

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: ["Direct to Mayor and Council"](#)

Date: 6/12/2025 4:38:10 PM

Subject: Memo to Mayor & Council - Villages Planning Program: Phase 1 Engagement Overview

Attachments: Council Memo to Mayor & Council - Villages Planning Program Phase 1 Engagement Overview.pdf

Dear Mayor and Council,

Please see the attached memo from the General Manager of Planning, Urban Design and Sustainability which provides an overview of Phase 1 engagement undertaken for the Villages Planning Program between Q4 2024 and Q1 2025.

This memo includes:

- A summary of Phase 1 engagement activities and a link to the full engagement report with detailed findings
- A brief overview of technical reviews underway to analyze existing conditions in Villages, the findings of which will help inform policy directions in the next phase of work

Should you have any questions, please contact Josh White (josh.white@vancouver.ca).

Best,

Paul

Paul Mochrie (he/him)

City Manager

City of Vancouver

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m  k  y m (Musqueam), S wxw  7mesh (Squamish), and s lilw   a (Tsleil-Waututh) Nations.

MEMORANDUM

June 6, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Neil Hrushowy, Director, Community Planning, Planning, Urban Design and Sustainability

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Villages Planning Program: Phase 1 Engagement Overview

RTS #: N/A

This memo provides an overview of Phase 1 engagement undertaken for the Villages Planning Program between Q4 2024 and Q1 2025.

Background

[Council's motion](#) in 2023, "Accelerating Housing Delivery Through Transformative Change", directed staff to accelerate the implementation of Villages. This included an initial scope of work with a timeline as well as potential economic implications and Development Cost Expectations, and report back on opportunities for "pre-zoning" Villages. The following year, [Council approved the scope of work](#) for the Villages Planning Program (see location of the 17 Villages in Appendix A) to deliver new missing middle housing (multiplex, townhomes, and low-rise apartments up to six storeys), along with additional shops and services to serve the daily needs of current and future residents.

This initiative is one of several projects advancing the vision and goals of the Vancouver Plan and includes a focus on Equitable Housing and Complete Neighbourhoods. By planning for

diverse housing options and local shops and services, the city aims to create vibrant, connected communities and address challenges related to affordability and access to daily needs.

The planning program, with a target date of Spring 2026, will result in a streamlined development process that reduces permitting timelines by delivering a consolidated Villages Plan across 17 areas of the city and will include city-initiated zoning changes.

Phase 1 Engagement: Villages Today

From Q4 2024 to Q1 2025, staff gathered input on 17 Villages across Vancouver to understand current conditions, lived experiences, and aspirations of residents, businesses, and other community members.

An online survey was administered through the Talk Vancouver platform to gather feedback on a wide range of topics, including housing, shops and services, public spaces, and neighbourhood identity. The survey was open for public responses for approximately eight weeks. Staff held five in-person open house events in various locations across the city and two online information sessions. Two targeted information sessions were also organized by staff with local Neighbourhood Houses upon their request (South Vancouver Neighbourhood House and Marpole Neighbourhood House). Staff also attended an Urban Indigenous Summit and engaged with key government agencies/stakeholders (BC Hydro, TransLink, and Vancouver School Board).

Staff note that a formal referral process to the Local First Nations (Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation) and discussions are ongoing. This will ensure continued dialogue on the priorities and interests of the local Nations and their expressed goals in their territories and build on directions already identified through the UNDRIP Action Plan.

There were more than 3,000+ total engagement touchpoints during the first phase of work:

- Talk Vancouver survey (2,129 responses)
- Online and in-person mapping activity (465 comments)
- 2 virtual information sessions (108 participants)
- 5 in-person open house events (308 participants)
- 2 neighbourhood house information sessions (30 participants)
- Urban Indigenous Summit (50 attendees)

Summary of key findings from engagement:

- Many proposed Village areas do not currently meet residents' daily needs.
- Respondents want more restaurants, grocery stores, and retail.
- Local businesses, especially food and beverage establishments, shape Village identity.
- Parks and green spaces are highly valued public spaces, but unevenly distributed.
- Strong demand for more informal, social public spaces, including quiet seating, outdoor dining, and markets.
- Suggestions for various transportation infrastructure and transit route improvements to better meet mobility needs across many Villages.

A full summary report with detailed engagement findings can be found on the project webpage [here](#).

Technical Work Underway

Staff are currently completing Phase 1 of the planning process ('Villages Today') which includes the first round of engagement, internal technical reviews, and multiple consultancies. Key updates regarding work underway includes:

- *Economic testing*
 - Conducting economic testing to analyze a variety of low-rise redevelopment scenarios. Findings will help inform housing tenures, affordable housing requirements, and viable land uses in residential and mixed-use areas across the 17 Villages.
 - Non-housing scenarios to be evaluated may include density bonusing for turnkey childcare, hotel uses, and considerations for innovative medium-density housing.
- *Retail demand forecasting*
 - Generating detailed commercial space projections to inform future demand for ground floor retail in all 17 Villages, based on projected market growth, retail trends, and changing consumer habits.
 - Expanding commercial floor areas through city-initiated zoning changes, to be informed by an assessment of block/lot orientations, feasible lot assemblies, and other redevelopment considerations (e.g. parking and loading).
- *Utilities and transportation conditions*
 - Developing a typology-based toolkit for street and public space renewal and improvements to inform development conditions.
 - Identifying transportation and public space improvements that can be realized through road reallocation and identifying priorities for future capital planning.
- *Amenities and community-serving uses*
 - Identifying existing amenities and community-serving uses across Villages.
 - Exploring policy options to support retention and potential opportunity sites for public childcare and other Village-scale amenities critical in supporting the social and cultural well-being of residents and neighbourhood vitality.

Next Steps

All technical work and input received during Phase 1 engagement will help explore policy directions in Phase 2 ('Emerging Ideas & Directions'). This will, in turn, form the basis for developing the draft Villages Plan (including a land use plan and topic-specific policies on housing and transportation, for example) as well as areas for city-initiated zoning changes in Phase 3 ('Draft Plan').

During May and early June, staff held pop-ups across the 17 Villages to continue spreading awareness of the planning program and encouraging people to sign up for the project mailing list. There will be further opportunities for community feedback during Phase 2 engagement in the fall.

Staff will bring forward a draft Villages Plan (consolidating all 17 Villages into a single document) and areas identified for city-initiated zoning changes for Council consideration in Spring 2026.

Should you have any questions, please reach out to me at josh.white@vancouver.ca.

A handwritten signature in dark ink, appearing to be 'J White', written in a cursive style.

Josh White
General Manager, Planning, Urban Design and Sustainability
604.877.5159 | josh.white@vancouver.ca

APPENDIX A: Villages Planning Program – Preliminary Boundaries

