

PUBLIC HEARING July 14, 2026

Villages Plan

City-Initiated Rezoning and
Official Development Plan Amendments

More housing options for more people



More shops and services in walking distance



Safe and inclusive streets and public spaces



Outline

- ❑ Policy context
- ❑ Villages past and present
- ❑ Planning process
- ❑ Villages Plan
- ❑ City-initiated rezoning
- ❑ Vancouver ODP amendments

Recommendations

That Council approve:

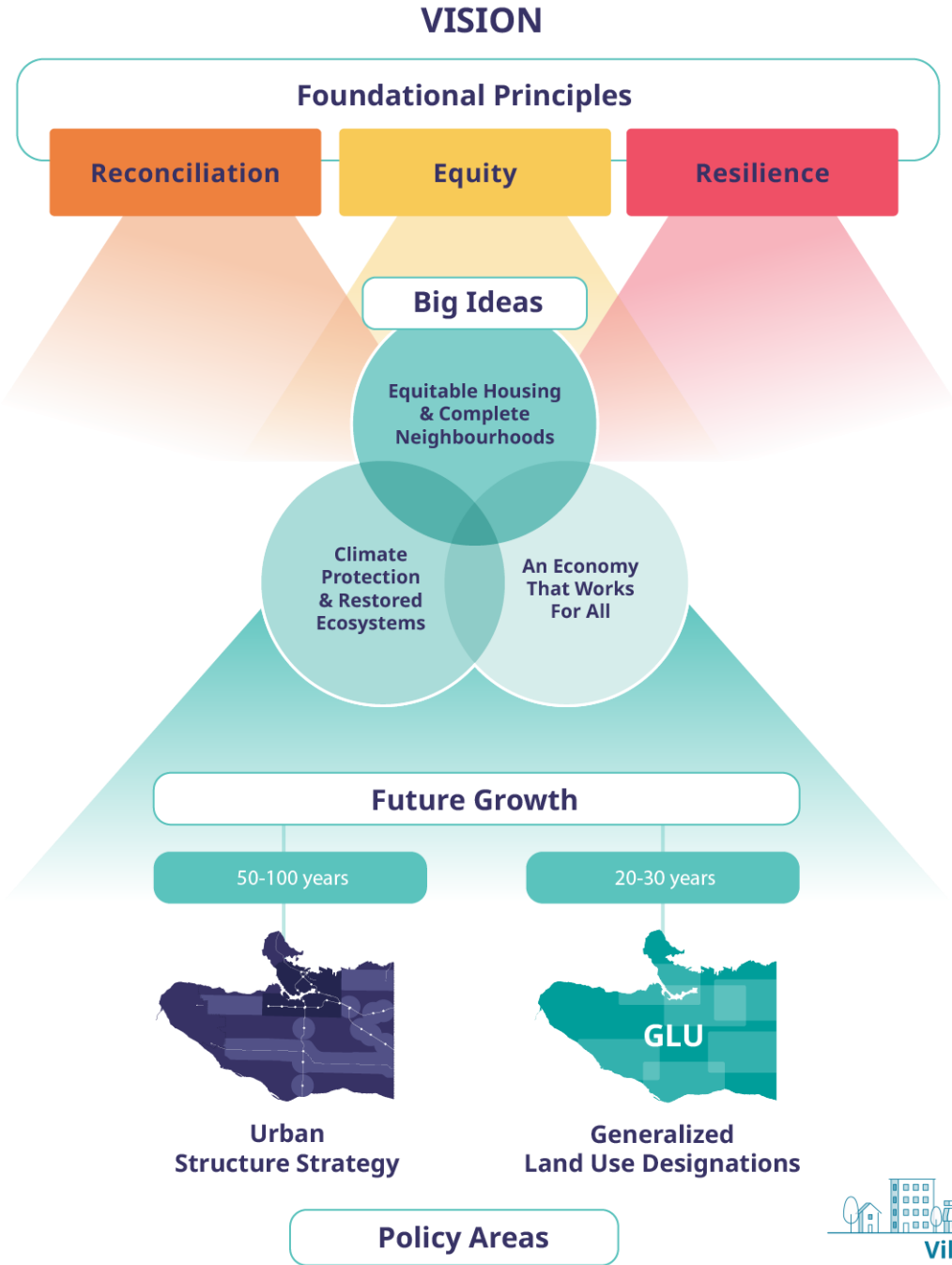
- ☐ The Villages Plan
- ☐ The City-initiated Rezoning
- ☐ Amendments to the Vancouver Official Development Plan (ODP)
- ☐ Additional by-law and policy amendments

“Yellow memo”: editorial changes to the Villages Plan and Appendix H, correcting two errors in Recommendation C (ZDBL changes)



