VANCOUVER PLAN
Implementation
2050

Villages Planning Program

Virtual Session

November, 2025

Moving Forward Together

Villages

Acknowledging the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

This place is the unceded and ancestral homelands of thehən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation) and has been traditionally stewarded by them since time immemorial.

Musqueam Indian Band
xʷməθkʷəy̓əm

Squamish Nation
Sḵwx̱wú7mesh
Úxwumixw

Tsleil-Waututh Nation
səlilwətaɬ

Villages

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Why are we here today?

PHASE 2: EMERGING IDEAS AND DIRECTIONS

Share updates on the Villages Planning Program (Land use and Emerging Directions)

Answering your questions and collecting feedback on the material presented.



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Why are we here today?

1. Background and Scope
2. Emerging Directions
3. Land Use Changes
4. Next Steps





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Background and Scope

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What are Villages?

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 up to six storeys.



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What are Villages?

One of the six **neighbourhood types** identified in the Vancouver Plan.



Direction L1.7: Villages

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

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Where are the Villages?

Village areas in the Vancouver Plan were identified based on:

- Existing small commercial nodes
- Approx. 400 m radius (5-minute walk)
- Exact boundaries being refined through the planning process



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Where are the Villages?

Of the 25 Villages in Vancouver Plan...

In Scope (blue):

- 17 Villages

Out of Scope (yellow):

- 3 + 2 partial in Rupert and Renfrew Station Area Plan (approved)
- 5 in future planning initiatives



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How will Villages grow?

1. Enabling Missing Middle housing opportunities

2. Supporting more local shops and services

3. Promoting lively public spaces



Villages

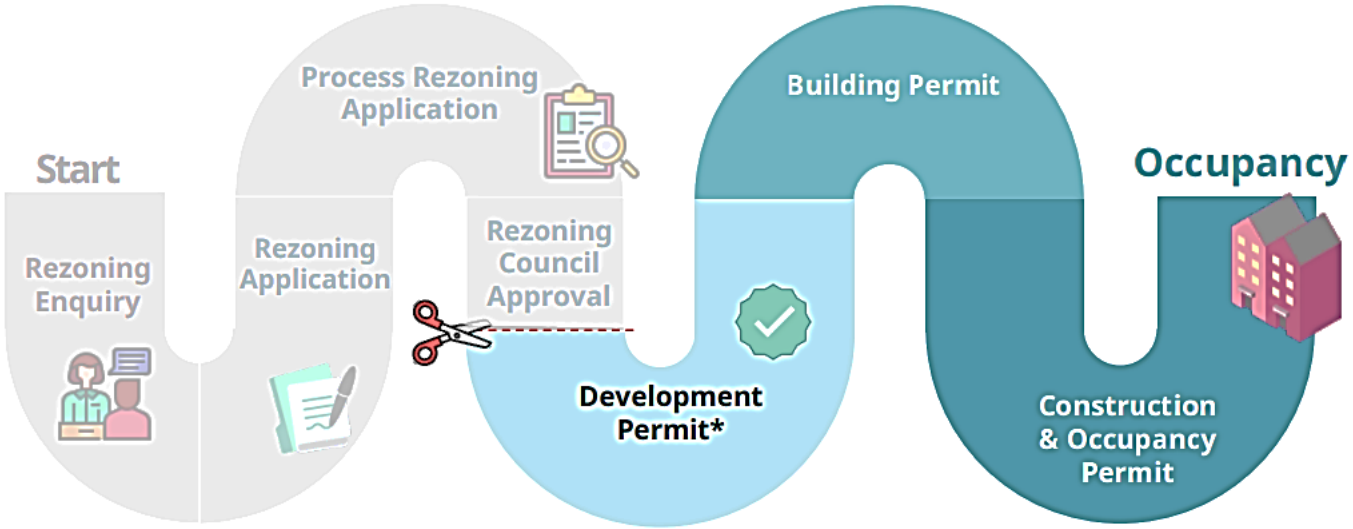
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How will Villages grow?

