CITY OF VANCOUVER

Villages Plan

This document is to be interpreted within the context of Vancouver's land use framework, with the *Vancouver Official Development Plan* ("the *Vancouver ODP*") as the guiding policy document. Rezoning applications will be reviewed for consistency with the *Vancouver ODP*, including the Generalized Land Use designations and related policies within the *Vancouver ODP*.

How To Use This Document

This document contains land use directions and supporting policies to guide growth in Village areas across the city, and is meant to assist in the preparation and review of rezoning and development permit applications in these areas. The document contains four parts as follows:

Part 1: Introduction - provides context on the *Villages Plan* area and the planning process, including the relationship to the *Vancouver Official Development Plan* and relevant area plans and city-wide policies.

Part 2: Land Use - outlines land use policies applicable across all Village areas, including uses, heights and densities intended to provide a clear framework to guide future development. It also includes policies and development pathways specific to each Village to inform unique opportunities for development and how these changes are delivered.

Part 3: Policy Areas - provides long-term guidance and direction across all Village areas on a variety of topics, including Housing, Economy, Transportation, Public Space, Parks, Ecology, Community Infrastructure, Arts, Culture and Heritage.

Part 4: Implementation - includes approaches to delivering public benefits and monitoring change over time, to evaluate whether the objectives of the *Villages Plan* are being achieved as these areas grow.

To help navigate the document some links have been included to redirect the reader to the appropriate page or reference document. To use the links simply click on the blue reference text (e.g. To learn more see Part 2: Land Use). Links to other City documents referenced throughout the *Plan* can be found in the Document References section at the end of this document.

The document also includes a Glossary with definitions for a selection of terms to help clarify their meaning in the context of this document. Any terms defined in the Glossary are shown as underlined text throughout the document.

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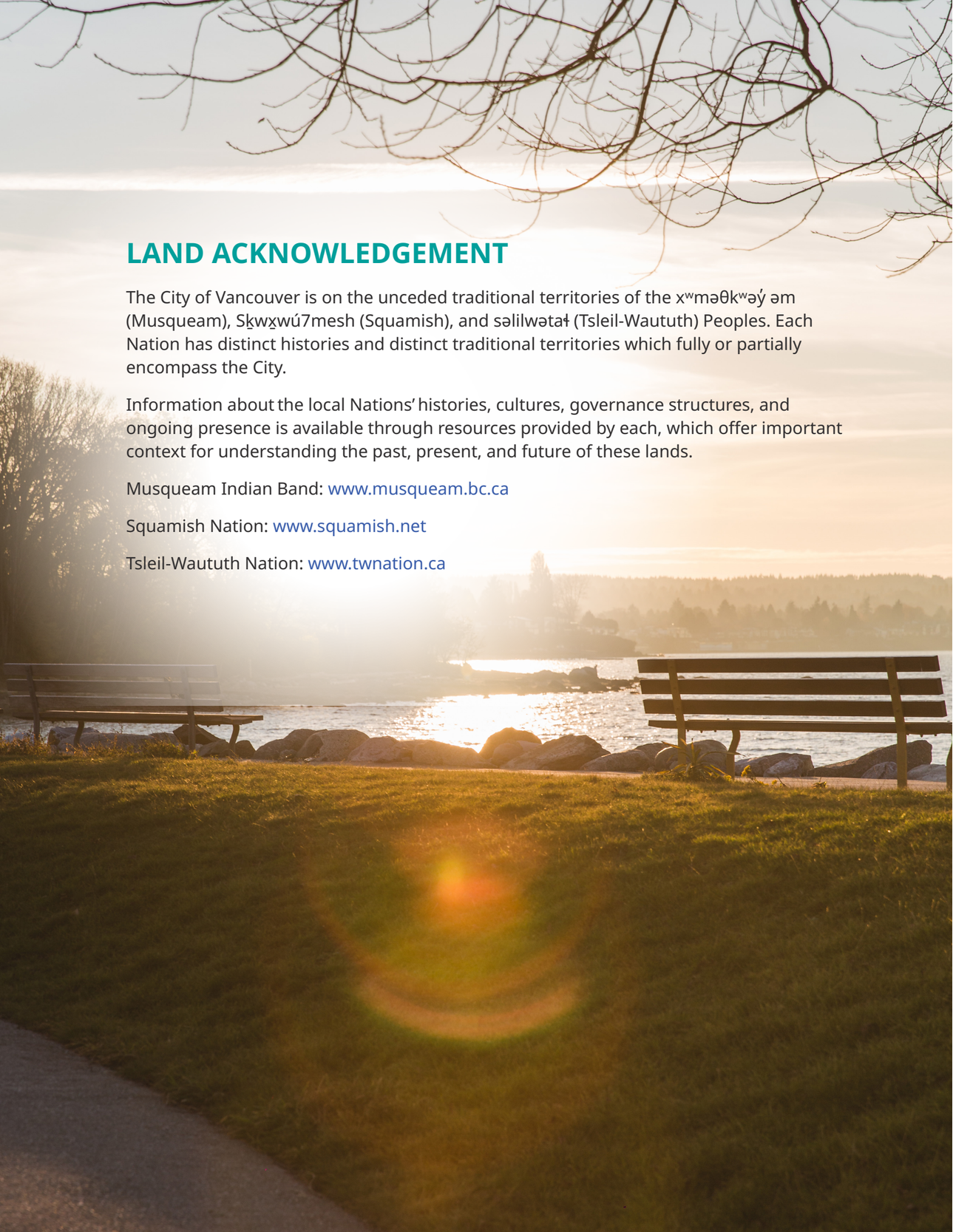


LAND ACKNOWLEDGEMENT

The City of Vancouver is on the unceded traditional territories of the xʷməθkʷəy̓ əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Peoples. Each Nation has distinct histories and distinct traditional territories which fully or partially encompass the City.

Information about the local Nations' histories, cultures, governance structures, and ongoing presence is available through resources provided by each, which offer important context for understanding the past, present, and future of these lands.

Musqueam Indian Band: www.musqueam.bc.ca

Squamish Nation: www.squamish.net

Tsleil-Waututh Nation: www.twnation.ca

UNDRIP

In 2013, Vancouver City Council formally endorsed the *United Nations Declaration on the Rights of Indigenous Peoples* (*UNDRIP*). Vancouver was later designated as a City of Reconciliation when the *Reconciliation Framework* was adopted by Council in 2014. Since that time, the City has advanced the *Reconciliation Framework* intended to deepen understanding and strengthen relationships with First Nations and urban Indigenous peoples. This commitment was reaffirmed in 2022 through Council's adoption of the *City of Vancouver's UNDRIP Strategy* (the *"UNDRIP Strategy"*), followed by approval of the *City of Vancouver UNDRIP Action Plan 2024-2028* ("the *UNDRIP Action Plan*") by all partner Councils in June 2024. Implementation of the *Villages Plan* will be guided by these commitments and will align with, and support, the calls to action outlined in the *UNDRIP Strategy*.

The *Villages Plan* advances implementation of the City's *UNDRIP Action Plan* through the planning process and policy outcomes as described in the table below.

Relationship Foundations

UNDRIP Action		Villages Planning Process
3.5	Ensure the City funds Musqueam, Squamish, and Tsleil-Waututh with capacity funding for any process the City wishes the Nations to participate in. Ensure the diverse Indigenous individuals living in the City are also funded for their engagement time and effort.	Incorporated capacity funding to support local Nations participation at key stages. Funding was administered through the City's referral process, to support the Nations in contributing time, cultural knowledge, and technical expertise throughout the process as desired.
4.13	In consultation with Musqueam, Squamish, and Tsleil-Waututh, create processes for the diverse Indigenous populations living in the city to be represented in decisions which impact their lives, including access to services, quality of life and reflection in the City.	In collaboration with Indigenous Relations, facilitated engagement sessions with urban Indigenous community members as part of the implementation of the *City of Vancouver Urban Indigenous Engagement Framework*. The framework is the response to action 4.13 and was informed by the Nations.

Cultural Presence

UNDRIP Action		Villages Planning Process
1.8B	Support greater visibility for Musqueam, Squamish, and Tsleil-Waututh. Prioritize Musqueam, Squamish, and Tsleil-Waututh cultural expression, art, and language of the local Nations. Ensure selection processes have Musqueam, Squamish, and Tsleil-Waututh representation.	Informed by feedback from the Nations, the *Villages Plan* gives direction to identify public art opportunities on City-owned sites and supports delivery through a coordinated approach as Villages grow. See policy 3.5.2.3 in Section 3.5.2: Villages Arts and Culture Policies.
4.11	Prioritize Musqueam, Squamish, and Tsleil-Waututh public art and other cultural programming within cultural recognition, in ways that allow for self-determination over cultural expression on the land and public realm.	Informed by feedback from the Nations, the *Villages Plan* gives direction to identify public art opportunities on City-owned sites and supports delivery through a coordinated approach as Villages grow. See policy 3.5.2.3 in Section 3.5.2: Villages Arts and Culture Policies.

Part 1: Introduction

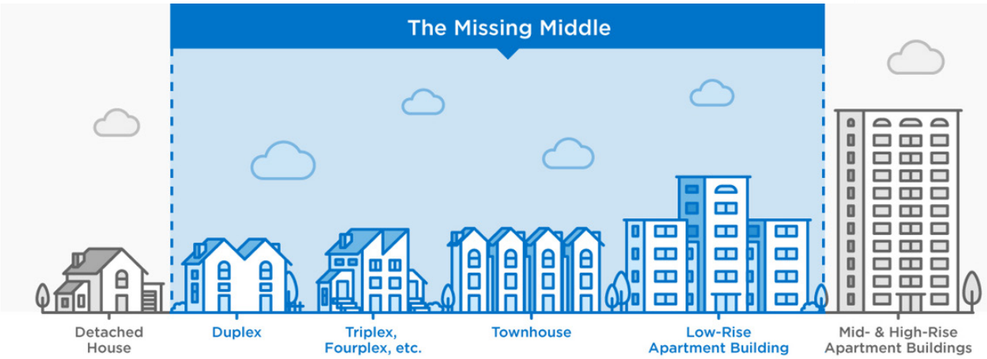
1.1 OVERVIEW

The *Villages Plan* (“the *Plan*”) guides the growth and change in 17 areas identified in the Urban Structure Strategy of the *Vancouver Official Development Plan* ("the *Vancouver ODP*") as shown in Map 1.1. Over time, these Villages will become even more vibrant, complete neighbourhoods where people can live, shop and connect within a short five-minute walk, roll, or bike ride from home. This *Plan* sets out a future in which these areas will have diverse shops, services and a mix of missing middle housing options that support a wide range of residents.

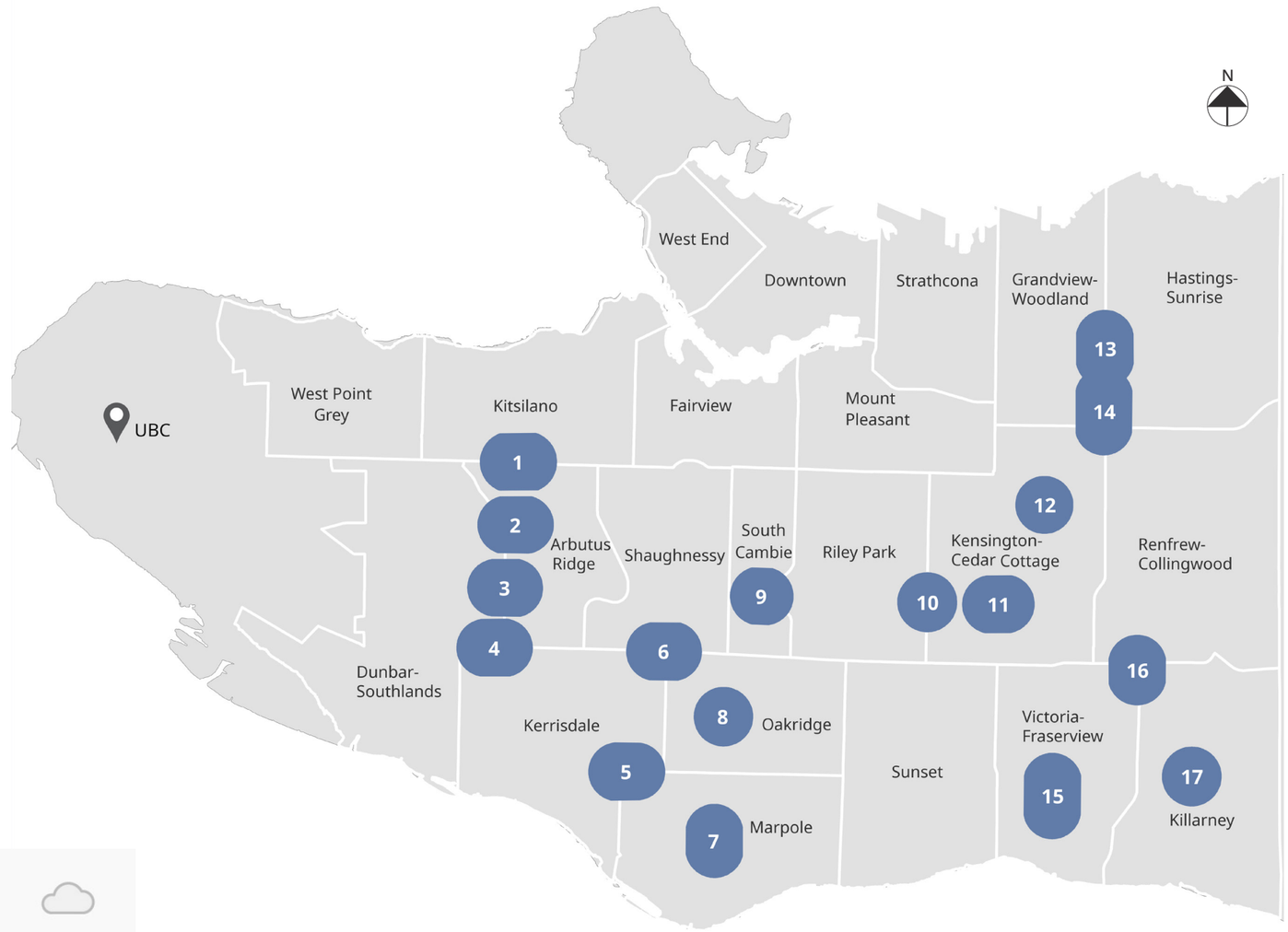
The main objectives of the *Villages Plan* are to enable a variety of building types ranging from ground-oriented multiplexes and townhouses to low-rise apartments, as well as mixed-use buildings with space for shops and services on the ground floor. Expanding housing choices in these areas will make it possible for aging residents to downsize and stay in their community, while enabling families and young people to find homes that meet their needs in many neighbourhoods across the city.

Having more people live close to shops and services strengthens the viability of local businesses, contributing to more resilient and connected communities where residents and businesses can thrive together.

Figure 1.1 Diagram of the missing middle housing options



Map 1.1 Village areas that are part of the *Villages Plan*



Village Area

1: Macdonald St. & W 16th Ave.
2: Macdonald St. & W King Edward Ave.
3: Mackenzie St. & W 33rd Ave.
4: Mackenzie St. & W 41st Ave.
5: Angus Dr. & W 57th Ave.
6: Granville St. & W 41st Ave.
7: Oak St. & W 67th Ave.
8: Oak St. & W 49th Ave.
9: Heather St. & W 33rd Ave.
10: Fraser St. & E 33rd Ave.
11: Knight St. & E 33rd Ave.
12: Commercial St. & E 20th Ave.
13: Nanaimo St. & E 1st Ave.
14: Nanaimo St. & E Broadway
15: Victoria Dr. & E 61st Ave.
16: Wales St. & E 41st Ave.
17: Kerr St. & E 54th Ave.

Figure 1.2 Illustration of potential future growth in a Village

Image shown for illustrative purposes only.
It does not depict any specific location.

Part 1 Introduction

1.2 VANCOUVER OFFICIAL DEVELOPMENT PLAN CONTEXT

Foundational Principles and Big Ideas

The *Vancouver Official Development Plan* provides a unified vision for how the city will grow and develop for the next 30 years and beyond.

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

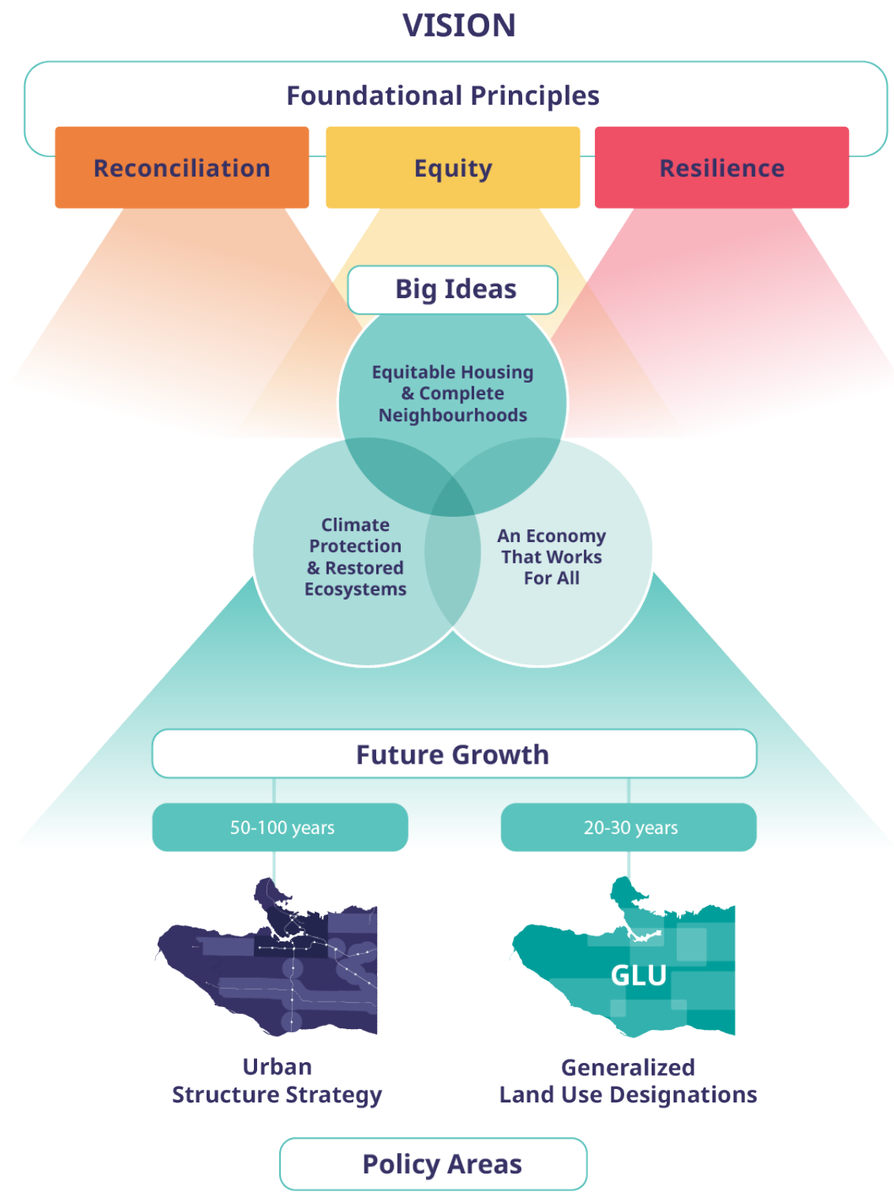
The *Vancouver ODP* is centred on the three Foundational Principles of **Reconciliation, Equity and Resilience**. These principles guide the implementation of the *Vancouver ODP*, including new area plans such as the *Villages Plan*. The main aspirations of the *Vancouver ODP* are represented through Three Big Ideas:

- **Equitable Housing and Complete Neighbourhoods;**
- **An Economy that Works for All; and**
- **Climate Protection and Restored Ecosystems**

While the *Villages Plan* touches upon all of these, it brings significant progress on advancing **Equitable Housing and Complete Neighbourhoods**, which focuses on strengthening low-density residential neighbourhoods by adding shops, services and housing choice to provide more complete, inclusive, and resilient neighbourhoods.

The *Vancouver ODP* includes an Urban Structure Strategy, which uses neighbourhood types to illustrate the kind and intensity of change anticipated across the city. The strategy will be implemented through more detailed policy development and area planning, such as this *Plan*.

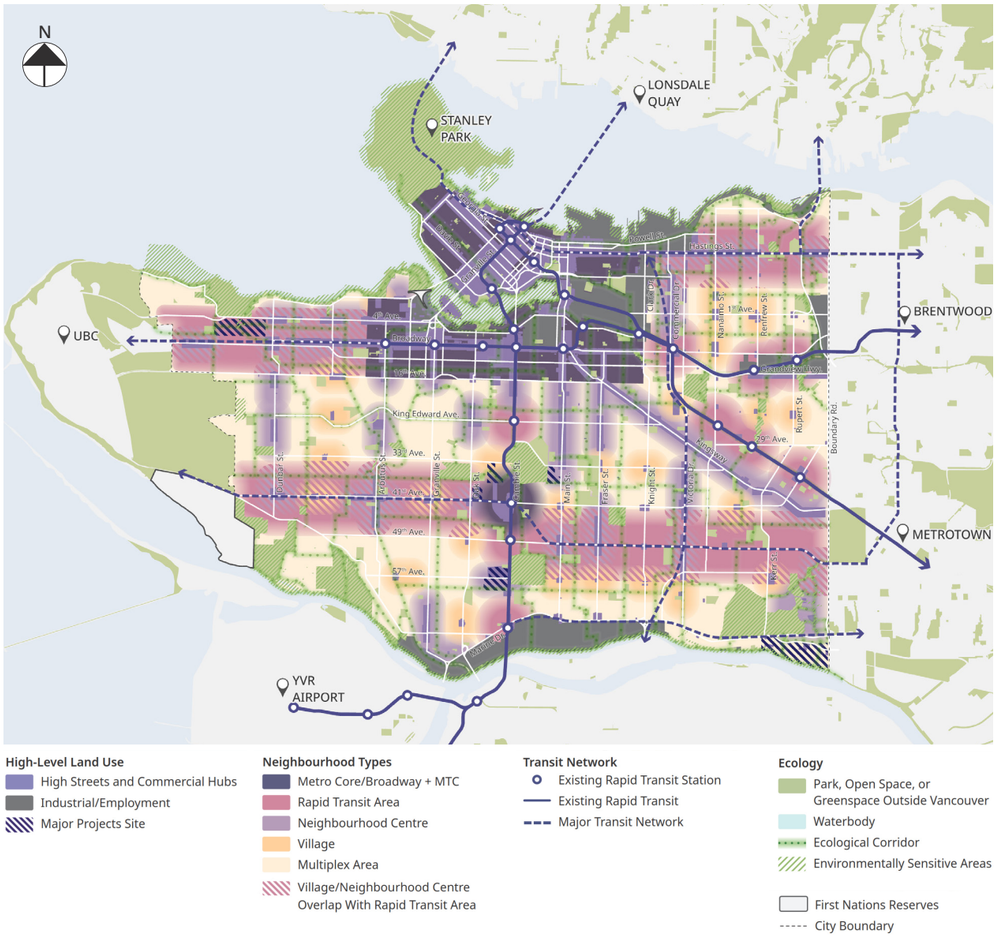
Figure 1.3 *Vancouver ODP* document structure



Vancouver Official Development Plan Direction for Villages

Villages are one of the neighbourhood types illustrated in the Urban Structure Strategy of the *Vancouver ODP*. The *Vancouver ODP* identifies 25 Village areas across the city, each centred around a small collection of commercial or community-serving uses adjacent to primarily low-density residential areas. The Village areas illustrated in the *Vancouver ODP*'s Urban Structure Strategy are conceptual (see Map 1.2) and meant to be refined through an area planning process.

Map 1.2 *Vancouver ODP* Urban Structure Strategy



The *Villages Plan* builds on directions from the *Vancouver ODP* to advance the implementation of the Village neighbourhood type. It enables housing choice and expanded retail uses in these areas while minimizing displacement and increasing the diversity of housing in areas served by transit.

***Vancouver ODP*'s Direction FG1.8: Villages**

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

FG1.8.1 Housing: Create new housing opportunities for low- and moderate-income households with an emphasis on purpose-built rental and social housing located off busy main streets yet near transit, parks, schools, and other amenities and services.

FG1.8.2 Housing: Enable ground-oriented missing middle housing options such as multiplexes and townhouses.

FG1.8.3 Shopping Areas: Expand existing retail clusters along streets less impacted by traffic noise and pollution. Where existing retail clusters do not exist, explore opportunities to locate retail near community uses such as schools, public and non-profit childcare, and community infrastructure.

FG1.8.4 Shopping Areas: Consider a minimum of two continuous blocks of retail to improve business viability.

FG1.8.5 Built form: Allow a variety of mixed-use, low-rise buildings and detached and low-rise housing between 3-6 storeys.

FG1.8.6 Public Realm: Co-locate public open spaces with shops, services, and community spaces to support local businesses and provide opportunities for social connection.

FG1.8.7 Nature: Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.

FG1.8.8 Amenities: Explore ways to support village-scale childcare, community and cultural infrastructure.

The *Villages Plan* also advances relevant city-wide directions from Part 5 of the *Vancouver ODP* as listed in Part 3: Policy Areas of this document.

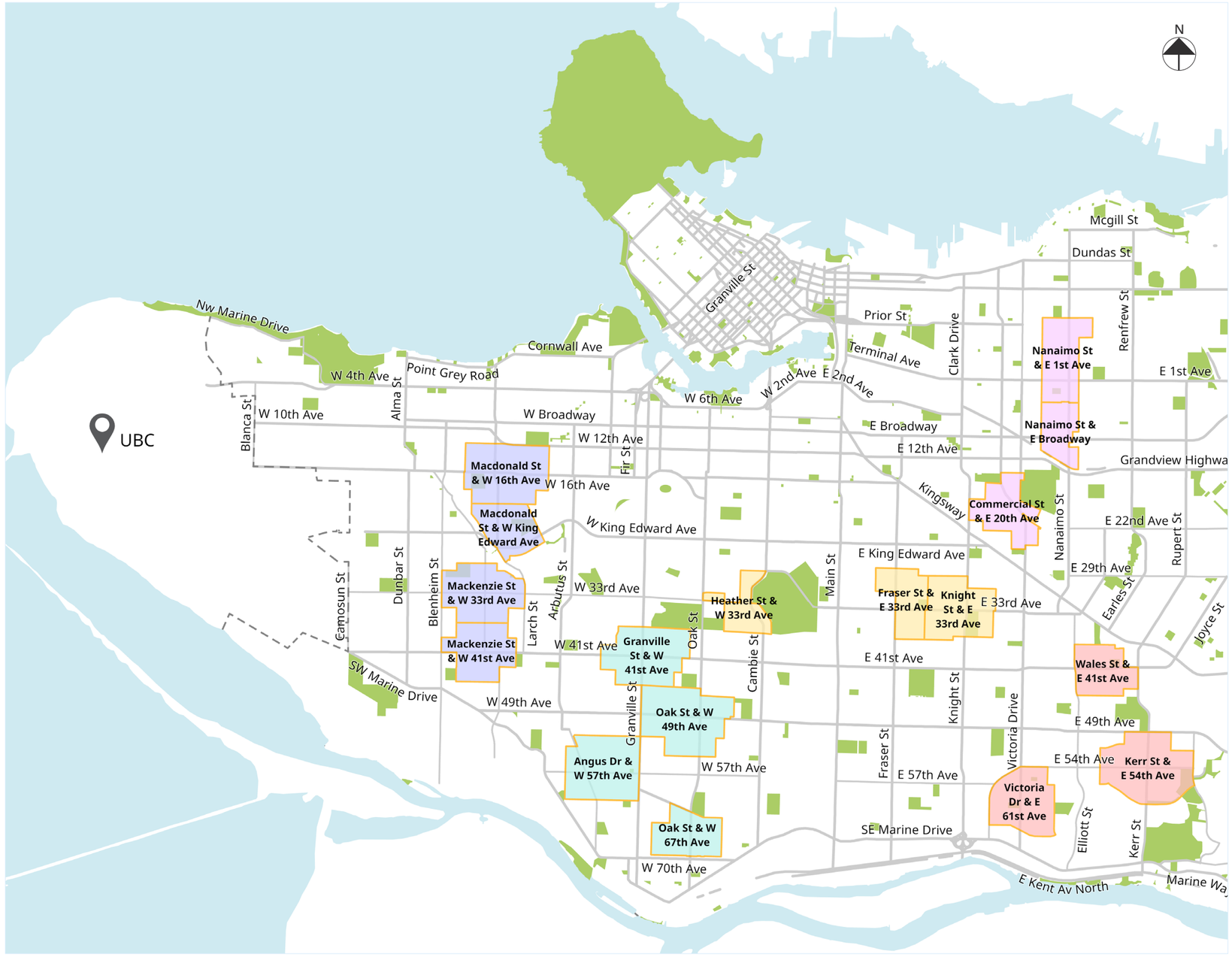
1.3 VILLAGES PLAN AREA

The *Villages Plan* area includes 17 of the 25 Villages identified in the *Vancouver ODP*. They are distributed across the city, including neighbourhoods on the west, east, and south sides of Vancouver.

Through the planning process, the conceptual locations for the 17 Villages in scope for this project were refined, resulting in land use change areas shown in Part 2: Land Use. For the Village on Heather Street and W 33rd Avenue, the land use changes are integrated in the *Cambie Corridor Plan*, to learn more see Section 1.5: Relationship to Area Plans and Transit-oriented Areas.

The 17 Villages were grouped into 5 clusters based on geographic proximity as shown in Map 1.3. This enabled a more comprehensive planning approach that accounted for systems across the Villages, such as transportation and utilities networks. It also supported engagement at a neighbourhood scale, inviting residents from neighbourhoods within the cluster to participate together.

Map 1.3 Villages grouped into geographical clusters



Park or Open Space

Village Cluster

- Central Villages
- East Villages
- Southeast Villages
- Southwest Villages
- West Villages
- Village Area in Rupert and Renfrew Station Area Plan

Part 1 Introduction

1.4 VILLAGES TODAY

The 17 Villages included in the *Villages Plan* are distinct and unique in character, each having slightly different conditions present today. However, there are some common characteristics across these Villages:

Housing types and choices are generally limited, consisting mostly of single detached homes, duplexes and laneway houses. While existing policies allow some townhouses and apartments in certain Villages, these are generally limited to areas along or close to major streets. The limited choice in housing supply also means that there are fewer rental housing options. There are a few exceptions, such as Kerr Street & E 54th Avenue and Macdonald Street & King Edward Avenue, where older purpose-built rental housing exists, or Commercial Street & E 20th Avenue, where new rental buildings have been constructed recently.

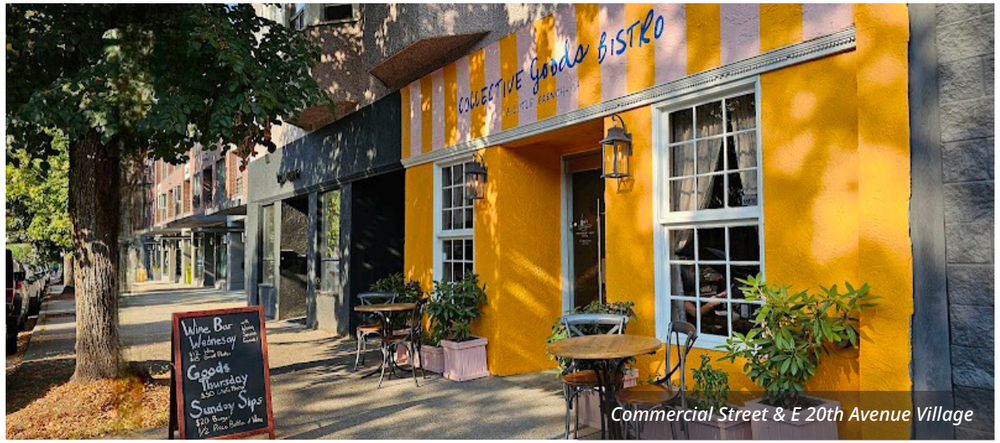
There are existing shops and services in all Villages, however, the number and types of shops vary. Some Villages have a broader mix of local businesses and services, including bakeries, coffee shops, physiotherapists and hair salons. In the case of the Kerr Street and E 54th Avenue Village, Champlain Square offers a established shopping centre with a wide variety of shops and services. Other Villages have very limited retail options that do not meet essential daily needs. Today, only 5 of the 17 Villages have a full-service grocery store located in the Village or immediately adjacent.

To learn more refer to the *Villages Profiles* for a glance at the Villages at the time the planning process was underway. The document provides a description of these Village areas, including demographic information and key characteristics that informed the planning process.

The *Villages Plan* enables the land use change for these areas to grow and change over time. Their unique conditions guided the location of expanded mixed-use areas for shops and services, as well as the boundaries of the residential areas. While there is some consistency to the housing types that are enabled through this *Plan*, each Village will develop individually, with a different mix of housing, shops and services, at their own pace.

Oak Street & W 67th Avenue Village

Nanaimo Street & E Broadway Village



Commercial Street & E 20th Avenue Village

Fraser Street & E 33rd Avenue Village

Victoria Drive & E 61st Avenue Village

Part 1 Introduction

1.5 RELATIONSHIP TO AREA PLANS AND TRANSIT-ORIENTED AREAS

In developing the *Villages Plan*, staff completed a comprehensive review of existing area plans and other policies to understand the land use directions and rezoning pathways available at the time the planning process was underway.