Policy Context

Vancouver ODP



Vancouver ODP

Neighbourhood Types



Metro Core/Broadway



Municipal Town Centre



Rapid Transit Area



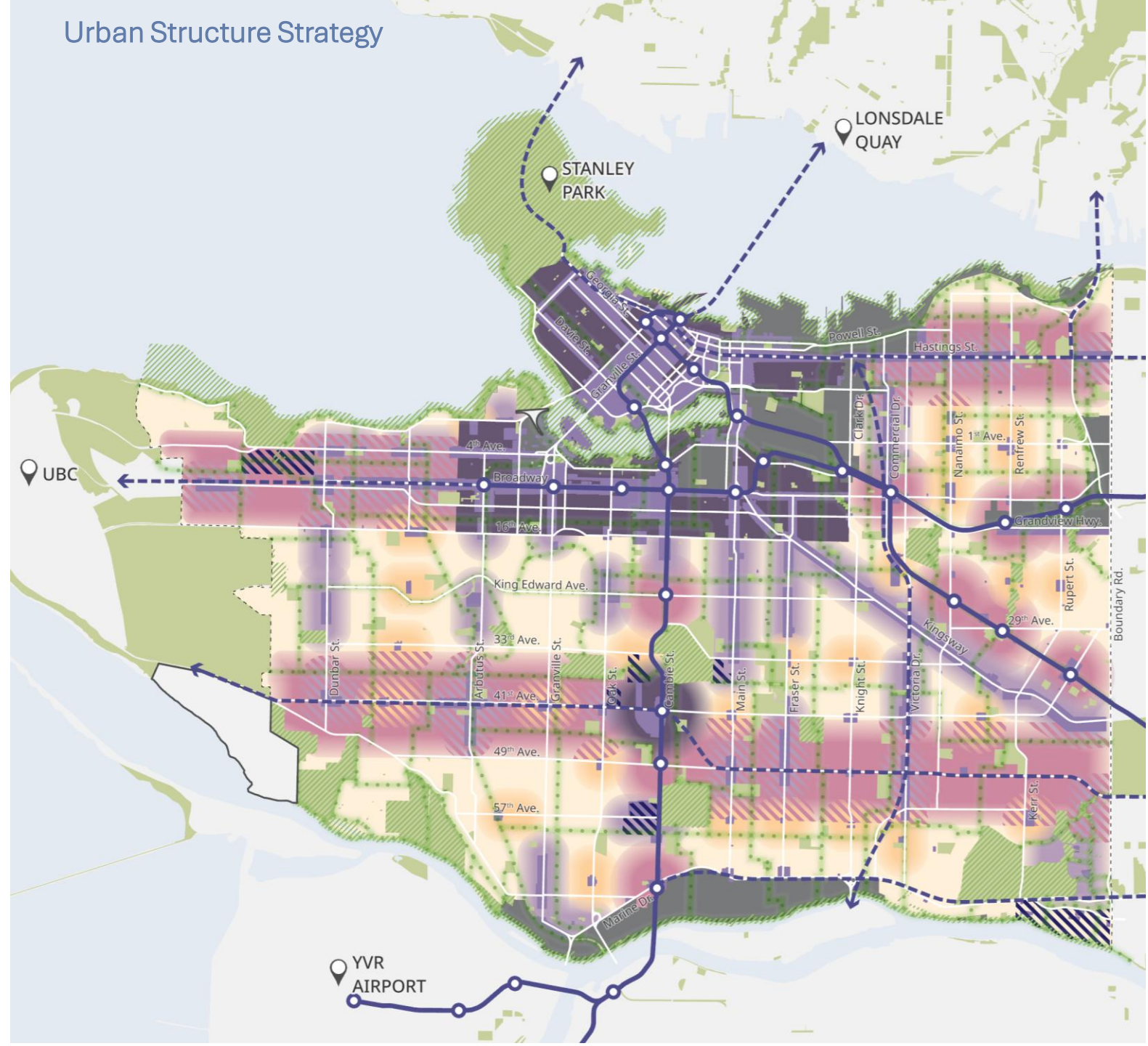
Neighbourhood Centre



Village



Multiplex Area

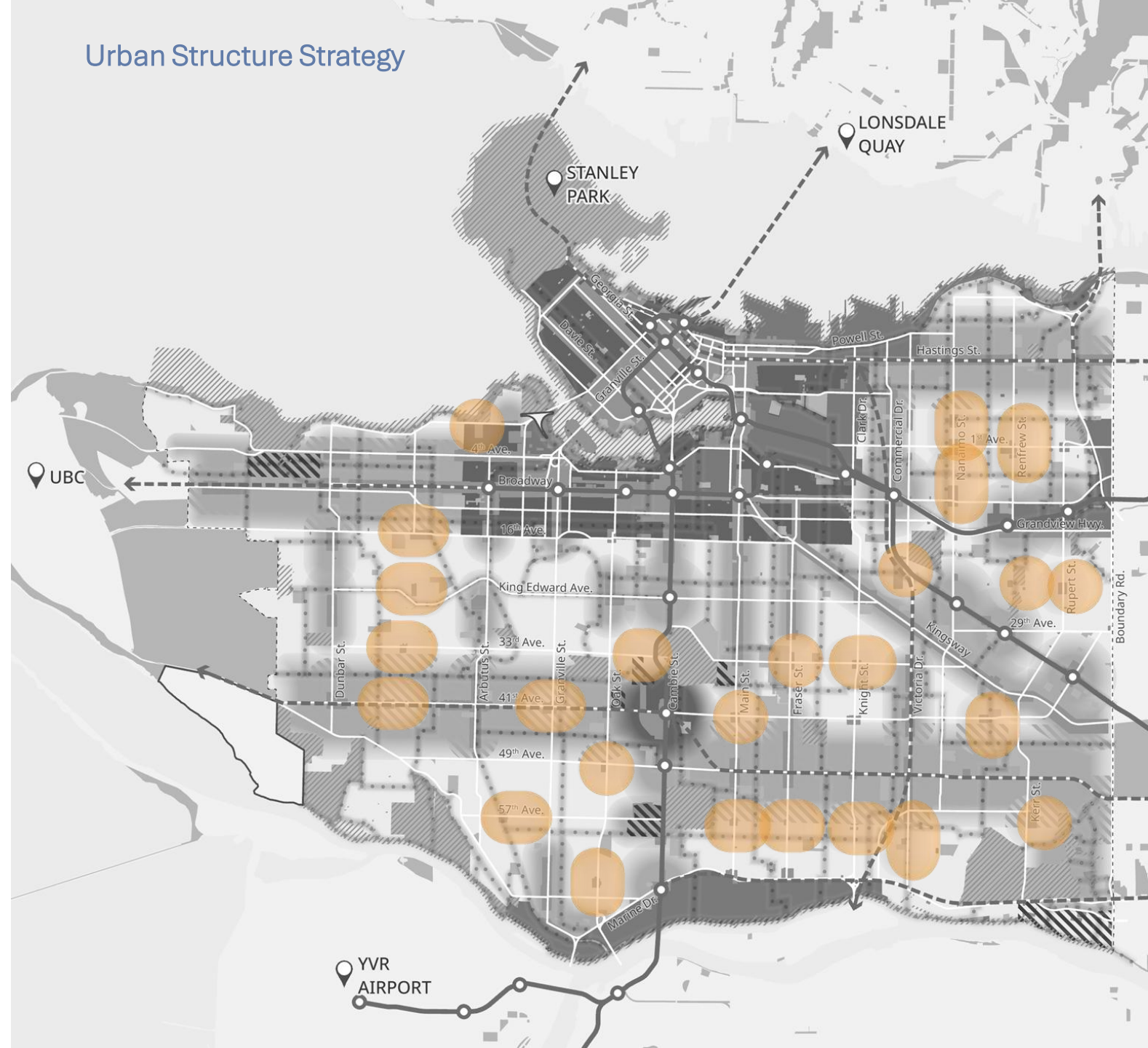


Vancouver ODP

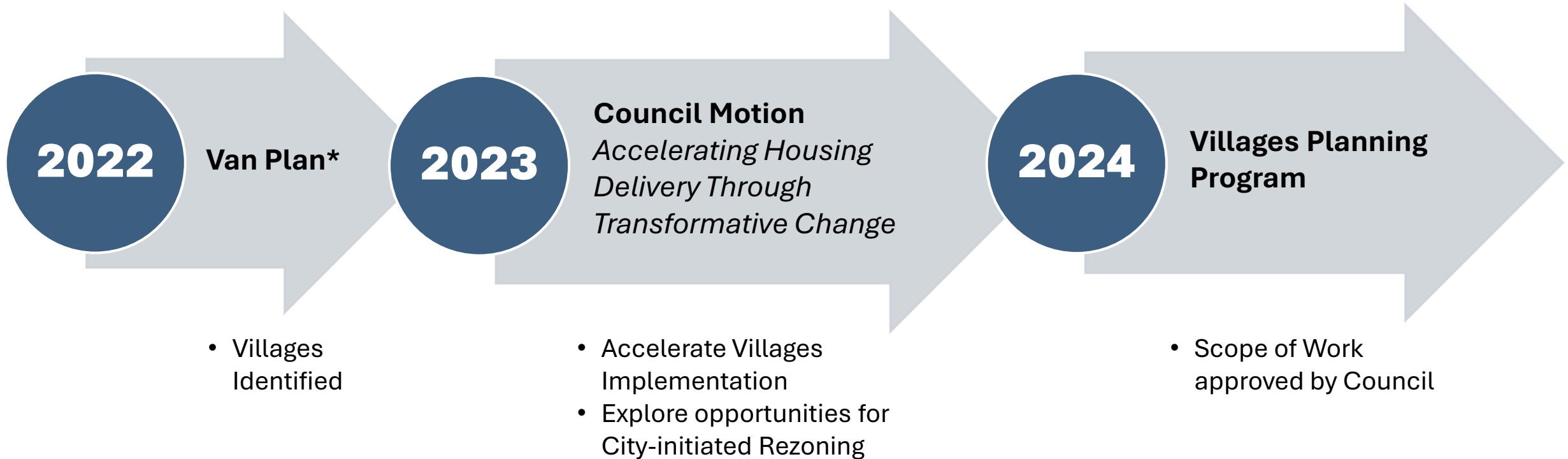


Village

- Housing choice and variety
- Buildings up to 6 storeys
- Expanded shopping areas
- Public open spaces
- Nature and amenities



Villages Council Directions



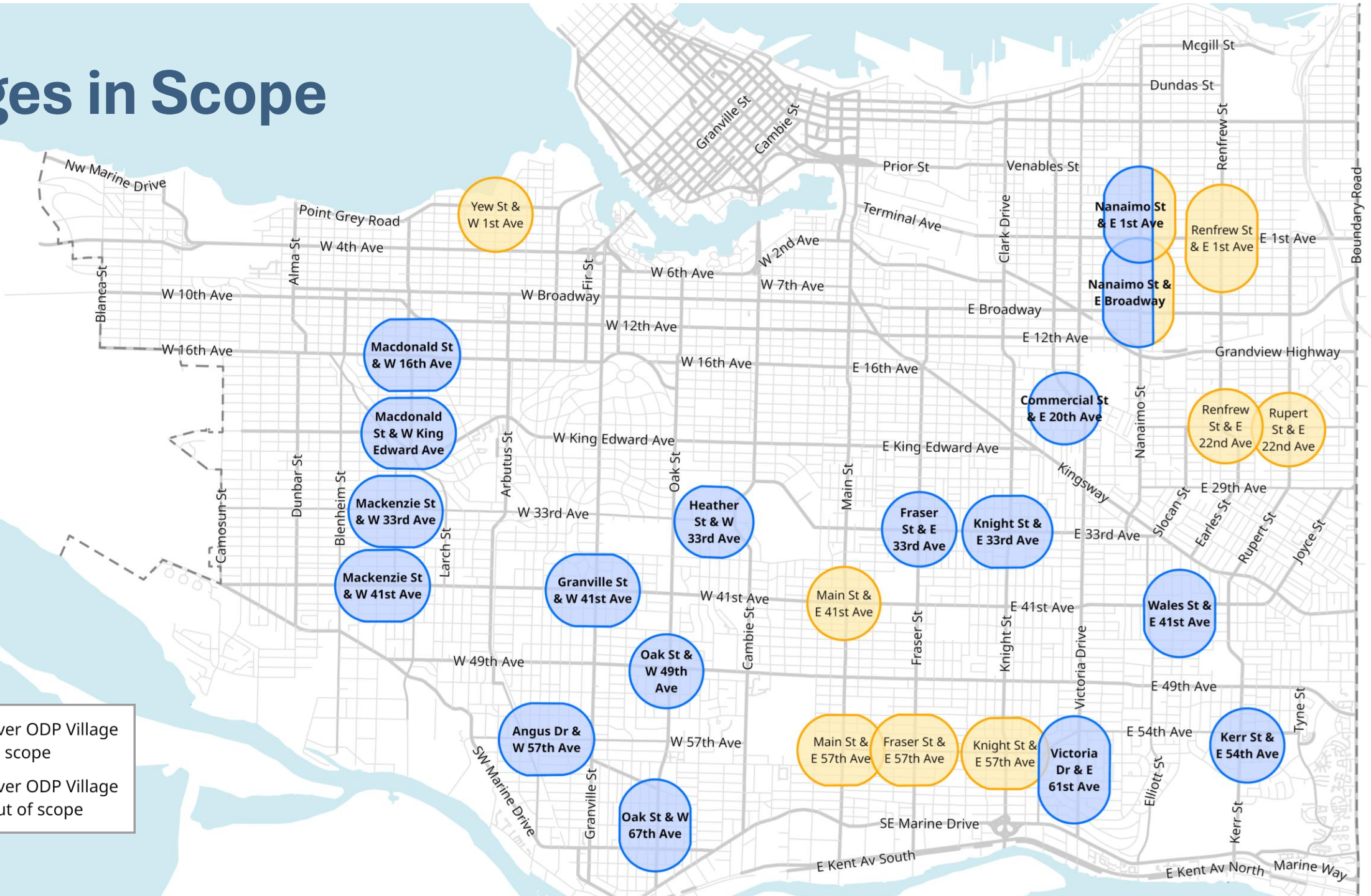
** Replaced by the Vancouver Official Development Plan (ODP) in 2026*

