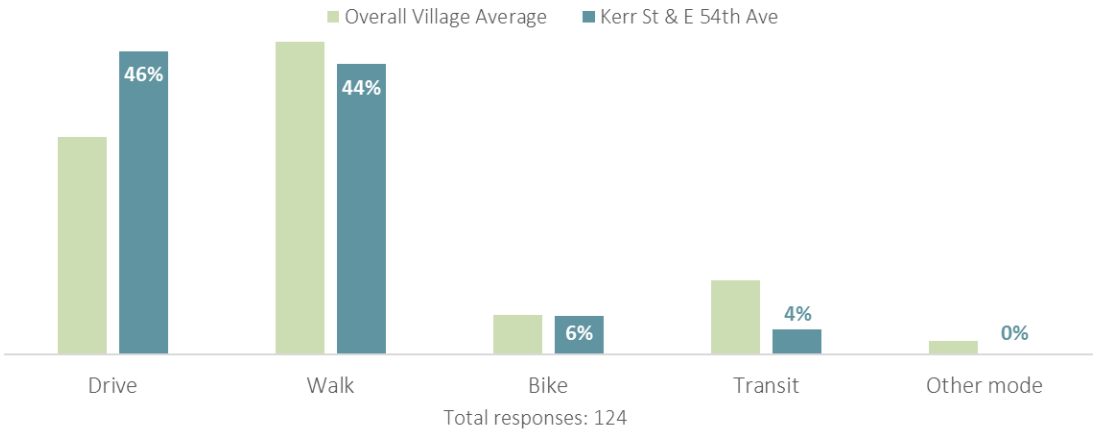
Respondents reported higher satisfaction than the Village average, with **35% strongly agreeing** they can meet their daily needs- more than double the overall average of 17%.



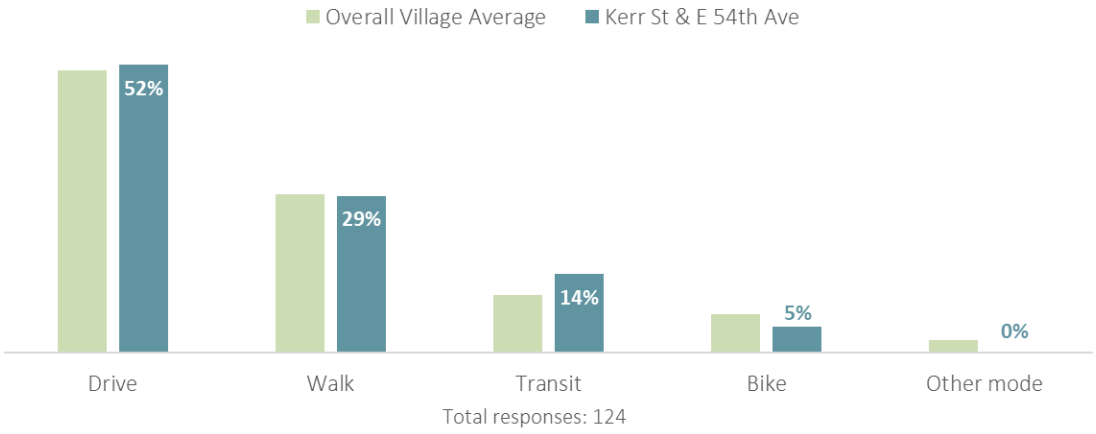
Respondents in Kerr St & E 54th Ave reported higher than average access to all services, especially **grocery stores (73%)** and **places to eat or drink (64%)**.



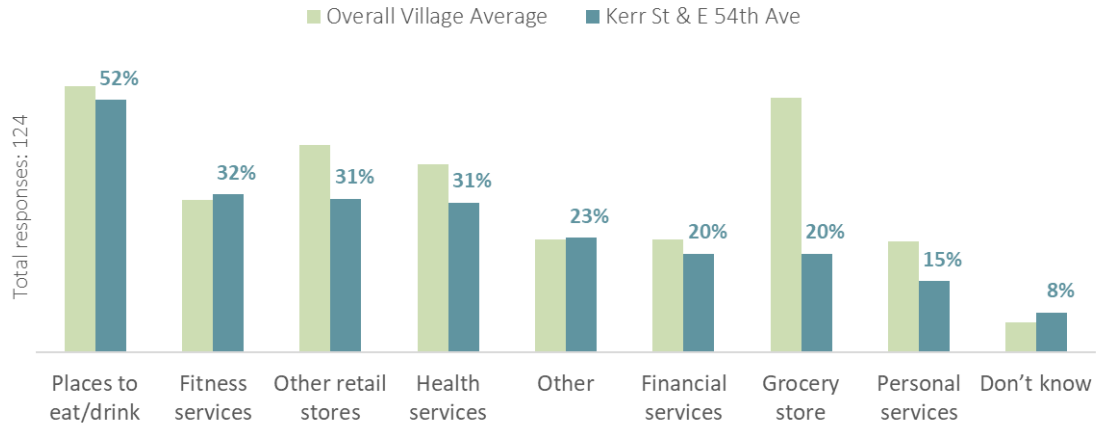
Respondents most commonly access daily needs in Kerr St & E 54th Ave by **driving (46%)** and **walking (44%)**, with a driving rate above the Village average.



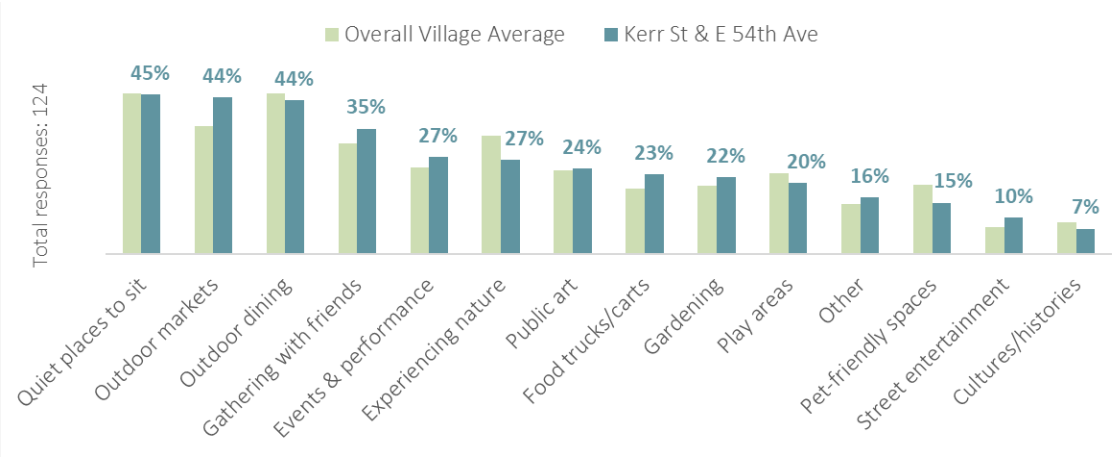
Among those who struggle to meet their daily needs, **driving (52%)** is the most common mode of transport, followed by **walking (29%)** and **transit (14%)**, closely reflecting the Village-wide trend.



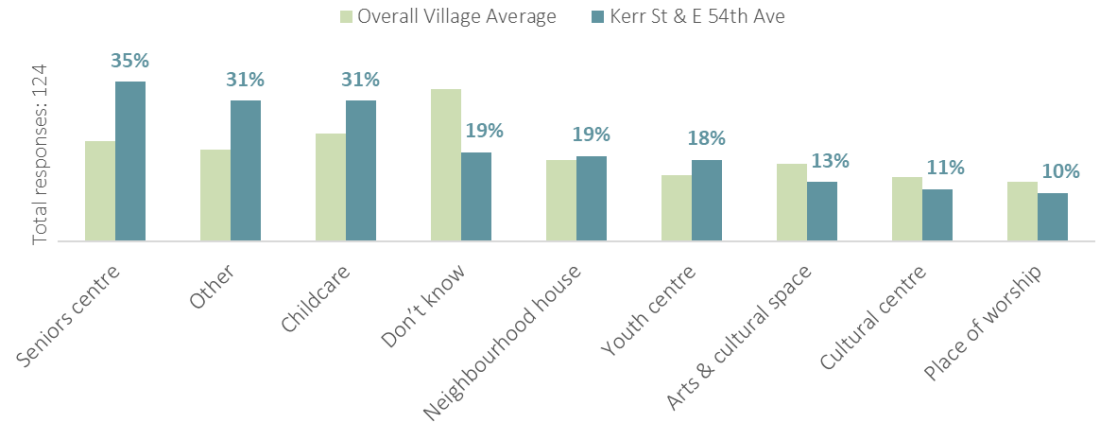
Respondents identified a variety of additional shops and services in Kerr St & E 54th Ave, with the highest demand for **places to eat or drink (52%)**.



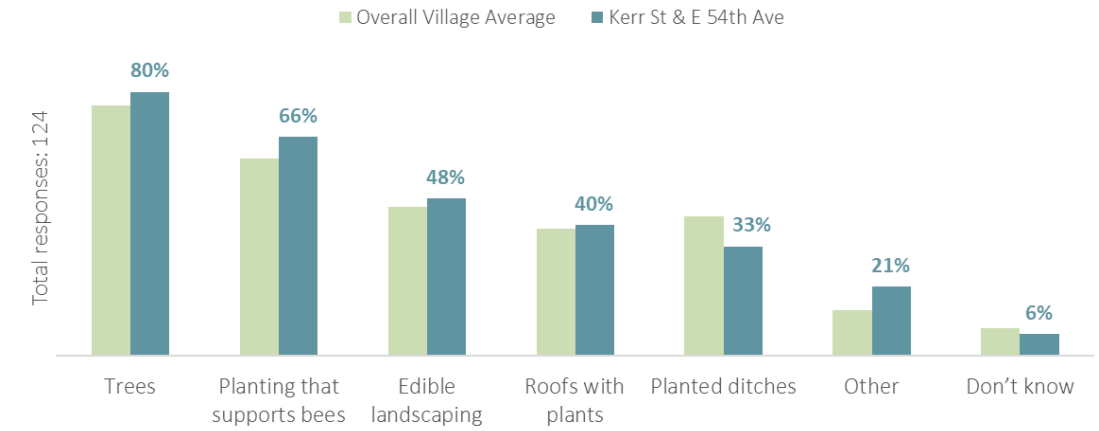
For public spaces, top priorities are **quiet places to sit (45%)**, **outdoor markets (44%)**, and **outdoor dining (44%)**.



For social and cultural amenities in or near to the Village, top priorities are **seniors centres (35%)** and **childcare (31%)**.



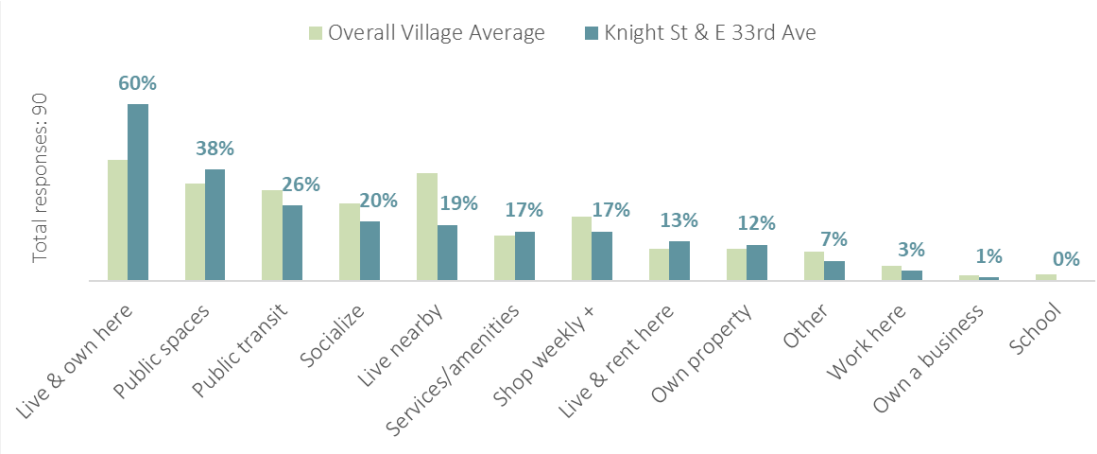
Only **20%** felt that **nature is missing** from the area, significantly lower than the Village Average (41%). Desired natural features include **trees (80%)** and **planting that supports bees (66%)**.



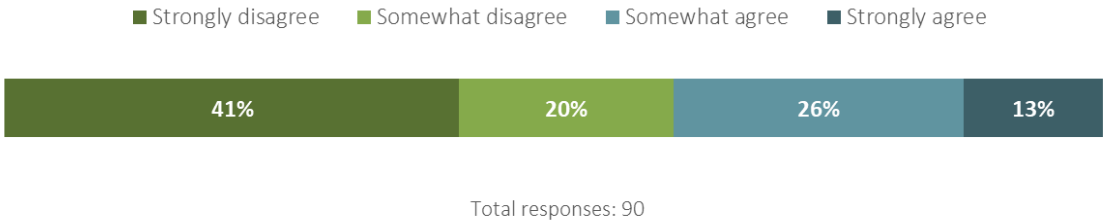
Knight St & E 33rd Ave

Total number of responses: 90

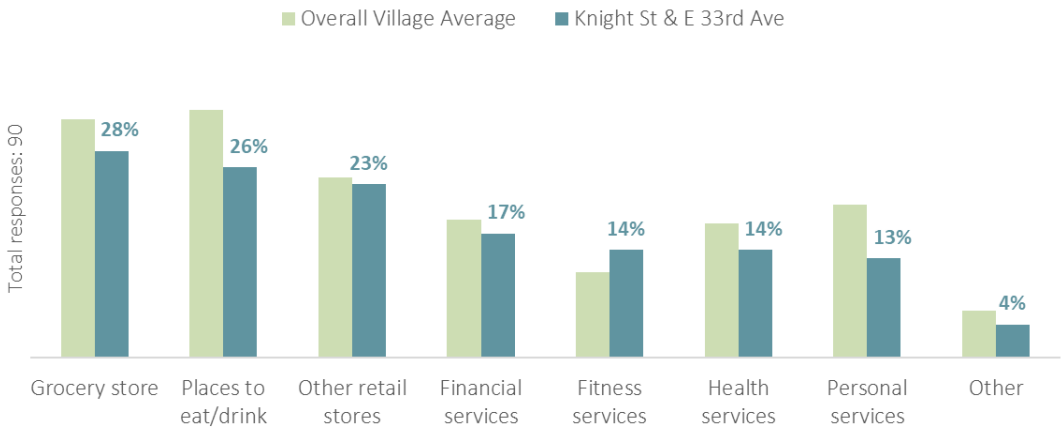
Among those with a connection to Knight St & E 33rd Ave, 73% live in the Village (own or rent), a notably higher rate than Village average.



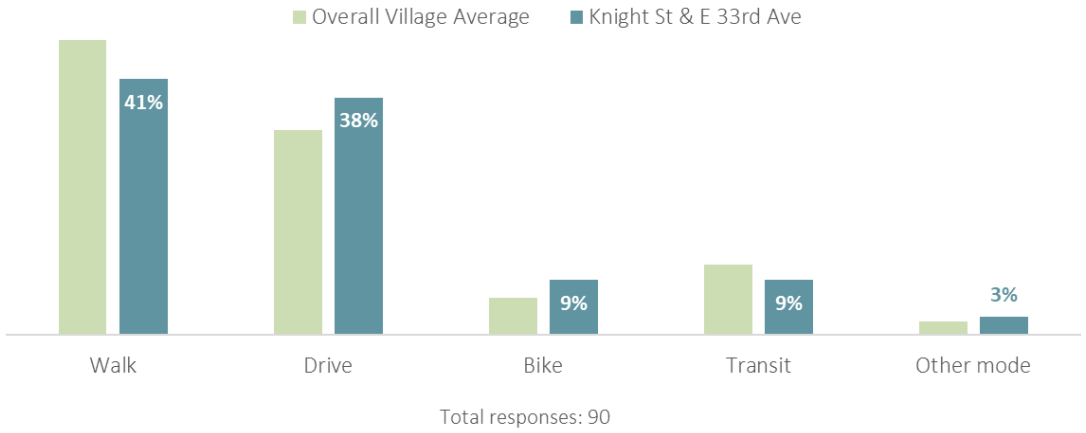
Only **13% strongly agree** and **26% somewhat agree** that they can meet many of their daily needs in the Village, while a combined **61% express disagreement**, indicating relatively low satisfaction.



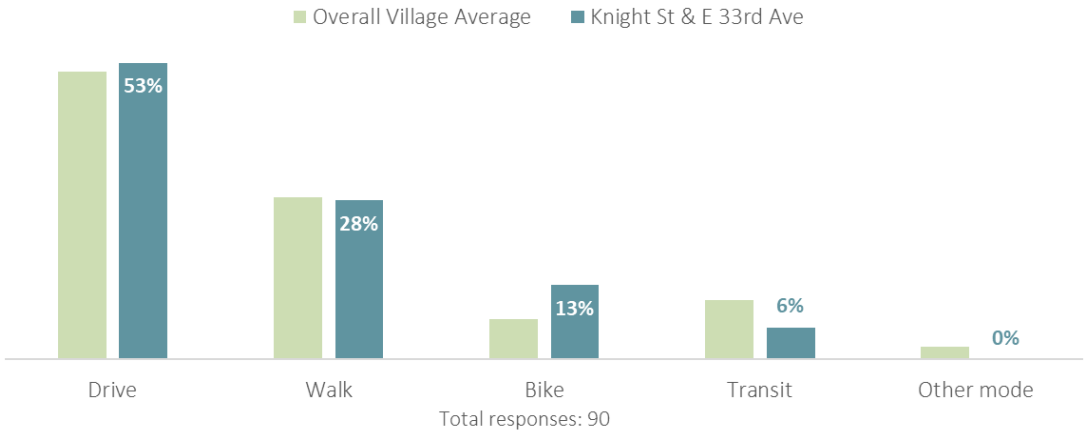
Only a small proportion of respondents reported meeting daily needs in the Village, most commonly for **grocery stores (28%)**, **places to eat or drink (26%)**, and **other retail stores (23%)**.



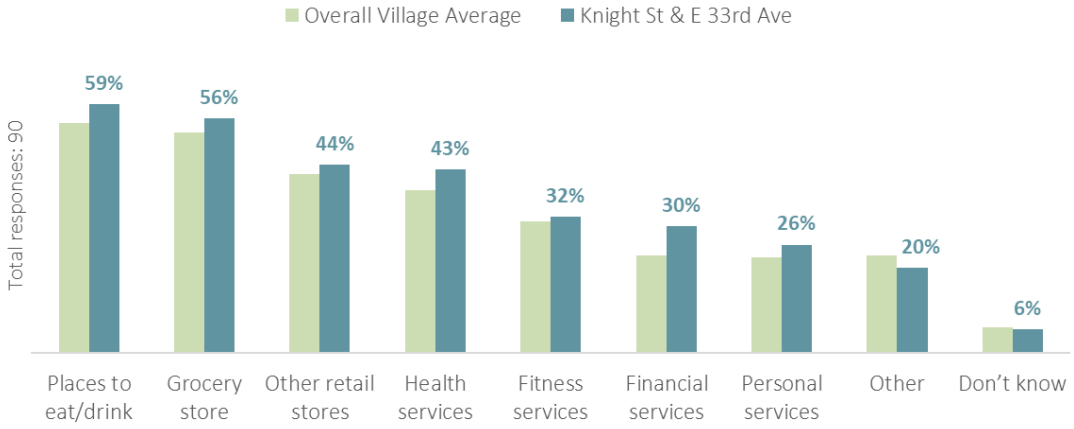
Respondents most commonly access daily needs by **walking (41%)** or **driving (38%)**.



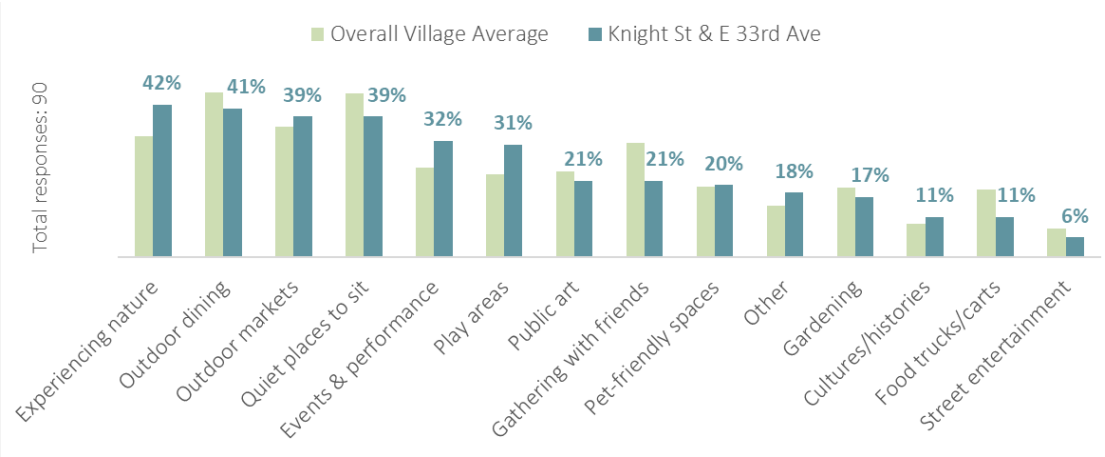
Among those who struggle to meet daily needs in this Village, just over **half drive (53%)**, while **walking (28%)** is the next most common mode.



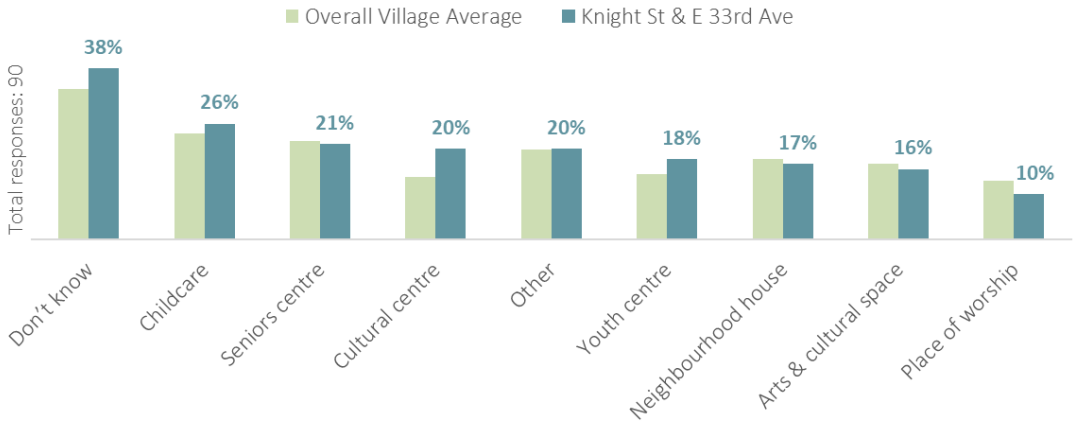
The most commonly requested additions were **places to eat or drink (59%)** and **grocery stores (56%)**, followed by **other retail (44%)** and **health services (43%)**.



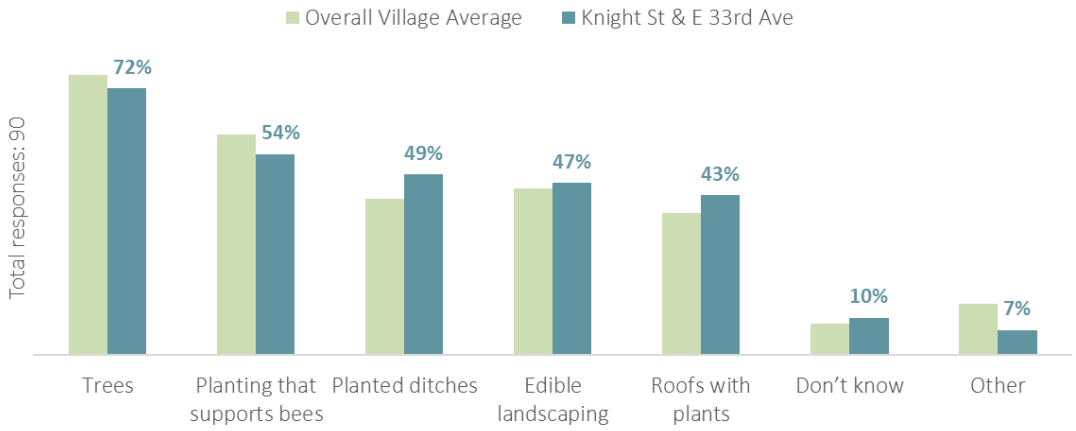
Top public space priorities include **experiencing nature (42%)**, **outdoor dining (41%)**, and **outdoor markets (39%)**.



Responses were spread across many amenities, with no single type standing out strongly. A relatively high **38% of respondents said they didn't know** which amenities were important.

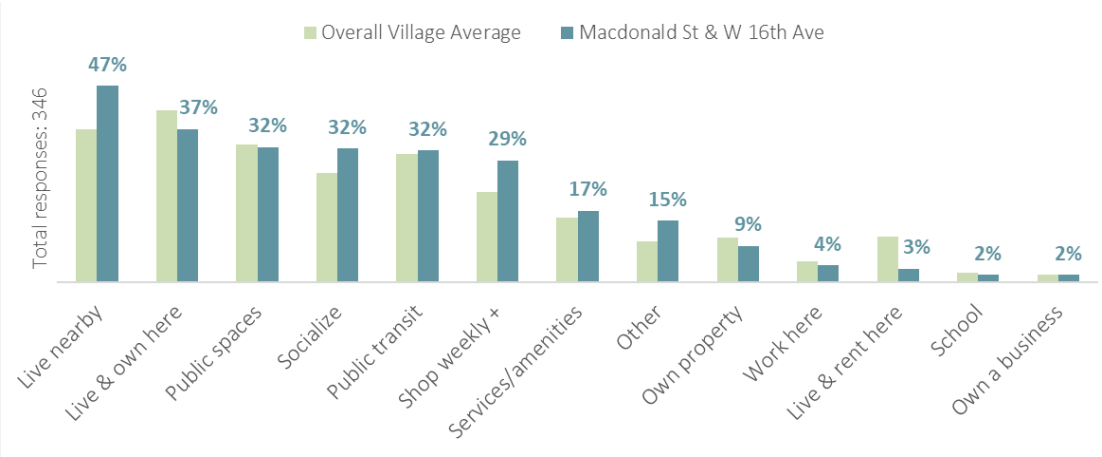


Nearly half (46%) of respondents said that nature is missing from the Village – just slightly higher than the Village average (41%). The top ecological priority is more **trees (72%)**.

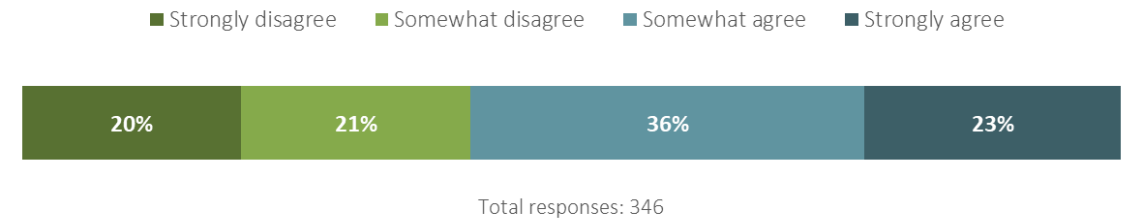


Macdonald St & W 16th Ave

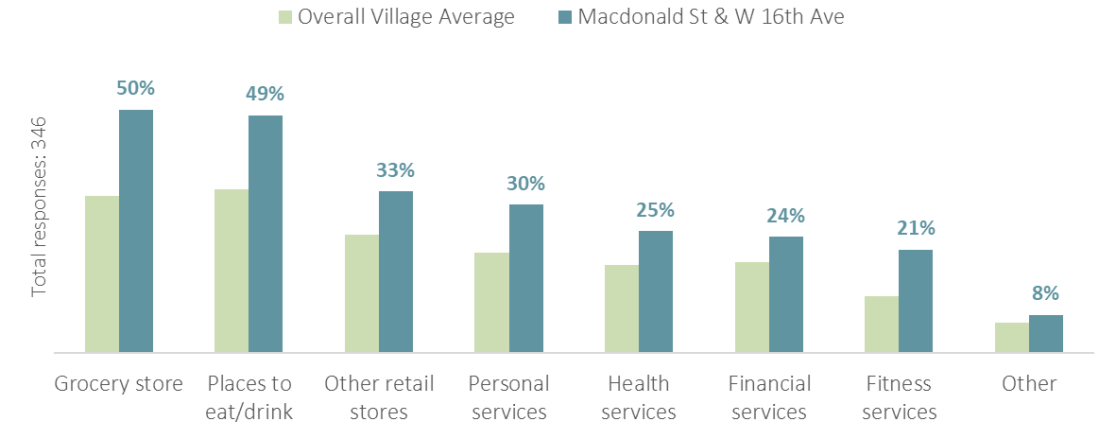
For **Macdonald St & W 16th Ave**, the most common connection is **living nearby (47%)**, followed by **living (owning/renting) in the Village (40%)**.



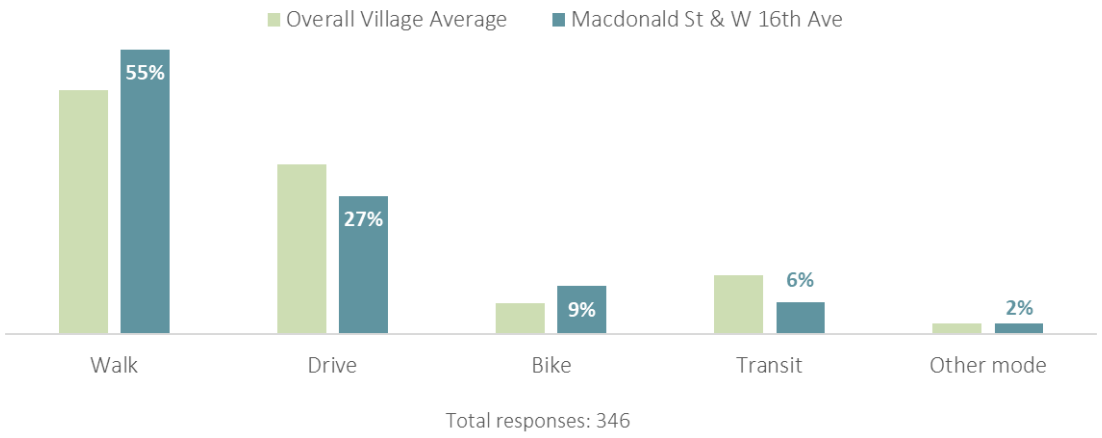
Q4. For **Macdonald St & W 16th Ave**, **23% strongly agree** and **36% somewhat agree** that they can meet many of their daily needs in the Village. Meanwhile, **41% express disagreement**, suggesting a mix of experiences among respondents.



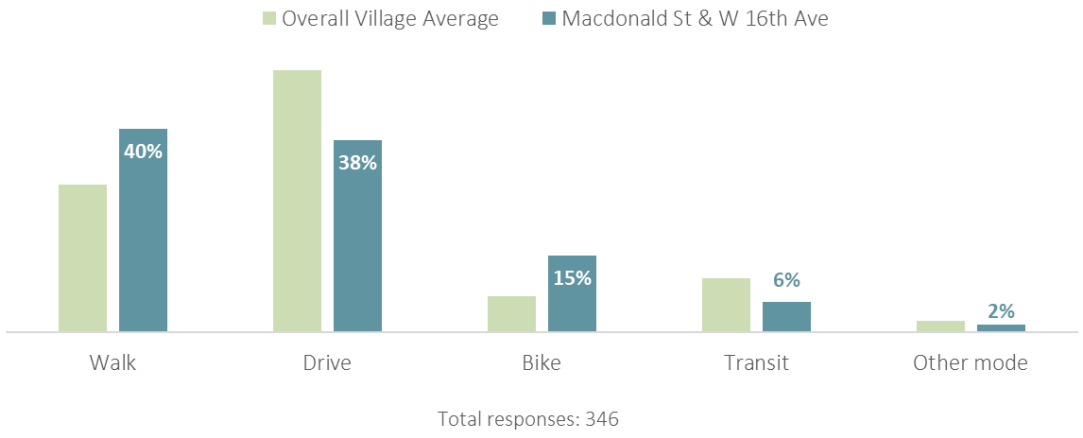
Compared to the Village average, this Village shows higher access across all categories. **Grocery stores (50%)** and **places to eat or drink (49%)** are the most commonly met daily needs.



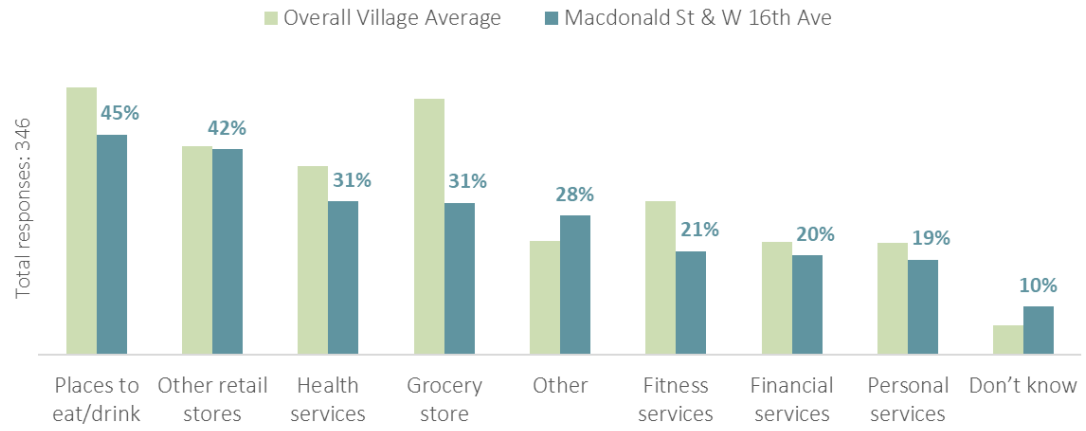
In **Macdonald St & W 16th Ave**, walking is the most common way respondents access daily needs (55%), slightly above the Village average. Driving is less frequent here (27%).



