

# VILLAGES PLANNING PROGRAM

Phase 2 Engagement Summary Report

Emerging Ideas and Directions | October - December 2025



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**Appendix A: Survey Questions**

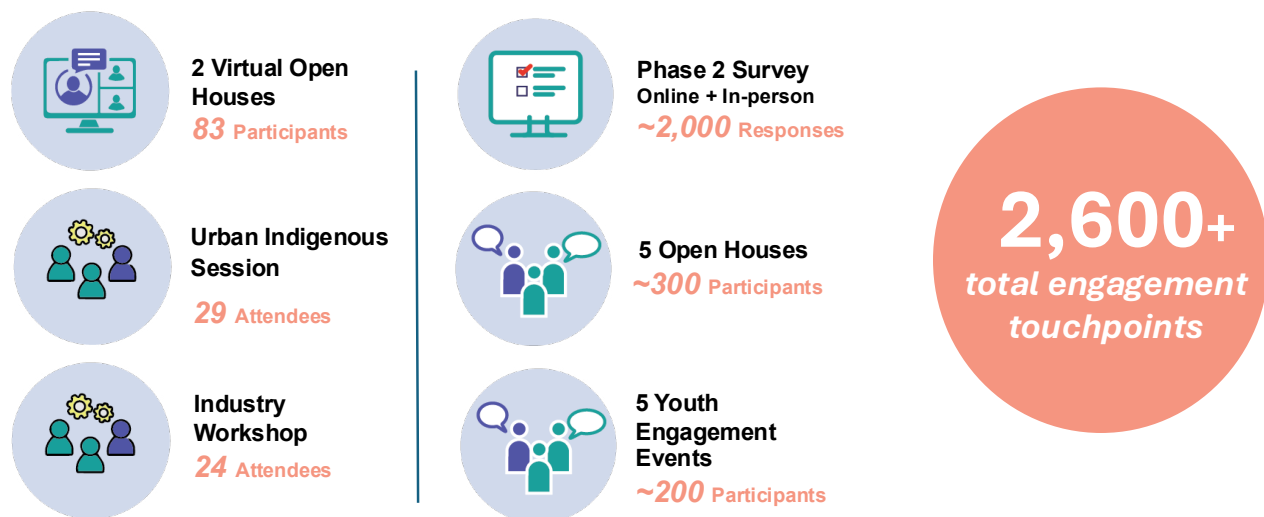
# Executive Summary

## 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

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## 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 across 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 across 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.

