

VILLAGES PROFILES

Villages Planning Program



Musqueam, Squamish & Tsleil-Waututh

We would like to acknowledge that we are on the unceded territories of the x^wməθk^wəýəm (Musqueam Indian Band) Skwxwú7mesh Úxwumixw (Squamish Nation) and səlilwətal (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

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

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

Villages

Villages are envisioned as local hubs where many daily needs can be met within a 5-minute walk, roll, or bike ride from home. In the future, these areas will have a variety of small shops, services and a mix of housing options up to six storeys.

Below are the 17 Villages that are part of the Villages Planning Program.



INTRODUCTION

The Villages Planning Program covers approximately 570 city blocks across multiple neighbourhoods on the unceded territories of the x^wməθk^wəýəm (Musqueam Indian Band) Skwxwú7mesh Úxwumixw (Squamish Nation) and səlilwətał (TsleilWaututh Nation). The Villages Planning Program is part of the implementation of Vancouver Plan, Vancouver's citywide framework for a more livable, affordable and sustainable city for everyone.

This document provides a demographic and commercial snapshot of the Village areas using data from the 2021 Census and a *Retail Conditions and Grocery Store Overview* report from 2025. The purpose of the *Villages Profiles* document is to highlight key characteristics of each Village.

The 17 Villages were grouped by subareas during the planning process for the purpose of conducting studies and for engagement with the public and other interest groups. This document has been organized using the same groupings of Village areas.

It is recognized that each Village is unique and that they will grow gradually over time, at different paces, to become more complete and vibrant communities.



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 Worshop School

SOCIO-DEMOGRAPHIC PROFILE

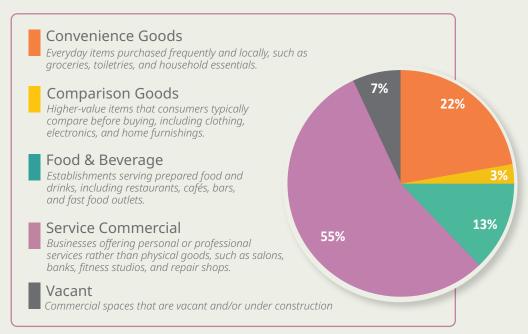
	Village	City-Wide
Population (2021)	5,520	662,263
Total Households	2,110	305,026
Average Household Size	2.7	2.3
Owner Households	67%	46%
Renter Household	33%	54%

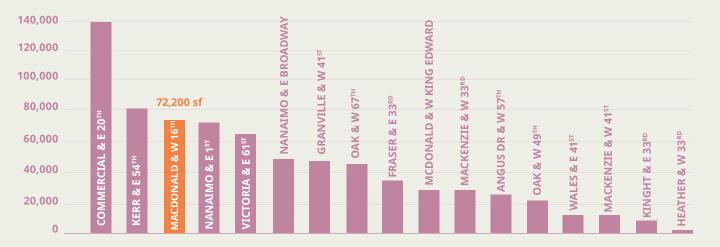
[Figures above are extracted from 2021 Census data]

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.





^{*} Village areas are subject to change

Macdonald St & W King Edward Ave This Village is located on Vancouver's west side, between the Arbutus-Ridge and the Dunbar-



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



SOCIO-DEMOGRAPHIC PROFILE

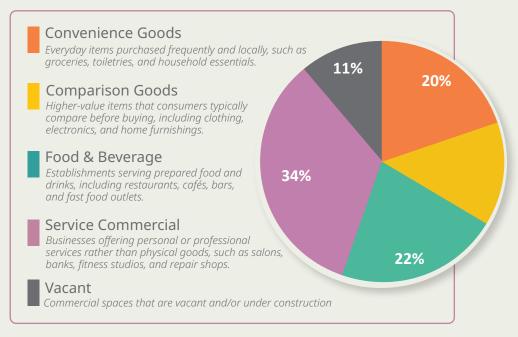
	Village	City-Wide
Population (2021)	4,078	662,263
Total Households	1,580	305,026
Average Household Size	2.7	2.3
Owner Households	78%	46%
Renter Household	24%	54%

[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.



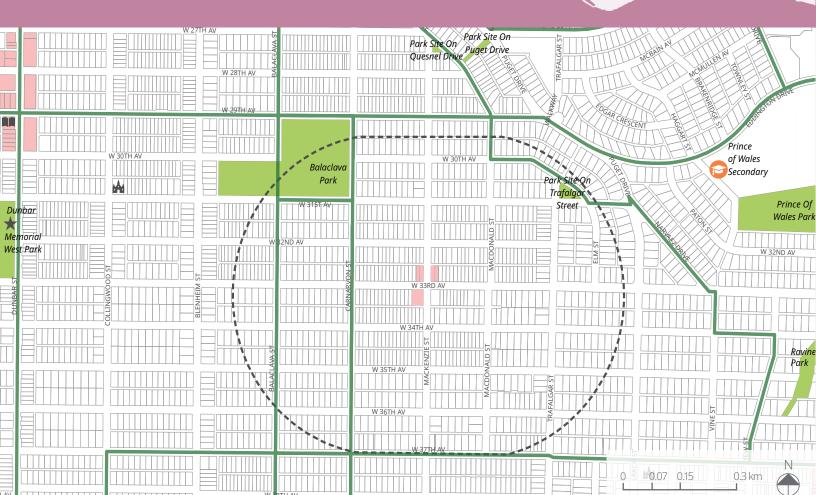


^{*} Village areas are subject to change

Mackenzie St & W 33rd Ave

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

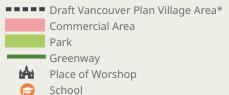




AREA CHARACTERISTICS

The Mackenzie Street and West 33rd Avenue Village is defined by mature, tree-lined streets (particularly along 32nd Ave). Housing in the area is mainly single-detached homes on larger sites. To the west, Balaclava Park offers significant space for recreation. The area is walkable and bike-friendly, with Ridgeway Greenway connections a few blocks north, and a few local shops and services serving the area.