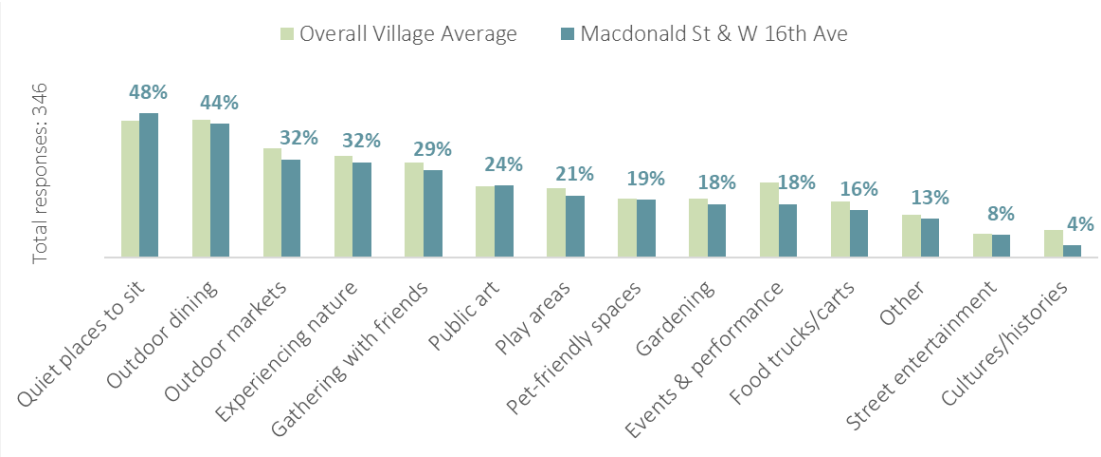
Among those who struggle to meet daily needs in Macdonald St & W 16th Ave, **driving (38%)** and **walking (40%)** are the most common modes of access. While a low proportion, biking (15%) is more frequent here than in some other Villages.



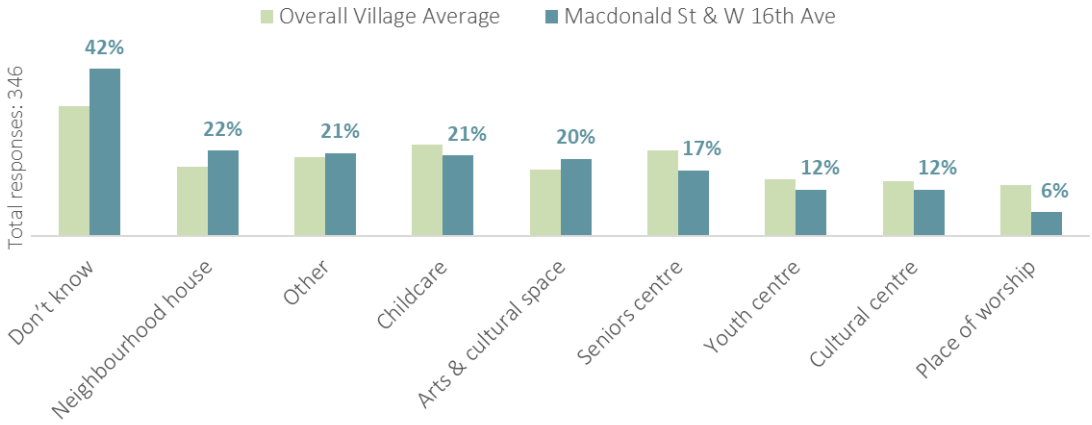
In **Macdonald St & W 16th Ave**, the most commonly requested additions are **places to eat or drink (45%)** and **other retail stores (42%)**.



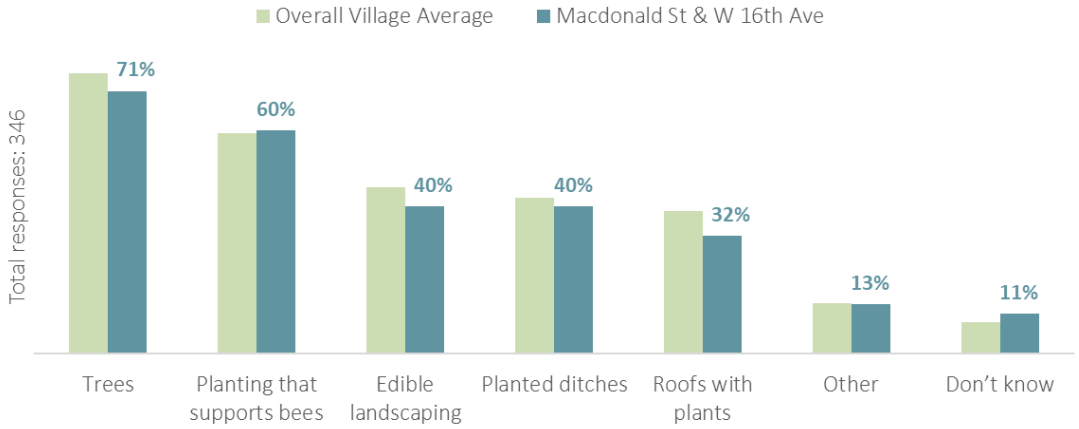
For public spaces, top priorities in **Macdonald St & W 16th Ave** are **quiet places to sit (48%)**, **outdoor dining (44%)**, and **outdoor markets (32%)**.



With a notable **42% saying they didn't know** which social or cultural amenities are important in the Village, there were relatively low levels of selection overall.



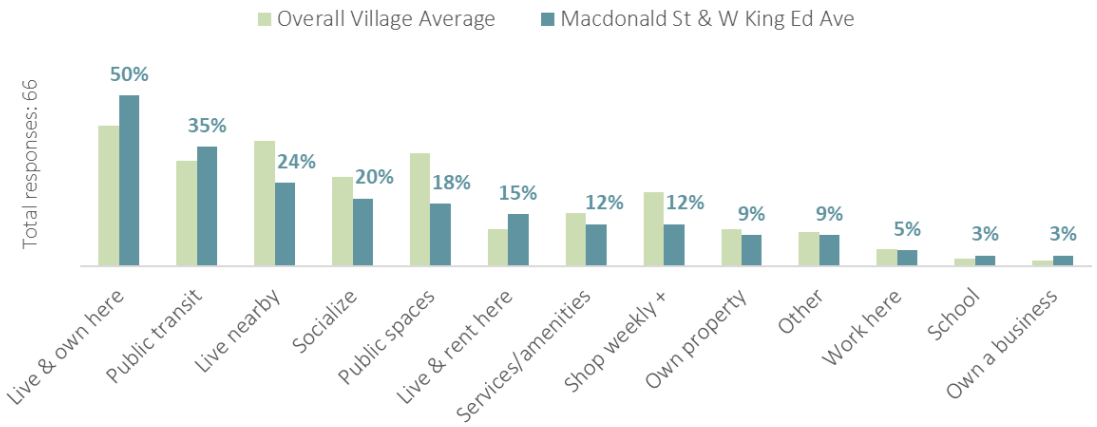
While **40% said they have favourite places to connect with nature**, almost as many **(39%) feel nature is missing**. The top priority for future natural features is more **trees (71%).**



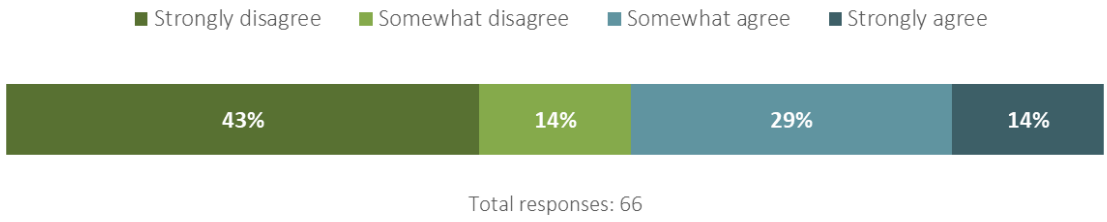
Macdonald St & W King Ed Ave

Total number of responses: 66

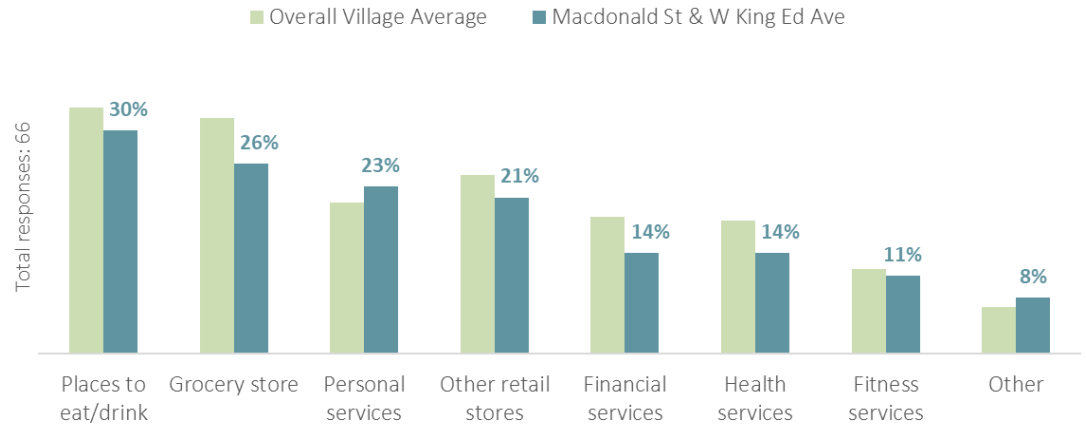
Majority of respondents live and own or rent in Macdonald St & W King Ed Ave (65%), followed by 35% who pass through by public transit.



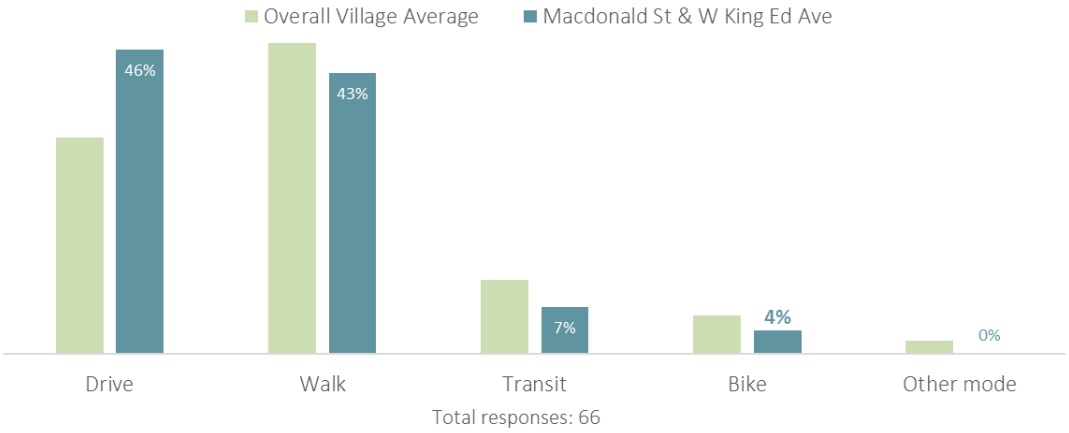
43% of respondents strongly disagree that they can meet their daily needs in Macdonald St & W King Ed Ave, while only 14% strongly agree.



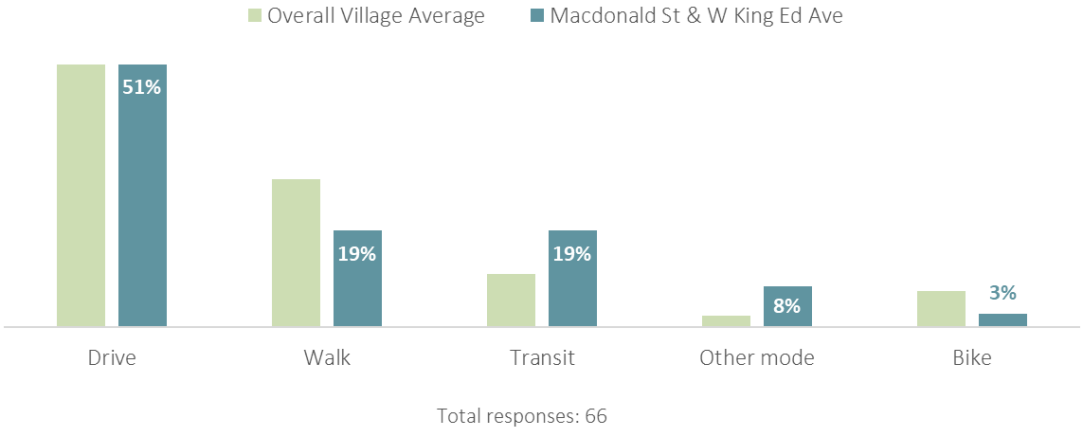
Among those who agreed they can meet their daily needs in the Village, the need most met is having places to eat or drink (30%), with relatively low selection for other needs.



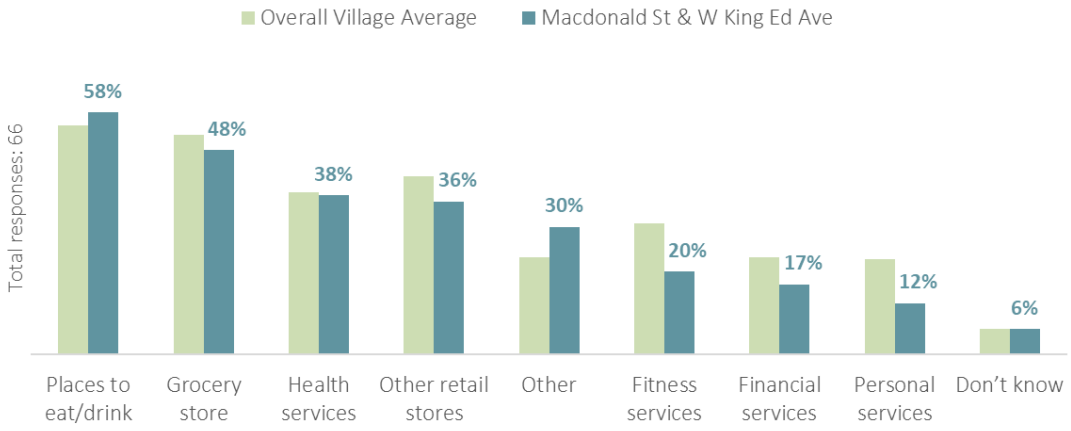
Most people in Macdonald St & W King Ed Ave drive (46%) or walk (43%) to meet their daily needs, with few using transit (7%) or cycling (4%).



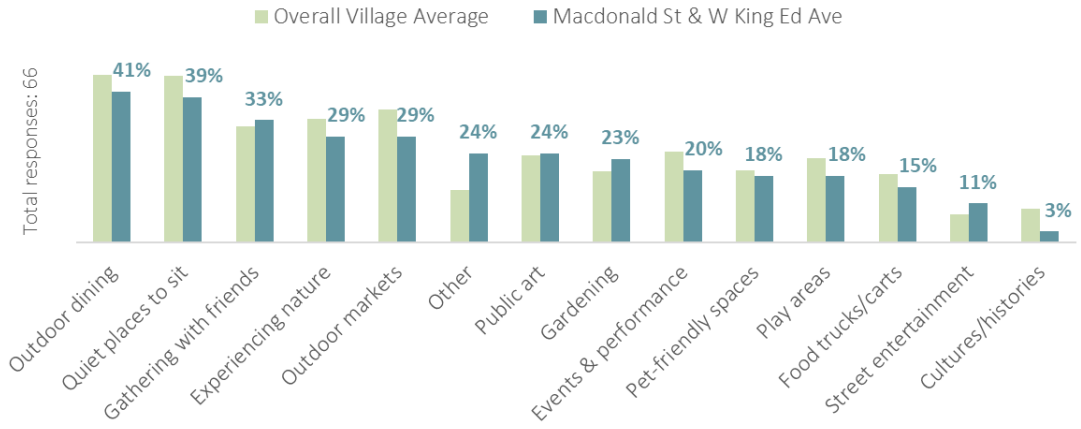
Among those who disagreed they could meet their daily needs in the Village, around one half rely on driving (51%), while others use transit (19%) or walk (19%).



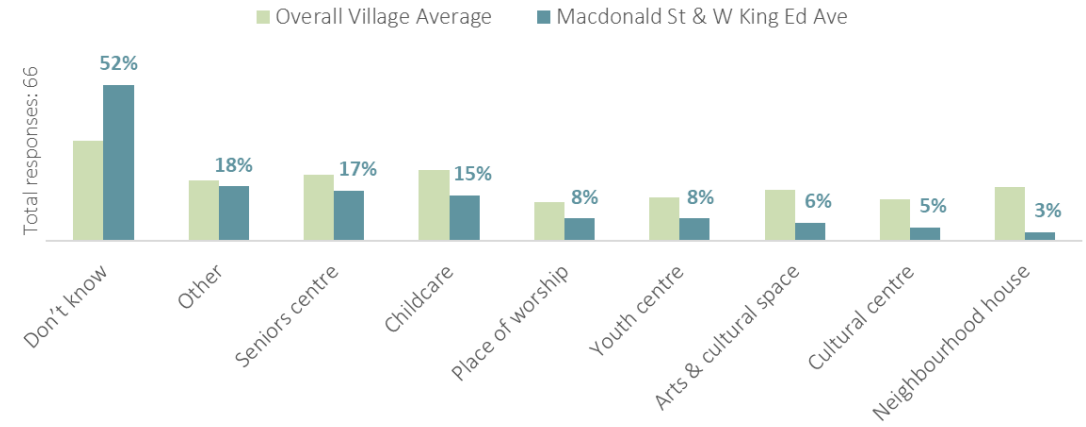
Most requested additions are places to eat or drink (58%) and grocery stores (48%) suggesting a need for more convenient access to food-related services in the Village.



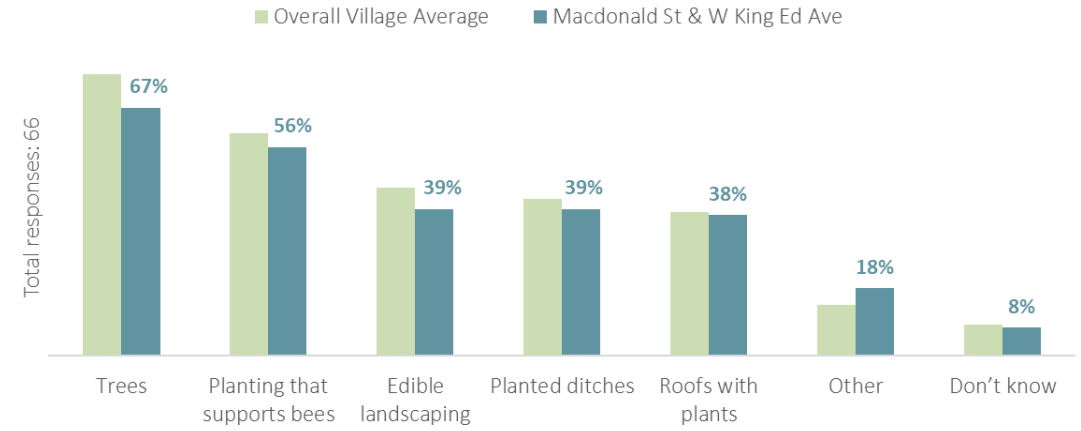
Public space priorities in Macdonald St & W King Ed Ave are outdoor dining (41%) and quiet places to sit (39%), closely aligned with Village-wide preferences.



Over half of respondents (52%) selected "Don't know," and selections across all amenity types were low, suggesting a lack of awareness or limited availability of social and cultural amenities in the Village.



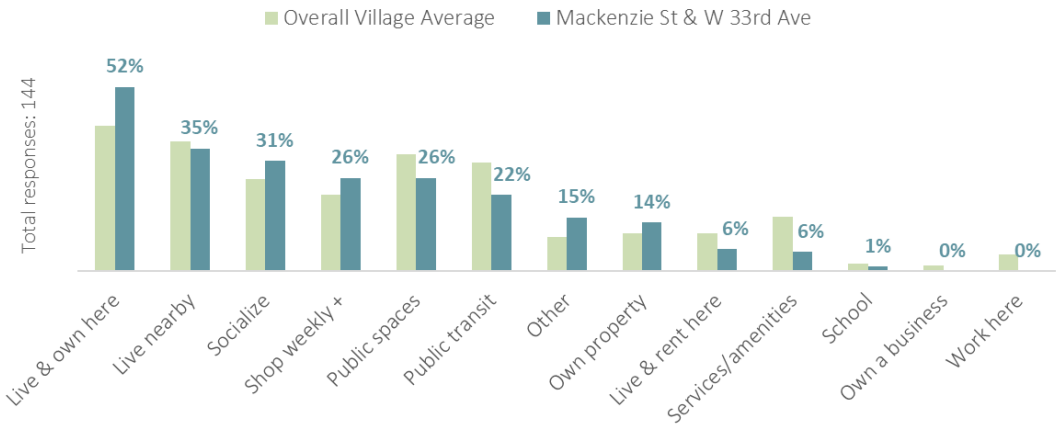
In this Village, 44% of respondents identified a favourite place in the Village where they connect with nature, while 38% felt that nature is missing. The top ecological priority is trees (67%).



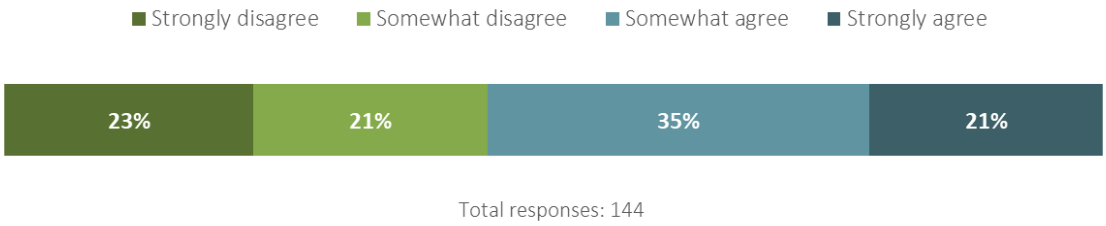
Mackenzie St & W 33rd Ave

Total number of responses: 144

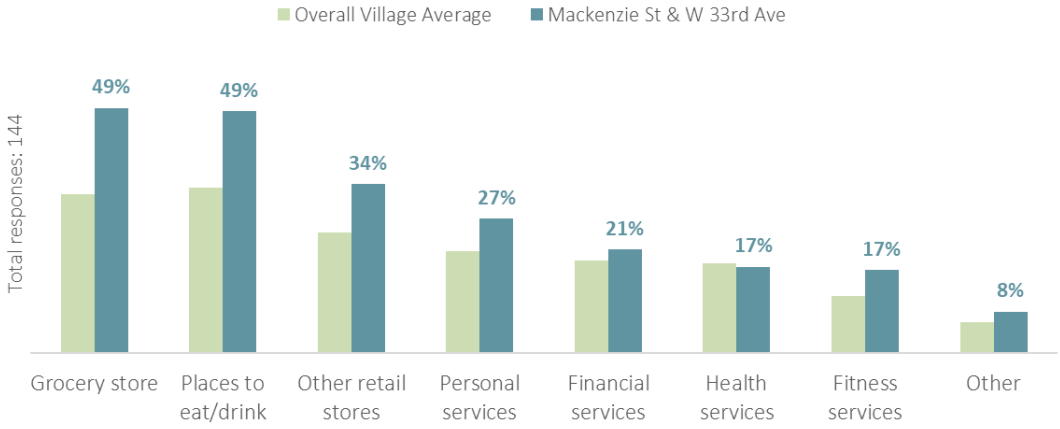
Most respondents either **live and own/rent a property in the Village** (58%) or live nearby (35%), showing strong residential ties to this area.



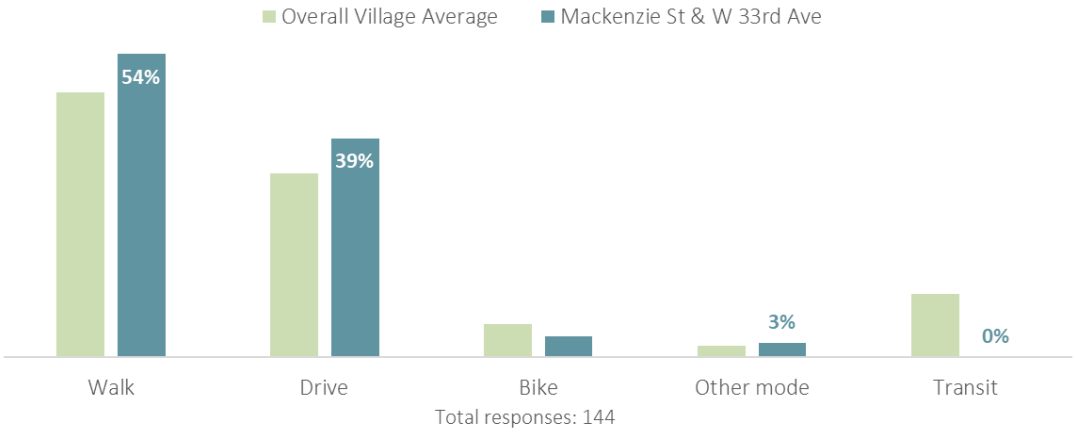
Just over half (56%) of respondents agree they can at least somewhat meet their daily needs in this Village, including 21% who strongly agree. Meanwhile, 44% express disagreement.



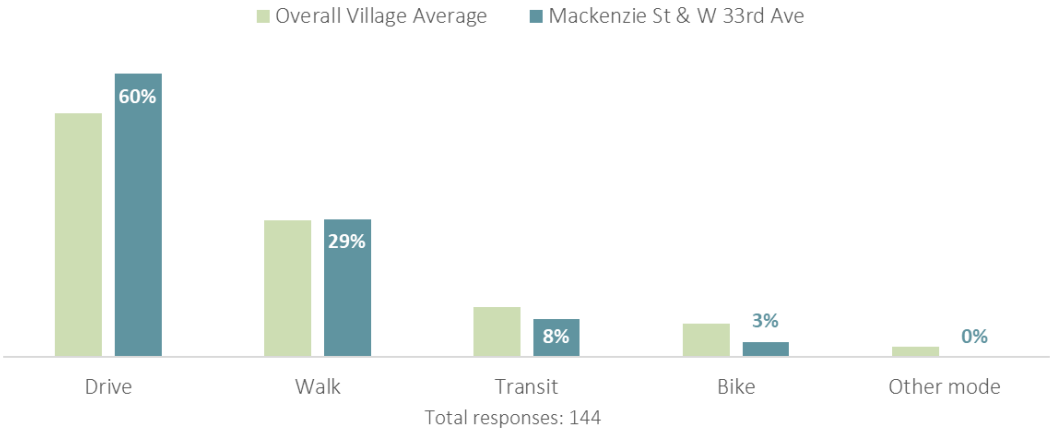
Among those who agreed they can meet their daily needs, the most commonly met needs are grocery shopping and dining (both 49%).



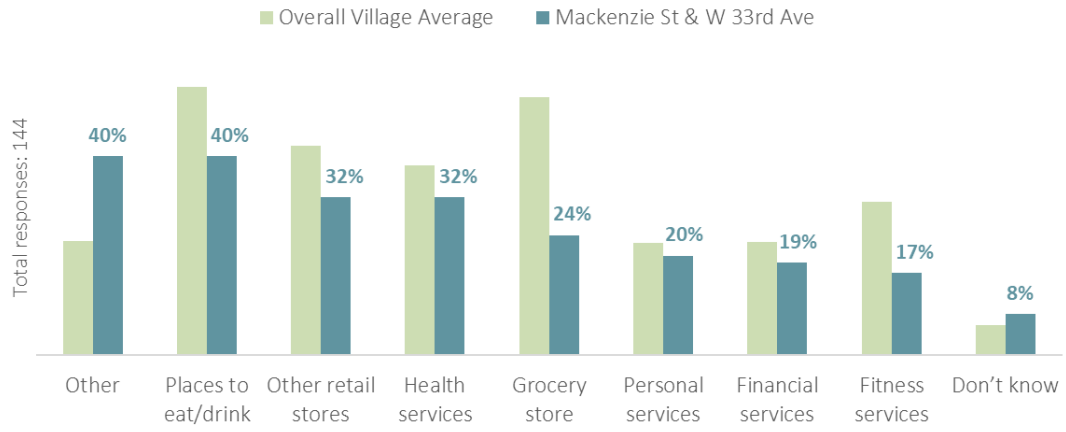
Most respondents who are able to meet their daily needs in the Village do so by **walking (54%),** while 39% rely on driving.



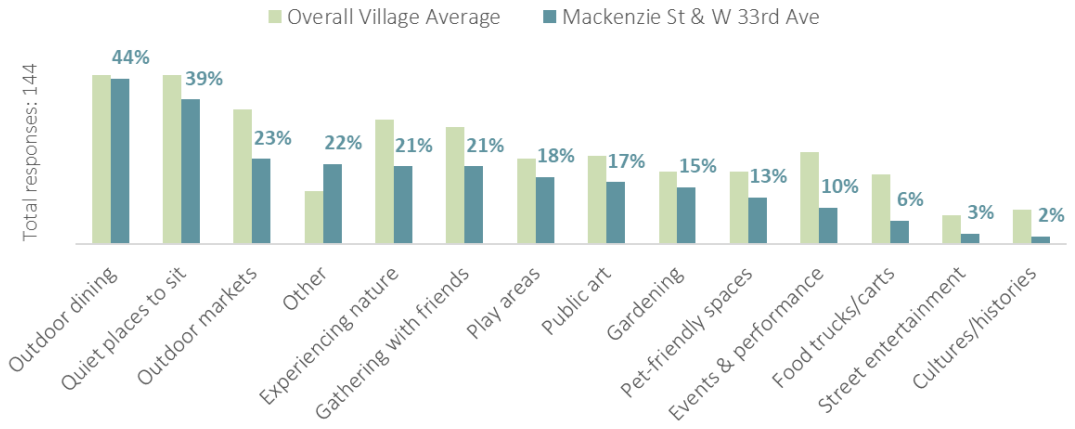
Among those who cannot meet their daily needs in the Village, **a large majority drive (60%)**, while fewer walk (29%) or use other modes.



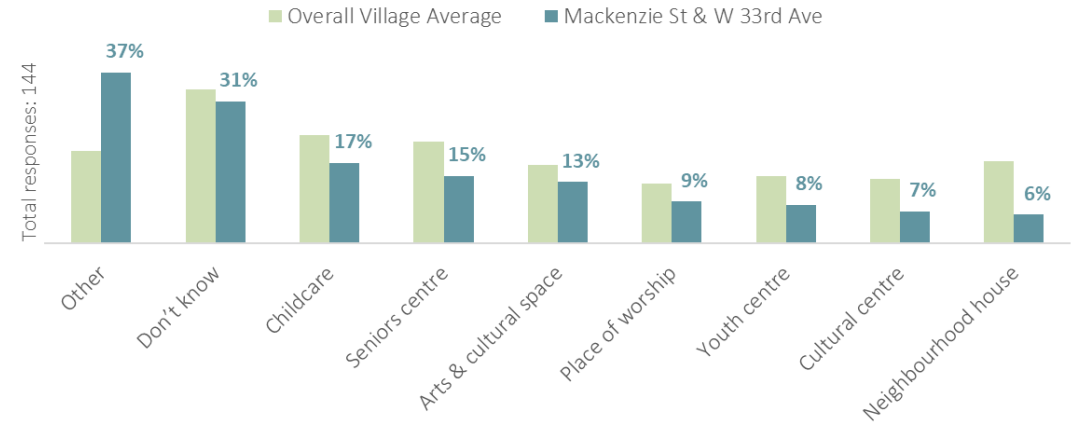
Most requested additions are **places to eat or drink (40%)**, followed by **other retail** and **health services (both 32%)**.



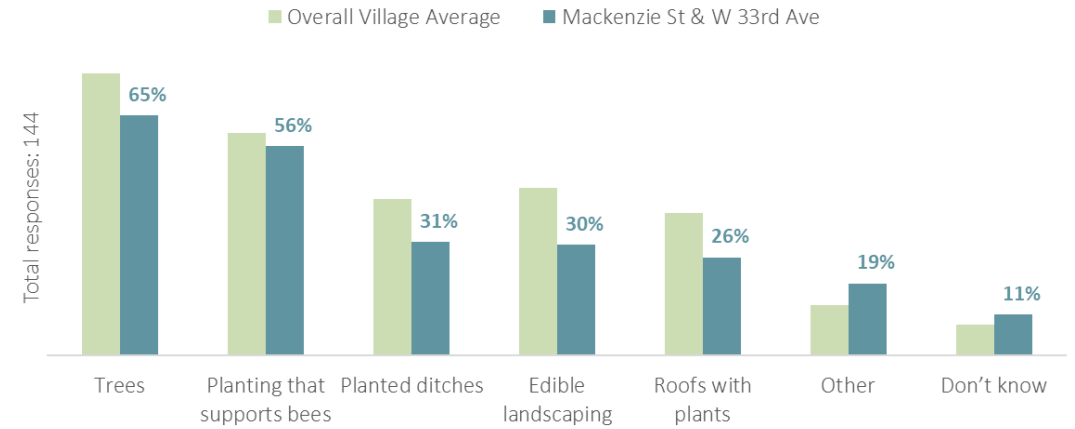
Top public space priorities are **outdoor dining (44%)** and **quiet places to sit (39%)**.



The most frequent responses were **"Other" (37%)** and **"Don't know" (31%)**, indicating a lack of clarity or consensus on key social and cultural amenities in the area.



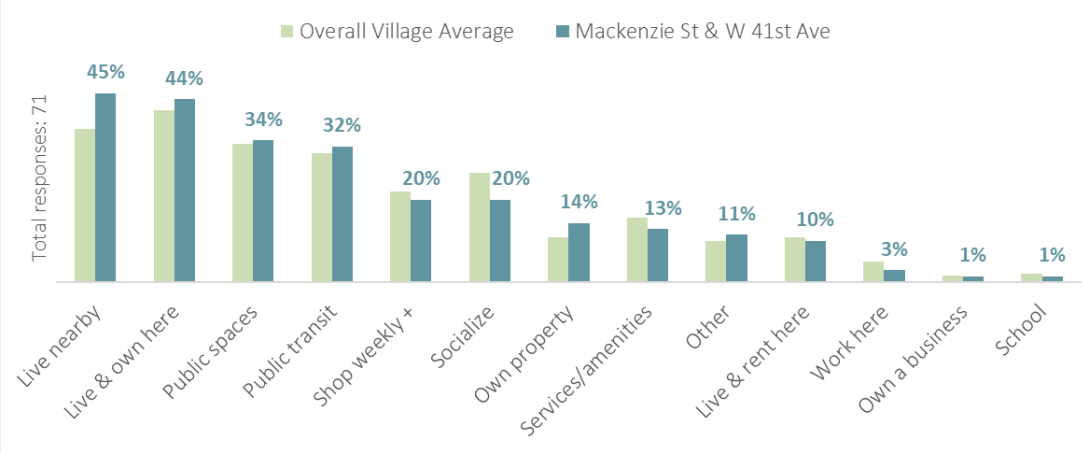
Over half (55%) of respondents said they have a **favourite place to connect with nature** in this Village, while **37% said nature is missing**. Top preferences for natural features include **trees (65%)** and **planting that supports bees (56%)**, aligning with Village-wide trends.



