

From: ["Levitt, Karen" <karen.levitt@vancouver.ca>](mailto:karen.levitt@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 7/30/2025 3:05:53 PM
Subject: ENG - Memo - Update on Davie Village - Space for People Project
Attachments: ENG - Memo - Update on Davie Village - Space for People project. pdf

Dear Mayor and Council,

Please see the attached Memo from Lon LaClaire regarding **Update on Davie Village - Space for People Project**. A short summary of the memo is as follows:

- Staff engaged with communities around the concept for Davie Village in 2023 and 2024. The design has now been refined through a detailed design process.
- Staff have reviewed construction phasing options, looking to maximise opportunities for businesses and communities to enjoy the FIFA World Cup and Pride events in summer 2026.
- Starting construction after summer 2026 keeps Davie Village fully open for FIFA and Pride, helps minimise construction risks and maximise efficiencies.
- Construction is planned to start in Q3 2026 and complete by Q2 2028.

If you have any questions, please feel free to contact Lon LaClaire at 604-873-7336 or lon.laclaire@vancouver.ca

Best,

Karen

MEMORANDUM

July 30, 2025

TO: Mayor and Council

CC: Karen Levitt, Acting City Manager
Armin Amrolia, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief of External Relations
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

FROM: Lon LaClaire
General Manager, Engineering Services

SUBJECT: Update on Davie Village: Space for People project

RTS #: N/A

Purpose

This memo provides an update on the Davie Village: Space for People (Jervis St to Thurlow St) project, a capital project delivering on the [West End Community Plan](#).

Background

The Davie Village: Space for People project aims to support Vancouver's businesses and growing population through:

- Wider, more accessible sidewalks and a new painted mid-block pedestrian crosswalk
- More space for outdoor patios and a permanent shared outdoor seating area
- Additional trees, with new supporting underground green rainwater infrastructure
- New pedestrian lighting and upgrades to underground electrical infrastructure

This project celebrates the significance of Davie Village to Vancouver's 2SLGBTQ+ community. The Heart of Davie sign will be relocated to a prominent place on the street, and an Intersex-Inclusive Pride Progress Flag will be painted at both the Bute-Davie intersection and the new mid-block crossing at the 1100 block of Davie St.

Staff are also working with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səl̓ílwətaɬ (Tsleil-Waututh) Nations staff teams to deliver opportunities for local Nations designs to be permanently embedded and prominently featured in the Davie Village streetscape.

Project Status

Staff engaged with the community in 2023 and 2024 and worked with business and community representatives throughout the design development process. Staff heard strong support for the Davie Village: Space for People concept design; 67% of survey respondents either fully supported the design or liked most elements (please see Appendix 1 below for details).

The concept for two blocks of Davie Village (Jervis St to Thurlow St) has been refined through a detailed design process. As part of this process, staff reviewed construction phasing scenarios and considered factors including traffic management, roadway grading and temporary surfacing options.

Construction Timing

In order to balance risks and benefits with regards to project budget, timeline and impact on businesses, construction is planned to start after the 2026 FIFA World Cup and 2026 Pride events.

Staff reviewed the potential to start construction before summer 2026, then pause for the summer to minimize disruption. However, starting construction before FIFA introduces risks including incomplete street blocks and a negative experience during summer 2026 events. A single continuous construction phase can shorten overall construction duration, support construction efficiencies and lower costs.

Staff have been in dialogue with the West End Business Improvement Association (WEBIA), who support the proposed timeline, and highlight the importance to Davie Village businesses of commercial opportunities during summer 2026.

Tendering for external construction services is expected in Q1 2026. Construction is anticipated to begin in Q3 2026 and complete by Q2 2028.

Ongoing stakeholder communications

As the project moves towards construction, staff engagement teams will work with WEBIA to keep businesses and communities updated and engaged.

Please feel free to contact me directly if you have any further questions about this project.

Sincerely,



Lon LaClaire, M.Eng., P.Eng.
General Manager, Engineering Services

604.873.7336 | lon.laclaire@vancouver.ca

Appendix 1: Davie Village: Space for People public engagement

In Spring 2023, staff engaged with the public about their aspirations for Davie Village, and surveyed Davie Village businesses about their operational needs. An on-street visitor survey was also carried out in Summer 2023. The diverse needs and perspectives captured in the survey and through wider engagement helped inform the development of a concept design for Davie Village, which staff shared with the public in February 2024.

1,093 people responded to a public survey gathering feedback on the concept design for Davie Village, including a representative sample of local residents. 40% of public survey respondents identified as part of the 2SLGBTQ+ community. Respondents who identified as Indigenous made up 2.5% of public survey responses, which is proportionate to the West End population.

67% of all survey respondents either fully supported the design or liked most elements.

One in six did not like it. Support was higher among young people (80% of respondents under 29), among the 2SLGBTQ+ community (77% of respondents identifying as 2SLGBTQ+) and among visitors to Davie Village (75%).

65% of visitors surveyed on street stated they arrived on foot and 21% arrived by transit. This project expands sidewalks from about 3 metres to 6 metres. Staff heard strong support for wider sidewalks in Davie Village. Nearly all comments about the sidewalk design were supportive and **over two thirds of positive comments about the design overall gave wider sidewalks as a key reason.**

These wider sidewalks allow for curbside patios to move up onto the sidewalk, next to food businesses. **92% of survey comments about the design's approach to patios were supportive**, and staff also heard support from many of Davie's businesses for the customer comfort and operational improvements this offers.

This project reallocates existing curbside vehicle parking space to allow for wider sidewalks, however some vehicle spots remain for pick-up, drop-off and accessible parking. 80% of parking in Davie Village today is off-street. Although one in five survey comments referred to vehicle parking and many of these shared concerns, **two thirds of survey respondents stated that their needs could be met with the number of vehicle stopping spots proposed, or fewer.**

To support a faster and more reliable transit service, the design reduces the number of bus stops in Davie Village, in alignment with TransLink's bus stop balancing work. Between 38-42% of survey respondents supported this design approach and 24-31% disagreed, with views varying depending on which bus stop. Disagreement was strongest among survey respondents over the age of 70, who did not identify as having a disability.

In the 1000 block of Davie St (between Thurlow and Burrard streets) we heard a diversity of feedback including strong support for additional space to stroll and some businesses expressing concerns about the negative impact that curbside parking loss could have on their sales. We are delivering this block in a future construction phase. More significant land use changes are also expected on this block through development. Later delivery allows for further technical studies to be carried out to inform the most appropriate design here. Additional community and business engagement will inform options for the 1000 block and the detailed design.