Villages in Scope



Vancouver ODP Village areas in scope

Vancouver ODP Village areas out of scope





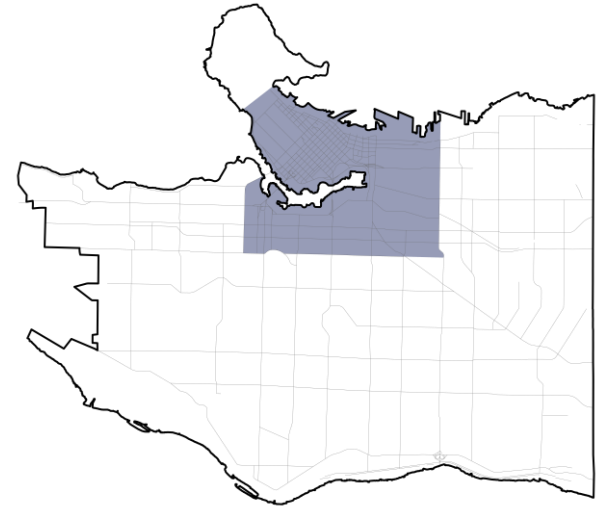
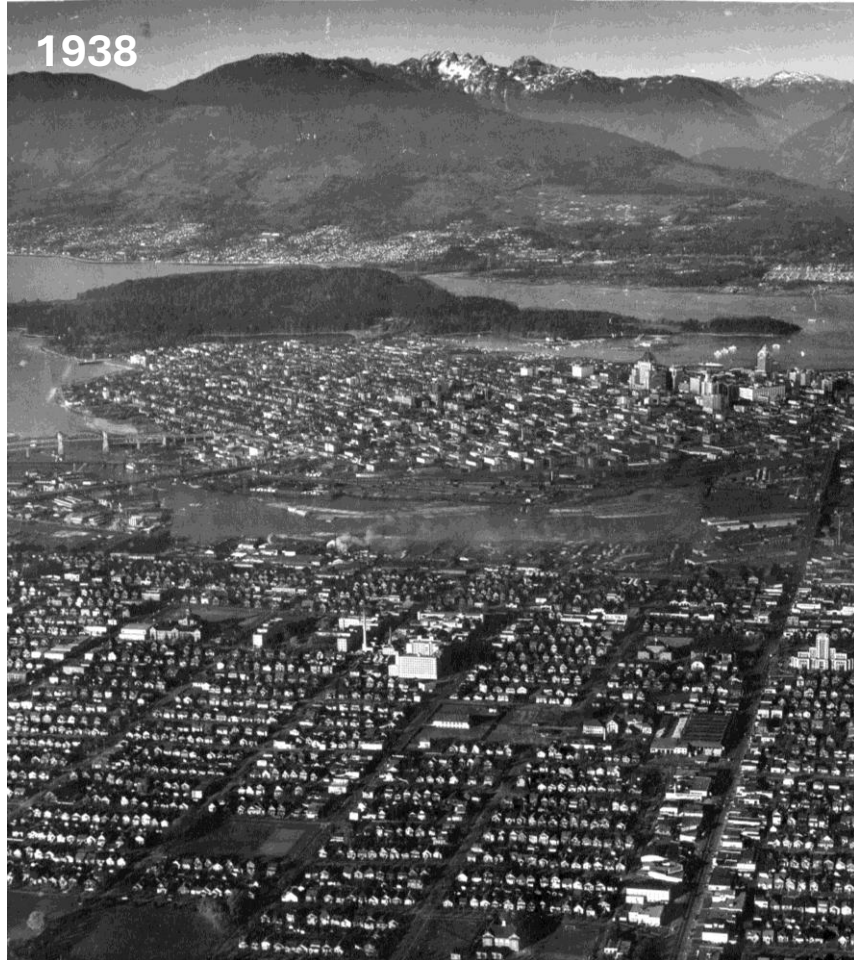
Villages Past and Present



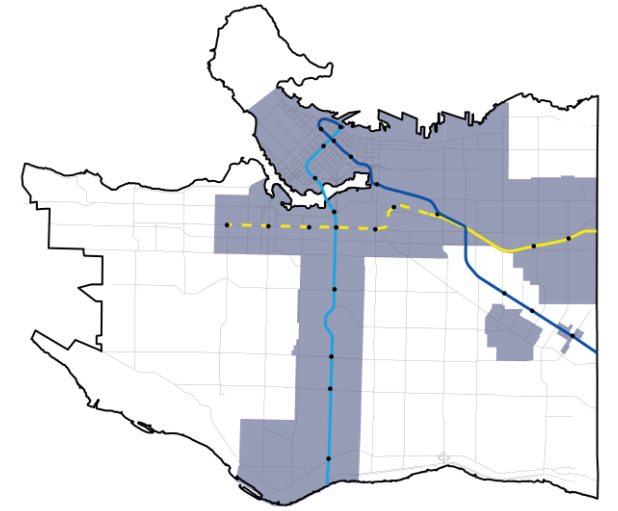




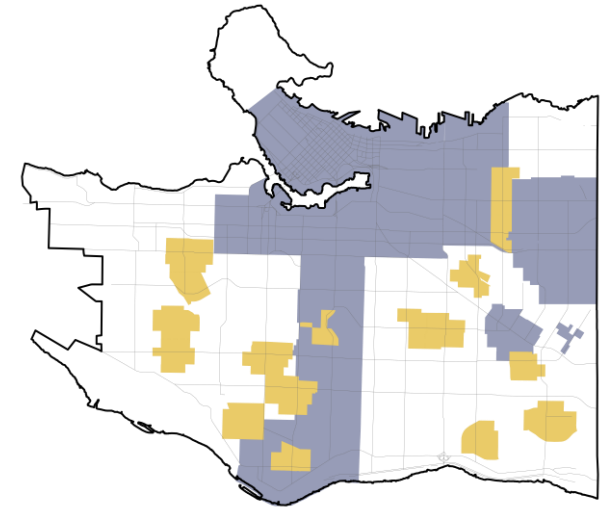
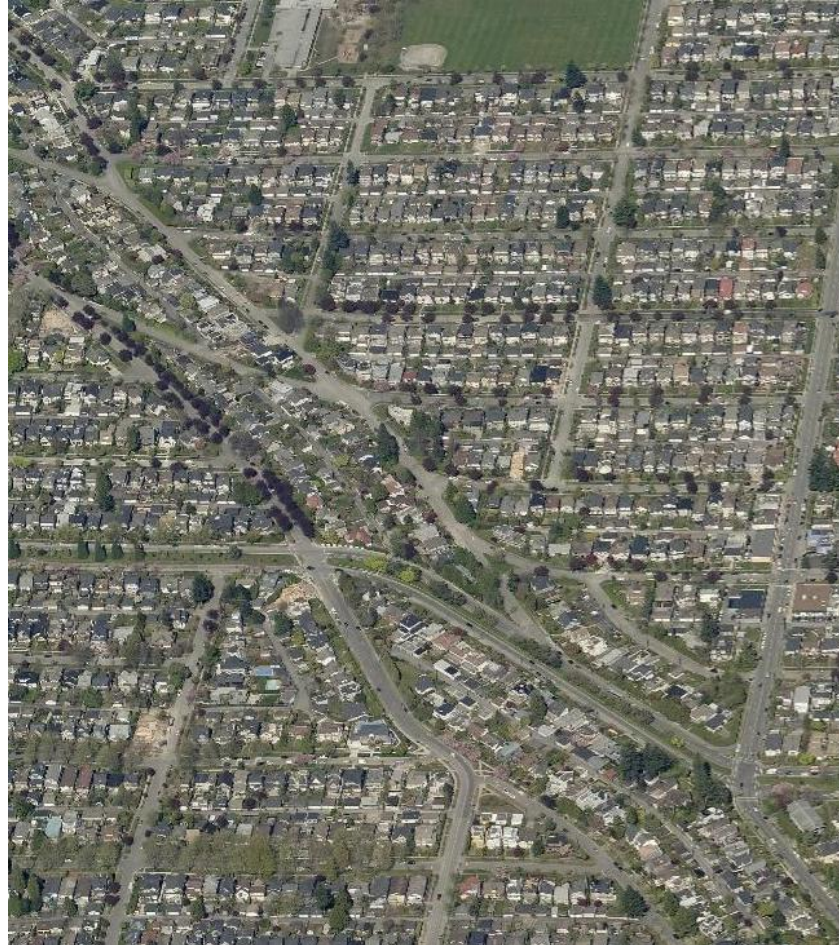
Downtown & Metro Core