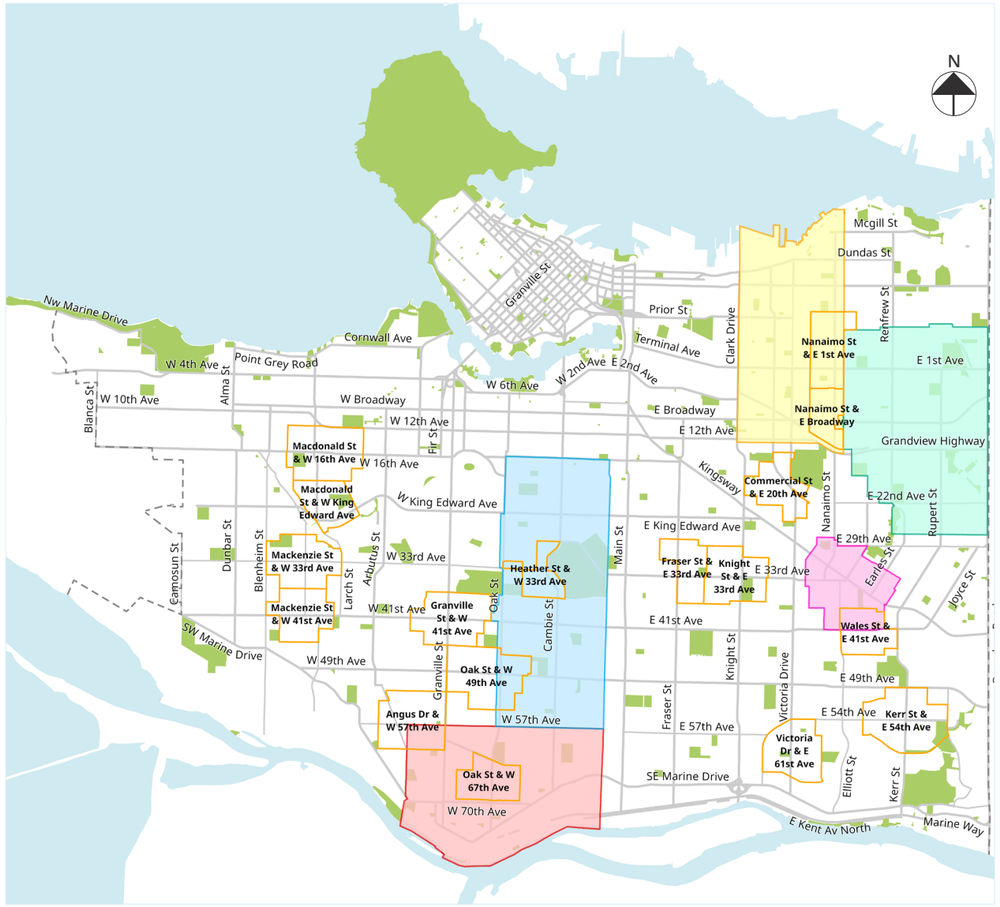
1.5.1 Area Plans

Several area plans (*Grandview-Woodland Community Plan, Cambie Corridor Plan, Norquay Village Neighbourhood Centre Plan,* and *Marpole Community Plan*) overlap with the *Villages Plan* areas, as shown in Map 1.4. To avoid duplicate policy directions and ensure a consistent approach to land use and development, content related to these areas has been removed from previous area plans and integrated into the *Villages Plan*. Where area plans identified specific rezoning opportunities or policy directions for areas now within the Villages, these opportunities are now reflected in the *Villages Plan*.

An exception to the overall approach to area plans applies to the Heather and 33rd Village. This Village is entirely located within the *Cambie Corridor Plan* and the opportunity for additional change is limited to small areas located between several large sites, such as the hospital campus and Heather Lands. The *Cambie Corridor Plan* has enabled rezonings in this area to 6-storey apartments and townhouses. In 2024, the *Vancouver Charter* was amended to include provincial Transit-Oriented Areas regulations to enable further change up to 8 storeys in much of this area. Many of the sites in this Village have already been developed or rezoned to Comprehensive Development (CD-1) for 6-storey buildings under these policies. As a result, the proposed land use and zoning changes from the Villages planning process is focused on adding housing opportunities up to 6 storeys on remaining sites. For this area, all land use directions are delivered through an amendment to the *Cambie Corridor Plan*, retaining all existing policies as applicable in that plan.

Villages along Nanaimo Street include sites that are part of the more recently approved *Rupert and Renfrew Station Area Plan*. The planning process around the Rupert and Renfrew SkyTrain stations occurred after the adoption of the former *Vancouver Plan* (now *Vancouver ODP*). Since the *Rupert and Renfrew Station Area Plan* advanced the delivery of Village-scale development on those sites, these areas were not included as part of the Villages planning process.

Map 1.4 Overlap between Villages and other area plan boundaries



Park or Open Space
Village Plan Area
Village Area in Rupert and Renfrew Station Area Plan

Area Plans

Norquay Village Neighbourhood Centre Plan
Marpole Community Plan
Cambie Corridor Plan
Grandview-Woodland Community Plan
Rupert and Renfrew Station Area Plan

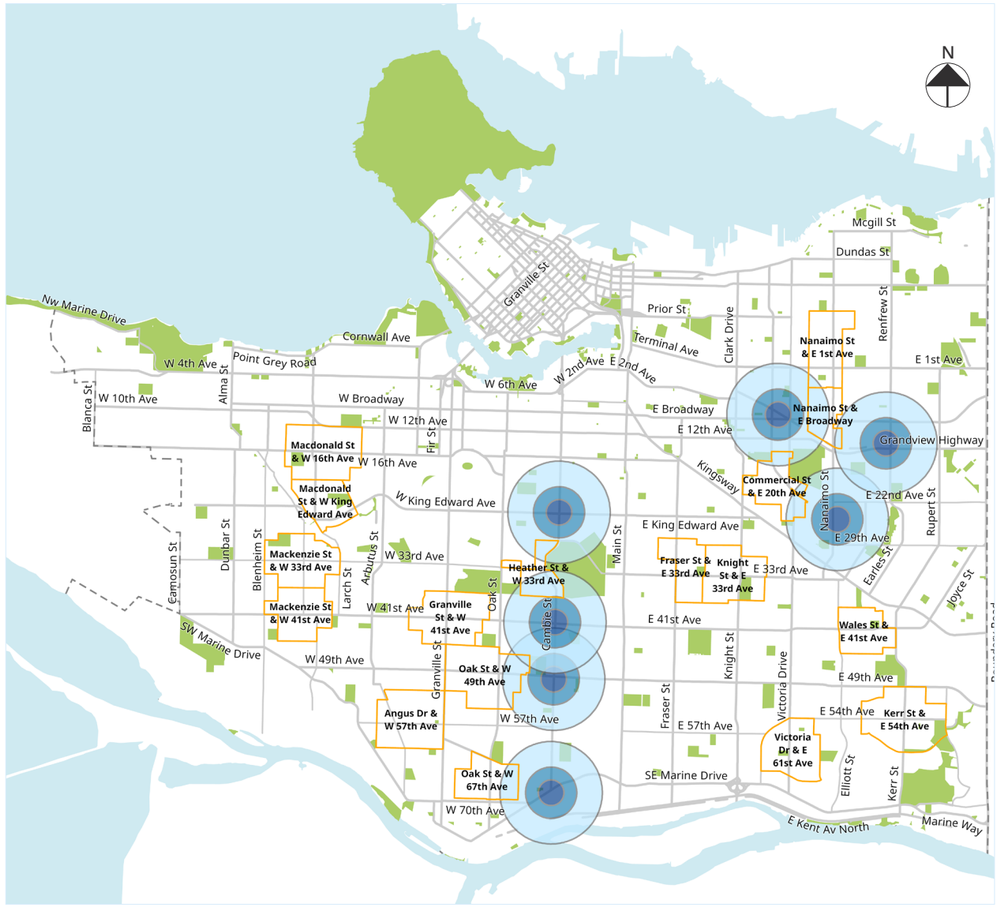
1.5.2 Transit-Oriented Areas

The Vancouver Transit-Oriented Areas regulations in the *Vancouver Charter* identifies minimum allowable densities and heights for sites zoned to permit residential uses within 800 metres of transit stations. These minimum allowable densities and heights are determined by tiers based on the distance from the transit station.

Some Villages include sites in proximity to SkyTrain stations that meet the definition of a tier 3 Transit-Oriented Area, between 400 and 800 metres from the station, as shown in Map 1.5. For these sites, the Vancouver Transit-Oriented Areas regulations enable a density of 3.0 FSR and a height of 8 storeys, and these directions are incorporated in the *Villages Plan*.

SkyTrain guideway near Commercial-Broadway station

Map 1.5 Overlap between Villages and provincial Transit-Oriented Areas



Park or Open Space
Village Plan Area
Village Area in Rupert and Renfrew Station Area Plan

Provincial Transit-Oriented Areas (TOA) Tiers:

Tier 1 (200 m) - up to 20 storeys
Tier 2 (400 m) - up to 12 storeys
Tier 3 (800 m) - up to 8 storeys

Note: This map is for illustration purposes only. Review the *Transit-Oriented Areas Designation By-law* for detailed information on sites that are included in the TOA.

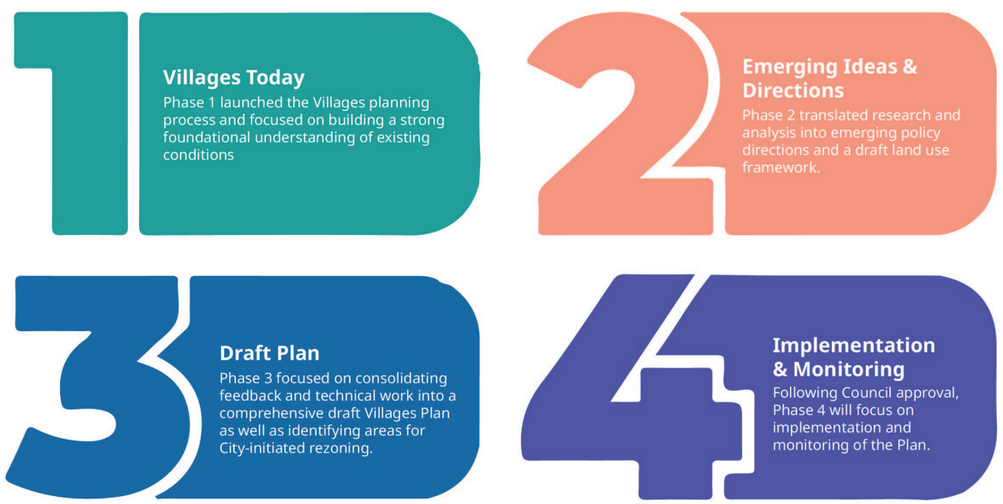
1.6 VILLAGES PLANNING PROCESS

The Villages planning process is a new approach to area planning – an approach that brings meaningful change to many low-density residential neighbourhoods across the city, transforming them into lively, diverse, and walkable neighbourhoods. Guided by the clear policy directions of the *Vancouver ODP*, the planning process focuses on enabling missing middle housing and more shops and services through a variety of building types up to 6 storeys. This allows a consistent approach to the Villages land use planning and implementation, while responding to the conditions that characterize each Village. The use of standardized district schedules and City-initiated rezoning, where possible, streamlines the delivery of housing and commercial space as explained in Part 2: Land Use. By enabling the same type of change in 17 areas simultaneously, the approach supports incremental growth that is anticipated to be gradual and distributed. This allows time for the delivery of other elements that help transform Villages into vibrant, active neighbourhoods,to be responsive to the changing neighbourhood context.

1.6.1 Planning Phases

The Villages planning process consisted of three phases and took approximately 18 months to complete. Implementation and monitoring will follow Council's approval. The project phases are outlined below:

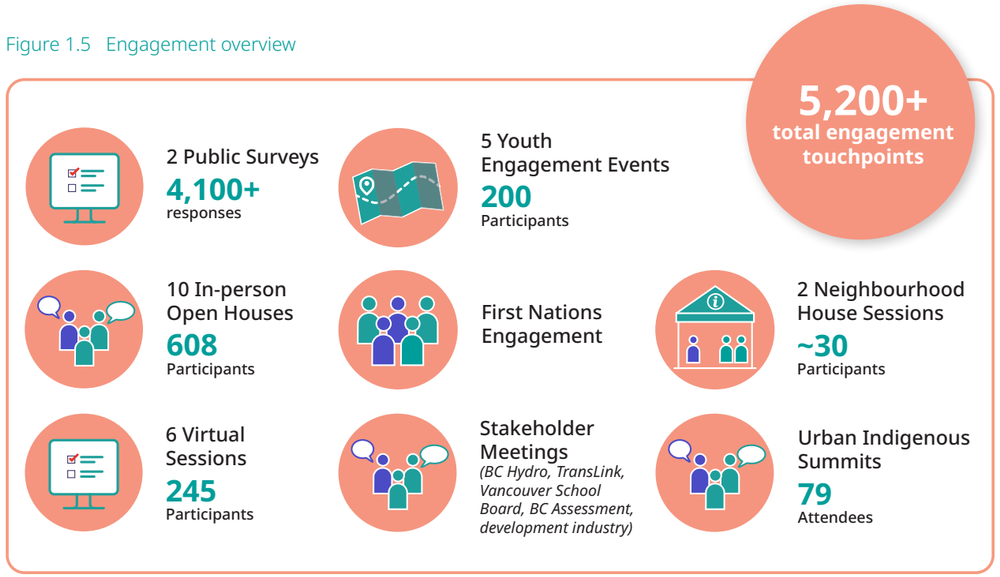
Figure 1.4 Villages planning process phases



1.6.2 Engagement Strategy

As part of the Villages planning process, City staff engaged a wide range of people to reflect the diverse backgrounds of existing and future residents. The process offered a combination of in-person and virtual engagement opportunities, which included a variety of engagement tools such as asset mapping, surveys, open houses, workshops, visioning activities, information sessions and pop ups.

Figure 1.5 Engagement overview



Villages in-person public open house

Indigenous Engagement

Local Nations

As a City of Reconciliation, staff reached out to the local Nations through the City's referral process to enable early and on-going dialogue regarding the planning process and changes being proposed. Engagement was initiated at the time of project launch with referrals sent to xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation), inviting opportunities for discussions, questions, and feedback along with subsequent opportunities for input throughout the various phases of the planning process.

Urban Indigenous peoples

City staff organized and hosted two Urban Indigenous Engagement events held at the time of phase 1 and 2 of the planning process. The workshops served as an important step in building dialogue, ensuring that the urban Indigenous community's priorities and realities inform the *Villages Plan*. Additional information on these sessions can be found online in the *Villages Planning Program Urban Indigenous Engagement Summary Report*.

Urban Indigenous engagement events

Public Engagement

Engagement with the public took place as part of phases 1 and 2 of the planning process, consisting of a wide range of activities, including targeted sessions in neighbourhood houses to reach equity-deserving and harder-to-reach communities, and dedicated youth engagement to ensure that their perspectives were reflected in the process. Across both phases, residents, businesses, and community groups were invited to share their thoughts on how they experience their Villages today, learn about the planning process, and provide input on emerging directions. This feedback shaped refinements to the policies and land use plans, leading to the release of the draft *Villages Plan* in May 2026. As part of phase 3 of the project the public had the opportunity to review the draft plan online and attend virtual information sessions. This phase focused on informing the public on the *Villages Plan*'s components and opportunities to participate in the Council approval process.

Stakeholder Engagement

City staff engaged with many internal and external stakeholders, such as BC Hydro, Vancouver Fire Rescue Services, Vancouver School Board and TransLink. This sessions focused on aligning service provision with proposed growth through the *Villages Plan*. Sessions were also held with development industry professionals to collect their feedback on proposed emerging directions.

Summaries of all phases of engagement were prepared and are available online in the *Villages Planning Program Phase 1 and 2 Engagement Summary Reports*.

Villages in-person public open house

Neighbourhood house information session

Photo Credit: Melissa, SVNH Advisory Committee member

Part 2: Land Use

2.1 LAND USE OVERVIEW

Land use planning refers to the designation and regulation of land for specific uses and building types. The *Villages Plan* introduces new opportunities to build more housing in low-density residential neighbourhoods and expand areas with shops and services by requiring commercial uses along Village high streets.

2.1.1 Overall Land Use Concept

Following the directions from the *Vancouver ODP*, land use policies were developed to support more housing that better meets the needs of a greater diversity of households in the 17 Villages, while strengthening more walkable neighbourhoods with shops and services nearby. The policies reflect additional considerations explored through the planning process and were informed by engagement. Some of these considerations include: the ability to easily walk, bike or roll to Village high streets; the orientation and size of streets and sites to accommodate new buildings; limiting shadowing on existing parks, public schools and Village high streets; and the ability to build the various housing types proposed.

The land use maps contained in Sections 2.4 to 2.8 illustrate the overall land use concept for each Village. These maps identify a combination of the following main components:

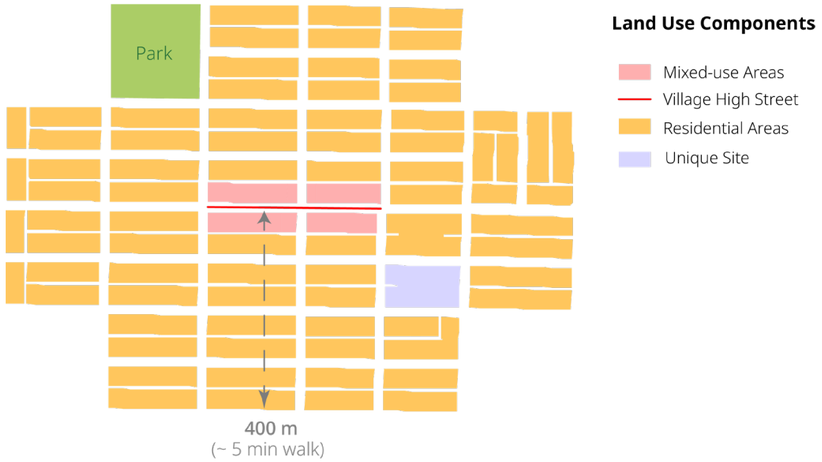
Mixed-use Areas: where additional shops and services will be provided, so people can access most of their daily needs. Sites in these areas may redevelop with low-rise commercial or mixed-use apartment buildings up to 6 storeys (or up to 8 storeys if located within a Transit-Oriented Area). The ground floor in these buildings is required to provide non-residential uses such as shops and services.

Village High Streets: acting as the core of the mixed-use areas, these streets will have building frontages activated by patios, outdoor displays and transparent storefronts that will result in increased public life. Sidewalk widening and other street improvements will also support opportunities for lingering, walking and rolling.

Residential Areas: using an approximate 5-minute walking distance from mixed-use areas, new missing middle housing opportunities are enabled, so that more people can live closer to their daily needs. Sites in these areas may redevelop as either ground-oriented buildings, such as single detached houses, multiplexes and townhouses, or low-rise residential apartments up to 6 storeys (or up to 8 storeys if located within a Transit-Oriented Area).

Unique Sites: where development may support opportunities to renew or deliver amenities and other services that promote a complete neighbourhood. See Section 2.3: Unique Sites for details on how these sites are selected and accompanying policies.

Figure 2.1 Village land use components



2.1.2 Development Opportunities

While similar development opportunities are enabled across all Villages, with building types, heights and densities remaining equal, some tenure and affordability requirements will differ to account for development economics across the various areas of the city where Villages are located. Enhanced affordability requirements will generally apply in the following Villages located on the west side of the city: Macdonald Street & W 16th Avenue, Macdonald Street & W King Edward Avenue, Mackenzie Street & W 33rd Avenue, Mackenzie Street & W 41st Avenue, Angus Drive & W 57th Avenue, Granville Street & W 41st Avenue, Oak Street & W 49th Avenue, Oak Street & W 67th Avenue and Heather Street & W 33rd Avenue.

Independent from the development pathway, any site located in a Transit-Oriented Area may redevelop up to 8 storeys and 3.0 FSR, when 100% of the residential floor area is secured as rental tenure with a minimum 20% of the net residential area provided as below-market rental, to comply with the Vancouver Transit-Oriented Areas regulations as described in Section 1.5.2: Transit-Oriented Areas.

Transition Between Uses

To support a better transition between mixed-use developments and adjacent residential areas, the *City-wide Design and Development Guidelines* provide guidance on design solutions to be explored.

Mixed-use Areas

For mixed-use areas, the land use policies enable low-rise mixed-use apartment buildings up to 6 storeys. The typical development would consist of commercial uses on the ground floor with residential units on the floors above. The focus is on creating Village high streets with contiguous active storefronts providing more shops and services. The following directions guided the location and extent of the mixed-use areas:

- Locating commercial uses on both sides of the street where feasible, to improve business viability and create defined edges along the Village high street.
- Expanding commercial uses adjacent to existing retail, as well as near schools, parks, and greenways where feasible, to take advantage of community destinations, promote walking and cycling, and improve the long-term viability of local-serving retail.
- Extending commercial uses along local residential streets in strategic locations to create an environment conducive to walking and sitting, thereby reducing reliance on busy arterial streets as Village high streets.

Illustration of a Village mixed-use area along the Village high street

The following table summarizes the types of uses, heights and densities allowed in mixed-use areas for a typical site. Smaller site areas and different densities are enabled as identified in the applicable zoning district schedule.

Table 2.1 Mixed-use area policy summary table

Mixed-use – Low-rise[1]				
Uses	Required non-residential on ground floor (retail, service, cultural and recreational, institutional, office, etc.), residential, commercial or hotel			
Type	Mixed-use apartment			
Location	Villages on the west side of the city[2]		Villages on the east side of the city	
Tenure	Market Rental with BMR[3] or Social Housing	Strata[4] or Market Rental	Market Rental	Strata
# of Storeys[5]	6	4	6	4
Max. Density[6]	3.5 FSR	2.5 FSR	3.5 FSR	2.5 FSR
Zoning District	C-2E		C-2D	
Notes	[1] Additional height and density may be allowed through privately-initiated rezoning opportunities in this document. [2] Villages located on the west side of the city: Macdonald Street & W 16th Avenue, Macdonald Street & W King Edward Avenue, Mackenzie Street & W 33rd Avenue, Mackenzie Street & W 41st Avenue, Angus Drive & W 57th Avenue, Granville Street & W 41st Avenue, Oak Street & W 49th Avenue, Oak Street & W 67th Avenue and Heather Street & W 33rd Avenue. [3] A minimum percentage of the total floor area must be secured as below-market rental housing. Refer to the *C-2A, C-2D and C-2E Districts Schedule* for details. [4] On some existing large lots in Villages on the west side of the city, low-rise mixed-use strata apartment development is subject to affordable housing or cash-in-lieu requirements. Refer to the *C-2A, C-2D and C-2E Districts Schedule* and *Schedule J* from the *Zoning and Development By-law* for details. [5] Number of storeys anticipated from the density allowed under the zoning district. [6] Densities are based on a mid-block site. Other densities are regulated based on site depth and location.			

Residential Areas

For residential areas, the land use policies enable a variety of new residential buildings including multiplexes, townhouses and low-rise apartments up to 6 storeys. It is anticipated that development will result in a mix of all these building types dispersed throughout the residential areas. The focus is on creating a diversity of housing opportunities that allow people of various backgrounds to live in the Villages.

To facilitate the delivery of housing, a space-saving stair design, as described in section 3.2.10 of the *Vancouver Building By-law*, may be considered in apartment buildings to increase building efficiency. This opportunity is anticipated to work well on sites with a frontage of 15 m (49.5 ft.) or small assemblies of a similar frontage.

The following table summarizes the types of uses, heights and densities allowed in these areas for a typical site. Smaller site areas and different densities are enabled as identified in the applicable zoning district schedule.

Table 2.2 Residential area policy summary table

Residential – Low-rise[1]					
Type	Low-rise Apartment			Townhouse	Multiplex
Tenure	Social Housing	Market Rental	Strata[2]	Any[2]	Any[2]
# of Storeys[3]	6	6	4	3	1-3
Max. Density[4]	Up to 2.7 FSR	Up to 2.4 FSR	Up to 1.75 FSR	Up to 1.2 FSR	Up to 1.0 FSR
Min. Site Area	920 sq. m			445 sq. m	306 sq. m
Zoning District	R3-1 or R3-4[2]			RM-8A	R1-1
Notes	[1] Additional height and density may be allowed through privately-initiated rezoning opportunities in this document. [2] On some large existing lots in Villages on the west side of the city, low-rise strata apartment, townhouse and multiplex developments are subject to affordable housing or cash-in-lieu requirements. Refer to the *R3 Districts Schedul*e and *Schedule J* from the *Zoning and Development By-law* for details. The following are the Villages located on the west side of the city: Macdonald Street & W 16th Avenue, Macdonald Street & W King Edward Avenue, Mackenzie Street & W 33rd Avenue, Mackenzie Street & W 41st Avenue, Angus Drive & W 57th Avenue, Granville Street & W 41st Avenue, Oak Street & W 49th Avenue, Oak Street & W 67th Avenue and Heather Street & W 33rd Avenue. [3] Number of storeys anticipated from the density allowed under the zoning district. [4] For low-rise apartment, densities are based on a mid-block site with a minimum site area of 920 sq. m. Other densities are regulated based on site depth, site area and location.				

Illustration of a Village residential area with a corner neighbourhood retail space

Illustration of a Village residential area with a mix of housing along a residential street

2.2 DEVELOPMENT PATHWAYS

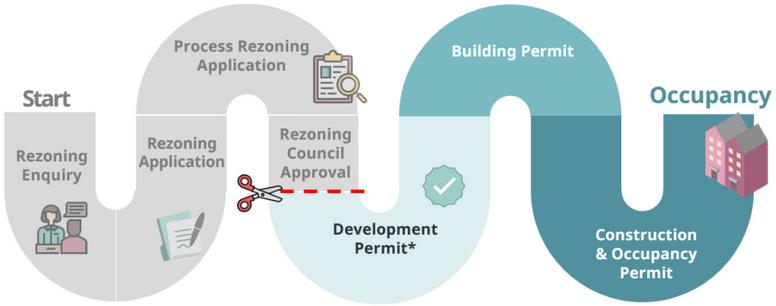
Development in Villages is enabled mostly through City-initiated area-wide rezoning, with some select opportunities for privately-initiated site-specific rezonings. For details on the development pathways and the land use plan for each Village, see Sections 2.4 to 2.8.

To support safe, sustainable and well-integrated development, the City may apply conditions on both rezonings and development permits. These can include, but are not limited to, essential services (e.g. drinking water and water for firefighting), infrastructure upgrades (e.g. sewer and drainage improvements), land dedications, improvements to streets, sidewalks and public spaces, and improvements that help fit development into the neighbourhood (e.g. street furniture, lighting and sustainable design features).

2.2.1 City-initiated Rezonings

Most opportunities for development in Villages are delivered through area-wide City-initiated rezoning to help achieve the *Villages Plan* objectives, streamline the development process and facilitate the delivery of housing, shops and services. The City-initiated rezoning, once approved and enacted by Council, would allow applicants to pursue development directly through the development permit process. Some sites included in the City-initiated rezoning may also have a privately-initiated rezoning opportunity.

Figure 2.2 Diagram of simplified application process after City-initiated rezoning



2.2.2 Privately-initiated Rezonings

Select opportunities for development may be considered through privately-initiated rezonings. Some sites may have more than one privately-initiated rezoning opportunity (e.g. rezone to standardized zoning district or to a comprehensive development [CD-1] district).

Rezoning to Standardized Zoning District

For rezonings to a standardized zoning district, applications are expected to comply with the applicable district schedule regulations and related guidelines.

2.2.2.1 Sites currently zoned C-1 or CD-1 are eligible to rezone to a standardized district as follows:

Table 2.3 Rezoning to standardized zoning district summary

Existing Zoning District	Applicable Future Zoning District	
	For sites on the west side of the city	For sites on the east side of the city
C-1[1]	C-2E	C-2D
CD-1 sites in mixed-use areas	C-2E	C-2D
CD-1 sites in residential areas	R3-4	R3-1

[1] The ability to redevelop through the C-2D or C-2E district is conditional on a minimum site depth of 100 ft. Some sites will require assembly to achieve this.

Rezoning to Comprehensive Development (CD-1) District

For rezonings to a comprehensive development (CD-1) district, applications are generally expected to follow the Village-scale development up to 6 storeys, unless otherwise specified in the *Villages Plan*.

2.2.2.2 ***Unique Sites:*** Applications for these sites are expected to comply with the policies in Sections 2.3: Unique Sites and any site-specific policies in Sections 2.4 to 2.8.

2.2.2.3 ***Social housing:*** Applications to redevelop a site as 100% social housing, in accordance with policies in Section 3.1: Housing.

2.2.2.4 ***Site-specific opportunities:*** Some Villages include site-specific development opportunities, which were carried over from previous area plans. These sites are generally located in the Cambie Corridor, Marpole or Grandview-Woodland areas. To learn more see Sections 2.4 to 2.8.

2.2.2.5 ***Flanking sites in mixed-use areas:*** Mixed-use sites that are part of a block running perpendicular to a Village high street may be considered for rezoning to a comprehensive development (CD-1) district, to enable a larger site assembly that better accommodates building requirements (e.g. parking, loading, services, etc.) and provides a better transition to the residential areas behind. The intent of this policy is to enable mixed-use apartment buildings where the non-residential uses are located on the portion of the building that faces the Village high street,

while enabling fully residential uses on all other portions of the building. To be considered, rezoning applications for these sites must comply with the following:

i. Assembly of sites should not exceed 76.2 m (250 ft.);

ii. Proposed height must not exceed 23 m (75 ft.) and 6 storeys;

iii. Permitted uses must comply with those allowed in the *C-2A, C-2D and C-2E Districts Schedule*;

iv. Sites on the west side of the city must comply with affordable housing or cash-in-lieu requirements as per the C-2E district;

v. Non-residential uses must be provided on the ground floor along the full width of the Village high street frontage and to a minimum depth of 10.7 m (35 ft); and

vi. Active frontages from non-residential uses must be oriented towards the Village high street to ensure a contiguous street frontage.

Figure 2.3 Illustration of flanking site condition and redevelopment opportunities

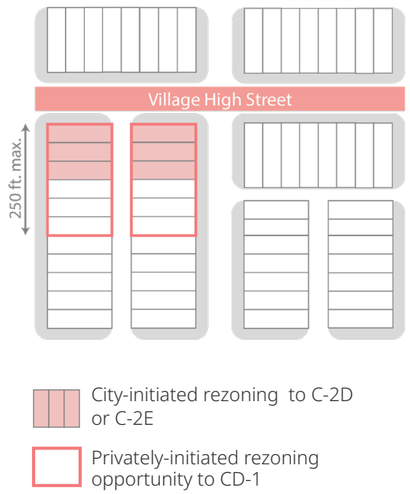


Illustration of privately-initiated redevelopment of a flanking site in a mixed-use area

2.2.2.6 ***Small-scale neighbourhood retail spaces:*** Applications that support the retention, renewal and protection of small-scale neighbourhood retail spaces (such as corner stores), including active and deactivated sites. A preliminary list of these sites can be found in Appendix B of this document. Additional sites may be identified through future city-wide work. Applications on these sites may be considered through rezoning or a Heritage Revitalization Agreement, and must consider the following:

i. Explore the heritage potential of identified buildings and/or uses, and support the retention, rehabilitation and protection in accordance with policies in Section 3.5.3: Villages Heritage Policies.

ii. Height and density should generally align with surrounding land use opportunities, as set out in the *Villages Plan*, while certain variations in form of development may be considered to accommodate the small-scale neighbourhood retail space on site.

iii. Permitted uses may include: Neighbourhood Grocery Store, General Retail, Second Hand Store, Small-Scale Pharmacy, Restaurant or Café, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Repair Shop, Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Theatre, Arts and Culture Indoor Event use, Social Service Centre.

iv. When redevelopment of the site includes assembly with adjacent properties to support project viability, the opportunity to rezone to a comprehensive development (CD-1) district applies to the whole assembly.

Active corner store in the Nanaimo Street and E Broadway Village

2.3 UNIQUE SITES

Villages include a number of sites that are unique due to their size or existing use, and which require more focused policy. There are 43 Unique Sites identified in this *Plan* as shown in Maps 2.1 - 2.5. Each Unique Site may provide a potential opportunity to deliver benefits such as diverse and affordable housing, new and renewed community facilities, local amenities, open space, and parks and public realm improvements. In the future, there may be more Unique Sites through site assemblies.

This section provides guidance on two types of Unique Sites:

» ***Large Sites:*** sites with an area greater than 8,000 sq. m (86,100 sq. ft.); and

» ***Mid-Size Sites:*** sites with an area greater than 4,000 sq. m (43,050 sq. ft.), and less than 8,000 sq. m (86,100 sq. ft.)

Rezonings for Unique Sites

Redevelopment of Unique Sites in accordance with the *Villages Plan* will require site-specific rezonings.

Rezoning proposals for Unique Sites are guided by:

» General Unique Site policies – applicable to all existing or future Large and Mid-Size Sites, except where specifically noted. To learn more see Section 2.3.1;

» Site-specific Unique Site policies – identified through the planning process for some Unique Sites, which outline uses or amenity priorities as described in Sections 2.4 to 2.8. This includes specific land use direction where applicable.

For Large Sites (8,000 sq. m / 1.98 acres or more), the *Rezoning Policy for Sustainable Large Developments* and the related *Sustainable Large Developments Bulletin* apply. These documents set out relevant directions related to sustainable site design. The affordable housing targets in the *Rezoning Policy for Sustainable Large Developments* are supplemented by housing policies 2.3.1.11 (i) and (ii) in Section 2.3.1: General Unique Sites Policies.

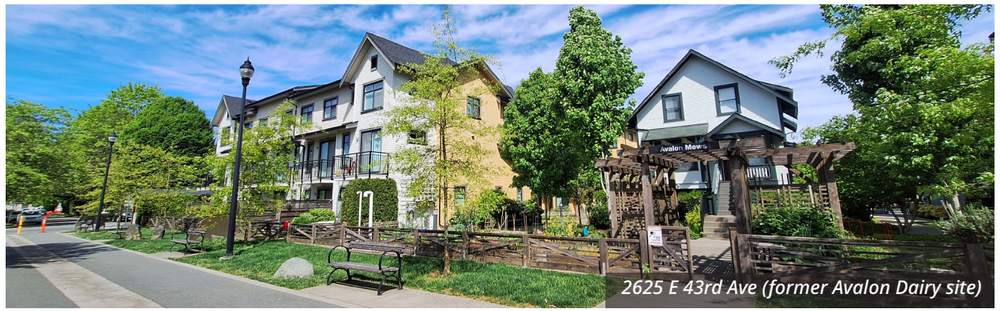
Rezoning proposals for all Unique Sites are also subject to other City of Vancouver policies and procedures including the *Development Cost Levies Bulletin* and *Community Amenity Contribution Policy for Rezonings* related to financing growth, and the *City-wide Design and Development Guidelines*.

Exceptions

Projects that are limited in scope, may be excluded from the rezoning policies for Unique Sites, including:

a. Text amendments to an existing comprehensive development (CD-1) district for minor changes to large developments; or

b. Projects containing new development with a proposed total floor area less than 60% of the site area and not part of a phased redevelopment process.