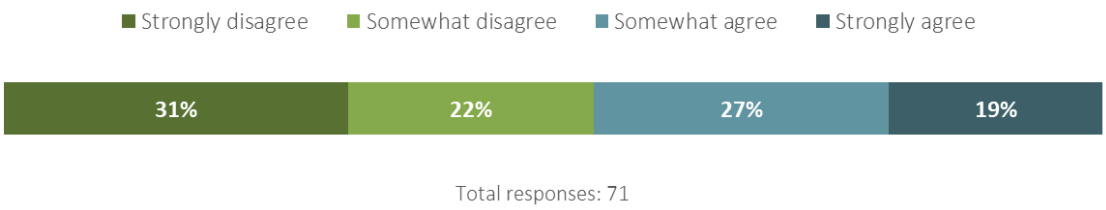
Mackenzie St & W 41st Ave

Total number of responses: 71

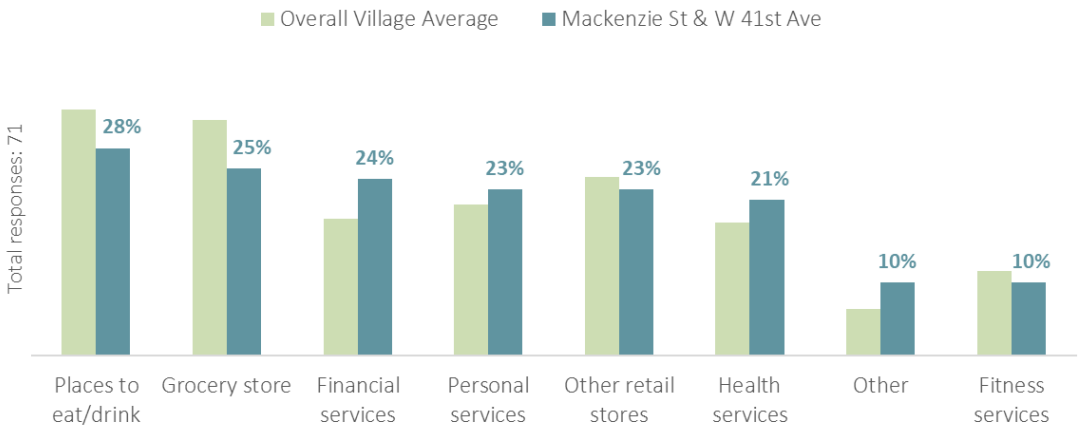
Most respondents either **live and own/rent a property** in the Village (54%) **or live nearby** (45%).



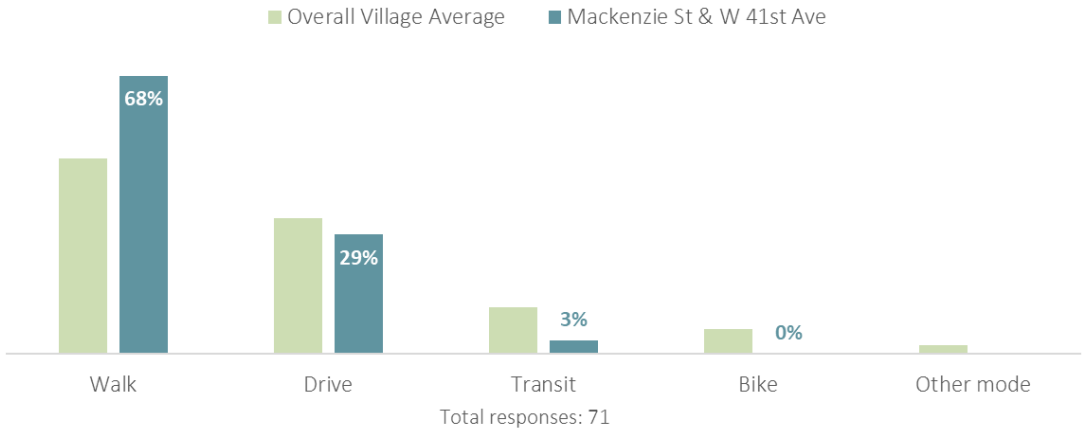
Just under half (46%) agree they can at least somewhat meet their daily needs in the Village, **including 19% who strongly agree**, while **53% express disagreement**.



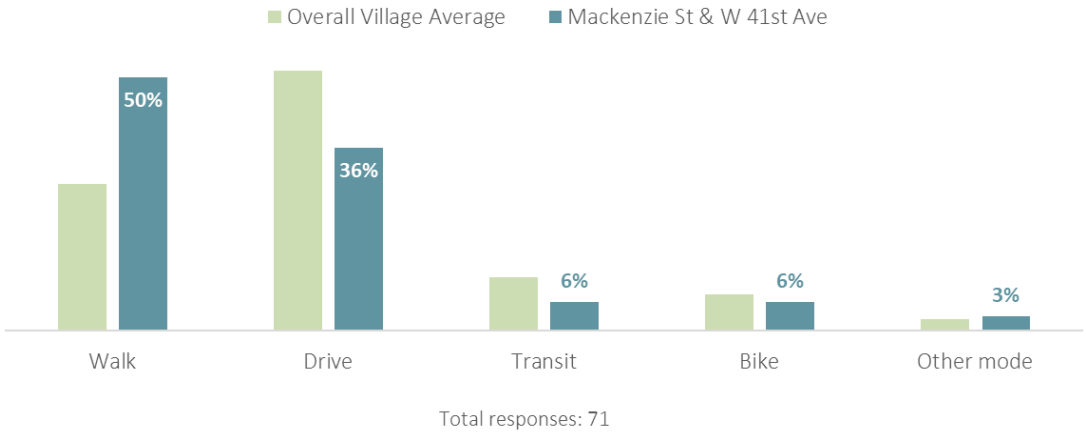
Among those who agreed they can meet their daily needs in the Village, **most cited places to eat/drink (28%) and grocery stores (25%)**, with **a modest range** of other services also mentioned.



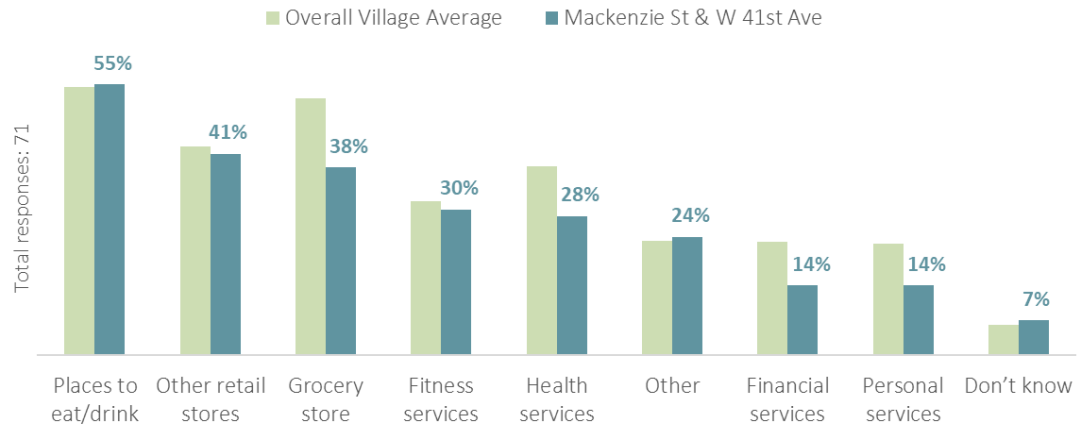
Most respondents (68%) walk to meet their daily needs in the Village, **above the Village average**, while fewer rely on driving (29%).



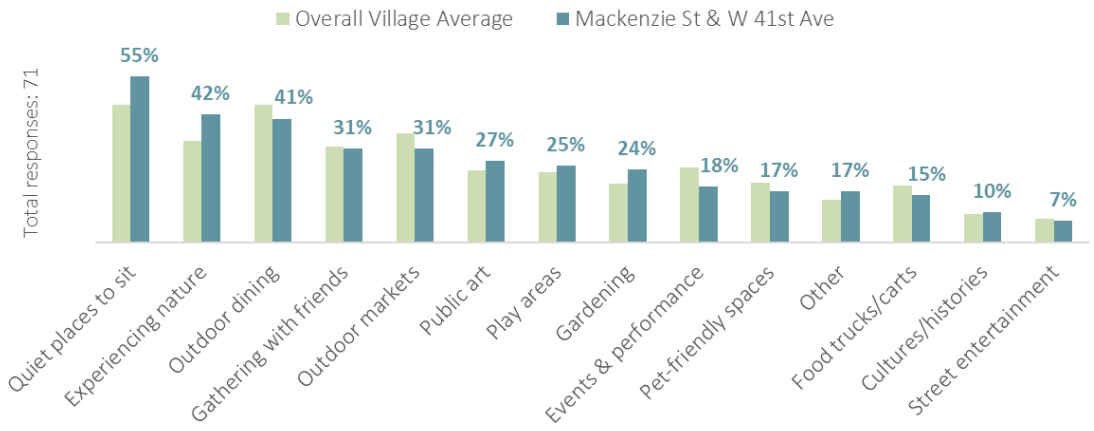
Among those who disagreed that they can meet their daily needs in the Village, most **walk (50%) or drive (36%)**, with minimal use of transit or other modes.



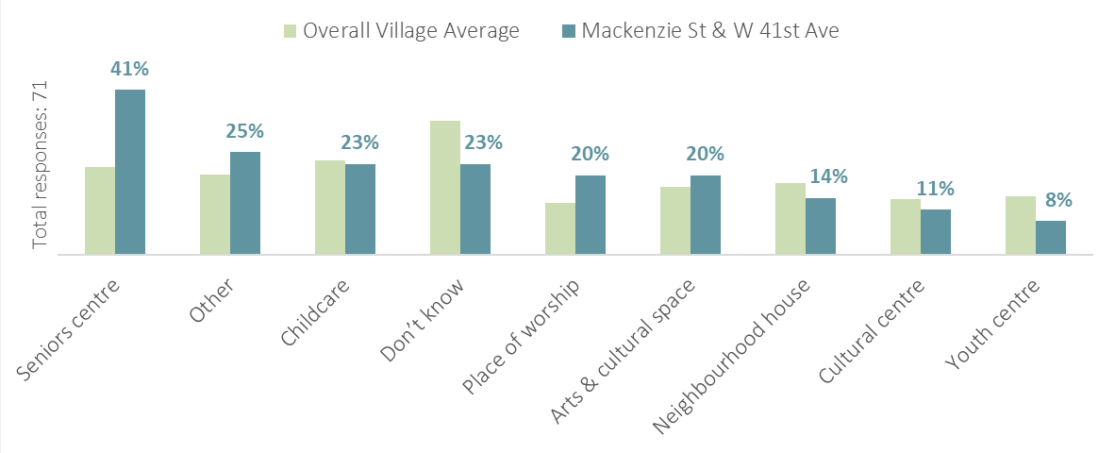
Most requested additions include **places to eat or drink (55%)**, **other retail stores (41%)**, and **grocery stores (38%)**, showing a broad desire for a wider mix of daily services.



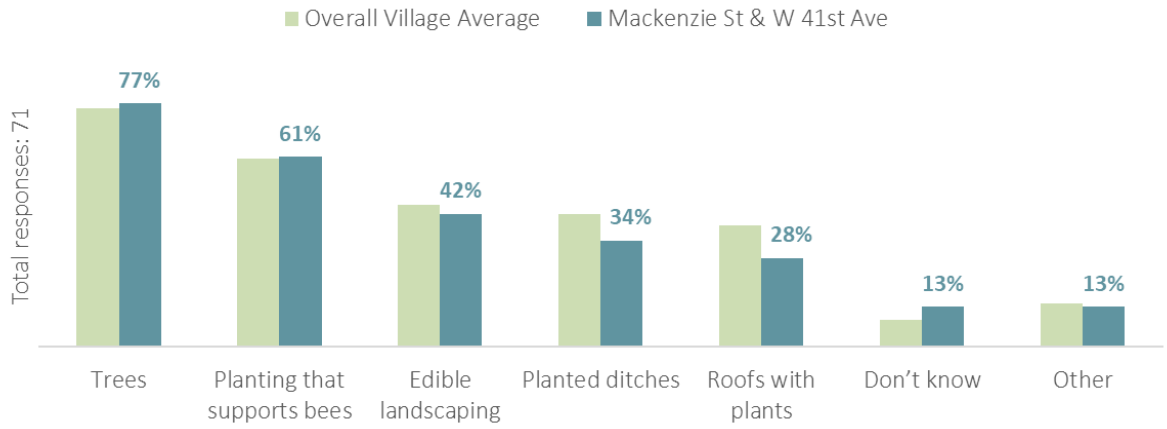
Top public space priorities are **quiet places to sit (55%)**, **experiencing nature (42%)**, and **outdoor dining (41%)**.



The most frequently mentioned social/cultural amenity is a **seniors centre (41%)**.



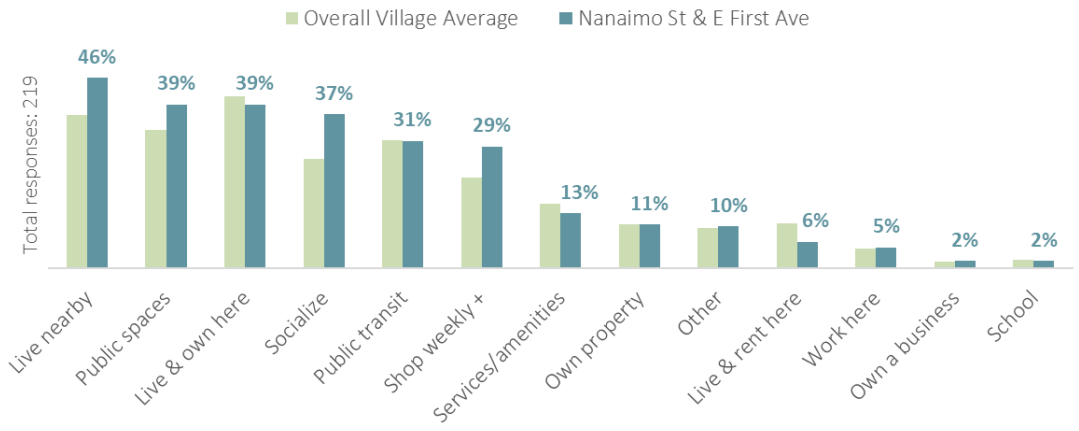
Nearly **half (49%)** of respondents say they have a **favourite place to connect with nature** in the Village, while **30% feel nature is missing**, below the Village average (41%). Respondents most want to see more **trees (77%)** and **planting that supports bees (61%)**.



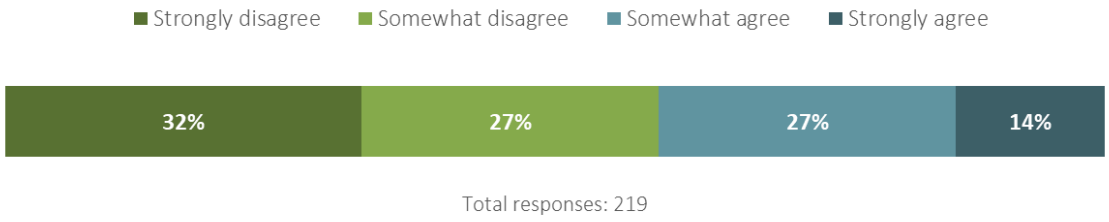
Nanaimo St & E 1st Ave

Total number of responses: 219

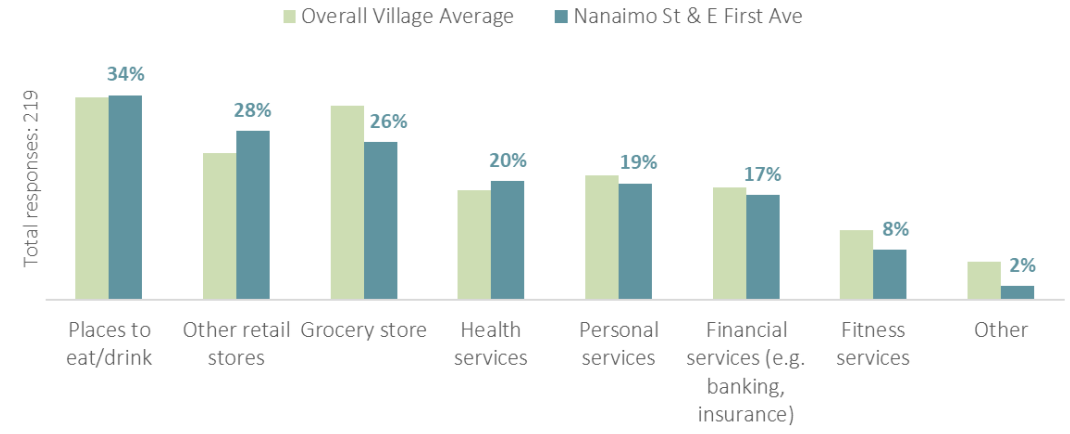
Respondents most commonly **live nearby** (46%) or **own and live in the Village** (45%).



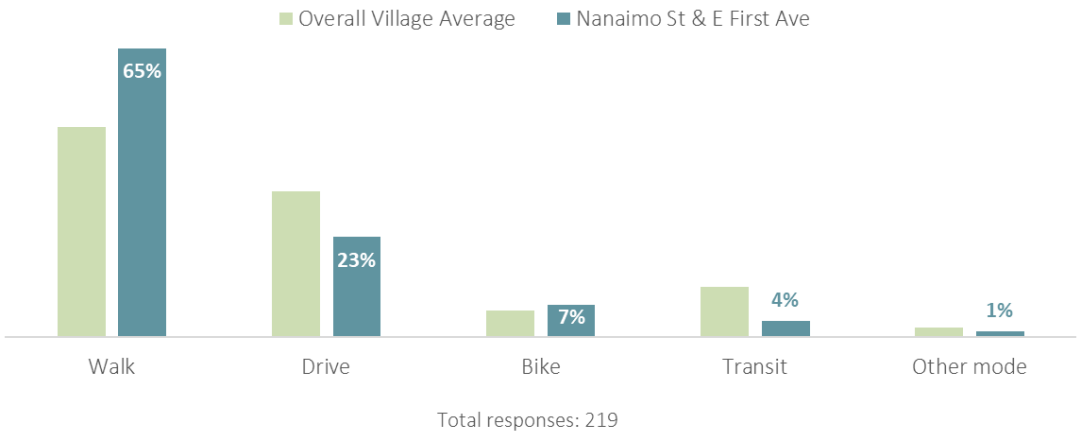
Just over **40% of respondents** agree they can at least somewhat meet their daily needs in this Village, including **14% who strongly agree**, while a notable **59% express disagreement**.



Among those who agreed they can meet their daily needs, the most common met need is having **places to eat or drink** (34%), with lower access to **health**, **personal**, and **financial services**.

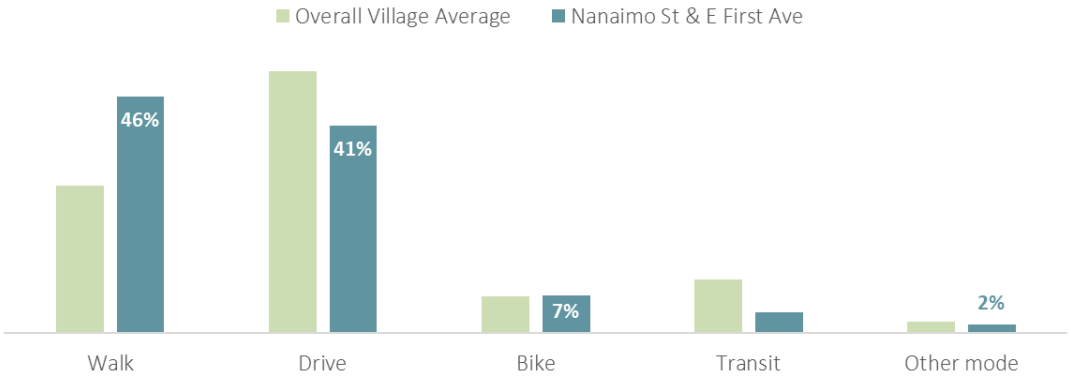


Among those who agreed their daily needs are met in the Village, most respondents **walk** (65%) to meet their needs, followed by **driving** (23%). Use of **bike**, **transit**, or **other modes** was minimal.



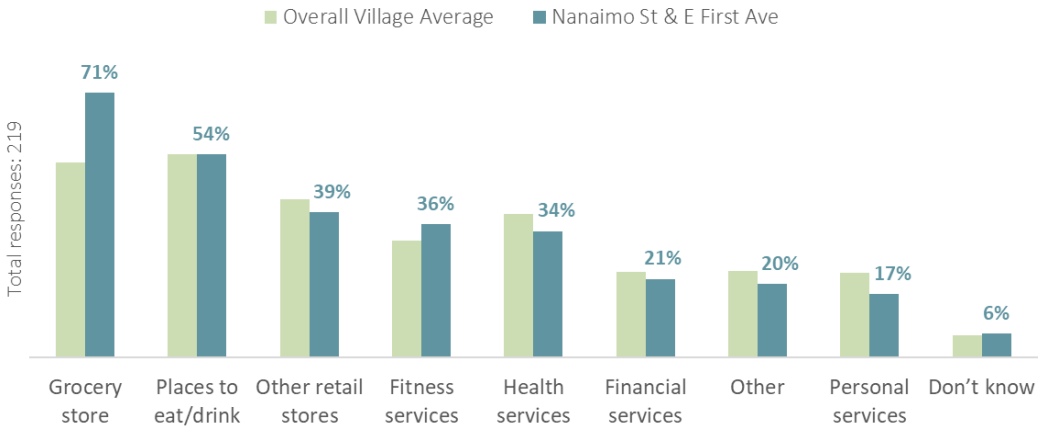
Total responses: 219

Among those who disagreed, most also **walk** (46%) or **drive** (41%) to try to meet their needs, suggesting that **distance is not the only barrier** to access.

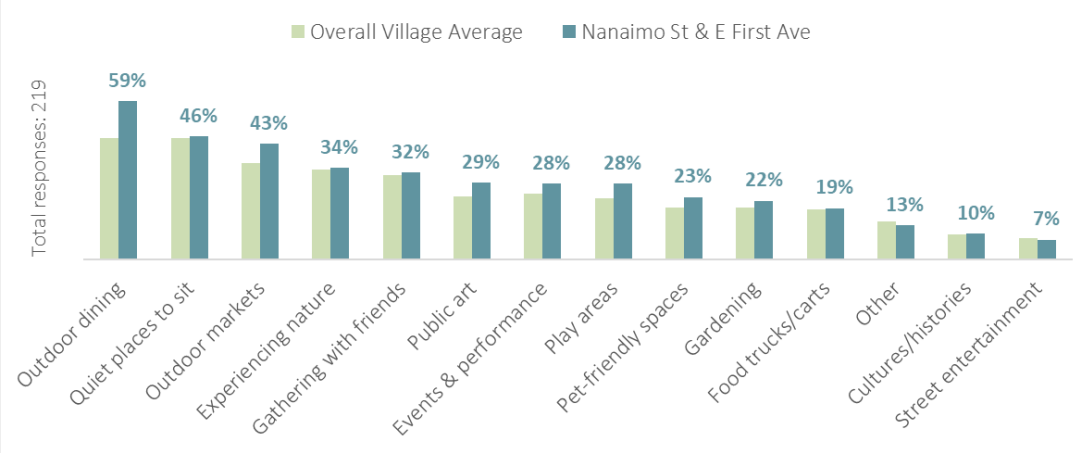


Total responses: 219

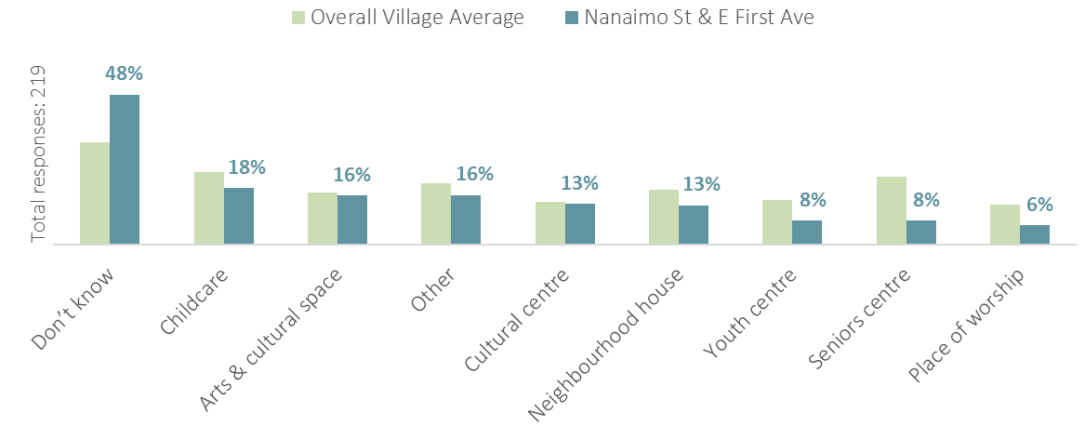
Most requested additions are **grocery stores** (71%) and **places to eat or drink** (54%), followed by demand for **other retail** (39%) **fitness services** (36%) and **health services** (34%).



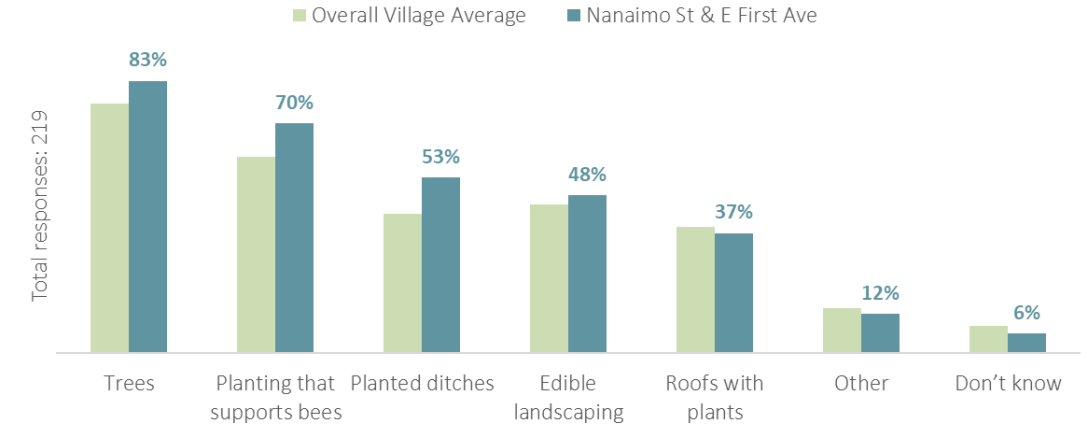
Top public space priorities include **outdoor dining** (59%), **quiet places to sit** (46%), and **outdoor markets** (43%). Responses suggest interest in a wide range of **community and nature-based experiences**.



With nearly half of respondents (48%) saying they **"don't know" any important social or cultural amenities** in the Village, few amenities were selected overall.



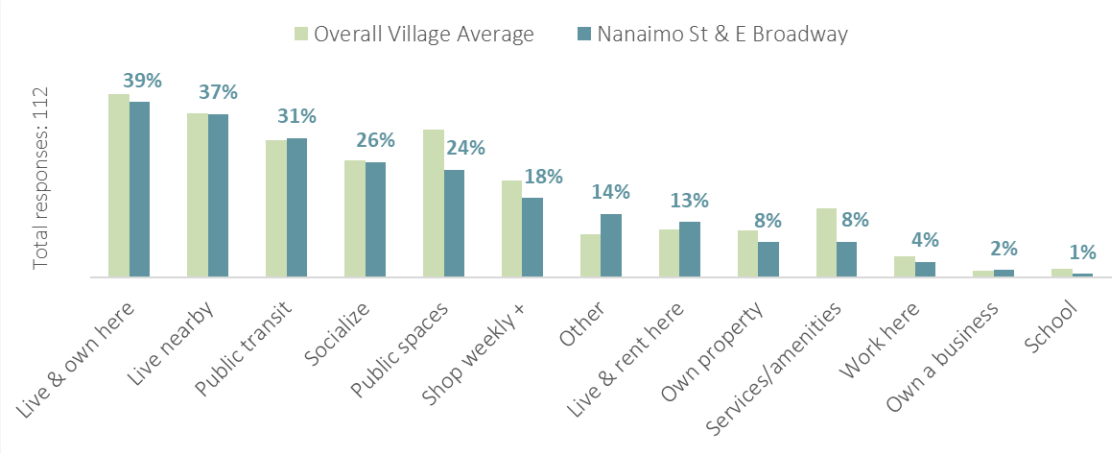
A **majority (56%)** said **nature is missing in the Village**, above the Village average (41%). Top desired natural features include more **trees** (83%) and **bee-supportive planting** (70%).



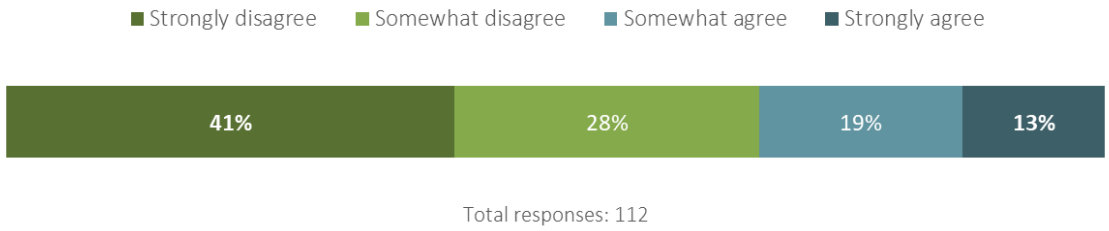
Nanaimo St & E Broadway

Total number of responses: 112

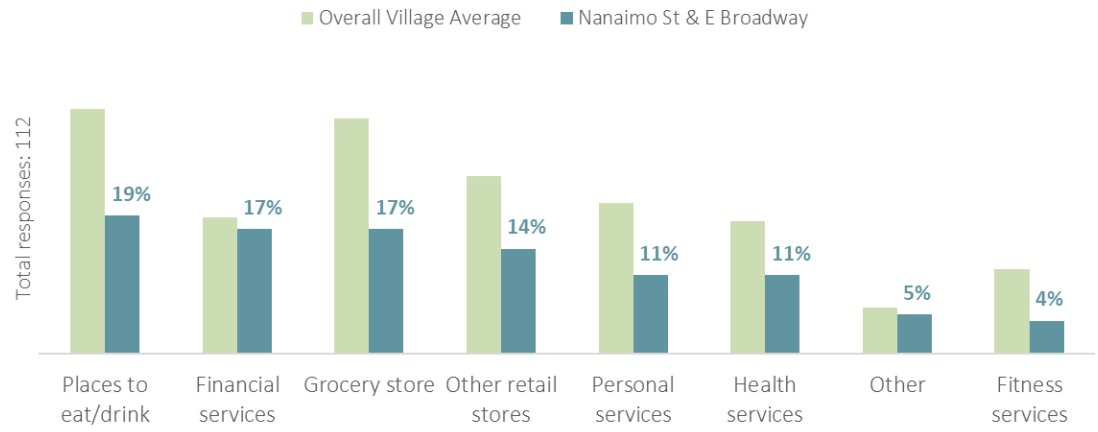
Respondents were most commonly connected through **living and owning** in the Village (39%) or **living nearby** (37%), followed by use of **public transit** (31%).



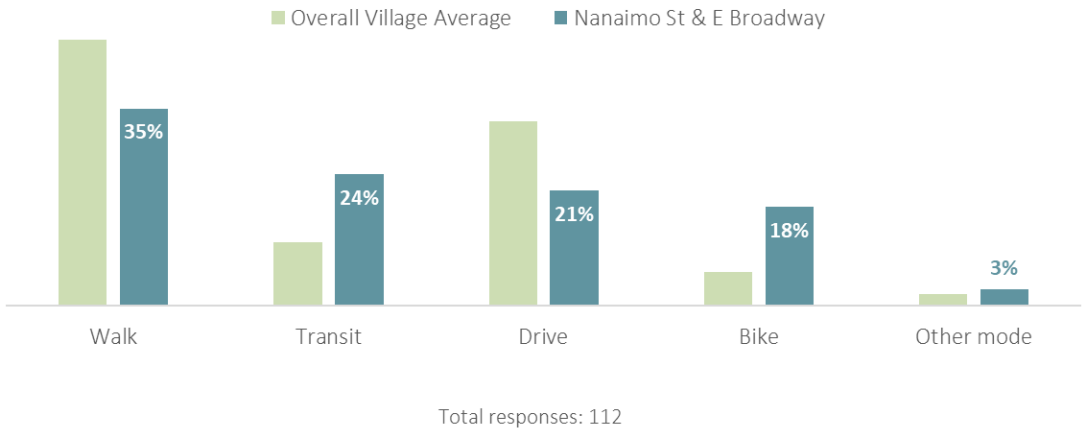
Only 13% strongly agreed they can meet their daily needs in the Village, with another **19% somewhat agreeing**. Meanwhile, **69% expressed disagreement**.



When asked which needs they are able to meet, responses were consistently **lower than the Village average across all service types**.