Community Plan Areas



Villages Areas

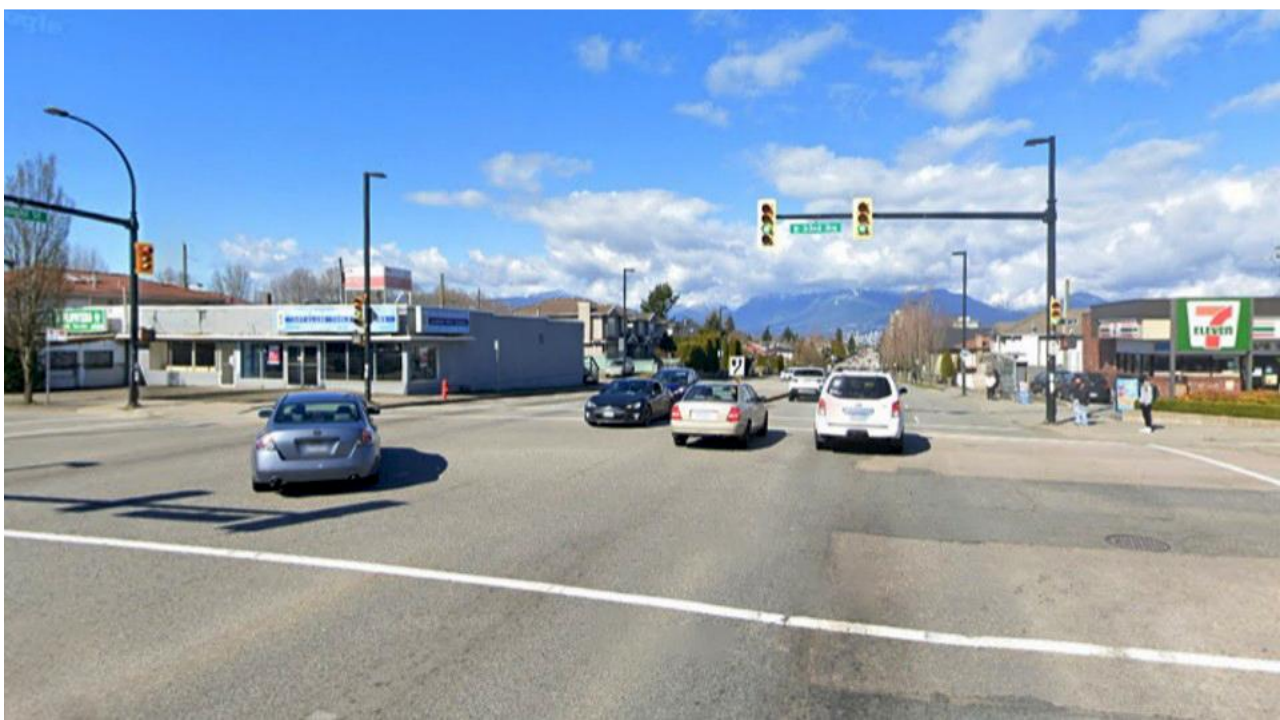




Granville St & W 41st Ave



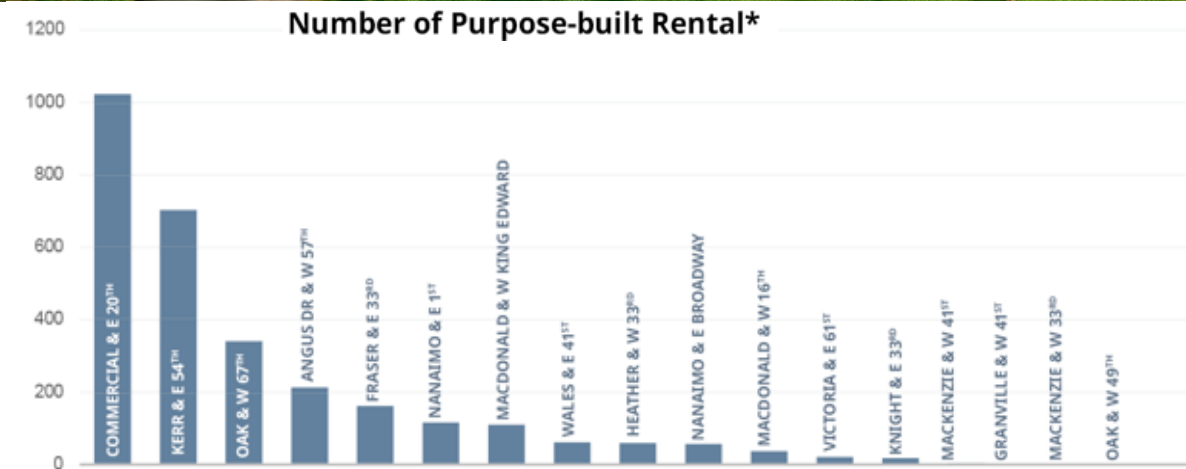
Knight St & E 33rd Ave



Villages Today

Across 17 Villages:

- **73%** of households live in single-detached, duplex, and/or secondary suites
- **38%** of households are renters
- Only **13%** of existing housing is purpose-built rental



* Purpose-built rental includes both market rental and non-market rental housing.

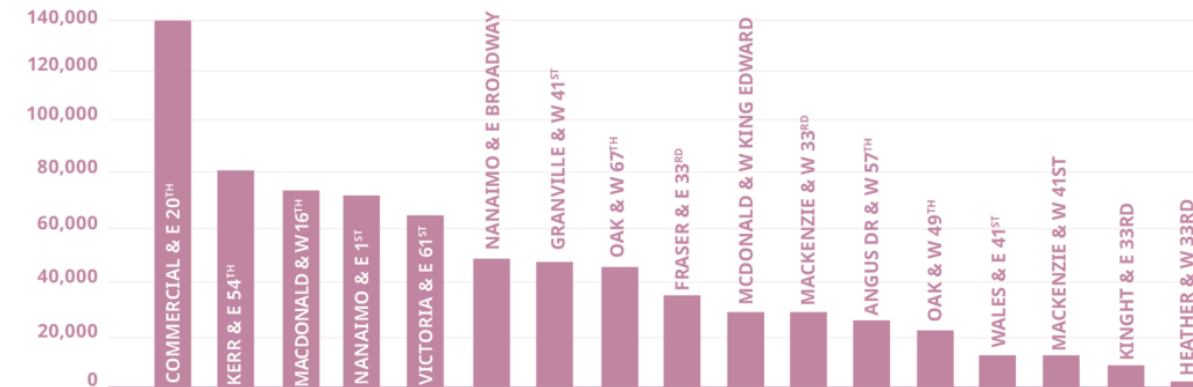


Villages Today

- Limited shops and services
- Mix of commercial uses varies
- Only **4** Villages have full-service grocery stores
- Only **10%** of the total commercial floor area includes access to produce and groceries

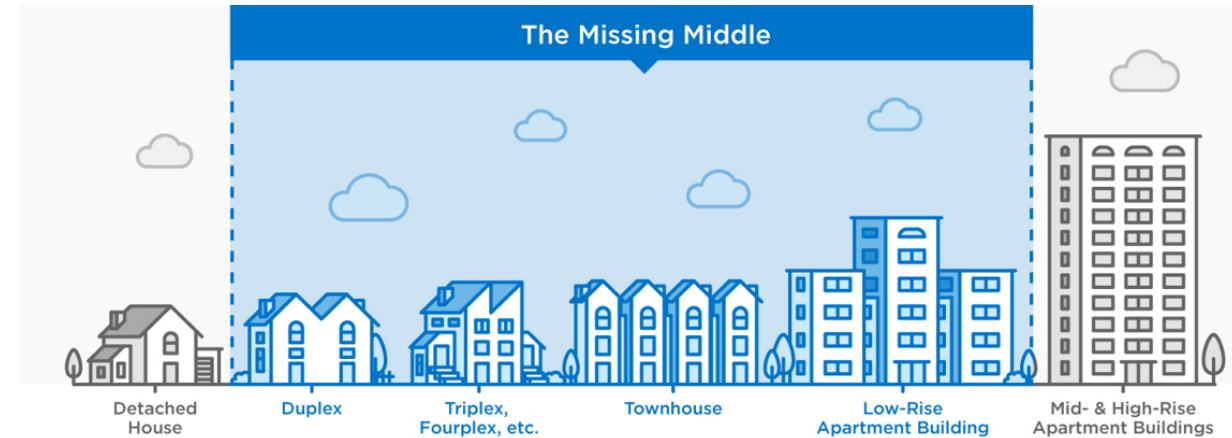
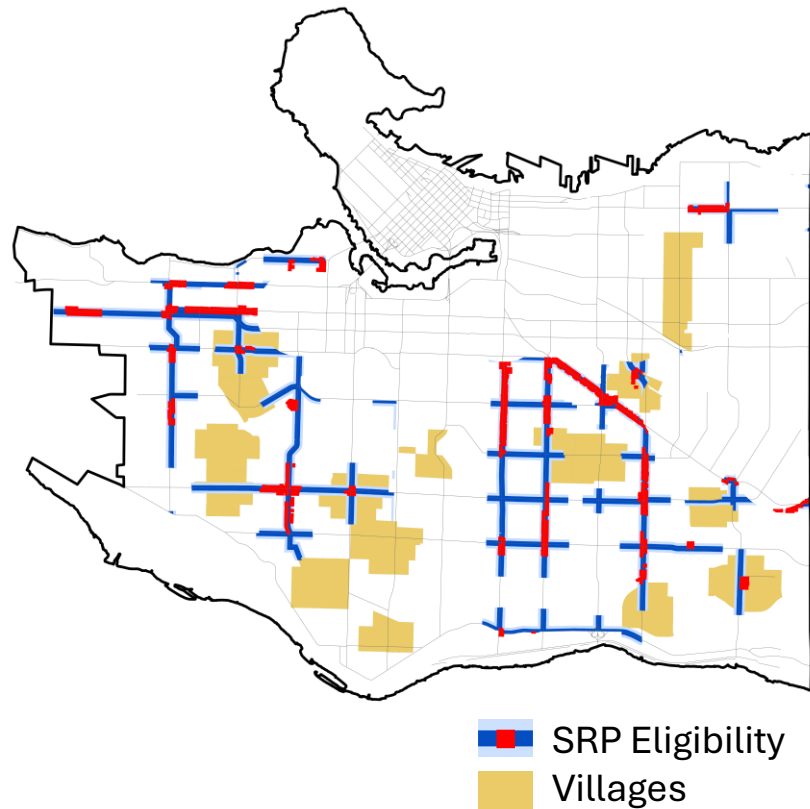