Growth in Villages will happen **gradually over time**, at different paces.

Simplify and streamline housing and retail space delivery **through district schedules and city-initiated rezoning** as much as possible.

Most **development is privately-initiated**, except for some City or non-profit owned sites.



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Emerging Directions

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Emerging Directions

Phase 1: Villages Today – learning about Villages

Phase 2: Emerging directions on different topics - through technical work, consultancies and feedback from Phase 1 engagement

Phase 3: Policies for Villages to guide change – based on the emerging direction, more technical work and feedback from Phase 2



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Emerging Directions (Housing)

1. Increase the **diversity and supply of secured rental and ownership housing** by allowing more missing middle types such as townhouses and apartment buildings up to 6 storeys

2. Explore opportunities for **below-market rental** in 6-storey mixed-use apartments

3. **City-initiated rezoning** where possible throughout the Villages to enable new housing to be built faster by simplifying and standardizing regulations and reducing processing steps



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Emerging Directions (Shops & Services)

1. Require mixed-use buildings (up to 6 storeys) with **ground-floor retail along key retail streets** to grow the heart of each Village

2. Aim for **retail on both sides** of key streets to make businesses viable and create defined retail edges

3. Explore **retail opportunities along local residential streets** in strategic locations

4. Through city-wide work, look at changes that make it **easier for grocery stores** to locate in more areas of the city, including Villages



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Emerging Directions (Public Space)

1. Through redevelopment **create space** for things like merchandise displays, outdoor dining, seating, and gardens within building setbacks and curb bulges

2. Provide space for **bus stop amenities** such as benches and shelters

3. **Improve street corners** by widening sidewalks, adding seating and ensuring active retail frontages

4. Consider future **opportunities for plazas** to be delivered through the Neighbourhood Plaza Program



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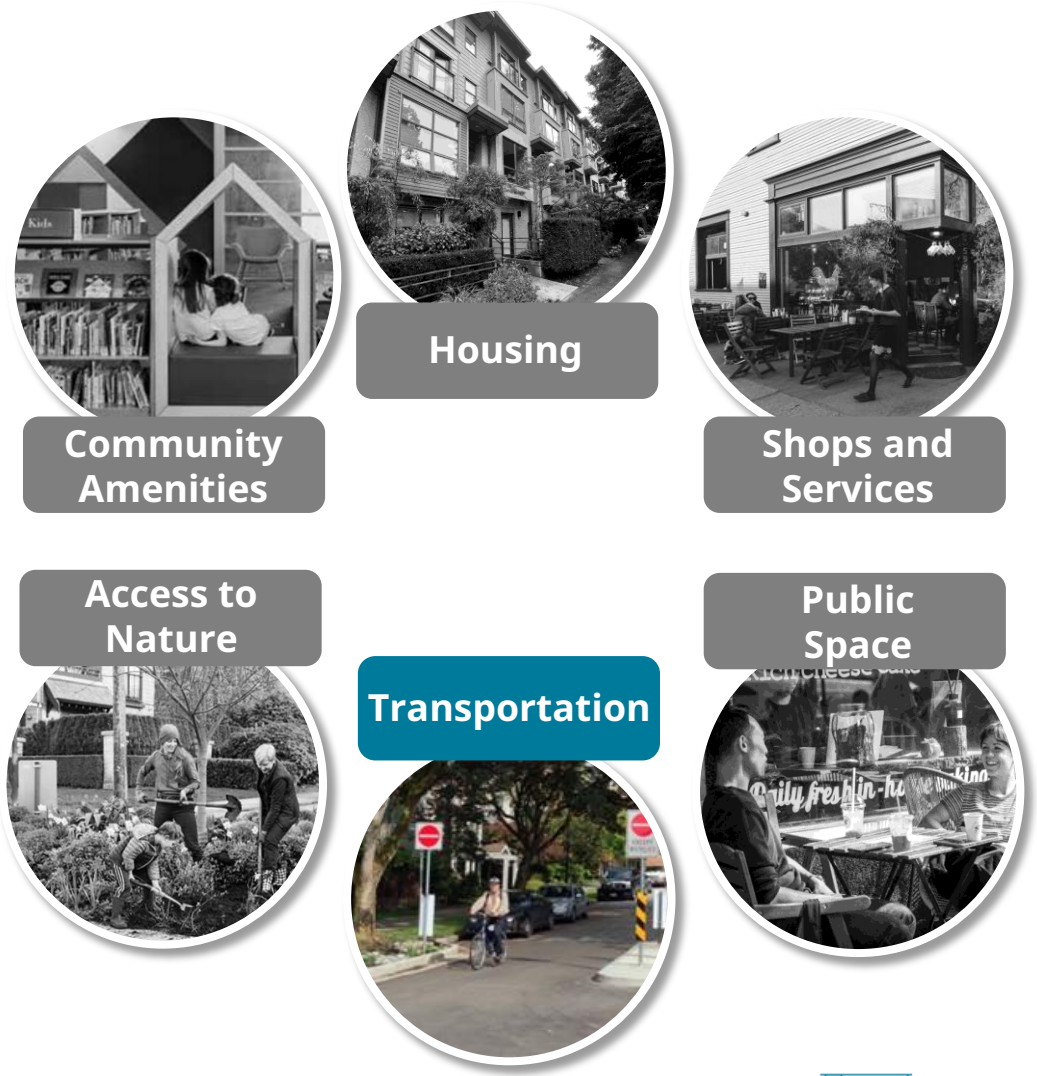
Emerging Directions (Transportation)