MAP LEGEND



SOCIO-DEMOGRAPHIC PROFILE

	Village	City-Wide
Population (2021)	3,775	662,263
Total Households	1,325	305,026
Average Household Size	2.9	2.3
Owner Households	78%	46%
Renter Household	24%	54%

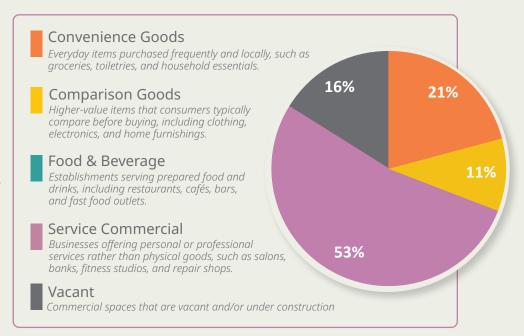
[Figures above are extracted from 2021 Census data]

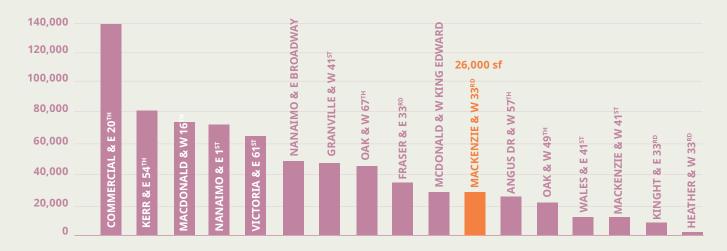
This Village has a higher proportion of 3, 4, and 5+ persons housholds compared to the city as a whole. The top non-English languages spoken at home are Mandarin (16%) and Cantonese (8%). Residents aged under 15 make up 13% of the population, slightly above the city's average of 11%. Residents aged 65 and over make up 19% of the population, also slightly above the city's average of 17%.

COMMERCIAL MIX

This Village is a medium size commercial node centred around the intersection of Mackenzie Street and 33rd Avenue.

Opportunities in this area are mostly services, including a dental office and insurance agency. There are also two bakeries, a specialty grocery store and a meat market. When compared to other Villages, it is below-average in terms of retail square footage.





^{*} Village areas are subject to change

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

School

Draft Vancouver Plan Village Area*

Commercial Area

Park

Greenway

Place of Worshop

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%

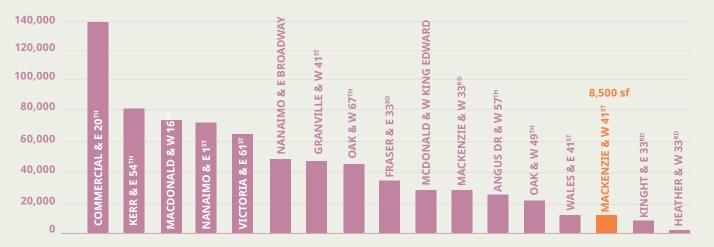
This Village has a higher proportion of 3, 4, and 5+ persons households compared to the city as a whole. The top non-English languages spoken at home are Mandarin (16.5%) and Cantonese (6%). In this Village 24% of the population is 65 years or over, notably higher than the city's average of 17%.

[Figures above are extracted from 2021 Census data]

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





^{*} Village areas are subject to change

South-West Villages









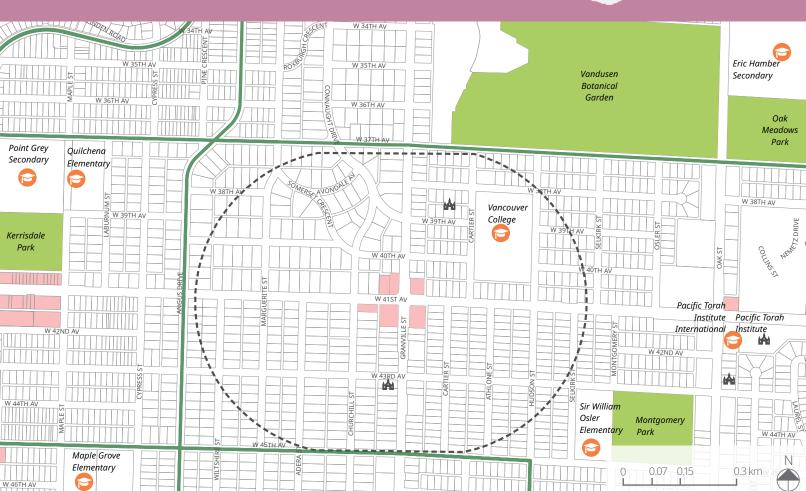




Granville St & W 41st Ave

This Village is located on Vancouver's south-west side, in the Kerrisdale neighbourhood.





AREA CHARACTERISTICS

This Village is centred around a retail node at the intersection of Granville Street and West 41st Avenue. The area is surrounded by mature tree-lined residential streets. Housing in the area is mainly single-detached homes. Nearby green spaces include VanDusen Botanical Garden to the northeast and Montgomery Park to the southwest. The Ridgeway Greenway running along West 37th Avenue provides walking and cycling connections.

MAP LEGEND



SOCIO-DEMOGRAPHIC PROFILE

	Village	City-Wide
Population (2021)	2,327	662,263
Total Households	775	305,026
Average Household Size	3.0	2.3
Owner Households	86%	46%
Renter Household	14%	54%

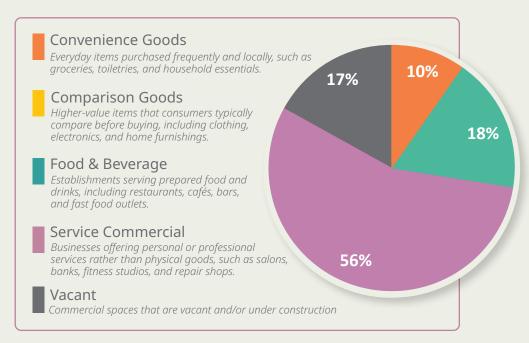
occupied, well above the city's average of 46%. The Village has a high proportion of larger households, with 17% having 5 or more people, compared with the city's average of 6%. The top non-English languages spoken at home are Mandarin (26%) and Cantonese (9%). This Village has the smallest population among all Villages.

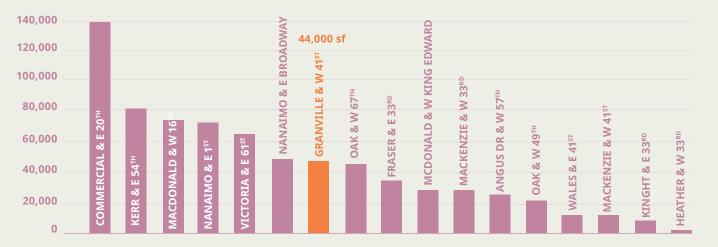
In this Village 86% of homes are owner-

[Figures above are extracted from 2021 Census data]

COMMERCIAL MIX

This Village is a medium retail node, featuring one to two storey commercial buildings.
Commercial uses in the area include two gas stations and a bank, with the majority of the commercial space occupied by services and some restaurants.
There are limited opportunities to access groceries in the area.

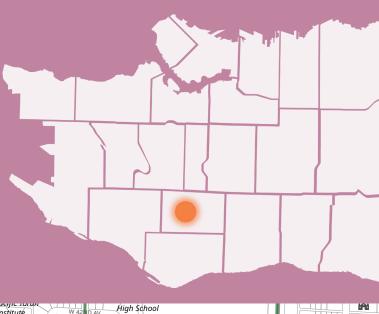




^{*} Village areas are subject to change

Oak St & W 49th Ave

This Village is located on Vancouver's south-west side, in the Kerrisdale neighbourhood.