TOTAL RETAIL INVENTORY BY VILLAGE AREA (SQUARE FEET)



Recent City-wide Policies

- Secured Rental Policy (SRP)
- Multiplexes







Planning Process

A new way to plan

- Direction from ODP on type and scale of change
- Enabling missing-middle housing in multiple areas at the same time
- Similar principles for growth, responding to unique conditions

Part 4 FG1: Urban Structure Strategy

Direction FG1.8: Villages

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



Policies

FG1.8.1 Housing. Create new housing opportunities for low- and moderate-income households with an emphasis on purpose-built rental and social housing located off busy main streets yet near transit, parks, schools, and other amenities and services.

FG1.8.2 Housing. Enable ground-oriented missing middle housing options such as multiplexes and townhouses.

FG1.8.3 Shopping areas. Expand existing retail clusters along streets less impacted by traffic noise and pollution. Where existing retail clusters do not exist, explore opportunities to locate retail near community uses such as schools, public and non-profit childcare, and community infrastructure.

FG1.8.4 Shopping areas. Consider a minimum of two continuous blocks of retail to improve business viability.

FG1.8.5 Built Form. Allow a variety of mixed-use, low-rise buildings and detached, and low-rise housing up to 6 storeys.

FG1.8.6 Public realm. Co-locate public open spaces with shops, services, and community spaces to support local businesses and provide opportunities for social connection.

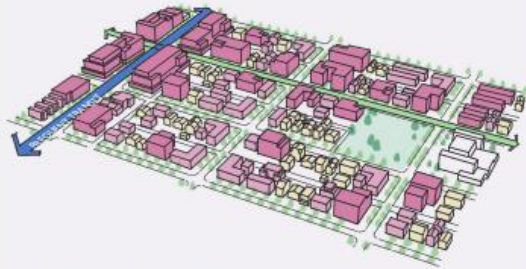
FG1.8.7 Nature. Explore opportunities to retain trees and preserve native soils wherever possible. Integrate ecological landscaping and function into the design of new private developments.

FG1.8.8 Amenities. Explore ways to support village-scale childcare, and community and cultural infrastructure.

Examples of building types in Villages



Detached Housing/Duplex 1-3 storeys | Multiplexes + Townhouses 1-3 storeys | Low-Rise 3-4 storeys



Transect of Village - building height and massing

Smaller commercial uses in a Village
(Source: City of Vancouver)

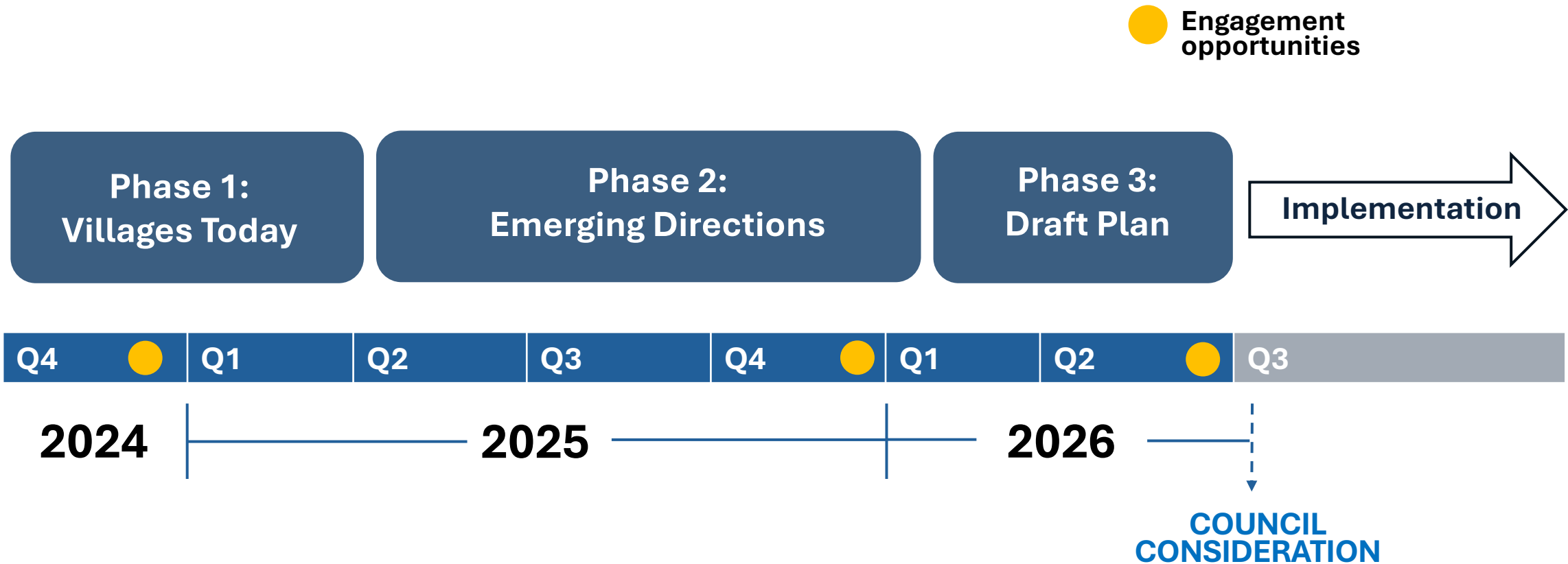
Villages are oriented around a smaller collection of commercial and community uses that provide local jobs, daily needs, and community place-making and social connection. Adjacent residential areas are primarily low-rise and predominately ground-oriented housing. New housing choice, in the form of multiplexes, townhouses, and low-rise apartments, will bring more people of different ages, incomes, and backgrounds into the community and will help to support local shops and services. Existing conditions unique to each area, like amenity provision, variety of shops and services, existing built form, and ecological conditions, will help shape the overall character of these neighbourhoods.



76 | VANCOUVER ODP

VANCOUVER ODP | 71

Process and Timeline



A new way to engage

- Building on engagement and guiding principles established in the ODP
- Include wide range of people, in Villages and beyond
- Combine Villages into clusters
- Targeted sessions to reach youths and equity deserving communities



2 Public Surveys
4,100+
responses



5 Youth
Engagement Events



10 In-person
Open Houses



2 Neighbourhood
House Sessions



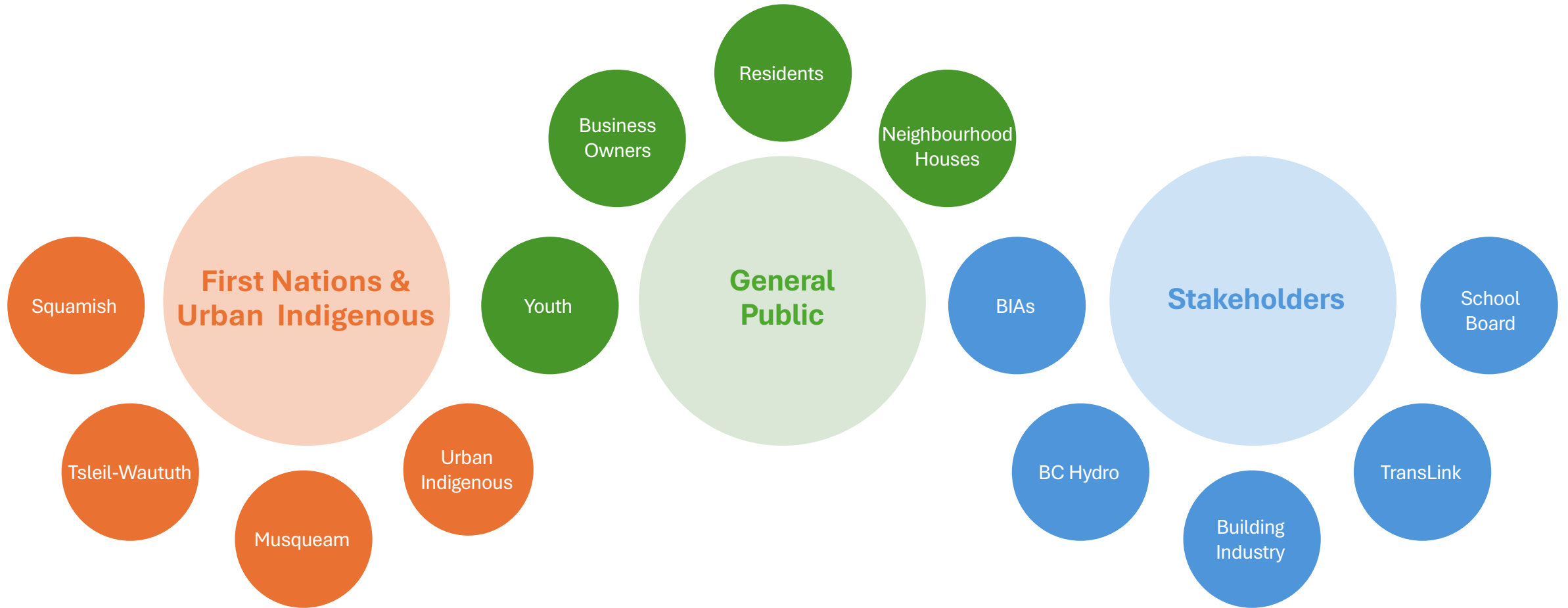
6 Virtual
Sessions

48,700 project website visits

725,000+ social media
impressions



We engaged with...