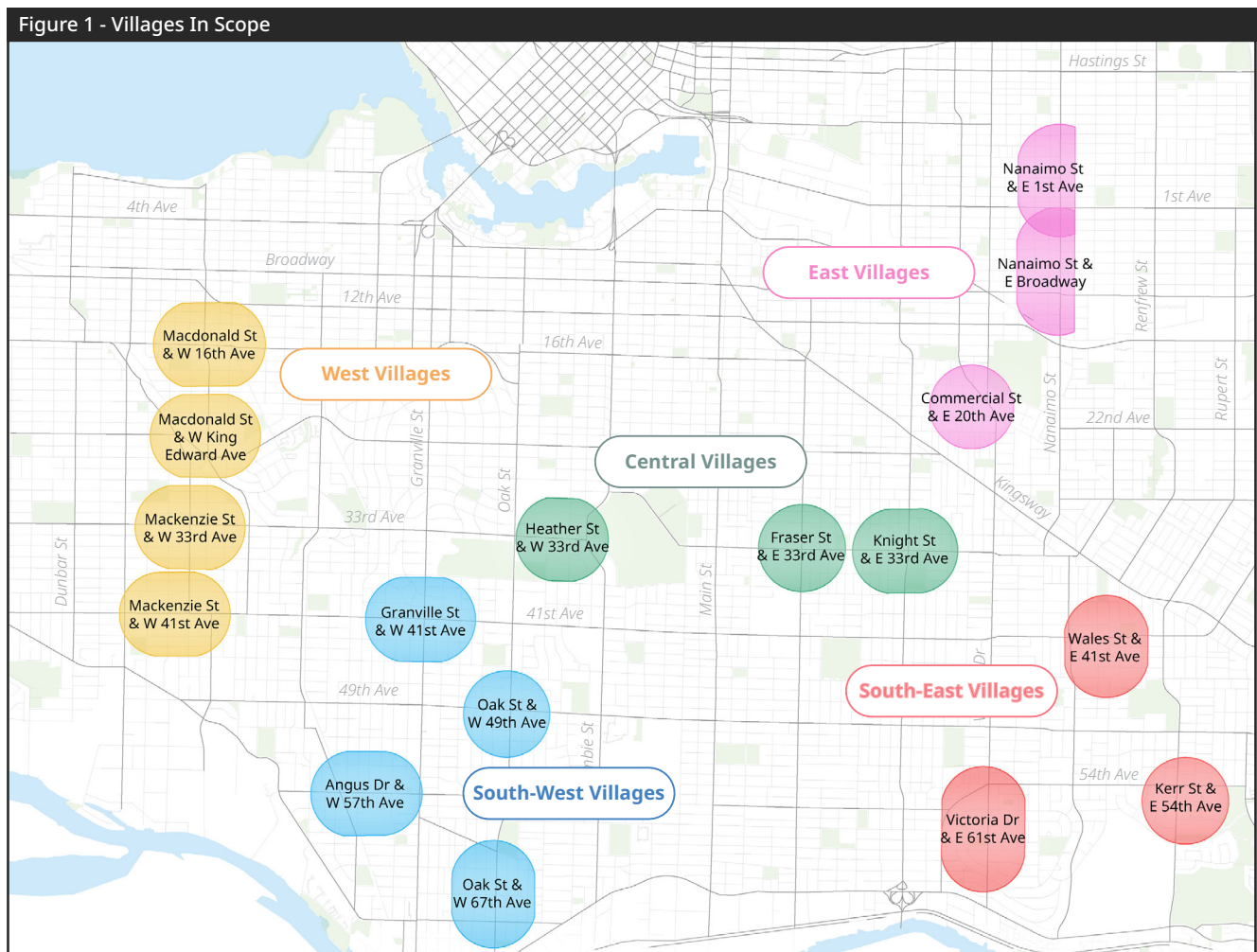
# 1. Introduction

## 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.



## 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:

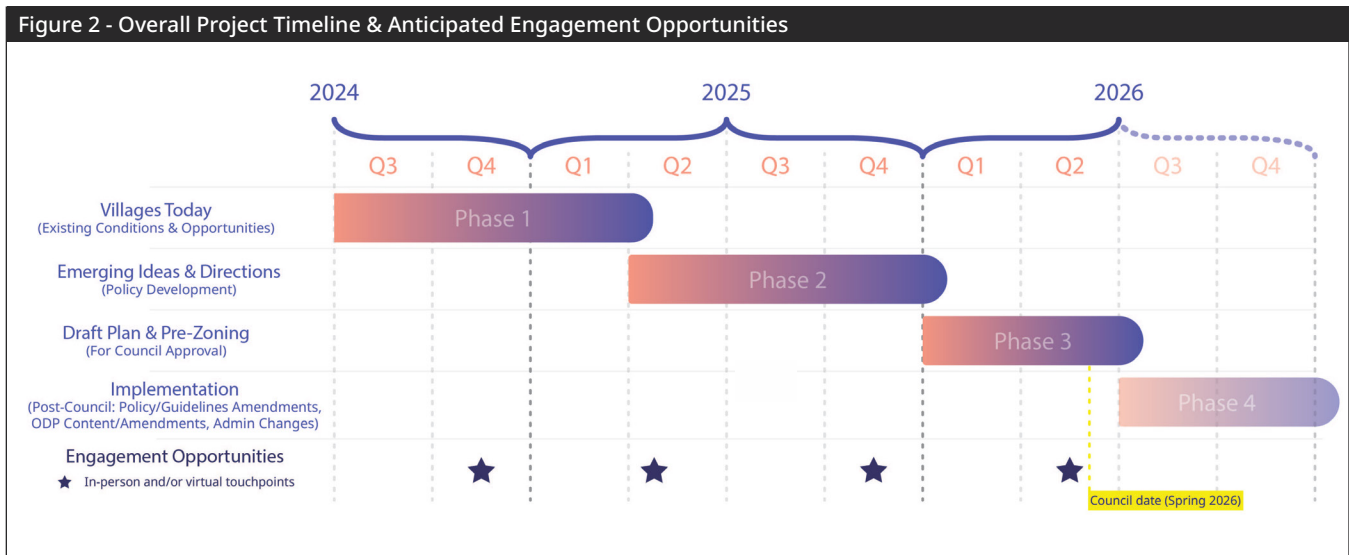
[Phase 1 Engagement Summary Report](#)



## 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.



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 encouraged 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.

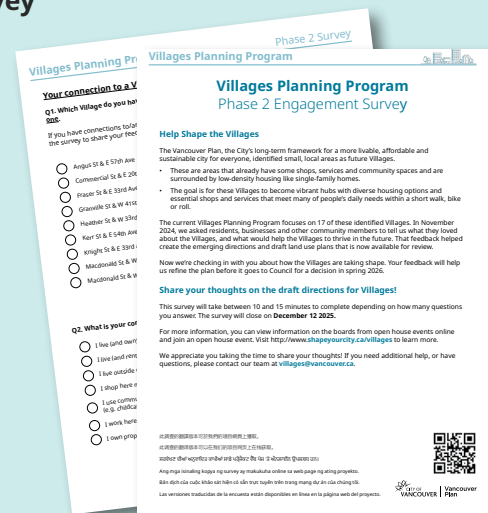
All activities were promoted through multiple channels, including a postcard mailout, the City's social media accounts, Shape Your City website, email newsletters, and posters distributed to local businesses and organizations. The City of Vancouver designed and facilitated the Talk Vancouver survey and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

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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%		
<b>Total</b>	<b>1,851</b>	<b>100%</b>		

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%
<b>Total</b>	<b>1,924</b>	<b>100%</b>	<b>662,248</b>	<b>100%</b>

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%		
<b>Total</b>	<b>1901</b>	<b>100%</b>		

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%
<b>Grand Total</b>	<b>1970</b>	<b>100%</b>

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%
<b>Total respondents:</b>	<b>1971</b>	<b>100%</b>

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?

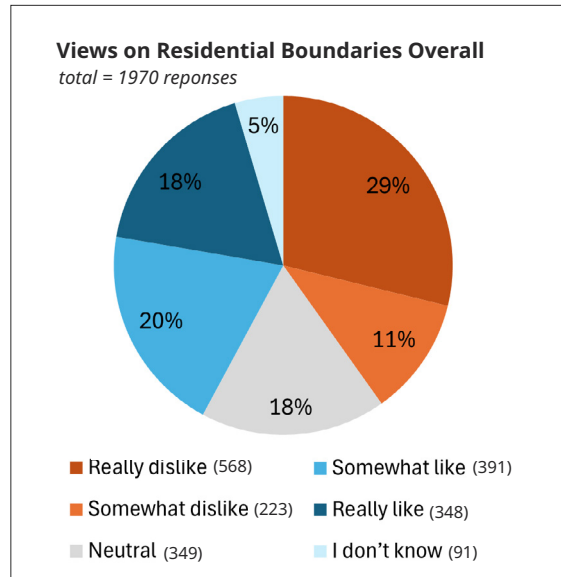
These responses were incorporated into the qualitative analysis.