AREA CHARACTERISTICS

This Village is located on a busy arterial, with retail primarily serving local residents and people passing by. Housing in the area includes single-detached homes, duplexes, and some low-rise apartments. Nearby green spaces include Tisdall Park to the east, and Montgomery park to the north. The 49th Avenue bikeway supports cycling connections, whie Langara-49th Skytrain station provides access to rapid transit.

MAP LEGEND



^{*} Village areas are subject to change

SOCIO-DEMOGRAPHIC PROFILE

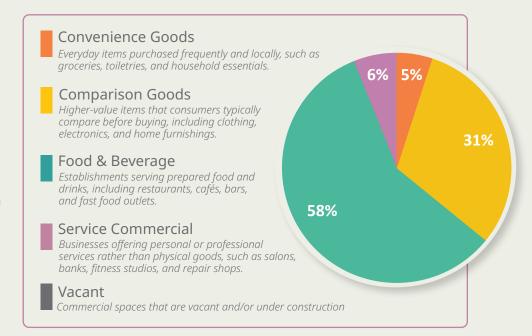
	Village	City-Wide
Population (2021)	3,085	662,263
Total Households	1,015	305,026
Average Household Size	3.0	2.3
Owner Households	69%	46%
Renter Household	31%	54%

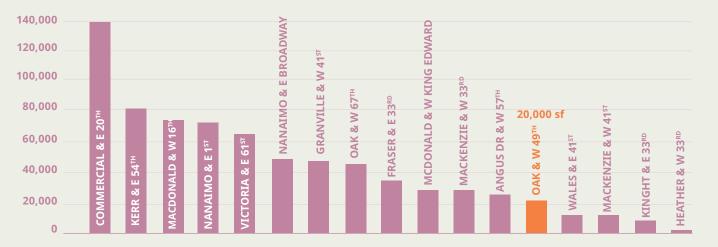
[Figures above are extracted from 2021 Census data]

This Village has a significantly higher proportion of 3, 4, and 5-person households compared to the city as a whole. The top non-English languages spoken at home are Cantonese (20%) and Mandarin (19%). Residents aged 65 and over make up 20% of the population, higher than the city's average of 17%. It is one of the smaller Villages by population size.

COMMERCIAL MIX

This Village is a medium-sized retail node. Retail in the Village is centred around the Oak Street and 49th Avenue intersection. Retail is located on the west side of the street and includes a gas station and convenience store, along with a strip mall with several shops, a restaurant and an insurance office.

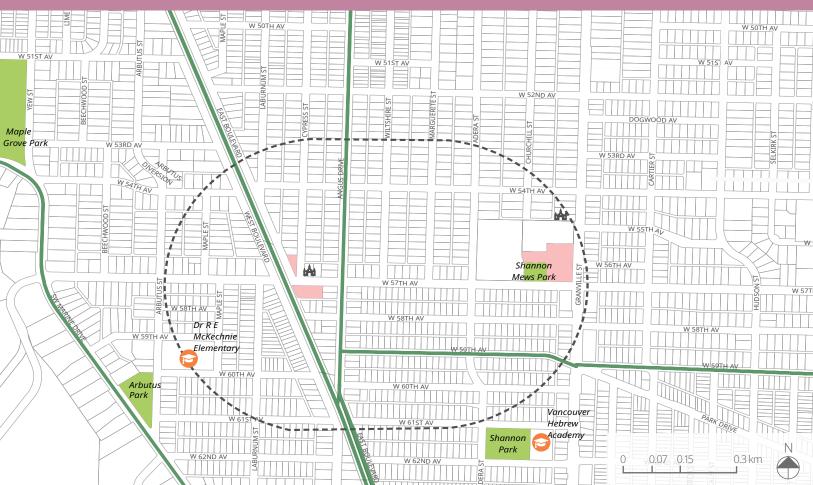




Angus Dr & W 57th Ave

This Village is located on Vancouver's south-west side, between the Kerrisdale and the Marpole neighbourhoods.





AREA CHARACTERISTICS

This Village is centered around a commercial node located near the Arbutus Greenway, within a mostly residential area. Housing in the area is mainly single-detached housing. Shannon Mews Estate located east of Angus Dr, includes some low-rise apartments and green space, with Shannon and Arbutus Parks at the outer edges of the Village.

MAP LEGEND

Draft Vancouver Plan Village Area*
Commercial Area
Park
Greenway

Place of Worshop
School

SOCIO-DEMOGRAPHIC PROFILE

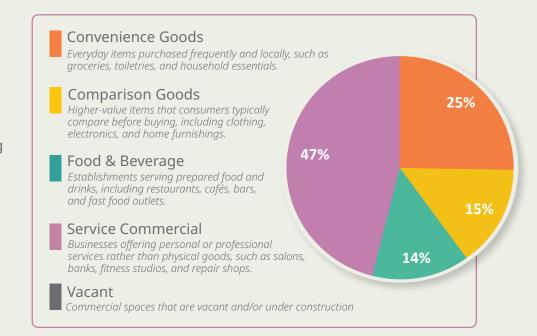
	Village	City-Wide
Population (2021)	3,113	662,263
Total Households	1,285	305,026
Average Household Size	2.7	2.3
Owner Households	64%	46%
Renter Household	37%	54%

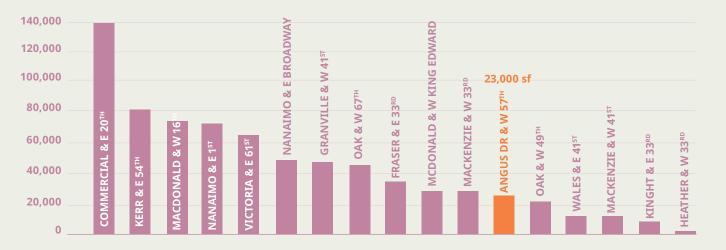
[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of owner-occupied households compared to the city as a whole. It also has a higher proportion of 3-, 4-, and 5+ person households. The top non-English languages spoken at home are Mandarin (20%) and Cantonese (14%). Residents aged 65 and over make up 20% of the population, above the city's average of 17%. Residents aged 15 or under make up 12.7% of the population, also slighthly above the city's averageof 10%. It is a small Village by population size.

COMMERCIAL MIX

This Village is a medium size commercial node. Retail is centred around the intersection of 57th Avenue and East Boulevard. A mixed-use building on the south side of 57th Ave has retail on the ground floor and apartments above. The building has a 5,700 sq. ft. neighbourhood grocery store, along with restaurants and services.