We heard support for

- More housing choice in Villages
- More mixed-use projects and space for shops and services
- Increase size of Village areas, to add more housing
- Improved public spaces and better walking and cycling connections



We heard concerns with

- Loss of neighbourhood character



We heard concerns with

- Loss of neighbourhood character
- Desire for less building height



We heard concerns with

- Loss of neighbourhood character
- Desire for less building height
- Impacts on businesses in established shopping areas



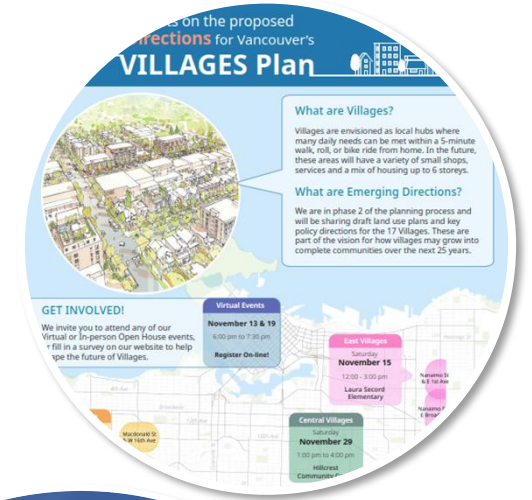
We heard concerns with

- Loss of neighbourhood character
- Desire for less building height
- Impacts on businesses in established shopping areas
- Chain stores vs independent businesses



We heard concerns with

- Loss of neighbourhood character
- Desire for less building height
- Impacts on businesses in established shopping areas
- Chain stores vs independent businesses
- Planning process





The Villages Plan

Villages Plan



Part 2: Land Use

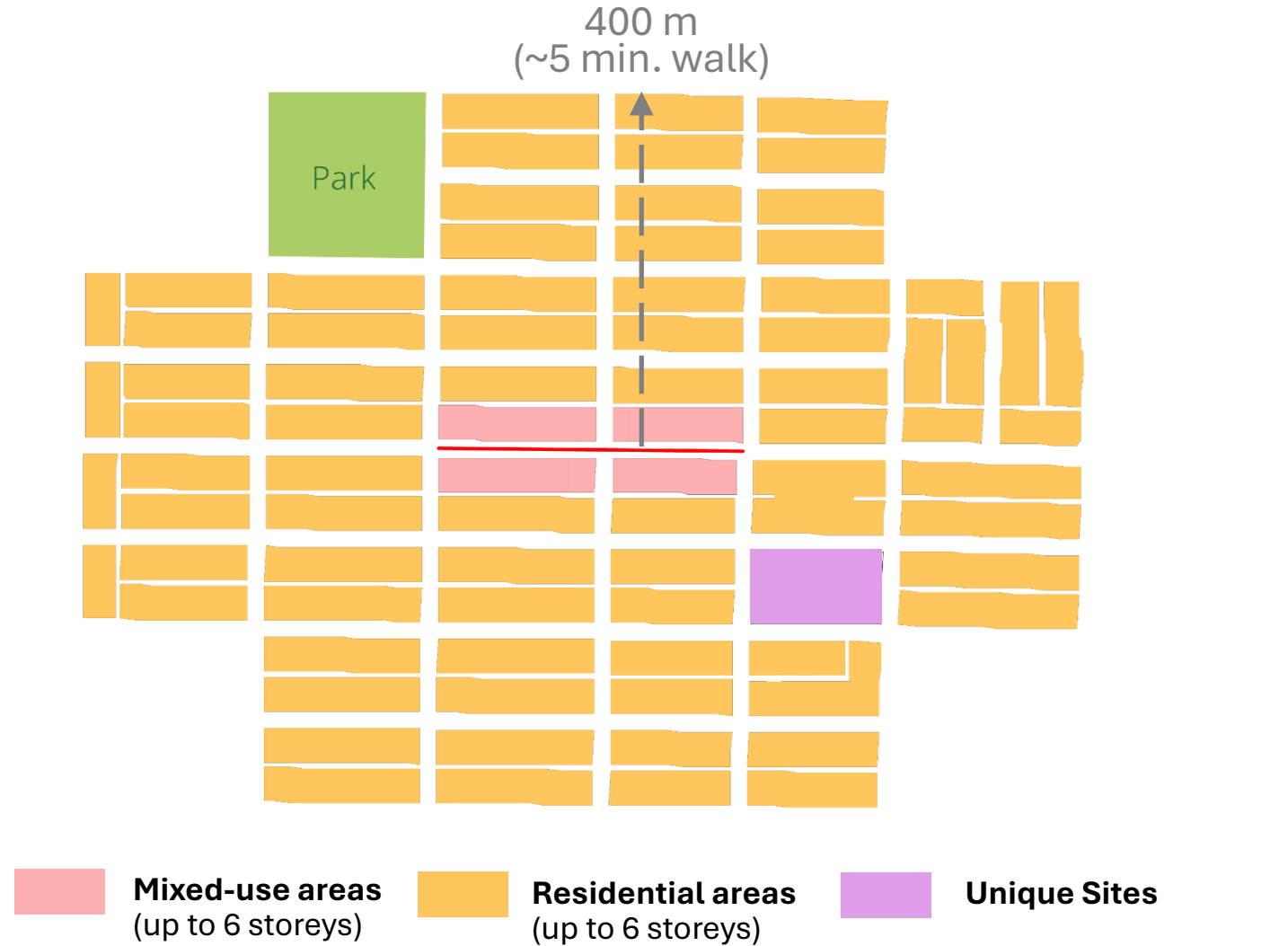


Part 3: Policy Areas

Villages Plan: Part 2

Land Use Plans

- Mixed-use areas
- Residential areas
- Unique Sites





Mixed-Use
Buildings

Village
High Street

Mixed-use Areas



Mixed-use Areas

Patios & Social Corners

Village Plaza

Residential Low-Rise Areas



Residential Low-Rise Areas

Low-rise
Apartment

Townhouse

Multiplex

Villages Plan: Part 2

Unique sites

Larger sites, containing important spaces and services for the community

Policy for:

- Renewal and new non-market housing and community-serving spaces
- Opportunities for park space and increased access to nature
- Additional height and density can be considered



Champlain Square Mall



Croatian Cultural Centre



Trinity Baptist Church

Villages Plan: Part 3

Policy Areas

- Housing
- Economy
- Transportation and Public Space
- Parks and Ecology
- Community Infrastructure, Arts, Culture and Heritage

Implementing ODP directions
at the Village scale



Villages Plan: Part 3

Housing

Diversify housing options and increase affordability through missing middle rental and ownership options, below-market rental and non-market housing

Economy

Create space for businesses, active commercial frontages and diversity of store sizes, including grocery stores. Support existing businesses.



Villages Plan: Part 3

Transportation

Enhance and expand the Greenways network, implement safe and inclusive street design.

Public Space

Create social street corners, identify future plaza opportunities, and deliver privately-owned public spaces.



Villages Plan

Public Benefits

- Gradual and dispersed growth
- Many amenities will be delivered through development
- Improvements and new amenities directed through City programs and capital planning in response to growth





City-initiated Rezoning

Development Pathways

- City-initiated Rezoning proposed for **13,260 parcels** in Villages
 - Streamline delivery of housing and space for shops and services
 - Applications can proceed through a Development Permit application
- Privately-initiated rezoning options (Corner stores, Unique sites etc.)



