

VANCOUVER PLAN
Implementation
2050



Villages Planning Program – Scope of Work

Council Meeting, October 22, 2024

Outline

1. Staff Recommendations & Council Direction
2. Why Villages?
3. Proposed Scope of Work
4. Interim Rezoning Policy and Development Contribution Expectations



Staff Recommendations & Council Direction

Villages Planning Program Recommendations

THAT Council approve:

1. **Scope of Work** for the Villages Planning Program
2. **Interim Rezoning Policy**, to establish the conditions under which new rezoning enquiries and/or applications will be considered while the planning process is underway
3. **Amendments to the Development Contribution Expectations (DCE) Policy** in Areas Undergoing Community Planning, to manage potential land value speculation in Villages

Villages Planning Program

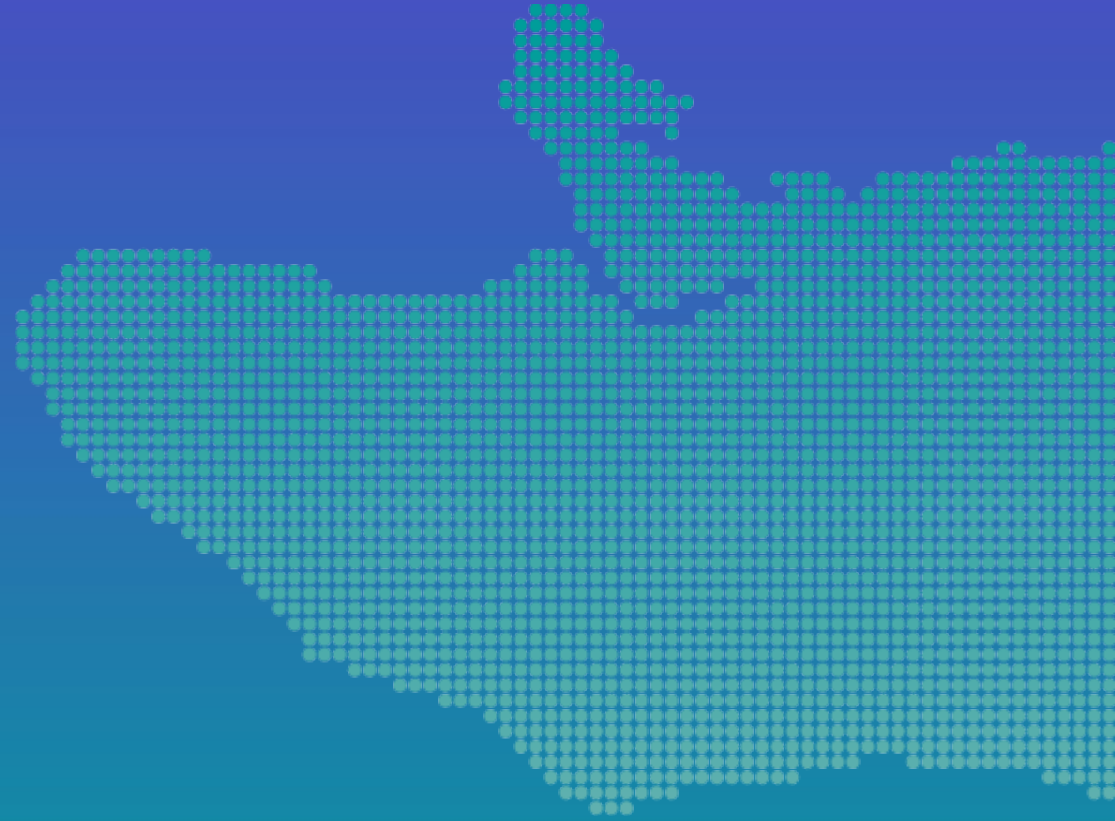
Previous Council Directions

Council Motion:

Accelerating Housing Delivery Through Transformative Change, October 2023

- **Accelerate implementation** of 26 Village Areas to facilitate the construction of townhouses, multiplex buildings, and mixed-use low-rise buildings between 3-6 storeys..., to create more complete, inclusive, and resilient neighbourhoods for people of different ages, incomes, and backgrounds...
- **Report back on:**
 - Opportunities for pre-zoning Village Areas; and
 - Scope of work by Q1 2024

Why Villages?



Villages Planning Program

Why Villages?