## 2.2 Residential Areas

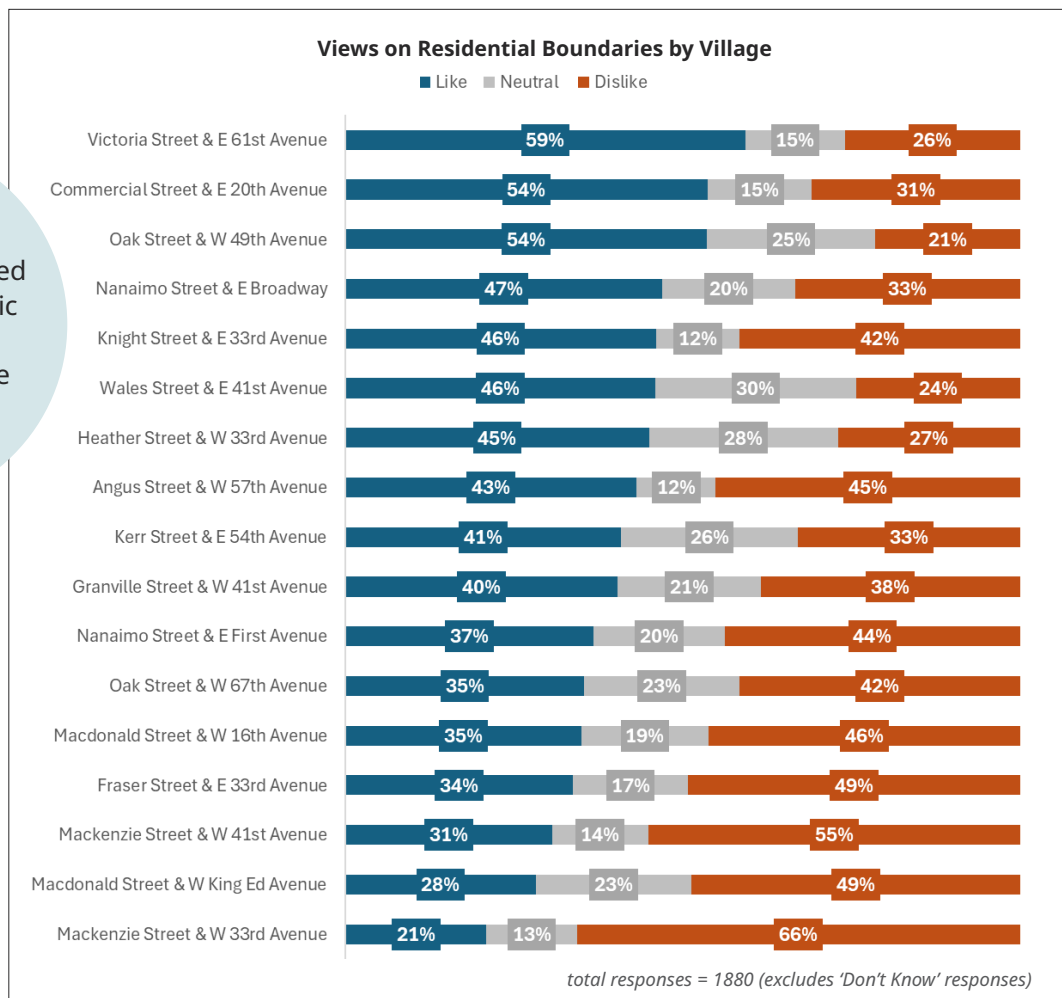
### How do respondents feel about the residential area boundaries?

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.

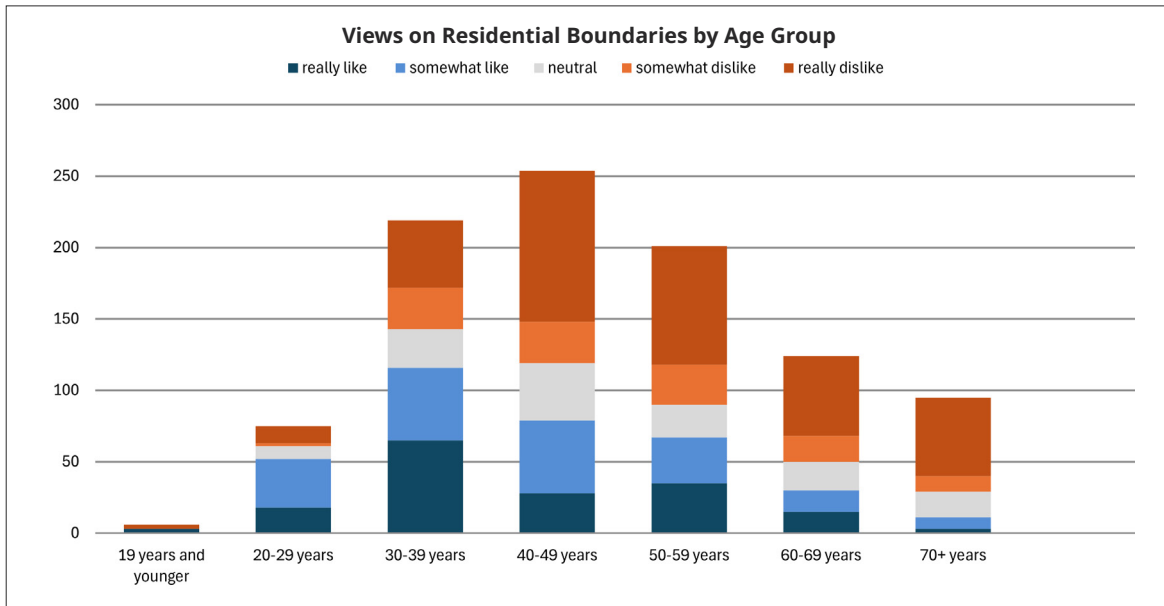
The responses were mixed in terms of agreeing and disagreeing with the boundaries as proposed. The below breakdown by tenure, age and gender provide more insights into the nature of support or non-support.



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.

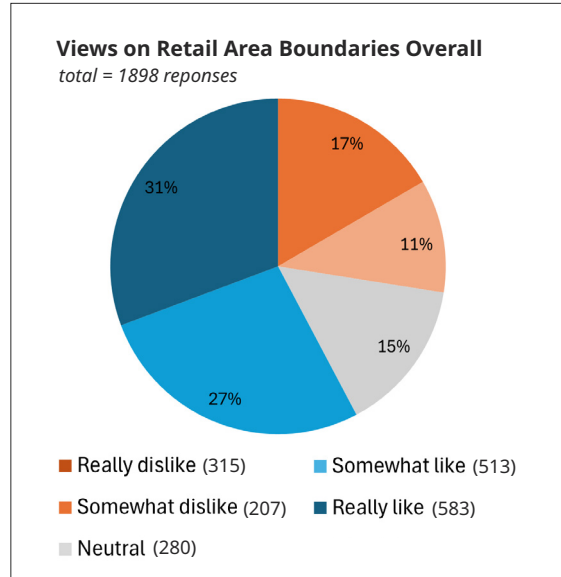
While counts vary by location, key themes emerged in all Villages, with the most responses coming from the West, Central and East Villages.