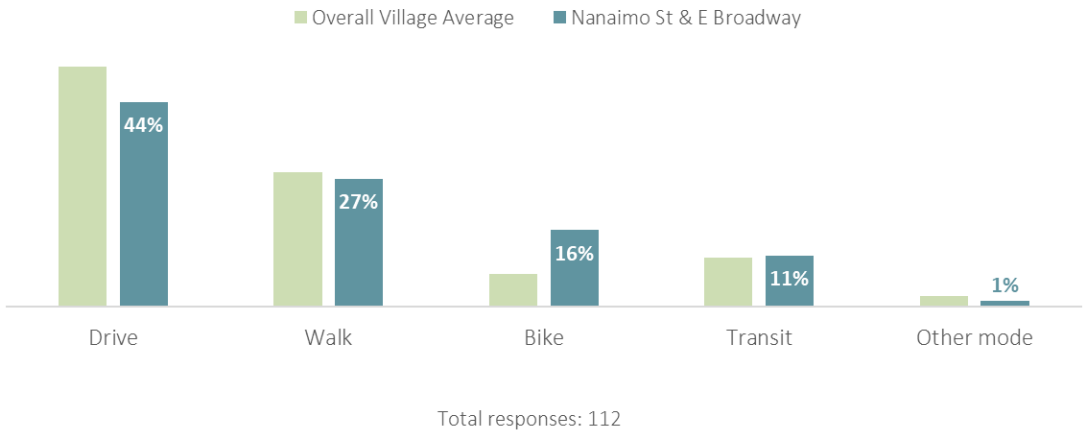


Respondents connected to Nanaimo St & E Broadway use a **more varied mix of transportation** modes to access daily needs compared to the Village average. A smaller share report **walking** (35%), while higher proportions use **transit** (24%) or **cycle** (18%).



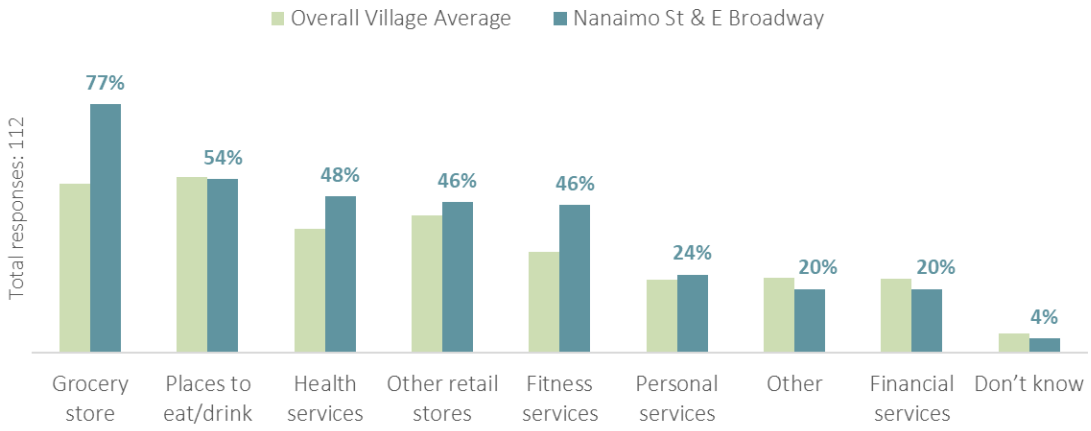
Total responses: 112

Among those who **disagreed** they could meet their needs locally, nearly **half drive (44%)**, while others walk (27%), bike (16%), or use transit (11%).

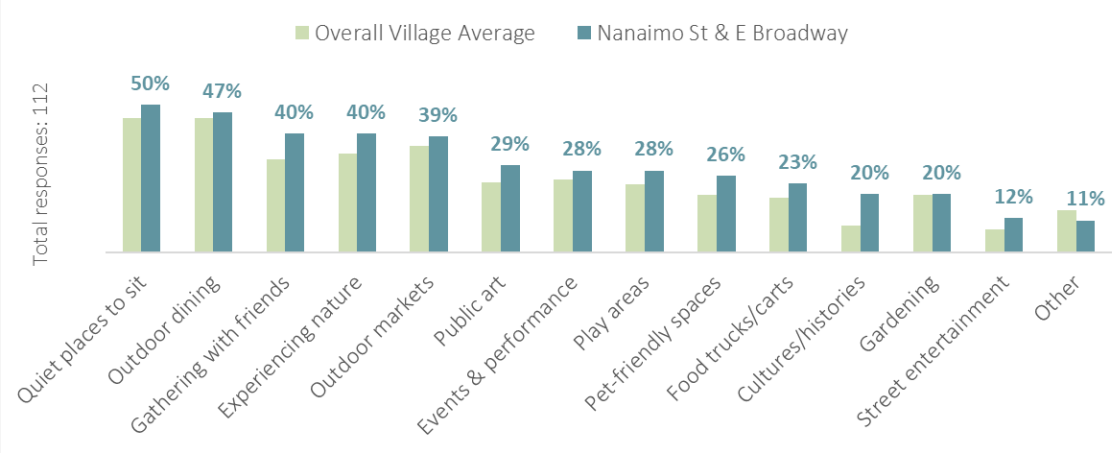


Total responses: 112

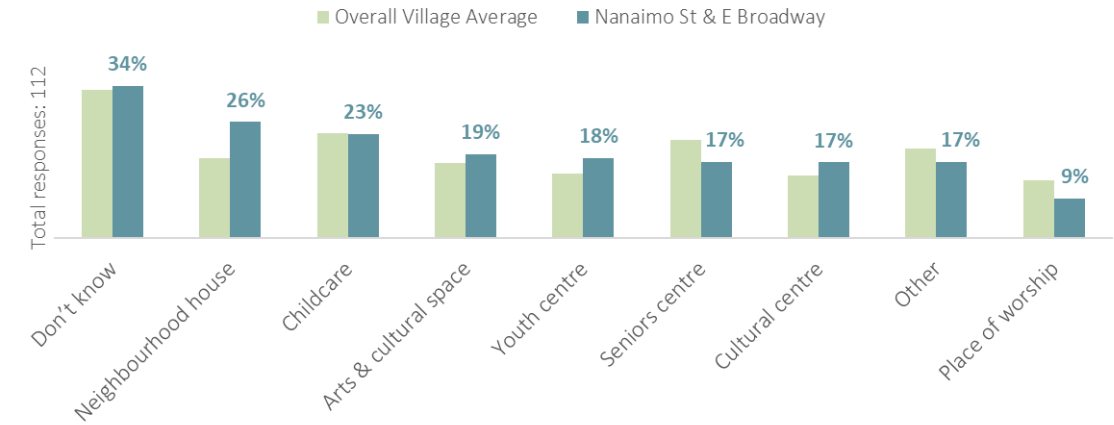
There is strong support for additional **grocery stores** (77%) and **places to eat or drink** (54%).



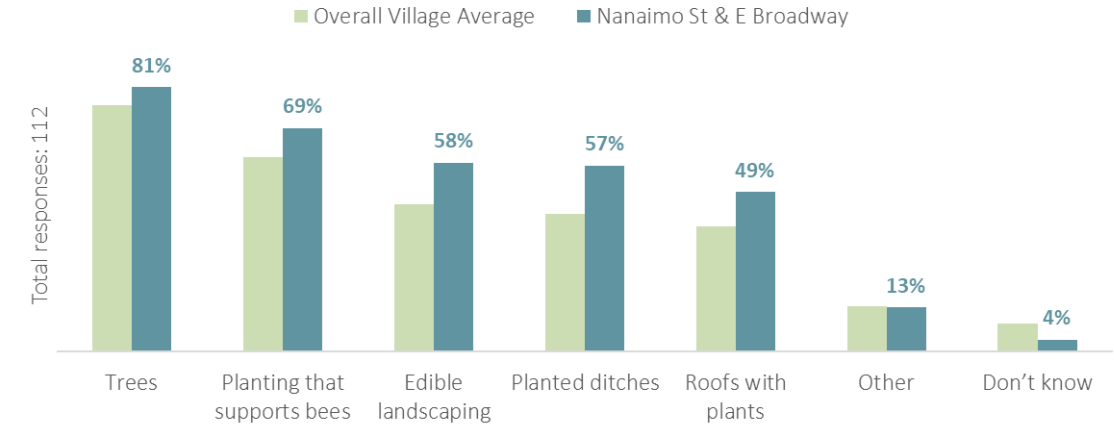
Residents want to see more **quiet places to sit** (50%), **outdoor dining** (47%), opportunities for **gathering with friends or experiencing nature** (both 40%), and **outdoor markets** (39%), alongside other public space enhancements.



Some respondents highlighted the importance of the **Neighbourhood House (26%)**, along with **childcare (23%)**, while a third said they "don't know" of any important social/cultural amenities.



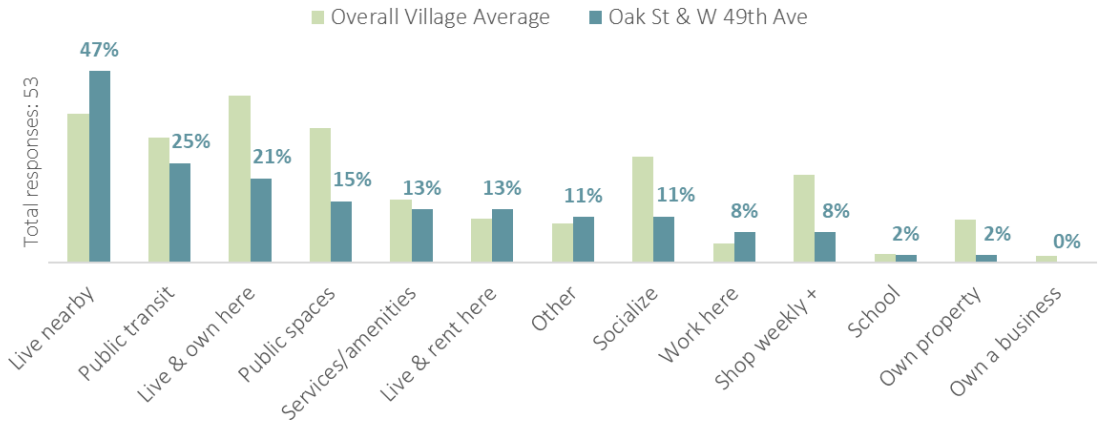
Nearly **half (48%)** felt **nature is missing** from the Village – higher than the Village Average (41%). Top natural features wanted are **more trees (81%)** and **planting that supports bees (69%)**.



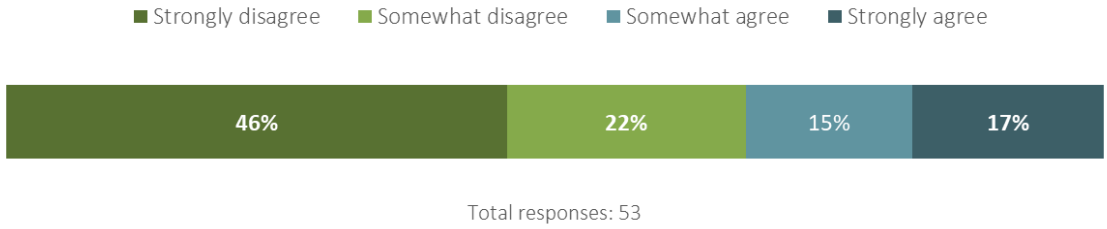
Oak St & W 49th Ave

Total number of responses: 53

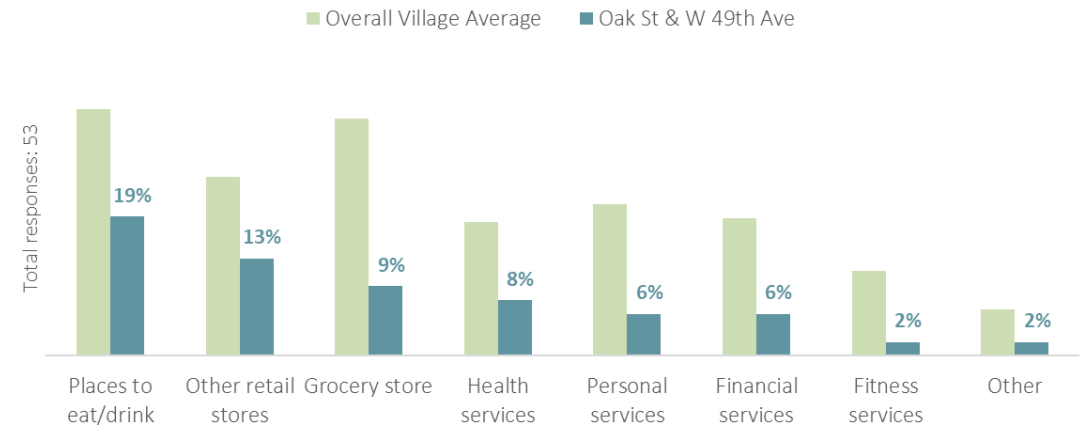
Respondents connected to **Oak St & W 49th Ave** most commonly said they **live nearby** (47%), while **34% live and own or rent a property** in the Village.



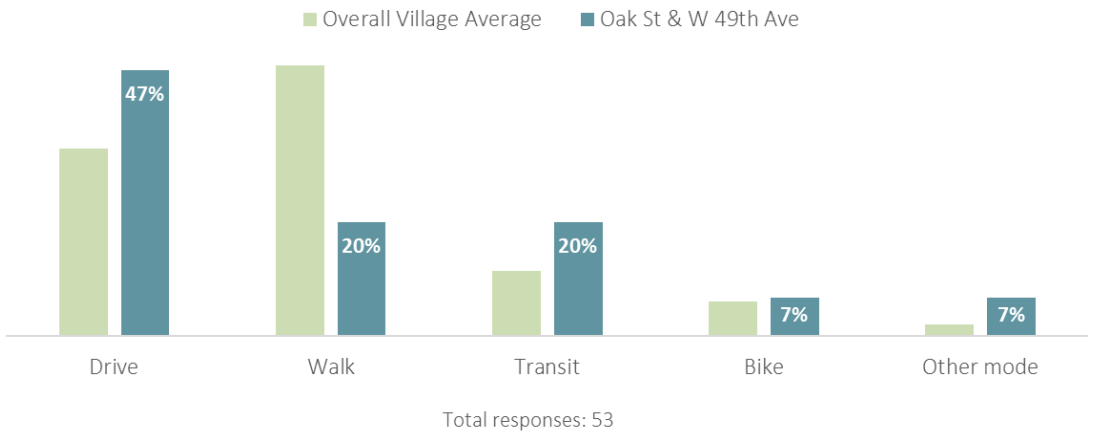
A **large majority (68%)** of respondents **disagree** that they can meet their daily needs in this Village, including **46% who strongly disagree**. Just **17% strongly agree** and **15% somewhat agree**, indicating that few feel their needs are well supported locally.



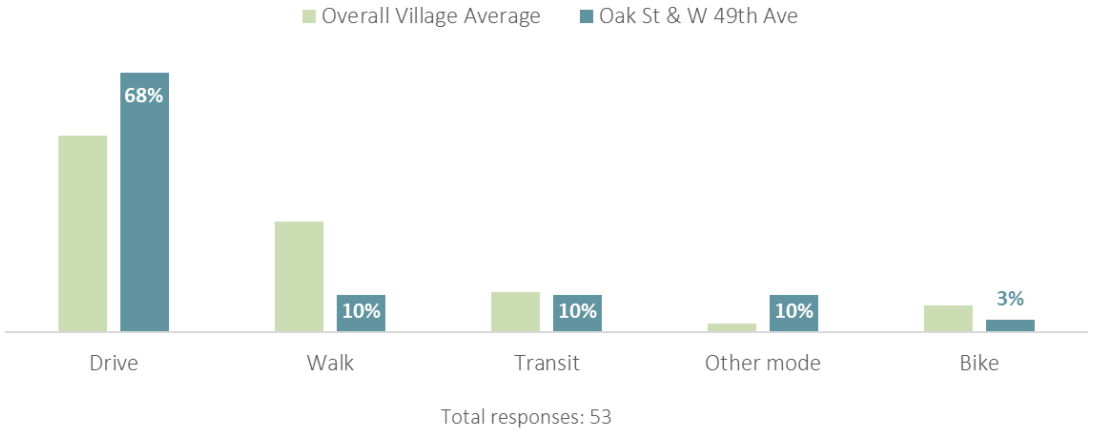
Among those who agreed they can meet their daily needs in the Village, no service type was selected by more than **one in five respondents**.



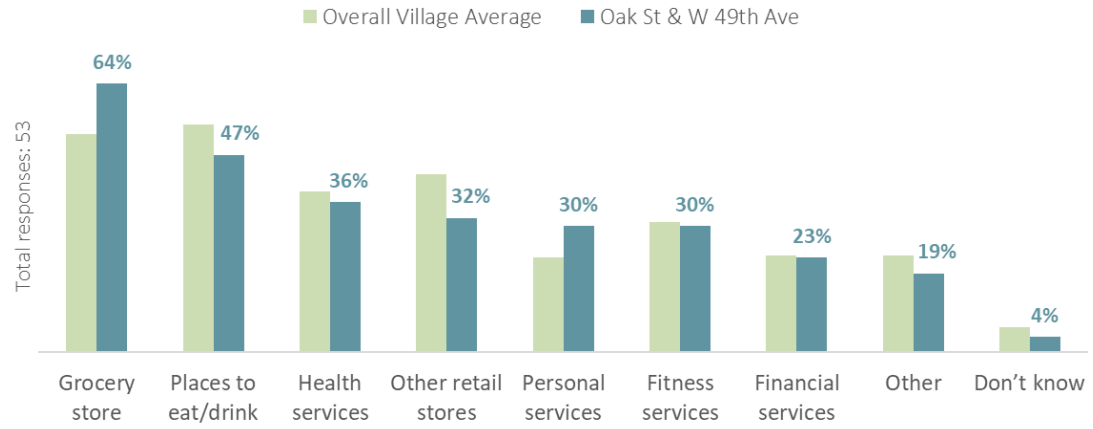
Respondents who can meet their daily needs in this Village are far **more likely to drive** (47%) than the Village average, while **walking is much less common** (20%).



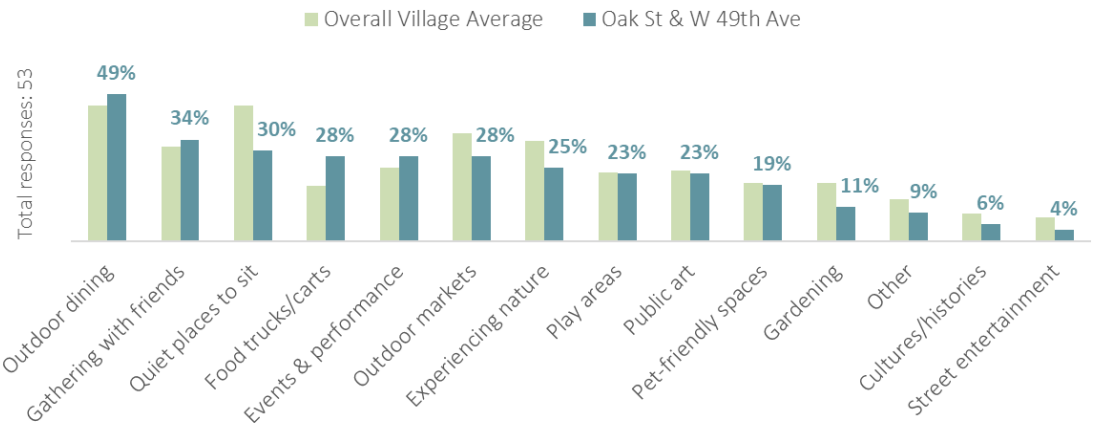
Among those who said they **cannot meet their daily needs locally**, nearly **seven in ten (68%) drive**, and just **10% walk**, indicating a heavier reliance on cars in this Village.



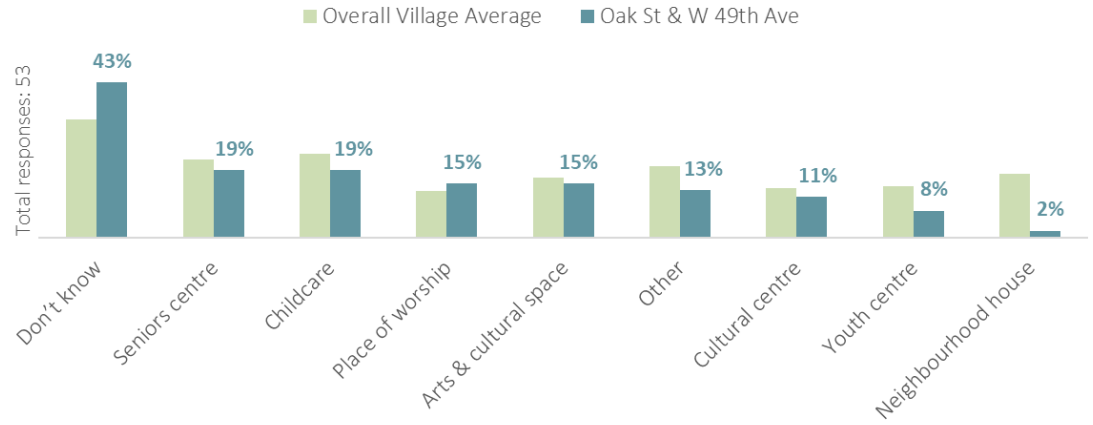
The top need is for more **grocery stores** (64%). Responses also show demand for places to **eat and drink**, **health services**, **other retail stores**, **personal** and **fitness services**.



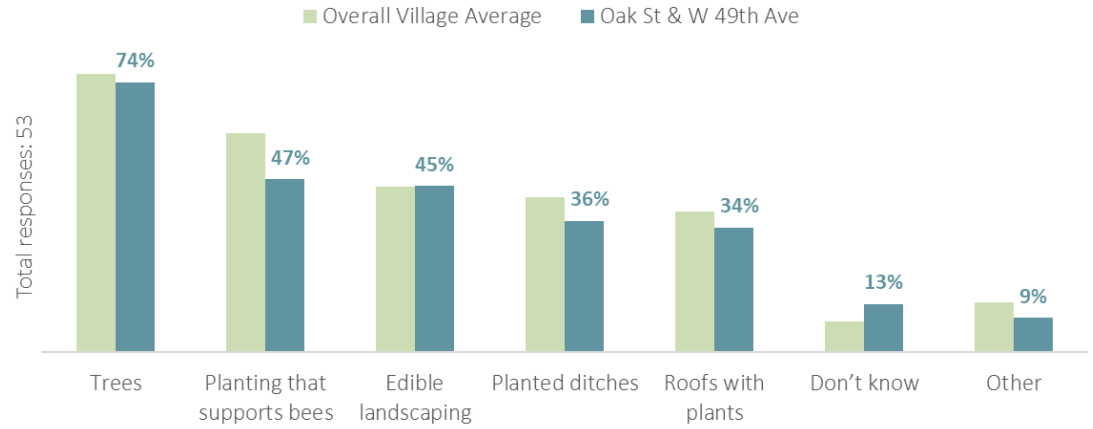
The most requested **public space activity was outdoor dining (49%)**. Many other activities received similar levels of support, showing broad interest across multiple types of activities.



With a high share of respondents (43%) saying they **'don't know' of any important social or cultural amenities in the Village**, there is moderate support for some amenities.



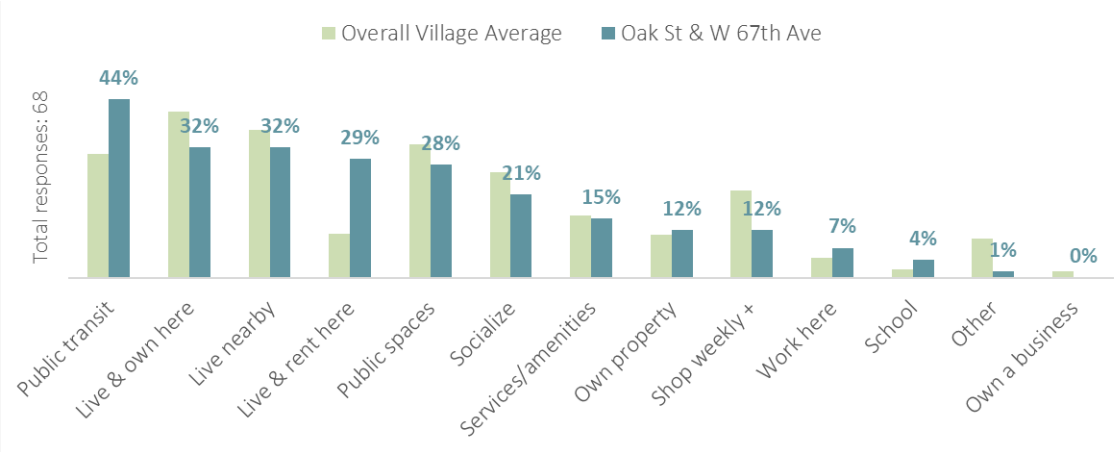
A **majority (62%) said nature is missing** in this area – well above the Village Average (41%). Consistent with other Villages, the **top desired natural and ecological feature is for trees** (74%).



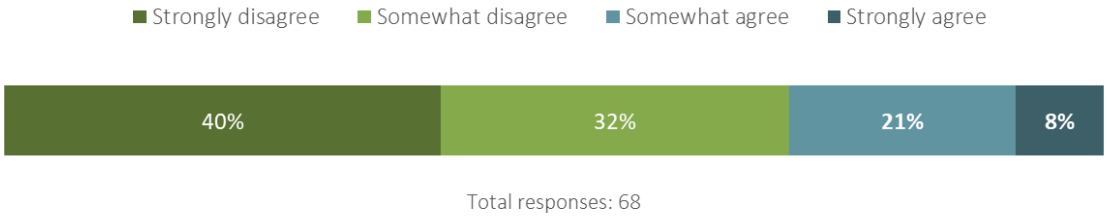
Oak St & W 67th Ave

Total number of responses: 68

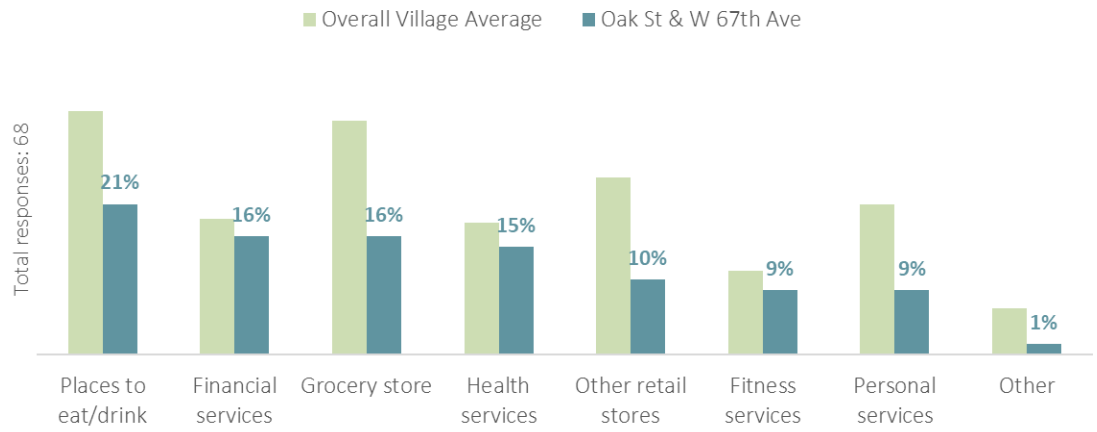
Majority of respondents (61%) **live in the Village** (own or rent) and another 32% **live nearby**. A higher-than-average proportion (44%) take **public transit that runs through** the Village.



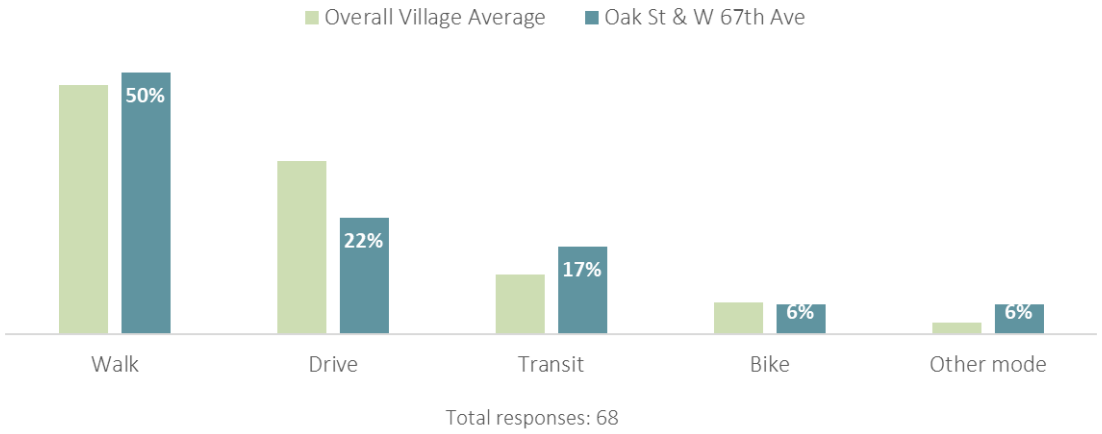
Only 8% strongly agreed they can meet many of their daily needs in the Village, while another 21% somewhat agreed. In contrast, 72% disagreed, including 40% who strongly disagreed.



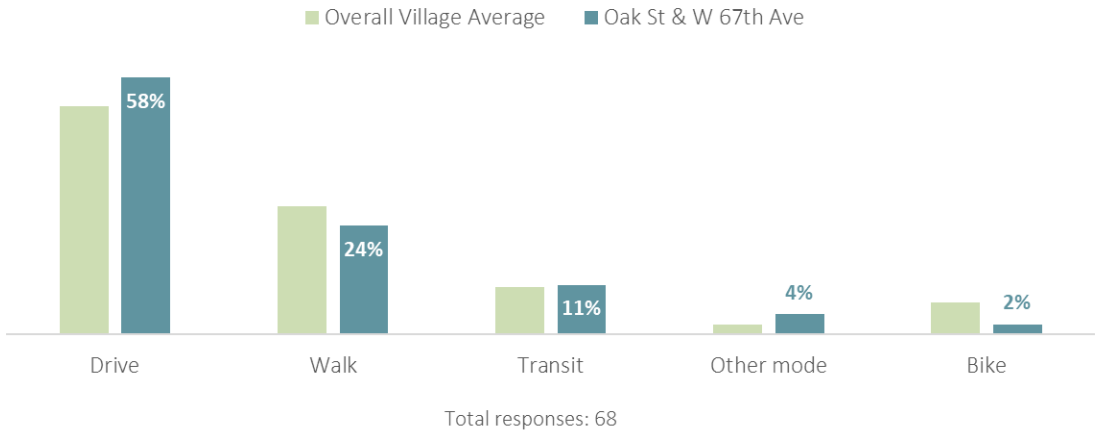
Among those who agreed they can meet their daily needs, responses were **consistently below the Village average**, with no service selected by more than **one in five respondents**.



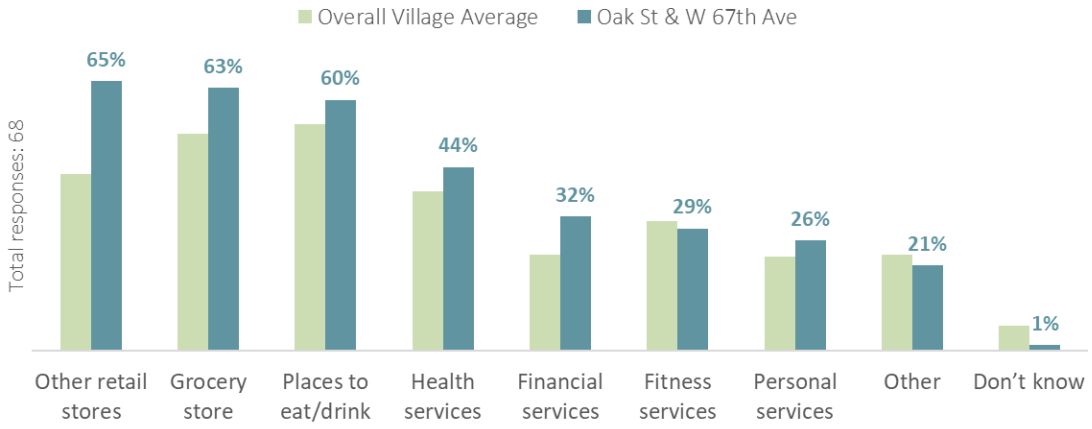
Walking (50%) is the most common way respondents access daily needs in Oak St & W 67th Ave. **Public transit may play a more prominent role** in how residents meet their needs in this area, with respondents being **less likely than average to drive and more likely to use transit.**



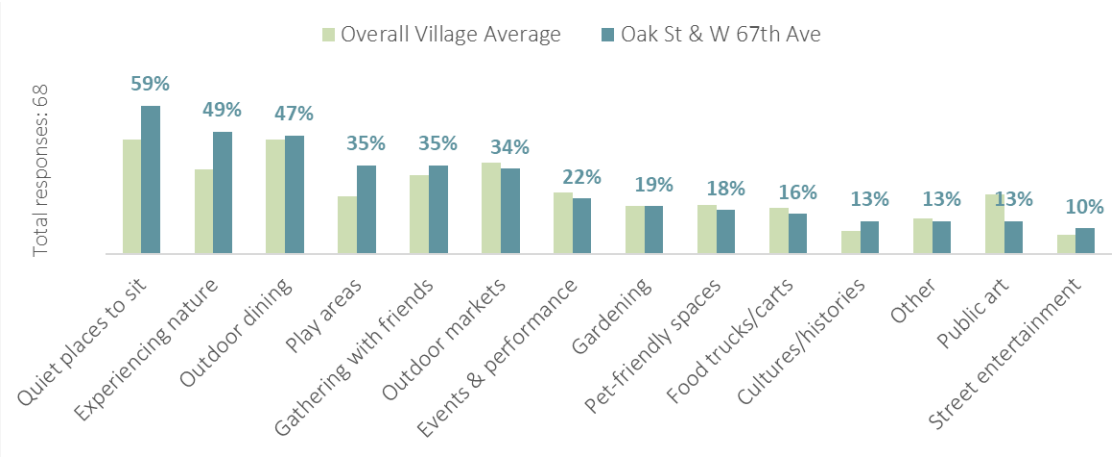
Those who disagreed that their daily needs are met are **much more likely to drive (58%)**, while **walking is much less common (24%)**.



