

VILLAGES PROFILES

Villages Planning Program



Musqueam, Squamish & Tsleil-Waututh

We would like to acknowledge that we are on the unceded territories of the xʷməθkʷə́yəm (Musqueam Indian Band) Skwxwú7mesh Úxwumixw (Squamish Nation) and səlilwətał (TsleilWaututh Nation).

Musqueam, Squamish, and Tsleil-Waututh have called this place home since time immemorial and they continue to steward this land. Each local Nation has their own unique relationships with the area (i.e. place names and various other uses and relationships with and to the land).

In 2013, Vancouver City Council was designated as a City of Reconciliation, and in 2022, City Council adopted the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy. The calls-to-action include four themes of the BC Declaration on the Rights of Indigenous Peoples Act (Declaration Act):

- ▶ Social, cultural, and economic well-being
- ▶ Ending Indigenous-specific racism and discrimination
- ▶ Self-determination and inherent right of self-government
- ▶ Rights and title of Indigenous People

In addition, there are a number of resources available to learn more about the historic and current relationships that the local Nations have with the lands that are referred to in this document as Villages.

Musqueam Place Names Map:

musqueam.bc.ca/our-story/our-territory/place-names-map/

Squamish Atlas:

squamishatlas.com

Vancouver's Designation as a City of Reconciliation:

vancouver.ca/people-programs/city-of-reconciliation.aspx



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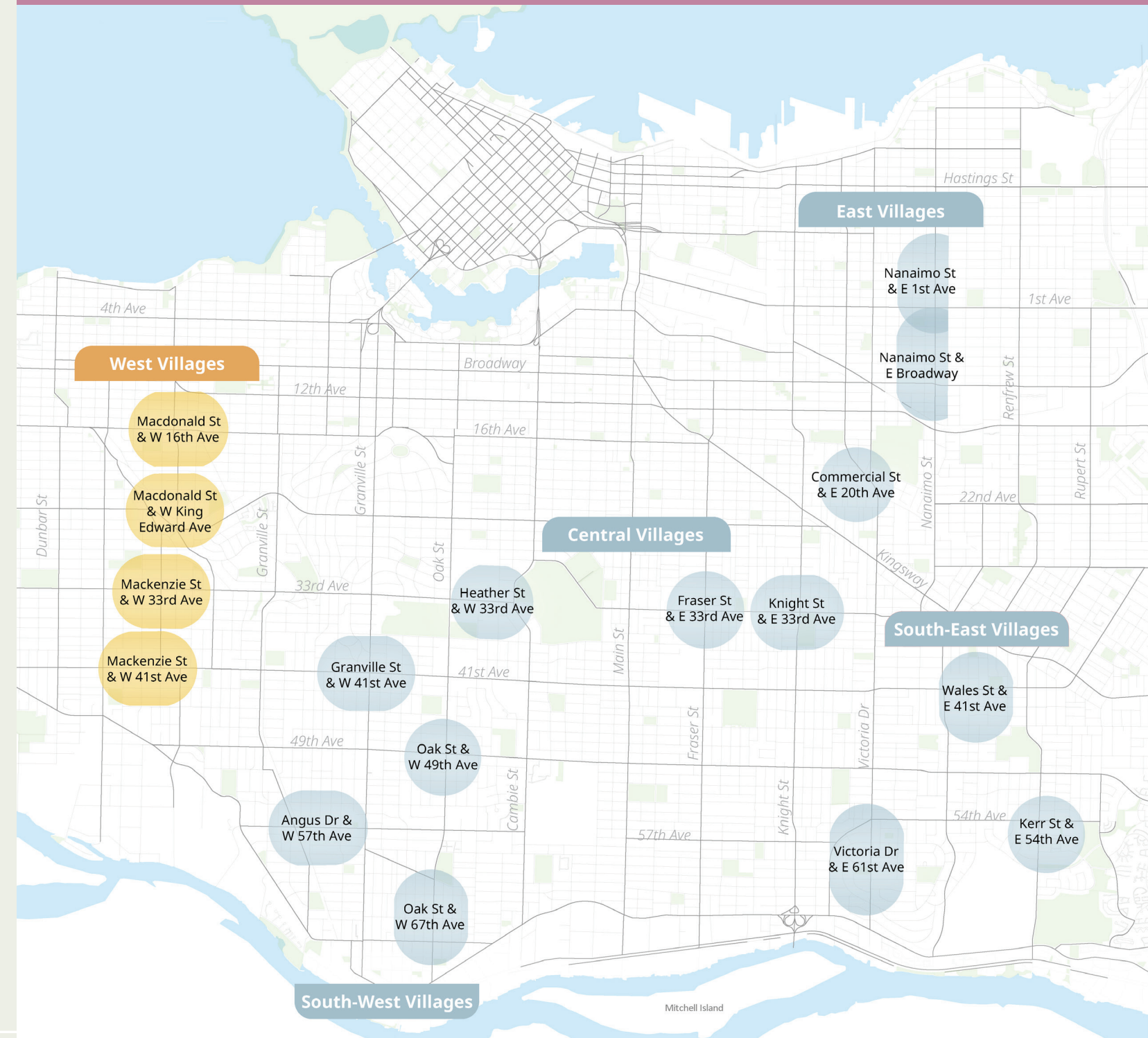
Data Sources:

The information contained in this document has been collected based on the following sources.