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

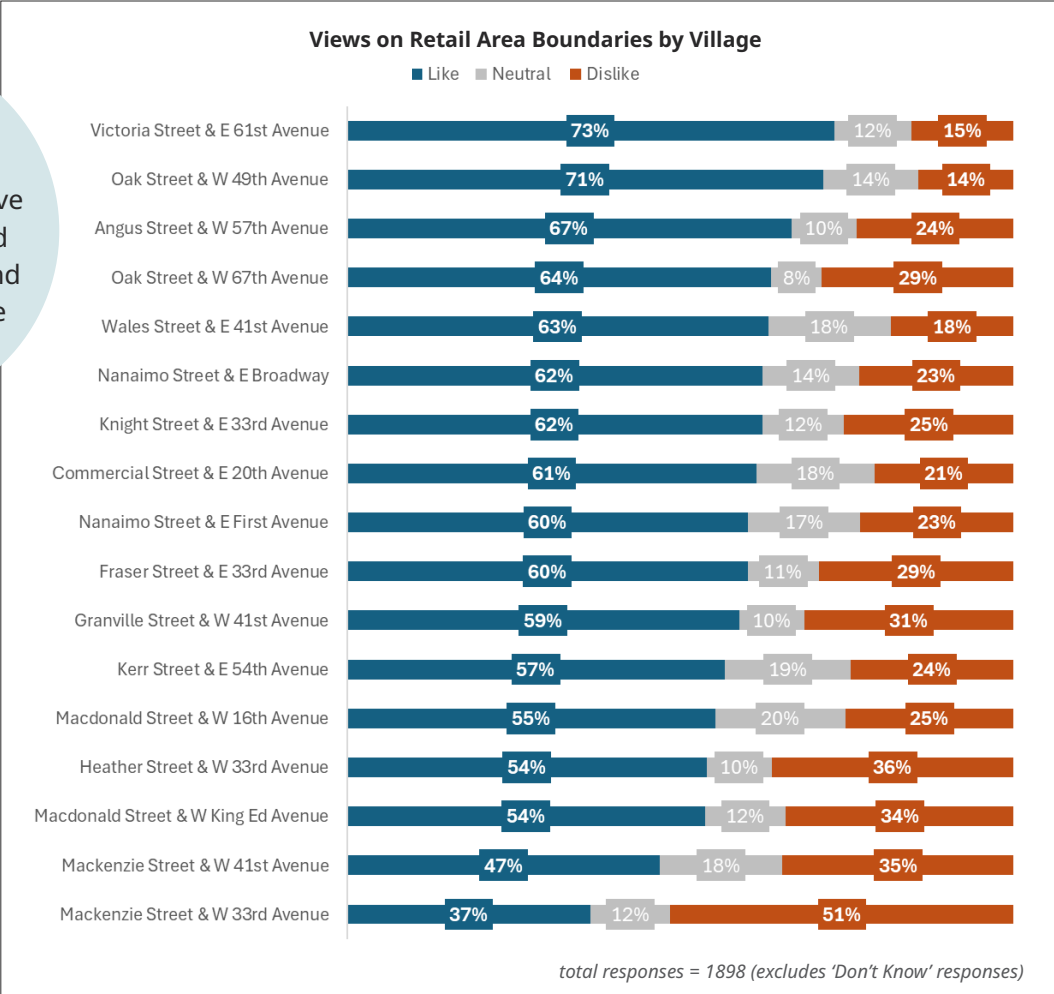
## 2.3 Retail Areas

### How do respondents feel about the retail area boundaries?

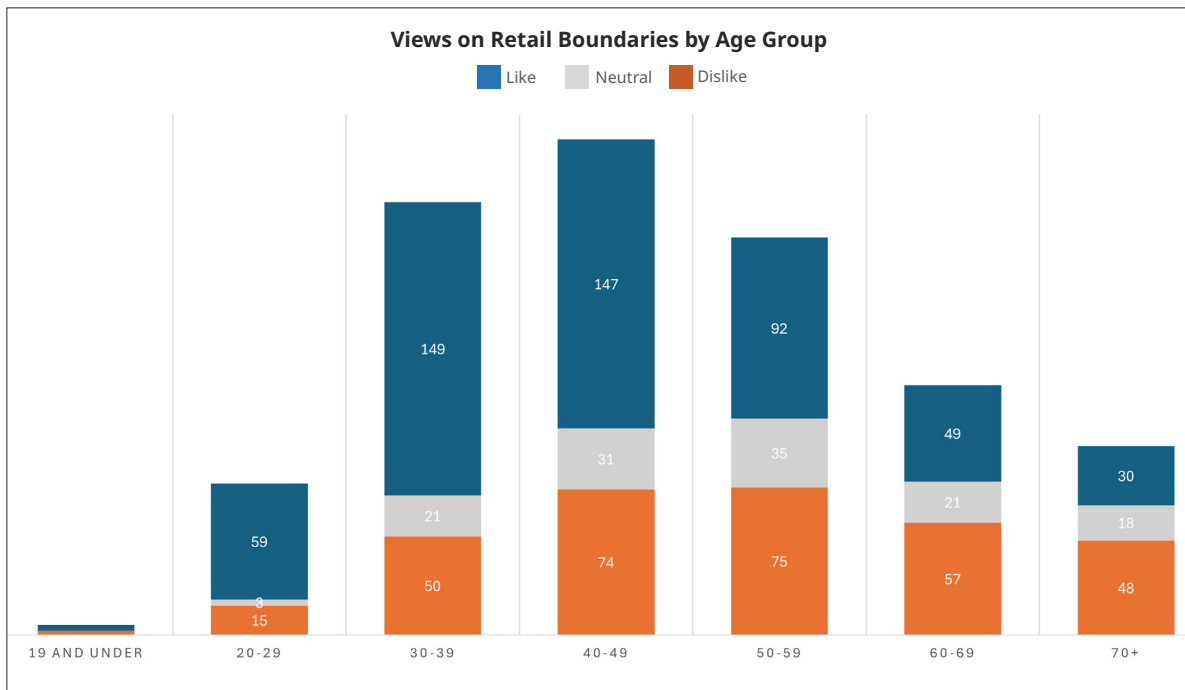
Respondents were asked to comment on the proposed retail boundary for the Village they selected. The survey asked respondents whether they agreed with the boundaries, as well as why they felt that way. Across all Villages, over half of respondents indicated that they either somewhat like, really like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