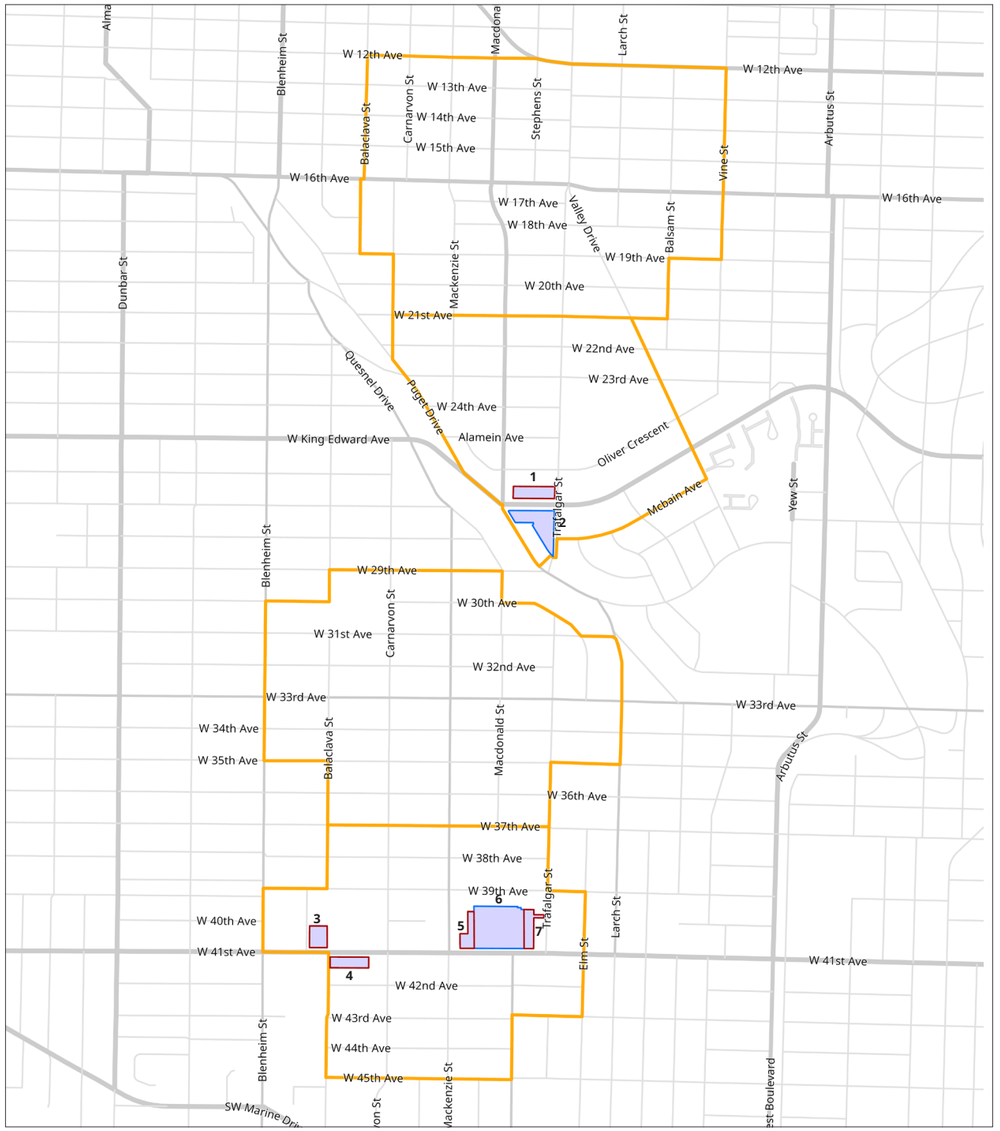


2625 E 43rd Ave (former Avalon Dairy site)

1515 W 57th Ave (Shannon Mews site)

1450 W 49th Ave (Trinity Baptist Church site)

Map 2.1 Unique Sites in the West Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

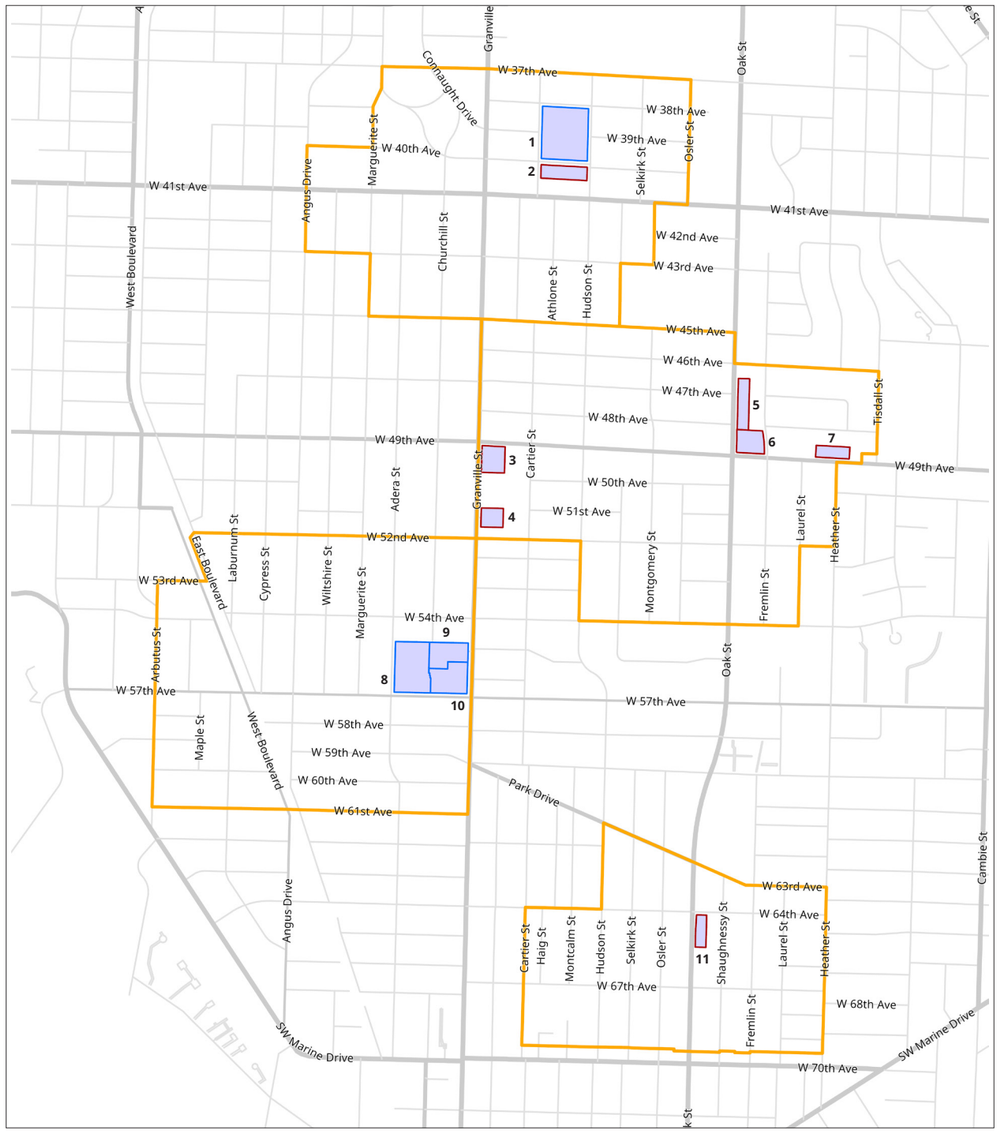
Large Site

Mid-Size Site

1. 2751 W King Edward Ave. (King Edward Court)
2. 4425 Trafalgar St. (Parkdale Manor)
3. 5600 Balaclava St.
4. 3088 W 41st Ave. (Lanesborough)
5. 2893 W 41st Ave. (Kerrisdale)
6. 2803 W 41st Ave. (Venvi Crofton Manor)
7. 2733 W 41st Ave. (Kerrisdale Presbyterian Church)

N

Map 2.2 Unique Sites in the Southwest Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

Large Site

Mid-Size Site

1. 5401 Hudson St. (Vancouver College)
2. 5401 Hudson St. (Vancouver College)
3. 1460 W 49th Ave. (Trinity Baptist Church)
4. 6718 Granville St. (Tilney Mews)
5. 6288 Oak St. (West Oak)
6. 949 W 49th Ave. (Unitarian Church of Vancouver)
7. 825 W 49th Ave. (Rowe)
8. 7228 Adera St. (Shannon Mews)
9. 1515 Atlas Lane (Shannon Mews)
10. 1515 W 57th Ave. (Shannon Mews)
11. 8030 Oak St. (Oku)

N

Part 2 Land Use

Map 2.3 Unique Sites in the Central Villages (Large and Mid-Size)

Village Plan Area

Unique Sites

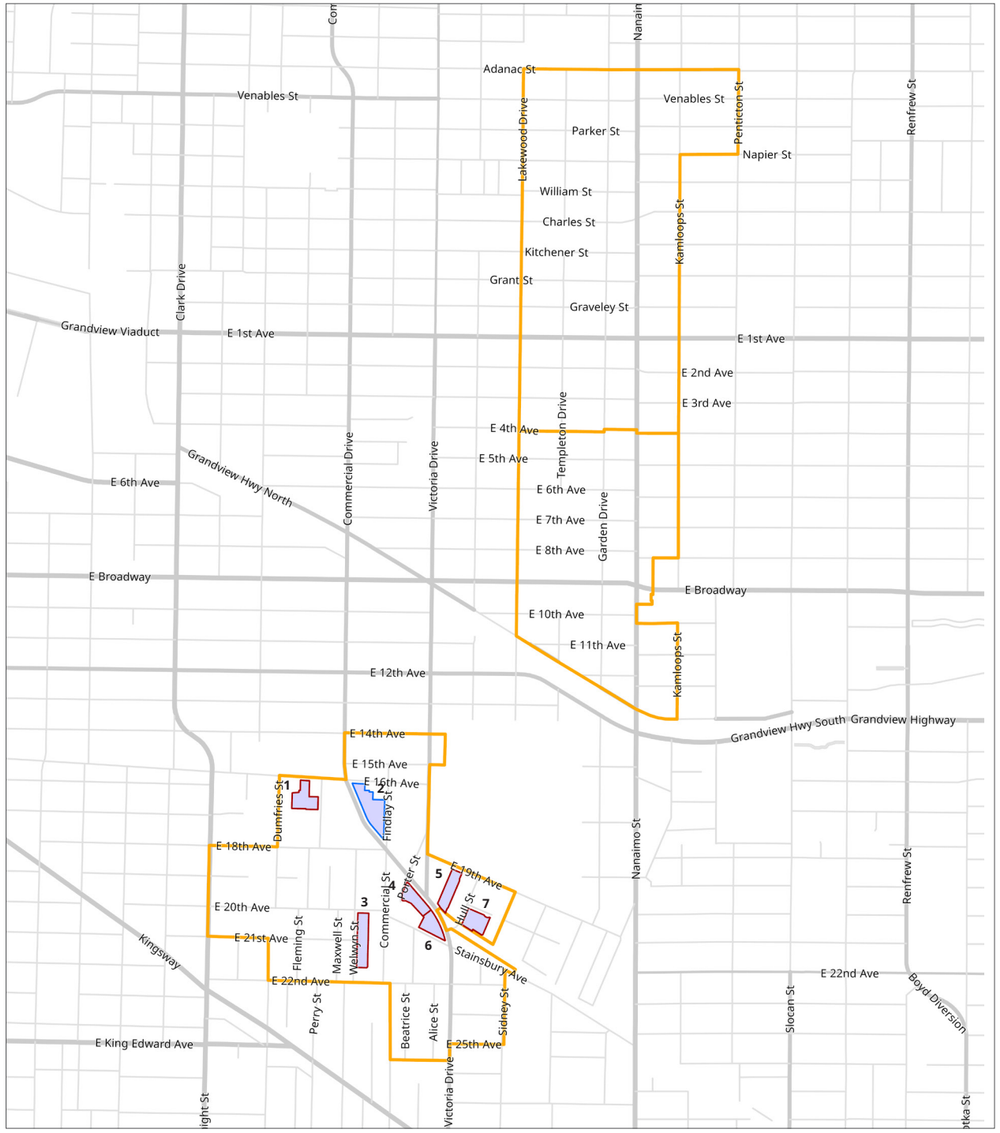
Large Site

Mid-Size Site

1. 4550 Fraser St. (The Century)
2. 4533 Prince Albert St.

N

Map 2.4 Unique Sites in the East Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

Large Site

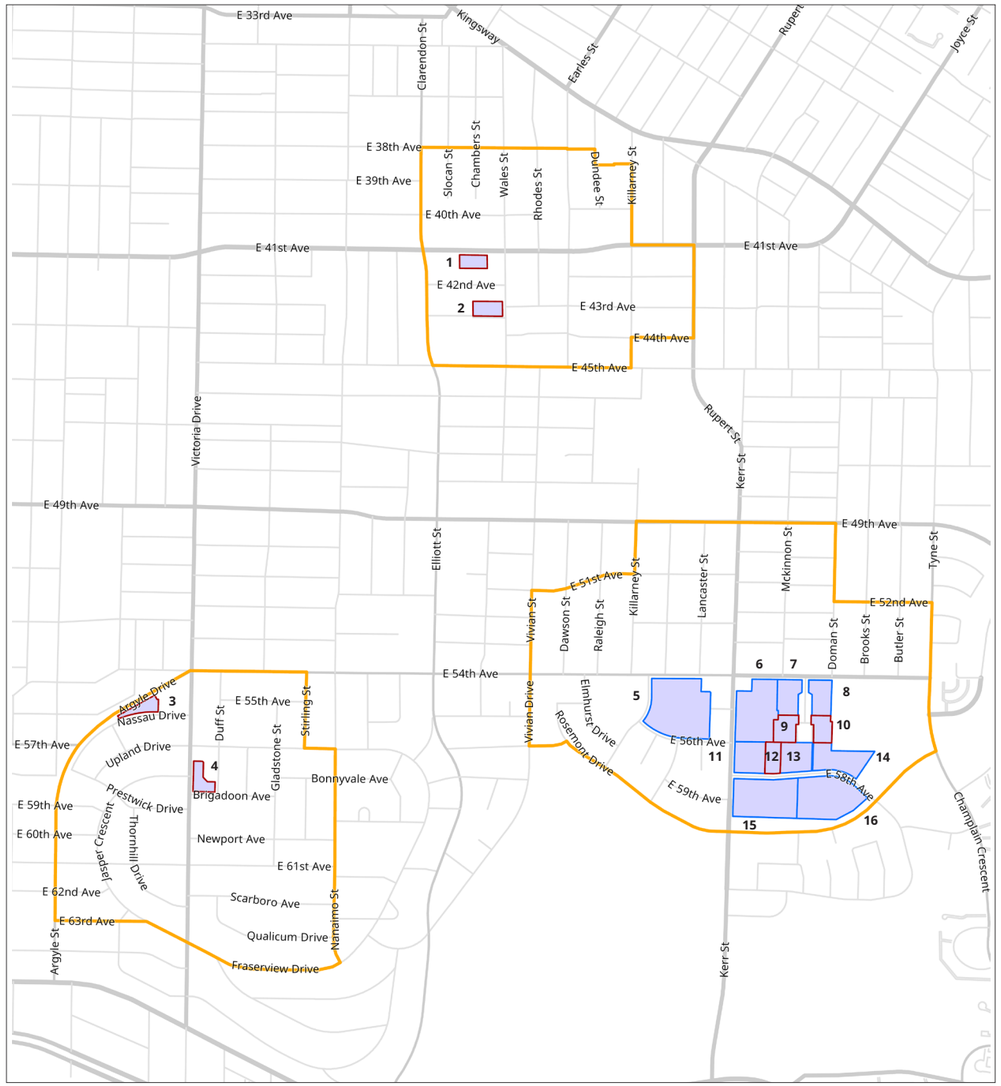
Mid-Size Site

1. 3261 Fleming St. (Saint Joseph's School)
2. 3250 Commercial Dr. (Croatian Cultural Centre)
3. 1708 E 20th Ave.
4. 3615 Victoria Dr. (Porter)
5. 3640 Victoria Dr. (Chelsea Manor)
6. 3655 Victoria Dr. (The Victoria)
7. 3588 Hull St. (Hendry Place)

N

Part 2 Land Use

Map 2.5 Unique Sites in the Southeast Villages (Large and Mid-Size)



Village Plan Area

Unique Sites

Large Site

Mid-Size Site

1. 2584 E 41st Ave.
2. 2659 E 43rd Ave. (Avalon Mews)
3. 1920 Argyle Dr. (19twenty Church)
4. 7416 Victoria Dr. (Harvest City Church)
5. 2998 E 54th Ave. (Killarney Gardens Co-op)
6. 3150 E 54th Ave. (Champlain Square)
7. 3202 E 54th Ave. (Champlain Village)
8. 3252 E 54th Ave. (Champlain Village)
9. 7103 Mont Royal Sq. (Champlain Village)
10. 7110 Algonquin Mews (Champlain Village)
11. 3131 E 58th Ave. (Southview Heights & Terrace)
12. 3118 Beagle Crt.
13. 3145 Colfax Cres. (Three Links Plaza)
14. 3217 E 58th Ave. (Champlain Place)
15. 3150 E 58th Ave. (Highgate)
16. 3240 E 58th Ave. (Southview Gardens)

N

2.3.1 General Unique Site Policies

Except where noted otherwise, the following policies apply to all Unique Sites identified in this section, as well as future Unique Sites (4,000 sq. m / 43,050 sq. ft. or greater) created through site assembly and proceeding with a rezoning in accordance with the *Villages Plan*.

Assemblies, Phased Redevelopment, and Partial Redevelopment

2.3.1.1 Where assembly results in a site size equal to or greater than 4,000 sq. m (43,050 sq. ft.), rezoning applications guided by the Unique Site policies in this *Plan* will be considered. All relevant Unique Site policies and associated opportunities will apply to the full site.

2.3.1.2 Where sites pursue partial or phased redevelopment, Unique Site policies continue to apply, unless the exceptions in Section 2.3: Unique Sites apply. The timing and application of policies will be assessed by City staff as part of the rezoning process.

Relationship between Height, Density and Community Amenities

Unique Sites offer the potential to renew, expand or achieve new important community amenities, such as affordable housing, non-profit childcare, and social and cultural spaces. In most instances, this may require more height and density than the low-rise forms generally enabled by the *Villages Plan*.

2.3.1.3 Through the rezoning process, heights and densities will be determined based on the delivery of in-kind public benefits, design performance, economic viability, and other relevant City of Vancouver policies, guidelines and bulletins including those related to community amenity contributions. Potential public benefits should be informed by the overall goals and objectives of the *Villages Plan* as guided by the policies in this section.

2.3.1.4 On Large Sites, some taller buildings can be considered, provided the building scale can appropriately transition to the surrounding Village context.

2.3.1.5 On most Mid-Size Sites, the 6-storey height envisioned throughout the *Villages Plan* will be an appropriate fit. Additional height can be considered for the delivery of housing with higher levels of affordability or community amenities (new or expanded), on a case-by-case basis.

Housing and Tenure

2.3.1.6 The residential component of a Unique Site development can include opportunities for strata, rental, cooperative, social, supportive, and seniors housing. In keeping with the *Housing Vancouver Strategy* and provincial housing targets, the *Villages Plan* encourages the prioritization of rental housing options.

2.3.1.7 On Unique Sites with existing non-market housing, prioritize the renewal and expansion of non-market housing. The development of additional new non-market housing is also encouraged throughout the Villages. To support project viability:

i. Additional height and density above 6 storeys may be considered, subject to other relevant City of Vancouver policies and land use directions for surrounding neighbourhood types from the *Vancouver ODP*.

ii. Consider the inclusion of market rental or below-market rental units as a component of government or non-profit initiated projects.

2.3.1.8 On Unique Sites with existing purpose-built market rental housing where the *Rental Housing Stock Official Development Plan* applies, prioritize the renewal and expansion of affordable rental stock by requiring replacement of existing rental units one for one with below-market rental units. To support project viability:

i. Additional height and density above 6 storeys may be considered on a case-by-case basis, subject to other relevant City of Vancouver policies and land use directions for surrounding areas from the *Vancouver ODP.*

2.3.1.9 To support the creation of affordable housing, new Unique Sites created through assembly will be expected to deliver an affordable housing component, subject to financial feasibility. This may include privately-owned below-market rental housing, social housing, or a cash-in-lieu contribution.

2.3.1.10 To support project viability, variations in floor plate, podium height, solar access requirements, public open space targets and new amenity requirements may be considered when a proposal includes significant:

i. Non-profit or government-owned non-market housing components; or

ii. Non-profit or community-accessible assets.

Additional housing consideration for Large Sites

The *Rezoning Policy for Sustainable Large Developments* sets expectations for affordable housing, including targets for social housing, market rental and below-market rental housing. While these requirements are the standard approach for the delivery of affordable housing on large development sites, alternative approaches to achieving housing priorities while ensuring project viability can be considered in response to the unique circumstance of each site.

2.3.1.11 To achieve housing priorities on Large Sites in Villages, one of the following approaches may be considered:

i. A minimum of 30% of the total residential floor area must be delivered as secured rental housing, including 20% of the rental component secured as below-market rental housing; or

ii. 100% of the total residential floor area must be delivered as rental housing, including a minimum 20% below-market rental housing component.

Additional housing considerations for Mid-Size Sites

2.3.1.12 Development of Mid-Size Sites should seek to provide an affordable housing component, up to a target of 20% of the residential floor area. Opportunities may include privately-owned below-market rental housing, social housing, or a cash-in-lieu contribution.

Tenant Protection

2.3.1.13 On sites with existing residential tenants, and where feasible, in addition to the tenant relocation and protection policies that apply (see Section 3.1: Housing), applicants are required to create a development phasing plan that minimizes disruption to existing tenants. The phasing plan will outline considerations related to:

i. The timing and staging of tenant relocation to other properties on site without ending tenancies; and/or

ii. Minimizing disruption to residents and ensuring permanent rehousing options under the *Tenant Relocation and Protection Policy.* To learn more see the City of Vancouver *Tenant Relocation and Protection Policy – Process and Requirements Bulletin*.

Part 2 Land Use

Other Land Uses

2.3.1.14 Unique Sites located along a Village high street, redevelopment must provide commercial uses on the ground floor. Except that where cultural and community-serving spaces are renewed, expanded, or introduced, these may be located on the ground floor with active frontages along the Village high street.

2.3.1.15 In mixed-use areas, Village-scale hotel uses can be considered as part of a Unique Site redevelopment.

Amenities and Community-Serving Spaces

2.3.1.16 Where community-serving spaces (e.g., non-profit childcare, social spaces or cultural spaces) exist, seek to renew (with no net loss) and enhance associated infrastructure or uses. For new Unique Sites created through assembly, assess opportunities to renew these amenities while considering project viability and overall intent of the *Villages Plan*.

2.3.1.17 Assess the feasibility of delivering on-site public and non-profit childcare in the development of Unique Sites and coordinate with the City to learn about potential senior government funding opportunities.

2.3.1.18 Seek opportunities to incorporate new social and cultural amenities in the development of Unique Sites. These amenities will be secured to the satisfaction of the City, and could include:

i. Community-serving spaces;

ii. Commercial space for social enterprises or non-profits; and/or

iii. Artist studios, production or rehearsal space, or presentation space.

2.3.1.19 The City encourages the replacement of existing and development of new public or non-profit-owned childcare, community care and assisted living uses. These projects will be considered for additional height and density to be determined based on heritage considerations, site context, urban design performance, and a detailed proposal review. Should an application propose a closure or a reduction in size of any of the above, the applicant should provide an assessment that states the impact on supply within the area and city-wide.

Public Open Space

The *City-wide Design and Development Guidelines* provide guidance on locating and designing public open spaces, including park dedications, privately-owned public spaces and mid-block connections.

2.3.1.20 On Large Sites, include public open space seeking a minimum target of 20% of the total site area.

2.3.1.21 On Mid-Size Sites, include public open space seeking a minimum target of 10% of the total site area.

Walking, Biking, and Mobility

2.3.1.22 Integrate connections to adjacent streets, greenways, pedestrian pathways, and key destinations such as parks and Village high streets, incorporating strategies to improve universal accessibility. Where possible, these connections should be co-located with open spaces.

Ecological Corridor Network

2.3.1.23 Unique Sites located adjacent to identified ecological corridors will be assessed for opportunities for restoration and dedication of natural areas to support the City's Ecological Network. Ecological Corridors are shown in Map 3.11 Access to Nature in Section 3.4: Parks and Ecology.

2.3.2 Privately-initiated Rezoning Process Considerations

In addition to the standard rezoning application requirements, proposals for Unique Sites will involve a more comprehensive development review and consultation process given their larger scale and complexity.

In some cases, the development of these sites will require an amendment to the *Vancouver ODP* to align the site's Generalized Land Use Designation with what is being proposed. As the options for development for Unique Sites allow some flexibility, appropriate land use designations should be determined as part of the rezoning process. The amendment of the *Vancouver ODP* should generally be processed concurrently with the rezoning application and advice must be sought early in the process.

2.4 WEST VILLAGES

2.4.1 Macdonald Street & W 16th Avenue

Land Use Plan

This Village is centred around the intersection of Macdonald Street and W 16th Avenue with existing commercial space along the busy W 16th Avenue. New mixed-use areas extend eastward along W 16th Avenue to Larch Street.

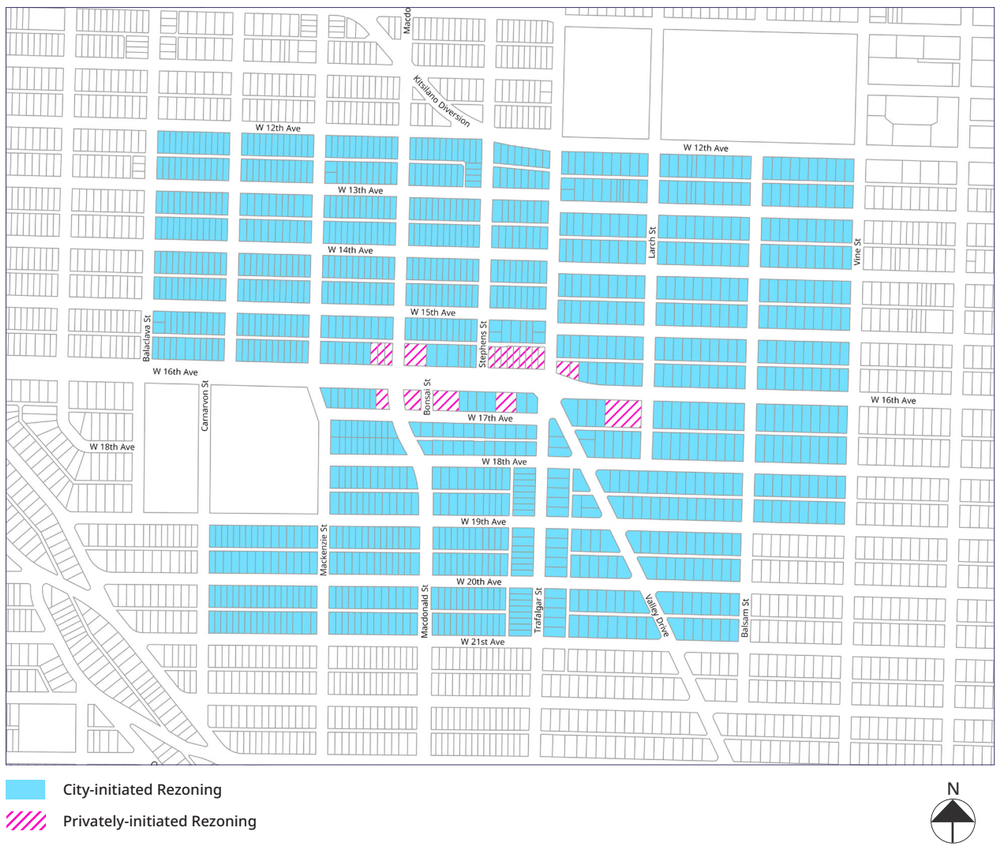
The map below identifies areas in the Village designated for mixed-use and residential development.

Map 2.6 Land uses in the Macdonald Street & W 16th Avenue Village

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.7 City-initiated and privately-initiated rezoning areas in the Macdonald Street & W 16th Avenue Village



2.4.2 Macdonald Street & W King Edward Avenue

Land Use Plan

This Village is located at the base of the Arbutus Ridge which defines the western edge of the land use change area. A small cluster of shops and services exists at Macdonald Street. New mixed-use areas are located between Macdonald and Trafalgar streets, and along the quieter Alamein Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

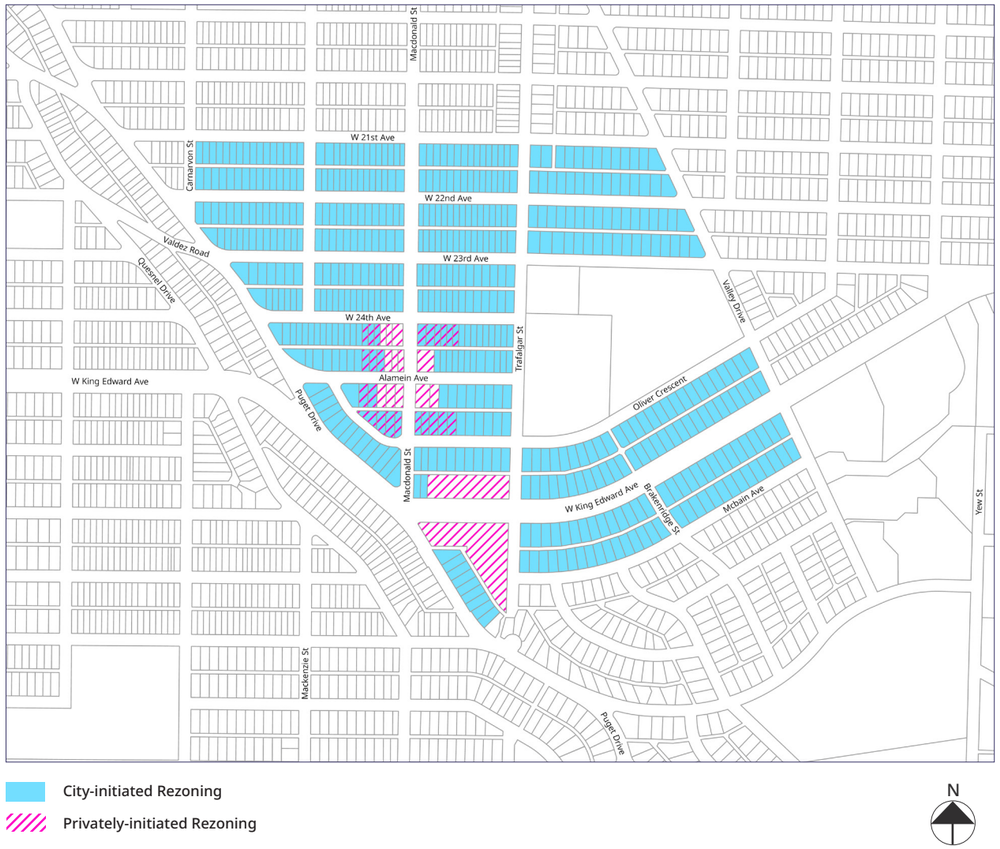
Map 2.8 Land uses for the Macdonald Street & W King Edward Avenue Village

2.4.2.1 On corner sites in mixed-use areas, commercial frontages should be oriented primarily toward Macdonald Street.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.9 City-initiated and privately-initiated rezoning areas in the Macdonald Street & W King Edward Avenue Village



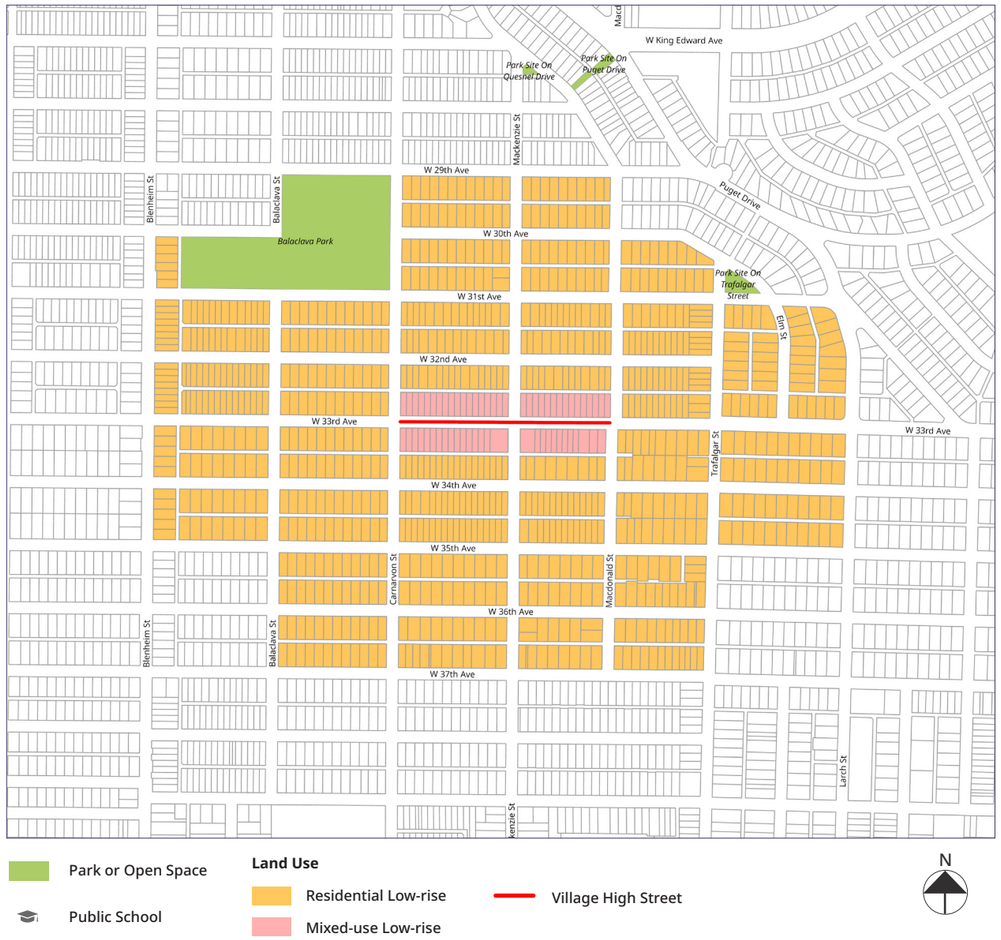
2.4.3 Mackenzie Street & W 33rd Avenue

Land Use Plan

This Village is centred around an existing small cluster of commercial spaces at the intersection of Mackenzie Street and W 33rd Avenue. New mixed-use areas extend commercial opportunities east and west from the intersection along W 33rd Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development.