1. **Create wider sidewalks** and boulevards through redevelopment to enhance comfort and accessibility for people walking

2. Introduce traffic calming for **safer, people-friendly streets** for walking and cycling through citywide programs (e.g. Traffic Management Program)

3. **Improve access to daily needs** via walking, cycling, and transit

4. Reduce crossing distances and slow turning traffic with **curb bulges** (rain gardens, trees and furniture)



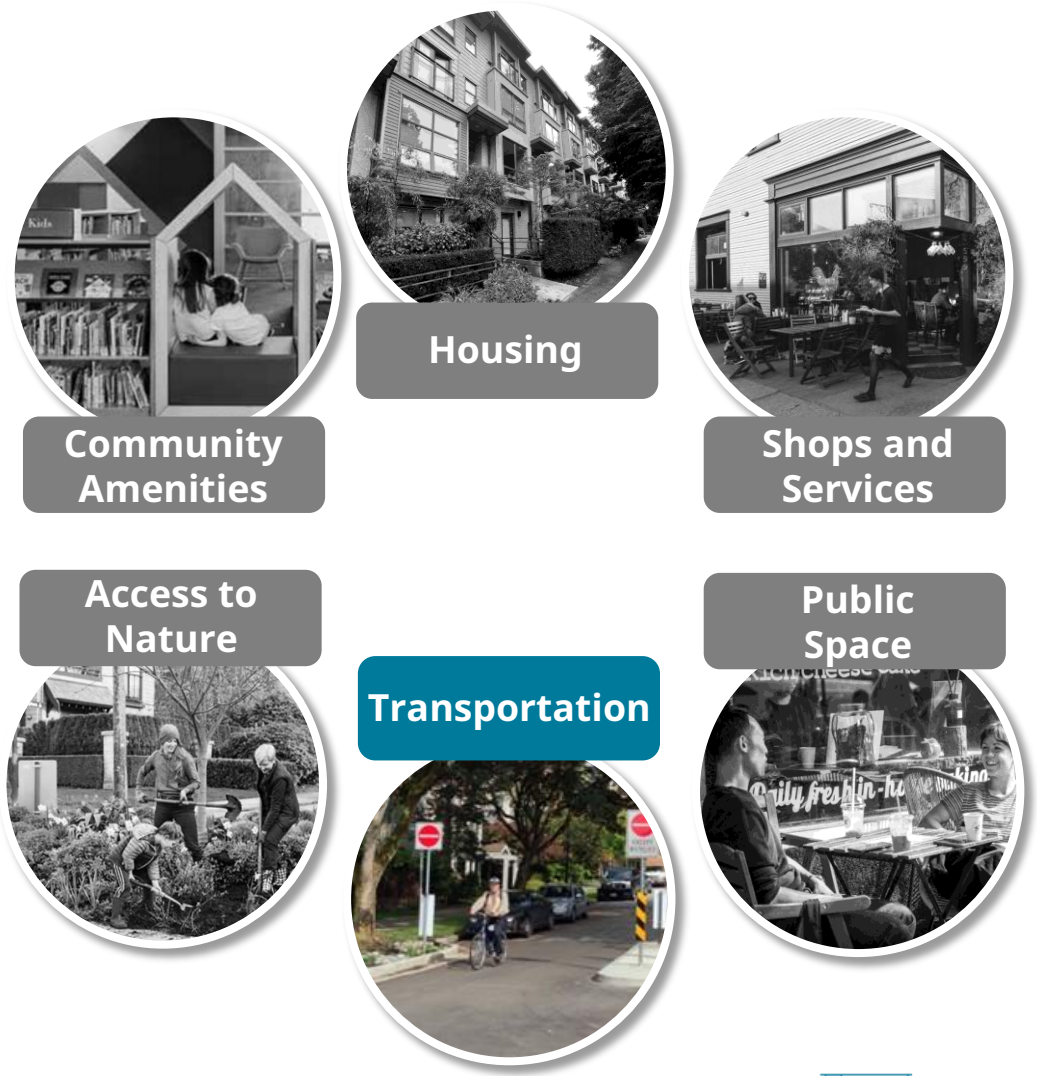
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Emerging Directions (Transportation)

5. **Reallocate road space** over time to prioritize uses like walking, cycling and lingering

6. **Support firefighting access** near higher density developments by reducing dedicated curbside uses such as on-street parking where necessary.



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Emerging Directions (Access to Nature)

1. Improve walking and cycling routes from Villages to **nearby parks** and coordinate with mobility network upgrades and ecological corridor works

2. Monitor growth in Villages and other areas to guide **improvements to parks**

3. Focus on creating **quiet places to sit, rest and experience nature** in parks, underutilized spaces and through sidewalk improvements

4. Leverage redevelopment of large or unique sites to seek **new parks or greenspaces**.

5. Through the City's Urban Forest Strategy, protect and expand **the street tree canopy cover**.



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Emerging Directions (Comm. Amenities)

1. On large or unique sites, look for opportunities to **replace or enhance** existing priority community-serving spaces (e.g. childcare, social spaces)

2. Explore strategies to enable temporary **arts and culture uses in vacant commercial spaces** through city-wide work

3. Explore **public art opportunities** on city owned sites and work with local Nations to identify areas of cultural significance to promote cultural visibility

4. In city-wide work, explore **opportunities to replace** existing community spaces through redevelopment



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Land Use Changes

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What is there today?