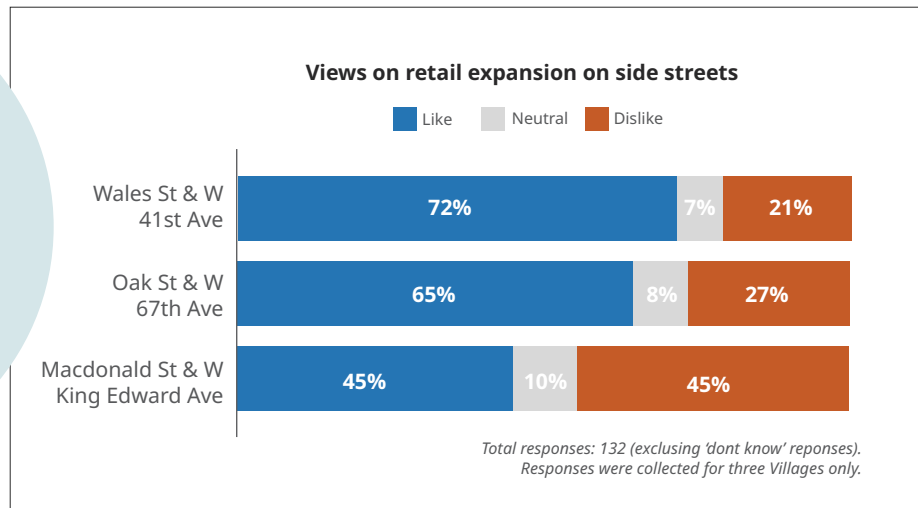
While counts vary by location, key themes emerged in all Villages, with the most responses coming from the West, Central and East Villages.

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 neighbourhood 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:**

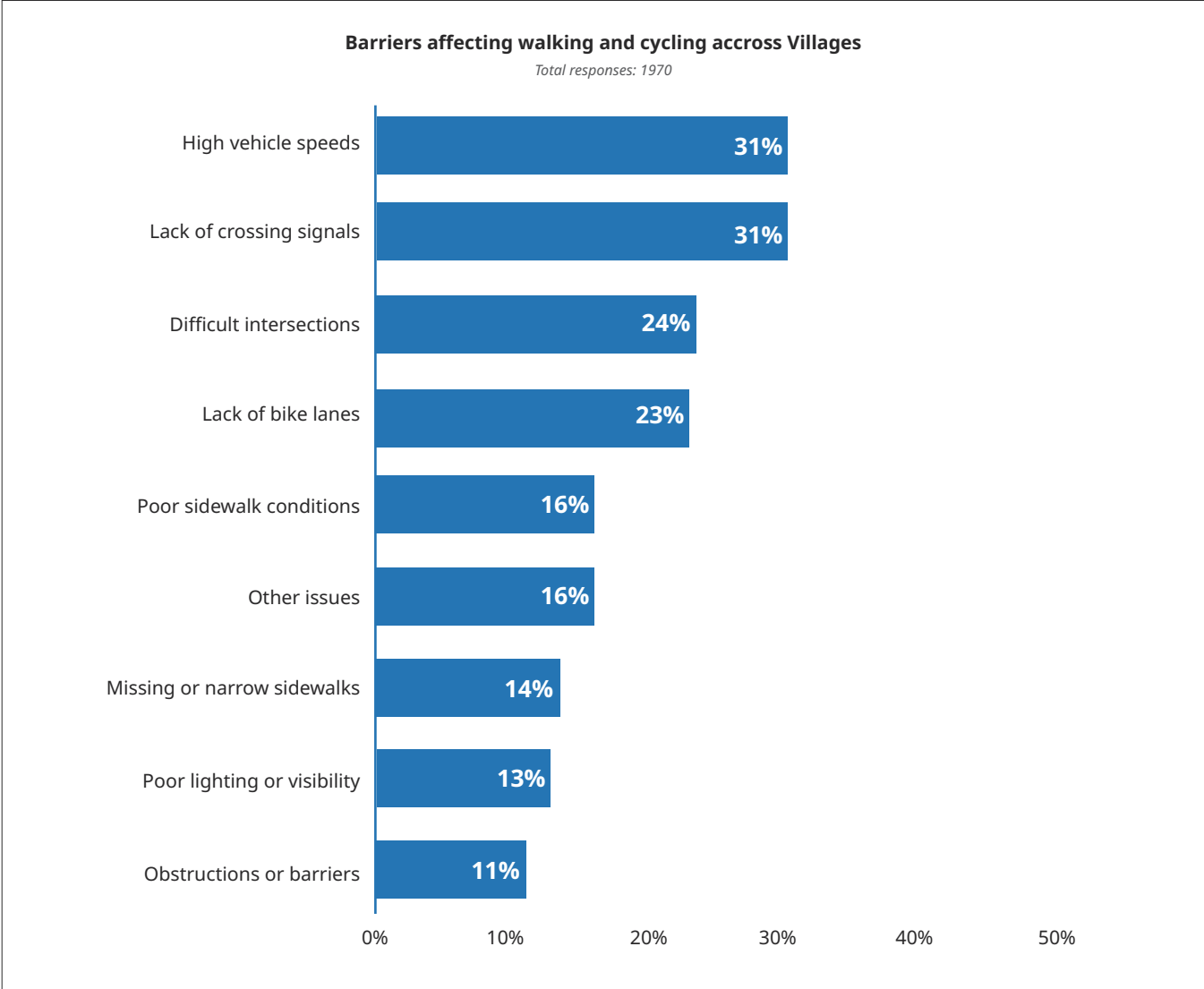
- Described as a narrow, congested, and unsafe arterial, with particularly dangerous conditions at the 33rd & Knight and 33rd & Mackenzie intersections.
- Walking and cycling along 33rd are widely viewed as uncomfortable due to missing or inadequate sidewalks, limited safe crossings, and lanes too narrow 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 described 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%).



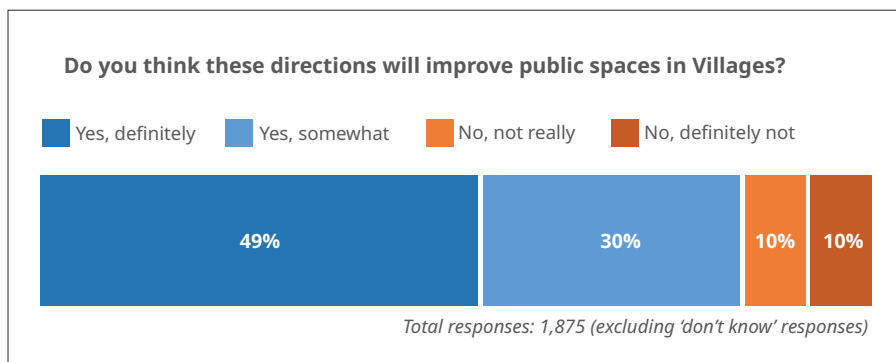
Comments about “other issues” primarily provided additional detail on the same issues shown in the chart, particularly pedestrian safety, traffic speed and enforcement, intersection design, and sidewalk and visibility conditions.