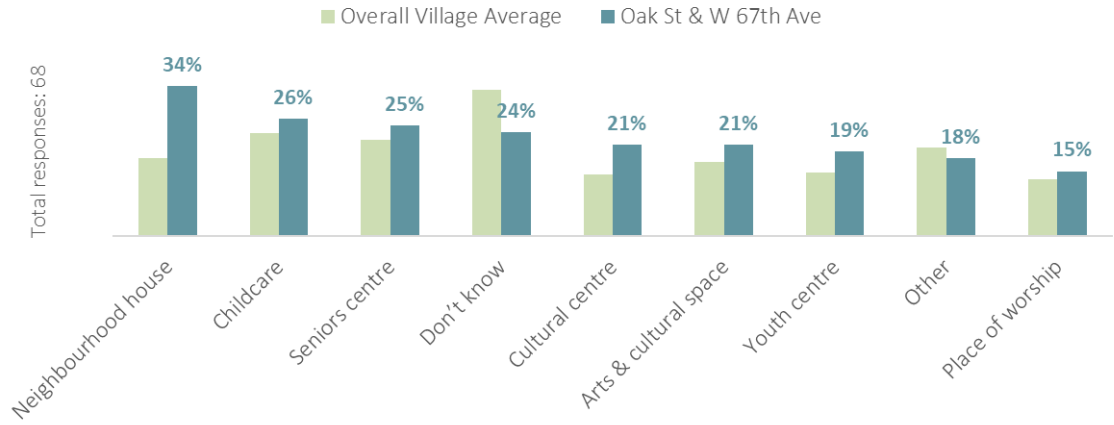
Support for **additional retail and services** is higher than the Village average, especially for **grocery stores (63%)** and **other retail stores (65%)**.



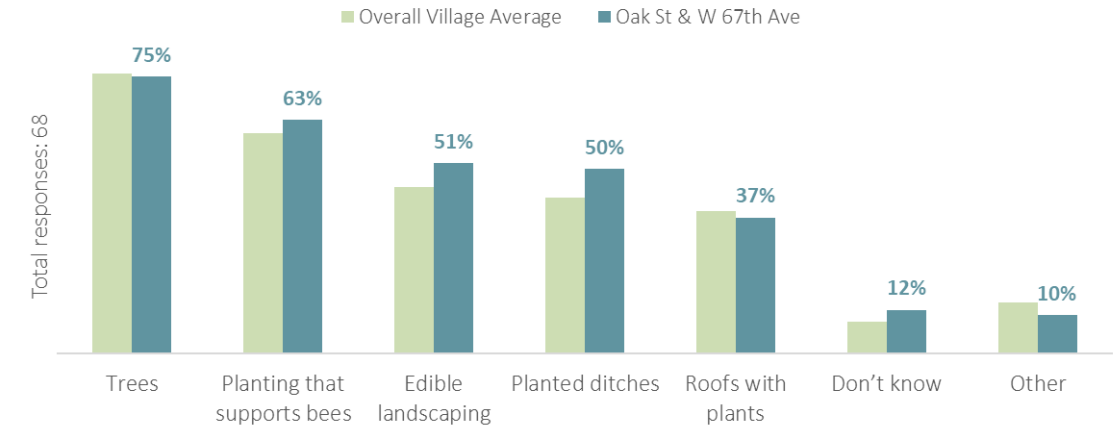
For public space activities, priorities are having **quiet places to sit and rest (59%)** and **experiencing nature (49%)**, both above the Village average.



When asked about social or cultural amenities in or near the Village, respondents placed importance on the **Neighbourhood House (34%)**.



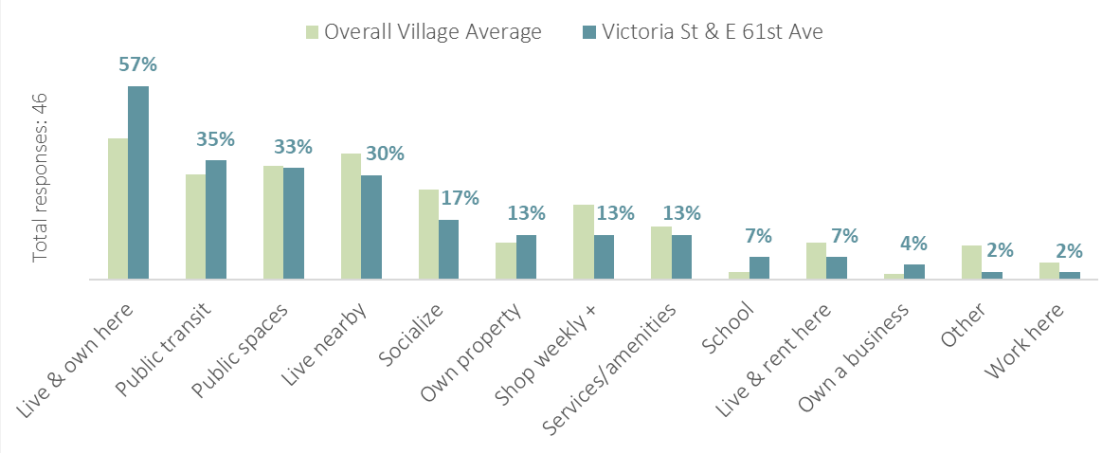
A majority (53%) said **nature is missing** from the Village - above the Village average (41%). Three is broad support for natural and ecological features in the Village, especially for **trees** (75%).



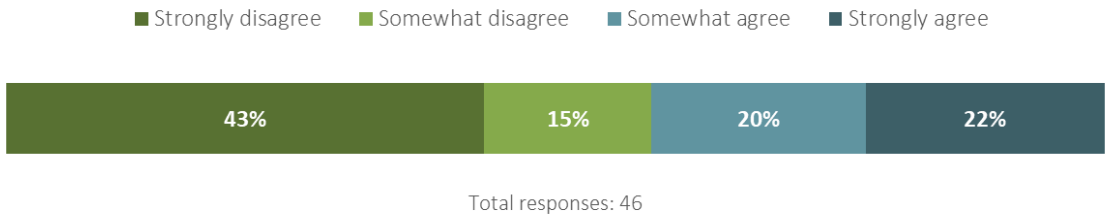
Victoria Dr & E 61st Ave

Total number of responses: 46

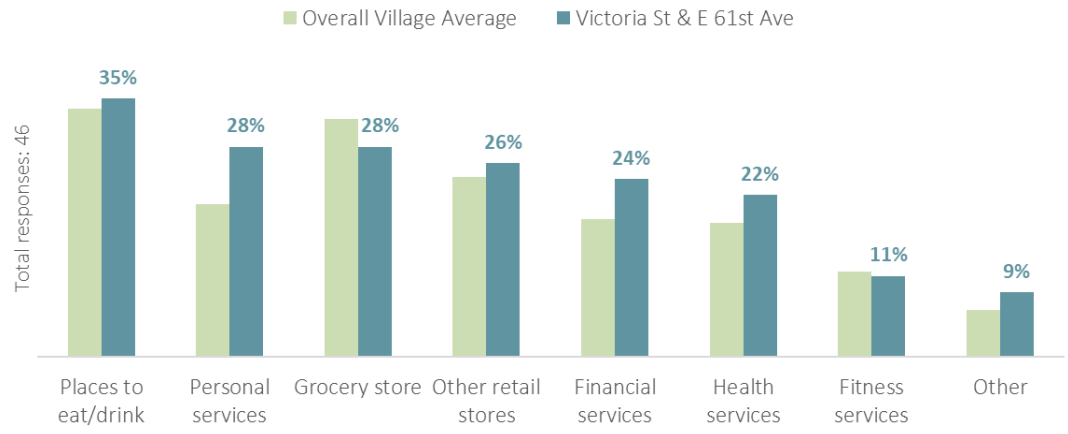
A **majority (64%) of respondents live and own or rent property** in the Village.



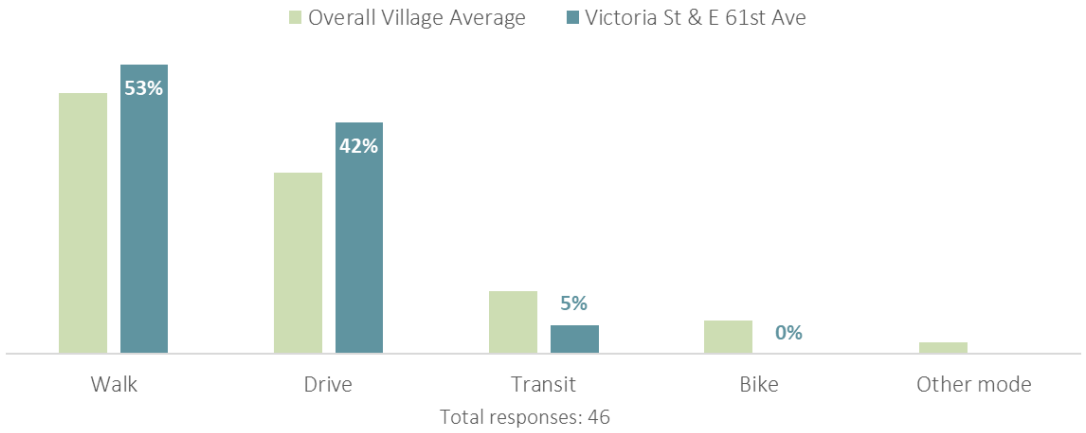
Only 22% of respondents strongly agree they can meet their daily needs in the Village, with 20% somewhat agreeing. Meanwhile, 58% express disagreement, with 43% strongly disagreeing.



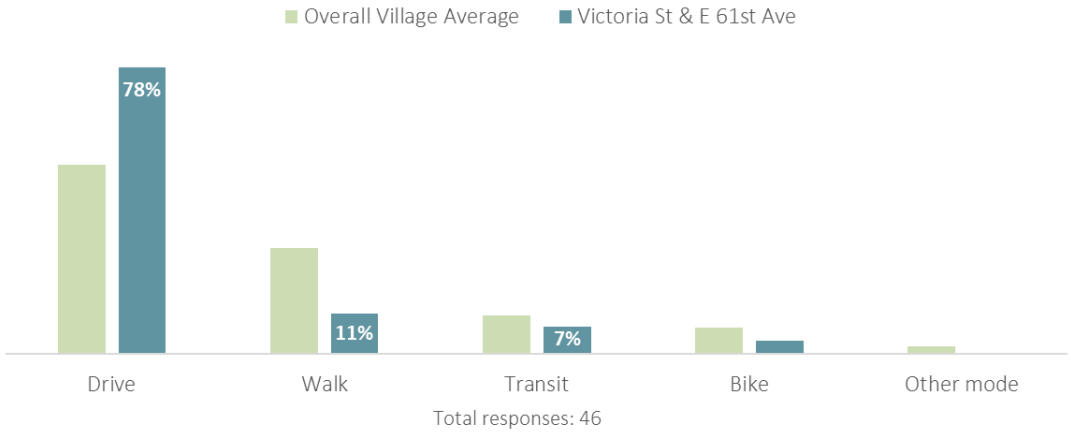
Among respondents who agreed they can meet their daily needs in the Village, places to eat or drink (35%) were the need most well met, followed by personal services and grocery stores.



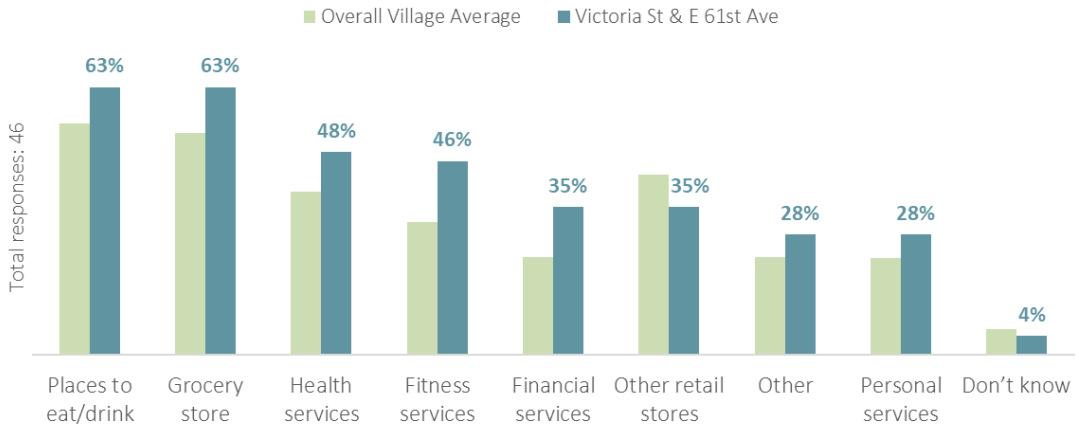
Among those who can meet their daily needs in the Village, **most walk (53%)** or **drive (42%)**.



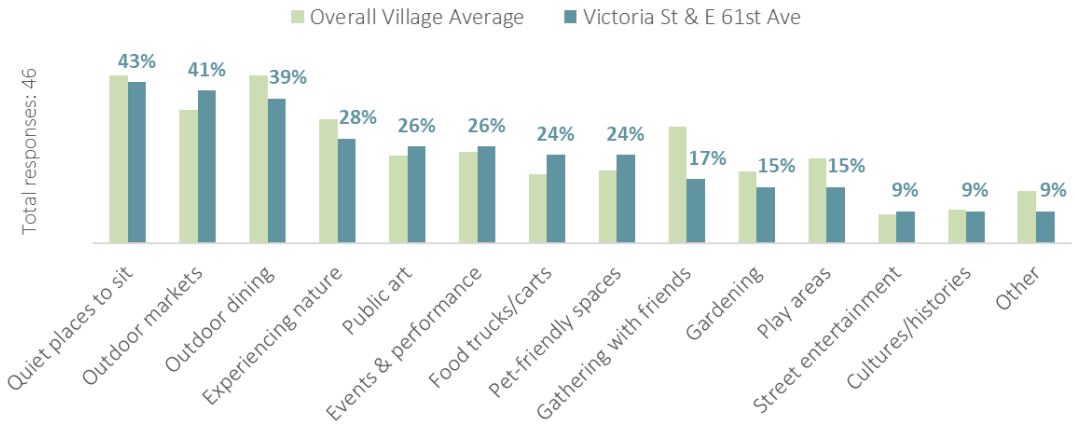
Among those who disagree that their daily needs are met, a large majority of this group of respondents **rely on driving (78%)**.



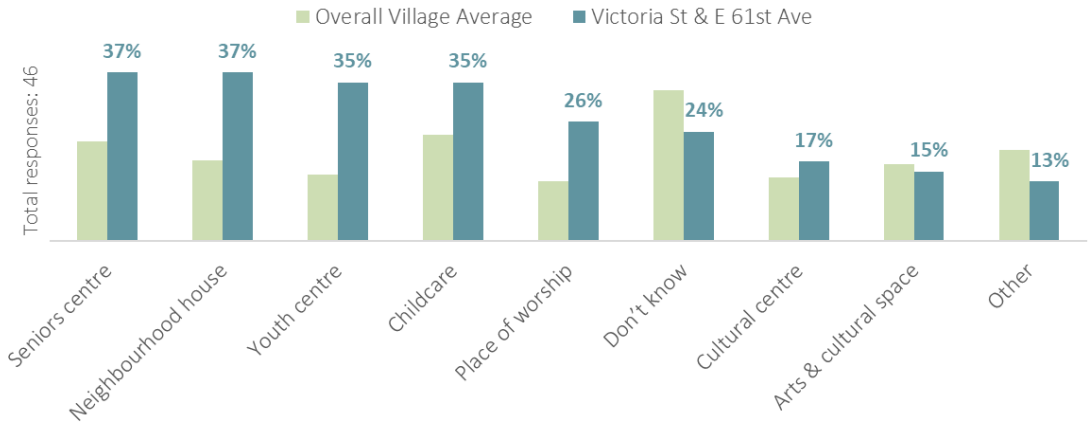
Respondents expressed **broad demand for additional services in the Village**, with high interest in **places to eat or drink (63%)** and **grocery stores (63%)**. Most services were rated **above the Village average**.



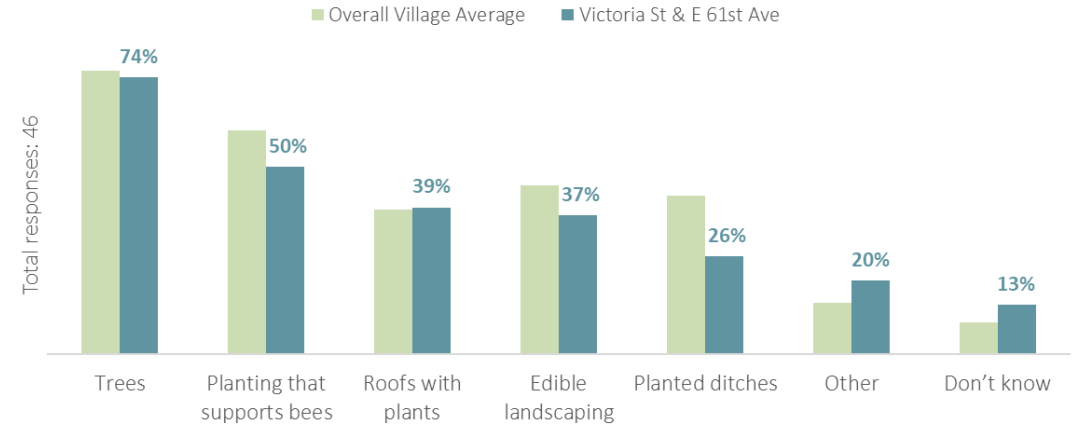
In this Village, respondents would like to see more **quiet places to sit (43%)**, **outdoor markets (41%)**, and **outdoor dining (39%)**, in line with Village-wide trends.



Respondents most frequently highlighted the importance of **seniors centres and neighbourhood houses (37% each)** in the Village, followed by **youth centres (35%)** and **childcare (35%)**.



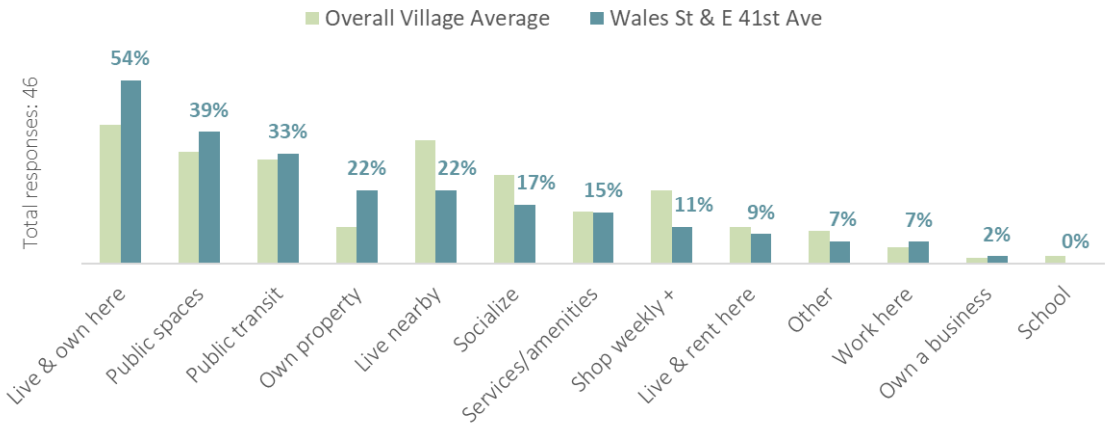
While 40% of respondents identified favourite places to connect with nature, **44% said nature is missing** from the area – just higher than the Village average (41%). Most desired natural and ecological feature is for more **trees** (74%).



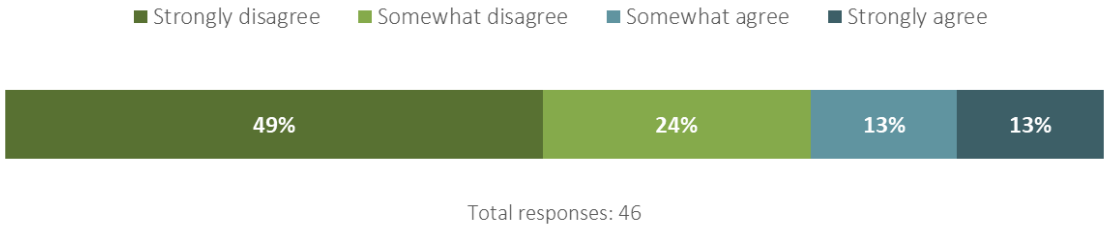
Wales St & E 41st Ave

Total number of responses: 46

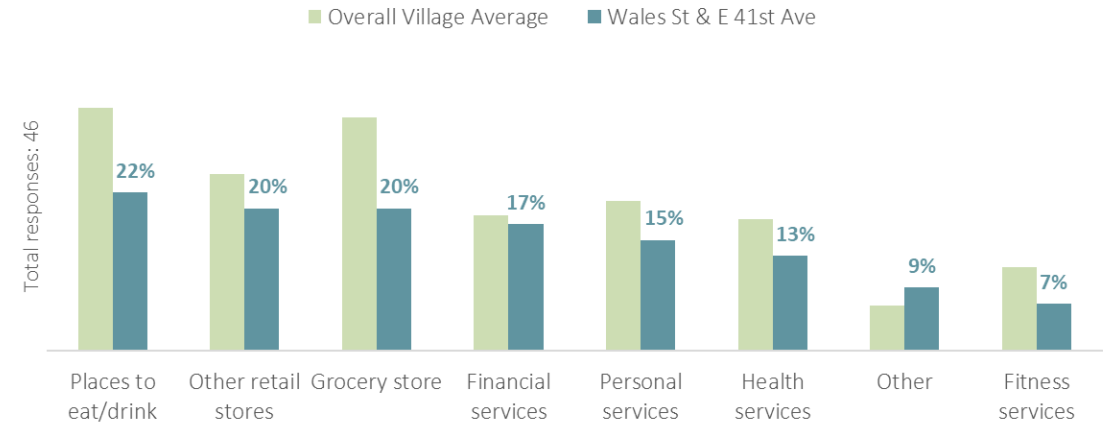
The most common connection to the Village is living there (63% own/rent and live there).



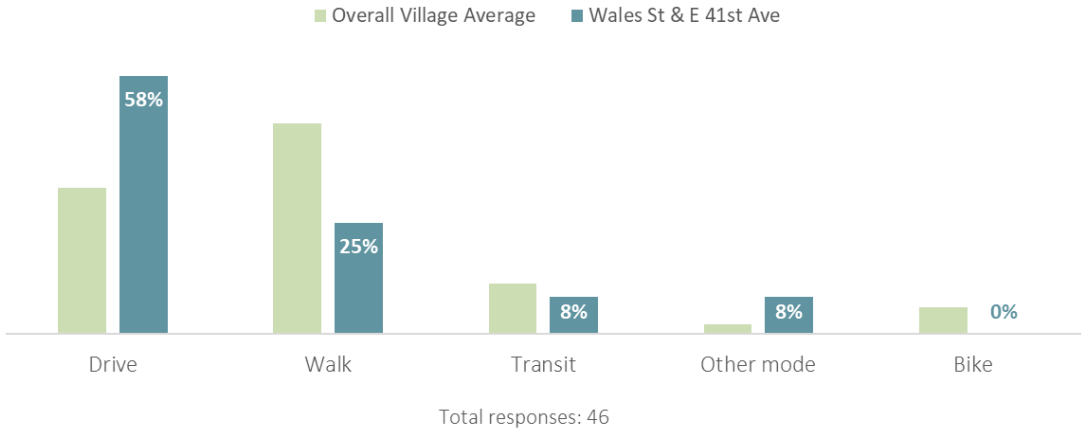
Only 13% of this group of respondents strongly agreed, and another 13% somewhat agreed, they can meet their daily needs locally. Meanwhile, nearly half (49%) strongly disagreed.



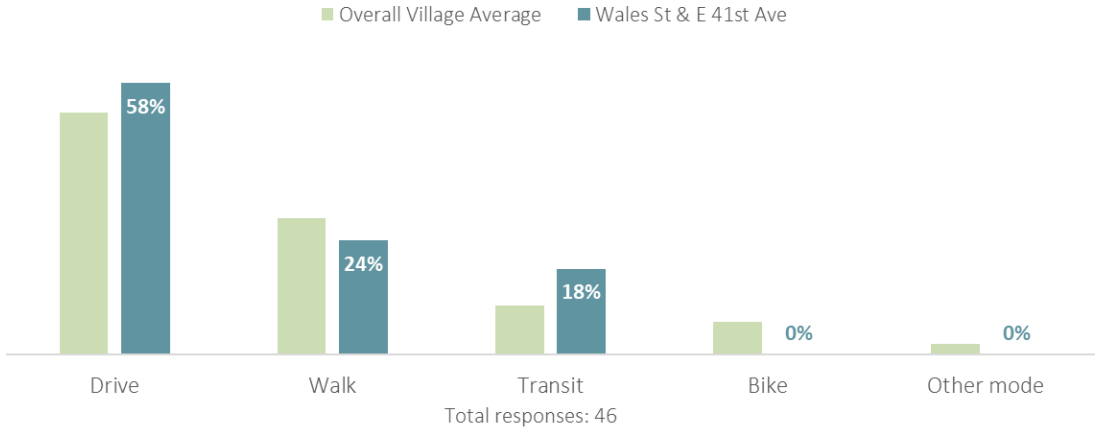
Among those who agreed they can meet their needs in the Village, no service type was selected by more than **22%** of respondents. All daily needs were reported at lower-than-average levels.



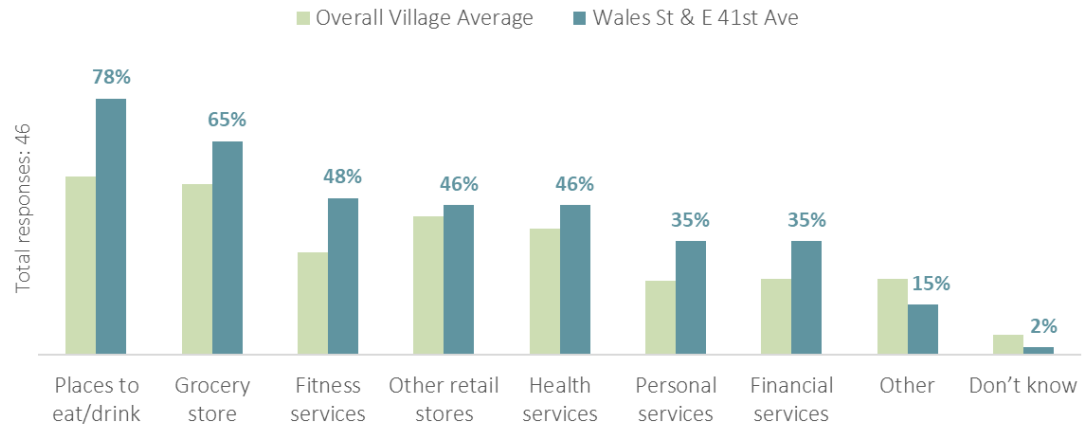
Respondents who can meet their daily needs in this Village were more likely to **drive (58%)** than the Village average. Fewer respondents reported **walking (25%)**.



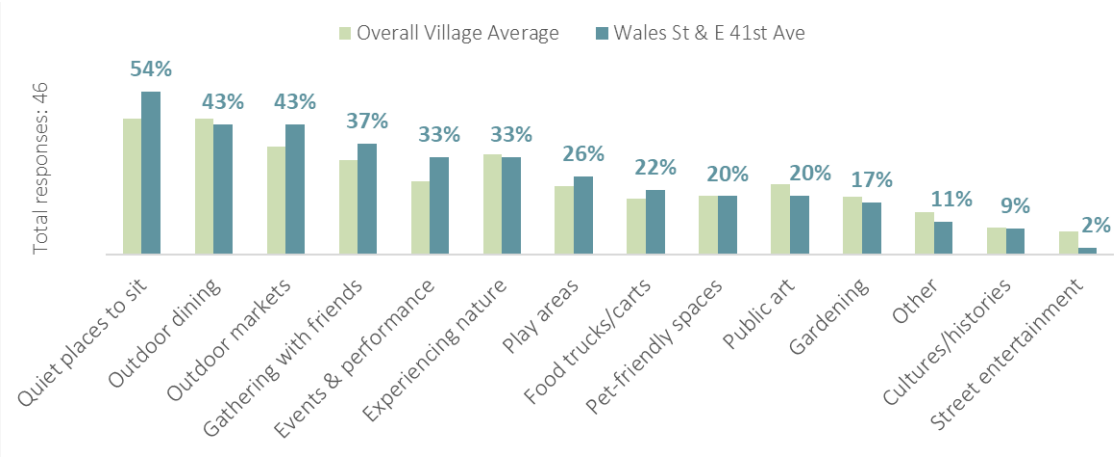
The pattern was similar among those who cannot meet their needs, with **driving (58%)** being the most common mode. Compared to the Village average, **walking (25%)** was much less common.



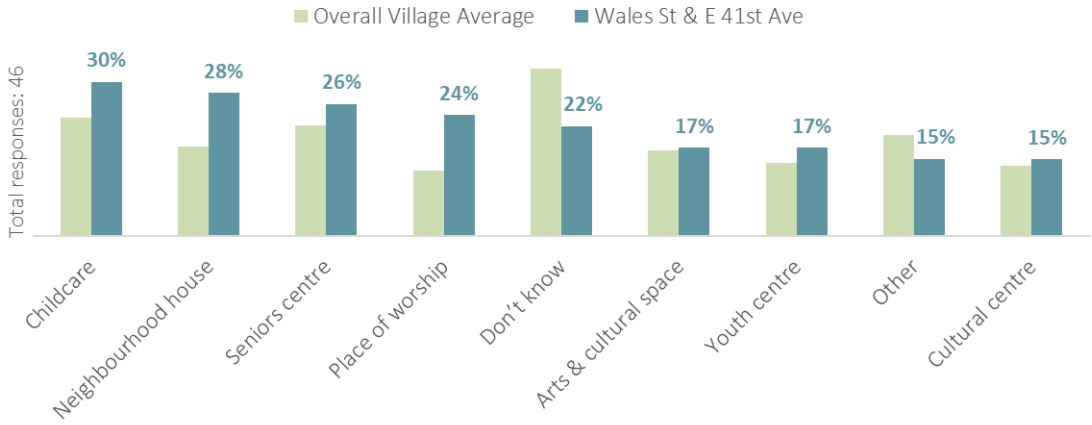
There is broad interest in expanded services, with higher-than-average demand across all shops and services. **Places to eat or drink (78%)** and **grocery stores (65%)** are top priorities.



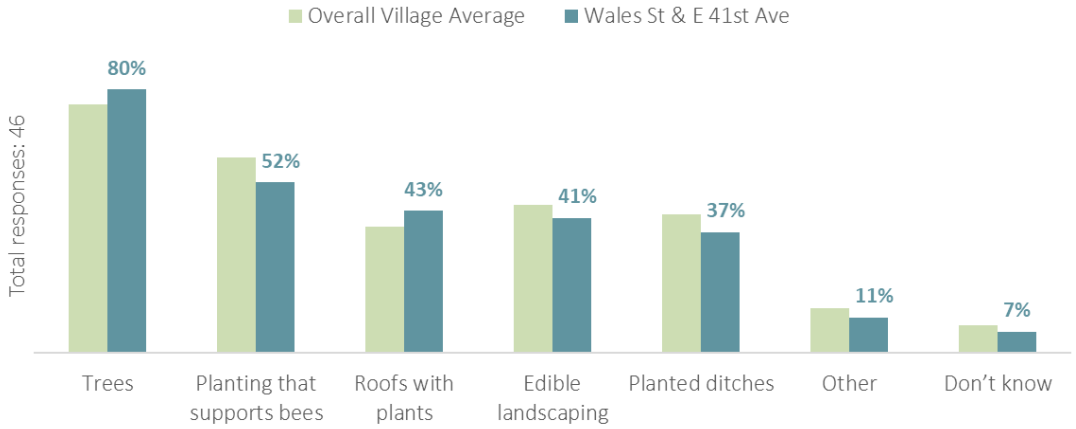
For public space activities, priorities included **quiet places to sit (54%)**, **outdoor dining (43%)**, and **outdoor markets (43%)**.



When asked about important social or cultural amenities in (or near) the Village, some respondents highlighted the importance of **childcare** and the **Neighbourhood House**.



Half (50%) said that **nature is missing from their Village** – higher than the Village Average (41%). **Trees** (80%) topped the list of desired natural and ecological features.



CITY OF VANCOUVER | Vancouver Plan

VILLAGES PLANNING PROGRAM

Phase 2 Engagement Summary Report

Emerging Ideas and Directions | October - December 2025



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Appendix A: Survey Questions

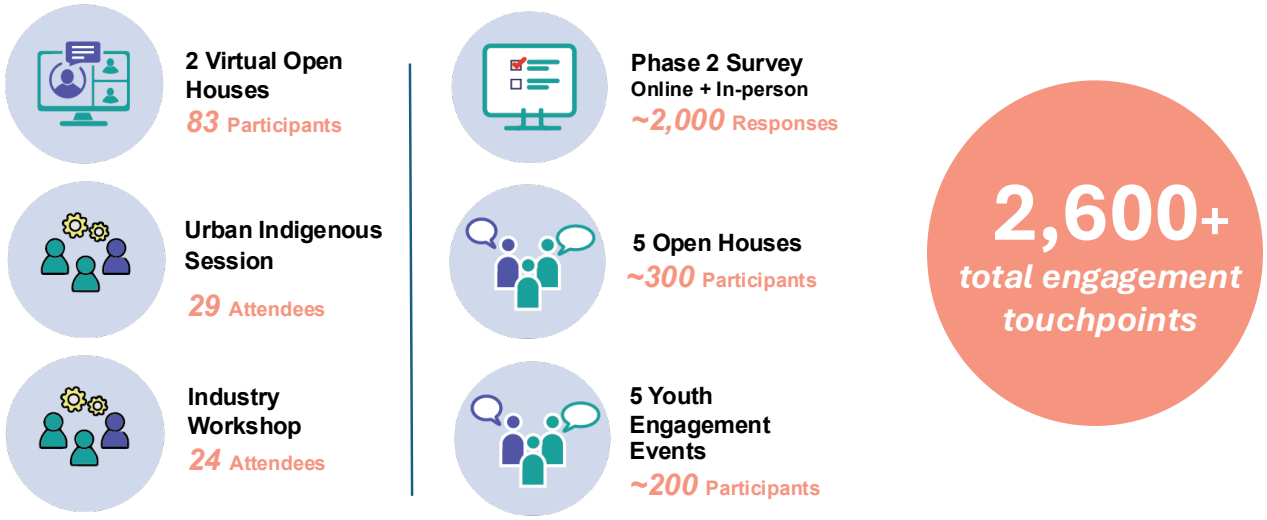
Executive Summary

About the Engagement

Phase 2 engagement introduced draft land use plans and emerging directions for each of the 17 Villages identified in the Villages Planning Program, with a particular focus on village boundaries. Participants had the opportunity to share feedback that helped shape the final Villages Plan, including input on transportation, public space, access to nature, and community infrastructure. This report summarizes the engagement activities in this phase and presents overall findings and comments from the Talk Vancouver survey and youth engagement events.