City-initiated Rezoning

R3-1 & R3-4 Missing Middle Housing

Residential Districts

- Residential uses or choice of use allowed
- 6-storeys reserved for Market Rental
- Affordable housing contribution on some strata projects on the west side (R3-4)



House / Duplex
(1 to 3 storeys)
0.6 to 0.7 FSR



Multiplex / Townhouse
(2 to 3 storeys)
1.0 to 1.2 FSR



Low-rise Apartment
(4 to 6 storeys)
1.6 to 2.7 FSR

For all R3, increase FSR on smaller sites to enable space-efficient stair designs

City-initiated Rezoning

C-2D and C-2E Low-rise Mixed-use

Mixed-use Districts

- Commercial uses required on the ground floor
- 6-storeys for Market Rental (C2-D) or Below-Market Rental (C2-E)
- Affordable housing contribution on some strata projects on the west side (C-2E)



Low-rise Mixed-use
(4 to 6 storeys)
2.5 to 3.7 FSR



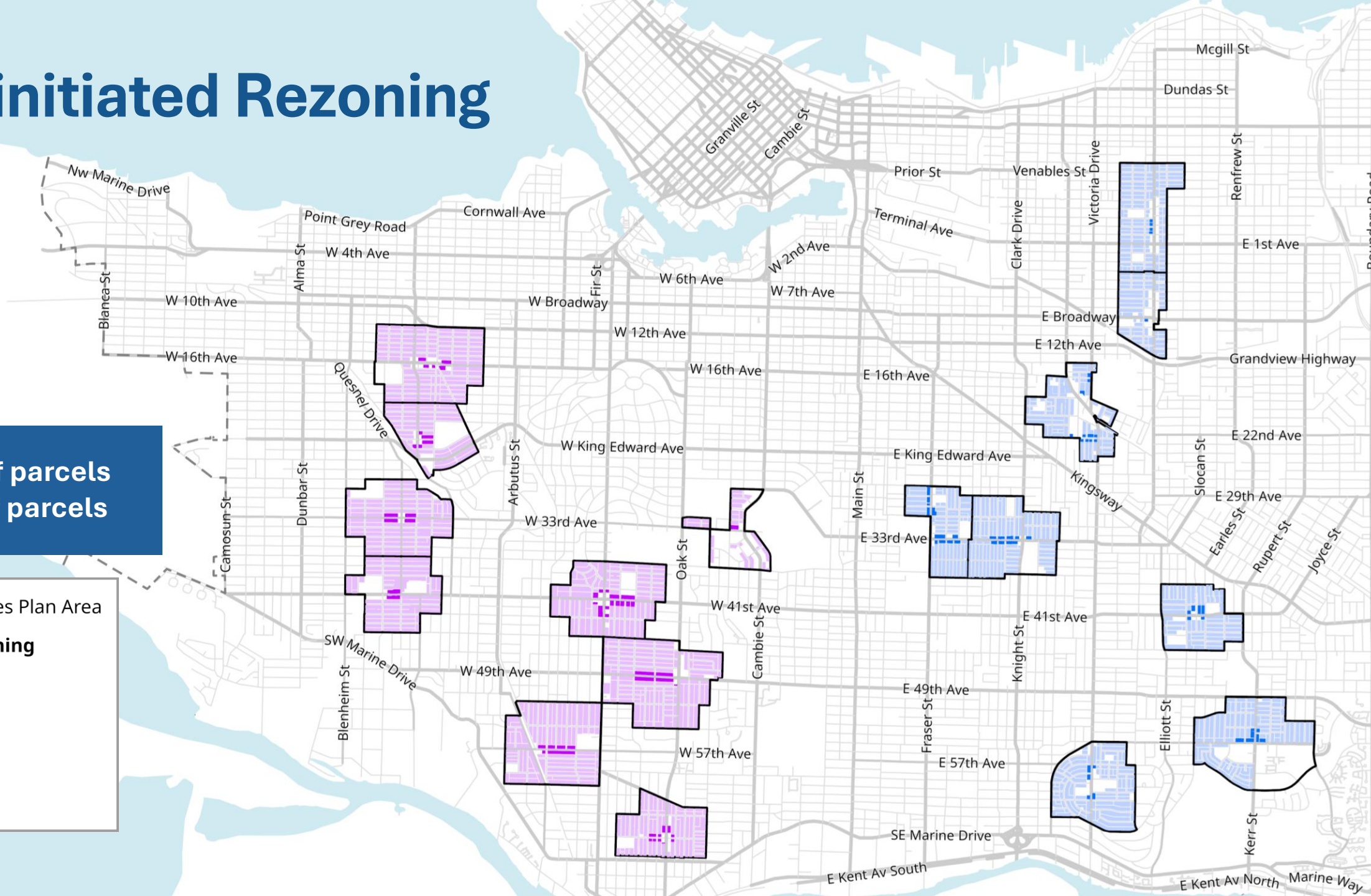
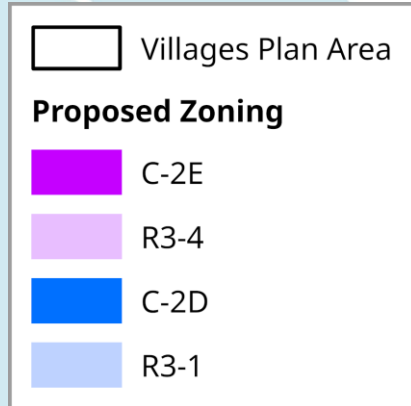
100% Commercial
(1 to 4 storeys)
Up to 2.5 FSR