## 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.



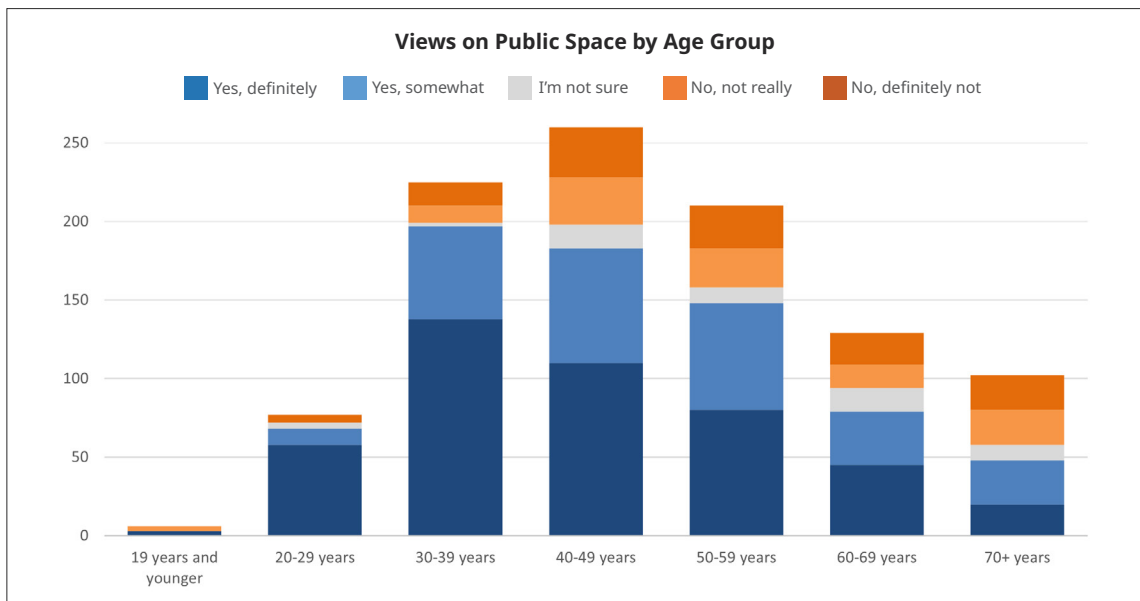
Village	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Angus St & W 57th Ave	28	54	12	23	4	8	7	13	1	2
Commercial St & E 20th Ave	151	58	61	24	17	7	17	7	12	5
Fraser St & E 33rd Ave	128	48	76	29	22	8	24	9	16	6
Granville St & W 41st Ave	24	44	15	28	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 responses):

### **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**

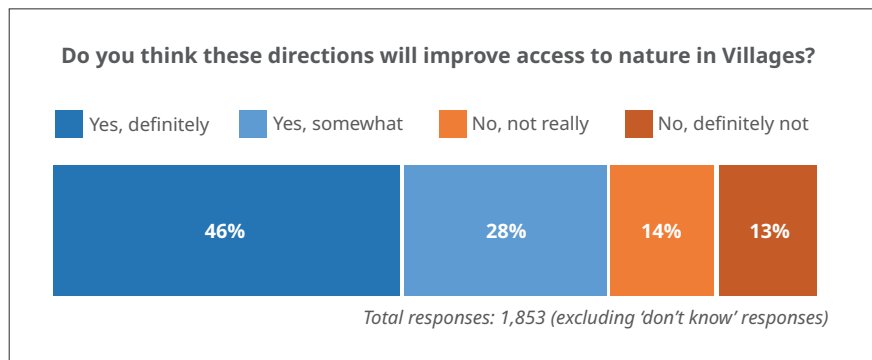
- Concern about worsening congestion on busy arterials.
- Worries about losing on-street parking, especially for seniors, people with disabilities, and customers.
- Fear that traffic calming will push cars onto side streets.
- Emphasis on maintaining essential mobility where transit options are limited.