Mix of housing options makes communities more diverse

More people and families in the neighbourhood support a mix of shops and services

Scale allows for more vibrant public spaces that contribute to walkable, lively environments close to home

Vancouver Plan Land Use Strategy

VILLAGES

One of six neighbourhood types

- Centered on small commercial nodes
- Approx. 400 m radius (5-minute walk)
- Approximately 600 city blocks
- Exact boundaries to be refined through future planning process



Vancouver Plan

Direction for Villages

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

POLICY DIRECTIONS

- **Housing:** Expand New Missing Middle housing up to six storeys
- **Shopping Areas:** Expand retail clusters (including on local street), improve business viability
- **Public Realm:** Co-locate public open spaces with shops and community spaces
- **Nature:** Retain trees and integrate ecological networks



Vancouver Plan

Current Implementation Projects



Villages Planning Program Proposed Scope of Work

Villages Planning Program

Planning Approach

Need to scale planning to increase housing supply and support vibrant, complete neighbourhoods

- **Clear Policy Direction:** Focus on delivering Missing Middle housing and strengthening commercial areas
- **New Approach:** Undertake area planning on a city-wide scale
- **Ambitious Timeline:** Need to be efficient and focused, including in engagement
- **Typology Approach:** Streamline planning while understanding differences between neighbourhoods
- **Consistency in Form / Uses:** Implement through standard district schedules as much as possible
- **Dispersed Growth / Incremental Change:** Infrastructure upgrades and public benefits delivery over time
- **Unique Situations:** Recognize that some Villages may need more time to study