- Census Data (2021), from dissemination areas. *
- *Retail Conditions and Grocery Store Overview* (2025), report developed by Urban Systems for the Villages Planning Program

** Dissemination areas (DA) contain population, housing, and economic data. Note that the DA boundaries do not align perfectly with Villages areas.*

West Villages



Macdonald St & W 16th Ave

This Village is located on Vancouver’s west side, between the Arbutus Ridge and the Kitsilano neighbourhoods.



AREA CHARACTERISTICS

The Village is centred on Macdonald Street and the busy West 16th Avenue arterial. It is surrounded by mature, tree-lined residential streets. Housing in the area is mostly single-detached homes and duplexes, with some townhouses along major streets. Carnarvon Park provides nearby green space while Connaught Park, located northeast, offers additional recreational amenities including access to the Kitsilano Community Centre.

MAP LEGEND

- Draft Vancouver Plan Village Area*
- Commercial Area
- Park
- Greenway
- Community Centre
- Place of Worship
- School

* Village areas are subject to change

SOCIO-DEMOGRAPHIC PROFILE

	Village	City-Wide
Population (2021)	5,520	662,263
Total Households	2,110	305,026
Average Household Size	2.7	2.3
Owner Households	67%	46%
Renter Household	33%	54%

[Figures above are extracted from 2021 Census data]

This Village has a high number of owner-occupied households, double the number of renter households. The area also has a significantly higher proportion of 3- and 4-person households compared to the city as a whole. The top non-English languages spoken at home are Mandarin (11%) and Cantonese (5%). Notably, residents aged 15 years and under make up 14% of the population, above the city’s average of 11%.

COMMERCIAL MIX

This Village is a large size commercial node. It is one of five Villages with over 50,000 sq. ft. of retail space, centred around a neighbourhood grocery store with nearly 12,000 sq. ft of space. Most shops front the north side of West 16th Avenue. A multi-level professional services building is located near Bonsai Street.

- Convenience Goods**
Everyday items purchased frequently and locally, such as groceries, toiletries, and household essentials.
- Comparison Goods**
Higher-value items that consumers typically compare before buying, including clothing, electronics, and home furnishings.
- Food & Beverage**
Establishments serving prepared

Macdonald St & W King Edward Ave

This Village is located on Vancouver’s west side, between the Arbutus-Ridge and the Dunbar-Southlands neighbourhoods.



AREA CHARACTERISTICS

The Village is situated around Macdonald Street and Alamein Avenue, surrounded by mature tree-lined residential streets typical of Arbutus Ridge. Housing in the area is mostly single-detached homes and duplexes on larger sites. Trafalgar Elementary serves as a community heart. Trafalgar Park provides access to open space within the Village, while the nearby Arbutus Greenway supports walking and cycling next to nature.

MAP LEGEND

- Draft Vancouver Plan Village Area*
- Commercial Area
- Park
- Greenway
- Place of Worship
- School

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SOCIO-DEMOGRAPHIC PROFILE

	Village	City-Wide
Population (2021)	4,078	662,263
Total Households	1,580	305,026
Average Household Size	2.7	2.3
Owner Households	78%	46%
Renter Household	24%	54%

[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of 3- and 4-person households compared to the city as a whole. The top non-English languages spoken at home are Mandarin (19%) and Cantonese (10%). Residents aged 15 and under make up 14% of the population, above the city’s average of 11%. Residents aged 65 and over make up 21% of the population, also above the city’s average of 17%.