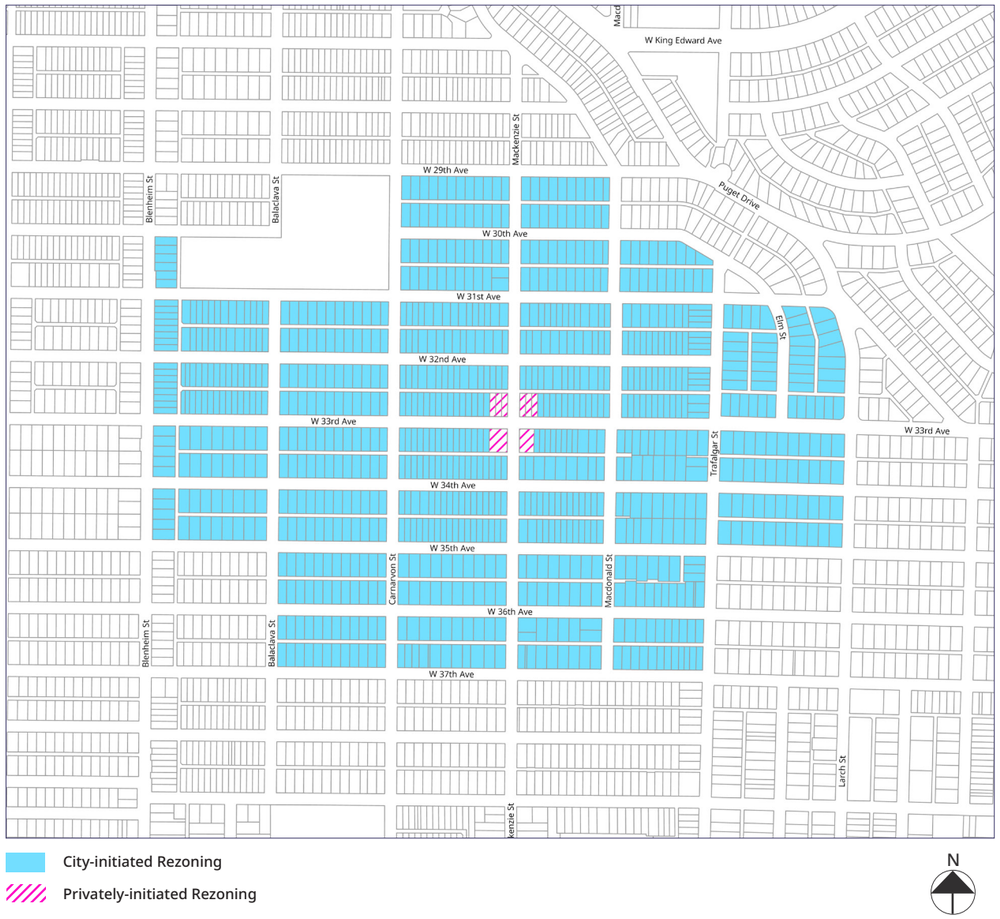
Map 2.10 Land uses in the Mackenzie Street & W 33rd Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.11 City-initiated and privately-initiated rezoning areas in the Mackenzie Street & W 33rd Avenue Village



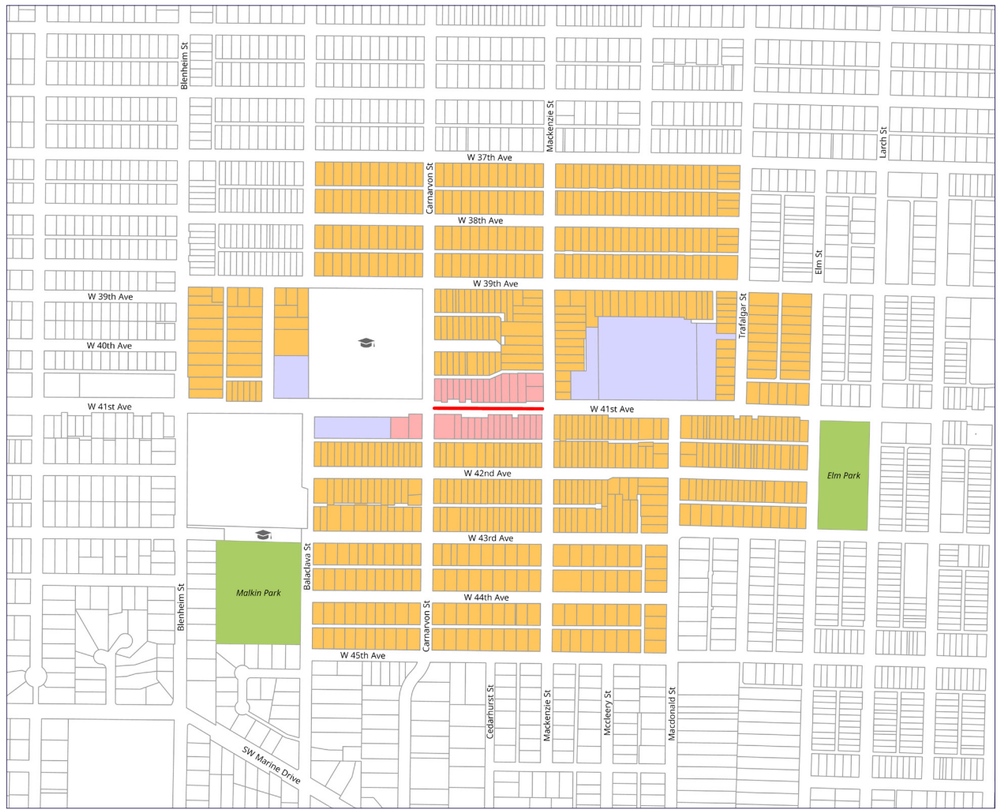
2.4.4 Mackenzie Street & W 41st Avenue

Land Use Plan

This Village is located between existing commercial areas in Dunbar and Kerrisdale. There is a small commercial node at Carnarvon Street and W 41st Avenue in the Village. The addition of mixed-use areas is relatively small and located along W 41st Avenue between Carnarvon and Mackenzie streets.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.12 Land uses in the Mackenzie Street & W 41st Avenue Village



Park or Open Space

Public School

Land Use

Residential Low-rise

Mixed-use Low-rise

Unique Site

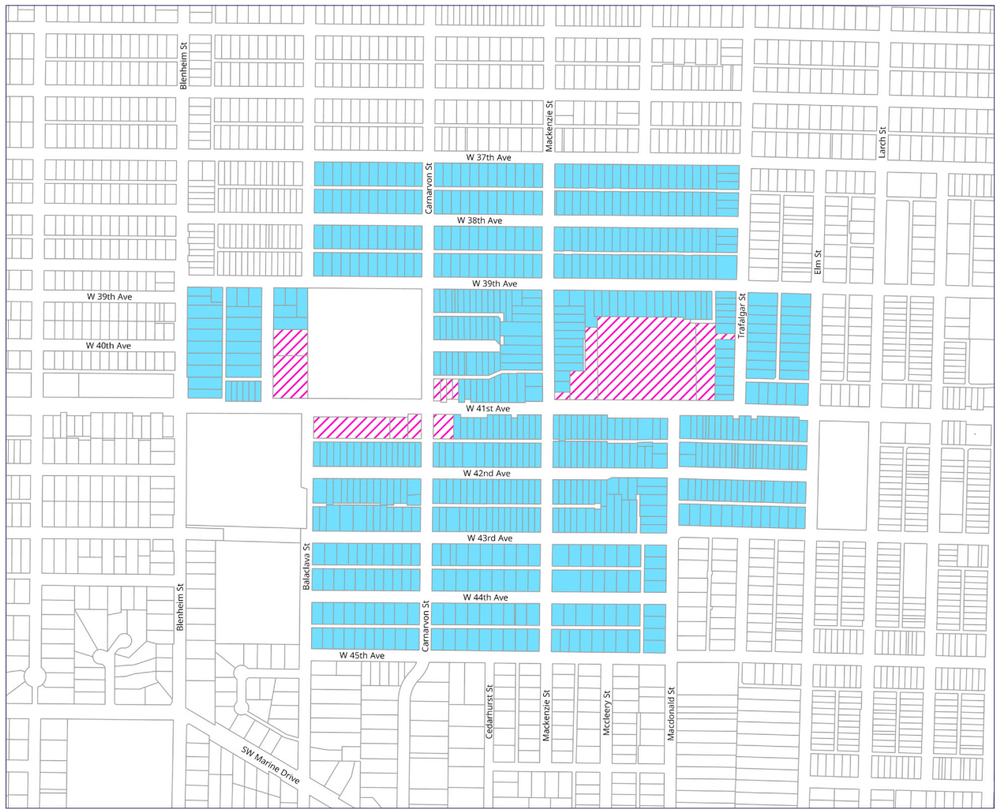
Village High Street

N

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.13 City-initiated and privately-initiated rezoning areas in the Mackenzie Street & W 41st Avenue Village



City-initiated Rezoning

Privately-initiated Rezoning

N

2.5 SOUTHWEST VILLAGES

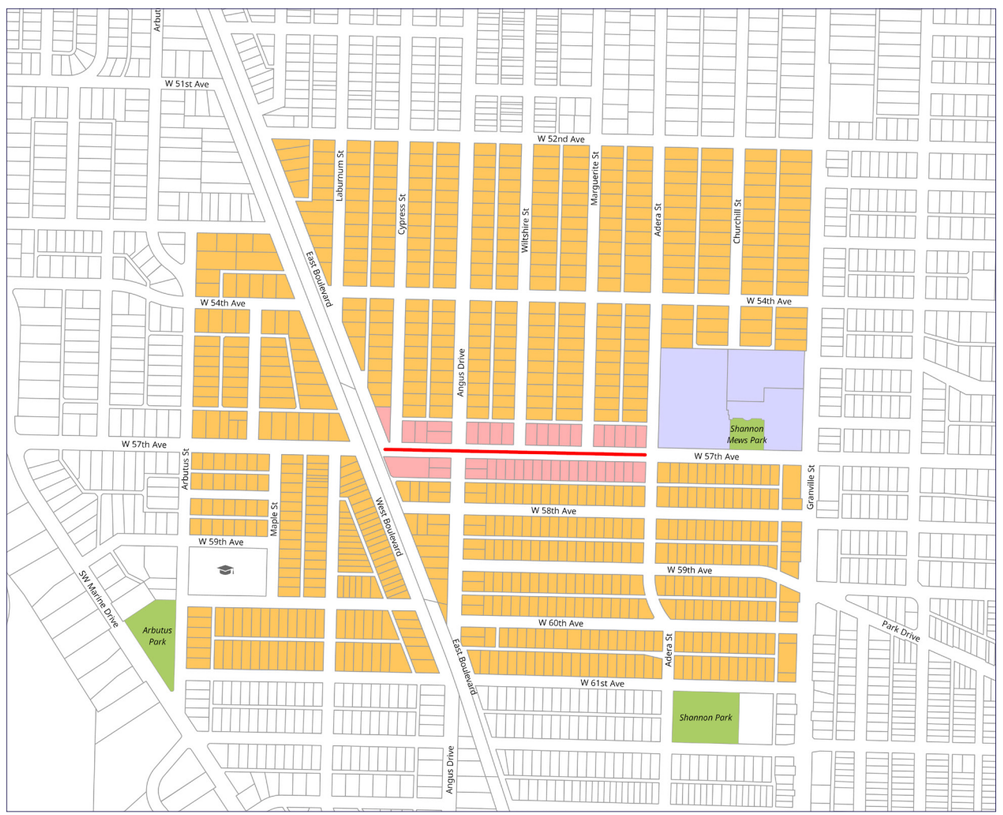
2.5.1 Angus Drive & W 57th Avenue

Land Use Plan

The Arbutus Greenway runs through this Village, providing strong walking and cycling connections. New mixed-use areas extend eastward along W 57th Avenue from the existing commercial area at Cypress Street.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.14 Land uses in the Angus Drive & W 57th Avenue Village



Park or Open Space

Public School

Land Use

Residential Low-rise

Mixed-use Low-rise

Unique Site

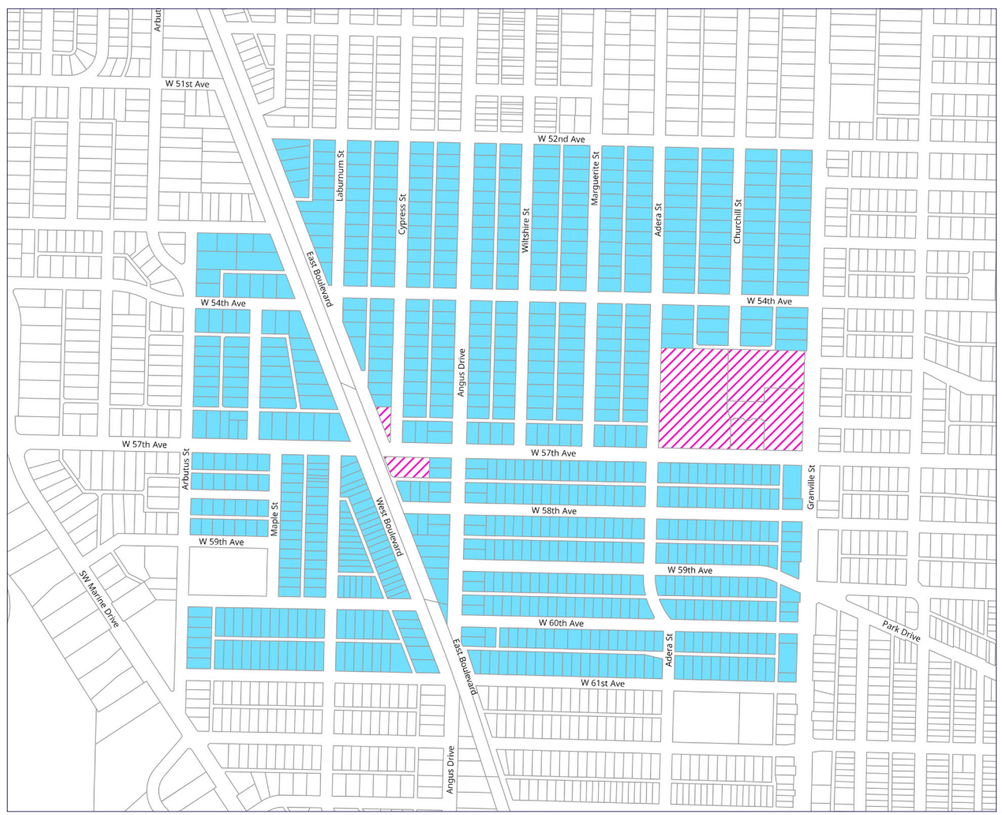
Village High Street

N

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.15 City-initiated and privately-initiated rezoning areas in the Angus Drive & W 57th Avenue Village



City-initiated Rezoning

Privately-initiated Rezoning

N

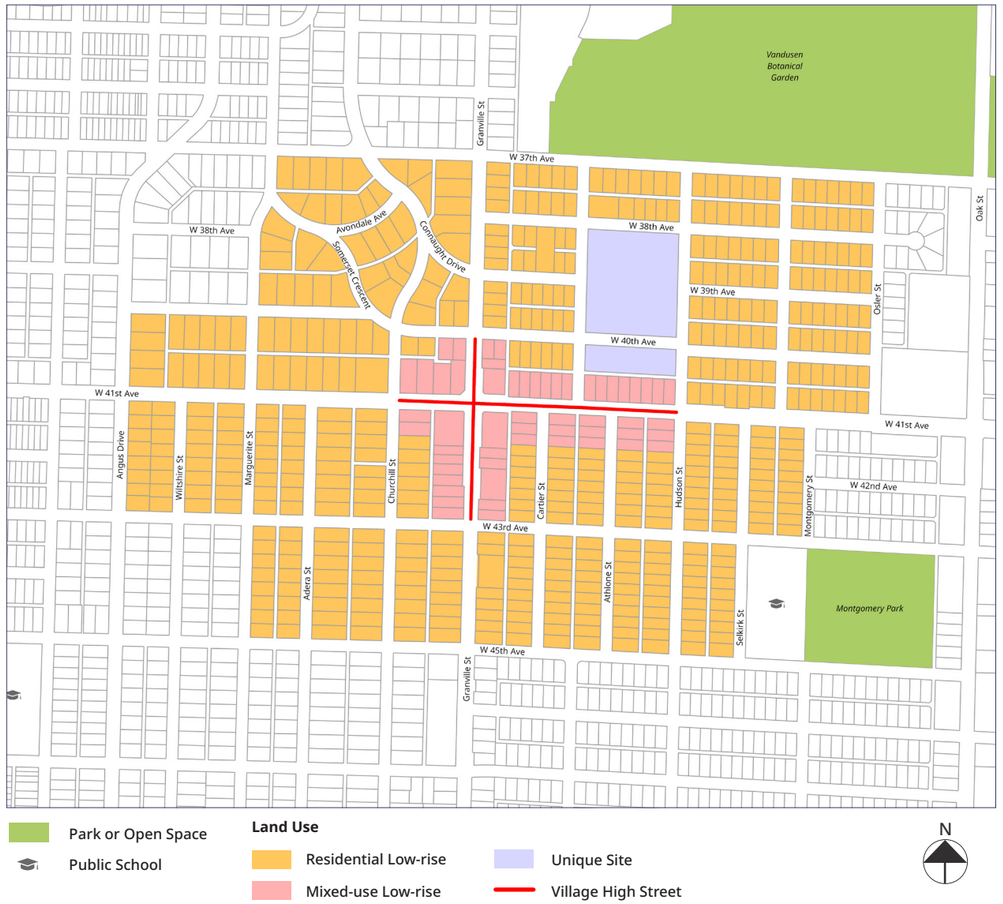
2.5.2 Granville Street & W 41st Avenue

Land Use Plan

This Village is located on Granville Street, a busy road with frequent traffic. The new mixed-use areas run mostly along W 41st Avenue, extending east from the existing commercial spaces along Granville Street.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

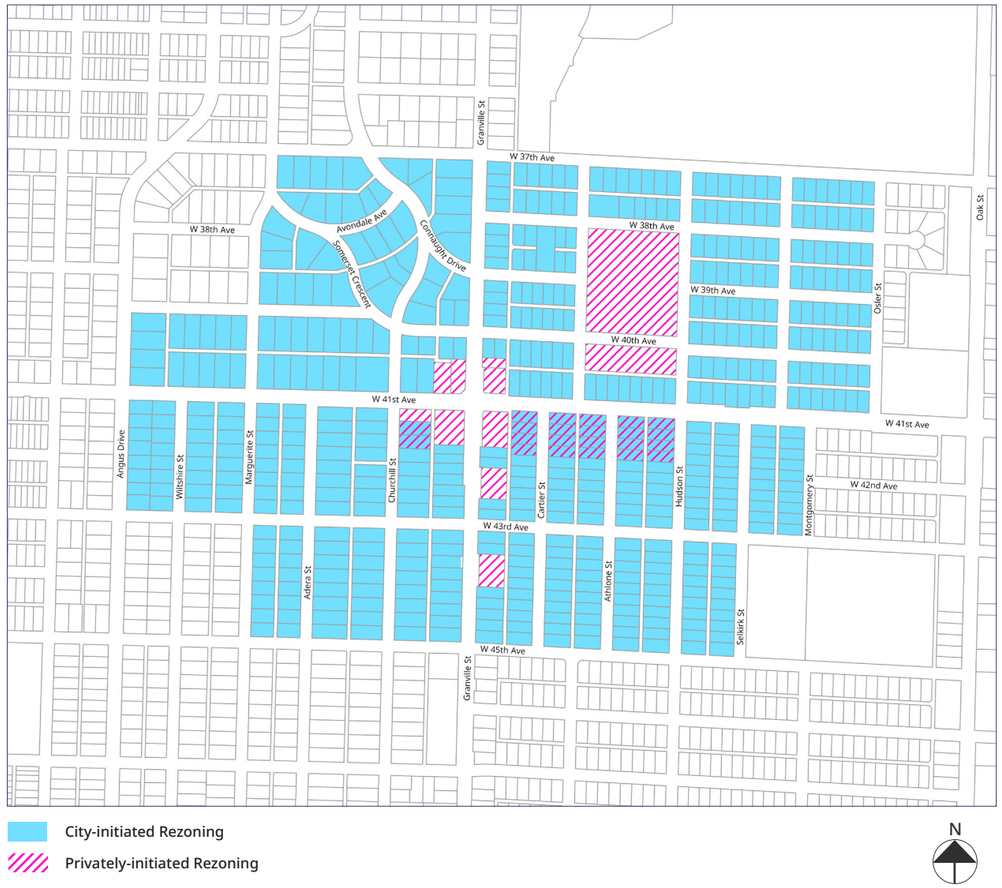
Map 2.16 Land uses in the Granville Street & W 41st Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.17 City-initiated and privately-initiated rezoning areas in the Granville Street & W 41st Avenue Village



2.5.3 Oak Street & W 49th Avenue

Land Use Plan

This Village is centred around Oak Street, a busy road with frequent traffic. The new mixed-use areas extend along W 49th Avenue, west from Oak Street to Hudson Street.

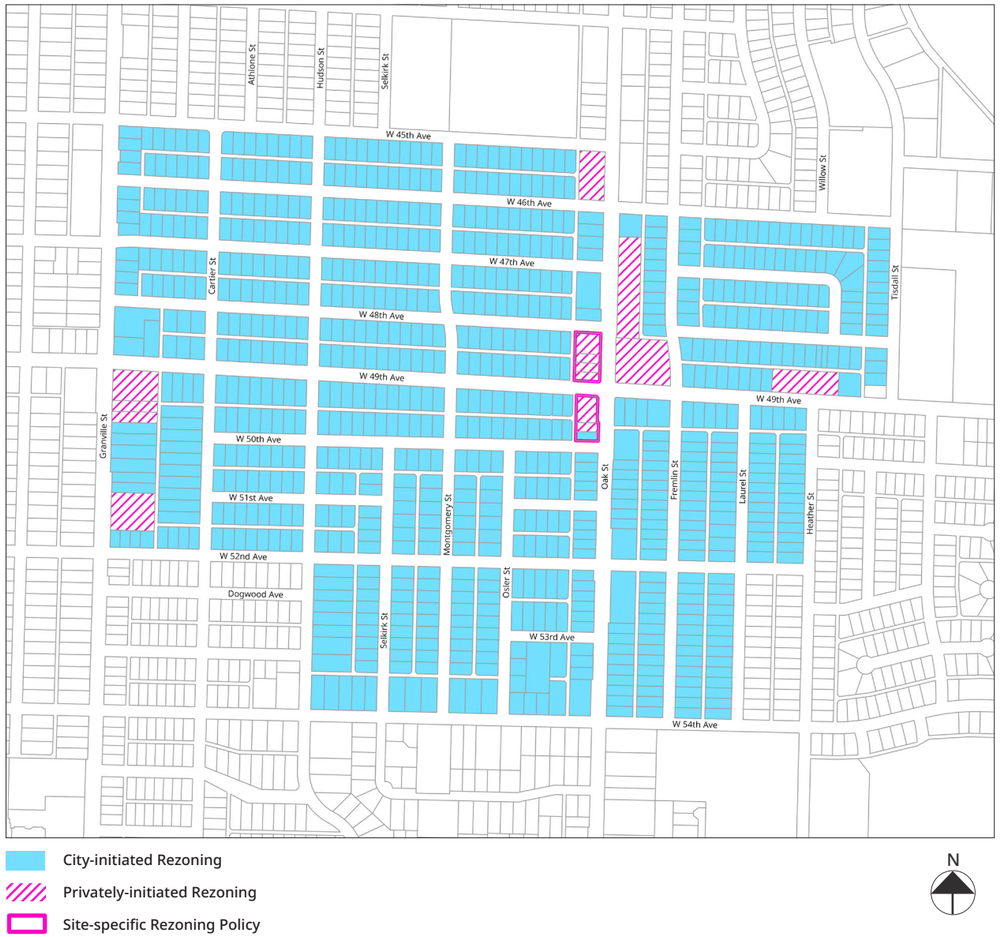
The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.18 Land uses in the Oak Street & W 49th Avenue Village

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.19 City-initiated and privately-initiated rezoning areas in the Oak Street & W 49th Avenue Village



Site-specific Rezoning Policies

This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Cambie Corridor Plan*. To confirm the location where these opportunities are enabled, see Map 2.19: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *C-2A, C-2D and C-2E Districts Schedule* and *City-wide Design and Development Guidelines*.

Block at the northwest corner of Oak Street and W 49th Avenue

2.5.3.1 A residential mixed-use building with rental tenure may be permitted under the following scenarios:

i. Up to 6 storeys and 3.0 FSR, if 100% of the residential floor area is secured as market rental; or

ii. Up to 12 storeys and:

a. 3.7 FSR, if a full block assembly is achieved and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing, or a minimum 20% as social housing; or

b. 4.25 FSR, if only the southern site redevelops and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing, unless office uses are provided above the ground floor.

Block at the southwest corner of Oak Street and W 49th Avenue

2.5.3.2 A residential mixed-use building with rental tenure may be permitted under the following scenarios:

i. Up to 6 storeys and 3.0 FSR, if 100% of the residential floor area is secured as market rental; or

ii. Up to 12 storeys and:

a. 4.0 FSR, if a full block assembly is achieved and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing; or

b. 4.75 FSR, if only the northern site redevelops and 100% of the residential floor area is secured as market rental with a minimum 20% as below-market rental housing, unless office uses are provided above the ground floor.

2235 E Broadway (6-storey residential development)

2.5.4 Oak Street & W 67th Avenue

Land Use Plan

This Village is centred around Oak Street, a busy road with frequent traffic. The expansion of the mixed-use areas balances high-visibility locations along Oak Street with quieter, more pedestrian-oriented blocks along W 67th Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

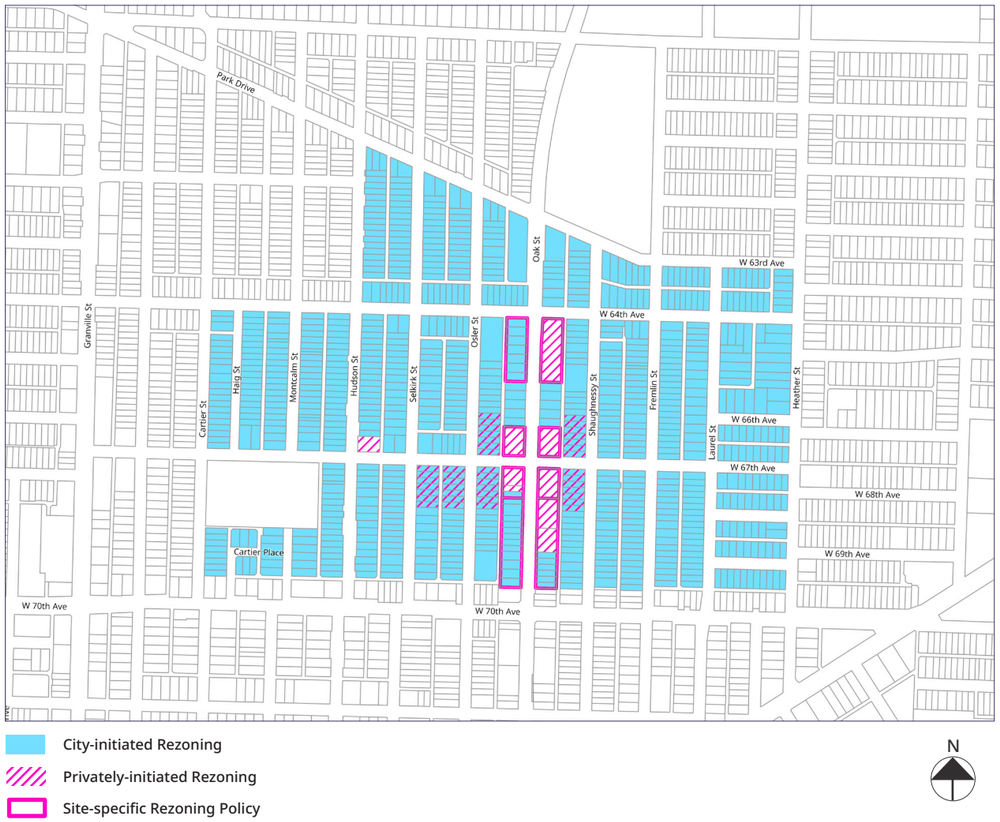
Map 2.20 Land uses in the Oak Street & W 67th Avenue Village

2.5.4.1 On corner sites in mixed-use areas, commercial frontages should be oriented primarily toward W 67th Avenue.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2E) or a residential district (R3-4). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.21 City-initiated and privately-initiated rezoning areas in the Oak Street & W 67th Avenue Village



Site-specific Rezoning Policies

This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Marpole Community Plan*. To confirm the location where these opportunities are enabled, see Map 2.21: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *R3 Districts Schedule, C-2A, C-2D and C-2E Districts Schedule* and *City-wide Design and Development Guidelines*.

All corners at the intersection of Oak Street and W 67th Avenue

2.5.4.2 A mixed-use building up to 8 storeys and 3.0 FSR can be considered subject to the following conditions:

i. commercial uses, including retail and services, are required on the ground floor;

ii. residential or commercial uses permitted above the ground floor, and office use is encouraged on the second floor; and

iii. a commercial frontage of approximately 160 ft. is supported through site consolidation.

Sites along Oak Street between W 64th Avenue and W 70th Avenue

2.5.4.3 A residential building up to 6 storeys and 2.5 FSR is permitted. This may include strata tenure.

Recently built 6-storey residential developments along Oak Street

989 W 67th Avenue (8-storey mixed-use development under construction)

2.6 CENTRAL VILLAGES

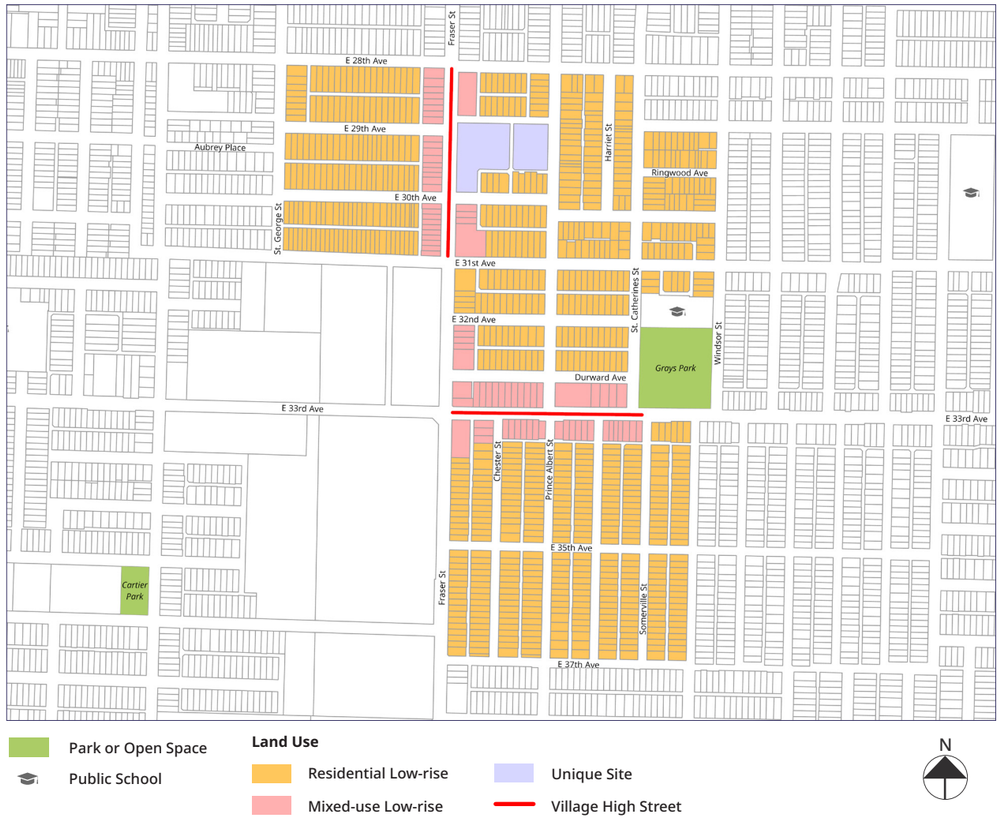
2.6.1 Fraser Street & E 33rd Avenue

Land Use Plan

This Village is located across from the Mountain View Cemetery. The new mixed-use areas complete the west side of Fraser Street across from existing commercial space, as well as creating a new Village high street along W 33rd Avenue to Grays Park.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.22 Land uses in the Fraser Street & E 33rd Avenue Village

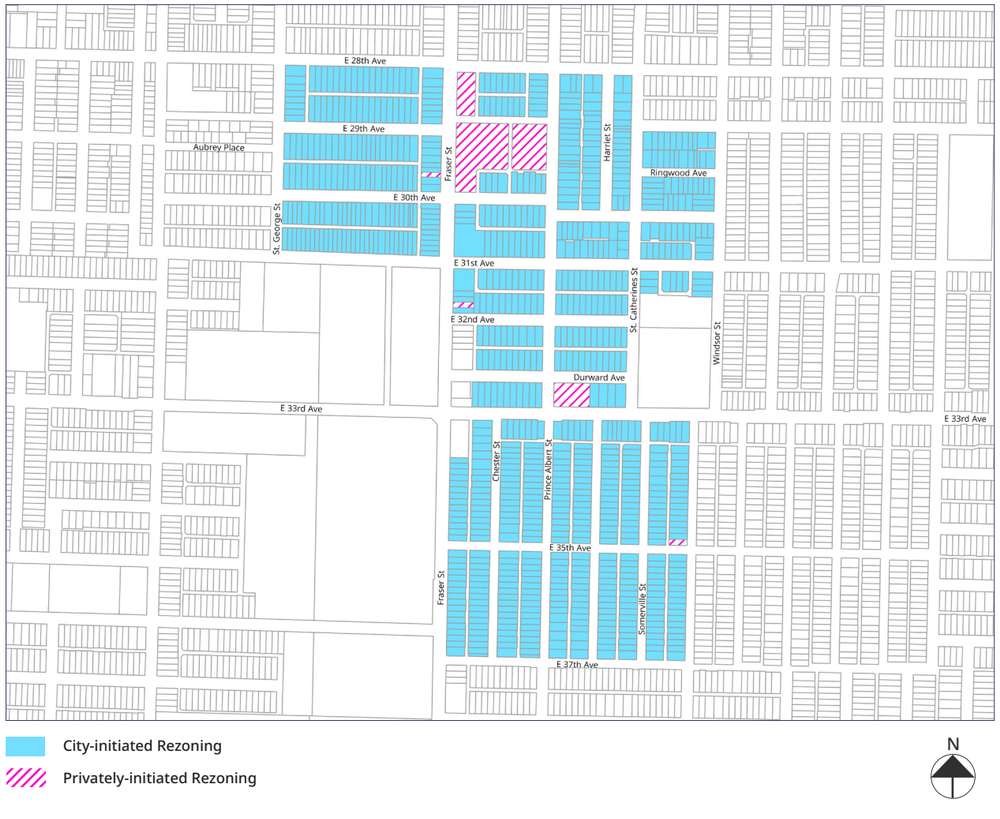


2.6.1.1 Unique Sites located along the Village high street must provide commercial uses on the ground floor, with commercial frontages oriented primarily toward the Village high street.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.23 City-initiated and privately-initiated rezoning in the Fraser Street & E 33rd Avenue Village



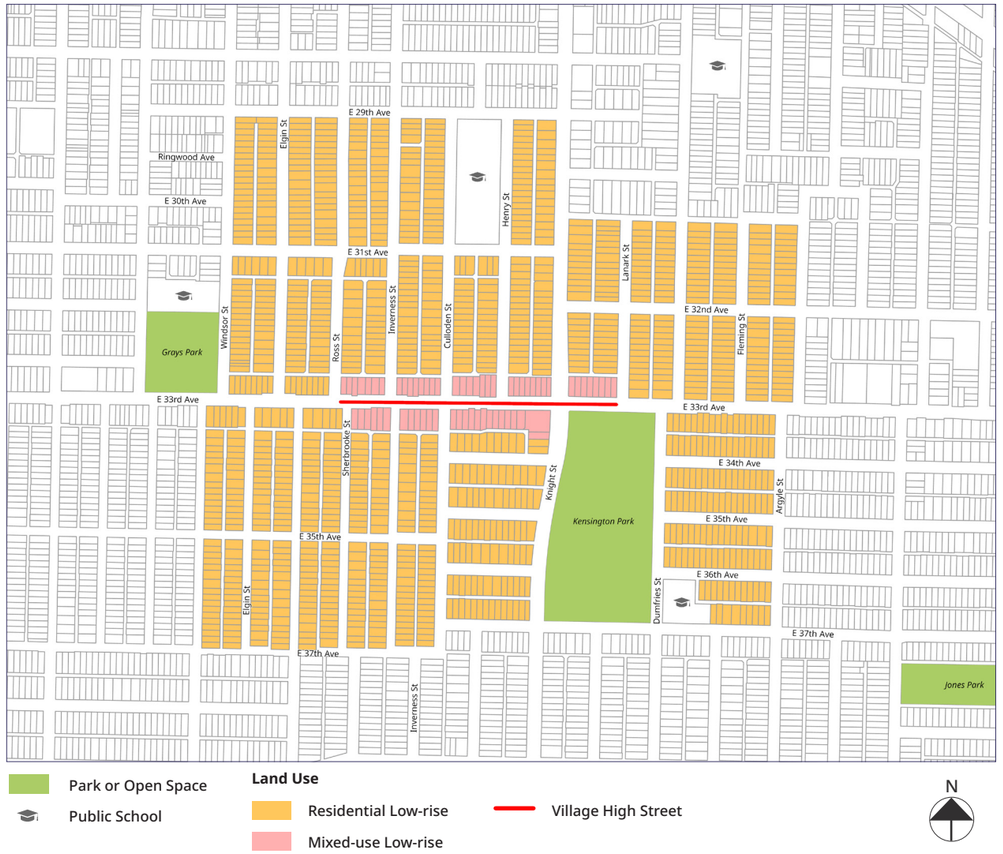
2.6.2 Knight Street & E 33rd Avenue

Land Use Plan

Kensington Park and Kensington Community Centre provide large green space and recreational amenities in this Village. There is a small retail node at the intersection of E 33rd Avenue and Knight Street, a busy road and truck route. The new mixed-use area extend along E 33rd Avenue from Lanark to Ross streets.