## 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”).

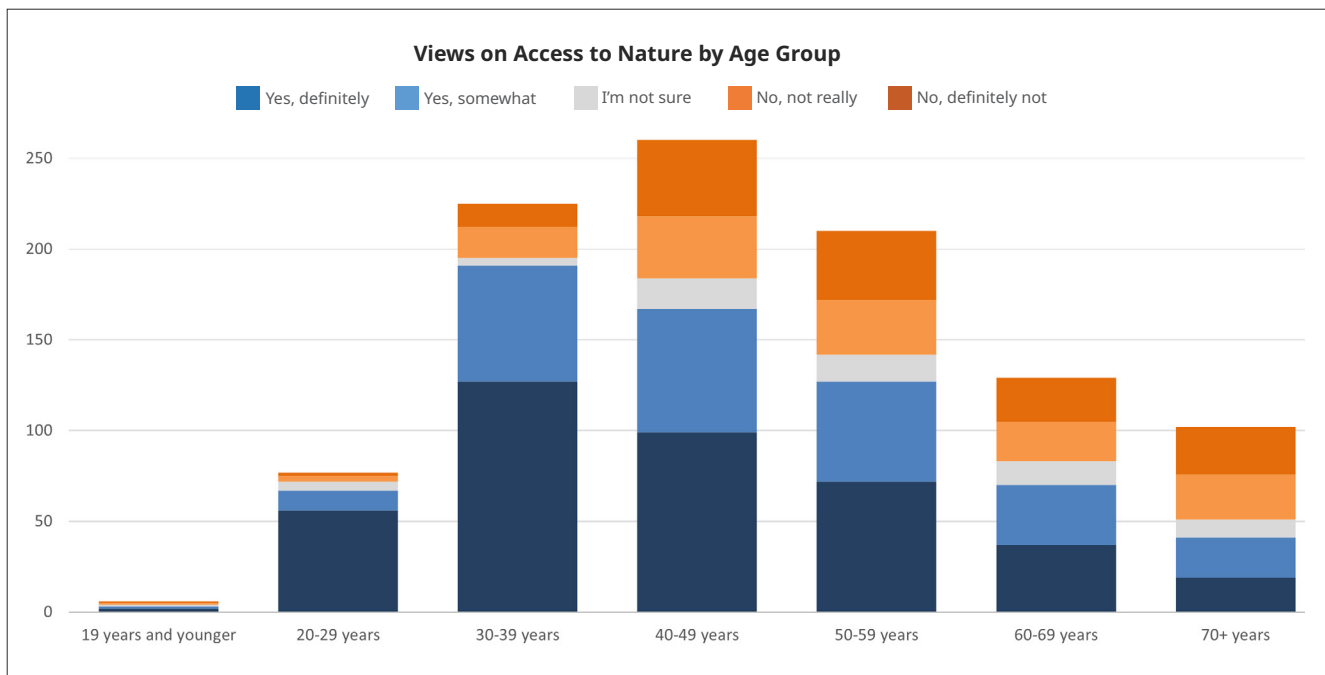


Village	Yes, definitely		Yes, somewhat		No, not really		No, definitely not		I'm not sure	
	#	%	#	%	#	%	#	%	#	%
Angus Street & W 57th Ave	28	54	7	13	6	12	5	10	6	12
Commercial Street & E 20th Ave	138	53	63	24	24	9	20	8	13	5
Fraser Street & E 33rd Ave	109	41	72	27	35	13	38	14	12	5
Granville Street & W 41st 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 responses):

### **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.

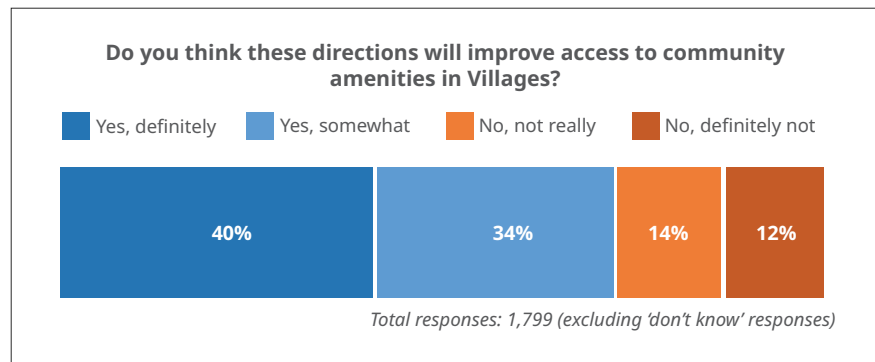
### **Mixed Views on Current Access to Nature**

- 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 respondents feel about the Villages emerging directions for community infrastructure?

Overall, across all respondents, support for improved amenities is clearly strong.



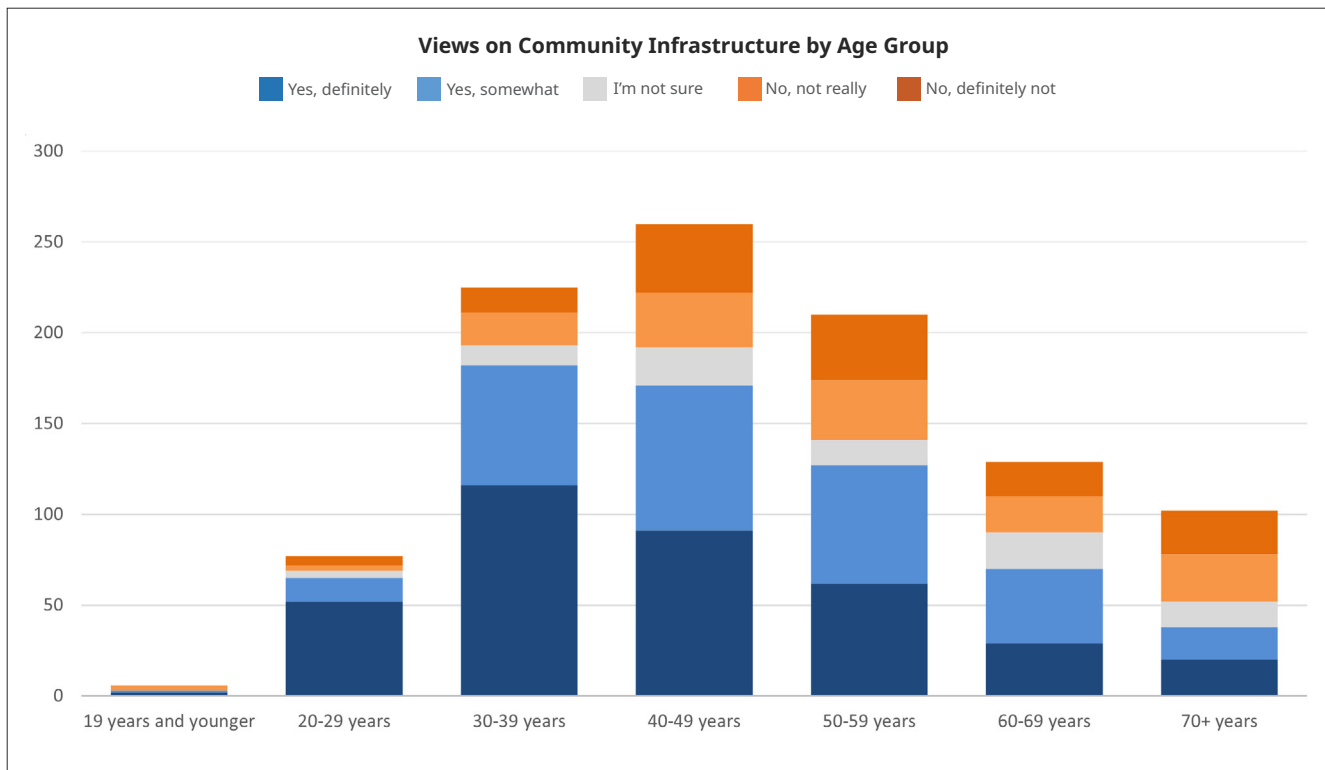
Many Villages—including Commercial & E 20th, Nanaimo & E 1st, and Macdonald & W 16th—show strong positive responses, often with about 30–48% selecting “Yes, definitely” and another sizeable share choosing “Yes, somewhat.” Some areas, such as Macdonald & W King Edward, Mackenzie & W 41st, and Granville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