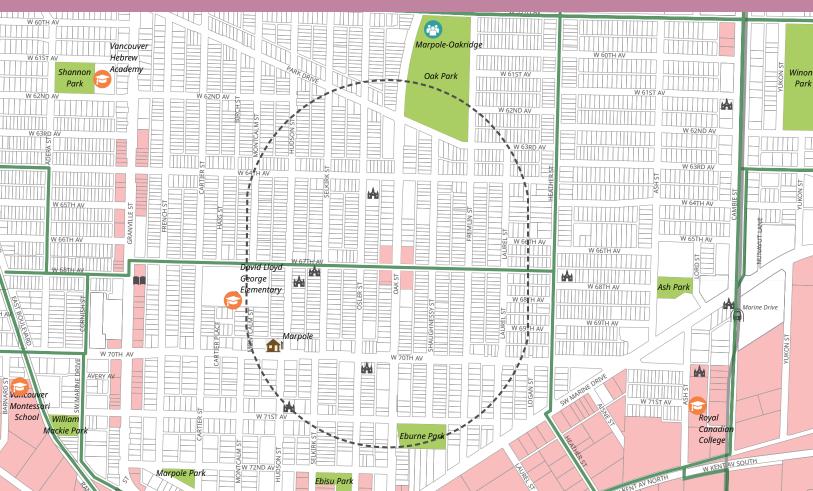


^{*} Village areas are subject to change

Oak St & W 67th Ave

This Village is located on Vanocuver's south-west side, at the centre of the Marpole neighbourhood.





AREA CHARACTERISTICS

This Village has a group of local shops and services, serving residents and through-traffic along Oak Street, a busy arterial. Housing in the area includes single-detached homes, duplexes, with newer low-rise apartments along Oak Street. Nearby Oak Park offers green space to the north. Marpole Neighbourhood House is an important community space, while Marpole-Oakridge Community Centre, offers additional leisure facilities to the north.

MAP LEGEND

■■■■ Draft Vancouver Plan Village Area* Commercial Area Park Sky Train Community Centre Neighbourhood House Place of Worshop School

SOCIO-DEMOGRAPHIC PROFILE

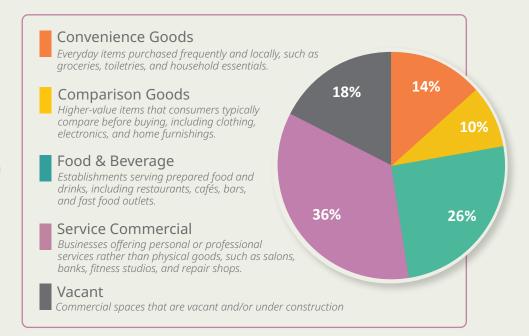
	Village	City-Wide
Population (2021)	4,601	662,263
Total Households	2,095	305,026
Average Household Size	2.3	2.3
Owner Households	41%	46%
Renter Household	58%	54%

This Village has a similar proportion of owner and renter households comparted to the city as a whole. The top two non-English languages spoken at home are Cantonese (14%) and Mandarin (19%). This Village also has a similar proportion of youth and people over 65+ compared to the city as a whole.

[Figures above are extracted from 2021 Census data]

COMMERCIAL MIX

This Village is a medium commercial node. Retail is centered around the intersection of Oak Street and West 67th Avenue, mainly on the west side of Oak Street. The area features a gas station, and two strip malls, offering a mix of services and restaurants. Access to grocery is limited to convenience stores. Overall square footage of retail is similar to the average across Villages.





^{*} Village areas are subject to change

Central Villages











Heather St & W 33rd Ave

This Village is located on Vanocuver's south-central area, in the South Cambie neighbourhood. It is located adjecent to Queen Elizabeth Park and the Riley Park neighbourhood to the east.





AREA CHARACTERISTICS

This Village has very limited retail opportunities and many large sites, including the BC Women's and Children's Hospitals. It has access to large open spaces and recreational amenities such as Queen Elizabeth Park, Vandusen Botanical Garden and Oak Meadows park nearby. The area is beginning to transform with the redevelopment of the 8.5-hectare Heather Lands, which will reshape the future of the area.

MAP LEGEND Draft Vancouver Plan Village Area* Commercial Area Park Sky Train Greenway Community Centre Library Place of Worshop School Hospital

SOCIO-DEMOGRAPHIC PROFILE

	Village	City-Wide
Population (2021)	3,313	662,263
Total Households	1,360	305,026
Average Household Size	2.4	2.3
Owner Households	62%	46%
Renter Household	38%	54%

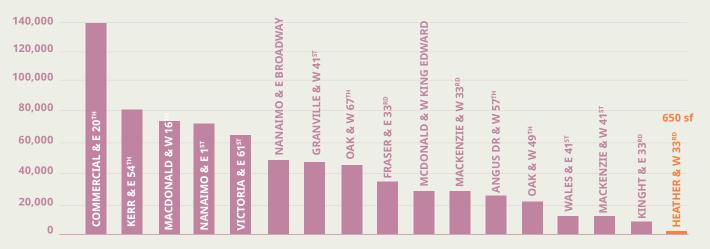
[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of owner-occupied households compared to the city as a whole. Households size is similar to the city's average. The top non-English languages spoken at home are Mandarin (14%) and Cantonese (13%). The proportion of people aged 15 and under, as well as those aged 65 and over, is similar to the city's average. It is also one of the smaller Villages by population size.

COMMERCIAL MIX

The Village has the lowest amount of retail space of all the Villages. The existing space consists of one coffee shop at the corner of Cambie Street and W 33rd Ave.



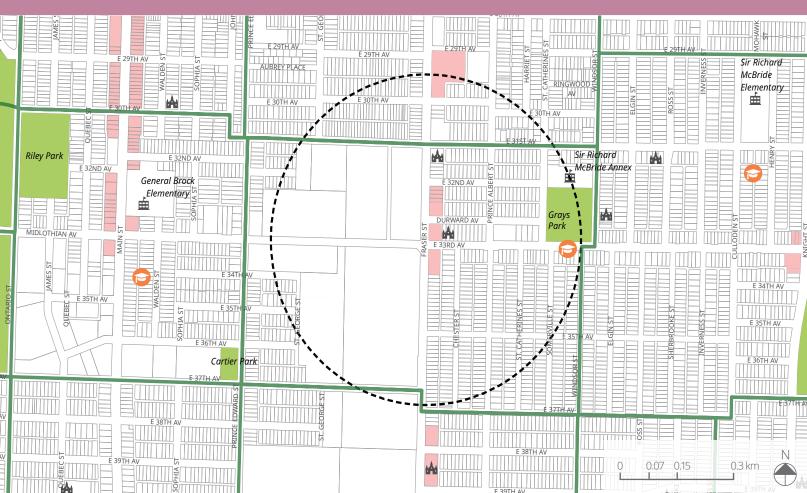


^{*} Village areas are subject to change

Fraser St & E 33rd Ave

This Village is located on Vancouver's south-central area, mainly in the Kensington-Cedar Cottage neighbourhood.





AREA CHARACTERISTICS

The western portion of this Village is occupied by the Mountain View Cemetery. Retail in this Village runs along the east side of Fraser Street, across from the Cemetery. Housing in the area is mainly single-detached homes, with some duplexes and laneway houses along local residential streets. Grays Park provides access to some nearby green space. The Ridgeway Greenway along East 37th Avenue supports cycling and pedestrian connections.