The map below identifies areas in the Village designated for mixed-use and residential development.

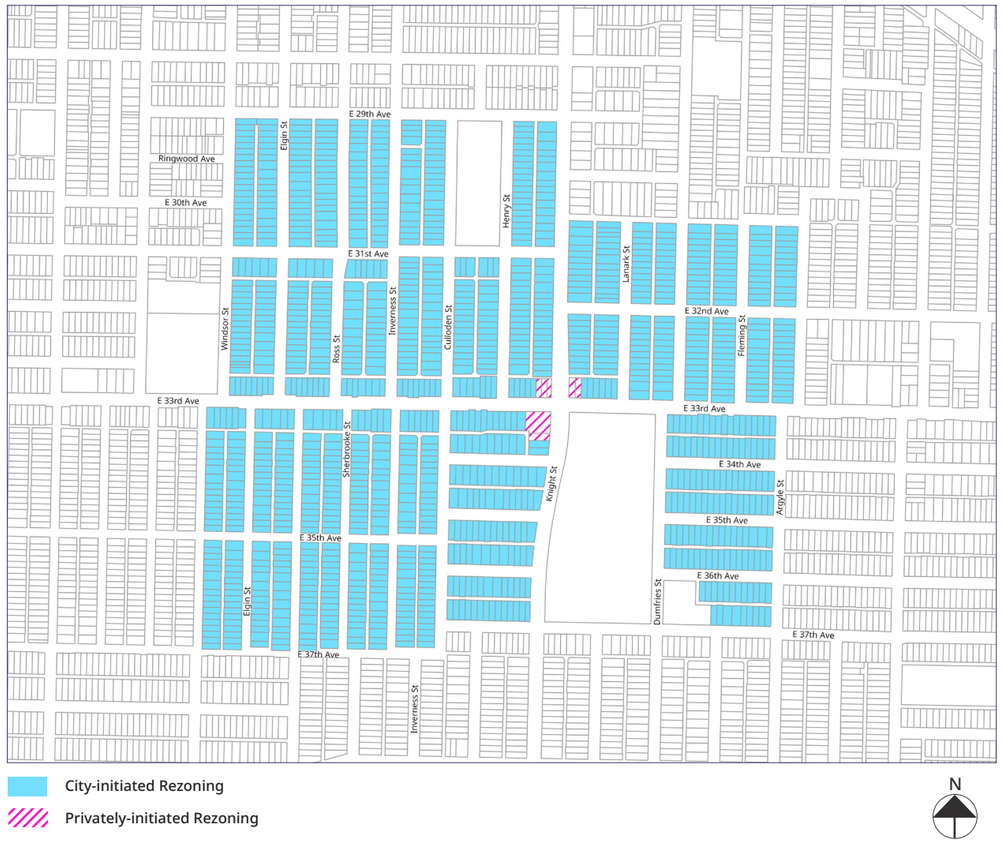
Map 2.24 Land uses in the Knight Street & E 33rd Avenue



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.25 City-initiated and privately-initiated rezoning in the Knight Street & E 33rd Avenue Village



2.7 EAST VILLAGES

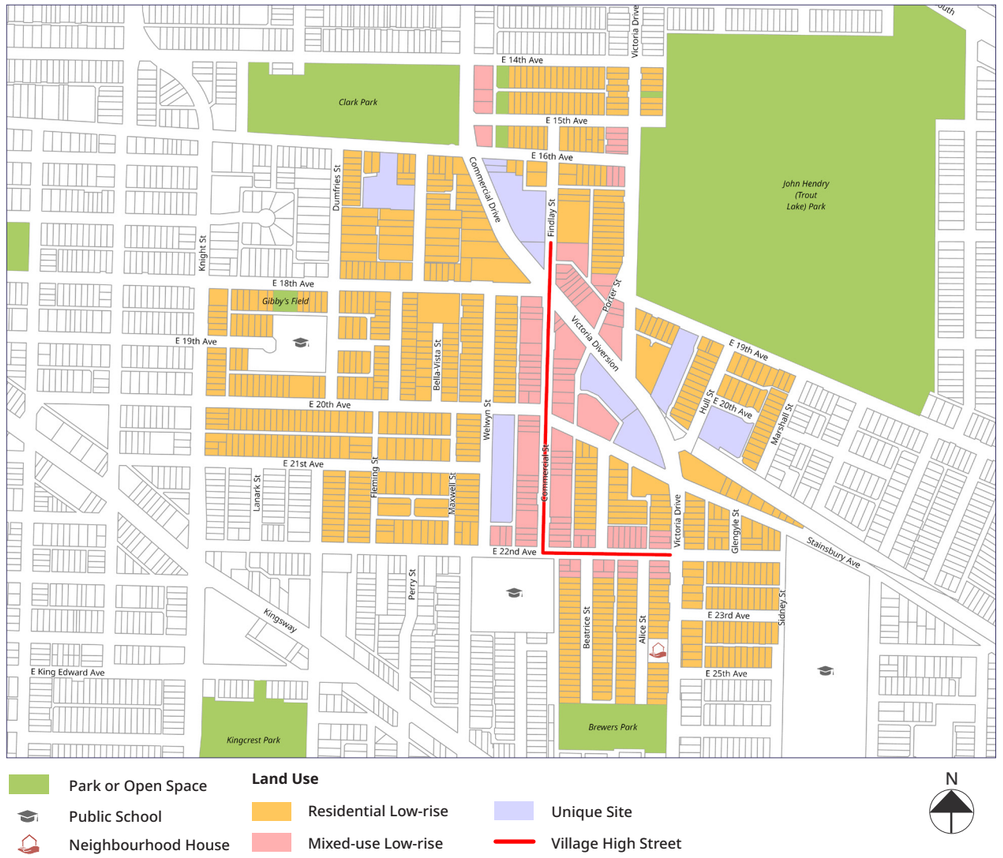
2.7.1 Commercial Street & E 20th Avenue

Land Use Plan

This Village is within walking distance from Trout Lake, as well as Brewers Park and Clark Park, which offer a range of open space and recreational amenities. The mixed-use areas extend the existing commercial opportunities along E 22nd Avenue, from Commercial Street to Victoria Drive. Two short blocks across from Trout Lake Community Centre are also designated as mixed-use.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

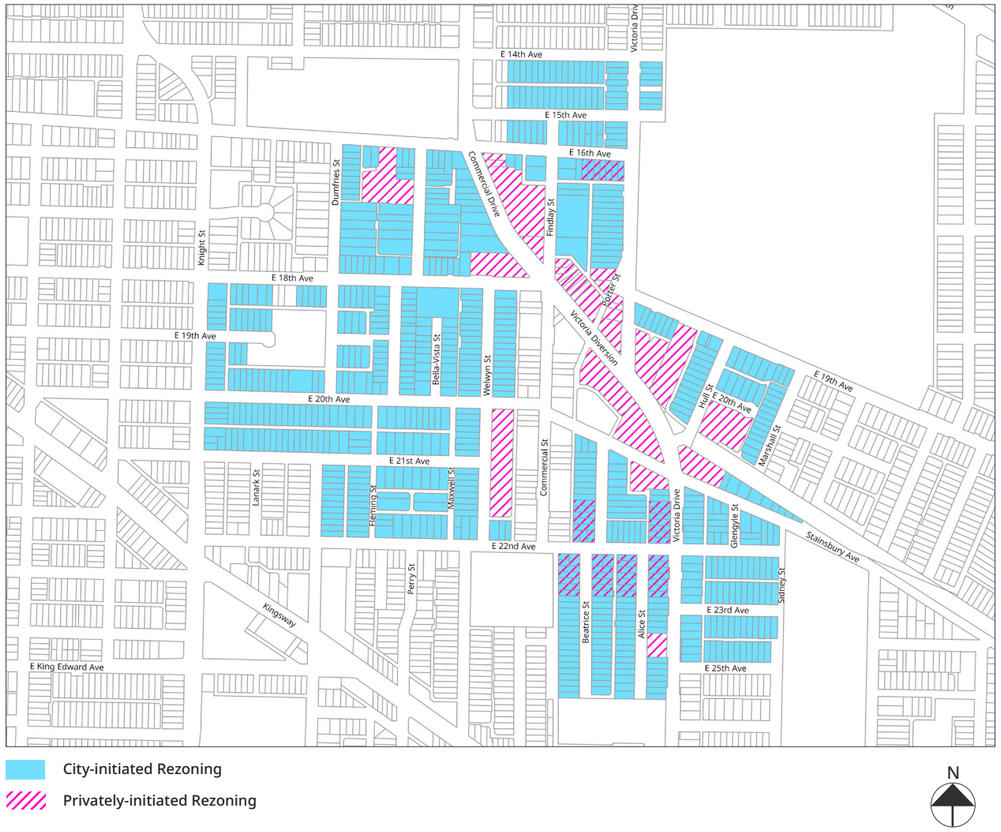
Map 2.26 Land uses in the Commercial Street & E 20th Avenue Village



Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.27 City-initiated and privately-initiated rezoning areas in the Commercial Street & E 20th Avenue Village



Unique Site Policies

Map 2.28 Croatian Cultural Centre (3250 Commercial Drive)

Site Name	Croatian Cultural Centre	
Address / Site Size	3250 Commercial Drive	~2.2 acres (~8,800 sq. m)
Description	The Croatian Cultural Centre is a long-standing community and cultural facility that has served the neighbourhood and the broader community for forty years. The site includes a cultural and recreational centre with an auditorium, gymnasium, classrooms, library, and a restaurant. The site also features surface parking, pedestrian paths, and landscaped open areas. Its size, layout, and programming set it apart from surrounding residential sites, and it functions as a community and regional destination for cultural and recreational events.	
Policy Intent	Support the long-term viability of the non-profit social-cultural amenity by enabling its enhancement through expansion or renewal of the facility and the inclusion of residential uses.	
Permitted Uses	Cultural and recreational, institutional, retail, service, residential, office, and accessory uses.	

Croatian Cultural Centre

Policies

2.7.1.1 Support the enhancement, expansion, or renewal of the non-profit owned social-cultural amenity on site to sustain its long-term viability.

2.7.1.2 Permit residential uses, considering compatibility with the long-term sustainability of the socio-cultural facility.

2.7.1.3 Require ground-floor commercial space to enable more retail uses on the existing surface parking lots at the north and south corners of the site to activate the street, support pedestrian activity, and enhance the vitality of the site.

2.7.1.4 Enhance landscaped open areas and internal pedestrian pathways to support community use of the site, connect the cultural and recreational amenity with new retail, and improve access and circulation to surrounding streets.

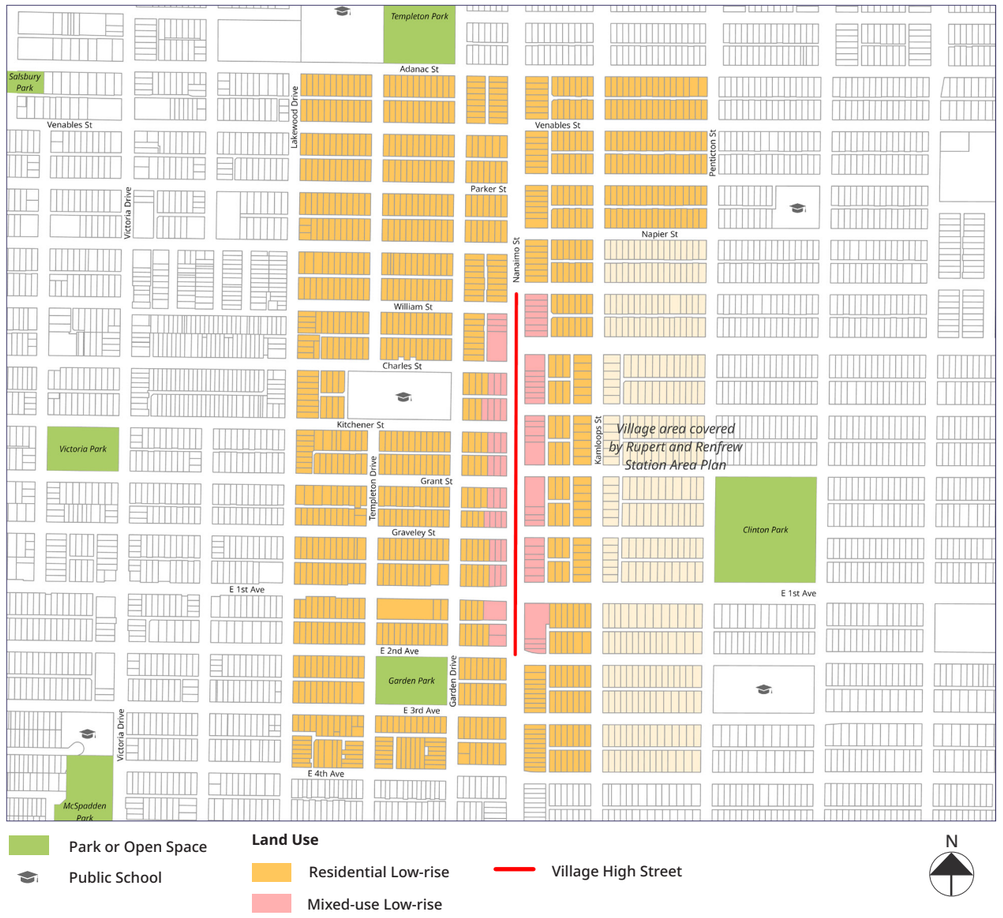
2.7.2 Nanaimo Street & E 1st Avenue

Land Use Plan

This Village is located along Nanaimo Street, with some of the residential areas covered by the Rupert and Renfrew Station Area Plan. The new mixed-use areas fill in gaps along Nanaimo Street to create a continuous Village high street from William Street to E 2nd Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development.

Map 2.29 Land uses in the Nanaimo Street & E 1st Avenue Village

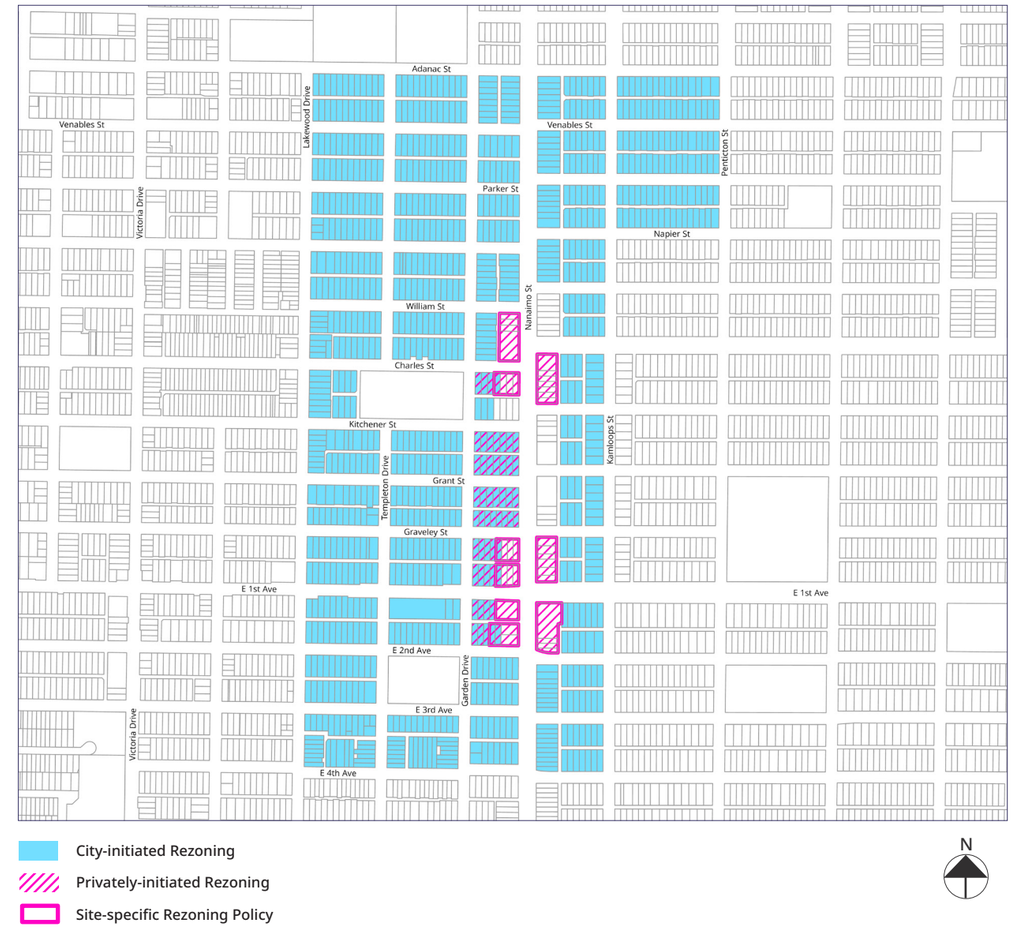


2.7.2.1 Continue to prioritize park improvements in Garden Park to support additional growth as per policy 3.4.1.1 in Section 3.4.1: Villages Parks Policies

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.30 City-initiated and privately-initiated rezoning areas in the Nanaimo Street & E 1st Avenue Village



Site-specific Rezoning Policies

This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Grandview-Woodland Community Plan*. To confirm the location where these opportunities are enabled, see Map 2.30: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *C-2A, C-2D and C-2E Districts Schedule* and *City-wide Design and Development Guidelines*.

Sites along Nanaimo Street between William Street and E 2nd Avenue

2.7.2.2 A residential mixed-use building up to 6 storeys and 3.2 FSR may be permitted. This may include strata tenure.

Street widening and patios from recent development of mixed-use buildings along Nanaimo Street

2419 Grant Street (4-storey mixed-use development)

2.7.3 Nanaimo Street & E Broadway

Land Use Plan

This Village is centred around Broadway and Nanaimo and is close to the Commercial-Broadway SkyTrain station. The land use changes focus on adding more housing choice around the established mixed-use area along Nanaimo Street from E 6th to E 11th avenues.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.31 Land uses in the Nanaimo Street & E Broadway Village

2.7.3.1 Sites in mixed-use areas along E Broadway that are not on a Village high street are required to orient their commercial frontages toward E Broadway.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.32 City-initiated and privately-initiated rezoning in the Nanaimo Street & E Broadway Village

Site-specific Rezoning Policies

This section provides additional opportunities for privately-initiated rezonings specific to this Village that were carried over from the *Grandview-Woodland Community Plan*. To confirm the location where these opportunities are enabled, see Map 2.32: Areas for City-initiated and privately-initiated rezoning. Form of development should generally follow the applicable *C-2A, C-2D and C-2E Districts Schedule, R3 Districts Schedule* and *City-wide Design and Development Guidelines*.

Sites along Nanaimo Street between E 6th Avenue and E 11th Avenue

2.7.3.2 A residential mixed-use building up to 6 storeys and 3.2 FSR may be permitted. This may include strata tenure.

Sites along E Broadway between Lakewood Drive and Garden Drive

2.7.3.3 A residential building up to 6 storeys and 2.65 FSR may be permitted. This may include strata tenure.

Sites on the east side of Garden Drive fronting onto E Broadway

2.7.3.4 A residential mixed-use building up to 6 storeys and 3.0 FSR may be permitted. This may include strata tenure.

Sites on the east side of Garden Drive between E 7th Avenue and E 8th Avenue

2.7.3.5 A residential building up to 6 storeys and 2.6 FSR may be permitted. This may include strata tenure.

2450 Garden Drive (6-storey mixed-use development on flanking site)

2.8 SOUTHEAST VILLAGES

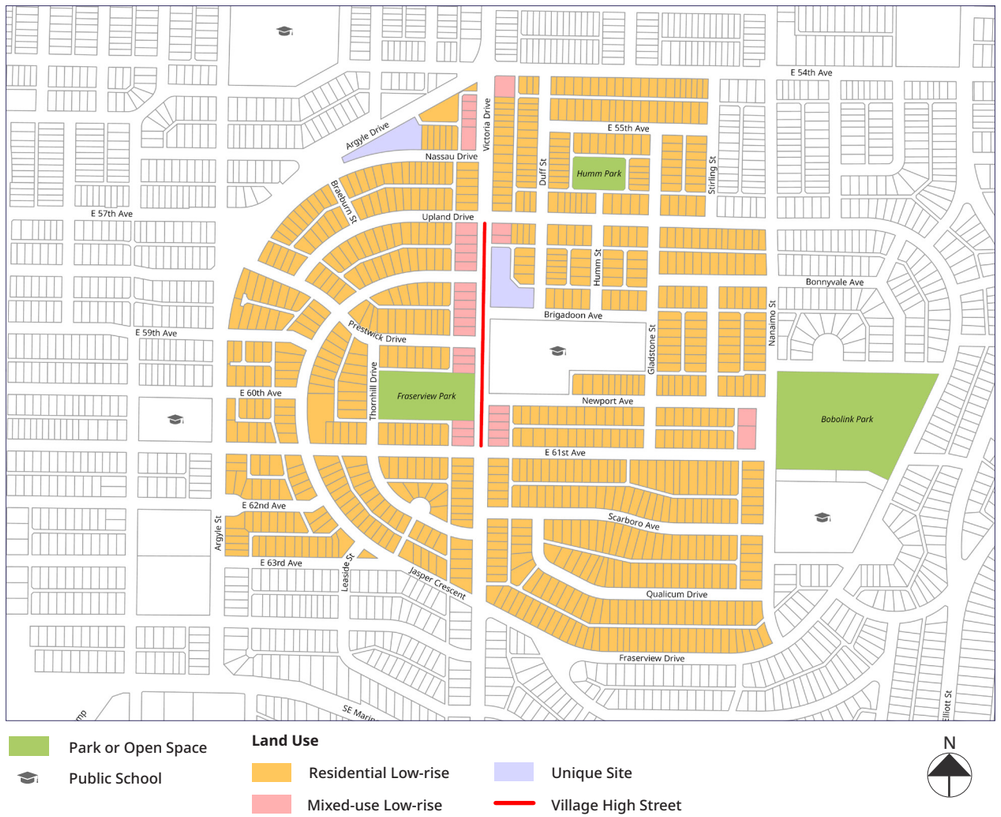
2.8.1 Victoria Drive & E 61st Avenue

Land Use Plan

The new mixed-use areas extend along Victoria Drive, adjacent to Fraserview Park and Sir James Douglas Elementary, from Upland Drive to E 61st Avenue.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.33 Land uses in the Victoria Drive & E 61st Avenue Village

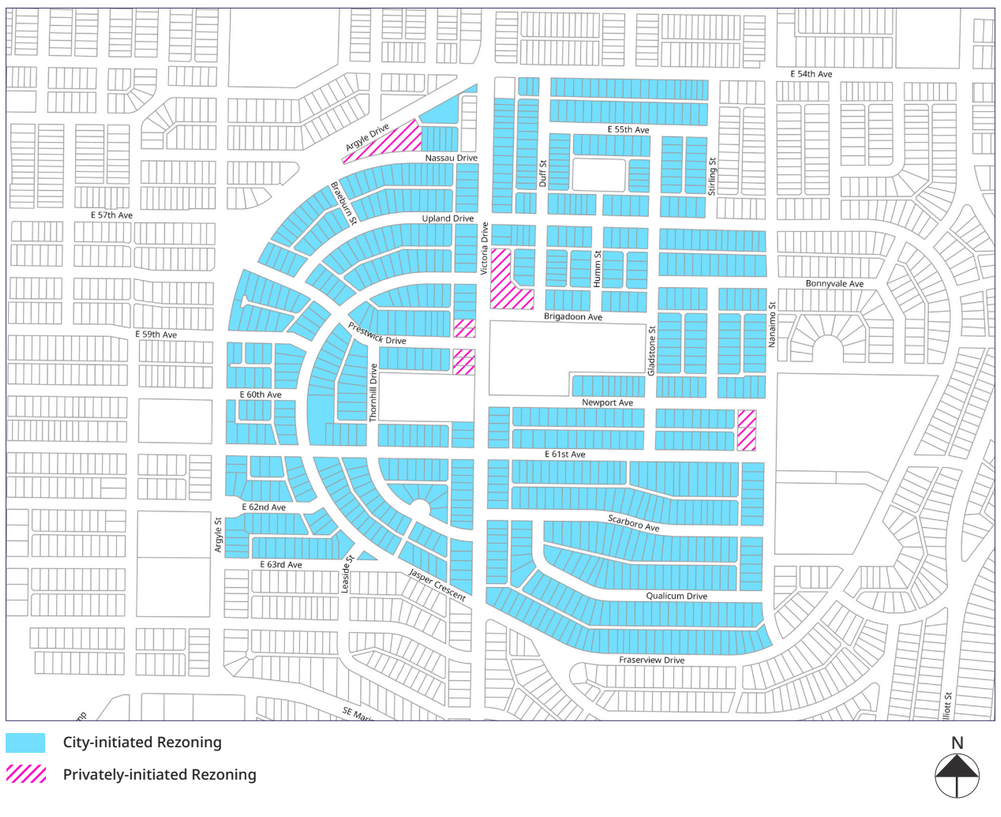


2.8.1.1 Unique Sites located along the Village high street must provide commercial uses on the ground floor, with commercial frontages oriented primarily toward the Village high street.

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.34 City-initiated and privately-initiated rezoning in the Victoria Drive & E 61st Avenue Village



2.8.2 Wales Street & E 41st Avenue

Land Use Plan

This Village is located along E 41st Avenue, a busy road with frequent traffic. New mixed-use areas extend mostly along the quieter Rhodes and Earles streets.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

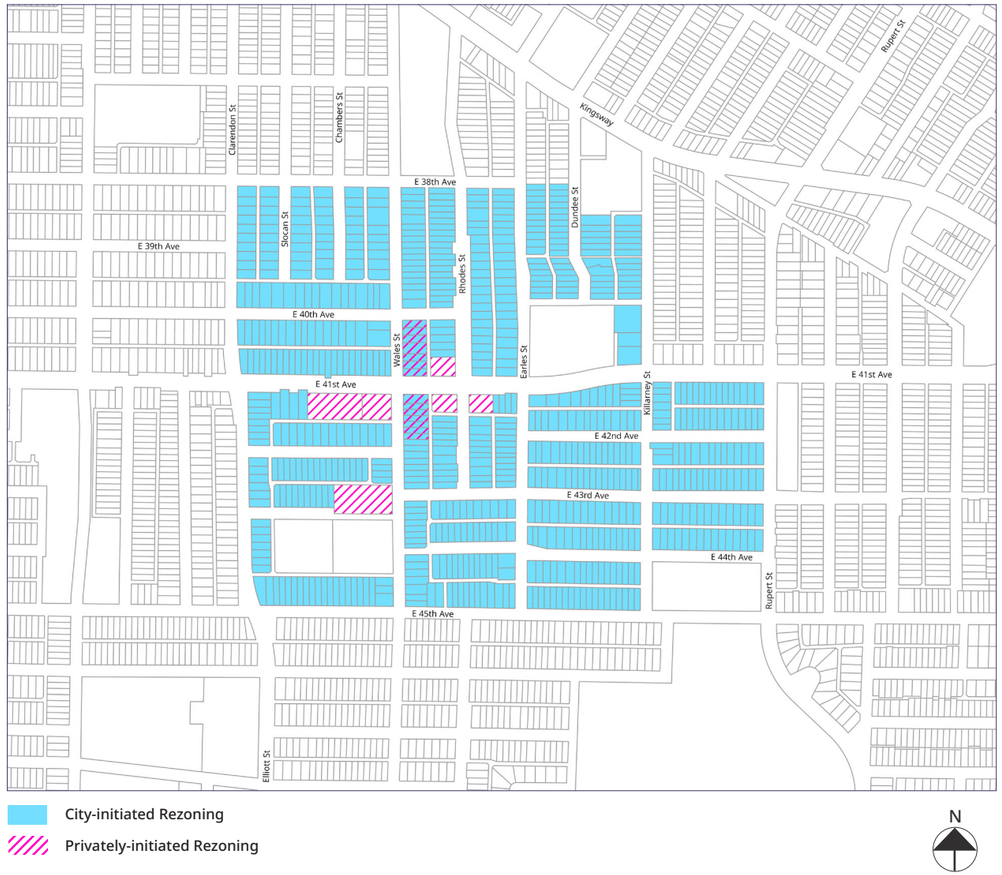
Map 2.35 Land uses in the Wales Street & E 41st Avenue Village

2.8.2.1 Continue to prioritize the renewal of Earles Park to support additional growth as per policy 3.4.1.1 in Section 3.4.1: Villages Parks Policies

Development Pathway

The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.36 City-initiated and privately-initiated rezoning in the Wales Street & E 41st Avenue Village



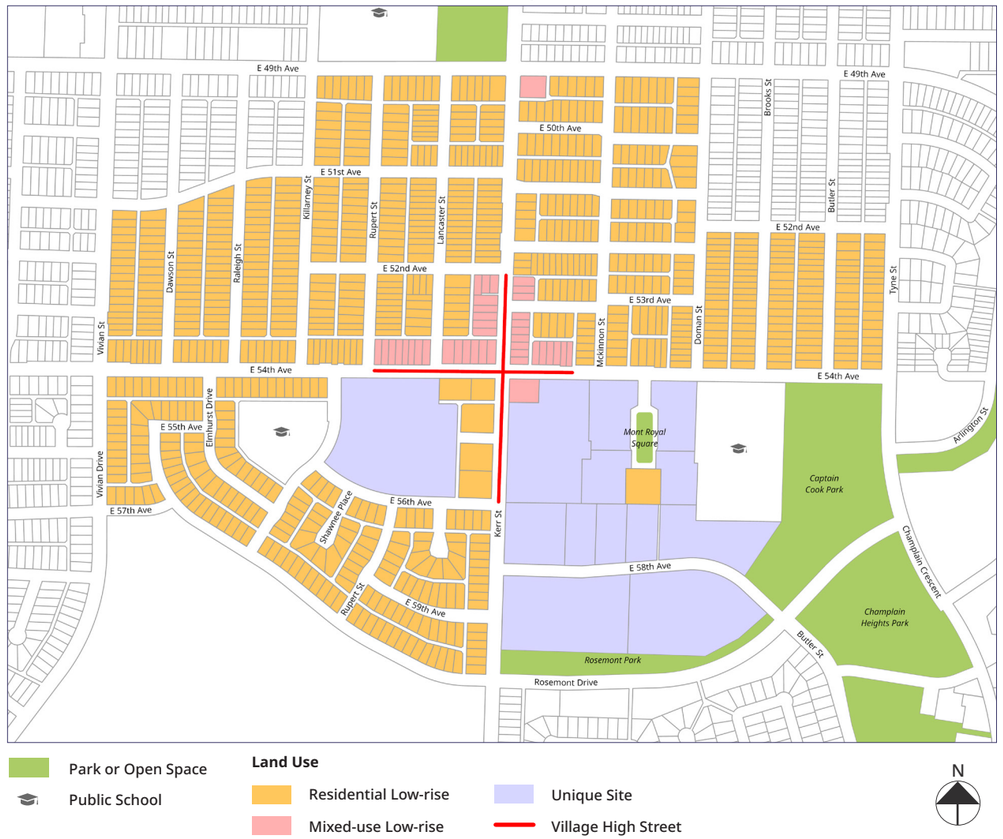
2.8.3 Kerr Street & E 54th Avenue

Land Use Plan

The new mixed-use areas along Kerr Street and E 54th Avenue will complement the existing shops and services in Champlain Square. Several Unique Sites are located within this Village.

The map below identifies areas in the Village designated for mixed-use and residential development. Unique Sites are also identified.

Map 2.37 Land uses in the Kerr Street & E 54th Avenue Village



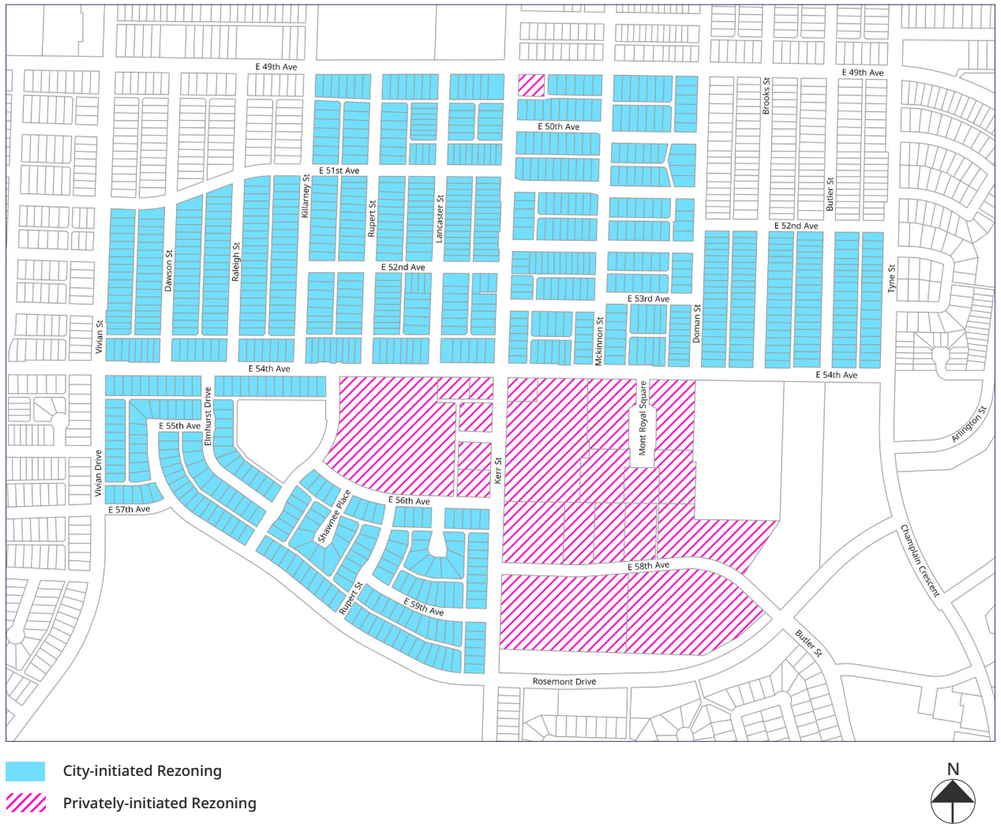
2.8.3.1 On corner sites in mixed-use areas, commercial frontages should be oriented primarily toward E 54th Avenue.