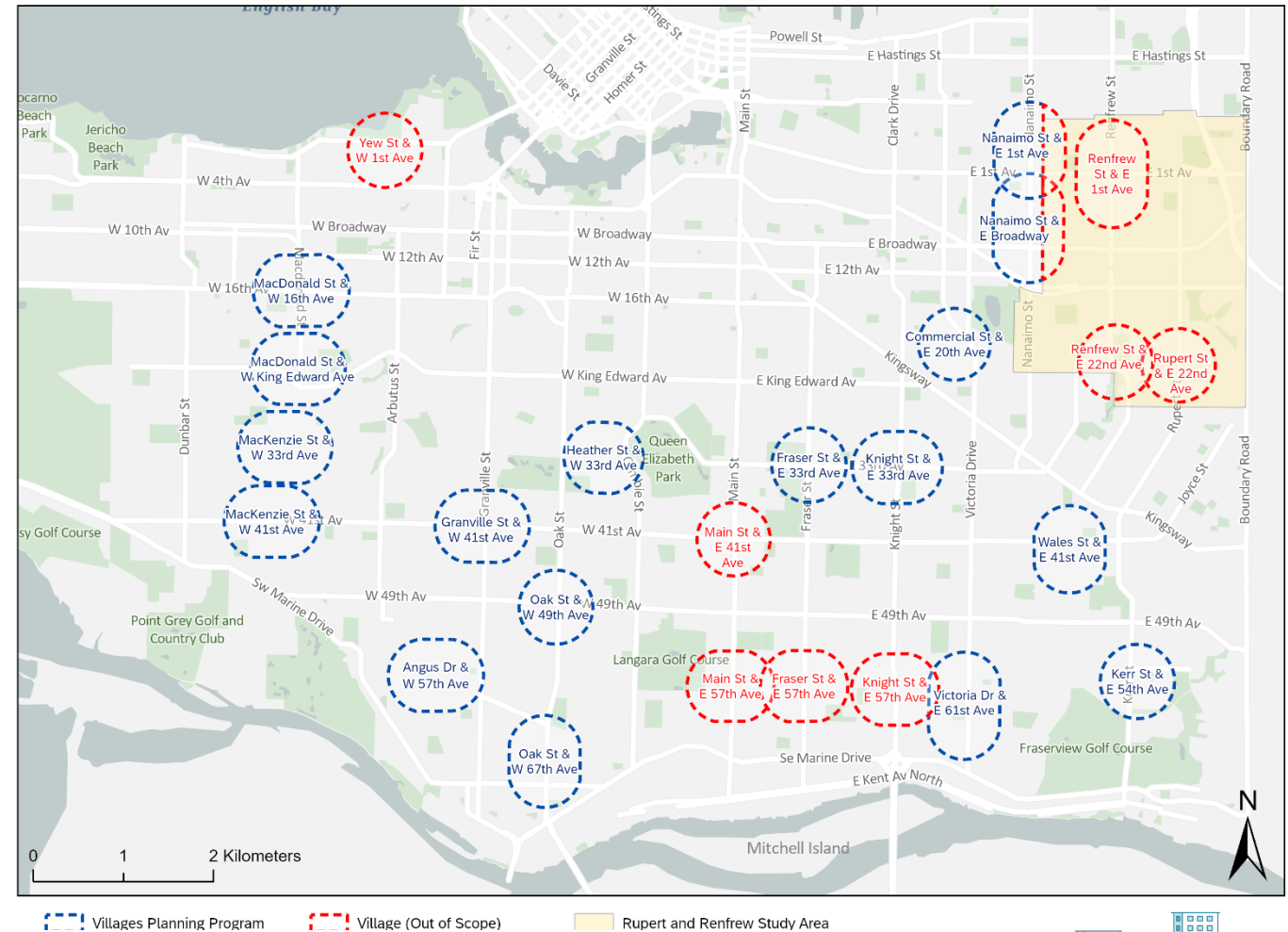
Villages Planning Program

Scope of Work

In Scope: 17 out of 25 Villages (blue)

Out of Scope Villages (red):

- 3 (plus two partial) within Rupert and Renfrew Station Area Plan
- 5 to form part of future planning initiatives



Villages Planning Program Policy Topic Overview

HOUSING

- Achieve Missing Middle housing up to 6 storeys
- Focus on opportunities for market and below-market rental housing

LOCAL BUSINESSES

- Increase commercial floor area in Villages
- Explore opportunities for small format grocery

TRANSPORTATION AND PUBLIC SPACE

- Identify opportunities for transportation and public space improvements

CHILDCARE & AMENITIES

- Encourage retention and explore new opportunities



Villages Planning Program

Project Deliverables

1. Area Plan for Villages

Combines land use plans and policies for 17 Villages into one document

2. Street and Public Space Typology-Based Toolkits

3. City-Initiated Zoning Changes *(e.g., to new R-3 zone under development)*

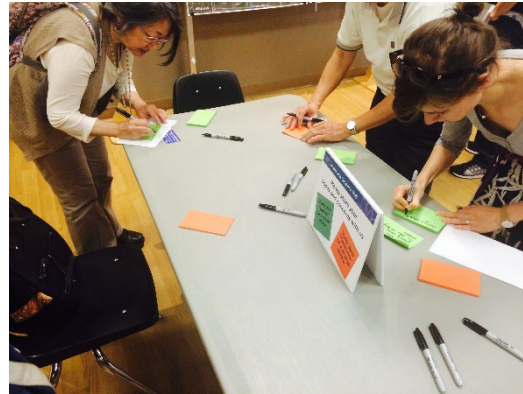
4. Other Supporting Zoning / Policy Amendments *(e.g., C-1 and C-2)*

Villages Planning Program Project Timeline



Villages Planning Program Engagement Strategy

- Villages grouped for engagement – people have connections to more than one Village
- Mix of in-person and virtual events – to ensure many can participate
- Stakeholders: TransLink, VSB, local businesses, community groups
- Project referrals to x^wməθk^wəy^əm (Musqueam), Skwxwú7mesh Úxwumixw (Squamish Nation) and səliiwətał (Tseil-Waututh Nation); engage with Urban Indigenous populations



Interim Rezoning Policy and Development Cost Expectations

Villages Planning Program

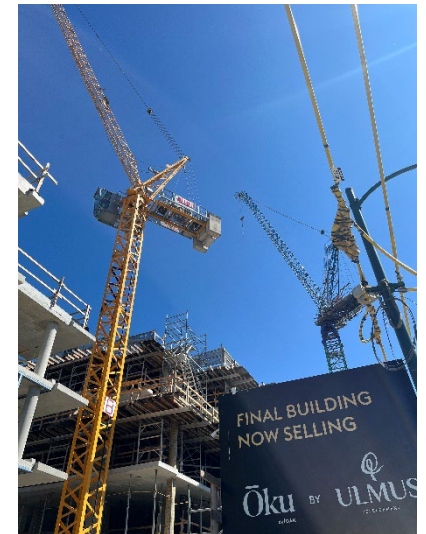
Scope of Work

Interim Rezoning Policy (IRP)

- All existing city-wide rezoning policies and community plans continue to apply

Development Contribution Expectations (DCE)

- Amendments proposed to City's DCE Policy to include Villages Areas
- Standard practice to limit land value speculation in areas undergoing community planning



Villages Planning Program Recommendations

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Thank You!