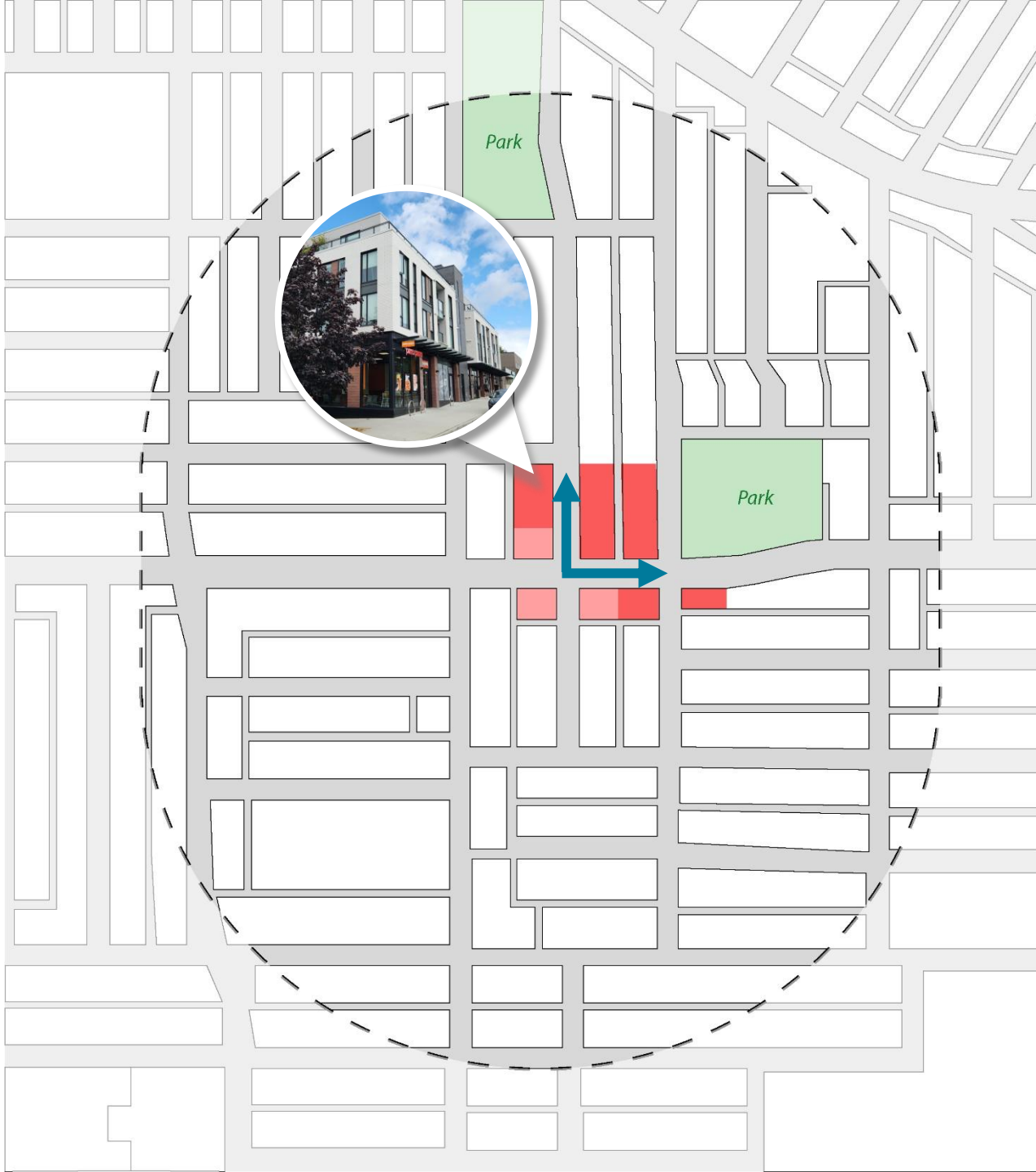
Today most Villages have a few sites with shops and/or services, and single detached housing elsewhere.