2.8.3.2 Unique Sites located on or adjacent to environmentally sensitive areas identified in the *Vancouver ODP* must provide green space oriented towards existing parks that prioritize the retention, enhancement, or creation of natural areas to support the City's ecological network. Refer to Map 7 in the *Vancouver ODP.*

Development Pathway

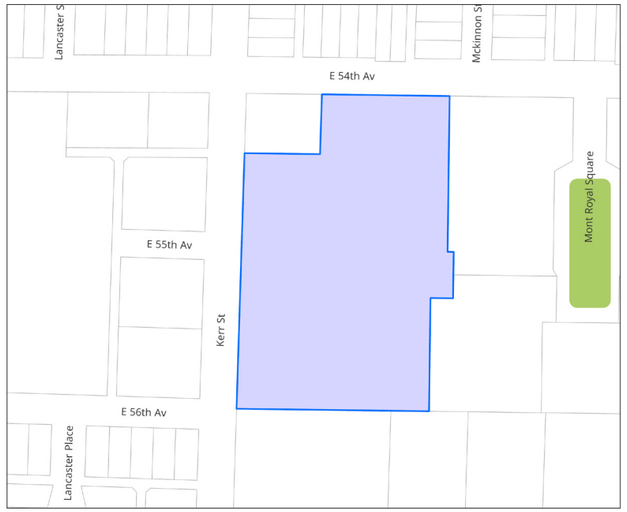
The map below identifies the areas that are part of City-initiated rezoning and where privately-initiated rezoning may be considered. For City-initiated rezoning, the map shows where development opportunities are enabled through area-wide rezoning initiated by the City to either a mixed-use district (C-2D) or a residential district (R3-1). For privately-initiated rezoning, it highlights areas where a rezoning application is required for development to occur. Some sites may have multiple pathways, to learn more see Sections 2.2.1: City-initiated Rezoning and 2.2.2: Privately-initiated Rezoning.

Map 2.38 City-initiated and privately-initiated rezoning areas in the Kerr Street & E 54th Avenue Village



Unique Site Policies

Map 2.39 Champlain Square (3150 E 54th Avenue)



Site Name	Champlain Square	
Address / Site Size	3150 E 54th Avenue	~6.3 acres (~25,400 sq. m)
Description	Champlain Square is a long-standing community-serving commercial centre. The site includes a mix of retail, service, and community-serving uses anchored by a full-service grocery store, a public library, and an adult day centre. Its size, layout, and mix of uses support its role as a strong local commercial destination and community hub.	
Policy Intent	Support the continued role of the site as a key community-serving and commercial destination through renewal and redevelopment and reinforce Kerr Street's function as a Village high street.	
Permitted Uses	Residential, retail, service, cultural and recreational, institutional, office, and accessory uses.	

Champlain Square in the Kerr Street & E 54th Avenue Village

A comprehensive plan should be prepared for this site as part of the *Vancouver ODP*'s Neighbourhood Centre planning. It should address the street network and circulation, as well as opportunities for additional commercial space and community amenities. In the interim, the following policies provide guidance for incremental change on the Champlain Square site.

Policies

2.8.3.3 Retain and enhance existing community infrastructure, including the public library and adult day centre, and support the introduction of new community-serving uses as part of redevelopment.

2.8.3.4 Require the retention and renewal of retail and service uses, ensuring no net loss of commercial floor area. New ground floor commercial should be prioritized along the Village high street to support active frontages, pedestrian activity, and the role of the site as a commercial hub.

2.8.3.5 Permit residential uses as part of a mixed-use redevelopment, where it complements and supports the long-term viability of retail and community-serving uses on site.

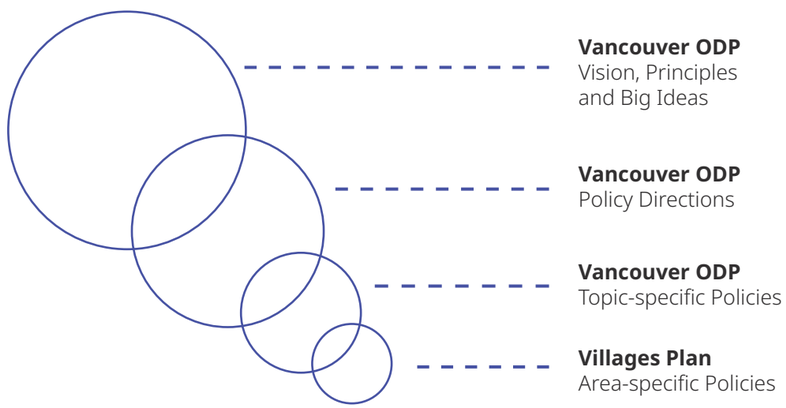
2.8.3.6 Support the redevelopment of existing surface parking areas to improve site efficiency, enhance pedestrian circulation, and deliver high-quality public realm improvements, including landscaped open spaces and clear pedestrian connections within and through the site.

Part 3: Policy Areas

The *Vancouver ODP* identifies twelve policy areas that cover key city building topics. This Part of the document is condensed into five key policy areas, relevant to all Villages, intended to advance the *Vancouver ODP*'s overall Vision, Foundational Principles and Big Ideas. To address the current and future needs of the *Villages Plan* area, policies were informed by technical studies such as gap analyses, economic testing and growth projections, public and stakeholder engagement, and feedback from the local Nations.

Each policy area in this Part begins by outlining the intent for Villages on that topic, and how the *Villages Plan* proposes to advance it. This is followed by a table of relevant city-wide policies, strategies, frameworks or guidelines with a short description and connection to the *Villages Plan*. Each policy area includes topic-based policies for Villages, and these are grouped under the relevant Policy Directions outlined in the *Vancouver ODP*.

Figure 3.1 Policy Structure



3.1 HOUSING

Village areas today are located in primarily low-density residential neighbourhoods, characterized mainly by single detached homes, secondary suites, and duplexes, resulting in limited housing types and choices. While existing City plans and policies allow some townhouses and apartment buildings in some of these areas, these are mostly limited to major streets and adjacent blocks. As Villages continue to grow, increasing housing diversity and expanding housing supply close to shops and services will be key to creating complete, inclusive, and resilient neighbourhoods.

Equitable housing and complete neighbourhoods is one of the Three Big Ideas, central to the aspirations of the *Vancouver ODP*. A core objective of the *Villages Plan* is to introduce a wider variety of housing opportunities for households of different sizes, ages, and incomes. The *Plan* enables ground-oriented missing middle housing forms such as townhouses and low-rise apartments in all areas within a Village, including locations away from busy streets.

A mix of secured rental and homeownership options will support more diverse mixed-income communities close to retail and services, local jobs and other daily needs. Strong tenant protections will mitigate displacement as redevelopment occurs. New opportunities are also included to support the renewal and expansion of existing non-market housing, and, where conditions allow, to deliver new below-market rental housing.

Low-rise apartment development

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Housing Vancouver Strategy	Seeks to reduce Vancouver's housing affordability gap by ensuring diverse, affordable options for all incomes.	Increase the diversity of housing options by allowing more missing middle housing types (e.g. multiplexes, townhouses and apartments).
10-Year Housing Targets	Establishes 10-year housing targets, providing a framework for new construction to meet housing needs.	Broaden the diversity and supply of secured rental and ownership housing, helping meet long-term housing targets.
Secured Rental Policy	Encourages new purpose-built housing by enabling rezonings and offering incentives such as added height and density, while ensuring tenant protections and affordability requirements.	Incorporate equivalent heights and densities for new secured rental housing, in locations close to shops and services. Enable delivery of rental housing without the need for rezonings.
Seniors Housing Strategy and *Seniors Housing Rezoning Policy*	Aims to ensure older adults have the housing and supports needed to allow for aging in suitable, adequate, and affordable housing in their community.	Enable development of seniors housing projects including community care or assisted living facility, seniors supportive or independent living, and social housing.
Tenant Relocation and Protection Policy	Mitigates the impacts of redevelopment on existing tenants by requiring applicants to provide tenants with financial compensation, right of first refusal and assistance finding alternate accommodations.	Incorporate the *Tenant Relocation and Protection Policy* in Village areas. Introduce enhanced requirements to mitigate displacement for tenants living in privately-owned primary and/or secondary rental housing facing redevelopment to new rental housing.
Climate Emergency Action Plan	Identifies actions to reduce carbon pollution through land use planning, transportation, building construction, and climate adaptation, while integrating equity measures to prevent displacement and support non-market and rental housing sectors.	Streamline the delivery of missing middle housing types in close proximity to new shops and services. Support walkability and better transit access to transform Village areas into more resilient, climate-ready neighbourhoods.
Healthy City Strategy	Advances social sustainability including goals to achieve a wide range of affordable homes for everyone, including supportive, social, and purpose-built rental housing and creating complete, compact communities by increasing neighbourhood Walk Scores.	Create local hubs where expanded retail opportunities and a greater variety of housing will foster more complete, walkable communities.

City-wide Document	Key Directions	*Villages Plan* Approach
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. Provide design guidance for residential or mixed-use low-rise developments, including expectations on their response to existing context, delivery of open space, design for livable dwelling units, and provision of amenity space.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.
Solar Access Guidelines for Areas Outside of Downtown	Provides guidelines to manage solar access to public parks, public school sites and Village high streets.	Many of the sites will be able to be develop through a simplified building form that complies with solar access requirements through the proposed zoning districts for Villages. In some cases, additional design strategies will be needed to mitigate solar access impacts as described in the city-wide guidelines, which may limit achieving the maximum height and density allowed.

Mixed-use low-rise development

3.1.1 Villages Housing Policies

Vancouver ODP Direction 1.2: Ensure opportunities for inclusion of very low to moderate-income households and diversify the housing stock across all residential areas

3.1.1.1 Expand secured rental and ownership housing choice near daily needs and local jobs by enabling more missing middle housing, including multiplexes, townhouses and low-rise apartments.

3.1.1.2 Diversify housing options by reserving the highest densities for buildings that serve low- and moderate-income households, including secured rental and non-market housing.

3.1.1.3 Where conditions allow, focus on the delivery of below-market rental housing[1] and leverage opportunities for new ownership housing to contribute to the creation of new non-market housing. See Part 2: Land Use for maximum allowable height and density.

3.1.1.4 Enable the development of ground-oriented multi-unit housing, such as townhouses and multiplexes, with larger units suited for a range of household types including residents wishing to downsize, multi-generational families and families with children.

3.1.1.5 Enable new opportunities for older persons to age in their communities through new apartment options with fewer access barriers, as well as a range of seniors-focused accommodations including community care or assisted living facilities, supportive or independent living housing and social housing.

3.1.1.6 Simplify the delivery of new housing by implementing City-initiated rezonings or Privately-initiated rezoning to a standardized zoning district. To learn more see Part 2: Land Use.

[1] Below-market rental housing units will rent at a percentage discount to city-wide average rents as published by the Canada Mortgage and Housing Corporation (CMHC) with the most recent Rental Market Report at the time of occupancy permit issuance in accordance with applicable zoning district regulations or as specified in applicable rezoning policies in the *Villages Plan*, and *Schedule J*.

Vancouver ODP Direction 1.6: Become a city for renters that provides more secure rental housing options and mitigates displacement

Tenant Relocation and Protection Policy

3.1.1.7 Where tenants will be displaced because of redevelopment, a tenant relocation plan as outlined in the city's *Tenant Relocation and Protection Policy* will be required at rezoning or development permit.

3.1.1.8 Enhanced tenant relocation and protection provisions will apply for tenants living in privately-owned primary and/or secondary rental housing facing redevelopment to new rental housing.[2] Applicants will be required to provide these tenants with "right of first refusal" and compensation or rent top-ups. These measures aim to preserve affordability in replacement housing and provide existing renters impacted by redevelopment with the choice to move back into their neighbourhoods.

Right of first refusal

3.1.1.9 Offer the "right of first refusal" to existing tenants facing redevelopment to new rental housing. These tenants will be eligible to return to a new rental unit at a 20% discount to city-wide average market rents by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the most recent *Rental Market Report*, or at the tenant's current rent, whichever is less.

3.1.1.10 Where policies require a portion of the new residential floor area to be below-market rental, units allocated to returning tenants exercising their "right of first refusal" will be counted toward the below-market rental housing requirements.

3.1.1.11 The "right of first refusal" option at a 20% discount to city-wide average market rents may be satisfied in another rental building within or outside the *Villages Plan* area to enable the option for a single move by the impacted tenant, should the tenant agree to the option.

[2] Enhanced Tenant Relocation and Protection will apply to existing rental housing where there is a proposal for a new rental projects of five or more units involving the consolidation of two or more lots as follows:

a. "Primary" rental stock, where the purpose of the building is to operate rental housing in the long-term such as purpose-built market rental housing;
b. Buildings with rental units above commercial; and
c. "Secondary" rental stock (such as rented houses, secondary suites, laneway houses, rented units in strata developments, etc.)

Temporary financial support while in interim housing

3.1.1.12 Tenants facing redevelopment to new rental housing will be offered additional financial support. In lieu of financial compensation based on length of tenancy, the tenant may instead choose to receive a temporary rent top-up when they relocate to interim housing to mitigate any rent increases, they may experience while waiting to exercise their right of first refusal.

3.1.1.13 Tenants may choose one of two rent top-up options, paid for by the development applicant:

i. Applicant or their representative finds three interim housing options that best meet the tenant's identified priorities as detailed in the Mandatory Needs Assessment. All options should be in Vancouver, unless otherwise specified by the tenant. The rent top-up will be the difference between the tenant's existing rent and rent in their new unit.

ii. Tenant finds their own interim housing and the top-up paid by the applicant will be capped at the difference between the tenant's rent for their original unit and the average rent for new market rental units by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the in the most recent *Rental Market Report*.

Vancouver ODP Direction 1.4: Significantly increase the supply of social and supportive housing and support the growth of the community housing sector

The R3 zoning districts used for City-initiated rezonings in Village areas enable the highest density where 100% of the residential floor area is provided as social housing. Additional opportunities exist through privately-initiated rezoning as described in Section 2.3: Unique Sites, and as follows:

3.1.1.14 Enable existing and newly acquired social, non-market co-op and supportive housing sites to renew and expand the number of units. To support significant government investment and opportunities to achieve other objectives for community amenities and services, consider additional height and density beyond 6 storeys in all Village areas, subject to urban design performance (including consideration of site-size, solar access, view impacts, building massing, and setbacks).

3.2 ECONOMY

Shops and services that meet daily needs for residents and workers are a core component of a complete, walkable community. Most Villages today are centred around small retail clusters with a limited number and mix of existing shops and services.

The *Villages Plan* addresses the lack of nearby retail options for daily needs by growing the heart of each Village and expanding mixed-use areas to support more shops and services. This expansion creates opportunities for small grocery stores, cafes, convenience stores, and other retail and service uses, allowing residents to meet many daily needs locally while also increasing employment opportunities.

Grocery stores are a key part of meeting most of the essential daily needs. Many of the Villages lack grocery stores as identified in the *Food Retail Priority Zones*. Grocery stores can be strong retail anchors by improving customer traffic for all businesses in a Village, and as more people come to live in these areas, the demand for these types of uses will increase. The *Villages Plan* will also enable small-scale neighbourhood retail spaces throughout the residential areas to create more walkable and complete neighbourhoods.

Additionally, The *Villages Plan* supports the development of Village-scale hotels of up to 6 storeys in mixed-use areas. These hotels will support the local economy and help expand retail options within Village areas. This advances the *Hotel Development Policy*, which highlights the need for a range of new hotel options, including those outside of the downtown area as a way to provide modestly priced accommodations.

Illustration of retail options in a mixed-use area in Villages

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Metro 2050: Regional Growth Strategy	Sets the region's long term land use trajectory. One of the key actions is to promote land development patterns that support employment opportunities close to where people live.	Expand the commercial areas to enable opportunities for additional jobs and services close to where people live.
Employment Lands and Economy Review	Identifies key actions to support a diverse local economy including strengthening neighbourhood retail.	Expand the commercial areas to enable opportunities for additional jobs and services close to where people live.
Hotel Development Policy	Reaffirm the City's interest in considering new or existing hotels as part of area planning, as well as through rezoning and development permit enquiries and applications.	Incorporates opportunities for developing small-scale low-rise hotel in all Villages.
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. The CDDG provide guidance for locating and designing retail space to support street activity and public life. This includes measures such as wrapping active retail frontages around corners and maximizing activation on both frontages when a site fronts two Village high streets.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.
Solar Access Guidelines for Areas Outside of Downtown	Provides guidelines to manage solar access to public parks, public school sites and Village high streets.	Many of the sites will be able to be develop through a simplified building form that complies with solar access requirements through the proposed zoning districts for Villages. In some cases, additional design strategies will be needed to mitigate solar access impacts as described in the city-wide guidelines, which may limit achieving the maximum height and density allowed.

3.2.1 Villages Economy Policies

Vancouver ODP Direction 2.4: Encourage a diverse and accessible mix of local-serving and small businesses and jobs in every neighbourhood that enable communities and culture to thrive

Local-serving shops and services in existing and new retail areas

3.2.1.1 In mixed-use low-rise areas and along Village high streets, require commercial uses on the ground floor to provide opportunities for more shops and services.

3.2.1.2 To support the delivery of commercial uses, City staff will review and update existing land use regulations ensuring ground floor commercial uses are required in zoning districts applied to mixed-use areas.

3.2.1.3 Prioritize opportunities for local-serving retail, including grocery stores, cafés, small restaurants, pharmacies and other services, to improve access to daily needs of residents, workers and visitors.

Various retail storefronts with active ground floor uses

Active commercial frontages

In new buildings, the interface between ground floor commercial uses and the public realm should be designed to create a diverse, welcoming and attractive pedestrian experience. Refer to the *City-wide Design and Development Guidelines* for guidance.

3.2.1.4 Require ground-floor retail to be oriented towards the Village high streets, as identified in Maps 3.1 - 3.5, to create contiguous active store fronts.

3.2.1.5 Developments should consider providing a diversity of storefront widths, unit sizes and flexible configurations to enhance pedestrian interest and support a mix of business types, including smaller spaces, as well as options for retail and non-retail anchors.

Existing local businesses

Although few in number, some of the existing local businesses in Villages are cherished by the community. The *Villages Plan* supports these businesses by enabling more people to live within a five-minute walk or roll of them.

The main intent of the *Plan* is to add new shops and services. As such, the focus of City-initiated rezonings is on expanding areas where commercial uses are required to help minimize redevelopment pressures on existing local businesses. Recognizing that some older commercial buildings may reach their end of life, a privately-initiated rezoning pathway for sites zoned C-1 is provided, so that these may be considered for rezoning to a standardized district, depending on site size. To learn more see policy 2.2.2.1 in Section 2.2.2: Privately-initiated Rezonings.

3.2.1.6 When sites with existing businesses are considered for redevelopment, applicants are encouraged to explore retail tenancies with those that express interest in continuing to provide services in the neighbourhood.

3.2.1.7 Support existing businesses with appropriate resources, such as the City's Commercial Tenant Assistance Program (CTAP) where redevelopment or other factors result in need for business relocation.

Development of Village-scale hotels

3.2.1.8 Commercial hotels up to 6 storeys may be considered in mixed-use designated areas where no purpose-built rental residential housing is displaced. New hotels should provide retail uses on the ground floor or active frontages to contribute to the liveliness of the pedestrian experience.

Vancouver ODP Direction 11.1: Support the development of an equitable and resilient food system

Increase access to healthy food

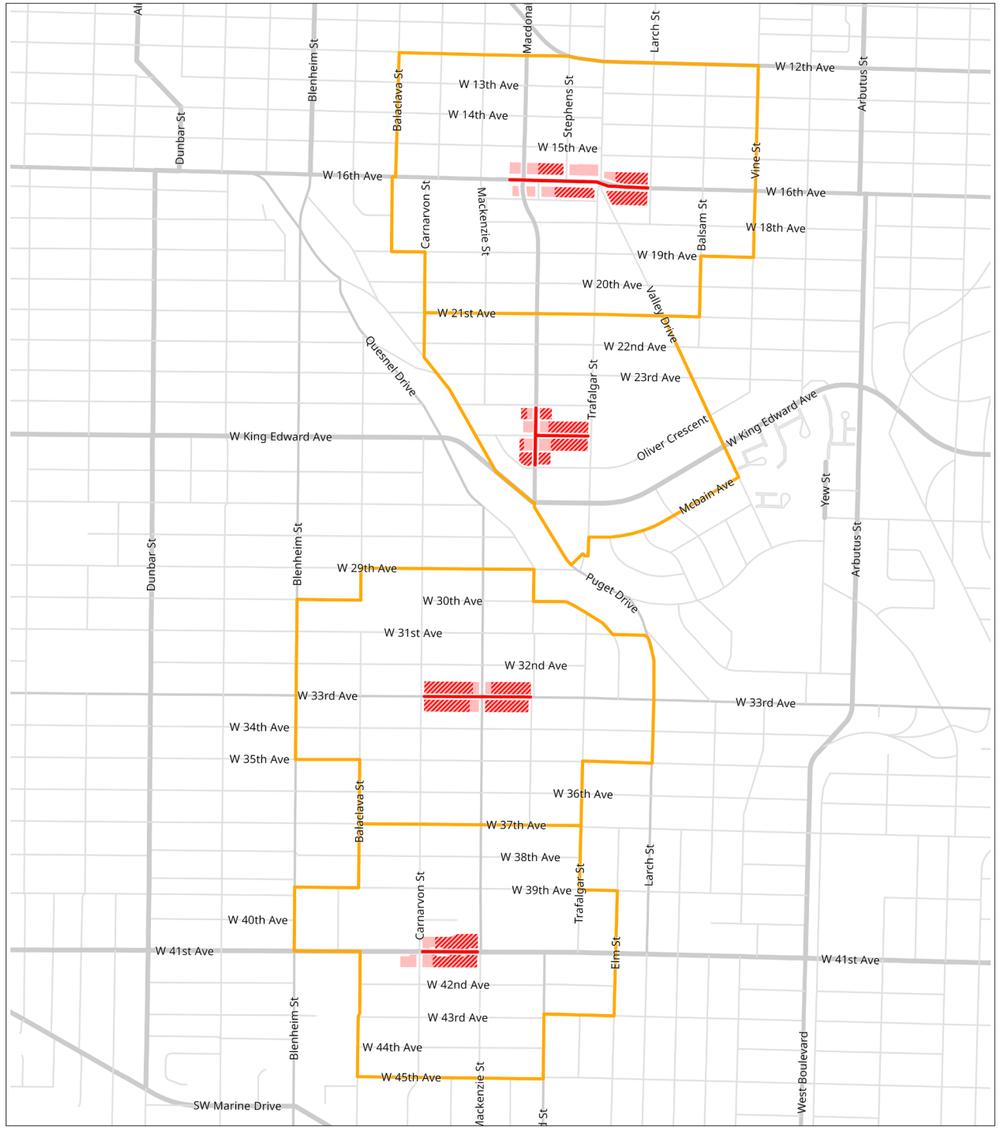
Grocery stores can be strong retail anchors by improving customer traffic for all businesses in a Village while also providing essential access to healthy food. As Villages grow, improving equitable food access will be critical, specially in areas with limited grocery options.

3.2.1.9 In mixed-use development on Village high streets, applicants should consider including grocery stores to improve neighbourhood access to daily needs, especially in Villages located in or near *Food Retail Priority Zones* where grocery access is currently deficient.

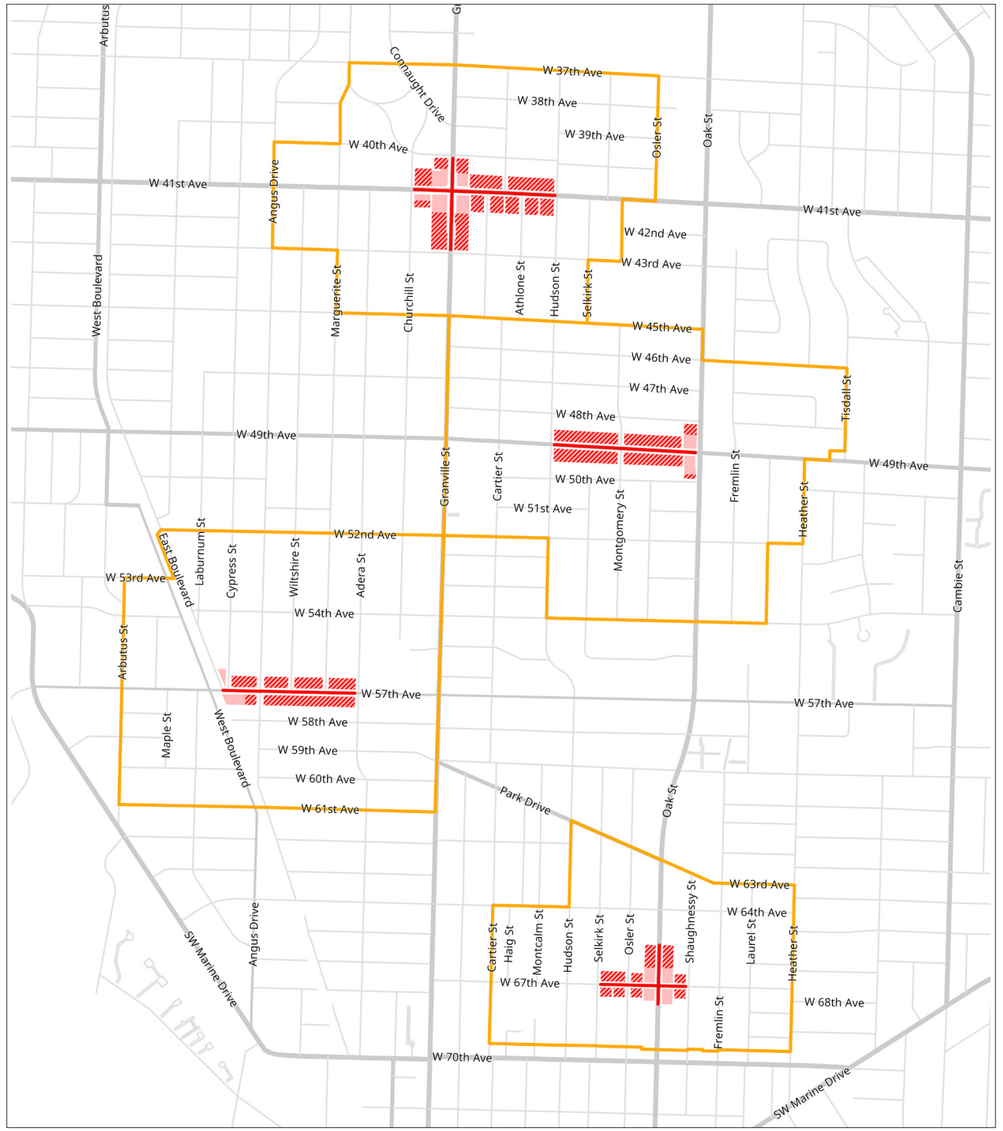
3.2.1.10 To support the delivery of grocery stores, City staff will facilitate the connection between existing grocery operators and applicants where appropriate.