MAP LEGEND Draft Vancouver Plan Village Area* Commercial Area Park Greenway Place of Worshop School

* Village areas are subject to change

SOCIO-DEMOGRAPHIC PROFILE

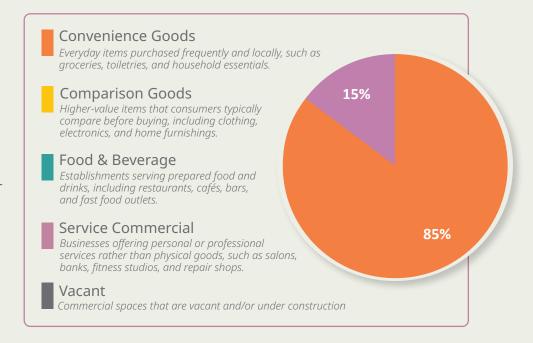
	Village	City-Wide
Population (2021)	4,221	662,263
Total Households	1,590	305,026
Average Household Size	2.7	2.3
Owner Households	65%	46%
Renter Household	35%	54%

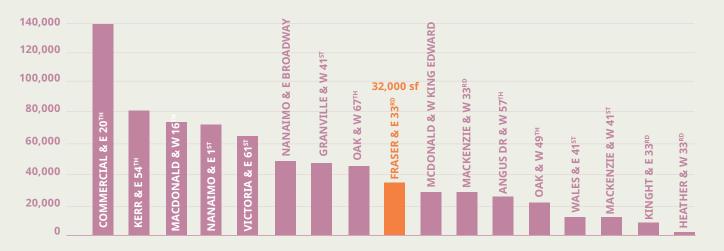
[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of 3- and 4-person households compared to the city as a whole. Homeownership is also higher than the city average. The top non-English languages spoken at home are Tagalog (5%) and Cantonese (4%). Residents aged under 15 make up 15% of the population, above the city's average of 11%. Residents aged 65 and over make up 14% of the population, also above the city's average of 17% citywide.

COMMERCIAL MIX

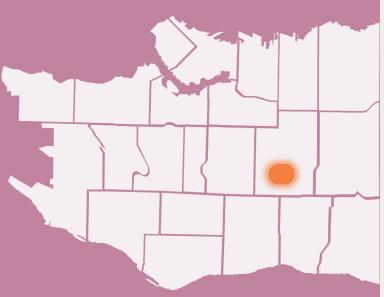
This Village is a medium-sized retail node. Along Fraser Street, close to 33rd Avenue, retail space provides mainly services, including space for social service organizations. At the northern edge of the Village area, a mixed-use building includes a discount grocery storey and a pharmacy.





Knight St & E 33rd Ave

This Village is located on Vancouver's east side, in the Kensington-Cedar Cottage neighbourhood.





AREA CHARACTERISTICS

This Village has a commercial node at the intersection of East 33rd Avenue and Knight St, a busy arterial used by trucks. Housing in the area is mainly single-detached homes and some duplexes. Kensington Park and Kensington Community Centre provide a large green space and recreation facilities. The Ridgeway Greenway along East 37th Avenue supports walking and cycling connections through the area.

Draft Vancouver Plan Village Area* Commercial Area Park Greenway Community Centre Place of Worshop

MAP LEGEND

School

SOCIO-DEMOGRAPHIC PROFILE

	Village	City-Wide
Population (2021)	5,439	662,263
Total Households	1,935	305,026
Average Household Size	2.8	2.3
Owner Households	57%	46%
Renter Household	43%	54%

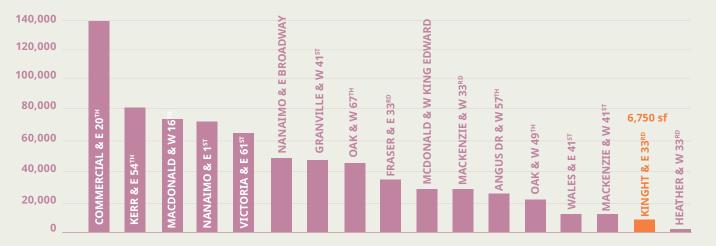
This Village has a higher proportion of 3, 4, and 5-person households compared to the city as a whole. The top non-English languages spoken at home are Cantonese (10%) and Vietnamese (4%). Residents aged 15 and under make up 14% of the population, higher than the city's average of 11%.

[Figures above are extracted from 2021 Census data]

COMMERCIAL MIX

This Village is a small retail node with mainly convenience stores serving the local community. Retail includes a gas station, convenience store, as well as a bakery. This Village has the second lowest retail square footage of all Villages.





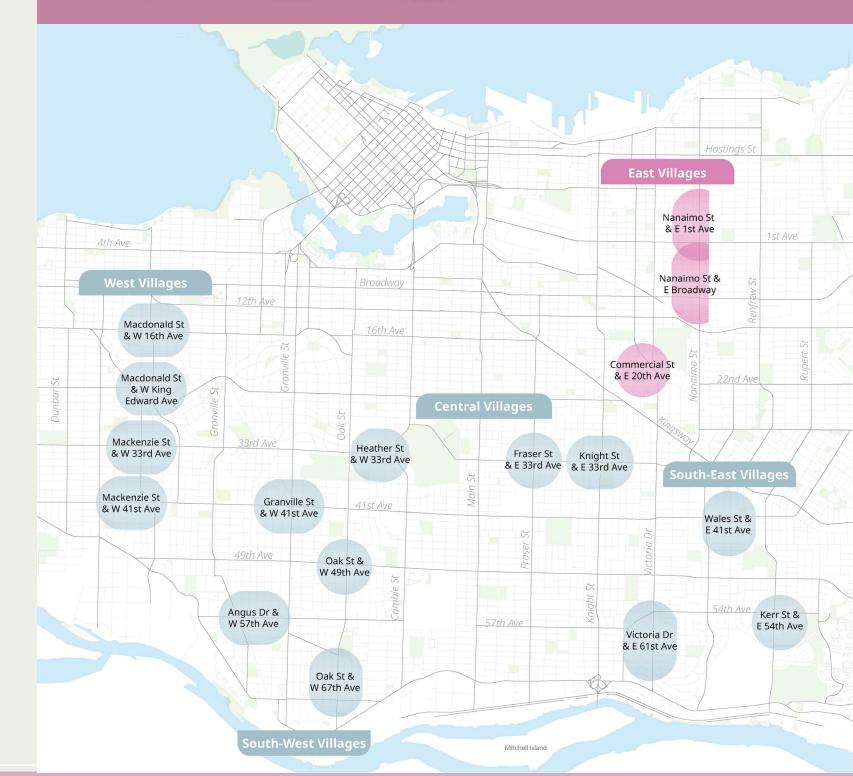
^{*} Village areas are subject to change

East Villages



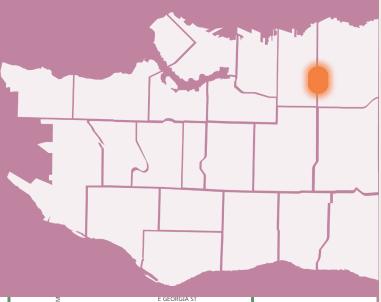






Nanaimo & E 1st Ave

This Village is located on Vancouver's east side, between the Grandview-Woodland and Hastings-Sunrise neighbourhoods.