Small-scale Hotel
(4 to 6 storeys)
Up to 3.5 FSR

City-initiated Rezoning

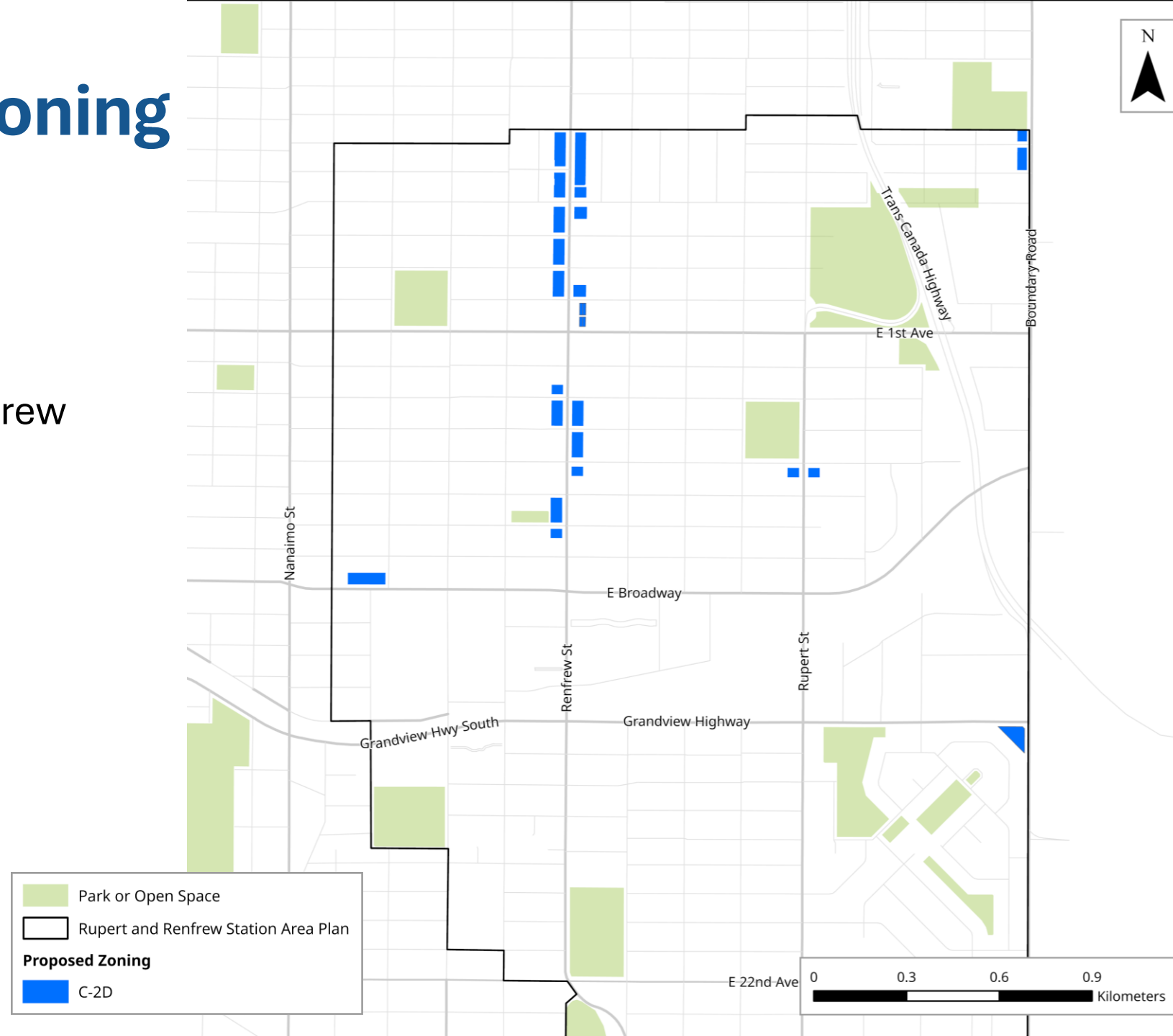
R3: 96% of parcels
C-2: 4% of parcels



City-initiated Rezoning

Rupert and Renfrew

Rezone 145 parcels to C-2D to implement the Rupert and Renfrew Station Area Plan



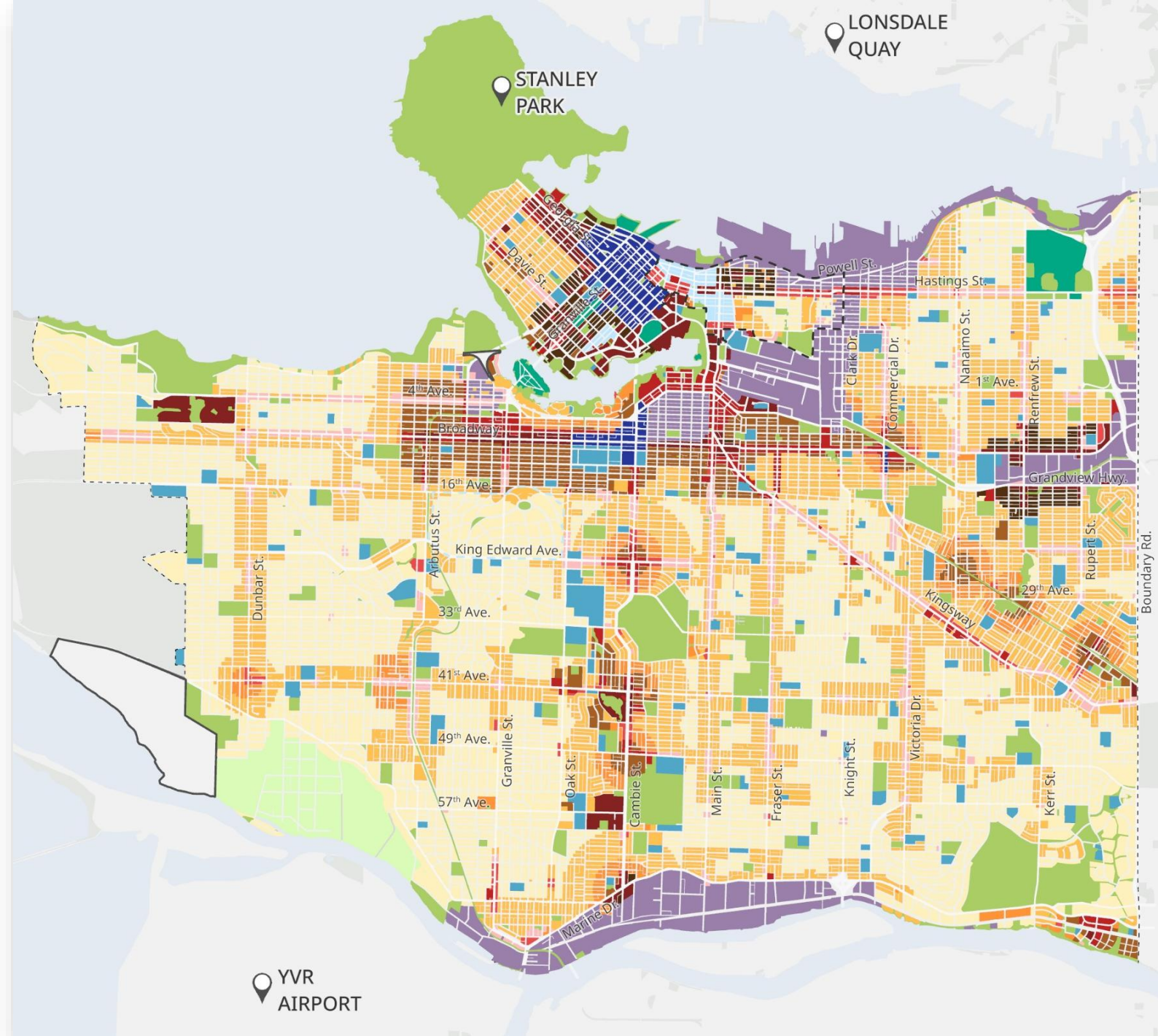


ODP Amendments

ODP Amendments

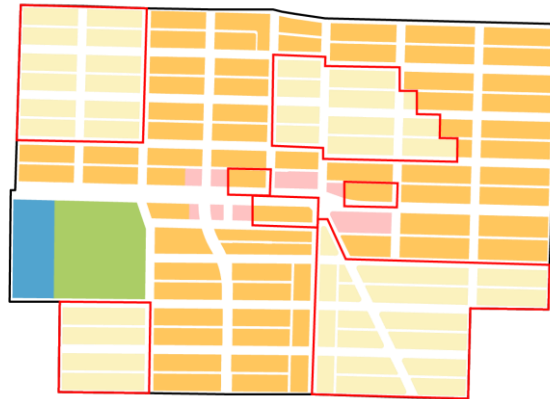
ODP Land Use Designations

- Residential Multiplex
- Residential – Low-Rise
- Residential – Mid-Rise
- Residential – High-Rise 1
- Residential – High-Rise 2
- Mixed-Use – Low-Rise
- Mixed-Use – Mid-Rise
- Mixed-Use – High-Rise 1
- Mixed-Use – High-Rise 2
- Business Districts
- Downtown Heritage Areas
- Industrial and Employment
- Institutional
- Destination Venue Districts
- Parks and Open Spaces
- Agricultural



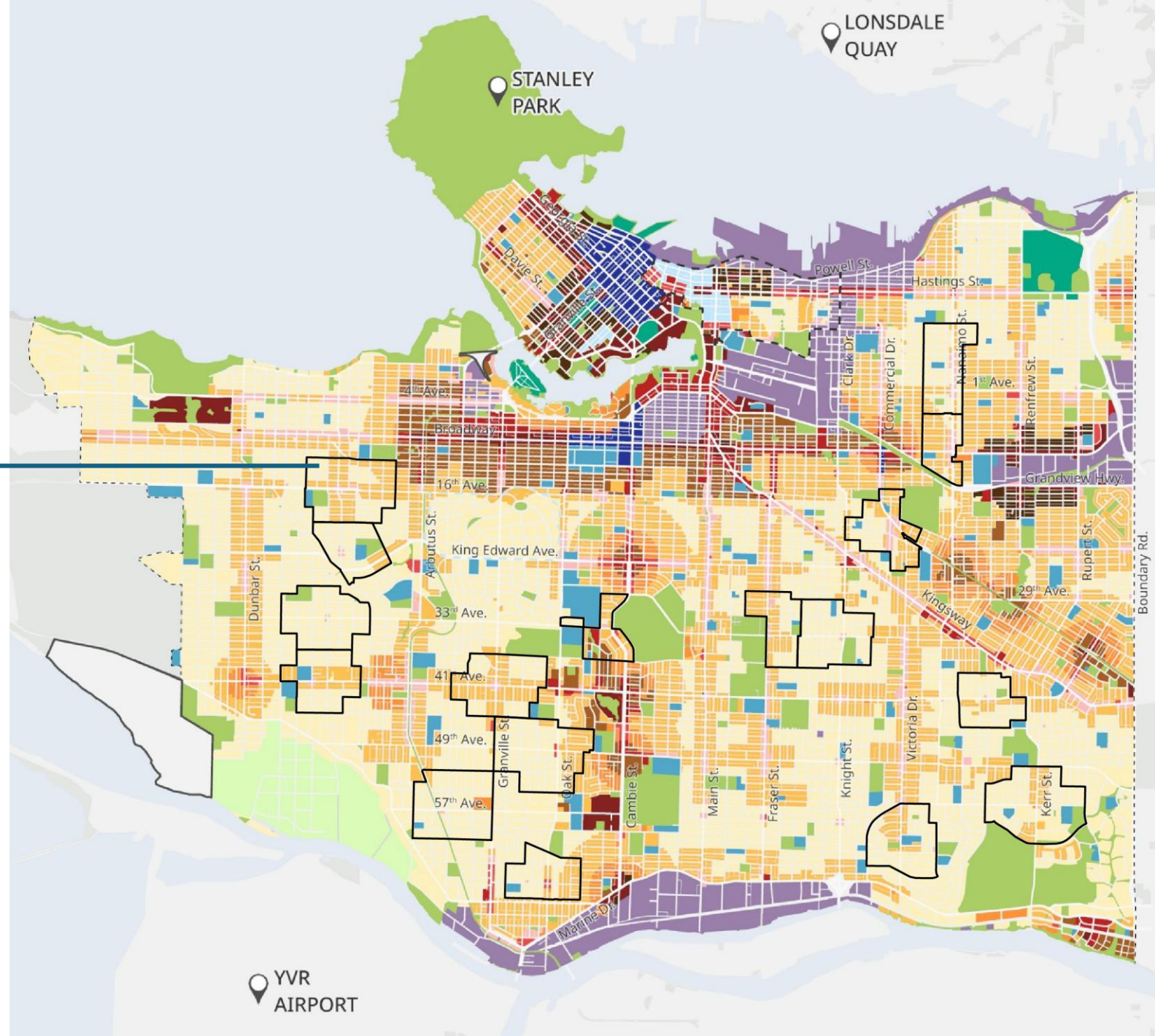
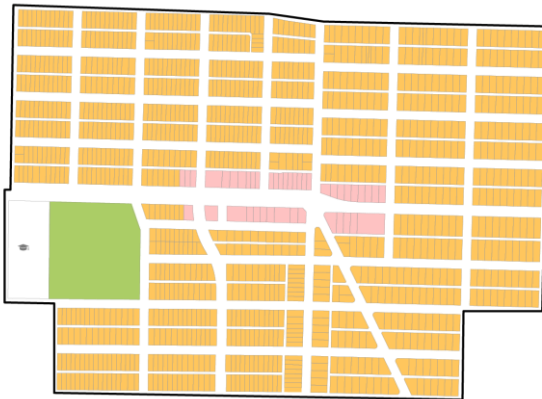
ODP Amendments

Generalized Land Use



ODP Amendment Needed

Villages Land Use



ODP Amendments

Additional proposed amendments

- Clarify how to determine consistency with Generalized Land Use designations
- Renumbering and replacing a policy on groundwater that was intended to be included in the ODP at enactment









Thank you!