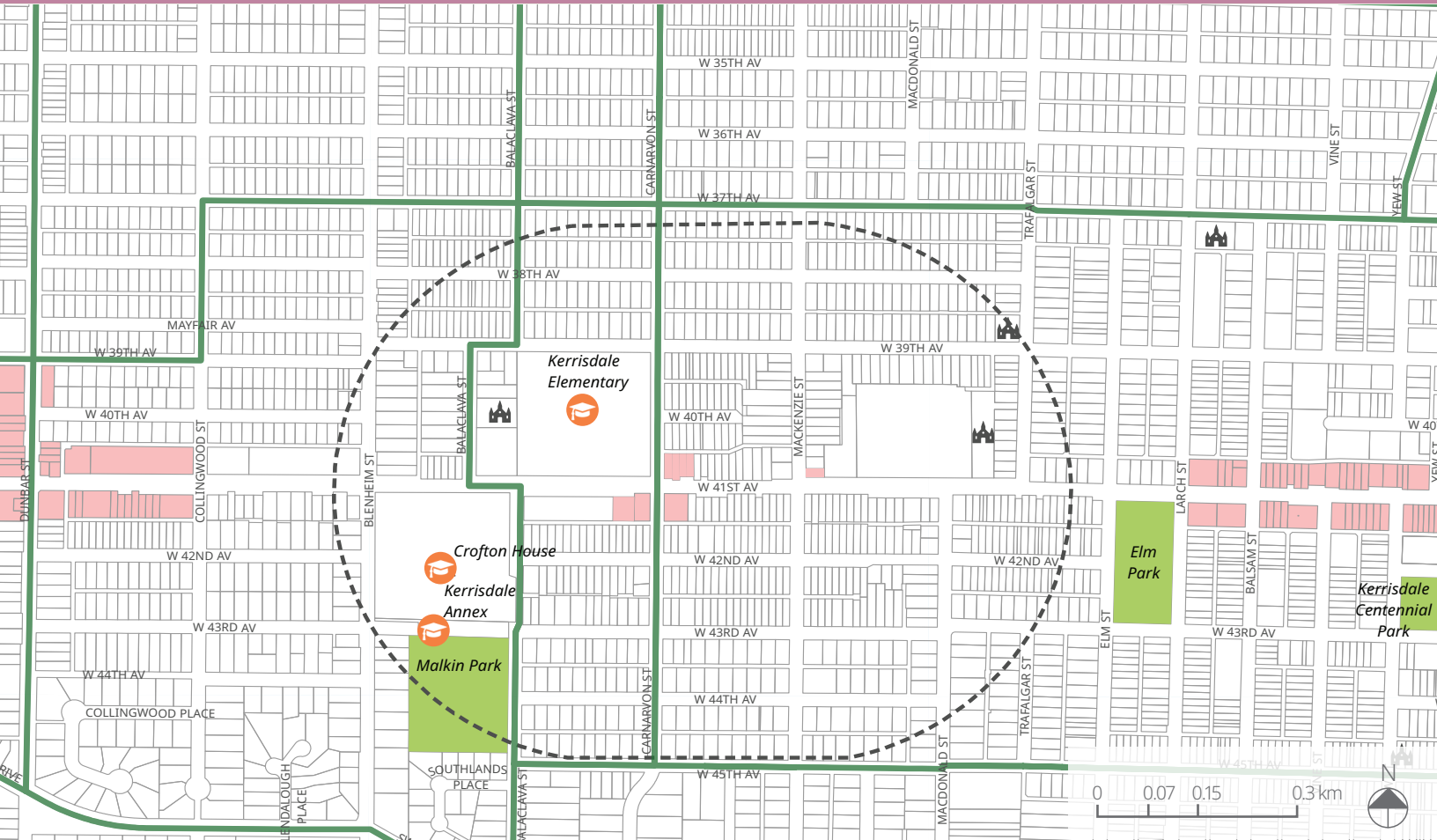
COMMERCIAL MIX

This Village is a medium size commercial node. It includes services, restaurants, and specialty food shops like a bakery and deli. It is a local serving node with no stores over 5,000 sq. ft. (destination retail) or full-service grocery stores. A Driver Licensing Centre helps draw some additional foot traffic to the area.

- Convenience Goods**
Everyday items purchased frequently and locally, such as groceries, toiletries, and household essentials.
- Comparison Goods**
Higher-value items that consumers typically compare before buying, including clothing, electronics, and home furnishings.
- Food & Beverage**
Establishments serving prepared food and drinks, including restaurants, cafés, bars, and fast food outlets.
- Service Commercial**
Businesses offering personal or professional services rather than physical goods, such as salons, banks, fitness studios, and repair shops.
- Vacant**
Commercial spaces that are vacant and/or under construction

Mackenzie St & W 41st Ave

This Village is located on Vancouver’s south-west side, between the Arbutus-Ridge, the Dunbar-Southlands and the Kerrisdale neighbourhoods.



AREA CHARACTERISTICS

The MacKenzie Street and West 41st Avenue Village features tree-lined residential streets. Housing in this area is mainly single-detached homes, with a small group of 3 to 4-storey apartments along West 41st Avenue near the intersection. Nearby green spaces include Elm Park to the east and Malkin Park to the west. The Ridgeway Greenway runs along West 37th avenue. Kerrisdale Elementary School serves as a central community hub.

MAP LEGEND

- Draft Vancouver Plan Village Area*
- Commercial Area
- Park
- Greenway
- Place of Worship
- School

* Village areas are subject to change

SOCIO-DEMOGRAPHIC PROFILE

	Village	City-Wide
Population (2021)	3,299	662,263
Total Households	1,235	305,026
Average Household Size	2.7	2.3
Owner Households	74%	46%
Renter Household	26%	54%

[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of 3, 4, and 5+ persons households compared to the city as a whole. The top non-English languages spoken at home are Mandarin (16.5%) and Cantonese (6%). In this Village 24% of the population is 65 years or over, notably higher than the city’s average of 17%.

COMMERCIAL MIX

This Village is a small size commercial node with limited retail opportunities. The Village has 8,515 sq. ft. of retail overall, with 100% of the space occupied by services. It is one of the lowest retail areas among all Villages

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- Food & Beverage**
Establishments serving prepared food and drinks, including restaurants, cafés, bars, and fast food outlets.
- Service Commercial**
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shapeyourcity.ca/villages

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