AREA CHARACTERISTICS

This Village is located along two busy arterials. Housing in the area includes a mix of single-detached homes, duplexes, and older low-rise apartments. Local specialty and service businesses run continuously along Nanaimo Street. Clinton Park is located to the east, while the Adanac and Central Valley greenways provide nearby cycling connections.

MAP LEGEND

Draft Vancouver Plan Village Area*

Commercial Area

Park

Sky Train

Greenway

Community Centre

Library

Neighbourhood House

Place of Worshop

School

SOCIO-DEMOGRAPHIC PROFILE

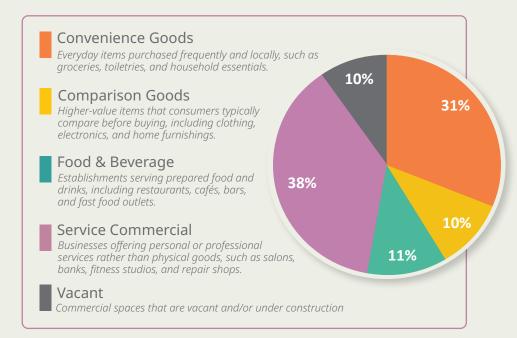
	Village	City-Wide
Population (2021)	2,421	662,263
Total Households	940	305,026
Average Household Size	2.5	2.3
Owner Households	67%	46%
Renter Household	33%	54%

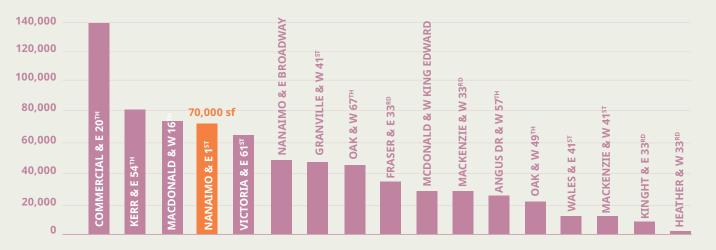
This Village has a higher proportion of owner-occupied households compared to the city as a whole. Cantonese (16%) and Vietnamese (2%) are the top non-English languages spoken at home. Residents under 15 make up 14% of the population, slightly above the Vancouver average of 11%. The Village has one of the smallest populations among all Villages.

[Figures above are extracted from 2021 Census data]

COMMERCIAL MIX

This Village has a large commercial noe. Retail space includes older single-storey shops and newer developments. Businesses include two local speciality food markets, a bakery, and gas stations with specialty and convenience goods. Retail is concentrated along a 1,500-ft stretch of Nanaimo Street between 1st Avenue and Charles St, mainly on the east side. It is one of the Villages with the highest retail square footage.





^{*} Village areas are subject to change

Nanaimo St & E Broadway

This Village is located on Vancouver's east side, between the Grandview-Woodland, the Hastings-Sunrise, the Kensington-Cedar Cottage, and the Renfrew-Collingwood neighbourhoods.

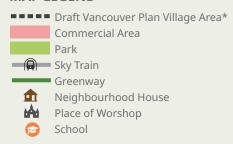




AREA CHARACTERISTICS

This Village is home to a range of neighbourhood-serving retail along Nanaimo Street, in single storey and mixed-use buildings. Housing in the area includes single-detached homes, duplexes, older and newer low-rise apartments. It is well-connected both locally and regionally through the Broadway and Grandview Highways, and it is close to the Commercial-Broadway SkyTrain station.

MAP LEGEND



^{*} Village areas are subject to change

SOCIO-DEMOGRAPHIC PROFILE

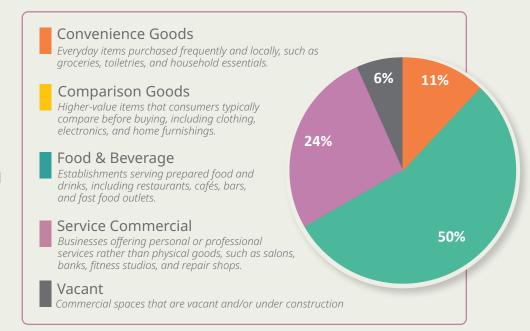
	Village	City-Wide
Population (2021)	3,489	662,263
Total Households	1,345	305,026
Average Household Size	2.6	2.3
Owner Households	67%	46%
Renter Household	33%	54%

[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of owner-occupied households compared to the city as a whole. The area also has a greater proportion of larger households, including 3, 4, and 5-person households. The top non-English languages spoken at home are Cantonese (14%) and Vietnamese (3%). Residents aged 15 years and under make up 13% of the population, abovr the city's average of (10.7%).

COMMERCIAL MIX

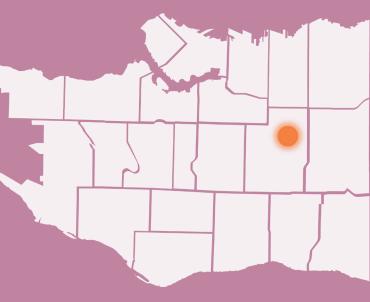
This Village has a medium-size retail node, offering an array of shops and services, though access to larger grocery stores is limited. A specialty grocer and convenience store serve basic food and household needs. Retail is concentrated along a 700-ft. stretch of Nanaimo Street, with businesses on both sides of the street near the intersection with Broadway.

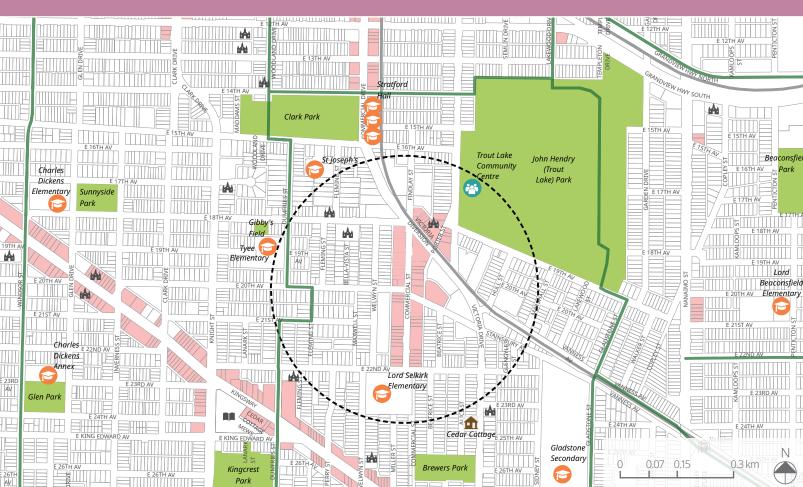




Commercial St & E 20th Ave

This Village is located on Vancouver's east side, in the Kensington-Cedar Cottage neighbourhood.