Small scale grocery stores

Map 3.1 Mixed-use areas in the West Villages



Map 3.2 Mixed-use areas in the Southwest Villages



Village Plan Area

Mixed-use Areas

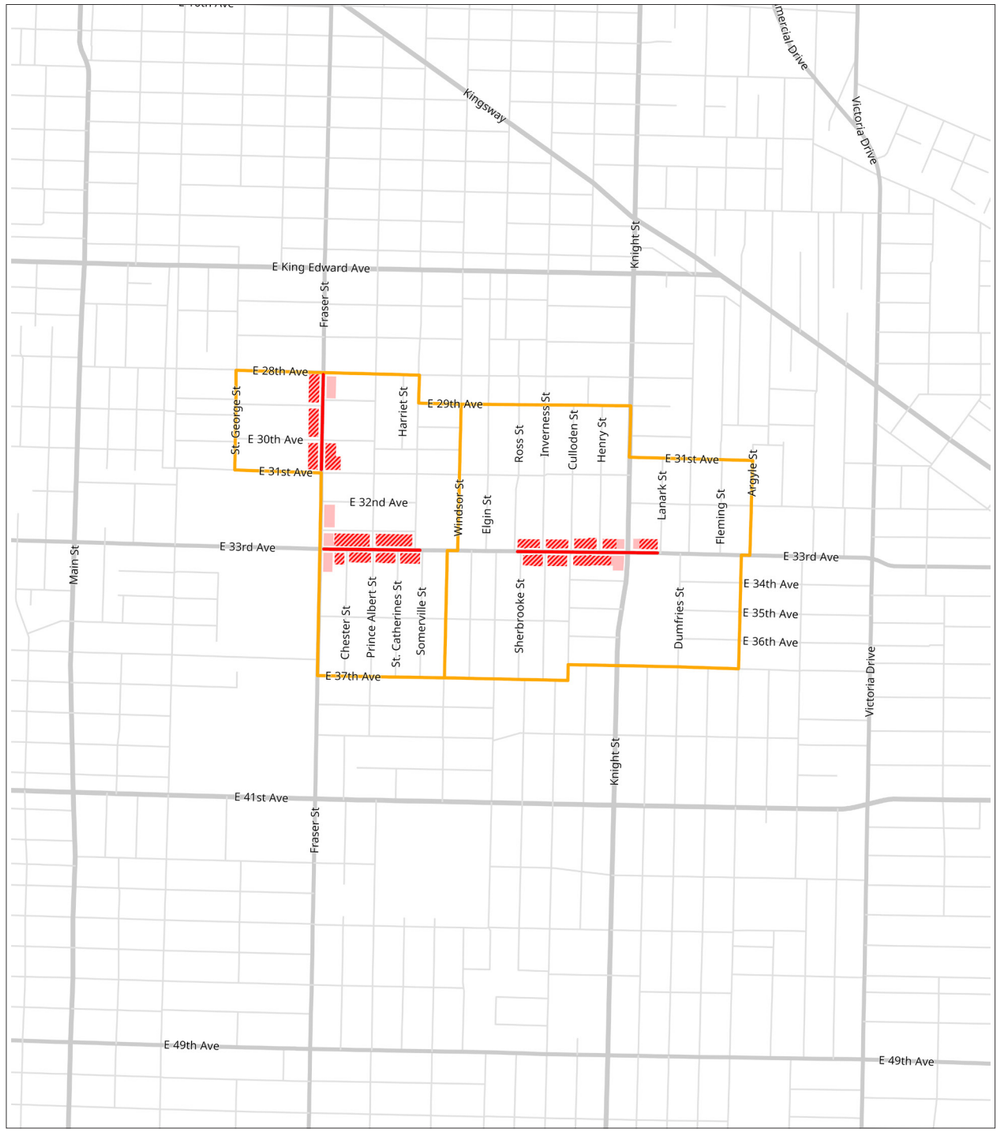
Existing Mixed-use Area

Mixed-use Expansion Area

Village High Street

N

Map 3.3 Mixed-use areas in the Central Villages



Village Plan Area

Mixed-use Areas

Existing Mixed-use Area

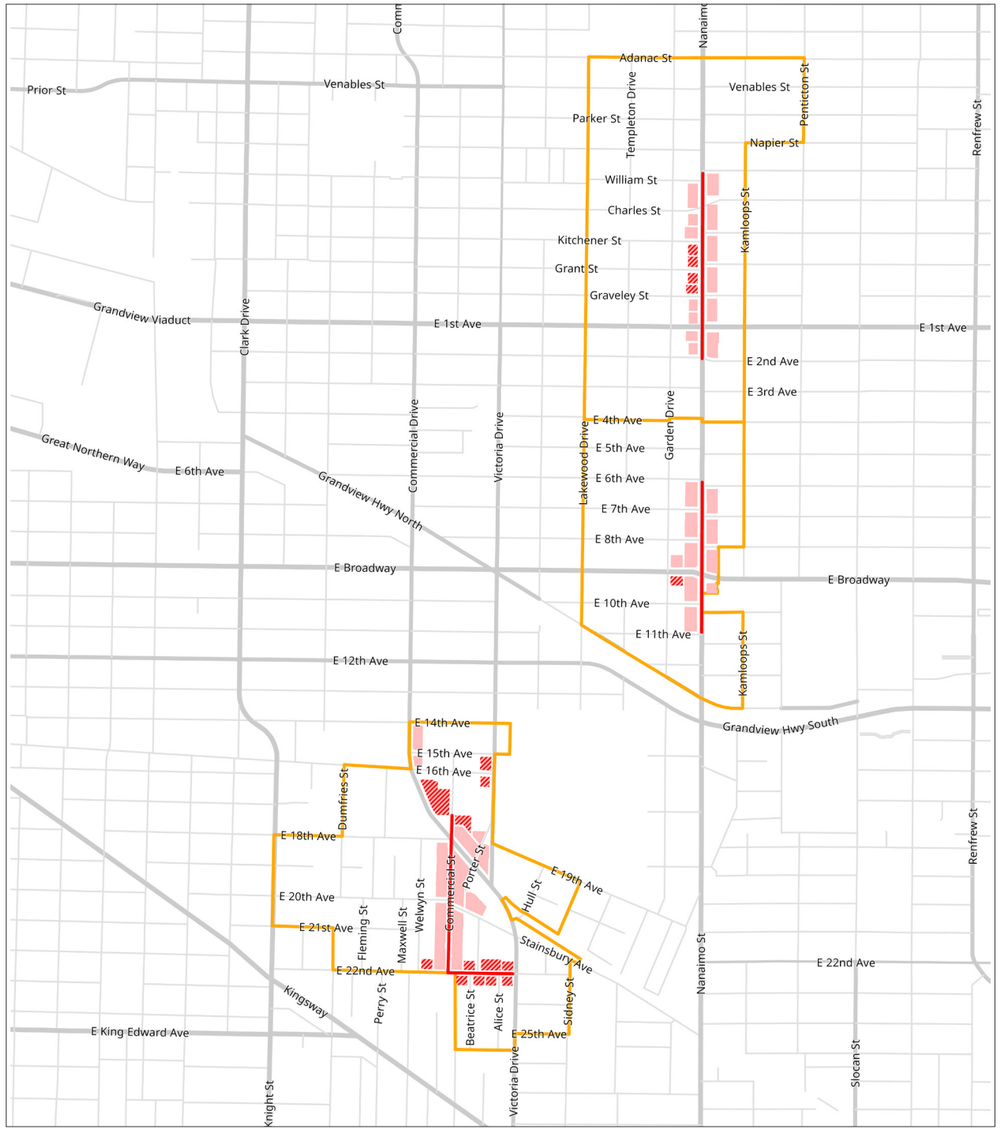
Mixed-use Expansion Area

Village High Street

N

Part 3: 3.2 Economy

Map 3.4 Mixed-use areas in the East Villages



Village Plan Area

Mixed-use Areas

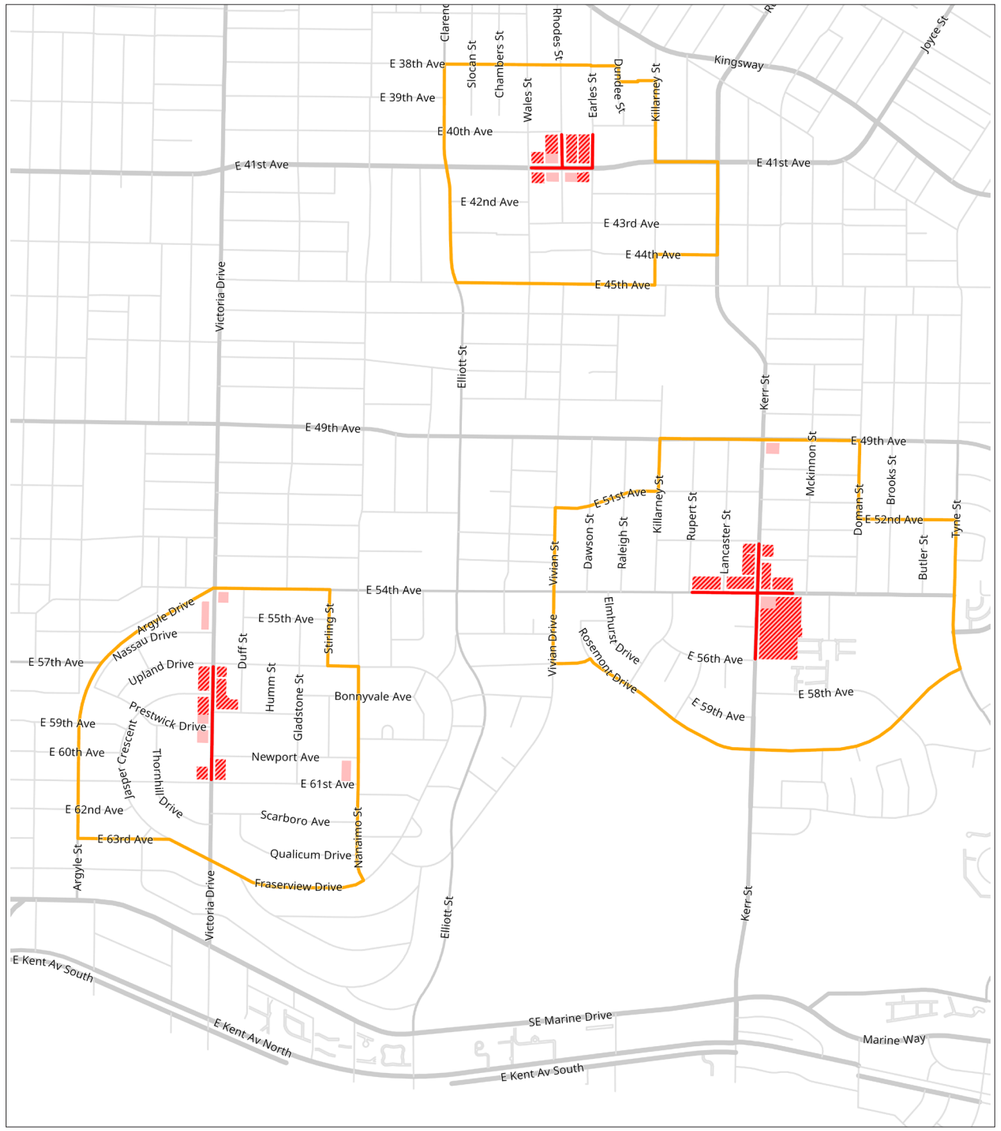
Existing Mixed-use Area

Mixed-use Expansion Area

Village High Street

N

Map 3.5 Mixed-use areas in the Southeast Villages



Village Plan Area

Mixed-use Areas

Existing Mixed-use Area

Mixed-use Expansion Area

Village High Street

N

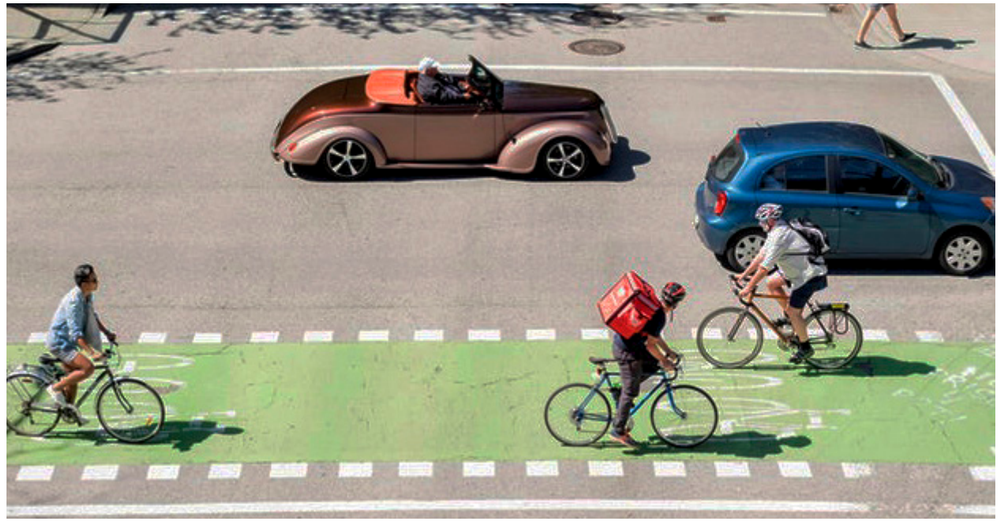
Part 3: 3.2 Economy

3.3 TRANSPORTATION AND PUBLIC SPACE

Streets play a vital role in safely connecting people to the places where they live, work, play and socialize. They are also one of the most important parts of the city's public space network, providing space for people to rest, meet and interact. In this section, public spaces refer to all outdoor spaces between buildings that are publicly or privately-owned and can be enjoyed by all for free, including sidewalks, plazas and seating areas. Parks, playgrounds and green spaces are also an integral part of the public space network, to learn more about these see Section 3.4: Parks and Ecology.

Transportation infrastructure varies across all Villages. Some areas are well-served by active transportation networks and are well connected to the rest of the city, while others are less so. The *Villages Plan* aims to create more complete, well connected and vibrant neighbourhoods. As Villages grow, mixed-use areas will transform into walkable shopping streets connecting people to bus routes and greenways. New nodes for public life at the centre of the Village high streets will create lively spaces for people to enjoy, with sidewalks that support merchandise displays, outdoor dining, resting and socializing with friends and family.

Upgrades to local streets will be planned to support safer, more comfortable access for people walking, biking, or rolling as Villages grow. Over time, new greenways will be built, and existing ones will be upgraded to support active transportation and better access to nature. Transit service will expand to meet the greater demand as more people live in these areas, allowing more frequent and reliable transit across the city and region.



Greenway active transportation

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Transport 2050 Strategy – TransLink	Sets the guiding vision: Access for Everyone, with strategies to support people walking, rolling, driving and taking transit, as well as goods movement.	Enable more people to access their daily needs by expanding opportunities for people to walk, cycle and roll.
Transportation 2040 Plan	Envisions a city with an efficient transportation system that supports a thriving economy, healthy residents and a healthy natural environment. Guides land use decisions and public investments as the city grows, including direction for public spaces.	Provide opportunities to improve active travel so that people may walk, cycle or roll to their daily needs. Provide opportunities for improved sidewalks that include patios, seating and other public spaces such as future plazas.
Climate Emergency Action Plan	Identifies actions to reduce carbon pollution through land use planning, transportation, building construction, and climate adaptation. Includes a target for 2/3 of trips to be by active transportation and transit by 2030.	Encourage more biking, walking and rolling by providing opportunities for more housing close to daily needs, shops and services. Support the improvement of sidewalks and active transportation routes.
Plaza Stewardship Strategy	Establishes a framework for the City and community partners for the management, maintenance and programming of City-owned public plazas.	Enables opportunities for future plazas to be delivered, as Villages grow over time.
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. The CDDG provide guidance on locating and designing public open spaces, including park dedications, privately-owned public spaces (POPS), mid-block connections, retail plazas and small seating areas.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.

Part 3: 3.3 Transportation and Public Space

3.3.1 Villages Transportation Policies

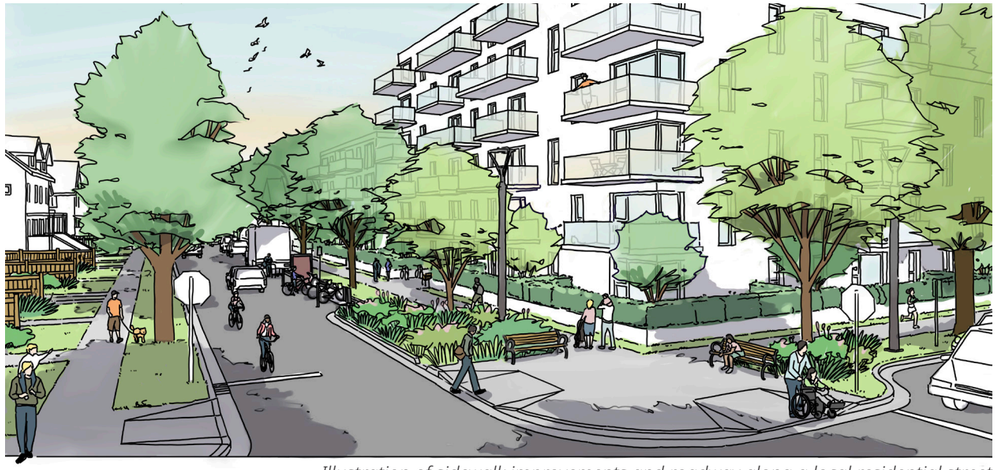


Illustration of sidewalk improvements and roadway along a local residential street

Vancouver ODP Direction 5.1: Enable safe and comfortable walking, biking, and transit through land use and urban design

Vancouver ODP Direction 5.2: Create people-first streets by transforming road space to support population growth and the changing needs of residents and businesses

3.3.1.1 Provide greenways to support active, connected, and climate resilient communities by:

i. Expanding and enhancing the greenway network to connect Village residents to mixed-use areas, parks, and the city's active transportation network. See Maps 3.6 - 3.10 to view existing and planned greenways;

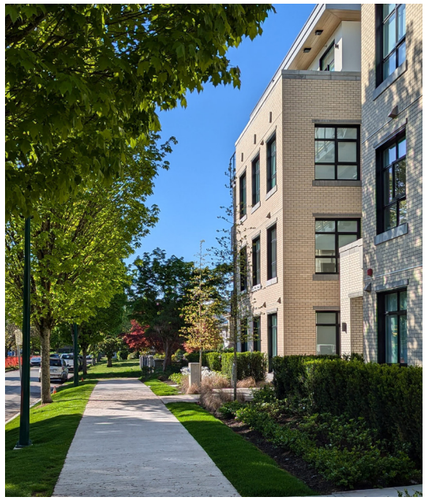
ii. Integrating shared mobility stations along greenways and at key access points to improve connections to amenities and transit; and

iii. Considering integration of green rainwater infrastructure along greenways, where feasible, to provide ecological value and climate resiliency.

3.3.1.2 Implement safe, inclusive street designs that rebalance space for people walking and rolling through protected facilities, wider sidewalks, and tree lined boulevards. Provide safe, seamless crossings where greenways intersect major streets. Future walk/bike projects and improved crossings near Villages are shown in Maps 3.6 - 3.10.

3.3.1.3 Collaborate with TransLink to deliver new and improved bus services as Villages grow over time.

3.3.1.4 Deliver transit-supportive infrastructure on or near Village high streets, such as bus stops with adequate space and amenities (e.g. lighting, benches, shelters).



Micro mobility station , widened sidewalk and illustration of improvements in a Village mixed-use area

Traffic calming and bus stop with shelter

3.3.1.5 Optimize curbside management on Village high streets to balance transit priority, short-term parking turnover, loading, and goods movement while supporting safe pedestrian and shared mobility.

3.3.1.6 Implement neighbourhood traffic management (calming and diversion) to reduce motor vehicle speeds and volumes, and discourage shortcutting on local streets.

Support zero emissions vehicles

Vancouver has one of the highest electric vehicle (EV) adoption rates in Canada, yet access to charging remains a barrier to uptake. Expanding curbside charging is critical to closing this gap, supporting a more equitable distribution of public charging and accelerating the transition to zero-emission transportation.

3.3.1.7 As development occurs, assess potential on-street EV charging opportunities to address increasing demand for public EV charging.

Mid-block connection

Mid-block connections play an important role in improving the pedestrian experience by breaking up longer blocks and providing shorter connections to a destination such as a park, public space or Village high street.

3.3.1.8 Developments should provide mid-block connections generally aligned with the locations identified in Maps 3.6 - 3.10, to support pedestrian movement in Villages with unusually long blocks, where feasible.

3.3.2 Villages Public Space Policies

Vancouver ODP Direction 9.3: Grow and protect the public space network to provide ample, high-quality public spaces and robust connections across all neighbourhoods.

Vancouver ODP Direction 9.4: Create universally accessible and safe public spaces that are dignified and comfortably accommodate all people, throughout the day and across all seasons.

Illustration of a social street corner in a Village mixed-use area

3.3.2.1 Create social street corners in mixed-use areas by:

i. Widening sidewalks using curb bulges and building articulation, as needed, to manage higher pedestrian volumes, enable patios, and deliver larger seating areas, green rainwater infrastructure and plantings.

ii. Locating public space amenities on side streets to support the wrapping of active retail frontages around corners and to provide quieter spaces on streets less impacted by traffic noise and pollution.

3.3.2.2 Develop nodes for public life at key locations along Village high streets by prioritizing the creation of social street corners and considering future plaza opportunities through the *Neighbourhood Plaza Program*. See Maps 3.6 - 3.10 for potential locations for these nodes.

3.3.2.3 In and near mixed-use areas, prioritize sidewalk widths and treatments that support outdoor dining, merchandise displays, street furniture, and higher pedestrian volumes.

3.3.2.4 In residential areas, create opportunities for comfort and rest with small spaces for seating, particularly next to open green spaces and wider boulevards.

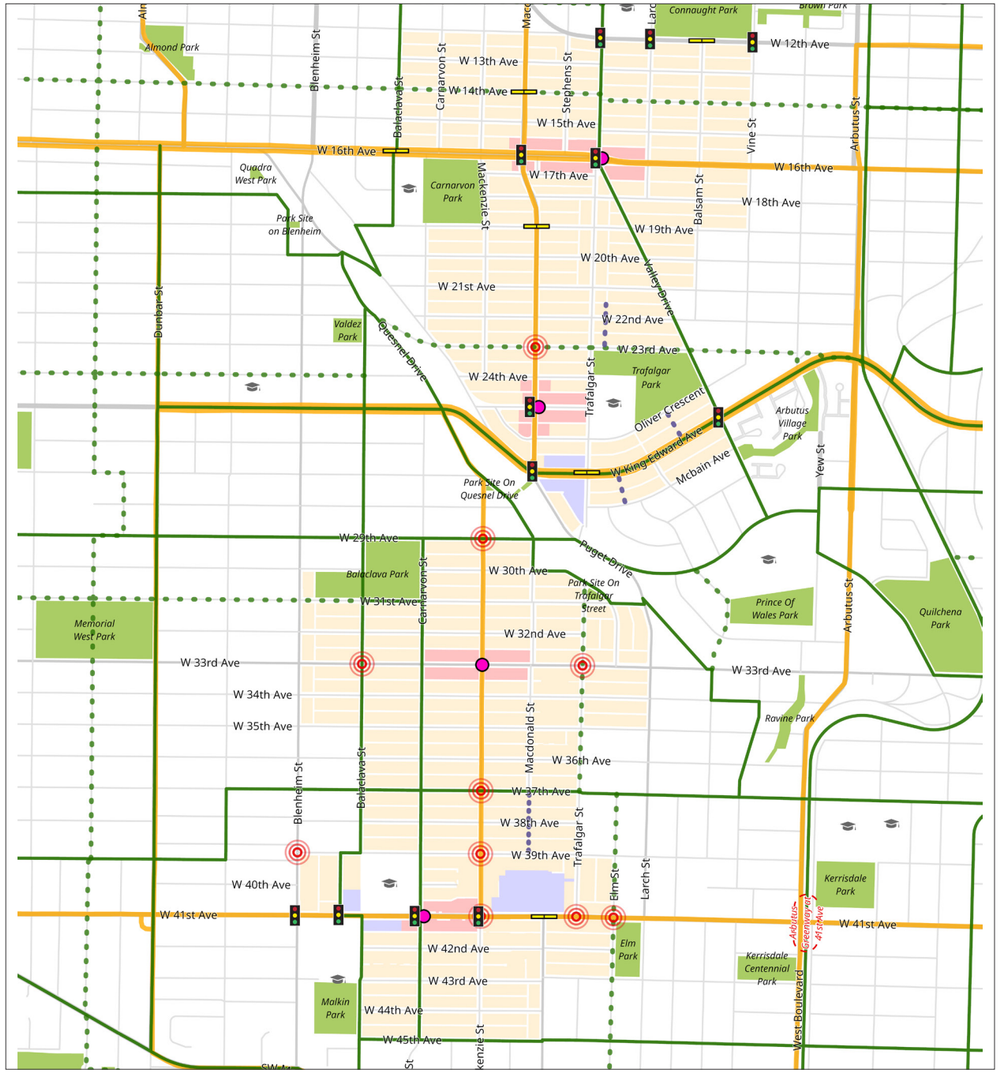
Corner bulge, planting and street furniture along a residential street

Privately-owned Public Spaces

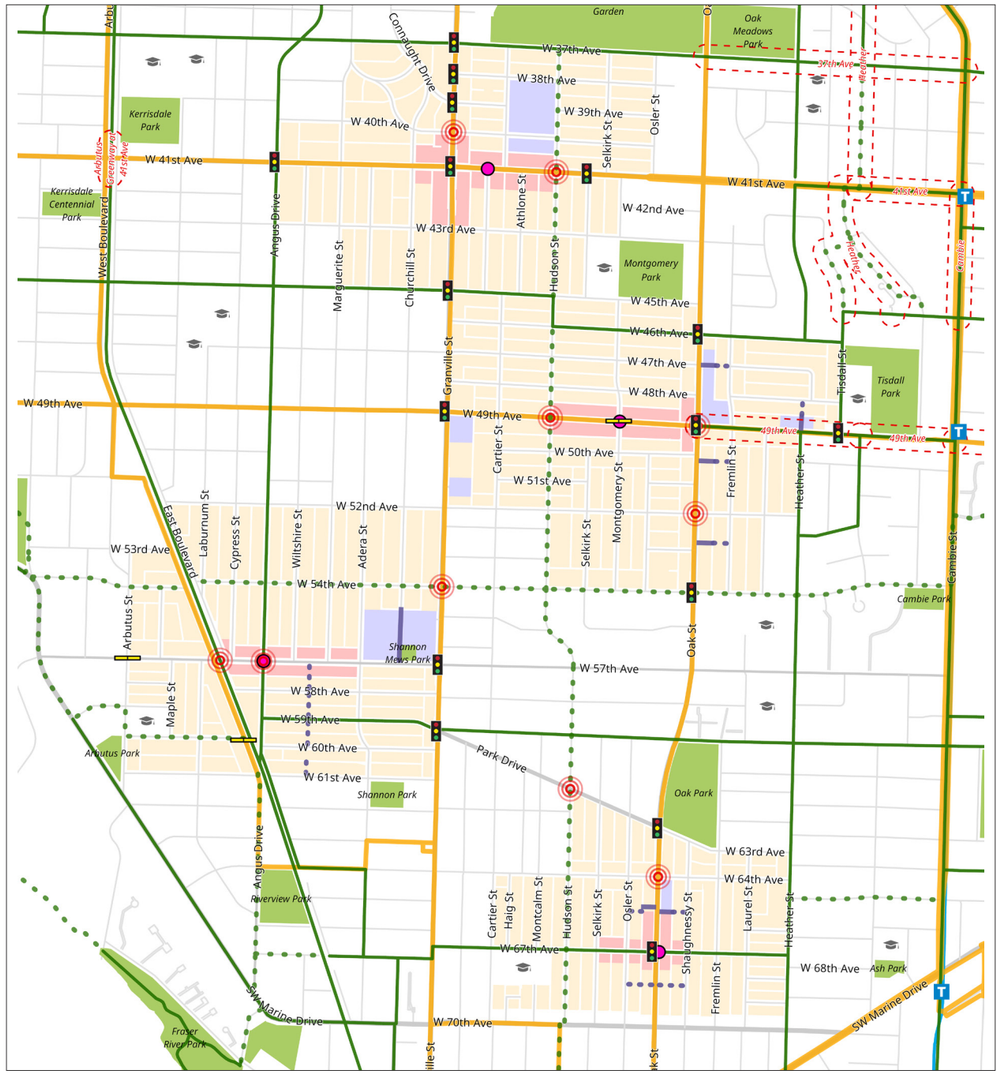
The City will seek opportunities for privately-owned public space to be delivered on Unique Sites when they redevelop. To learn more see policies 2.3.1.20 and 2.3.1.21 in Section 2.3: Unique Sites. Additionally, developments on sites with a frontage exceeding 91.1 m (299 ft.) should provide at-grade on-site open space as outlined in the *City-wide Design and Development Guidelines.*

Illustration of at-grade privately owned public space

Map 3.6 Transportation and public space in the West Villages



Map 3.7 Transportation and public space in the Southwest Villages



Land Use
- Park or Open Space
- Public School
- Residential Low-Rise
- Mixed-Use Low-Rise
- Unique Site

Existing Transportation Infrastructure
- Existing Greenway
- Traffic Signal
- Flashing Beacon

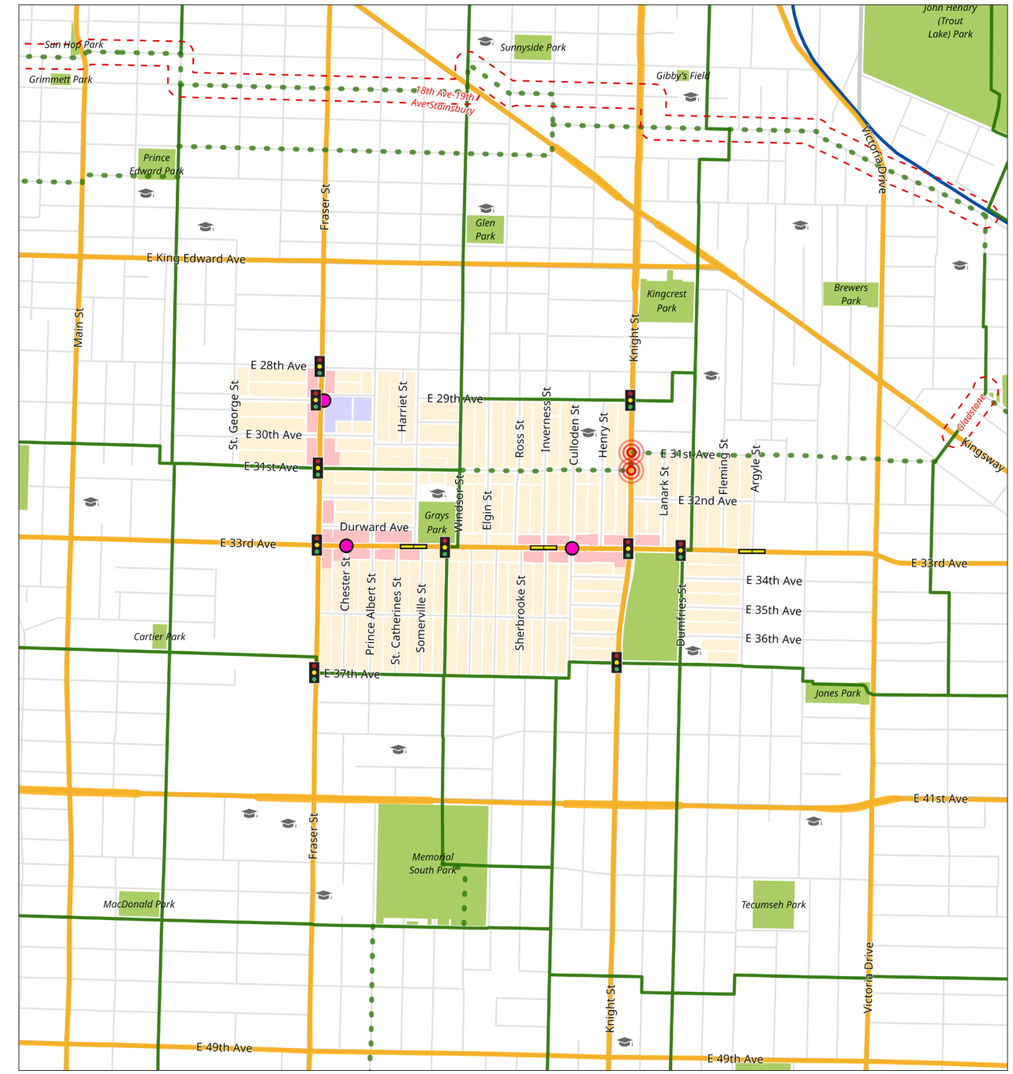
Transit
- Rapid Transit Station
- Canada Line
- TransLink Bus Route

Planned Improvements
- Planned Greenway
- Planned Walk/Bike Project
- Future Improved Crossing
- Node for Public Life

Mid-Block Connection
- Existing Mid-Block Connection
- Planned Mid-Block Connection (Approx. location)

N

Map 3.8 Transportation and public space in the Central Villages



Land Use
- Park or Open Space
- Public School
- Residential Low-Rise
- Mixed-Use Low-Rise
- Unique Site

Existing Transportation Infrastructure
- Existing Greenway
- Traffic Signal
- Flashing Beacon

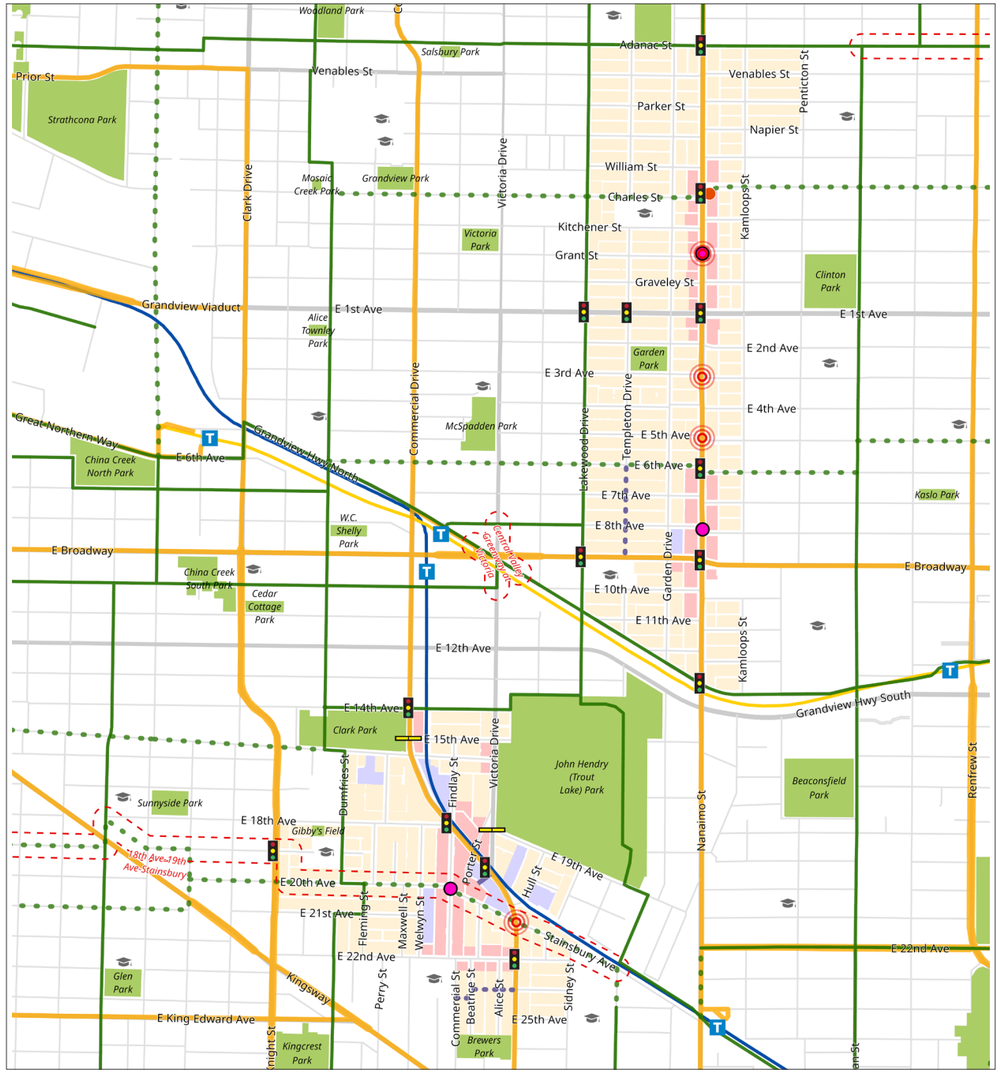
Transit
- Expo Line
- TransLink Bus Route

Planned Improvements
- Planned Greenway
- Planned Walk/Bike Project
- Future Improved Crossing
- Node for Public Life

N

Part 3: 3.3 Transportation and Public Space

Map 3.9 Transportation and public space in the East Villages



Park or Open Space
Public School

Land Use
Residential Low-Rise
Mixed-Use Low-Rise
Unique Site

Existing Transportation Infrastructure
Existing Greenway
Traffic Signal
Flashing Beacon

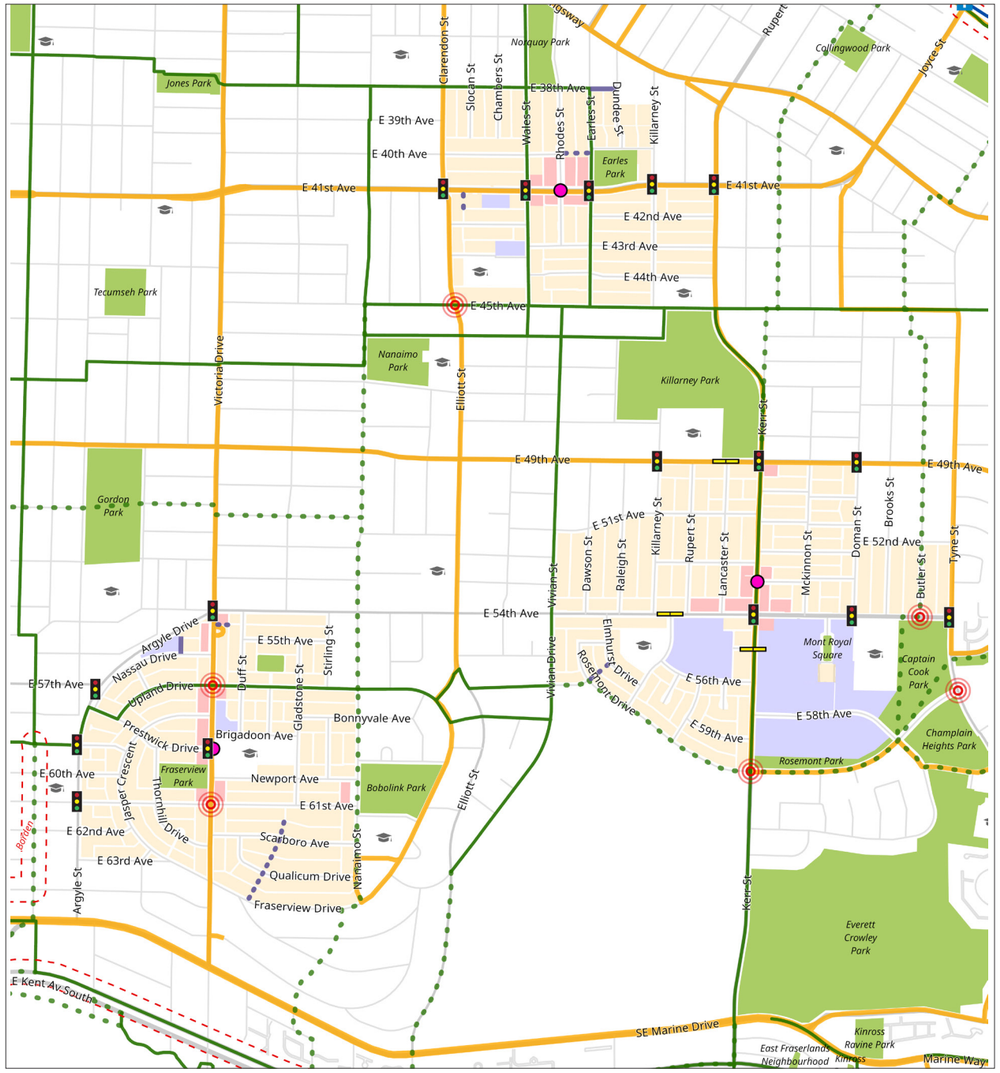
Transit
Rapid Transit Station
Expo Line
Millennium Line
TransLink Bus Route

Planned Improvements
Planned Greenway
Planned Walk/Bike Project
Future Improved Crossing
Node for Public Life
Planned Plaza (identified in Grandview-Woodland Plan)

Mid-Block Connection
Existing Mid-Block Connection
Planned Mid-Block Connection (Approx. location)

N

Map 3.10 Transportation and public space in the Southeast Villages



Park or Open Space
Public School

Land Use
Residential Low-Rise
Mixed-Use Low-Rise
Unique Site

Existing Transportation Infrastructure
Existing Greenway
Traffic Signal
Flashing Beacon

Transit
Rapid Transit Station
Expo Line
TransLink Bus Route

Planned Improvements
Planned Greenway
Planned Walk/Bike Project
Future Improved Crossing
Node for Public Life

Mid-Block Connection
Existing Mid-Block Connection
Planned Mid-Block Connection (Approx. location)

N

Part 3: 3.3 Transportation and Public Space

3.4 PARKS AND ECOLOGY

Access to nature, through parks, greenways and natural areas, is a key part of building healthy, livable neighbourhoods that support well-being and environmental resilience. Parks and green spaces provide critical community benefits while offering opportunities for recreation, relaxation, and connection to nature.