Overview

Through a range of engagement activities, the second phase of the project generated over 2,600 points of contact with community members. These are illustrated in the graphic below.







Although not detailed in this report, City staff also conducted additional stakeholder engagement which included meetings with BC Hydro and the Vancouver School Board. Sessions were also held with industry professionals and Urban Indigenous peoples. Additional information on the Urban Indigenous sessions from Phase 1 and 2 of the project can be found in a separate report (link here).

Key Findings

Who we Heard From

- 1,970 survey respondents
- Respondents were primarily homeowners (70%), with renters making up 26%, significantly lower than the citywide average, where approximately 55% of households are renter-occupied.
- Half of the respondents were of ages 50+, and identified as European (68%).
- Highest survey participation came from West & Central Villages such as Macdonald & W16th, Fraser & E33rd, Commercial & E20th, and Nanaimo & E1st.
- The majority of respondents reported living in the Village they identified as being most connected to.

Residential and Retail Areas

- Across all Villages, over half of survey respondents indicated that they either like or feel neutral about the proposed residential boundaries, and almost three quarters for the retail areas.
- Views on the residential and retail boundaries were generally more positive in the southeast Villages, and more negative in the west Villages. Younger age groups tend to be more comfortable with the boundaries than older groups. Renters are notably positive-leaning while owners tend to lean more negative overall towards the boundaries.
- Overall, there is general support for more housing options, especially multiplexes, townhouses, and low-rise apartments, while other themes include preference for no change in neighbourhood, and limiting buildings to 3–4 storeys in some areas.
- Support for retail areas was driven by increased walkability, access to daily needs, and more vibrant local high streets, while concerns included traffic, parking, and congestion, retail viability and risk of vacant storefronts, and protecting quieter streets and the existing residential character.
- Side-street retail was proposed in three Villages, with the strongest support in Wales & E41st Ave and Oak & W67th. Responses for Macdonald St & W King Edward Ave were more evenly divided.

Transportation & Mobility

- Locations where respondents felt walking or biking could be made easier or more comfortable included corridors such as Nanaimo, Victoria/Stainsbury, 33rd Avenue, W 16th Avenue.
- Common transportation themes accross Villages included need for safer crossings, desire for protected bike lanes, concerns about vehicle speeds, missing sidewalks, and unsafe intersections.
- Feedback also included the desire for improved bus frequency and reliability.

Public Space

- Strong support (79% positive overall) for proposed directions to improve public space.
- Younger residents are more optimistic on how much they think the directions will improve public space. Nearly all gender groups felt that the directions will improve public spaces.
- Top themes include safer, greener, better-maintained public spaces, need for welcoming plazas, shade, seating, and improved lighting, desire for non-commercial gathering spaces.
- Concerns included safety, maintenance, social disorder, and accessibility.

Access to Nature

- Overall, there was broad agreement that the directions will improve nature access.
- By tenure, a greater proportion of renters than homeowners think that the directions will improve access to nature
- Top themes include support for parks, trees, habitat areas, better walking/cycling routes to green spaces, as well as shaded, comfortable pathways.
- Concerns include loss of tree canopy with increased density.

Community Infrastructure

- Overall, there was broad support that the directions will improve community infrastructure.
- Strong desire for improved and expanded community centres, libraries, sports facilities, and childcare.
- Concerns include funding and operational feasibility as well as existing backlogs in facility maintenance.

Youth Engagement

- 200 participants accross 5 events
- Top themes include:
    - Vibrant, social public spaces—plazas, sport areas, seating, art.
    - People-centred streets with less car dominance.
    - Affordable amenities like grocery stores, cafés, and cultural spaces.
    - Safe, intuitive connections between schools, parks, and retail areas.
    - Clean, colourful, inclusive environments reflecting community identity.

1. Introduction

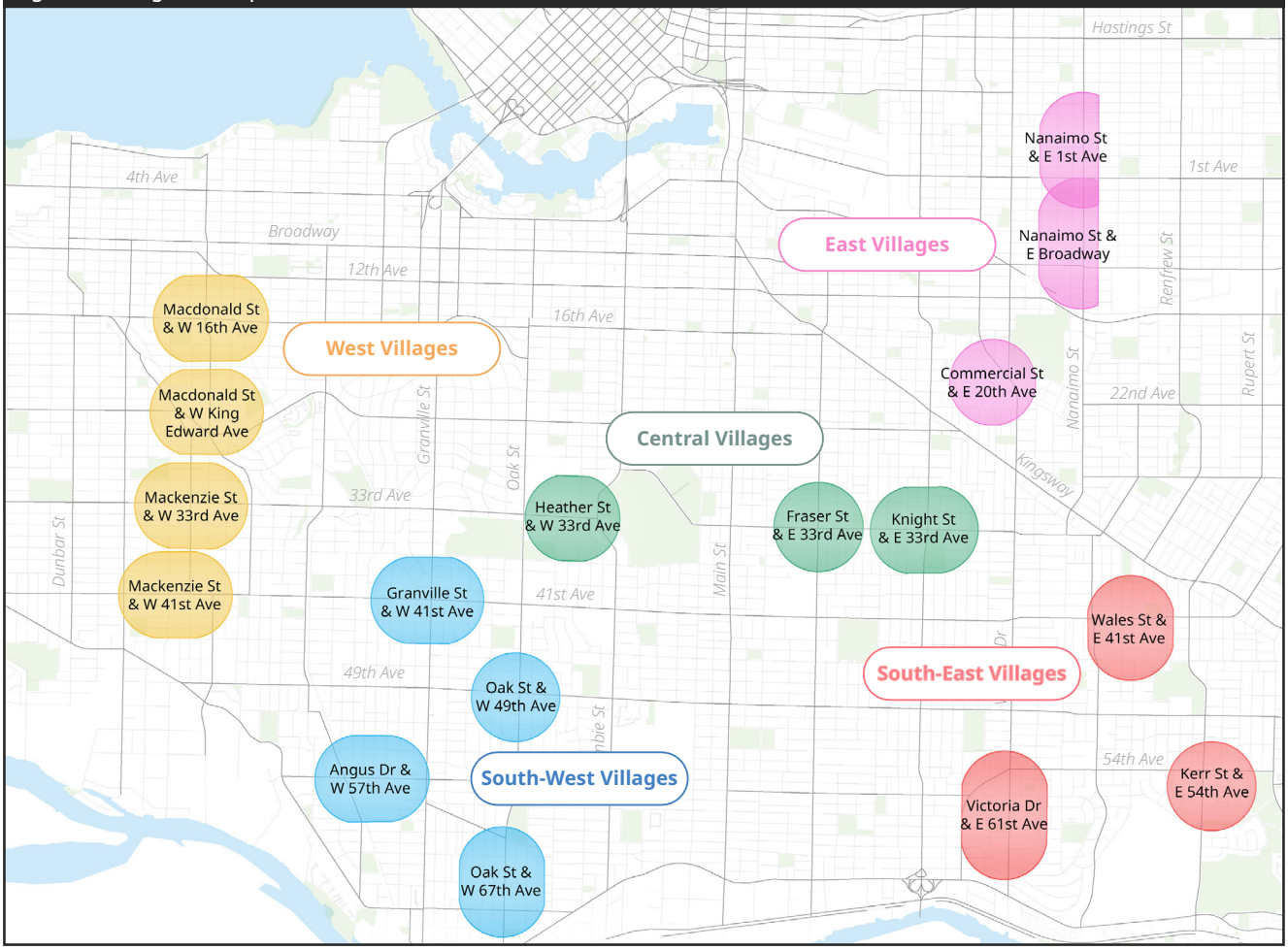
1.1 Background

The Villages Planning Program is a key action of the Vancouver Official Development Plan (previously Vancouver Plan), the City's long-range strategy for managing growth and change to 2050. The Vancouver ODP identifies 25 future Villages located throughout the city, each centered around small clusters of shops and services within primarily low-density residential areas.

The Villages Planning Program focuses on 17 of these Villages. The remaining 8 Villages are not included in the current scope. Several have been planned through other planning programs such as the Rupert and Renfrew Station Area Plan, while others will be addressed through future planning programs.

The 17 Villages within scope are in geographical clusters and shown in Figure 1 below.

Figure 1 - Villages In Scope



1.2 Summary of Phase 1 Engagement: Villages Today

Phase 1 engagement took place between **November 2024 and February 2025** and explored how residents, businesses, and community groups experience their Villages today. Through surveys, open houses, stakeholder meetings, and an Urban Indigenous led summit, the City collected more than 3,000 points of input. The key messages about what people value in their Villages today were highly consistent with what was heard again in Phase 2, reinforcing the importance of these priorities as the planning process progressed.

Key themes from Phase 1 included:

- Broad support for more diverse housing types, including multiplexes, townhouses, and 4–6-storey apartments
- Desire for more neighbourhood-serving shops and services, particularly grocery stores, pharmacies, cafés, and medical offices
- Interest in safer walking and cycling routes and improved connections to parks and schools
- Concerns about displacement, affordability, and rising rents; and
- Requests for more accessible public spaces, community amenities, and cultural visibility

Pop-up events were also held in spring 2025 to raise awareness, share information and engage the community about the Villages Planning program, as well as to introduce the upcoming Phase 2 engagement planned for fall 2025.

Input from Phase 1 engagement informed the draft Emerging Ideas and Directions presented to the public in Phase 2. The Phase 1 Engagement Summary Report can be found in the link below:

Phase 1 Engagement Summary Report

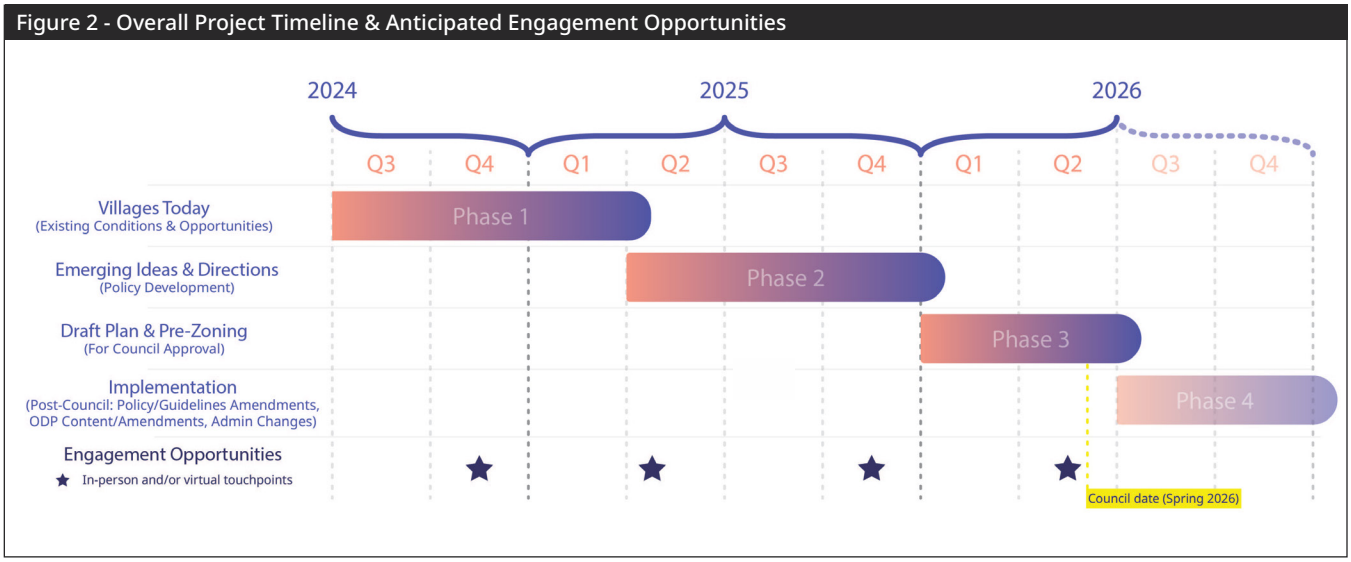


1.3 Summary of Phase 2 Engagement: Emerging Ideas & Directions

Purpose of Phase 2 Villages Engagement

Phase 2 engagement events, held from **October to December 2025**, were designed to collect feedback on the emerging directions to inform the final Villages Plan, scheduled for Council consideration in 2026. Refer to Figure 2 for the project timeline.

Figure 2 - Overall Project Timeline & Anticipated Engagement Opportunities



Phase 2 engagement provided people with opportunities to review draft land use plans and emerging directions. The land use plans identified where new housing types (multiplexes, townhouses, and low-rise apartments) could be located and where retail areas could expand beyond existing commercial streets. Participants were encouaged to ask questions and share feedback for each of the 17 Villages regarding residential and retail land use boundaries, as well as directions for transportation, public space, access to nature and community infrastructure.

The emerging directions addressed other important aspects for Villages such as new housing options, how shops and services could be strengthened to meet daily needs close to home, and how transportation networks could be improved to create more accessible connections for walking, cycling, and transit.

Engagement Activities

Engagement included in-person open houses across the East, Southeast, Central, Southwest, and West Village clusters, along with two virtual sessions. These events gave people opportunities to learn about the emerging directions, ask questions, and provide feedback. The City also designed and facilitated a Talk Vancouver survey, complemented by youth engagement sessions and an industry workshop.

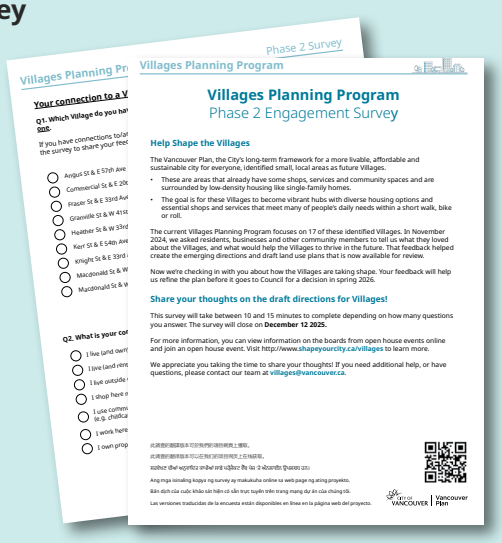
All activities were promoted through multiple channels, including a postcard mailout, the City's social media accounts, Shape Your City website, email newsletters, and posters distributed to local businesses and organizations. The City of Vancouver designed and facilitated the Talk Vancouver survey and public engagement activities.

Feedback from this phase helped guide refinements to the emerging directions, informing the Draft Villages Plan for Council consideration.

1

Talk Vancouver Survey

An online survey was conducted to gather feedback on emerging directions related to a wide range of topics, including housing, shops and services, public spaces, and land use. Respondents could provide feedback on one or more of the 17 Villages. Translation of the survey, land use maps and summary of the information boards was provided in several languages, including Traditional and Simplified Chinese, Vietnamese, Tagalog, Punjabi, and Spanish. A summary of feedback collected from the survey can be found in Section 2 of this report.



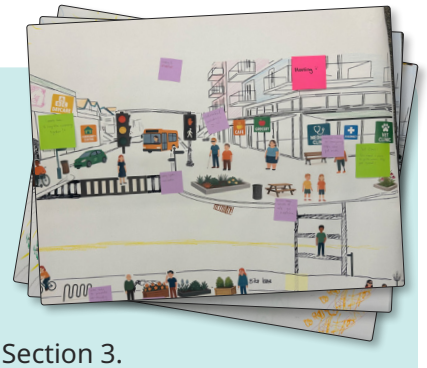
2

Community Open Houses

Five in-person open houses were held in locations across the city, organized around Southeast, Central, Southwest, East, and West Villages (see Figure 3). Additionally, two virtual open house events were held in order to capture a wider range of participants. Interpretation services were offered in Mandarin and Cantonese at some in-person open house events to ensure language accessibility.

3

Youth Engagement



A youth engagement component was added to include younger voices and address gaps from Phase 1. Five sessions—one per Village cluster—introduced the Villages concept and gathered meaningful feedback from youth on future priorities. Interactive activities and discussion time encouraged ideas, dialogue, and excitement. A summary of feedback is provided in Section 3.

4

Urban Indigenous Session

In October 2025, staff hosted an Urban Indigenous Engagement Workshop, presenting the Villages projects followed by facilitated discussions on the Emerging Directions. The event helped build dialogue and ensured Indigenous priorities informed planning. Additional details and feedback from Phases 1 and 2 are available in a separate report (link here).

5

Industry Workshop

In November 2025, a session was held with a group of professionals to discuss the proposed options to expand retail opportunities in Villages. Participants included builders, architects and brokers that specialize in the design and leasing of buildings up to 6-storeys with commercial uses on the ground floor. The session focused on sharing an update on the planning process and collecting professional feedback on the draft policy and land use changes that would enable additional shops and services to be delivered in these diverse areas of the city. Their input will inform further development of policy for the final Villages Plan.

2. Talk Vancouver Villages Survey

The Talk Vancouver survey included a mix of closed- and open-ended questions focused on Village-specific topics, as well as broader directions for transportation, public space, access to nature, and community amenities. Respondents were first asked to identify the Village they felt most connected to and describe the nature of that connection. They were then invited to provide feedback on draft directions related to residential boundaries, retail boundaries, transportation, and public space. In addition, respondents could share input on a second Village of their choice through a set of selected open-ended questions.

Survey responses were collected over a period of approximately 5 weeks between November 5 and December 12, 2025. To support inclusive participation, the survey was made available in multiple languages, including Traditional and Simplified Chinese, Vietnamese, Tagalog, Punjabi, and Spanish.

Methodology

For qualitative analysis, open-ended survey responses were coded thematically and analyzed by Village. Where respondents provided feedback on a second Village through two open-ended survey questions, these responses were coded and incorporated into the relevant Village-level qualitative analysis to ensure that all place-based feedback was considered together. This approach applies only to qualitative analysis and does not affect quantitative results.

The City of Vancouver designed and administered the survey and engagement activities and, using the qualitative and quantitative analysis conducted by a consultant, synthesized the findings presented in this section. Unless otherwise noted, all percentages reported exclude “Don’t know” and missing responses.

A Note on Interpretation

The online survey was a non-probability survey, open to all members of the public. As such, the findings are not statistically representative of the broader population, and response counts varied across Villages. Survey respondents were not limited to residents of the Villages and included people with a range of connections to the area. The results presented in this report reflect the views of those who chose to participate.

In addition, the number of responses differed considerably across Villages, and in some cases was relatively small. Findings for Villages with lower response counts should therefore be interpreted with additional caution. To support interpretation, response counts for each survey question are included throughout the report.

2.1 Who we Heard From

Demographics

The Phase 2 engagement survey included a series of demographic questions. In total, 1,970 responses were received through the Talk Vancouver survey. Most respondents learned about the survey through a Talk Vancouver email invitation (49%) or a mailed postcard (22%). Surveys were completed primarily in English (1,963 responses), with a small number completed in Simplified Chinese (4) and Traditional Chinese (3).

Over half of the respondents identified as women, followed closely by men, and some non-binary or gender diverse. Half of respondents were aged 50 or older, while 43% were between 30 and 49, slightly overrepresented compared to citywide demographics. In contrast, only 6% of respondents were under 30, indicating a significant underrepresentation relative to their 32% share of the overall population. Approximately two-thirds of respondents (68%) identified as European, while 24% identified as Asian.

Overall, approximately 70% of respondents own their homes, while 26% rent. This represents less than half the city-wide average of 55% of households being renters.

Villages with the highest percentage of homeowners who participated in this survey include: Mackenzie Street & W 33rd Avenue (93%), Mackenzie Street & W 41st Avenue (92%), and Fraser Street & E 33rd Avenue (91%). Although no Villages had a higher number of renters than owners of those who participated in the survey, those with the highest number of renters included: Kerr Street & E 54th Avenue (40%), Oak Street & W 67th Avenue (38%), and Oak Street & W 49th Avenue (36%).

Gender identity of respondents	Villages Survey		City of Vancouver	
	Count	%	Count	%
Woman	1011	55%	338,365*	51.1%
Man	780	42%	323,885*	49%
Non-binary or gender diverse	42	2%		
None of the above.	14	1%		
Other	4	0.2%		
Total	**1,851**	**100%**		

Age group of respondents	Villages Survey		City of Vancouver	
	Count	%	Count	%
> 19 years	7	0.4%	110,950	16.8%
20-29 years	121	6%	95,870	15%
30-39 years	403	21%	116,420	18%
40-49 years	422	22%	86,210	13%
50-59 years	385	20%	84,030	13%
60-69 years	309	16%	74,610	11%
70+ years	277	14%	94,160	14%
Total	**1,924**	**100%**	**662,248**	**100%**

Tenure	Villages Survey		City of Vancouver	
	Count	%	Count	%
Own	1331	70%	138,830	45.5%
Rent	487	26%	166,505	55%
Live in a co-op	41	2%		
Other	36	2%		
Unsheltered or temporary	6	0%		
Total	**1901**	**100%**		

Villages survey percentages exclude missing responses
Source for City wide demographics: 2021 Statistics Canada Census
** Includes some non-binary persons for confidentiality, per Statistics Canada*

Connection to Villages

Survey respondents were able to provide feedback on up to two Villages. The table below reflects respondents' primary Village selection, defined as the Village they felt most connected to or most familiar with. Respondents identified connections to all 17 Villages. The highest levels of responses were reported for the West and Central Villages, more specifically Macdonald Street & W 16th Avenue (16%), Fraser Street & E 33rd Avenue (14%), Commercial Street & E 20th Avenue (13%), and Nanaimo Street & E 1st Avenue (12%). Half of the respondents reported living in the Village they identified as being most connected to, followed by 'I use the public spaces' and 'I meet with friends/family to socialize'.

Village	Count	%
Macdonald St & W 16th Ave	325	16%
Fraser St & E 33rd Ave	266	14%
Commercial St & E 20th Ave	258	13%
Nanaimo St & E 1st Ave	232	12%
Mackenzie St & W 33rd Ave	138	7%
Knight St & E 33rd Ave	117	6%
Heather St & W 33rd Ave	107	5%
Kerr St & E 54th Ave	93	5%
Nanaimo St & E Broadway	71	4%
Oak St & W 67th Ave	68	3%
Granville St & W 41st Ave	54	3%
Angus St & W 57th Ave	52	3%
Mackenzie St & W 41st Ave	51	3%
Wales St & E 41st Ave	41	2%
Macdonald St & W King Ed Ave	41	2%
Oak St & W 49th Ave	29	1%
Victoria Dr & E 61st Ave	27	1%
Grand Total	**1970**	**100%**

What is your connection to this Village?	Count	%
I live (and own) here	995	50%
I use the public spaces	761	39%
I meet with friends/family here to socialise	668	34%
I shop more than once a week here	603	31%
I use community services or amenities here	370	19%
Other (please specify)	359	18%
I live (and rent) here	242	12%
I own property here	225	11%
I work here	87	4%
I go to school here	51	3%
I own and/or operate a business here	38	2%
I take public transit that runs through here	0	0%
I live outside of (but near) this Village	0	0%
Total respondents:	**1971**	**100%**

In addition to their primary Village, 505 respondents provided feedback on a second Village. While most survey questions focused on the primary Village, comments on additional Villages were collected through two open-ended questions:

- *Q8b: Use this space to share any thoughts on the land use plan for this Village.*
- *Q8c: Are there any transportation-related improvements you would like to see in this Village?*

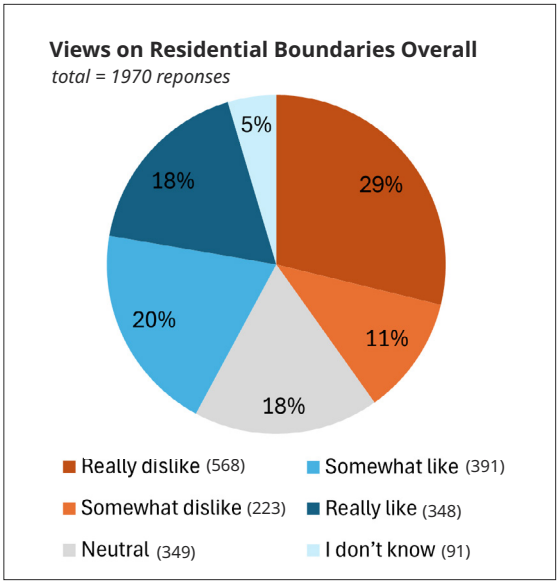
These responses were incorporated into the qualitative analysis.

2.2 Residential Areas

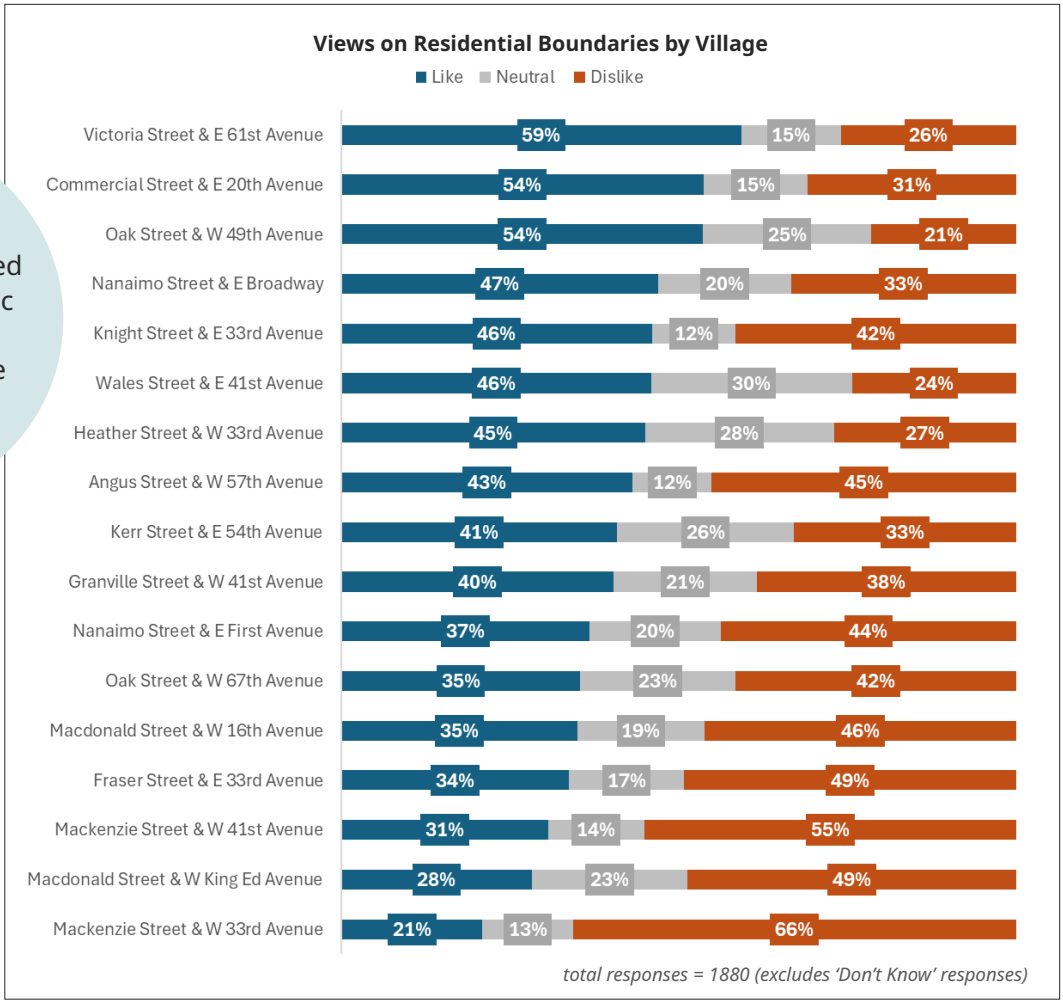
How do respondents feel about the residential area boundaries?

Respondents were asked to comment on the proposed residential boundary for the Village they selected. The survey asked respondents whether they agreed with the boundaries, as well as why they felt that way.

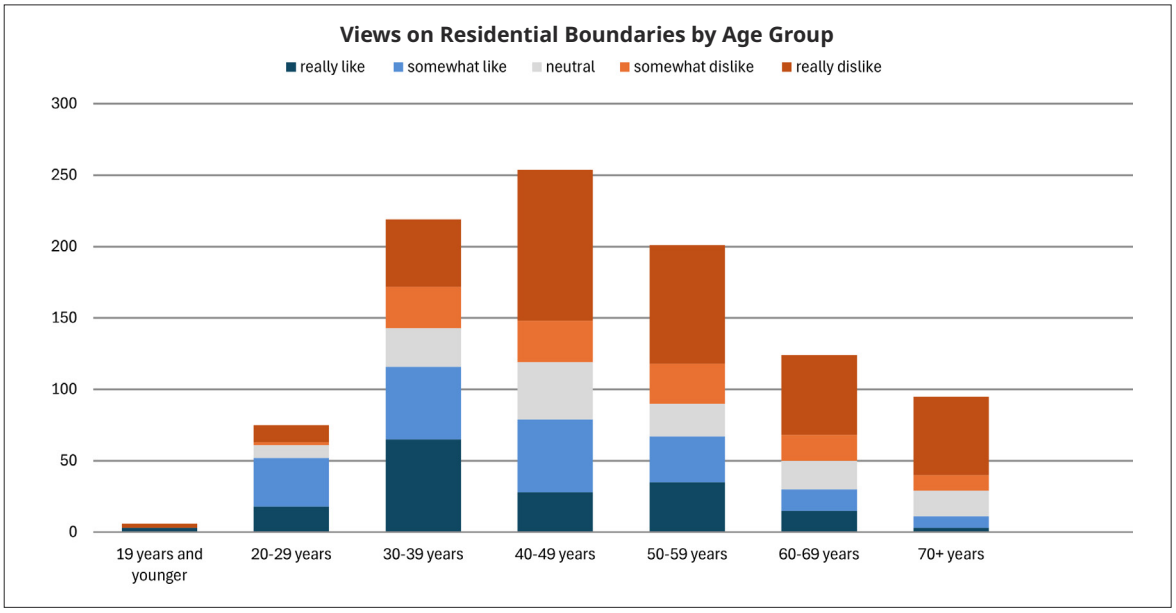
The responses were mixed in terms of agreeing and disagreeing with the boundaries as proposed. The below breakdown by tenure, age and gender provide more insights into the nature of support or non-support.



Views on the boundaries were mixed across the geographic clusters, with more negative views in the west Villages.



By age, younger groups tend to be more comfortable with the boundaries. 20–29 and 30–39 show strong positive-leaning sentiment. Middle-aged groups (40–49, 50–59) lean slightly negative, though still with substantial numbers who are neutral or positive. 70+ respondents are the least positive.



By gender, men feel positive about the boundaries (a combined ~62% like or neutral), whereas women show a more balanced but still slightly positive sentiment.

Gender	Really like		Somewhat like		Neutral		Really dislike		Somewhat dislike		Don't know		Total
	#	%	#	%	#	%	#	%	#	%	#	%	#
Woman	155	15%	186	18%	134	13%	292	29%	188	19%	56	6%	1011
Man	163	21%	188	24%	76	10%	189	24%	137	18%	27	4%	780
Prefer not to say	12	10%	8	7%	10	8%	69	58%	13	11%	7	6%	119
Non-binary or gender diverse	15	36%	7	17%	2	5%	8	19%	9	21%	1	2%	42
Self-described	2	14%	2	14%	0	0%	9	64%	1	7%	0	0%	14
Other	1	25%	0	0%	1	25%	1	25%	1	25%	0	0%	4

By tenure, the difference in opinion between owners and renters stands out clearly. Renters feel notably positive about the boundaries: neutral and like responses make up over 60% of their total. Owners, while still showing some positive and neutral sentiment, feel more negative about the boundaries overall, with dislike forming the largest share.

Tenure	Really like		Somewhat like		Neutral		Really dislike		Somewhat dislike		Don't know		Total
	#	%	#	%	#	%	#	%	#	%	#	%	#
Own	138	14%	172	17%	125	13%	373	38%	153	16%	25	3%	986
Rent	51	22%	60	26%	24	10%	50	22%	39	17%	9	4%	233

Note: Responses from individuals who indicated that they both own and rent have been excluded; as a result, the total count may appear lower.

When asked why they felt that way, top themes from the written responses include:

Support for more housing choice
(443 comments):

- Includes support for more mixed-use projects and additional local retail and services, interest in expanding Village boundaries to accommodate increased density, as well as more housing and mixed-use development in and around designated Villages.
- Additionally, this includes responses where proposed boundaries are viewed as reasonable, appropriately scaled, and well-located.

Prefer no change in neighbourhood
(229 comments):

- Includes responses about the impacts of increased density and building heights on privacy, views, property values, and overall livability.
- This also includes responses regarding protecting established neighbourhood character and low-rise built form, as well as broader opposition to the Village concept and concerns regarding the planning process and boundary decisions.

Limit Buildings to 3-4 Storeys
(184 comments):

- Includes responses about building scale and neighbourhood fit: Feedback indicates that proposed 3–6 storey developments may be perceived as too tall or extensive for some areas, with potential impacts on neighbourhood character, streetscape, and existing housing.

Theme	#	%
Support for more housing choice	443	30
Prefer no change in neighbourhood	229	16
Limit buildings to 3-4 storeys	206	14
Infrastructure Concerns	184	13
Concerns with Boundaries	126	9
Limit six stories to arterials	89	6
OTHER	81	6
Gentrification Concerns	65	4
Support for more retail	37	3
Total	1460	100

The most common theme is "Support for more housing choice", well ahead of "Prefer no change in neighbourhood" and "Limit buildings to 3-4 storeys". Other themes are: Infrastructure concerns, Limit 6 storeys to arterials, Concerns with boundaries, Gentrification concerns, and Support for more retail.