### **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



SHOW-AND-TELL



PRIORITIZATION & VISIONING



POSTCARD FROM THE FUTURE



PRESENTATIONS AND REFLECTIONS

### 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.



## 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.

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

此調查的翻譯版本可於我們的項目網頁上獲取。

此調查的翻譯版本可以在我們的項目網頁上在线获取。

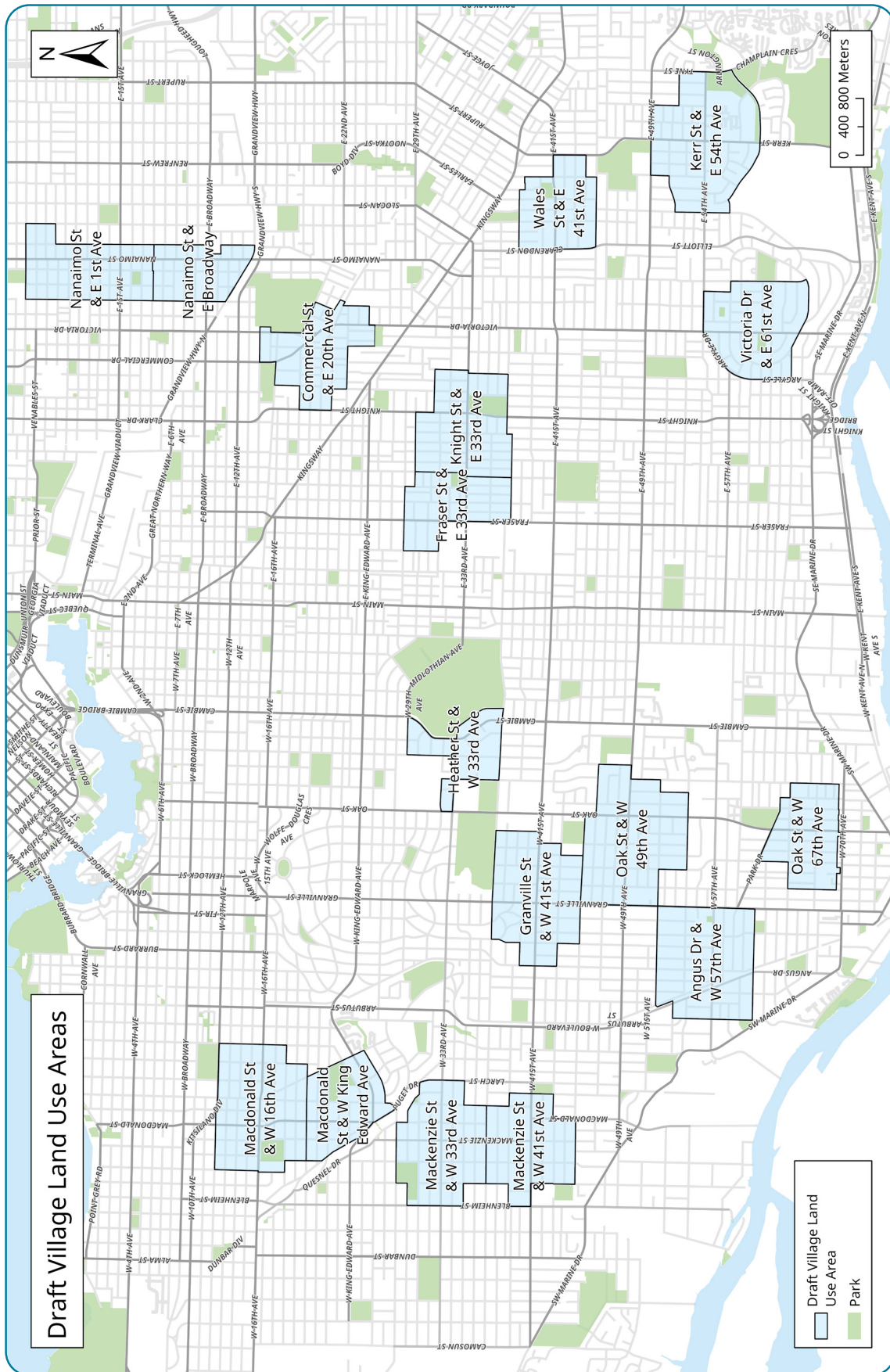
ਸਰਵੇਖਣ ਦੀਆਂ ਅਨੁਵਾਦਿਤ ਕਾਪੀਆਂ ਸਾਡੇ ਪਰੋਜੈਕਟ ਵੈੱਬ ਪੇਜ 'ਤੇ ਔਨਲਾਈਨ ਉਪਲਬਧ ਹਨ।

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.





**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.

- |  |   |
|--|---|
| <input type="radio"/> Angus St & E 57th Ave        | <input type="radio"/> Mackenzie St & W 33rd Ave |
| <input type="radio"/> Commercial St & E 20th Ave   | <input type="radio"/> Mackenzie St & W 41st Ave |
| <input type="radio"/> Fraser St & E 33rd Ave       | <input type="radio"/> Nanaimo St & E First Ave  |
| <input type="radio"/> Granville St & W 41st Ave    | <input type="radio"/> Nanaimo St & E Broadway   |
| <input type="radio"/> Heather St & W 33rd Ave      | <input type="radio"/> Oak St & W 49th Ave       |
| <input type="radio"/> Kerr St & E 54th Ave         | <input type="radio"/> Oak St & W 67th Ave       |
| <input type="radio"/> Knight St & E 33rd Ave       | <input type="radio"/> Victoria St & E 61st Ave  |
| <input type="radio"/> Macdonald St & W 16th Ave    | <input type="radio"/> Wales St & E 41st Ave     |
| <input type="radio"/> Macdonald St & W King Ed Ave |   |

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

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

**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?**

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**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?**

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**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).

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**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? 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):  
\_\_\_\_\_

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

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

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**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?**

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**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?**

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**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?**

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## **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.**

- |  |  |
|--|--|
| <input type="radio"/> Under \$20,000             | <input type="radio"/> \$80,000 to under \$100,000  |
| <input type="radio"/> \$20,000 to under \$40,000 | <input type="radio"/> \$100,000 to under \$150,000 |
| <input type="radio"/> \$40,000 to under \$60,000 | <input type="radio"/> \$150,000 and above          |
| <input type="radio"/> \$60,000 to under \$80,000 | <input type="radio"/> 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.*