As access to nature varies across Villages, the *Villages Plan* generally focuses on integrating nature into daily life by improving safe and equitable access to green spaces, supported by enhanced walking and biking routes. This requires a coordinated approach that links mobility network upgrades with opportunities to improve ecological function and connectivity, helping create a network of parks, greenways and natural areas.

Building on the ecological network identified in the *Vancouver ODP*, the intent of the *Plan* is to increase and connect natural areas in the Villages through the delivery of ecological corridors, blue green systems and expanded tree canopy. These spaces will offer placemaking potential, improve access to nature and create opportunities for residents to participate in the stewardship of restored natural areas. As Villages gradually grow, opportunities for enhancing existing parks to support new residents will arise over time.

Opportunity for planting to enhance access to nature

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
VanPlay: Parks and Recreation Services Masterplan	Guides the work of the Vancouver Park Board as the parks and recreation services master plan.	Monitor growth and guide improvements to parks and recreational services in alignment with VanPlay.
City-wide Design and Development Guidelines (CDDG)	Set out expectations for how sites and buildings are organized, designed, and their relation to the public realm. CDDG provide guidance on locating and designing buildings and open space, including parks, to support healthy tree retention, tree planting, and urban ecology.	New developments seeking approval through Rezoning or Development Permit application are subject to built form and open space directions in the city-wide guidelines.
Solar Access Guidelines for Areas Outside of Downtown	Provides guidelines to manage solar access to public parks, public school sites and Village high streets.	Many of the sites will be able to be develop through a simplified building form that complies with solar access requirements through the proposed zoning districts for Villages. In some cases, additional design strategies will be needed to mitigate solar access impacts as described in the city-wide guidelines, which may limit achieving the maximum height and density allowed.

Integration of access to nature opportunities along a greenway

3.4.1 Villages Parks Policies

Vancouver ODP Direction 9.5: Ensure the parks and public space network supports the city's social and ecological resilience

Access to Nature

To strengthen access to nature, the plan focuses on creating safer, more direct and accessible walking, rolling and biking routes that connect Villages with nearby parks and green spaces. To learn more see policy 3.3.1.1 in Section 3.3: Villages Transportation and Public Space Policies.

Access to parks and open space through walking, rolling and biking

Vancouver ODP Direction 9.3: Grow and protect the parks and public space network, to provide ample, high-quality spaces and robust connections across all neighbourhoods.

Vancouver ODP Direction 9.7: Strive for Vancouver's parks to meet the needs of a diverse and growing community

The City will seek opportunities for parks and public space delivery and the protection, enhancement, and restoration of environmental sensitive areas on Unique Sites when they redevelop. To learn more see policies 2.3.1.20, 2.3.1.21 and 2.3.1.23 in Section 2.3: Unique Sites and policy 2.8.3.3 in Section 2.8.3 Kerr Street & E 54th Avenue.

3.4.1.1 Respond to growing needs for access to parks and public spaces over time by:

i. Monitoring development and population change in Villages and surrounding areas to guide improvements to parks; and

ii. Focusing park improvements on creating quiet places to sit and rest, experiencing nature, and creating spaces for gathering.

3.4.2 Villages Ecology Policies

Vancouver ODP Direction 4.2: Identify, rehabilitate, and connect ecological systems in Vancouver

3.4.2.1 Explore the opportunity to provide ecological corridors in coordination with other City services such as rainwater management, street trees and canopy cover, and active transportation. See Map 3.11 to view the ecological corridors in Village areas.

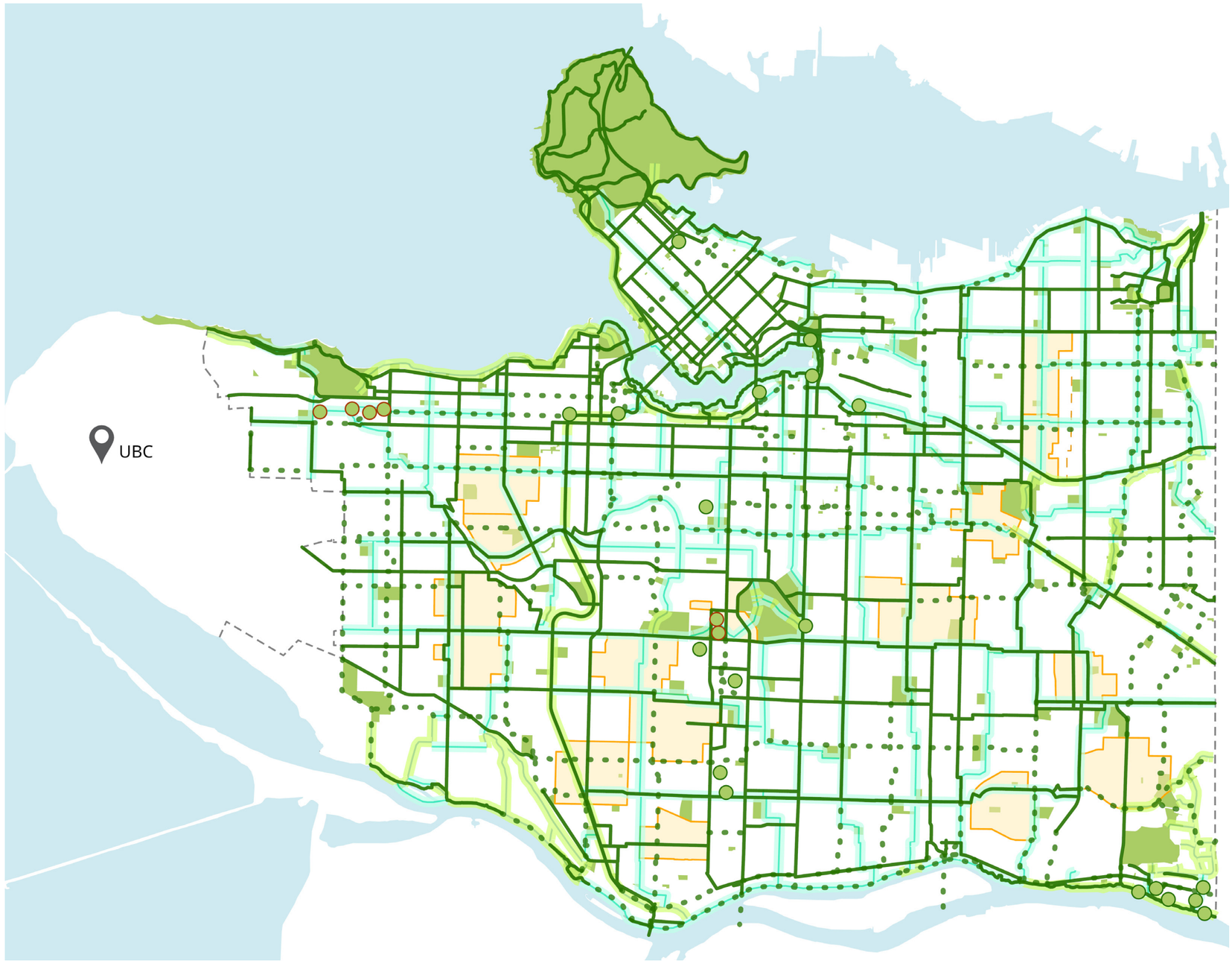
Vancouver ODP Direction 9.5: Ensure the parks and public space network supports the city's social and ecological resilience

3.4.2.2 Sustain and expand the street tree canopy in Villages, prioritizing retention of healthy street trees where possible. Where removal occurs, planting should be located within the street right-of-way, ensuring replacement of removed trees, and applying soil volume standards in alignment with the *Urban Forest Strategy*. This will support equity, climate resilience and walkability as the Villages grow. Refer to the *Urban Forest Strategy* to identify public land planting priorities in the Village areas.

3.4.2.3 In residential areas, attention should be provided to protect and preserve existing healthy trees on private property, without impacting trees on neighbouring properties, where possible. Locate and design buildings in accordance with the *Protection of Trees Bylaw,* the *Zoning and Development Bylaw* and any applicable design guidelines.

Intervention for the expansion of an ecological corridor

Map 3.11 Existing and planned systems to access nature across the city



Village Plan Area

Village Area in Rupert and Renfrew Station Area Plan

Existing Park or Open Space

Existing Greenway

Planned Parks / Greenways

Planned Location for Future City Park*

Planned Location for Future Park in Partnership with Local Nations*

Planned Greenway

Ecological Corridors

Existing Ecological Corridor

Opportunity Ecological Corridor

*Location is approximate and not representative of park size. Park boundaries and programs will be further defined through rezonings or future planning processes.

Explore the storymap to learn more about the Park Board's major projects:

Vancouver Park Board Major Projects

3.5 COMMUNITY INFRASTRUCTURE, ARTS, CULTURE AND HERITAGE

Community infrastructure plays an essential role in the lives of Vancouver residents. It includes facilities and services such as community centres, neighbourhood houses, libraries, public and non-profit childcare facilities, seniors' and youth centres, community kitchens, spaces for growing food and harvesting, and more. Community infrastructure is an important element of a complete neighbourhood and can provide residents with safe spaces for belonging, connection, learning, wellness and growth.

Recognizing, celebrating, and supporting arts, culture, and heritage are equally essential for fostering community connection and resilience. The Villages have few permanent works of public art and are underserved in relation to many other neighbourhoods. Villages such as Commercial Drive and E 20th Avenue and Mackenzie Street and W 41st Avenue contain a high concentration of *Vancouver Heritage Registered* sites with notable heritage value, while Nanaimo Street and E 1st Avenue contain a high concentration of sites with recognized or potential heritage value. Refer to the *Villages Profiles* for the complete list of sites in Villages that are included on the *Vancouver Heritage Register.*

The *Villages Plan* supports the long term vitality of Villages by ensuring that community infrastructure, cultural spaces, public art and heritage remain integral parts of how these areas evolve. The *Plan* also aims to work with local Nations to identify culturally significant areas and to centre their visibility in public art planning. Together, they help shape growth in a way that strengthens community identity, cultural visibility, and access to valued spaces.

Community garden and gathering space

City-wide Policy Context

City-wide Document	Key Directions	*Villages Plan* Approach
Equity Framework	Sets up a framework to fill a base knowledge and coordination gap in the City's equity work so the organization can be a better leader as a public service provider.	Integrate an equity lens in the engagement strategy by providing opportunities to involve equity-seeking groups and voices less heard to shape key directions in the *Plan*. Advance an equity-based approach to land use planning, where the benefits of growth and change are distributed across neighbourhoods, with particular attention to mitigating disadvantages of equity-denied groups, so that everyone has the chance to thrive.
Accessibility Strategy	Supports the full participation of persons with disabilities by establishing and maintaining inclusive services, programs, and infrastructure, and by identifying, removing, and preventing barriers.	Transportation and public realm improvements to support universal accessibility to daily needs, nature, and community amenities as Villages grow.
Making Strides: Vancouver's Childcare Strategy	Promotes the expansion of public and non-profit childcare as part of complete communities and supports the renewal and resilience of childcare infrastructure.	Create opportunities to replace or enhance existing public and non-profit childcare on Unique Sites.
Spaces to Thrive: Vancouver Social Infrastructure Strategy	Enables renewal, replacement and expansion of social-serving facilities to meet current and future service needs, focusing on equity priorities.	Create opportunities to replace, renew and expand existing social and cultural spaces on Unique Sites.
Vancouver Food Strategy	Supports food-friendly neighbourhoods that provide residents with easy access to fresh, healthy foods.	More opportunities for local-serving shops and services, such as grocery stores and other food related retail within short walking, biking and rolling distance. To learn more see Section: 3.2 Economy.
Healthy City Strategy	A social sustainability strategy seeking to increase access to community facilities, high-quality programs, and early development opportunities for children, as well as create complete neighbourhoods with a wide range of amenities, services, housing and job opportunities.	Opportunities to renew or enhance existing community facilities on Unique Sites. Also enables opportunities for more housing to be built close to daily needs, shops and services.

City-wide Document	Key Directions	*Villages Plan* Approach
Older Persons Strategic Framework	Sets out a goal for Older persons in Vancouver to have access to spaces and places to meet their needs	Opportunities for more commercial spaces in neighbourhoods to improve peoples' access to their daily needs. Introduce opportunities for missing middle housing, such as four and six storey apartment buildings, which allows more older persons to remain in these communities. Improve walking and public space conditions in Villages.
Culture | Shift: Blanketing the City in Arts and Culture	Framework to align and increase support for arts and culture, prevent displacement and support affordable, accessible, secure spaces and build on commitments to Reconciliation and equity.	Identify opportunities for art on City-owned sites and work with local Nations to identify areas of cultural significance and strengthen cultural visibility through art.
Vancouver Music Strategy	Addresses current gaps in the music ecosystem with objectives to engage audiences, promote music tourism and education, and remove municipal barriers.	Future plaza opportunities on Village high streets to create vibrant gathering spaces and enhance or replace existing community spaces including cultural spaces on Unique Sites.
Making Space for Arts and Culture	Introduces bold moves to advance community-led cultural infrastructure and optimize policies and tools to secure, enhance and develop vibrant, affordable and accessible arts and cultural spaces.	Opportunities to enhance community and cultural spaces on Unique Sites, supporting affordable and accessible space for non-profits, artists and cultural workers.
Vancouver Heritage Program (VHP) and Heritage Policies	Framework for city-wide heritage planning and stewardship of heritage resources.	The VHP and Heritage Policies continues to apply, ensuring meaningful and respectful consideration of heritage resources while enabling Villages to evolve through future development.
Vancouver Heritage Register (VHR)	Provides policies, heritage evaluation methodology, and process for identifying, evaluating and adding heritage resources to the VHR.	The VHR continues to apply, enabling support for addition of Villages' historic places with identified heritage value to the VHR.

3.5.1 Villages Community Infrastructure Policies

Vancouver ODP Direction 6.1: Universal Childcare
Expand, support, and retain public and non-profit full-day licensed group childcare spaces alongside planning for housing and jobs, as part of complete neighbourhoods.

Vancouver ODP Direction 7.1: Community-serving spaces
Deliver and support community-serving spaces across all neighbourhoods to meet population growth and changing needs, prioritizing underserved communities

3.5.1.1 The City will look for opportunities to secure the in-kind delivery of community-serving spaces (e.g. public and non-profit childcare facilities, social spaces or cultural spaces), including on Unique Sites when they redevelop. See policies 2.3.1.16 to 2.3.1.19 in Section 2.3: Unique Sites.

Vancouver ODP Direction 7.3: Community centres and recreational facilities
Ensure community centres and recreational services continue meeting the needs of all communities.

3.5.1.2 Growing Villages will be served by community centres located within the Villages or in adjacent neighbourhoods. Existing and planned community centres are identified in Map 3.12. The City will assess the need for upgrades or new facilities to ensure the needs of the communities are being met over time.

Trout Lake Community Centre

Map 3.12 Existing and planned community facilities across the city

Village Plan Area

Village Area in Rupert and Renfrew Station Area Plan

Park or Open Space

Existing Amenities

- Community Centre
- Library
- Neighbourhood Houses
- Swimming Pool
- Ice Rink

Planned Amenities

- Planned Community Centre
- Planned Library

Part 3: 3.5 Community Infrastructure, Arts, Culture and Heritage

3.5.2 Villages Arts and Culture Policies

Vancouver ODP Direction 8.2: Expand and support spaces to produce, present, and experience arts and culture

3.5.2.1 Enable temporary arts and cultural uses in vacant ground-floor commercial spaces, where feasible, using City tools and incentives.

3.5.2.2 Refine mechanisms to map and monitor cultural and community-serving spaces to inform implementation of priorities across Villages, and support renewal or expansion through future redevelopment.

3.5.2.3 Identify public art opportunities on city-owned sites and support their delivery by:

i. Developing an implementation strategy for public art to ensure a coordinated approach to delivering public art projects as Villages grow over time;

ii. Working with local Nations to identify areas of cultural significance to promote cultural visibility through art, accurately reflecting each Nation's histories and connections to place; and

iii. In areas of cultural significance where public art is being proposed, engaging with local Nations as part of the development process.

Use of art to activate space and promote gathering

3.5.3 Villages Heritage Policies

Vancouver ODP Direction 8.3: Ensure meaningful and respectful stewardship of tangible and intangible heritage resources; in particular, supporting Indigenous and equity-denied communities' perspectives and approaches.

3.5.3.1 Support the continuity of historic places, important to the community for providing continous services, uses or activities identified as having heritage value to the community, while accommodating future development. This may include places listed on the *Vancouver Heritage Register* or not.

3.5.3.2 Work with community partners, property owners and stakeholders in the Villages to identify places of heritage significance for addition to the *Vancouver Heritage Register.* An initial list of potential heritage sites is included in Appendix A.

3.5.3.3 Use heritage designation to protect *Vancouver Heritage Register* listed heritage resources where viable, including site redevelopment scenarios.

3.5.3.4 Continue supporting the cultural heritage of the Musqueam, Squamish and Tsleil-Waututh Peoples.

Cedar Cottage townhouses

Part 4: Implementation

4.1 PUBLIC BENEFITS

As a community or area of the city develops and grows, public infrastructure and amenities will need to evolve to help meet service needs and support a liveable, healthy, and sustainable community.

4.1.1 Population growth in Villages

Currently, most of the Villages consist of low-density housing, with predominantly single-detached homes, secondary suites, duplexes and laneway houses. As the *Villages Plan* enables the same type and scale of change across 17 Villages, it is challenging to anticipate where, and by how much, individual Villages will grow over time. Through the planning process several population growth projections were generated to inform certain aspects of the *Plan*, such as the appropriate size of mixed-use areas, or the anticipated needs for infrastructure. Based on these projections, the forecasted population growth across the 17 Villages is in the range of 34,000 to 37,000 people by 2050. The gradual and dispersed population growth will allow the City to monitor service impacts and help inform where improvements to existing amenities may be needed and where additional amenities should be considered over time.

4.1.2 Public benefits in Villages

One of the objectives of the *Villages Plan* is to create more active, lively neighbourhoods where more people have easy access to shops and services by walking and rolling. A lively mixed-use area supported by public realm improvements, such as space for patios, merchandise displays and social street corners with seating and other features, will benefit the existing and future residents of the Village. Connectivity improvements through neighbourhood traffic management, safer crossings of busy streets and additional space from road space reallocation for walking, rolling, and transit are also important benefits that will be delivered as the Village high streets and the residential areas develop.

Other public benefits in Villages will include renewed and new community-serving spaces, such as childcare facilities and social or cultural spaces. Other City-owned community facilities located in or near Villages, such as community centres and libraries, will continue to serve existing and future residents of the Villages.

Figure 4.1 Illustration of potential future growth in a Village.

Image shown for illustration purposes only.
It does not depict any specific location.

4.1.3 Delivery of public benefits

Many improvements in Villages will be delivered through redevelopment in the commercial and residential areas. Important elements like curb bulges and wider sidewalks for higher pedestrian volumes and business uses like patios and merchandise displays can be achieved in new mixed-use developments along Village high streets.

Other amenities will be delivered through City programs and capital planning, where they are prioritized against city-wide needs and available funding. These can include public spaces, like plazas, ecological corridors as well as improvements to community facilities and parks that are located in or near Villages. In some cases, amenities like childcare facilities can also be achieved through redevelopment of larger sites. Additionally, inclusionary zoning requirements will result in affordable housing delivery on-site or cash-in-lieu contributions towards affordable housing.

4.1.4 Funding for public benefits

Renewal of existing infrastructure and amenities (e.g., renewing a neighbourhood park or replacing a sewer pipe) is typically funded from property taxes and utility fees ("City contributions"). Provision of new or expanded infrastructure and amenities is typically funded from "Development contributions", which are collected from new construction. These include Development Cost Levies (DCL, and the specific UDCL for utilities), as well as the new Amenity Cost Charge (ACC), pending Council approval in 2026. DCLs fund growth related amenities and infrastructure, such as parks, housing, childcare, transportation, and utilities. ACCs will be a key funding tool for growth related amenities like community centres, public spaces, rinks, pools, libraries, social facilities, culture, and public art. In addition, inclusionary zoning is being introduced as a tool for affordable housing. Conditions of development also deliver numerous benefits, such as improvements to the public realm. On larger sites, a negotiated contribution of public benefits may be explored through privately-initiated rezoning to contribute towards local and city-wide needs. These development contributions are supplemented by contributions from other governments and non-profit partners ("Partner contributions"), particularly on affordable housing, public and non-profit childcare, community amenities, and climate-related infrastructure.

The 2026 Financing Growth Update will transition the City's approach to development contributions from site-by-site rezonings and associated negotiated contributions (e.g. CACs) to more City-initiated zoning with pre-set, predictable contributions (DCLs and ACCs). With the Villages largely implemented through City-initiated zoning, the primary funding tools for growth-related public benefits in Villages will be DCLs and ACCs, along with inclusionary zoning for affordable housing. DCLs and ACCs are collected city-wide and investment decisions are made through the City-wide capital planning process. The investment needs associated with Villages will be incorporated and prioritized through future capital planning processes.

4.2 MONITORING AND EVALUATION

The *Villages Plan* enables significant change in 17 areas across the City. It is important to monitor the change over time, to evaluate whether the objectives of the *Plan* are being achieved. The *Plan*'s objectives are to increase missing middle housing choices across many neighbourhoods, while giving residents better access to more of their daily needs. Monitoring of the *Plan* will therefore focus on measuring the increase in housing diversity and new space for shops and services. Additional tools, such as the City's *Retail Storefront Inventory*, will also be used to monitor retail activity in Villages. Monitoring updates will be reported out on the City's website.

The *Villages Plan* is the result of one of the initial planning processes to implement the *Vancouver ODP*. Monitoring for Villages will therefore be aligned with the emerging *Vancouver ODP* monitoring program, and ultimately, reporting out might be incorporated into the city-wide *Vancouver ODP* monitoring.

As Vancouver and its Villages grow and evolve, new environmental, social or economic challenges and opportunities may arise which necessitate reconsideration of some policies in this *Plan*. Through ongoing monitoring and evaluation of the *Plan*, City staff will be able to assess whether the *Villages Plan* is achieving the overall policy intent and may propose any changes to the *Plan* for City Council's consideration.

Construction site for a new mixed-use development

GLOSSARY

Term	Definition
Arts and Cultural uses	Include a variety of uses that deliver arts and culture programs and services, including but not limited to artist studios (Class A and B), production or rehearsal studios, or presentation spaces such as theatres, galleries and music spaces.
Below-market rental (housing / units)	Below-market rental housing units will rent at a percentage discount to city-wide average rents as published by the Canada Mortgage and Housing Corporation (CMHC) with the most recent Rental Market Report at the time of occupancy permit issuance in accordance with applicable zoning district regulations or as specified in applicable rezoning policies in the *Villages Plan*, and *Schedule J* of the *Zoning and Development By-law*.
Community-serving (spaces / uses)	Facilities, space, or land that support the delivery of no- or low-cost community programs that foster well-being and resilience, and promote a sense of belonging, including but not limited to social service programs, public and non-profit childcare, food programs, non-profit administration, arts, cultural, and recreational uses. These spaces are owned and/or operated by public, private, non-profit, or community operators in a variety of program models.
Curb bulges	Curb bulges are a traffic calming measure which narrow curbs at street intersections
Daily needs	Resources that people typically need access to more than once a week. Examples include shops, restaurants, work spaces, internet, community services, housing, transit, schools, and parks.
Ecological corridor	Ecological corridors provide landscaped connectivity across natural areas and ecological attributes. These corridors are envisioned to support the flow of water, continuous growing space for plants, movement and refuge for a diversity of species, access to nature and the provision of ecosystem services, such as urban cooling and flood control. They follow natural drainage patterns through the blue green network, quieter routes along greenways, along shoreline and riparian areas, and through Environmentally Sensitive Areas.
Ecological network	The interconnected system of natural spaces across the city, composed of both land and water bodies. The envisioned ecological network is composed of significant ecological attributes within environmentally sensitive areas, and ecological corridors to connect them.
Environmentally sensitive area	Lands that have ecological attributes worthy of special care to preserve their natural state and function, and include terrestrial, aquatic, and foreshore areas and watercourses.
Heritage value	The historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area, as defined in the Vancouver Charter [SBC 1953].
Low-density residential (neighbourhood / area)	Residential areas characterized by zoning that only permits low densities such as single detached homes, secondary suites, duplexes or laneway houses.
Market rental (housing / units)	Purpose-built rental housing or secondary rental housing such as a basement suite or rented condo, rented in the private market at market rents.
Mid-block connection	Privately owned public open spaces located mid-block with a pedestrian path secured for public use through a Statutory Right of Way (SRW) agreement.
Missing middle housing	Housing forms such as townhouses, multiplexes, and low-rise apartments up to 6 storeys. This form of housing increases housing choice, including ownership and rental options.
Potential Heritage site	Property that may have sufficient heritage value or historic character, subject to further review, to justify its conservation and addition to the Vancouver Heritage Register.
Privately-owned public space (POPS)	Privately-Owned Public Space (POPS) – is a public open space secured for public use through an SRW agreement. POPS are designed to support a range of activities, such as social gathering, play, and access to nature, and typically include features such as plazas, seating, trees and planting, and play elements.
Social housing	Rental housing in which: at least 30 percent of the dwelling units are occupied by households with incomes below housing income limits, as set out in the "Housing Income Limits" table published by BC Housing; it is owned by a non-profit corporation, a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and it is secured by a housing agreement or other legal commitment. (As defined in City of Vancouver Zoning and Development By-law). Within this plan, social housing is used as a general term that also includes supportive housing and non-profit co-op housing; these types of housing also meet the definition of social housing as per the Zoning and Development By-law.
Social street corners	Street corners at the intersection of a retail high street and a quieter local street with active retail frontages (i.e. shop windows, entrances) wrapping around the corner and additional amenities to support lingering and socializing, including wider sidewalks, public seating areas, space for restaurant patios, tree canopy for shade, and greenery.

DOCUMENT REFERENCES

- *Accessibility Strategy*
- *C-2A, C-2D and C-2E Districts Schedule*
- *Cambie Corridor Plan*
- *Canadian Mortgage and Housing Corporation (CMHC) Rental Market Report*
- *City of Vancouver UNDRIP Action Plan 2024 - 2028*
- *City-wide Design and Development Guidelines*
- *Climate Emergency Action Plan Summary 2020 - 2025*
- *Community Amenity Contribution Policy for Rezonings*
- *Culture | Shift: Blanketing the City in Arts and Culture 2020 - 2029*
- *Development Cost Levies Bulletin*
- *Employment Lands and Economy Review*
- *City of Vancouver's Equity Framework: Getting our House in Order*
- *Food Retail Priority Zones*
- *Grandview-Woodland Community Plan*
- *Healthy City Strategy*
- *Heather Lands Policy Statement*
- *Hotel Development Policy*
- *Housing Vancouver: 10-Year Housing Targets 2024 - 2033*
- *Housing Vancouver Strategy*
- *Making Space for Arts and Culture*
- *Making Strides: Vancouver's Childcare Strategy*
- *Marpole Community Plan*
- *Metro 2050: Regional Growth Strategy*
- *Norquay Village Neighbourhood Centre Plan*
- *Older Persons Strategic Framework*
- *Plaza Stewardship Strategy*
- *Protection of Trees By-law*
- *R1-1 District Schedule*
- *R3 Districts Schedule*
- *Reconciliation Framework*
- *Rezoning Policy for Sustainable Large Developments*
- *RM-8 and RM-8A District Schedule*
- *Rupert and Renfrew Station Area Plan*
- *Secured Rental Policy*
- *Seniors Housing Rezoning Policy*
- *Solar Access Guidelines for Areas Outside of Downtown*
- *Spaces to Thrive: Vancouver Social Infrastructure Strategy*
- *Sustainable Large Developments Bulletin*
- *Tenant Relocation and Protection Policy – Process and Requirements Bulletin*
- *Tenant Relocation and Protection Policy*
- *Transit-Oriented Areas Designation By-law*
- *Transport 2050 Strategy*
- *Transportation 2040 Plan*
- *United Nations Declaration on the Rights of Indigenous Peoples*
- *Vancouver Building By-law*
- *Vancouver Charter - Vancouver Transit-Oriented Areas Regulation*
- *Vancouver Food Strategy*
- *Vancouver Heritage Program (VHP) and Heritage Policies*
- *Vancouver Heritage Register (VHR)*
- *Vancouver Music Strategy*
- *Vancouver Official Development Plan*
- *VanPlay: Parks and Recreation Services Masterplan*
- *Villages Profiles*
- *Villages Planning Program Phase 1 and Phase 2 Engagement Summary Reports*
- *Zoning and Development By-law - Schedule J*

Document References

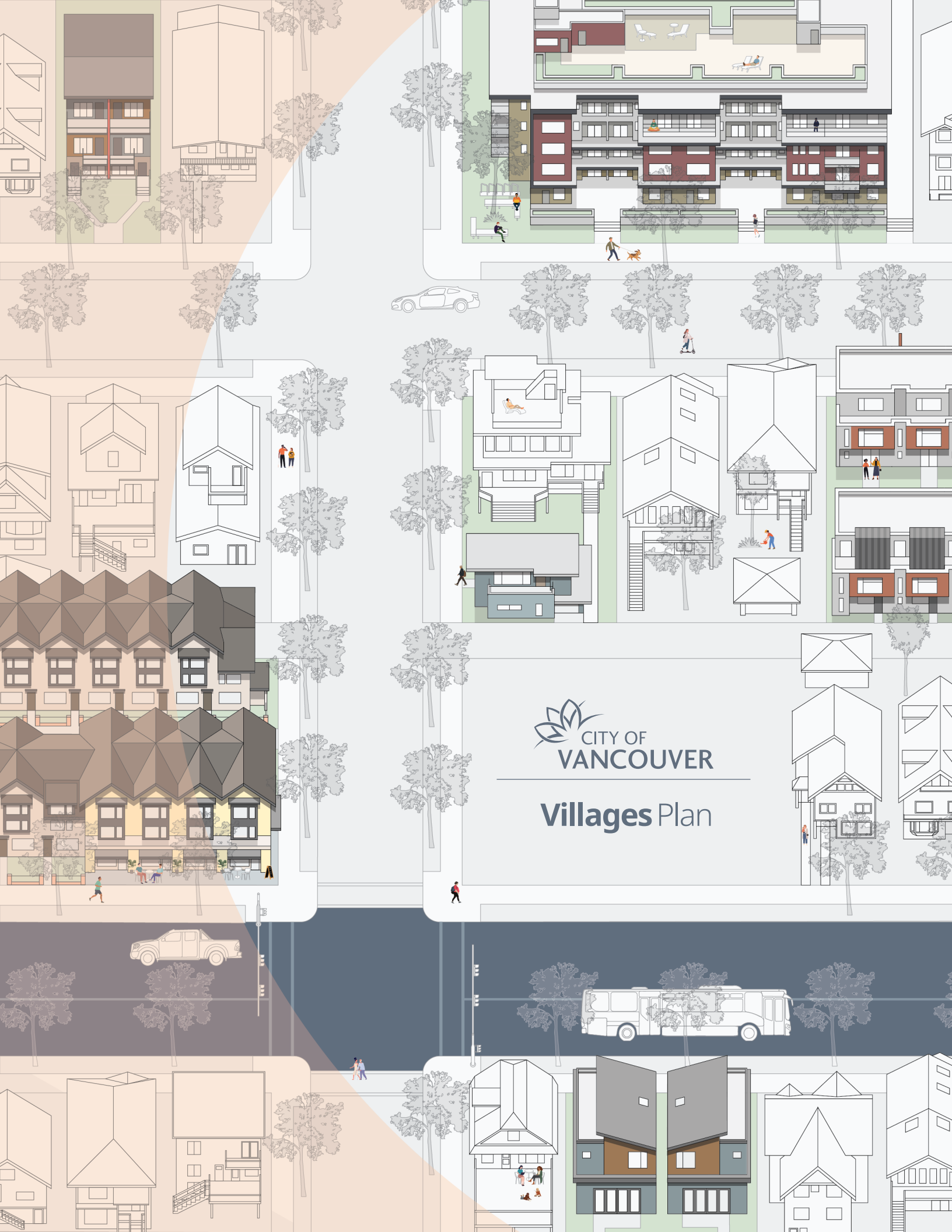
APPENDIX A: POTENTIAL HERITAGE SITES

Village Name	Site Address
West Villages	
Macdonald Street & W 16th Avenue	2743 W 13TH AV
	2743 W 15TH AV
	2753 W 16TH AV
	2836 W 12TH AV
	3016 W 13TH AV
	3088 W 12TH AV
Mackenzie Street & W 33rd Avenue	2732 W 33RD AV
	3281 W 35TH AV
	2509 W 33RD AV
Mackenzie Street & W 41st Avenue	2733 W 41ST AV
	2736 W 42ND AV
	2862 W 38TH AV
	3066 W 42ND AV
Southwest Villages	
Granville Street & W 41st Avenue	1608 W 40TH AV
	1639 AVONDALE AV
	1707 W 41ST AV
	5326 CONNAUGHT DRIVE
	5630 ANGUS DRIVE
	5812 MARGUERITE ST
	5901 GRANVILLE ST
Oak Street & W 49th Avenue	1450 W 49TH AV
	6520 OAK ST
	6877 OSLER ST
	7050 HUDSON ST
	7062 OSLER ST
Oak Street & W 67th Avenue	1260 W 67TH AV
	1296 W 67TH AV
	8010 OSLER ST
	8192 MONTCALM ST
	8425 HEATHER ST
	849 W 66TH AV

Village Name	Site Address
Central Villages	
Fraser Street & E 33rd Avenue	4850 ST. CATHERINES ST
	5186 FRASER ST
	849 DURWARD AV
	892 E 31ST AV
	978 E 29TH AV
Knight Street & E 33rd Avenue	1370 E 36TH AV
	4648 INVERNESS ST
	4750 WINDSOR ST
East Villages	
Commercial Street & E 20th Avenue	1612 E 18TH AV
	3261 FLEMING ST
	3518 BELLA-VISTA ST
	3918 ALICE ST
Nanaimo Street & E 1st Avenue	1020 NANAIMO ST
	1204 LAKEWOOD DRIVE
	1224 LAKEWOOD DRIVE
	1360 NANAIMO ST
	1400 LAKEWOOD DRIVE
	1416 LAKEWOOD DRIVE
	1775 NANAIMO ST
	1905 TEMPLETON DRIVE
	1952 LAKEWOOD DRIVE
	1956 PARKER ST
	2110 E 3RD AV
	2111 KITCHENER ST
	2112 E 3RD AV
Nanaimo Street & E Broadway	2262 NANAIMO ST
Southeast Villages	
Wales Street & E 41st Avenue	5926 EARLES ST
Kerr Street & E 54th Avenue	3240 E 58TH AV

APPENDIX B: SMALL-SCALE NEIGHBOURHOOD RETAIL SPACES

Village Name	Site Address
Central Villages	
Fraser Street & E 33rd Avenue	959 E 35th ST
	4780 Fraser ST
	4571 Fraser ST
East Villages	
Nanaimo Street & E 1st Avenue	1020 Nanaimo ST
Nanaimo Street & E Broadway	2262 Nanaimo ST
	2123 E Broadway
Southeast Villages	
Victoria Drive & E 61st Avenue	7477 Victoria DR



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