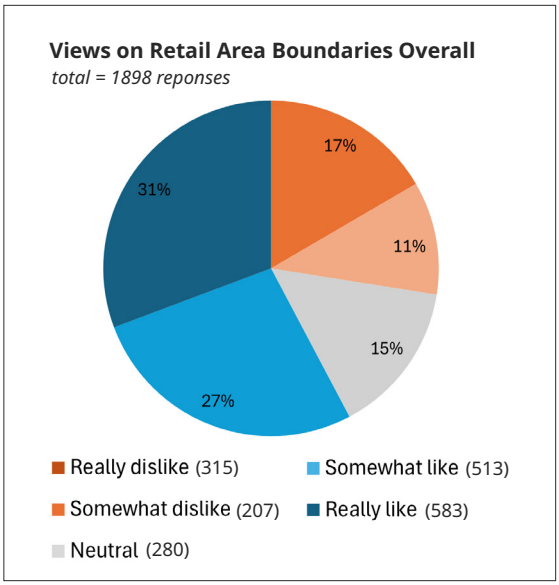
While counts vary by location, key themes emerged in all Villages, with the most responses coming from the West, Central and East Villages.

Village	Support for More Housing Choice		Prefer no Change in Neighbourhood		Limit Buildings to 3-4 storeys		Infrastructure Concerns		Concerns with Boundaries		Limit Six Stories to Arterials		Other		Gentrification Concerns		Support for More Retail		Total
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#
Macdonald St & W 16th Ave	66	27	40	16	52	21	21	9	25	10	20	8	11	4	9	4	2	1	246
Fraser St & E 33rd Ave	58	28	27	13	24	12	28	13	26	13	24	12	9	4	9	4	3	1	208
Commercial St & E 20th Ave	60	34	21	12	19	11	31	18	14	8	1	1	12	7	8	5	9	5	175
Nanaimo St & E First Ave	42	25	23	14	29	18	20	12	16	10	15	9	6	4	8	5	6	4	165
Mackenzie St & W 33rd Ave	23	21	27	24	20	18	13	12	9	8	10	9	4	4	5	4	1	1	112
Knight St & E 33rd Ave	26	29	25	28	7	8	11	12	5	6	5	6	2	2	5	6	3	3	89
Heather St & W 33rd Ave	32	41	10	13	10	13	7	9	8	10	0	0	5	6	5	6	2	3	79
Kerr St & E 54th Ave	27	39	9	13	8	11	11	16	2	3	0	0	7	10	5	7	1	1	70
Nanaimo St & E Broadway	24	45	7	13	6	11	5	9	1	2	3	6	5	9	1	2	1	2	53
Oak St & W 67th Ave	20	38	6	12	4	8	6	12	3	6	1	2	5	10	4	8	3	6	52
Angus St & W 57th Ave	17	40	3	7	8	19	5	12	3	7	1	2	3	7	0	0	2	5	42
Granville St & W 41st Ave	15	38	10	25	5	13	3	8	5	13	0	0	1	3	1	3	0	0	40
Mackenzie St & W 41st Ave	11	28	6	15	7	18	7	18	1	3	4	10	2	5	2	5	0	0	40
Macdonald St & W King Ed Ave	6	21	7	24	5	17	2	7	2	7	2	7	3	10	1	3	1	3	29
Wales St & E 41st Ave	6	25	3	13	2	8	4	17	4	17	0	0	4	17	0	0	1	4	24
Victoria Dr & E 61st Ave	7	37	3	16	0	0	6	32	0	0	1	5	0	0	2	11	0	0	19
Oak St & W 49th Ave	3	18	2	12	0	0	4	24	2	12	2	12	2	12	0	0	2	12	17

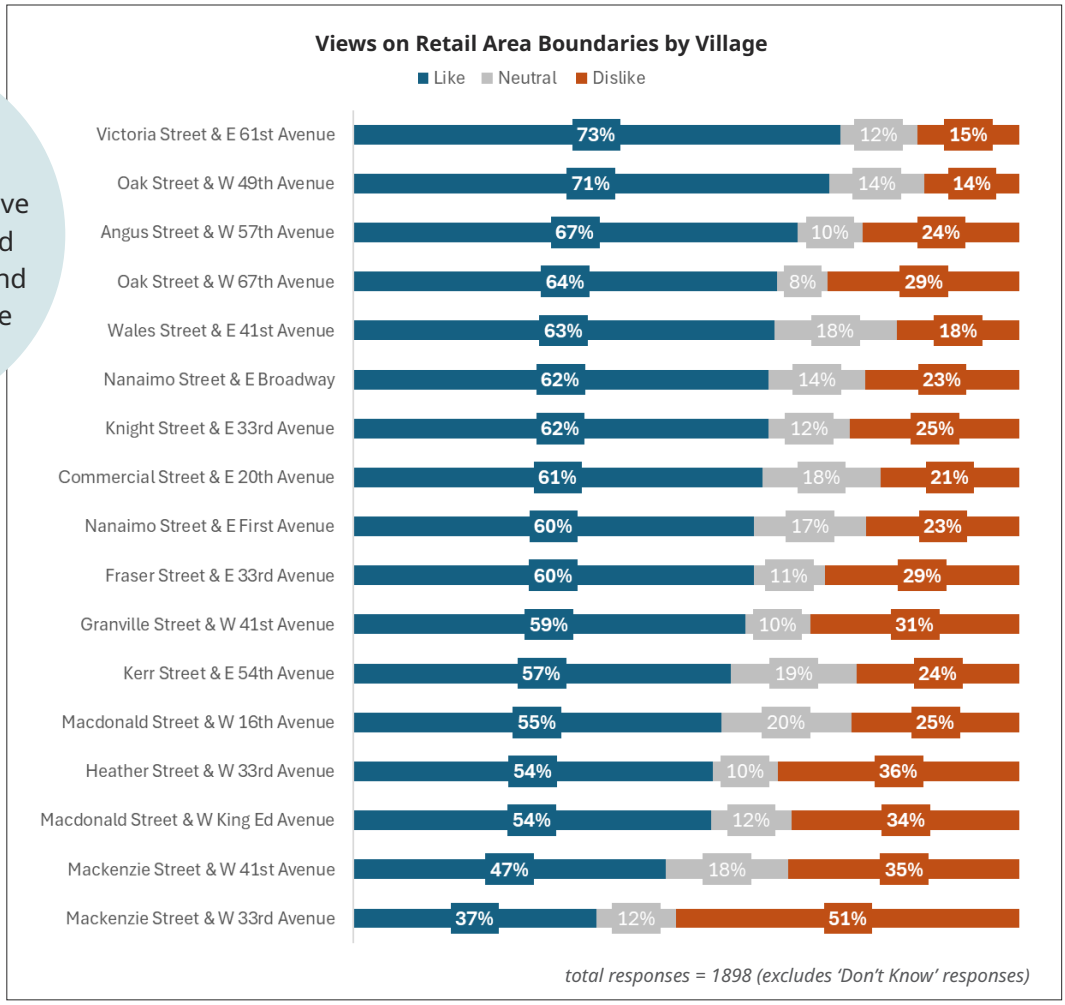
2.3 Retail Areas

How do respondents feel about the retail area boundaries?

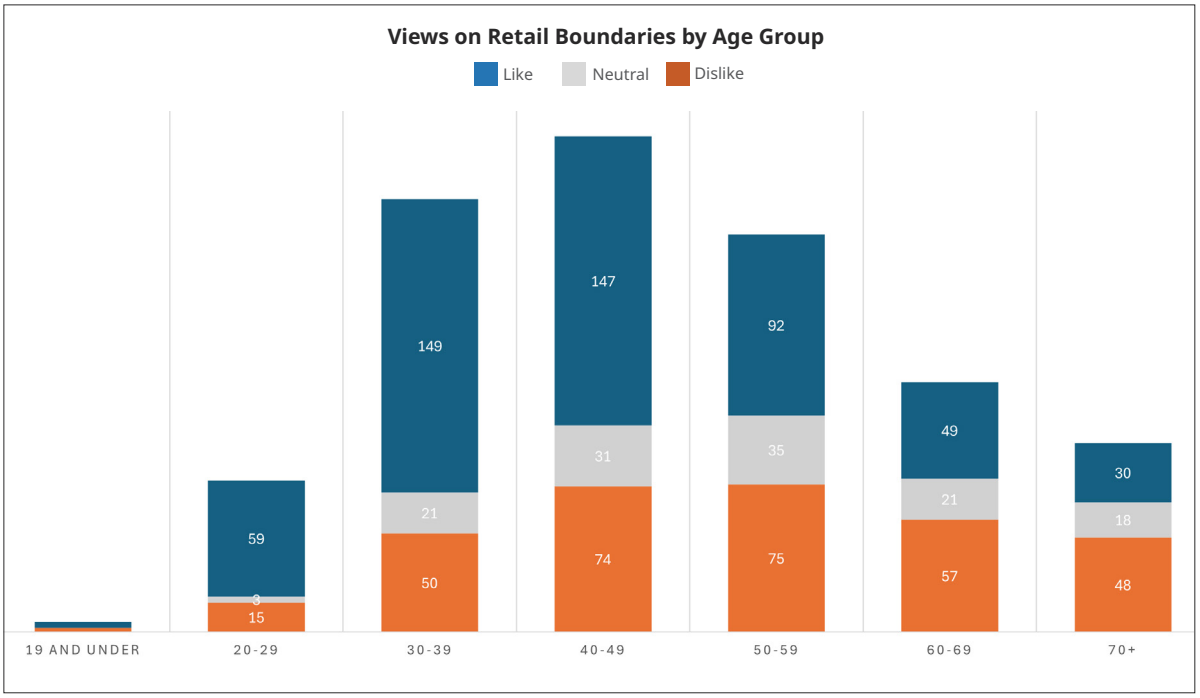
Respondents were asked to comment on the proposed retail boundary for the Village they selected. The survey asked respondents whether they agreed with the boundaries, as well as why they felt that way. Across all Villages, over half of respondents indicated that they either somewhat like, really like or feel neutral about the boundaries, while about 28% somewhat or really dislike them.



Views on the boundaries were generally more positive in the southwest and southeast Villages, and more negative in the west Villages.



By age, younger groups tend to be more comfortable with the boundaries. 20–49 show strong positive-leaning sentiment. Middle to older aged groups (50-59) lean slightly negative, though still with substantial numbers who are neutral or positive. 60+ respondents are the least positive.



By gender, men are positive leaning towards the boundaries (a combined ~63% like or really like), whereas women show a more balanced but still slightly positive sentiment.

Gender	Really like		Somewhat like		Neutral		Somewhat dislike		Really dislike		Don't know		Total
	#	%	#	%	#	%	#	%	#	%	#	%	#
Man	273	35	221	28	100	13	63	8	101	13	22	3	780
Woman	273	27	261	26	162	16	127	13	146	14	42	4	1011
Non-binary or gender diverse	19	45	7	17	3	7	4	10	8	19	1	2	42
Another identity	3	17	5	28	1	6	1	6	8	44	0	0	18
Prefer not to say	15	13	19	16	14	12	12	10	52	44	7	6	119

By tenure, renters show a notably positive outlook, with over 61% expressing positive responses. Owners are somewhat less positive by comparison, but still maintain an overall favourable view, with more than half of responses leaning positive.

Tenure	Really like		Somewhat like		Neutral		Really dislike		Somewhat dislike		Don't know		Total
	#	%	#	%	#	%	#	%	#	%	#	%	#
Own	270	27	243	25	137	14	195	20	116	12	25	3	986
Rent	78	34	63	27	25	11	28	12	31	13	8	3	233

Note: Responses from individuals who indicated that they both own and rent have been excluded; as a result, the total count may appear lower.

When asked why they felt that way, top themes from the written responses include:

Theme	Count	Percent
Convenience & walkability	505	36%
Scale & extent	263	19%
Desired retail mix	222	16%
Focus on existing nodes / viability	148	11%
Traffic & parking concerns	146	10%
Keep retail on main roads, not side streets	93	7%
Uncertainty / need more detail	42	3%
Safety & social disorder	17	1%
Noise & pollution	16	1%

Convenience & walkability (505 comments):

- Appeal of having everyday needs close to home: less driving, more local errands, and livelier high streets.
- Includes desire for more shops/amenities nearby; increased vibrancy.

Scale & extent - expand or limit (263 comments):

- Includes those that didn't object to retail itself but debated how much and how far to expand.
- Some want larger areas/more retail frontages; others want it tightly focused at key corners.

Desired retail mix (185 comments):

- Includes desire for a variety of everyday retail (groceries, cafés, neighborhood dining), and fewer services such as banks, dentists, insurance, cannabis or vape stores.

Focus on existing nodes / viability (148 comments):

- Includes strengthening existing main streets first (e.g., Kerrisdale, Oakridge, Commercial Drive, Champlain), and concerns about underperforming or empty retail and diluting demand by adding new areas.

Traffic & parking concerns (146 comments):

- Includes concerns regarding gridlock, parking pressure and cut-through traffic that additional commercial activity might bring.

Other themes that emerged include: a desire to keep retail on main roads, not side streets, need for more detail, concerns with safety and social disorder, and concerns with noise and pollution due to increased activtiy.

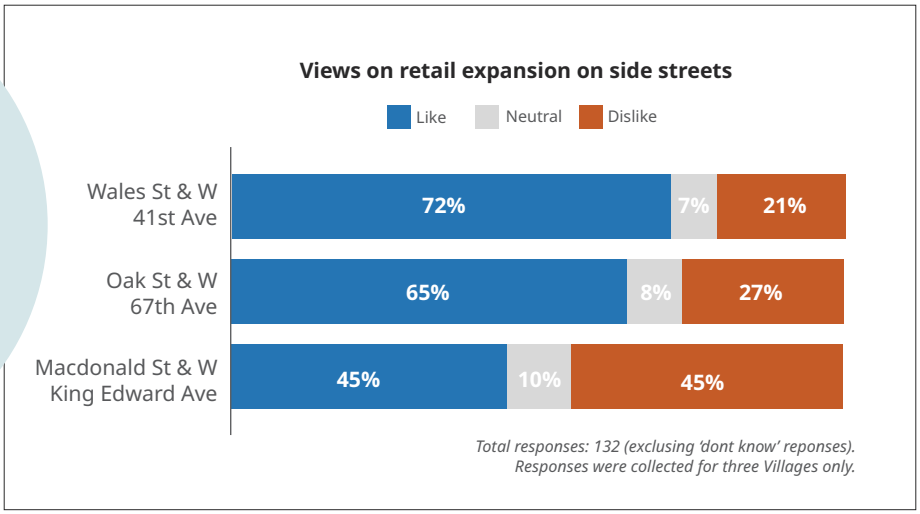
While counts vary by location, key themes emerged in all Villages, with the most responses coming from the West, Central and East Villages.

Village	Convenience & walkability		Scale & extent (expand or limit)		Desired retail mix		Focus on existing nodes / viability		Traffic & parking concerns		Keep retail on main roads		Uncertainty / need more detail		Safety & social disorder		Noise & pollution		Total
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#
Macdonald St & W 16th Ave	83	38	40	18	38	17	23	10	20	9	5	2	6	3	2	1	4	2	221
Fraser St & E 33rd Ave	69	33	36	17	24	11	15	7	20	10	34	16	7	3	3	1	1	0	209
Commercial St & E 20th Ave	56	35	41	25	29	18	13	8	10	6	3	2	6	4	2	1	1	1	161
Nanaimo St & E 1st Ave	57	35	26	16	29	18	15	9	10	6	20	12	2	1	1	1	1	1	161
Mackenzie St & W 33rd Ave	38	29	22	17	14	11	19	15	24	18	8	6	3	2	2	2	1	1	131
Heather St & W 33rd Ave	30	37	12	15	16	20	9	11	5	6	2	2	5	6	2	2	1	1	82
Knight St & E 33rd Ave	30	38	12	15	10	13	2	3	18	23	4	5	2	3	0	0	1	1	79
Nanaimo St & E Broadway	21	32	12	18	12	18	5	8	3	5	11	17	1	2	0	0	1	2	66
Kerr St & E 54th Ave	18	31	14	24	7	12	14	24	4	7	0	0	2	3	0	0	0	0	59
Granville St & W 41st Ave	18	32	7	12	2	4	14	24	7	12	1	2	0	0	4	7	4	7	57
Oak St & W 67th Ave	20	36	15	27	9	16	2	4	8	14	0	0	1	2	0	0	1	2	56
Mackenzie St & W 41st Ave	18	41	4	10	7	16	9	20	2	5	2	5	2	5	0	0	0	0	44
Angus St & W 57th Ave	14	39	8	22	4	11	4	11	3	8	2	6	1	3	0	0	0	0	36
Macdonald St & W King Ed Ave	8	25	7	22	5	16	2	6	6	19	1	3	2	6	1	3	0	0	32
Wales St & E 41st Ave	10	48	3	14	4	19	0	0	4	19	0	0	0	0	0	0	0	0	21
Victoria Dr & E 61st Ave	7	35	2	10	8	40	1	5	1	5	0	0	1	5	0	0	0	0	20
Oak St & W 49th Ave	8	47	2	12	4	24	1	6	1	6	0	0	1	6	0	0	0	0	17

Retail Expansion on Side Streets (Targeted Villages)

Questions about locating retail expansion on quieter side streets were asked in three Villages and received a relatively limited number of responses (total 132, excluding 'I dont know' responses).

Support was strongest in Wales & E41st Ave, where respondents expressed comfort with neighbourhood - scaled retail on calmer streets, followed by Oak St and W 67th Ave. In contrast, responses for Macdonald St & W King Edward Ave were more evenly divided.



When asked why they felt that way, top themes from the written responses included the following (97 responses):

- **Support for Small-Scale Walkable Retail (36 comments):** Supports some small scale retail for amenities, walkability, vibrancy.
- **Traffic / Parking / Safety Concerns (21 comments):** Mentions congestion, speeding, parking, unsafe intersections, spillover traffic.
- **Neighbourhood Character and Livability (14 comments):** Some respondents do not want their neighbourhod to change. Mentions of quiet streets, privacy, character, sunlight and views.

Other themes included: Keeping retail on arterials only (13 comments), other/unclear (7 comments), and concerns with the viability of the businesses on side streets (6 comments).

Village	Keep Retail Density on Arterials Only		Neighbourhood Character / Livability		Traffic, Parking and Safety Concerns		Support for Small-Scale Walkable Retail		Concern for Business Viability		Other/Unclear	
	#	%	#	%	#	%	#	%	#	%	#	%
Macdonald St & W King Ed Ave	5	17	3	10	7	23	10	33	2	7	3	10
Oak St & W 67th Ave	7	14	5	10	13	27	20	41	1	2	3	6
Wales St & E 41st Ave	1	6	6	33	1	6	6	33	3	17	1	6

2.4 Transportation

The survey asked respondents to indicate if there were any specific locations or streets segments where walking or biking could be made easier or more comfortable to reach important destinations like shops, parks or schools (1,471 responses).

Across all open-ended responses, four corridors were mentioned frequently:

- Nanaimo Street (incl. 1st–Broadway segment)
- Victoria Drive (especially the Stainsbury area and school crossings)
- 33rd Avenue (especially Knight–Fraser–Mackenzie segments)
- West 16th Avenue (incl. Macdonald, Trafalgar, Arbutus crossings)

Several intersections were also repeatedly mentioned:

- Nanaimo & Broadway / Nanaimo & 1st
- Victoria & Stainsbury
- Knight & 33rd
- Fraser & 33rd

Street specific feedback included:

Nanaimo Street:

- Described as a busy arterial with long gaps between safe crossings, dangerous major intersections (especially at 1st & Broadway), and an unprotected bike lane that feels intimidating for most riders.
- Requests for better crossings between 1st and 6th avenues, and for continuous protected bike lanes in place of painted lanes.
- People are divided on how much space should be devoted to cars: some want to restore extra driving lanes and preserve curb parking for local businesses, while others want Nanaimo and 1st to function more like streets that support walking, cycling, and Village life, with greater emphasis on traffic calming and reduced vehicle traffic.

Victoria Drive / Victoria–Stainsbury:

- Concern about major intersections described as dangerous, including the crossing at Victoria & Stainsbury and a cluster of intersections between 12th and 22nd Avenues.
- Requests for new signals and safer crossings, lower speeds, and traffic calming on nearby avenues used for short-cutting.
- Some comments regarding cycling on Victoria feeling fragmented and stressful, with a desire for safe, separated, and intuitive bike connections between Trout Lake, the BC Parkway, Commercial Street, and Nanaimo SkyTrain Station.

33rd Avenue:

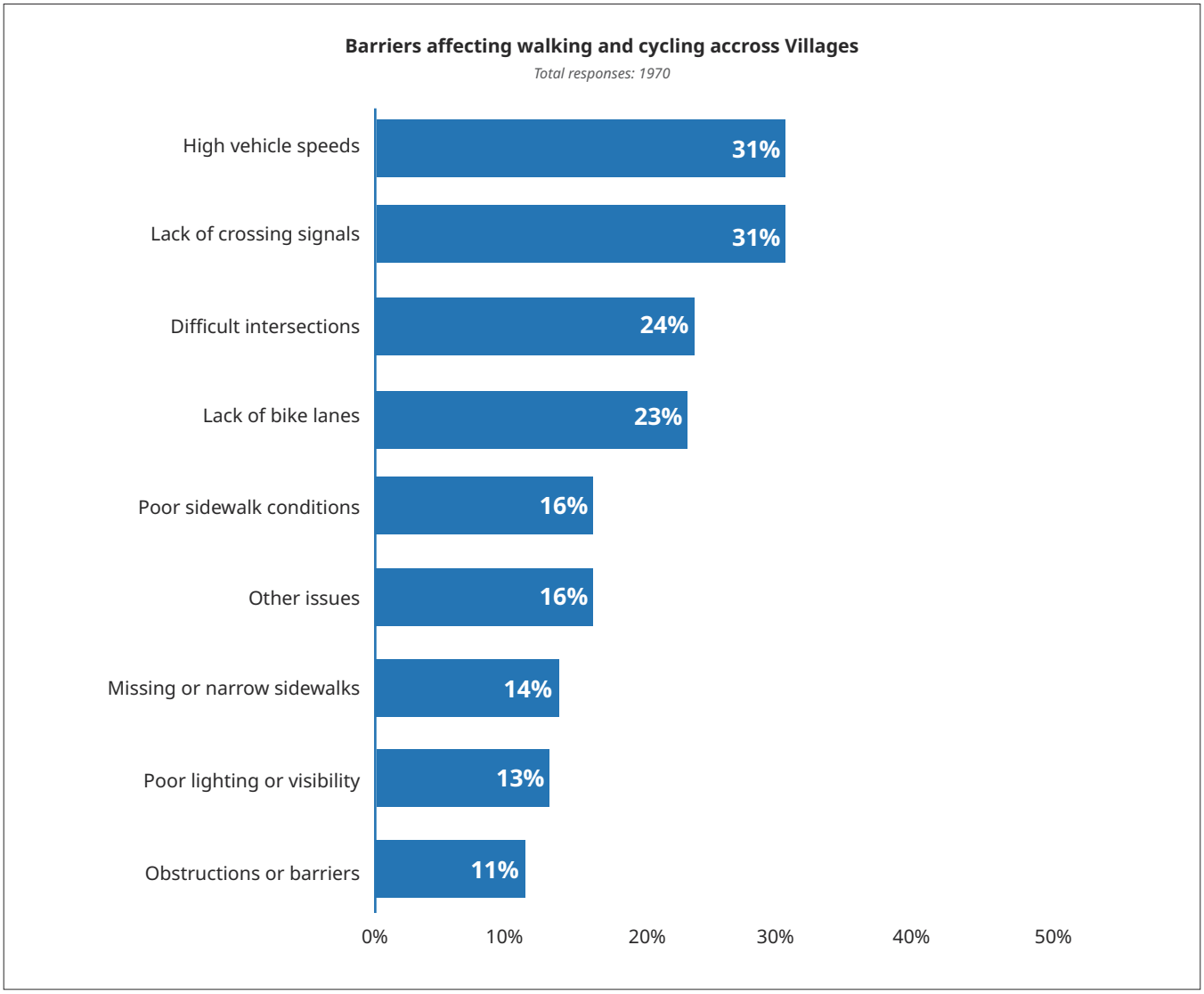
- Described as a narrow, congested, and unsafe arterial, with particularly dangerous conditions at the 33rd & Knight and 33rd & Mackenzie intersections.
- Walking and cycling along 33rd are widely viewed as uncomfortable due to missing or inadequate sidewalks, limited safe crossings, and lanes too narrow to accommodate bikes alongside traffic.
- Need for safer pedestrian crossings and targeted traffic calming, especially near parks, schools, and bus stops.
- Some comments regarding transit along 33rd - particularly the 33 bus being essential but currently overcrowded and infrequent. Request improved service and bus shelters.
- Perception that 33rd Ave is in need of safety, transit, and streetscape improvements before accommodating additional activity.

West 16th Avenue:

- Described as difficult and unsafe to cross, citing fast-moving traffic, long crossing distances, poor sightlines from parked cars, and too few controlled crossings.
- Macdonald, Trafalgar, Arbutus, Vine, and Discovery are intersections decribed repeatedly as challenging or unsafe to cross - particularly for children, seniors, and families accessing schools, parks, and local shops.
- Absence of safe east–west cycling infrastructure which requires use of 16th Ave for cycling, despite heavy traffic, and strongly support protected or separated bike lanes, potentially through lane reallocation or bus-and-bike priority.
- Narrow or damaged sidewalks, poor lighting, and a car-oriented streetscape that makes walking uncomfortable, especially after dark.
- Safety, crossings, and active transportation upgrades are needed before additional growth adds further pressure to the corridor.

Across corridors, many respondents pointed to gaps in transit service and overcrowded buses - particularly on 33rd, 25th, Main, and Fraser, and along east–west routes such as 1st Avenue. They asked for more frequent service, longer operating hours on routes like the 33, and, in some cases, new rapid transit corridors on 41st, King Edward, or 1st to support Village development and reduce car dependence.

Responses highlight a consistent set of barriers affecting walking and cycling across Villages. The most frequently reported issues relate to traffic safety and crossings, with high vehicle speeds and lack of crossing signals each cited by around three in ten respondents (31%). Difficult intersections were also commonly identified (24%), reinforcing concerns about safety and comfort when navigating key routes. Around 1 in 4 respondents reported a lack of bike lanes (23%).



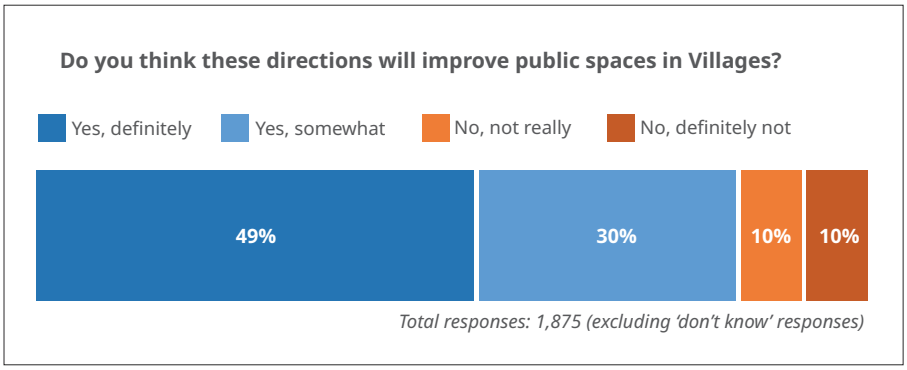
Comments about "other issues" primarily provided additional detail on the same issues shown in the chart, particularly pedestrian safety, traffic speed and enforcement, intersection design, and sidewalk and visibility conditions.

2.5 Public Space

How do repondent feel about the Villages emerging directions for public space?

Overall, directions for public space improvements are highly supported. Nearly half of respondents (49%) believe the directions will definitely lead to improvements, and a further 30% feel they will do so somewhat.

Villages with the most positive response were Commercial & 20th, Heather & 33rd and Victoria & 61st. Respondents for Mackenzie & 33rd and Mackenzie & 41st felt least confident in the public space directions.



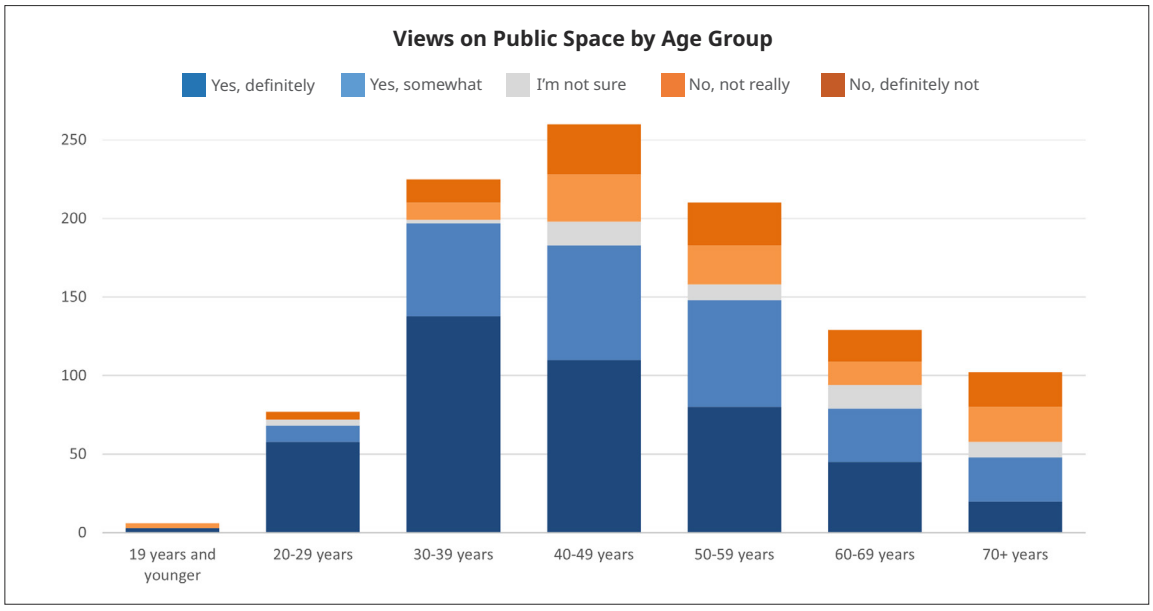
Village	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Angus St & W 57th Ave	28	54	12	23	4	8	7	13	1	2
Commercial St & E 20th Ave	151	58	61	24	17	7	17	7	12	5
Fraser St & E 33rd Ave	128	48	76	29	22	8	24	9	16	6
Granville St & W 41st Ave	24	44	15	28	6	11	7	13	2	4
Heather St & W 33rd Ave	62	58	32	30	6	6	6	6	1	1
Kerr St & E 54th Ave	37	40	32	34	10	11	8	9	6	6
Knight St & E 33rd Ave	55	47	35	30	11	9	7	6	9	8
Macdonald St & W 16th Ave	146	45	94	29	39	12	34	10	12	4
Macdonald St & W King Ed Ave	15	37	12	29	7	17	4	10	3	7
Mackenzie St & W 33rd Ave	44	32	33	24	25	17	29	21	7	5
Mackenzie St & W 41st Ave	11	22	17	33	13	25	7	14	3	6
Nanaimo St & E 1st Ave	109	47	74	31	13	6	21	9	15	6
Nanaimo St & E Broadway	33	47	28	40	4	6	5	7	1	1
Oak St & W 49th Ave	15	52	9	31	1	3	2	7	2	7
Oak St & W 67th Ave	33	49	20	29	6	9	6	9	3	4
Victoria Dr & E 61st Ave	15	56	7	26	3	11	1	4	1	4
Wales St & E 41st Ave	22	54	10	24	4	10	4	10	1	2

By tenure, both renters and owners think that the directions will improve public space, but owners show a stronger "Yes, definitely," whereas renters lean more toward moderate positivity.

Tenure	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Own	428	43	285	29	123	12	105	11	54	5
Rent	130	34	71	29	16	7	16	7	9	4

Note: Responses from individuals who indicated that they both own and rent have been excluded; as a result, the total count may appear lower.

By age, views vary by age on how much respondents feel the directions will improve public space. Younger respondents are more optimistic, with the 20–29 group most positive (75% saying "Yes, definitely"), while seniors (70+) show more mixed responses across all options.



By gender, nearly all groups felt that the directions will improve public space, with particularly high positive responses among non-binary or gender diverse respondents.

Gender Identity	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Man	411	53	209	27	68	9	57	7	35	4
Non-binary or gender diverse	26	62	9	21	0	0	7	17	0	0
None of the above.	1	7	6	43	1	7	6	43	0	0
Other	1	25	2	50	0	0	1	25	0	0
Prefer not to say	20	17	22	18	23	19	47	40	7	6
Woman	469	46	319	32	99	10	71	7	53	5

When asked why they felt that way, and if they think there is anything missing when it comes to access to public spaces in Villages, top themes included the following (1,207 reponses):

Design, Safety, Comfort, and Use of Public Spaces

- Need for safer crossings, protected biking, traffic calming, clear sightlines, and accessibility for seniors, mobility-device users, and families
- Desire for weather protection and year-round usability, including covered seating and shelter from rain and wind.
- Strong preference for greenery, shade, quieter spaces, and locations away from heavy traffic.
- Interest in welcoming, non-commercial places with seating, art, and play features, plus concerns about safety, loitering, and vandalism; calls for better lighting, maintenance, and CPTED-aligned design.

Public Space Social Interaction

- Desire for informal gathering spaces that don't require purchases.
- Interest in open seating and plaza spaces similar to European street life.
- Value placed on social spaces that build community and reduce isolation.

Retail & Economic Vitality

- A desire for more cafés, small shops, and places to gather, active storefronts that support lively streets and affordable spaces for independent businesses.
- Concerns regarding outdoor dining and retail spill-out overtaking public space, retail encroaching into quieter residential areas and high rents limiting retail diversity.

Amenities & Community Facilities

- Need for community-serving indoor/outdoor spaces: community centres, libraries, meeting rooms, multipurpose spaces, and covered plazas.
- Desire for family- and senior-friendly amenities: playgrounds, covered play areas, rest areas, washrooms, drinking fountains, Wi-Fi, and dog-friendly spaces.

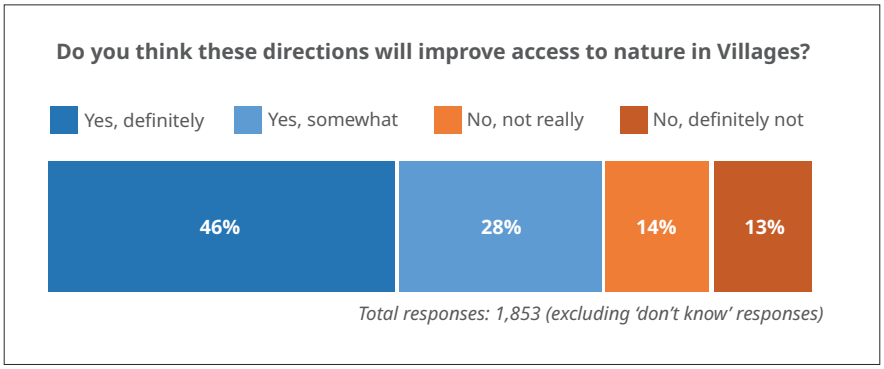
Traffic, Parking & Congestion

- Concern about worsening congestion on busy arterials.
- Worries about losing on-street parking, especially for seniors, people with disabilities, and customers.
- Fear that traffic calming will push cars onto side streets.
- Emphasis on maintaining essential mobility where transit options are limited.