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Land Use Changes

1. Expand areas where shops and services are required in new buildings



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Land Use Changes

1. Expand areas where shops and services are required in new buildings

2. Enable a mix of residential buildings up to 6 storeys within a 5-minute walk



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Land Use Changes

1. Expand areas where shops and services are required in new buildings

2. Enable a mix of residential buildings up to 6 storeys within a 5-minute walk

3. Deliver amenities/improvements over time as development occurs





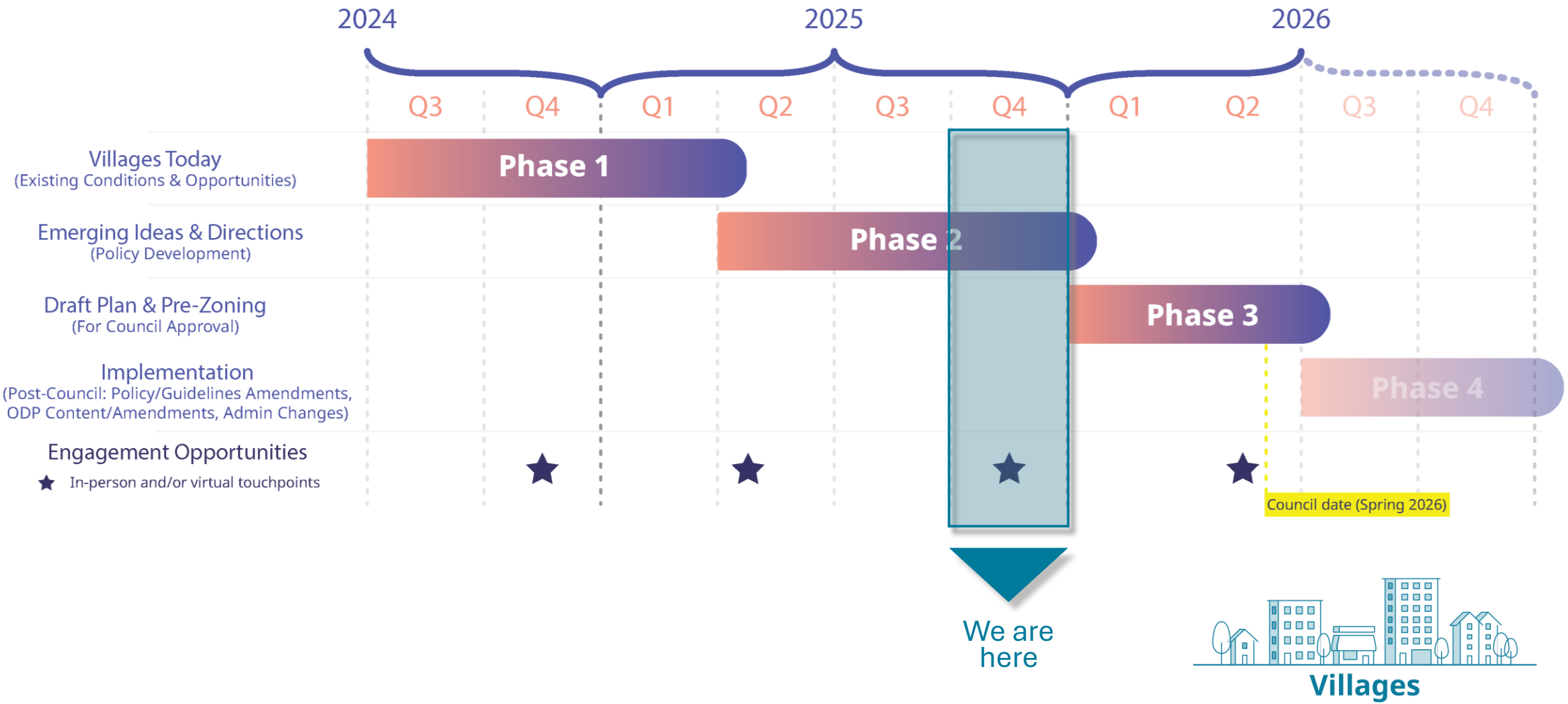
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Next Steps

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Project Timeline



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Phase 2 Engagement

How to get involved?

x2

Virtual Session

Survey

x5

Open Houses





THANK YOU!

Questions and Discussion

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