AREA CHARACTERISTICS

This Village has a dynamic retail experience, featuring tree-lined residential streets and an eclectic mix of shops and services. Housing in the area ranges from single-detached homes to townhouses and new low-rise apartments. It is located within walking distance from John Hendry (Trout Lake) Park as well as Brewers Park and Clark Park, offering a range of open space and recreational amenities.

MAP LEGEND

Draft Vancouver Plan Village Area*
Commercial Area
Park
Sky Train
Greenway
Community Centre
Library
Neighbourhood House
Place of Worshop
School

SOCIO-DEMOGRAPHIC PROFILE

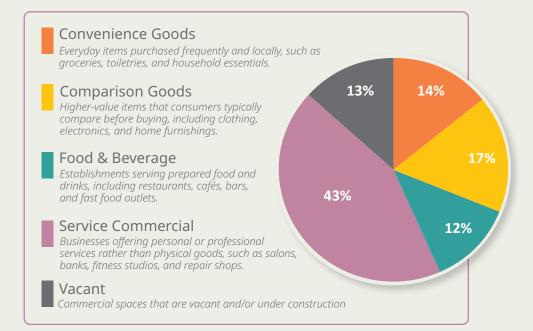
	Village	City-Wide
Population (2021)	6,531	662,263
Total Households	2,600	305,026
Average Household Size	2.6	2.3
Owner Households	47%	46%
Renter Household	53%	54%

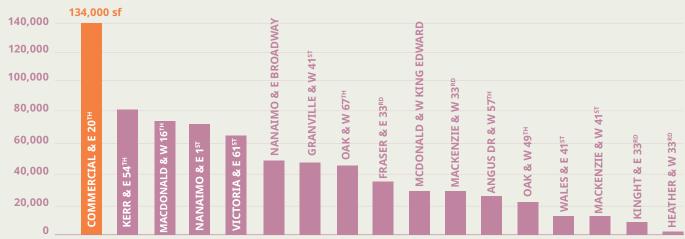
This Village has a higher proportion of 3, 4, and 5-person households compared to the city as a whole. The top three non-English languages spoken at home are Cantonese (10%), Vietnamese (4%) and Tagalog (2%). Residents aged 15 or under make up 14% of the population, above the city's average of 11%. This Village is also the largest by population size.

[Figures above are extracted from 2021 Census data]

COMMERCIAL MIX

This Village has the largest commercial node, with over 100,000 sq. ft. of existing retail floor space. It is a unique Village with existing mixed-use, light industrial zoning. Notable grocery stores include an 11,000 sq. ft. supermarket on Kingsway and Perry Street. It also has one of the most diverse mix of businesses among all Villages, providing a vibrant and well-rounded retail hub.





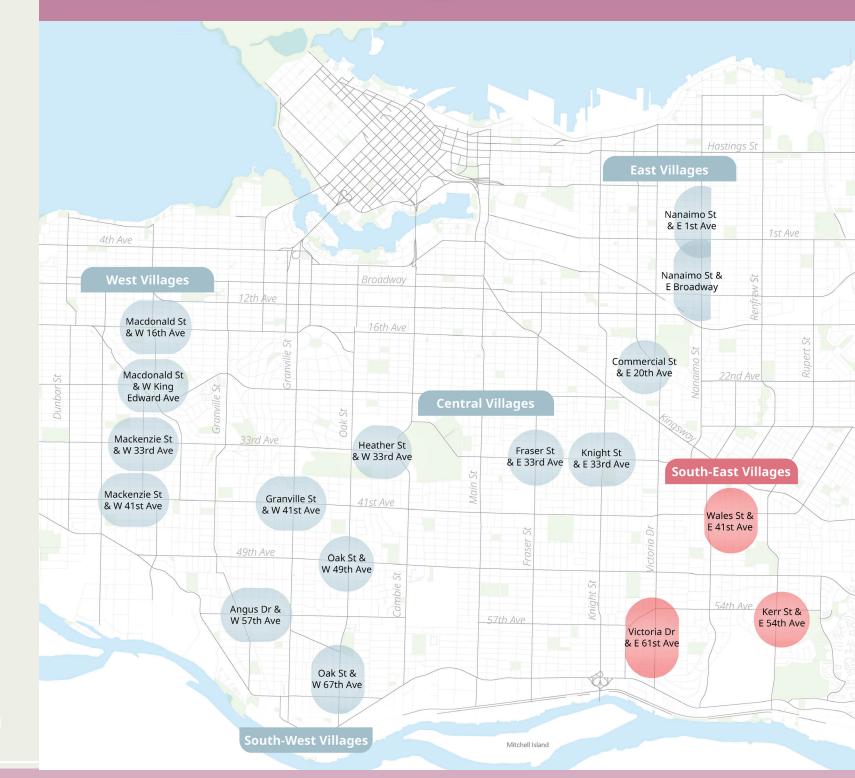
^{*} Village areas are subject to change

South-East Villages









Wales St & E 41st

This Village is located on Vancouver's southeast side, between the Killarney, the Renfrew-Collingwood, and the Victoria-Fraserview neighbourhoods.





AREA CHARACTERISTICS

This Village has a small commercial and institutional node around the Wales Street and East 41st Avenue intersection. Housing in the area is mainly single-detached homes with some duplexes and townhouses along residential tree-lined streets. Killarney Secondary School and Community Centre are located nearby. Killarney Park provides extensive recreation space and green amenities adjacent to the Village.

MAP LEGEND

Draft Vancouver Plan Village Area*

Commercial Area
Park
Greenway
Community Centre
Library
Place of Worshop
School

SOCIO-DEMOGRAPHIC PROFILE

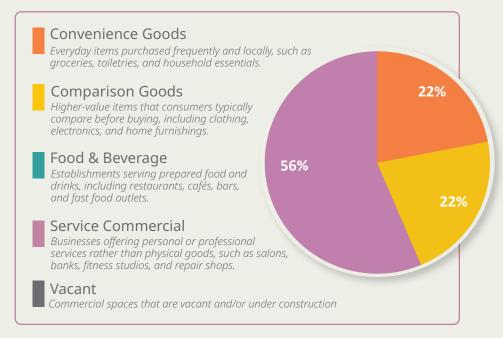
	Village	City-Wide
Population (2021)	4,252	662,263
Total Households	1,470	305,026
Average Household Size	2.9	2.3
Owner Households	56%	46%
Renter Household	44%	54%

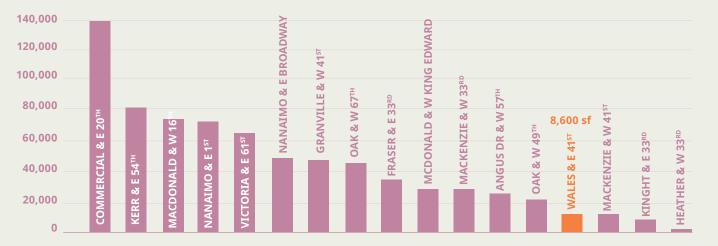
[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of owner-occupied households compared to the city as a whole. There is also a higher proportion of 3, 4, and 5-persons households. THe top non-English languages spoken at home are Cantonese (27%) and Mandarin (5%). Residents aged 65 and over make up 20% of the population, above the city's average of 17%.