2.6 Access to Nature

How do repondents feel about the Villages emerging directions for access to nature?
The overall results show strong support for the idea that the proposed directions will improve access to nature. Most Villages indicate clear support, with many showing 40–55% "Yes, definitely."

A few Villages show more mixed or divided responses, such as Mackenzie St & W 41st Ave, where support is more evenly split among positive, negative, and unsure categories. A handful of areas have higher negative sentiment (e.g., Mackenzie and 33rd, where 25% said "No, definitely not").

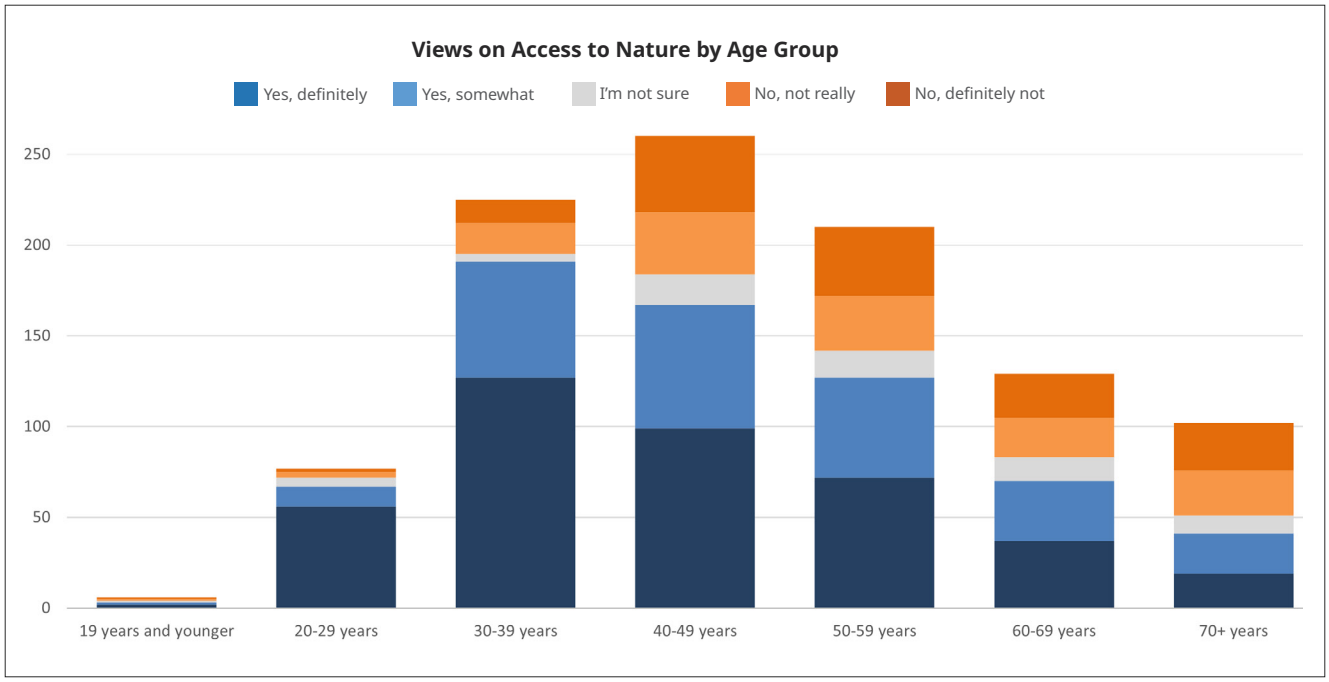


Village	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Angus Street & W 57th Ave	28	54	7	13	6	12	5	10	6	12
Commercial Street & E 20th Ave	138	53	63	24	24	9	20	8	13	5
Fraser Street & E 33rd Ave	109	41	72	27	35	13	38	14	12	5
Granville Street & W 41st Ave	22	41	16	30	5	9	7	13	4	7
Heather Street & W 33rd Ave	53	50	35	33	10	9	6	6	3	3
Kerr Street & E 54th Ave	37	40	24	26	16	17	8	9	8	9
Knight Street & E 33rd Ave	45	38	32	27	19	16	8	7	13	11
Macdonald Street & W 16th Ave	146	45	74	23	44	14	45	14	16	5
Macdonald Street & W King Ed Ave	11	27	11	27	6	15	10	24	3	7
Mackenzie Street & W 33rd Ave	36	26	29	21	27	20	34	25	12	9
Mackenzie Street & W 41st Ave	12	24	19	37	9	18	9	18	2	4
Nanaimo Street & E 1st Ave	99	43	67	29	25	11	26	11	15	6
Nanaimo Street & E Broadway	28	39	28	39	4	6	7	10	4	6
Oak Street & W 49th Ave	16	55	5	17	3	10	2	7	3	10
Oak Street & W 67th Ave	33	49	20	29	10	15	4	6	1	1
Victoria Drive & E 61st Ave	17	63	5	19	4	15	1	4	0	0
Wales Street & E 41st Ave	22	54	8	20	4	10	5	12	2	5

By tenure, more renters than homeowners think that the directions will improve access to nature, with 53% of renters saying "Yes, definitely" compared to 37% of owners. Owners still show a positive majority overall, but they also have higher percentages in both "No" categories.

Tenure	Yes, definitely		Yes, somewhat		No, not really		No, definitely		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Own	373	37	268	27	147	15	142	14	65	7
Rent	129	53	63	26	17	7	23	10	10	4

By Age, younger groups felt the strongest that the directions will improve access to nature. Almost three quarters of 20–29 year-olds responded "Yes, definitely", followed by more than half of 30–39 year-olds (56%). Older groups (60–69 and 70+) show more balanced views, with higher shares in "No" responses.



When asked why they felt that way, and if they think there is anything missing when it comes to access to nature in Villages, top themes included the following (993 reponses):

Desire for More and Better Green Spaces

- Strong interest in new parks, expanded green areas, and more trees and biodiversity.
- Need for spaces that support rest, gathering, quiet, and gardening—not just decorative planters.
- Amenities such as washrooms, seating, dog areas, and play spaces seen as essential.

Concerns with Density and Loss of Nature

- Fear that development will remove mature trees, yards, and private gardens.
- Worries that increased density will overburden existing parks without adding new ones.
- Perception that promising "more nature with more density" feels contradictory.

Need for Safe, Comfortable Routes to Nature

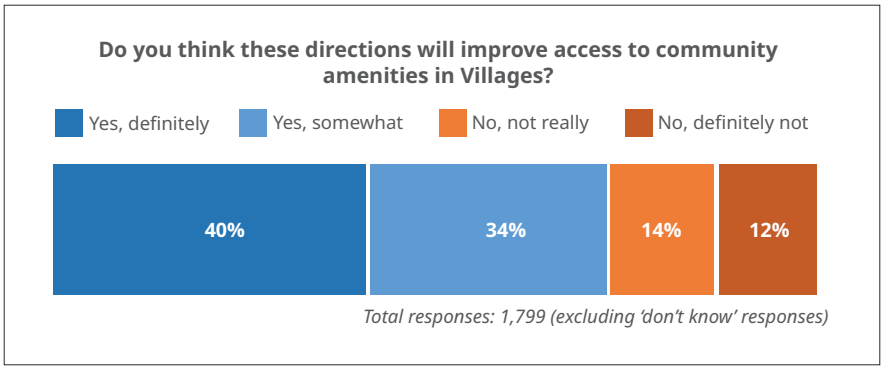
- Desire for wider sidewalks, protected bike routes, and safer arterial crossings.
- Interest in green, shaded streets that feel pleasant to walk or roll along.
- Importance of direct, connected pathways linking neighbourhoods to parks and greenways.

Mixed Views on Current Access to Nature

- Some feel well-served by nearby major parks and greenways and see additional interventions as unnecessary.
- Concern that proposed changes could reduce current livability or disrupt existing access.

2.7 Community Infrastructure

How do repondents feel about the Villages emerging directions for community infrastructure?
Overall, across all respondents, support for improved amenities is clearly strong.



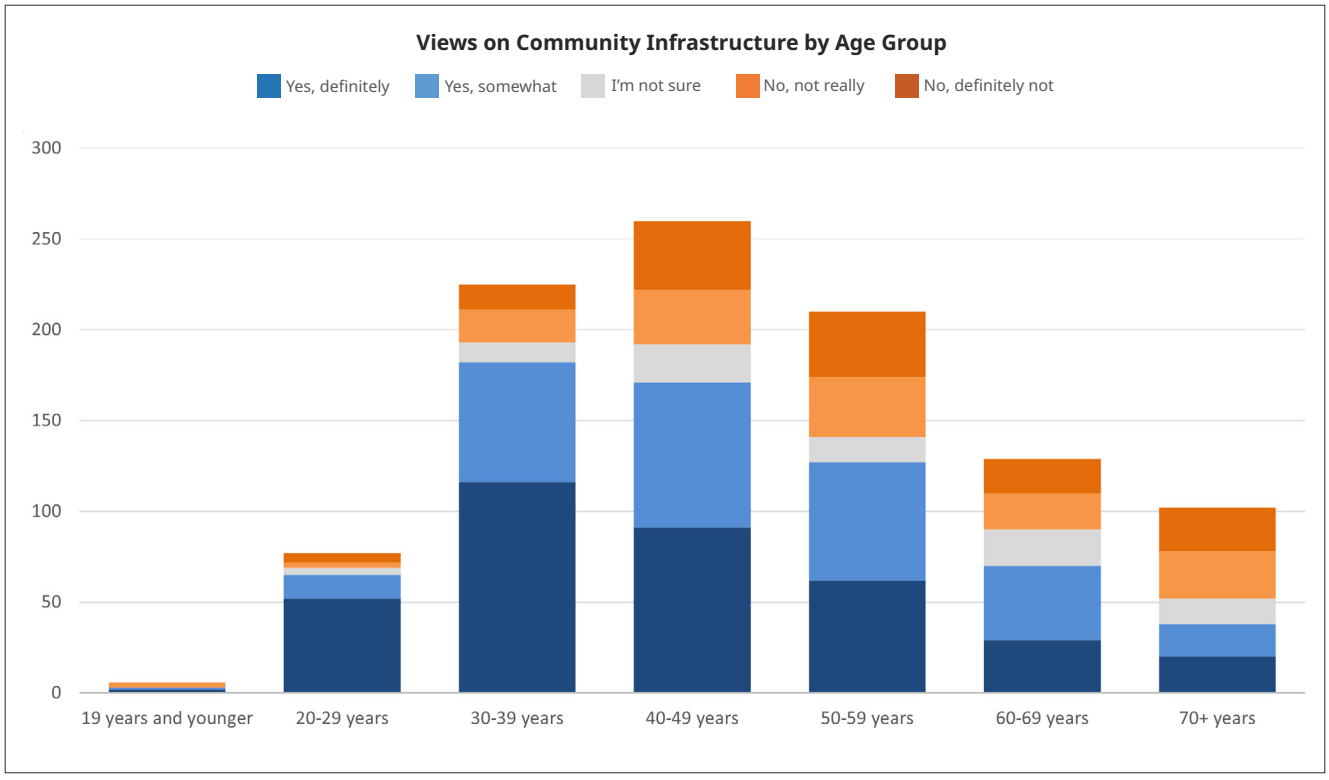
Many Villages—including Commercial & E 20th, Nanaimo & E 1st, and Macdonald & W 16th—show strong positive responses, often with about 30–48% selecting "Yes, definitely" and another sizeable share choosing "Yes, somewhat." Some areas, such as Macdonald & W King Edward, Mackenzie & W 41st, and Granville & W 41st, show higher proportions of negative responses.

Village	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Angus St & W 57th Ave	19	37	13	25	4	8	6	12	10	19
Commercial St & E 20th Ave	125	48	79	31	25	10	16	6	13	5
Fraser St & E 33rd Ave	91	34	91	34	34	13	26	10	24	9
Granville St & W 41st Ave	21	39	15	28	2	4	9	17	7	13
Heather St & W 33rd Ave	47	44	36	34	13	12	8	7	3	3
Kerr St & E 54th Ave	27	29	32	34	16	17	8	9	10	11
Knight St & E 33rd Ave	42	36	41	35	10	9	10	9	14	12
Macdonald St & W 16th Ave	113	35	94	29	41	13	49	15	28	9
Macdonald St & W King Ed Ave	9	22	10	24	6	15	9	22	7	17
Mackenzie St & W 33rd Ave	28	20	32	23	32	23	33	24	13	9
Mackenzie St & W 41st Ave	8	16	18	35	10	20	6	12	9	18
Nanaimo St & E 1st Ave	94	40	70	30	28	12	23	10	17	7
Nanaimo St & E Broadway	28	39	24	34	5	7	6	8	8	11
Oak St & W 49th Ave	11	38	12	42	1	3	2	7	3	10
Oak St & W 67th Ave	27	40	20	29	12	18	6	9	3	4
Victoria Dr & E 61st Ave	15	56	7	26	3	11	1	4	1	4
Wales St & E 41st Ave	19	46	14	34	5	12	2	5	1	2

By tenure, renters generally felt more strongly that the directions will improve access to community amenities, with 44% responding "Yes, definitely," compared to 32% of owners. Owners also include more "No" responses, however still show a majority positive response.

Tenure	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Own	321	32	305	31	150	15	129	13	90	9
Rent	106	44	83	34	15	6	19	8	19	8

By age, most groups express positive views, though older respondents (70+) provided more mixed responses. Support is strongest among 30–49-year-olds, who show substantial "Yes, definitely" shares.



When asked why they felt that way, and if they think there is anything missing when it comes to access to nature in Villages, top themes included the following (945 reponses):

Community Facilities

- Residents want new, upgraded or expanded community centres, pools, gyms, libraries, and recreation spaces. Some highlighted aging facilities, overcrowding, and the need for concrete, funded commitments.

Arts, Culture & Community Identity

- Some respondents expressed interest in cultural spaces, public art, and community-building activities, while others supported a stronger cultural presence.

Funding, Maintenance & Operations

- Some raised concerns about the ability to fund, operate, and maintain new amenities.
- Some referenced existing maintenance backlogs, and budget constraints as well as whether proposed sites can realistically support new amenities.

Parks, Green Space & Outdoor Amenities

- Respondents also highlighted the importance of outdoor amenities, including upgraded or additional parks, seating areas, sports fields, running tracks, and informal outdoor social spaces that support recreation and gathering.

Childcare & Family Services

- Unmet demand was reported for childcare and family-oriented services.
- Respondents emphasized the need for more affordable childcare, after-school care, greater licensing flexibility, and spaces that better support families.

Access, Mobility & Parking

- Some feedback focused on practical considerations related to access, including walkability, cycling connections, car-share availability, parking supply, and traffic flow around community amenities.

3. Youth Engagement

3.1 Structure of Youth Events

The youth events were designed to share information about the Villages Planning Program, and to better include younger voices, which were underrepresented in Phase 1. Five youth engagement sessions were held, one in each Village cluster. The sessions included a discussion of what the Villages will deliver at a high level and then feedback was gathered from young community members as to what they would want to see for Villages in the future. The sessions featured two interactive activities and dedicated time for participants to share their ideas and visions for the future of their Villages. This approach helped spark interest, encourage dialogue, and build excitement among youth about the project. In total, there were approximately 200 participants across all 5 events.

This summary is intended to capture what was heard at the youth engagement events. Following the Villages Planning Program presentation and question and answer period, the group was asked to participate in two interactive activities to envision how they viewed their ideal Village in the future.

Agenda



Activity A: Imagine your Village

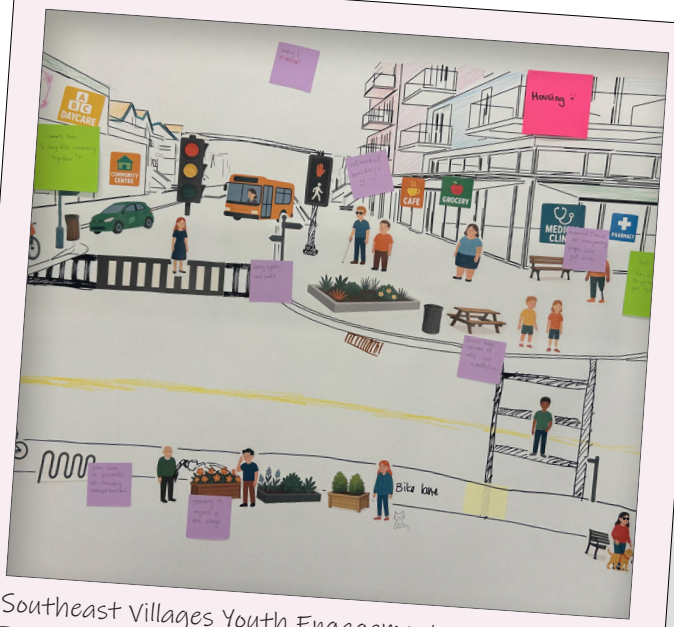
In Activity A, participants worked in small groups to design their own vision for the heart of their Village retail centre. After a brief introduction explaining the goal of the activity, each group was given a retail street template along with sketch paper, markers, and example features. They then discussed what makes a great heart of the Village, focusing on safety, inclusion, accessibility, and environmental friendliness for people of all ages.

Finally, each group brought their ideas to life by drawing their envisioned space, adding features, people, activities, and a name, showing how the space would feel, how it would be used, and how it would make community members feel welcome and included.

Examples of Visioning Exercise



Central Villages Youth Engagement
October 24th 2025 at Hillcrest Community Centre



Southeast Villages Youth Engagement
December 5th, 2025 at South Vancouver Neighbourhood House



West Villages Youth Engagement
October 17th, 2025 at Dunbar Community Centre



Southwest Youth Engagement
October 15th, 2025 at Marpole-Oakridge Community Centre

Activity B: Postcard from the Future

In the Postcards from the Future activity, participants were invited to imagine their Village in the year 2055 and write a postcard inviting someone to come and visit. The session began by setting the scene and encouraging participants to picture what public life looks and feels like in the future, including what they would want to proudly share with a visitor. Participants then created their own postcards using art materials, with an emphasis on creativity and imagination and no right or wrong answers.

Through drawings and written messages, they described what they see around them, what brings people joy, how the space feels when someone arrives, and how people use it, such as for games, events, music, markets, or socialising, highlighting elements that make the Village welcoming, inclusive, and full of life.



Activity C: Show & Tell

Each group had 5 minutes to present their illustration from Activity A. Overall, presentations highlighted the strong desire for convenient, safe, and vibrant local environments that offer affordable amenities and spaces for social gathering.

3.2 Key Themes

1

Accessible Amenities & Everyday Services

Youth emphasized the importance of affordable, convenient amenities that support daily life. Desired retail included grocery stores, bakeries, convenience shops, and casual take-out options such as bubble tea or affordable fast food, including culturally appropriate options like Halal. Practical services were equally important, with strong support for accessible pharmacies, health clinics, and libraries. Together, these amenities help make Villages functional, inclusive, and welcoming places youth can rely on regularly.

2

Safe, Connected & Convenient Mobility

Youth highlighted the need for safer and more comfortable movement throughout Villages. Priorities included improved lighting, safer crosswalks, protected routes for walking, biking, and rolling, and better transit infrastructure such as sheltered bus stops. Stronger physical connections between schools, parks, and retail areas were also important, encouraging youth to stay and explore rather than go straight home. Clear way-finding signage was requested to improve navigation and awareness of local destinations.

3

Vibrant Public Spaces for Gathering & Play

Youth placed a strong priority on lively, inviting public spaces with social connection in mind. Desired features included plazas, parks, and recreation areas for sports like basketball or soccer, along with plentiful seating for relaxing or eating take-out. Green elements such as trees, gardens, and planters were seen as essential to making spaces feel welcoming. Public art including murals were valued for fostering identity, belonging and community pride.

4

People-Centred & Inclusive Village Life

Across all ideas, youth envisioned Villages designed around people rather than vehicles. They favoured active street frontages, flexible public spaces, colourful streetscapes, and reduced or reconfigured car dominance to support social life. Cleanliness and comfort mattered, with requests for well-placed trash cans and well-maintained spaces. Youth consistently depicted Villages filled with people of all ages and abilities, reflecting a desire for inclusive, animated places where everyday life happens in public.

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Appendix A: Survey Questions

Villages Planning Program
Phase 2 Engagement Survey

Help Shape the Villages

The Vancouver Plan, the City's long-term framework for a more livable, affordable and sustainable city for everyone, identified small, local areas as future Villages.

- These are areas that already have some shops, services and community spaces and are surrounded by low-density housing like single-family homes.
- The goal is for these Villages to become vibrant hubs with diverse housing options and essential shops and services that meet many of people's daily needs within a short walk, bike or roll.

The current Villages Planning Program focuses on 17 of these identified Villages. In November 2024, we asked residents, businesses and other community members to tell us what they loved about the Villages, and what would help the Villages to thrive in the future. That feedback helped create the emerging directions and draft land use plans that is now available for review.

Now we're checking in with you about how the Villages are taking shape. Your feedback will help us refine the plan before it goes to Council for a decision in spring 2026.

Share your thoughts on the draft directions for Villages!

This survey will take between 10 and 15 minutes to complete depending on how many questions you answer. The survey will close on **December 12 2025.**

For more information, you can view information on the boards from open house events online and join an open house event. Visit http://www.**shapeyourcity.ca/villages** to learn more.

We appreciate you taking the time to share your thoughts! If you need additional help, or have questions, please contact our team at **villages@vancouver.ca**.

此調查的翻譯版本可於我們的項目網頁上獲取。

此调查的翻译版本可以在我们的项目网页上在线获取。

ਸਰਵੇਖਣ ਦੀਆਂ ਅਨੁਵਾਦਿਤ ਕਾਪੀਆਂ ਸਾਡੇ ਪਰੋਜੈਕਟ ਵੈੱਬ ਪੇਜ 'ਤੇ ਔਨਲਾਈਨ ਉਪਲਬਧ ਹਨ।

Ang mga isinaling kopya ng survey ay makukuha online sa web page ng ating proyekto.

Bản dịch của cuộc khảo sát hiện có sẵn trực tuyến trên trang mạng dự án của chúng tôi.

Las versiones traducidas de la encuesta están disponibles en línea en la página web del proyecto.

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Draft Village Land Use Areas
Nanaimo St & E 1st Ave
Nanaimo St & E Broadway
Commercial St & E 20th Ave
Fraser St & E 33rd Ave
Knight St & E 33rd Ave
Wales St & E 41st Ave
Kerr St & E 54th Ave
Victoria Dr & E 61st Ave
Heather St & W 33rd Ave
Granville St & W 41st Ave
Oak St & W 49th Ave
Oak St & W 67th Ave
Angus Dr & W 57th Ave
Macdonald St & W 16th Ave
Macdonald St & W King Edward Ave
Mackenzie St & W 33rd Ave
Mackenzie St & W 41st Ave
0 400 800 Meters
Draft Village Land Use Area
Park

Your connection to a Village

Q1. Which Village do you have the greatest connection to/are most familiar with? Select one.

If you have connections to/are familiar with more than one village, you will have a chance later in the survey to share your feedback on an additional village.

- ◯ Angus St & E 57th Ave
- ◯ Commercial St & E 20th Ave
- ◯ Fraser St & E 33rd Ave
- ◯ Granville St & W 41st Ave
- ◯ Heather St & W 33rd Ave
- ◯ Kerr St & E 54th Ave
- ◯ Knight St & E 33rd Ave
- ◯ Macdonald St & W 16th Ave
- ◯ Macdonald St & W King Ed Ave
- ◯ Mackenzie St & W 33rd Ave
- ◯ Mackenzie St & W 41st Ave
- ◯ Nanaimo St & E First Ave
- ◯ Nanaimo St & E Broadway
- ◯ Oak St & W 49th Ave
- ◯ Oak St & W 67th Ave
- ◯ Victoria St & E 61st Ave
- ◯ Wales St & E 41st Ave

Q2. What is your connection to this Village? Select all that apply.

- ◯ I live (and own) here
- ◯ I live (and rent) here
- ◯ I live outside of (but near) this Village
- ◯ I shop here more than once a week
- ◯ I use community services or amenities here (e.g. childcare, neighbourhood house)
- ◯ I work here
- ◯ I own property here
- ◯ I own and/or operate a business here
- ◯ I meet with friends/family here to socialize
- ◯ I use the public spaces (e.g. plazas, parks, playgrounds)
- ◯ I go to school here
- ◯ I take public transit that runs through here
- ◯ Other (please specify):

_____

Housing

On the draft plan, the proposed residential areas are shown. These areas will allow for a mix of lower-scale housing options up to 6 storeys, such as apartments and townhouses and multiplexes.

Q3. What do you think of the proposed boundaries of the residential areas in the Village you selected? Select one.

- ◯ I really like the proposed boundaries of the residential areas
- ◯ I somewhat like the proposed boundaries of the residential areas
- ◯ I feel neutral about the proposed boundaries of the residential areas
- ◯ I somewhat dislike the proposed boundaries of the residential areas
- ◯ I really dislike the proposed boundaries of the residential areas
- ◯ I don't know

Q4. Why is that?

_____
_____
_____
_____
_____

Retail Areas

We are proposing expanded retail areas to bring shops and services closer to people's homes and to help create a vibrant Village centre. These areas are shown on the draft plan.

Q5. What do you think of the proposed retail expansion areas in the Village you selected? Select one.

- ◯ I really like the proposed retail expansion areas
- ◯ I somewhat like the proposed retail expansion areas
- ◯ I feel neutral about the proposed retail expansion areas
- ◯ I somewhat dislike the proposed retail expansion areas
- ◯ I really dislike the proposed retail expansion areas
- ◯ I don't know

Q6. Why is that?

Transportation

We are looking at ways people move around the Village – whether walking, biking, driving or using transit, and how they could be improved.

Q7. Are there any specific locations or streets segments where walking or biking could be made easier or more comfortable to reach important destinations like shops, parks or schools?

Please list any locations or street segments where improvements are needed. Try to be as specific as you can (for example: Garden Drive between E 3rd and E 4th Avenues or the intersection of E 54th Avenue and Victoria Drive).

Q8. Would you like to share feedback on a different Village? If yes, please select the Village below. Select one.

- ◯ Angus St & E 57th Ave
- ◯ Commercial St & E 20th Ave
- ◯ Fraser St & E 33rd Ave
- ◯ Granville St & W 41st Ave
- ◯ Heather St & W 33rd Ave
- ◯ Kerr St & E 54th Ave
- ◯ Knight St & E 33rd Ave
- ◯ Macdonald St & W 16th Ave
- ◯ Macdonald St & W King Ed Ave
- ◯ Mackenzie St & W 33rd Ave
- ◯ Mackenzie St & W 41st Ave
- ◯ Nanaimo St & E First Ave
- ◯ Nanaimo St & E Broadway
- ◯ Oak St & W 49th Ave
- ◯ Oak St & W 67th Ave
- ◯ Victoria St & E 61st Ave
- ◯ Wales St & E 41st Ave

Q8a. What is your connection to this Village? <u>Select all that apply</u>.

- ◯ I live (and own) here
- ◯ I live (and rent) here
- ◯ I live outside of (but near) this Village
- ◯ I shop here more than once a week
- ◯ I use community services or amenities here (e.g. childcare, neighbourhood house)
- ◯ I work here
- ◯ I own property here
- ◯ I own and/or operate a business here
- ◯ I meet with friends/family here to socialize
- ◯ I use the public spaces (e.g. plazas, parks, playgrounds)
- ◯ I go to school here
- ◯ I take public transit that runs through here
- ◯ Other (please specify):

_____

Q8b. Use this space to share any thoughts on the land use plan for this Village.

_____
_____
_____
_____
_____

Q8c. Are there any transportation-related improvements you would like to see in this Village?

_____
_____
_____
_____
_____

Emerging directions across the Villages

Following what we heard in Phase 1, as well as the additional technical work done over the summer, we have developed some emerging directions that apply across all Villages. These ideas focus on improving public spaces, access to nature, and community amenities in or near the Villages.

Public Spaces

In Phase 1, we heard that people want more outdoor dining and quiet places to sit and rest in the Villages. The Plan is exploring ways to support these and other public space activities within the retail areas of the Villages.

The emerging directions for public spaces are:

- Create space for activities through redevelopment, like merchandise display, outdoor dining, seating areas, and gardens within building setbacks and curb bulges.
- Provide space for bus stop amenities such as benches and shelters.
- Improve street corners by widening sidewalks, adding seating, and ensuring active building frontages (for example: display windows, patios etc.) extend onto the local side streets.
- Consider future opportunities for plazas to be designed and delivered through the Neighbourhood Plaza Program.

Q9. Overall, do you think these directions will improve public spaces in Villages?

- ◯ Yes, definitely
- ◯ Yes, somewhat
- ◯ No, not really
- ◯ No, definitely not
- ◯ I'm not sure

Q10. Why is that? Is there anything you think is missing when it comes to public spaces in Villages?

_____
_____
_____
_____
_____

Access to Nature

People in Villages today have access to parks and green spaces within the Village, or close by. The Villages Plan will outline directions to ensure people's access to nature as Villages grow over time, including:

- 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.
- Use redevelopment of large or unique sites to seek new parks or green spaces.
- Through the City's Urban Forest Strategy, protect and expand the street tree canopy cover.

Q11. Overall, do you think these directions will improve access to nature in the Villages? Select one.

- ◯ Yes, definitely
- ◯ Yes, somewhat
- ◯ No, not really
- ◯ No, definitely not
- ◯ I'm not sure

Q12. Why is that? Is there anything you think is missing when it comes to access to nature in the Villages?

_____
_____
_____
_____
_____

Community Amenities

The Villages Plan will also include directions to support community amenities, such as social service centres, cultural facilities and childcare. The draft directions to support these spaces over time are:

- On large or unique sites within the Villages, look for opportunities to replace or enhance existing priority community spaces (such as public/ non-profit childcare, social and cultural spaces).
- Across the city, explore opportunities to replace existing community spaces through redevelopment.
- Explore strategies to enable temporary arts and culture uses in vacant commercial spaces city-wide.
- Explore public art opportunities on city-owned sites and work with local Nations to identify areas of cultural significance to promote cultural visibility.

Q13. Overall, do you think these directions will improve access to community amenities in the Villages? Select one.

Yes, definitely

Yes, somewhat

No, not really

No, definitely not

I'm not sure

Q14. Why is that? Is there anything you think is missing when it comes to community amenities?

_____
_____
_____
_____
_____

About You

It's important to us that we hear from a diverse group of people and perspectives. The following questions help us assess how the feedback we receive represents the community. They help us understand who we have and have not heard from.

All responses submitted through this survey will be made anonymous and summarized by City staff. The City of Vancouver's privacy policy explains our commitment to protecting your privacy.

Q1. What year were you born? Please provide a 4-digit year.

_____

Q2. How would you describe your gender identity? Select one.

- ◯ Man
- ◯ Woman
- ◯ Non-binary or gender diverse
- ◯ I identify as: _____
- ◯ Prefer not to say

Q3. How would you describe your housing situation? Select one.

- ◯ Own
- ◯ Rent
- ◯ Live in co-op
- ◯ Unsheltered or temporary shelter (e.g., staying outside, at a shelter, or someone else's place)
- ◯ Other (please specify):

  _____
- ◯ Prefer not to say

Q3(a). What is your home postal code? Use capital letters and include your 6-character postal code (for example V5T 4J3).

_____

Q4. Do you have any children under the age of 18 years at home? Select one.

- ◯ Yes
- ◯ No, I have children over the age of 18 years in my household
- ◯ No children in my household
- ◯ Other (please specify):

  _____

- ◯ Prefer not to say

Q5. Residents of Vancouver and those connected to the city in other ways come from many different ethnic and racial backgrounds. This question helps us understand if we're hearing from a diverse cross-section of people.

What do you consider your main ethnic origin or that of your ancestors? Select all that apply.

- ◯ Indigenous (e.g. First Nations, Métis, Inuit)
- ◯ African (e.g. Moroccan, Ghanaian, Ethiopian)
- ◯ Asian (e.g. Chinese, Filipino, Korean, Vietnamese, Thai)
- ◯ Caribbean (e.g. Cuban, Jamaican, Bajan)
- ◯ Central/South American (e.g. Brazilian, Salvadoran, Argentinian)
- ◯ European (e.g. British, Greek, Czech)
- ◯ Middle Eastern (e.g. Lebanese, Iranian, Syrian)
- ◯ Oceanian (e.g. Australian, New Zealander)
- ◯ South Asian (e.g. Indian, Sri Lankan, Pakistani)
- ◯ I identify as (please specify): _____
- ◯ Prefer not to say

Q6. What category best describes your annual household income before taxes? Select one.

- ◯ Under $20,000
- ◯ $20,000 to under $40,000
- ◯ $40,000 to under $60,000
- ◯ $60,000 to under $80,000
- ◯ $80,000 to under $100,000
- ◯ $100,000 to under $150,000
- ◯ $150,000 and above
- ◯ Prefer not to say

Q7. How did you hear about this survey? Select all that apply.

- ◯ I received a postcard
- ◯ I received an email invitation from Talk Vancouver
- ◯ Shape Your City (www.shapeyourcity.ca)
- ◯ Word of mouth (e.g. family, friends)
- ◯ City's social media accounts
- ◯ Online news article
- ◯ Poster
- ◯ vancouver.ca
- ◯ Other (please specify) _____
- ◯ Don't know/remember

Q8. Would you like to sign up to the Villages planning program notification list to receive project related information and updates? Select one.

- ◯ Yes (please provide your email address):_____
- ◯ No, thanks

Q9. One last question...

We hope you enjoyed filling out this Talk Vancouver Survey! Would you like to sign up to receive future Talk Vancouver survey invitations? Select one.

- ◯ Yes, sign me up now
- ◯ Already a Talk Vancouver member
- ◯ No, thanks

Thank you for participating in the Villages planning program survey! Your feedback will be used to inform the draft Villages plan for Council approval in spring 2026.