COMMERCIAL MIX

This Village has a small retail node with a limited options, mostly focused around services. Existing businesses include a medical clinic, a pharmacy, a credit union, and other services. It has one of the lowest retail square footages among all the Villages.



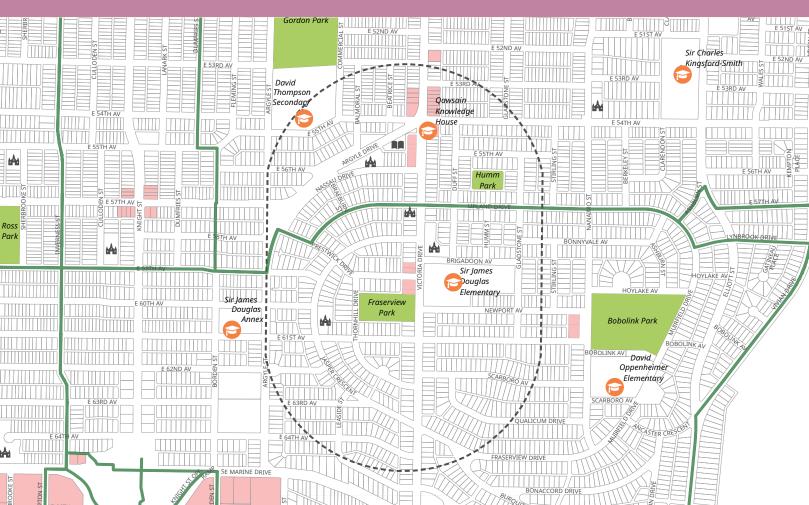


^{*} Village areas are subject to change

Victoria Dr & E 61st Ave

This Village is located on Vancouver's south-east side, at the centre of the Victoria-Fraserview neighbourhood.





AREA CHARACTERISTICS

This village has a small commercial node with disperesed shops and services along Victoria Drive. Housing in the area is mostly single-detached homes and duplexes along tree-lined residential streets. Nearby amenities include local schools and parks, with Fraser River trails located further south.

MAP LEGEND Draft Vancouver Plan Village Area* Commercial Area Park Greenway Library Place of Worshop School

SOCIO-DEMOGRAPHIC PROFILE

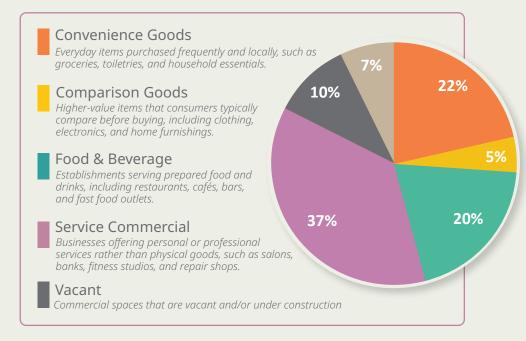
	Village	City-Wide
Population (2021)	5,008	662,263
Total Households	1,745	305,026
Average Household Size	2.9	2.3
Owner Households	60%	46%
Renter Household	40%	54%

This Village has higher proportion of 3, 4, and 5-person households compared to the city as a whole. The top non-English languages used at home are Cantonese (30%) and Punjabi (5%). Residents aged 65 and over make up 22% of the population, notably above the city's average of 17%.

[Figures above are extracted from 2021 Census data]

COMMERCIAL MIX

This Village has a large commercial node with more than 50,000 square feet of existing retail floor space. There are two retail areas. One to the north with a concentration of restaurants, shops and services, at Victoria Drive and E 54th Avenue. And a smaller one at Victoria Drive and Prestwick Drive that includes a convenience and flower store, as well as an insurance company and a preschool.





^{*} Village areas are subject to change

Kerr St & E 54th Ave

This Village is located on Vancouver's southeast side, at the edge of Champlain Heights, a planned community in the centre of the Killarney neighbourhood.





AREA CHARACTERISTICS

This Village has an established shopping centre located at its core. Housing in the area includes low-rise apartments to the southwest, single-detached homes to the north and townhouses southeast including Mount Royal Square. This Square also has a nearby school/daycare campus. Nearby parks—Captain Cook, Champlain Heights, and Rosemont—offer green space, complemented by the Champlain Heights Community Centre.

MAP LEGEND Draft Vancouver Plan Village Area* Commercial Area Park Greenway Library Place of Worshop School

SOCIO-DEMOGRAPHIC PROFILE

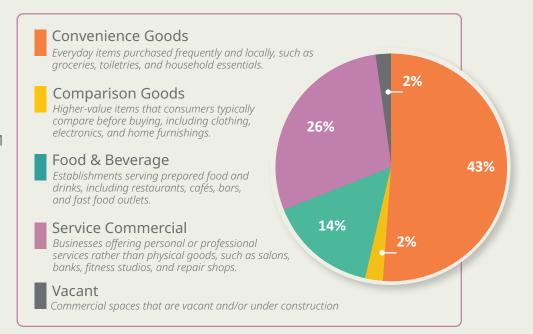
	Village	City-Wide
Population (2021)	4,957	662,263
Total Households	1,815	305,026
Average Household Size	2.8	2.3
Owner Households	50%	46%
Renter Household	50%	54%

[Figures above are extracted from 2021 Census data]

This Village has a higher proportion of 3-, 4-, and 5-person households compared to the city as a whole. The top non-English languages spoken at home are Cantonese (19%) and Mandarin (5%). Residents aged 15 or under make up 14% of the population, above the city's average of 11%. Residents aged 65 or above make up 21% of the population, also above the city's average of 17%.

COMMERCIAL MIX

This Villages has the second largest retail node. It is unique by having a community-serving unenclosed shopping Centre at Champlain Square, offering 81,061 sq. ft. of ground-floor retail. A large grocery store (26,791 sq. ft.) is one of the main tenants. The Vancouver Public Library and a government liquor outlet are also part of this complex.





^{*} Village areas are subject to change



Villages Planning Program shapeyourcity.ca/villages

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